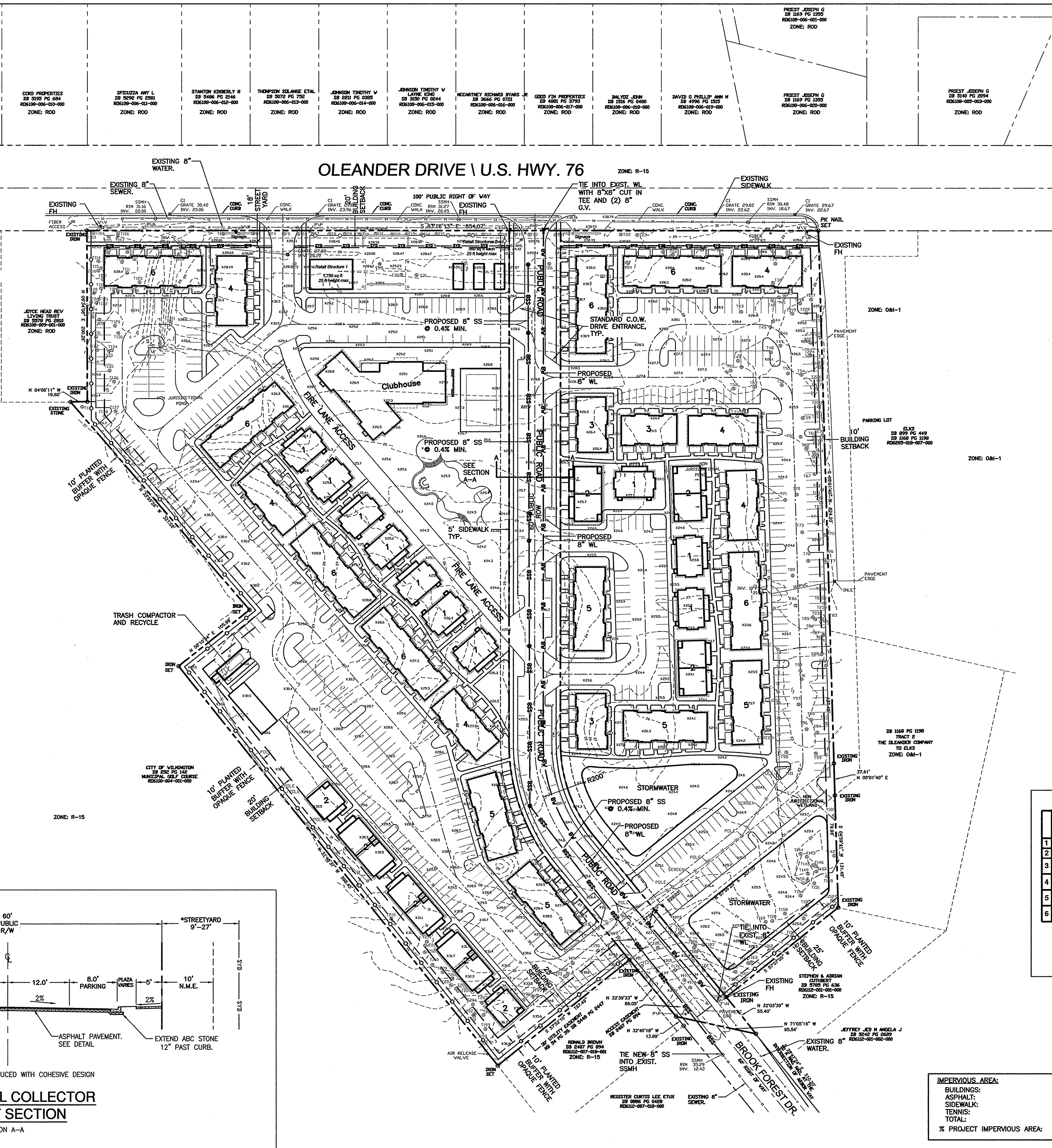


LOCATION MAP

KACZYNSKI DANIEL E VENDOR
 23 5600 PG 0200
 R06100-005-000-000
 ZONE: ROD

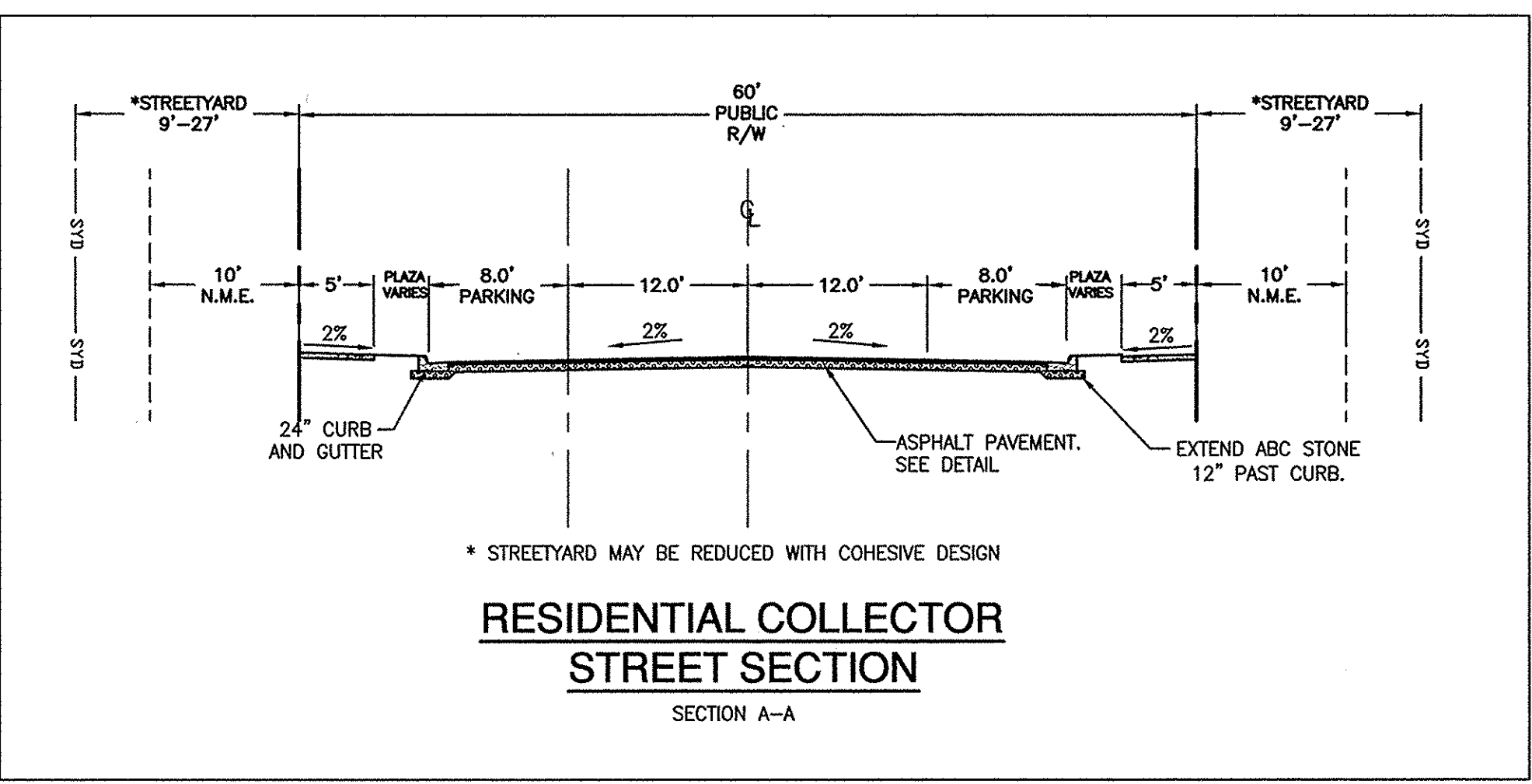


SITE DATA TABLE

USE:	MULTI-FAMILY HOUSING
SITE ADDRESS:	5026 OLEANDER DRIVE
PROPERTY OWNER:	THE OLEANDER COMPANY, INC
PARCEL ID#:	R06100-004-001-001
MAP ID#:	314805-18.4413.000
PARCEL AREA:	14.82 AC (645,560 SF)
ZONING CURRENT:	CB (SD)-COMMUNITY BUSINESS
ZONING PROPOSED:	O&I-1 WITH CDMU COMPONENT
	COHESIVE DESIGN AND EXCEPTIONAL DESIGN CRITERIA WILL BE USED IN DEVELOPMENT
CAMA LAND USE:	WATER SHED RESOURCE PROTECTION
BUILDING SETBACKS (REQUIRED):	FRONT SETBACK: 20'
	INTERIOR SIDE SETBACK: 10'/20'(*)
	CORNER SIDE SETBACK: 20'
	REAR SETBACKS: 25' (*)
BUILDING SETBACKS (PROPOSED):	FRONT SETBACK: 20'
	SIDE SETBACK EAST: 77'
	SIDE SETBACK WEST: 20'
	REAR SETBACKS: 25'
BUILDING HEIGHT REQUIRED:	45'
BUILDING LOT COVERAGE MAX:	35%
BUILDING LOT COVERAGE PROPOSED:	20%
BUILDING FOOTPRINT AREA:	
COTTAGES AND TOWNHOMES:	116,388 SF
CLUBHOUSE:	9,565 SF
COMMERCIAL 1:	1,750 SF
COMMERCIAL 2:	360 SF
COMMERCIAL 3:	360 SF
COMMERCIAL 4:	360 SF
TOTAL BUILDING AREA (FOOTPRINT):	128,783 SF
BUILDING CONSTRUCTION TYPE:	M RETAIL BUILDING
	R-3 COTTAGES AND TOWNHOMES
PARKING REQUIREMENTS:	
O&I CDMU:	
ONE DEDICATED PARKING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT ON SITE. THE PARKING SPACE MUST BE AVAILABLE TO THE OCCUPANTS AT ALL TIMES AND CLEARLY DESIGNATED OR RESERVED FOR RESIDENTIAL TENANTS ONLY.	
PARKING REQUIRED: 600 MIN.	
PARKING PROPOSED: 620	
ACCESSIBLE PARKING REQUIRED: PER CODE	
ACCESSIBLE PARKING PROPOSED: PER CODE	
BICYCLE PARKING REQUIRED: PER CODE	
BICYCLE PARKING PROPOSED: PER CODE	
COMMERCIAL (2,830 SF)	
1/200 SF MAX, 1/400 SF MIN.	
PARKING REQUIRED: 17 MAX. / 7 MIN.	
PARKING PROPOSED: 620	
ACCESSIBLE PARKING REQUIRED: PER CODE	
ACCESSIBLE PARKING PROPOSED: PER CODE	
BICYCLE PARKING REQUIRED: PER CODE	
BICYCLE PARKING PROPOSED: PER CODE	
LANDSCAPING REQUIREMENTS (REFER TO LANDSCAPE PLAN)	
15 TREES PER DISTURBED ACRE REQUIRED	
DISTURBED AREA = AC X 15= TREES	
INTERIOR PARKING LOT LANDSCAPING O&I: ---% CANOPY COVER OF INTERIOR AREA OF PARKING FACILITY BASED ON AMOUNT OF PARKING AREA IMPERVIOUS SURFACE (SF).	
STREETYARD LANDSCAPING: 18 MULTIPLIER (9' MIN./18' MAX.)	
FOUNDATION PLANTINGS: 12% FACE OF BUILDING X LENGTH	

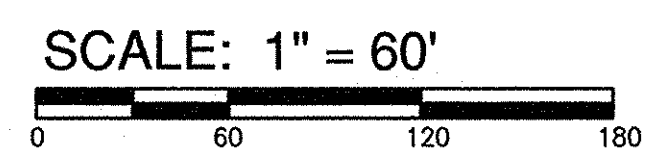
Unit/ Bed Counts - Wilmington, NC						
Unit Types	Total Buildings	Total Units	Building Size (Sq Feet)	Total Square Footage	Building Height Feet	Bedrooms to be Leased
1 3 Bed Duplex	10	20	2,712	27,120	23' - 0"	60
2 4 Bed Duplex	7	14	3,108	21,756	16' - 0"	56
3 4 Unit 4 Bed TH (3 Stories)	3	12	6,720	20,160	32' - 6"	48
4 5 Unit 4 Bed TH (3 Stories)	6	30	8,400	50,400	32' - 6"	120
5 6 Unit 4 Bed TH (3 Stories)	5	30	10,080	50,400	32' - 6"	120
6 7 Unit 4 Bed TH (3 Stories)	7	49	11,760	82,320	32' - 6"	196
TOTAL:	38	155	252,156	252,156		600

Total Parking Shown on Site Plan = 618



RESIDENTIAL COLLECTOR STREET SECTION SECTION A-A

IMPERVIOUS AREA:	
BUILDINGS:	128,783 SF
ASPHALT:	246,800 SF
SIDEWALK:	44,460 SF
TENNIS:	3,500 SF
TOTAL:	423,543 SF
% PROJECT IMPERVIOUS AREA:	65.60%



SYMBOL	DATE	DESCRIPTION	BY

© 2016 NORRIS & TUNSTALL
 PRELIMINARY SITE PLAN
 THE COTTAGES OF WILMINGTON
 5026 OLEANDER DRIVE
 WILMINGTON, N. C.

OWNER
 THE OLEANDER COMPANY, INC.
 NELSON MACRAE, PRESIDENT
 P.O. BOX 3145
 WILMINGTON, NC 28406
 910-392-3300

NORRIS & TUNSTALL
 CONSULTING ENGINEERS, P.C.
 1429 ASH-LITTLE RIVER RD. NW
 WILMINGTON, NC 28401
 PHONE (910) 343-287-5600
 license #C-3641

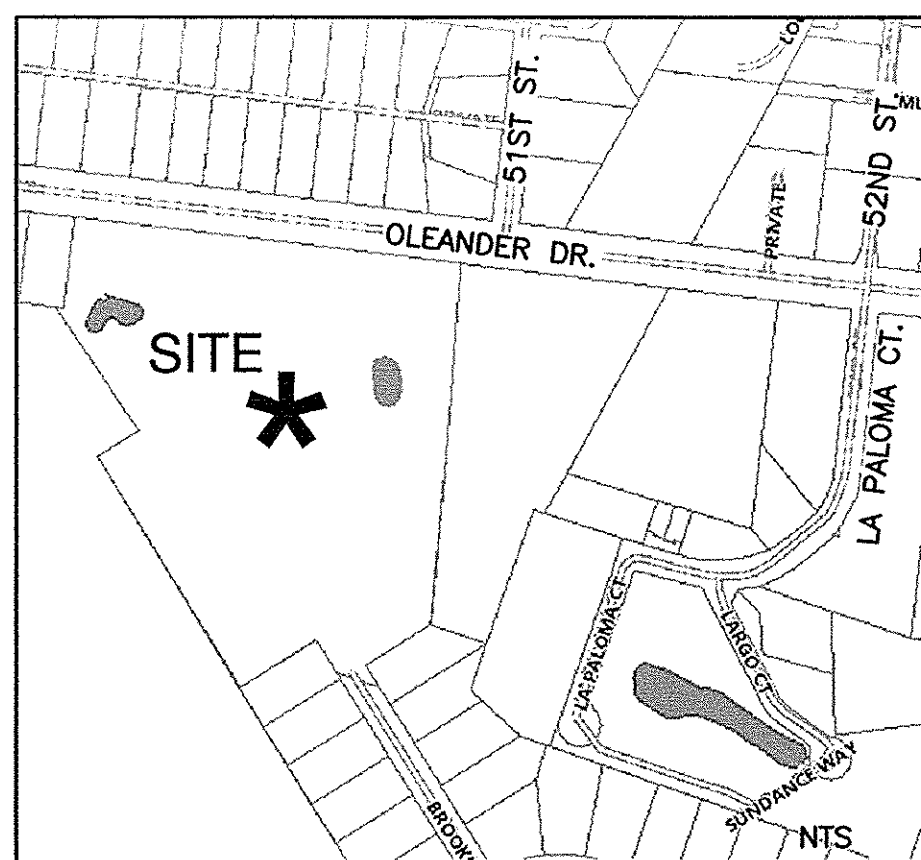
16074

DES. JST
 CDR. JPN
 DRWN. NKS

DATE 8/9/16



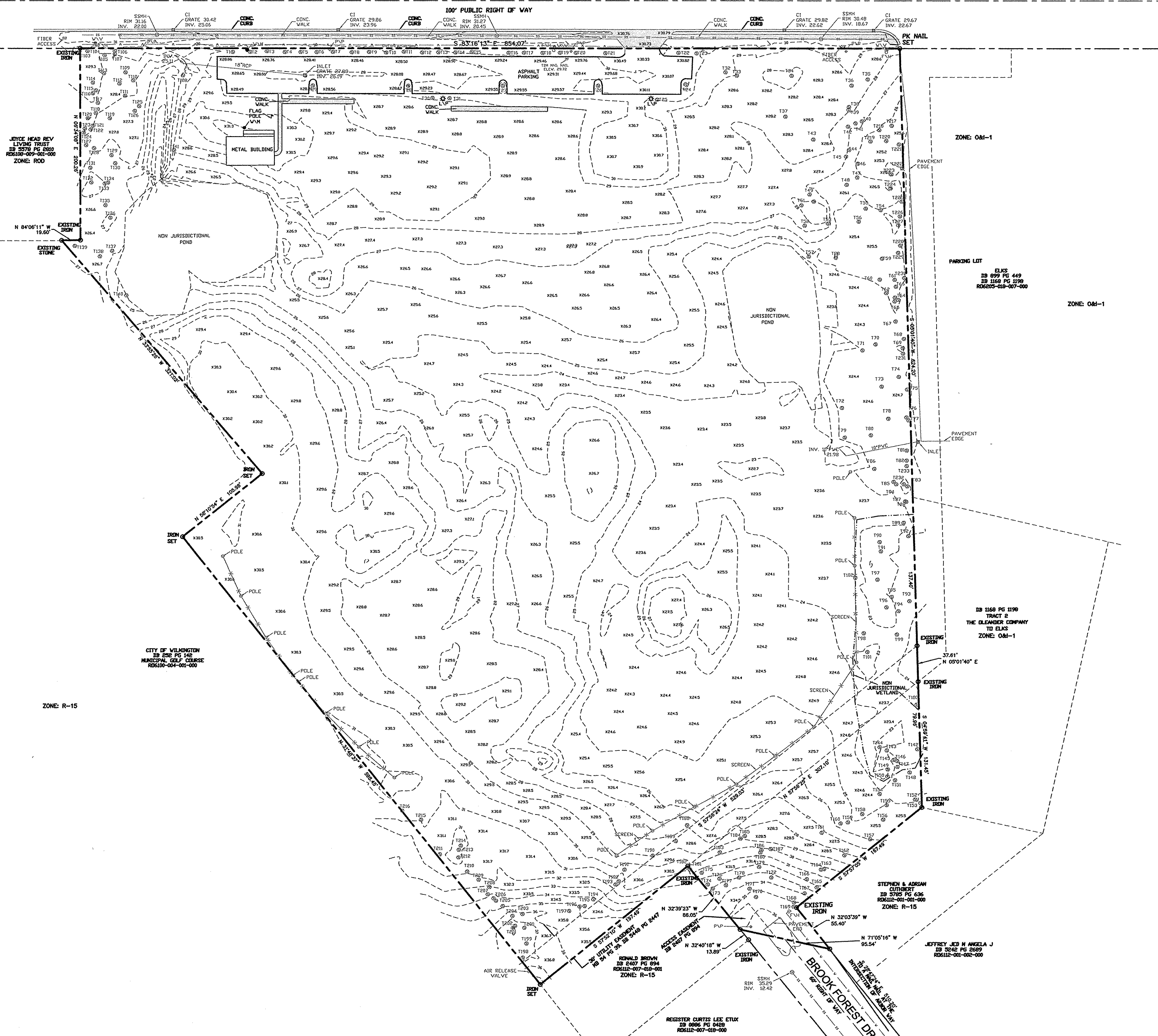
C1



LOCATION MAP

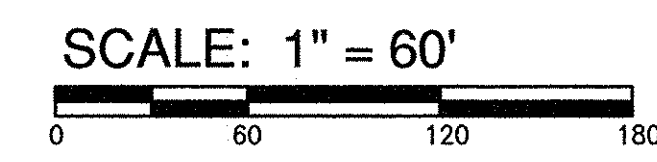
CORA PROPERTIES DB 1000 PG 484 R06100-006-010-000 ZONE: ROD	SPIGLIZIA AMY L DB 3200 PG 1296 R06100-006-011-000 ZONE: ROD	STANTON KIMBERLY R DB 2406 PG 6146 R06100-006-012-000 ZONE: ROD	THOMPSON SOLANGE ETAL DB 3072 PG 702 R06100-006-013-000 ZONE: ROD	JOHNSON TIMOTHY V DB 4821 PG 4905 R06100-006-014-000 ZONE: ROD	JOHNSON TIMOTHY V LAINIE KIM DB 3120 PG 6844 R06100-006-015-000 ZONE: ROD	MCCARTNEY RICHARD BYARS DB 3666 PG 6721 R06100-006-016-000 ZONE: ROD	GOOD FM PROPERTIES DB 4081 PG 3793 R06100-006-017-000 ZONE: ROD	IML VIZ JEM DB 1516 PG 0489 R06100-006-018-000 ZONE: ROD	DAVID G PHILIP ANN M DB 4996 PG 5215 R06100-006-019-000 ZONE: ROD	PREST JOSEPH G DB 1669 PG 1255 R06100-006-020-000 ZONE: ROD	PREST JOSEPH G DB 3140 PG 8294 R06100-006-021-000 ZONE: ROD
--	---	--	--	---	---	---	--	---	--	--	--

OLEANDER DRIVE \ U.S. HWY. 76



INVENTORY SITE DATA

PARCEL ADDRESS:	5026 OLEANDER DRIVE
PARCEL ID#:	R06100-004-001-001
MAP ID#:	314605.18.4413.000
PROPERTY OWNER:	THE OLEANDER COMPANY, INC.
ZONING:	CB (SD)-COMMUNITY BUSINESS
SOIL TYPES:	La, On, Jo
CAMA LAND USE:	WATERSHED RESOURCE PROTECTION
SITE DOES NOT LIE WITHIN 100 YEAR FLOOD PLAIN	
25' CONSERVATION RESOURCE SETBACK NOT REQUIRED	
HISTORICAL SITE:	NONE
CEMETERY:	NONE
FORESTED AREA:	SEE TREE SURVEY PLAN
WETLANDS:	ISOLATED NON-JURISDICTIONAL WETLANDS, SEE PLAN.
ENDANGERED SPECIES/HABITAT:	NONE REPORTED



SYMBOL	DATE	DESCRIPTION	BY

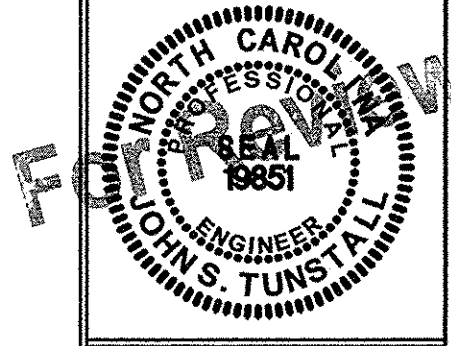
© 2016 NORRIS & TUNSTALL

INVENTORY SITE PLAN
THE COTTAGES OF WILMINGTON
5026 OLEANDER DRIVE
WILMINGTON, N. C.

OWNER
THE OLEANDER COMPANY, INC.
NELSON MACRAE, PRESIDENT
P.O. BOX 3145
WILMINGTON, NC 28406
910-392-3300

NORRIS & TUNSTALL
CONSULTING ENGINEERS, P.C.
902 MARKET STREET
WILMINGTON, NC 28401
PHONE (910) 343-9653
1429 ASH-LITTLE RIVER RD. NW
ASH, NC 28420
PHONE (910) 287-5800
license #C-3641

16074
DES. JST
CRD. JPN
DRWN. NKS
DATE 8/9/16



1-1