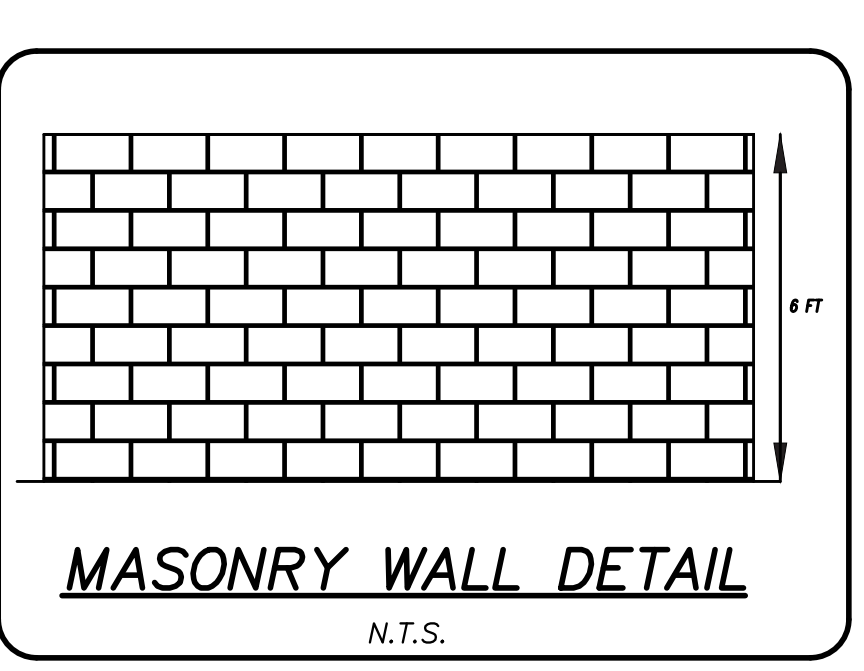
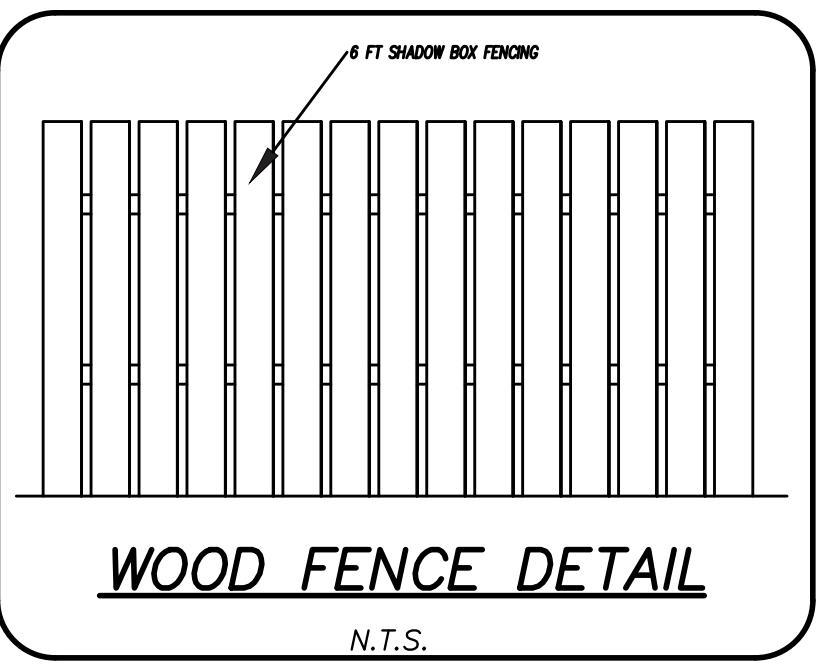
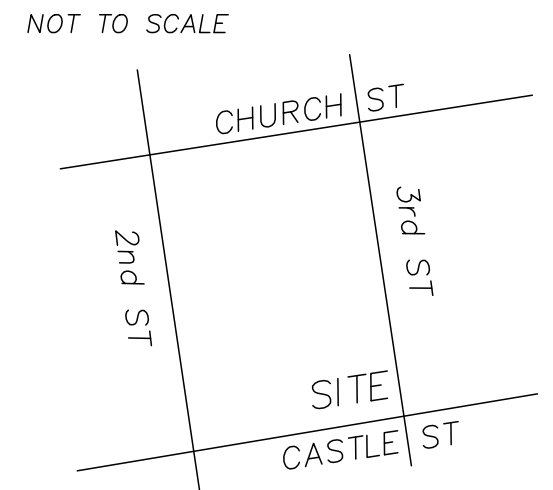


LOCATION MAP



BADV-37-220 VARIANCES

1. A VARIANCE TO CITY CODE CHAPTER 18, SECTION 18-193(e) TO THE MAXIMUM LOT WIDTH IN THE MAIN STREET MIXED USE (MSMU) DISTRICT TO ALLOW THE RECOMBINATION OF TWO (2) PARCELS (520 AND 522 S. 3RD ST.) FOR A TOTAL OF 110 FEET OF FRONTAGE ALONG S. 3RD ST. HAS BEEN GRANTED.
2. A VARIANCE TO CITY CODE CHAPTER 18, SECTIONS 18-448 AND 18-482 TO REDUCE THE LANDSCAPE BUFFER REQUIREMENTS FROM A 10 FOOT TO A 4-FT VEGETATIVE BUFFER ALONG THE NORTHERN AND SOUTHERN PROPERTY LINES, WITH THE CONSTRUCTION OF A 6-FOOT MASONRY PRIVACY WALL ALONG THE NORTHERN AND SOUTHERN PROPERTY LINES HAS BEEN GRANTED.

GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NUMBER: PID = R05409-002-016-000
2. TOTAL PROJECT AREA: 0.23 AC
3. EXISTING ZONING DISTRICT: MSMU
4. PROPOSED USED: COMMERCIAL (RESTAURANT)
5. CAMA LAND CLASSIFICATION: URBAN
6. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720311700L, EFFECTIVE DATE 8/28/18
7. SITE ADDRESS: 522 S. 3RD STREET
8. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY HANOVER DESIGN SERVICES; VERTICAL DATUM = 88
9. STORMWATER DRAINS TO NE CAPE FEAR RIVER, SC; SW 18-74-(61)
10. LAND OWNER - ALBERTA PROPERTIES, LLC
2108 CLARK AVE.
RALEIGH, NC 27605

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE - 0 GPD PROP. WATER USAGE - 4,760 GPD
CURRENT SEWER USAGE - 0 GPD PROP. SEWER USAGE - 4,760 GPD

SITE & BUILDING DATA:

TOTAL LOT AREA = 9,983 SF (0.23 AC)

EXISTING IMPERVIOUS:
BUILDING = 2,472 SF
TOTAL: = 2,472 SF

PROPOSED IMPERVIOUS:
EX. BUILDING = 2,472 SF
HC PARKING AREA = 434 SF
TOTAL: = 2,906 SF
2,906 / 9,983 = 0.29 OR 29% IMPERVIOUS

SOILS ONSITE KU (KUREB-URBAN)
KU - SCS SOIL GROUP "A" PER USDA SOIL SURVEY WEBSITE

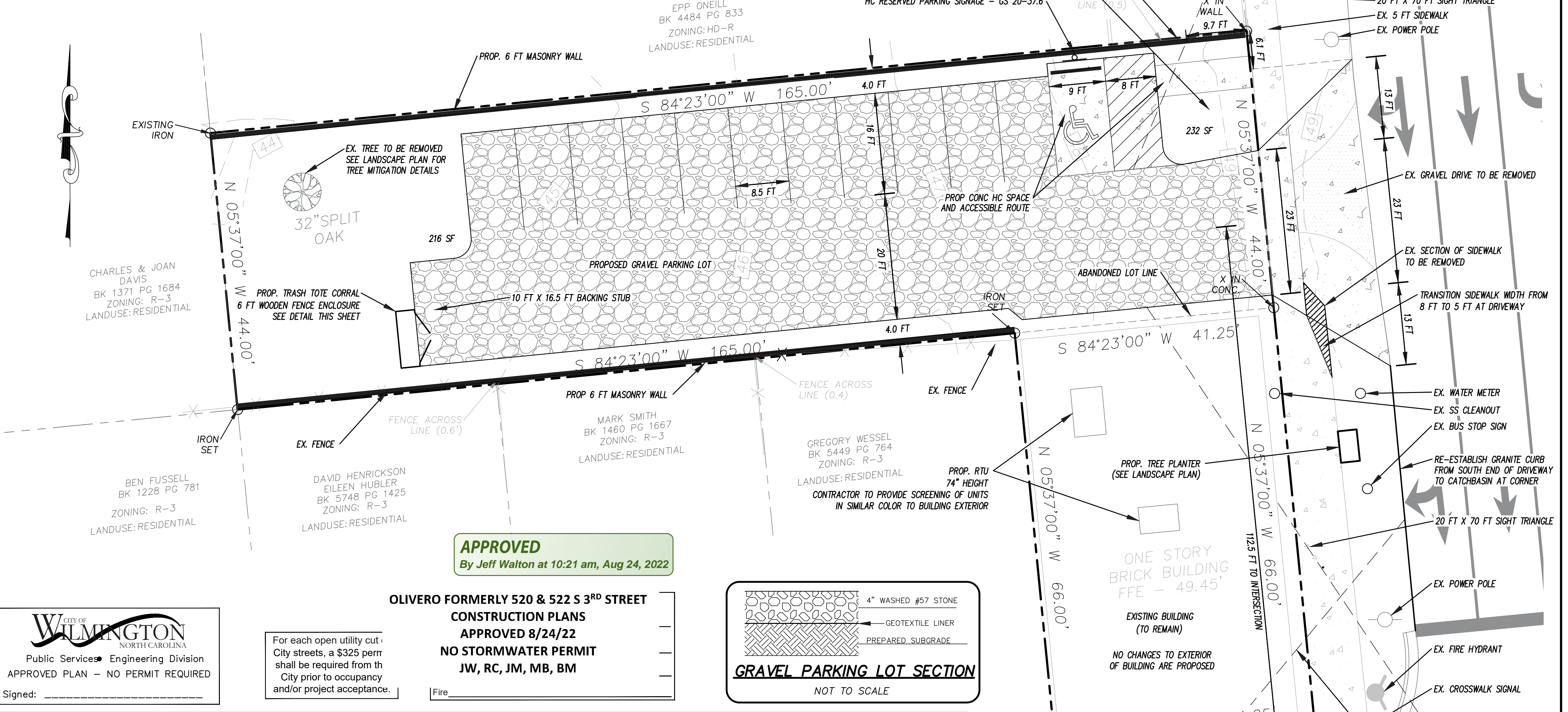
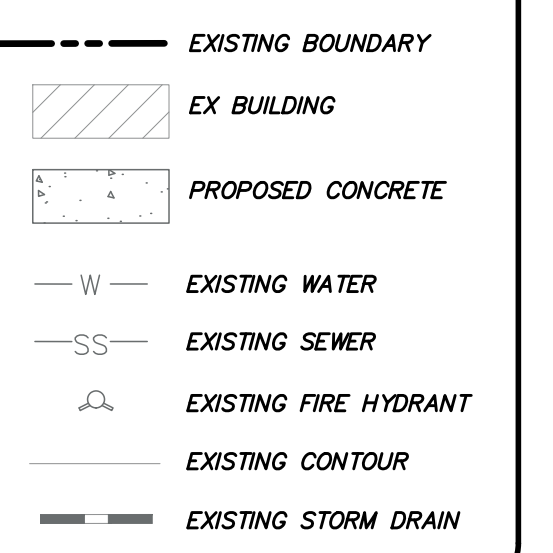
PROPOSED IMPERVIOUS OFFSETS:
583 SF FOR DRIVEWAY CONNECTION

SETBACKS:
FRONT NONE
SIDE NONE
REAR NONE

FIRE & LIFE SAFETY NOTES:

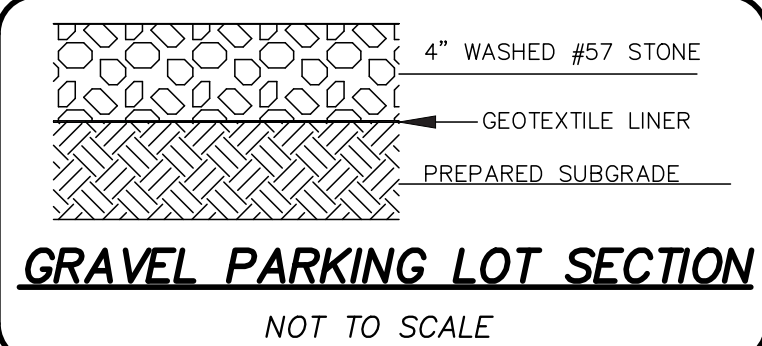
1. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3 FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
2. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
3. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE FIRE LINE PERMIT FROM COW FIRE AND LIFE SAFETY DIVISION, 910-343-0696.
4. ALL FDC LOCATIONS TO BE SHOWN ON FINAL PLAN.
5. FDC MUST BE ON THE FRONT OF THE BUILDING(S) UNLESS OTHERWISE APPROVED.
6. FIRE HYDRANTS TO BE INSTALLED PER CITY OF WILMINGTON ORDINANCE AND CFPWA STANDARDS.
7. WATER FLOW ANALYSIS WILL BE REQUIRED TO DETERMINE THE CORRECT MAIN SIZE TO MEET FIRE FLOW DEMAND.
8. NEW HYDRANTS TO BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
9. HYDRANT MUST BE WITHIN 150 FT OF THE FDC (MEASURED AS THE TRUCK DRIVES).
10. FDC MUST BE WITHIN 40 FT OF FIRE APPARATUS PLACEMENT.
11. IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
12. CONTRACTOR SHALL SUBMIT A RADIO STRENGTH STUDY THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.

LEGEND



APPROVED
By Jeff Walton at 10:21 am, Aug 24, 2022

OLIVERO FORMERLY 520 & 522 S 3RD STREET
CONSTRUCTION PLANS
APPROVED 8/24/22
NO STORMWATER PERMIT
JW, RC, JM, MB, BM



For each open utility cut - City streets, a \$325 perrr shall be required from the City prior to occupancy and/or project acceptance.

DEVELOPMENT NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
3. SOLID WASTE DISPOSAL WILL BE TRASH TOTES.
4. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
5. APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
6. APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
7. THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
8. PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCINGS WILL BE INSTALLED AROUND PROTECTED TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

ENVIRONMENTAL NOTES:

1. NO LAND DISTURBANCE IS PERMITTED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE FOR SITE IMPROVEMENTS OTHER THAN WHAT IS NECESSARY TO TIE INTO EXISTING CONTOURS OR MEET LANDSCAPING REQUIREMENTS.

PARKING NOTES:

1. NO PARKING REQUIRED FOR NON-RESIDENTIAL USE
2. 12 TOTAL SPACES PROVIDED
3. 1 HANDICAP SPACE PROVIDED

VARIANCES REQUESTED

1. REDUCED DRIVE AISLE FROM 24 FT TO 22 FT FOR 90° PARKING.

TRAFFIC ENGINEERING NOTES:

1. A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE FINAL PLAN. PLAN SHALL ADHERE TO SD 15-14.
2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
3. OPEN CUT NOTES:
A. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
B. CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
C. SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
D. OPEN CUT TO BE SAW CUT.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
5. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICIAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
6. CONTACT 811 FOR UTILITY LOCATING PRIOR TO CONTACTING THE CITY OF WILMINGTON. CONTACT TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
7. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
8. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
9. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
11. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.

UTILITY NOTES:

1. PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET. CALL 343-3910 FOR INFORMATION.
2. IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE/SHE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
3. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CFPWA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CFPWA AND APPROVED BY USDFCOCHR OR ASSE. CALL 799-6064 FOR INFORMATION.
4. WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THE WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
5. 36" MINIMUM COVER OVER ALL WATER MAINS.
6. ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CFPWA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
7. AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
8. WATER SERVICES CAN NOT BE ACTIVATED ON NEW WATER MAINS UNTIL ENGINEER'S CERTIFICATION AND APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO NCDENR AND "FINAL APPROVAL" ISSUED.
9. UNDERGROUND UTILITIES- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.

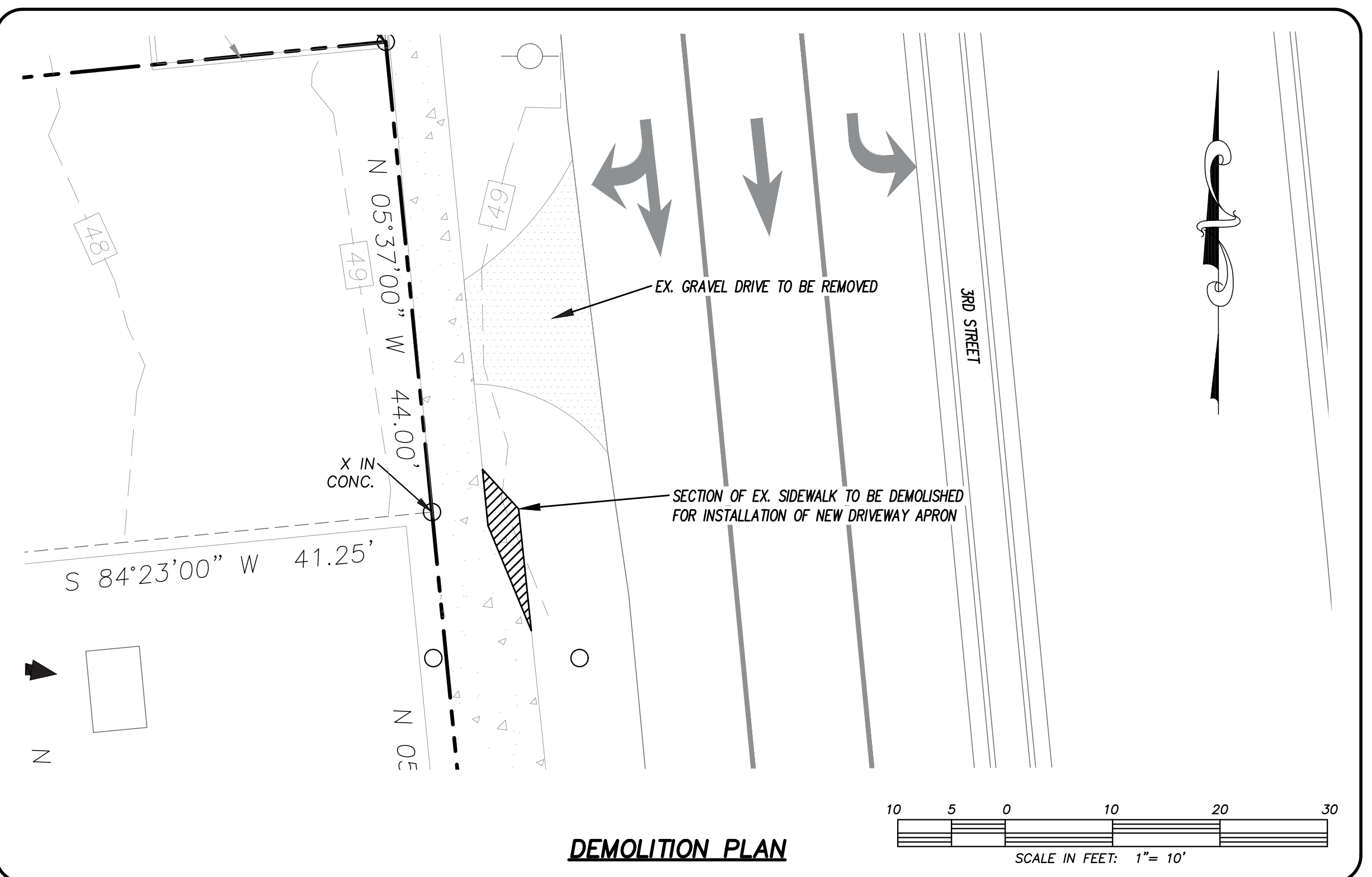
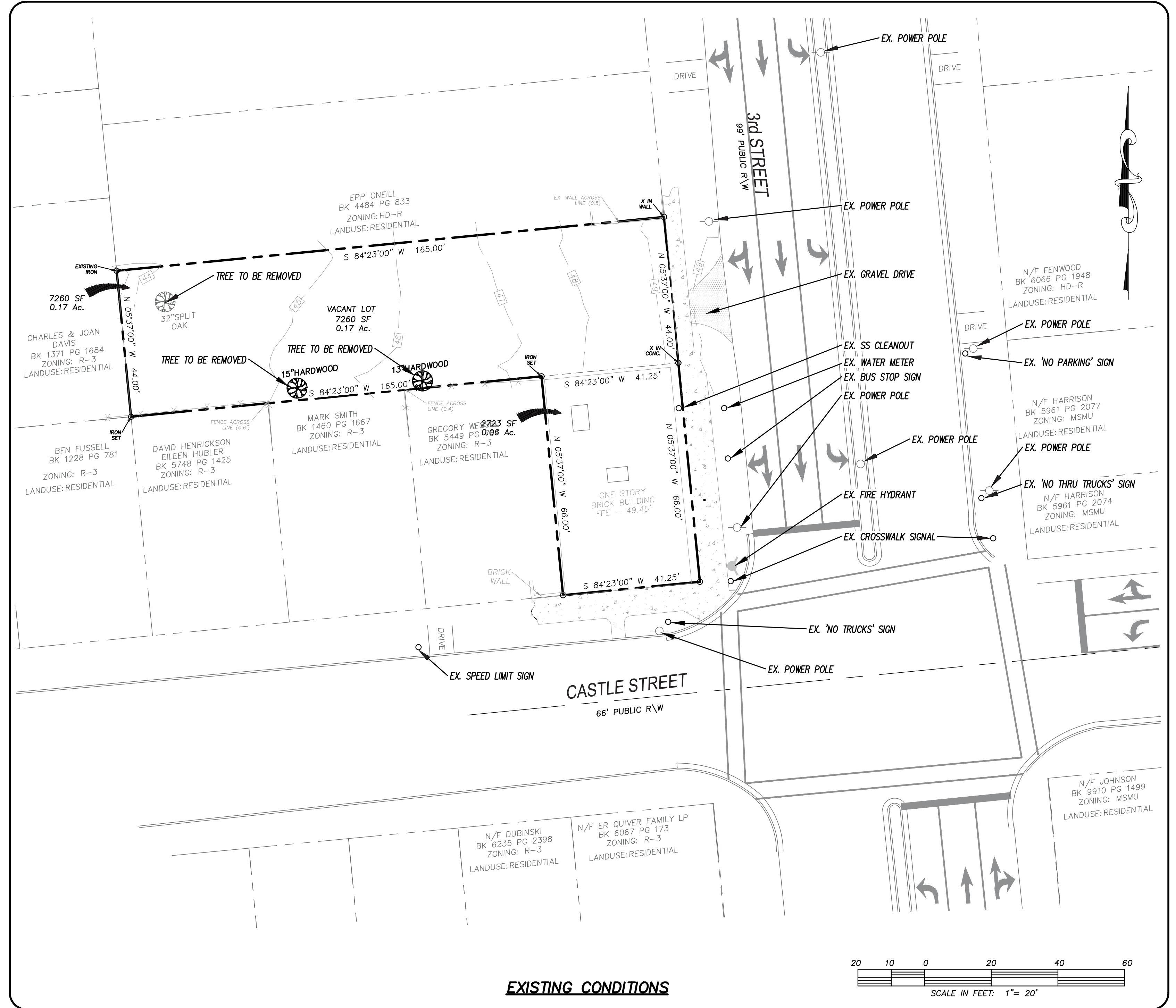
CSD ENGINEERING
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

SITE PLAN
OLIVERO

THE PLAN FOR
OLIVERO
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: ALBERTA PROPERTIES, LLC
2108 CLARK AVE.
RALEIGH, NC 27605

REV. NO.	DATE	REMARKS
1	8-24-22	ISSUED FOR CONSTRUCTION RELEASE
2	8-24-22	REVISION PER TRC COMMENTS
3	8-24-22	REVISION PER TRC COMMENTS
4	8-24-22	REVISION PER TRC COMMENTS
5	8-24-22	REVISION PER TRC COMMENTS

DATE: 11-6-19
HORZ. SCALE: 1" = 10'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 19-0498
Sheet No. **1** of **5**



APPROVED
By Jeff Walton at 10:21 am, Aug 24, 2022

CITY OF WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED
Signed: _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

OLIVERO FORMERLY 520 & 522 S 3RD STREET
Name _____
Plannin _____
Traffic _____
Fire _____
CONSTRUCTION PLANS
APPROVED 8/24/22
NO STORMWATER PERMIT
JW, RC, JM, MB, BM

CSD ENGINEERING
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

EXISTING CONDITIONS
OLIVERO

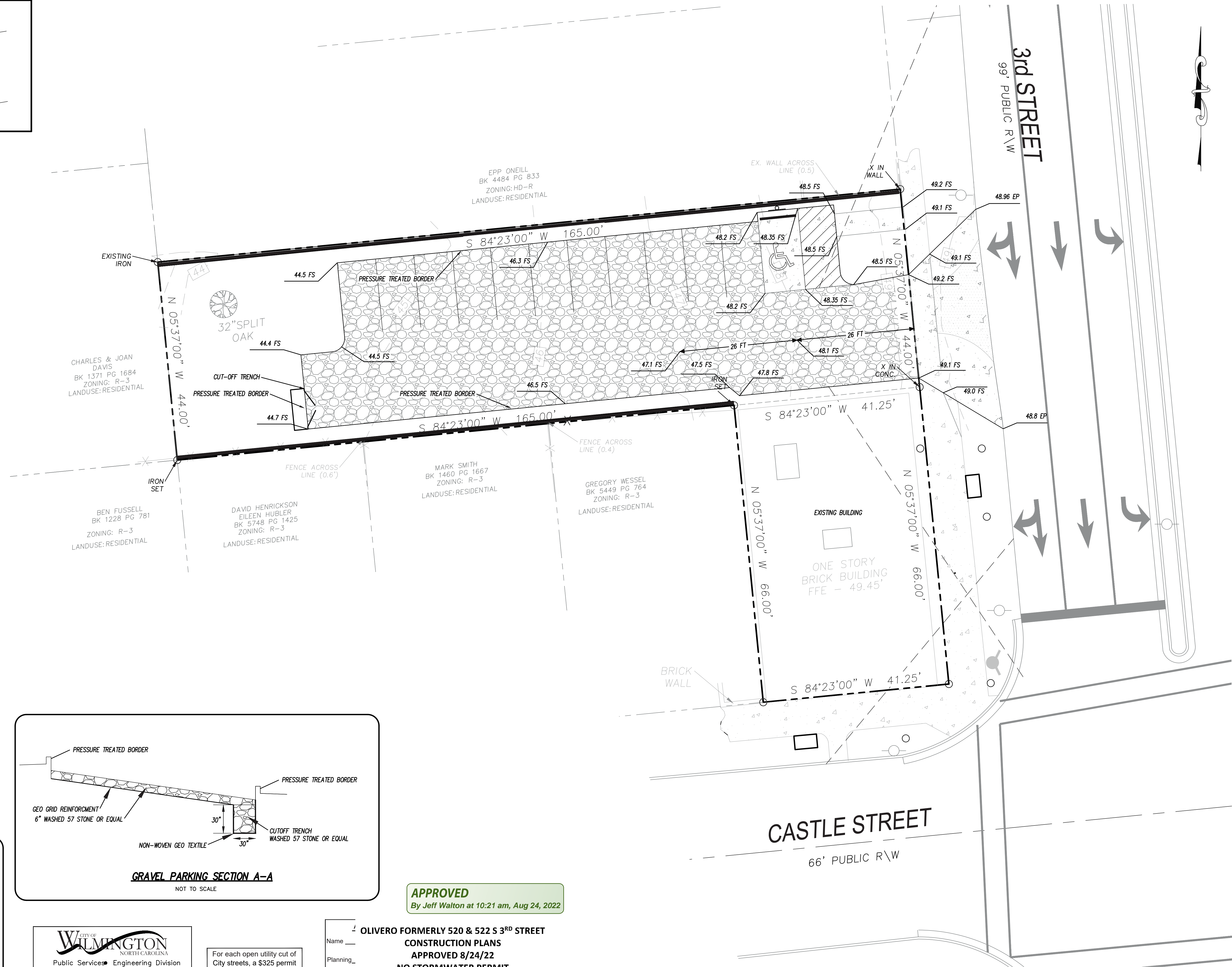
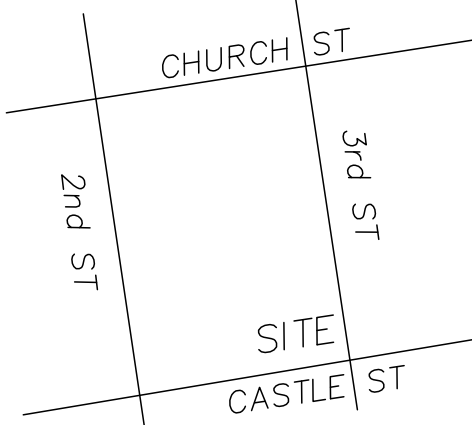
EXISTING CONDITIONS for
OLIVERO
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: ALBERTA PROPERTIES, LLC
2108 CLARK AVE
RALEIGH, NC 27605

REV. NO.	DATE	BY	REMARKS
1	8-23-22	MRB	PLOTTED FOR CONSTRUCTION RELEASE
2	8-15-22	MRB	REVISION PER TRC COMMENTS
3	7-28-22	MRB	REVISION PER TRC COMMENTS
4	3-30-22	MRB	REVISION PER TRC COMMENTS

DATE: 11-6-19
HORIZ. SCALE: AS NOTED
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 19-0498
Sheet No. **2** of **5**

LOCATION MAP

NOT TO SCALE



GRADING KEY

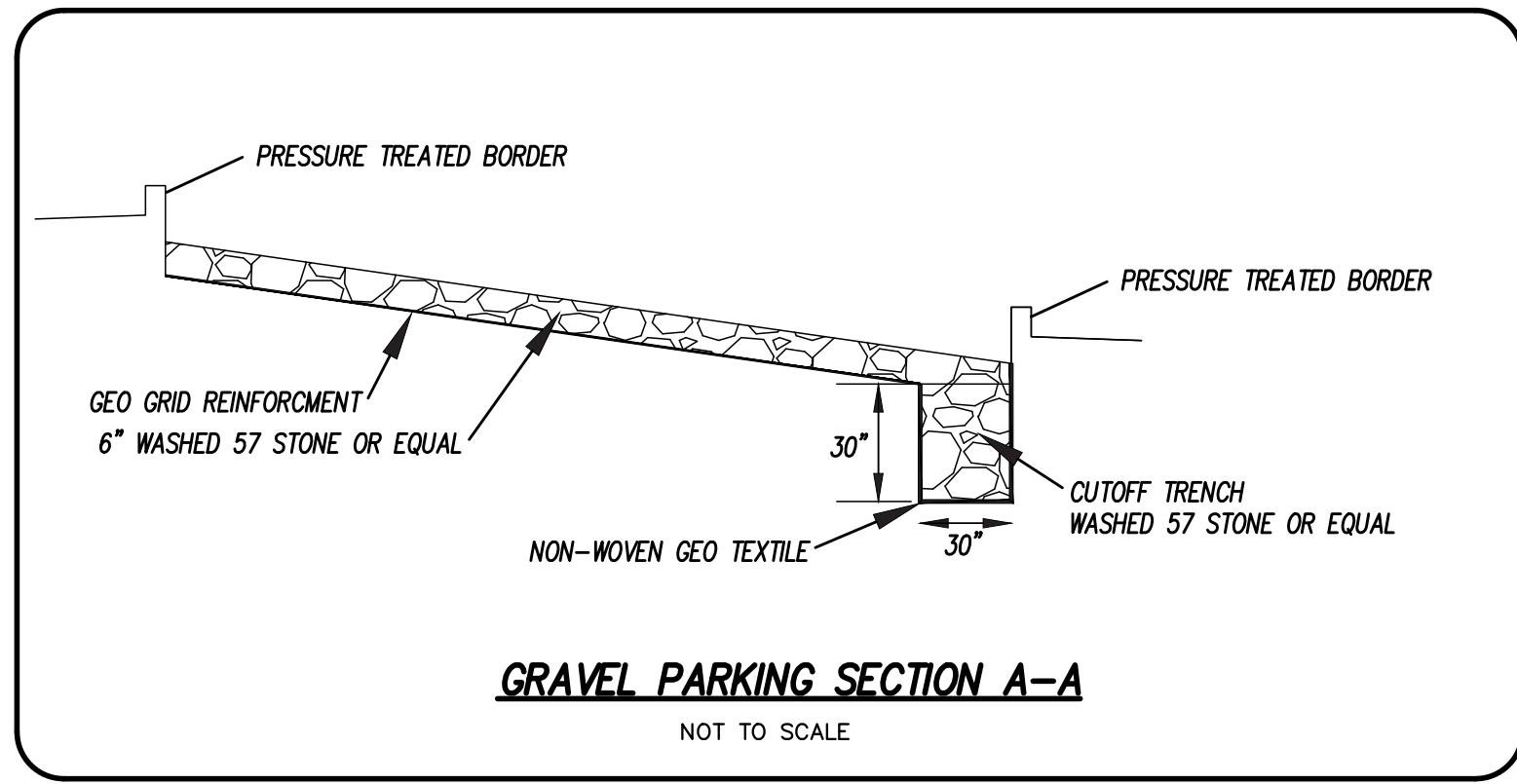
EP	EDGE OF PAVEMENT (14.5)
FS	FINISHED SURFACE
IE	INVERT ELEVATION
TC	TOP OF CURB
CL	CUTTER LINE
TO	TOP OF GRADE
BC	BACK OF CURB
FL	FLOW LINE
TSW	TOP OF SIDEWALK

GRADING NOTES:

- CONTRACTOR TO MAKE SMOOTH TRANSITION FROM INVERTED CROWN TO SHEET FLOW IN DESIGNATED AREAS
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL FINISHED AREAS.
- ALL BUILDING ROOF DRAINS TO BE CONNECTED TO THE STORM DRAINAGE COLLECTION SYSTEM.
- CONTRACTOR TO ENSURE PUBLIC SIDEWALKS MEET CITY OF WILMINGTON CROSS-SECTION.
- CONTRACTOR TO ENSURE PROPER INSTALLATION OF ADA ACCESSIBLE ROUTE PER LATEST ADA GUIDELINES.

LEGEND

- EXISTING BOUNDARY
- ▨ EX. BUILDING
- ▨ PROPOSED CONCRETE
- W- EXISTING WATER
- SS- EXISTING SEWER
- ⊕ EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING STORM DRAIN



GRAVEL PARKING SECTION A-A

NOT TO SCALE

APPROVED

By Jeff Walton at 10:21 am, Aug 24, 2022

CITY OF WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED
Signed: _____

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

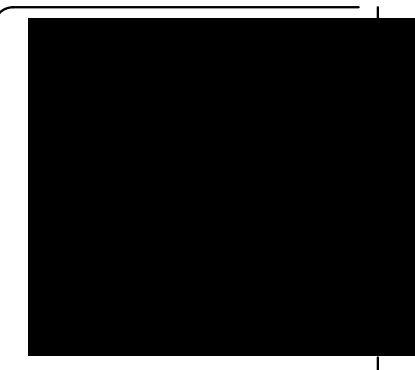
OLIVERO FORMERLY 520 & 522 S 3RD STREET
Name _____
Planning _____
Traffic _____
Fire _____
CONSTRUCTION PLANS
APPROVED 8/24/22
NO STORMWATER PERMIT
JW, RC, JM, MB, BM



CSD ENGINEERING
LICENSE # C-2710
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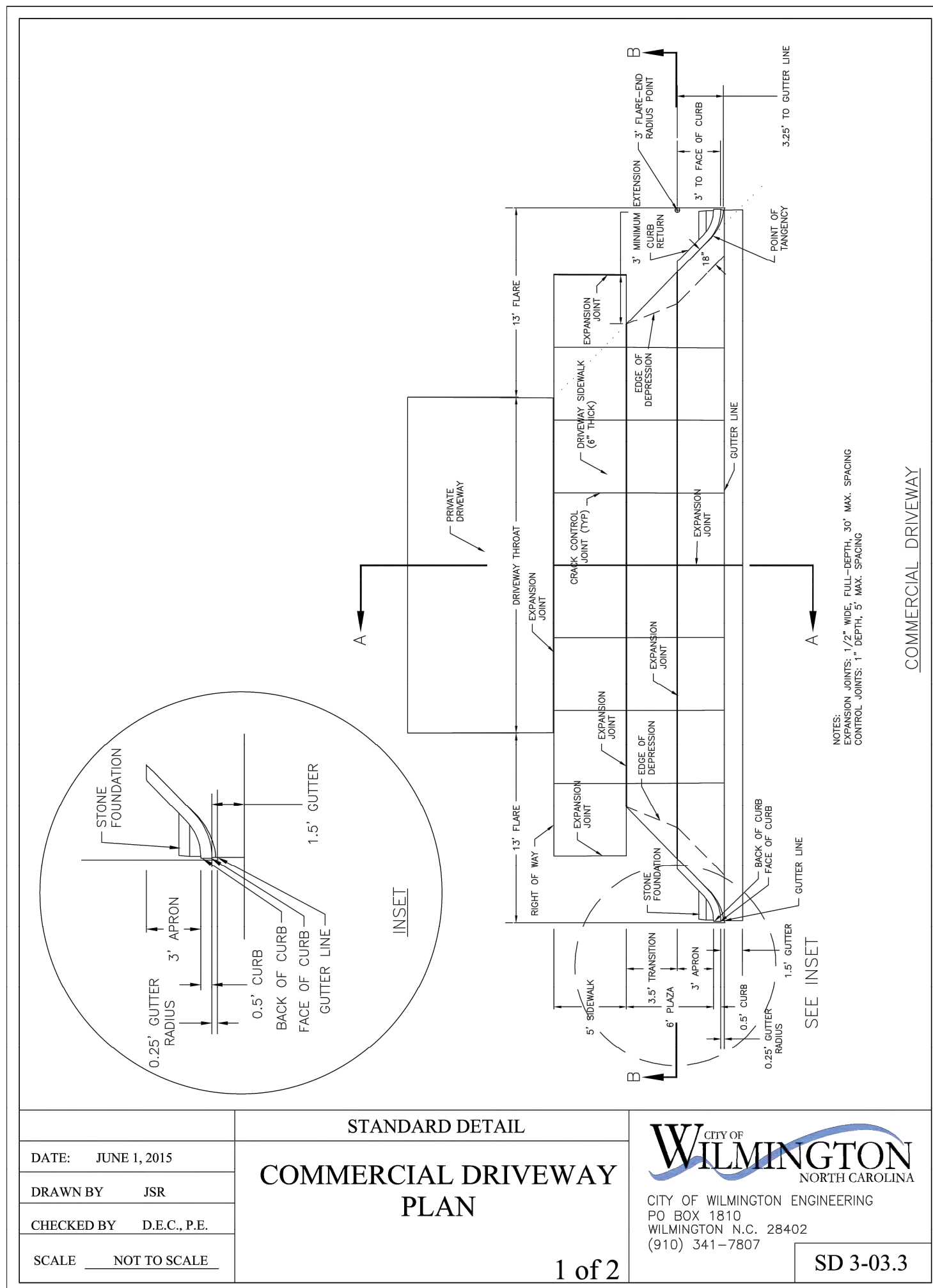
GRADING & DRAINAGE PLAN
OLIVERO

GRADING & DRAINAGE PLAN for
OLIVERO
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: ALBERTA PROPERTIES, LLC
2108 CLARK AVE
RALEIGH, NC 27605

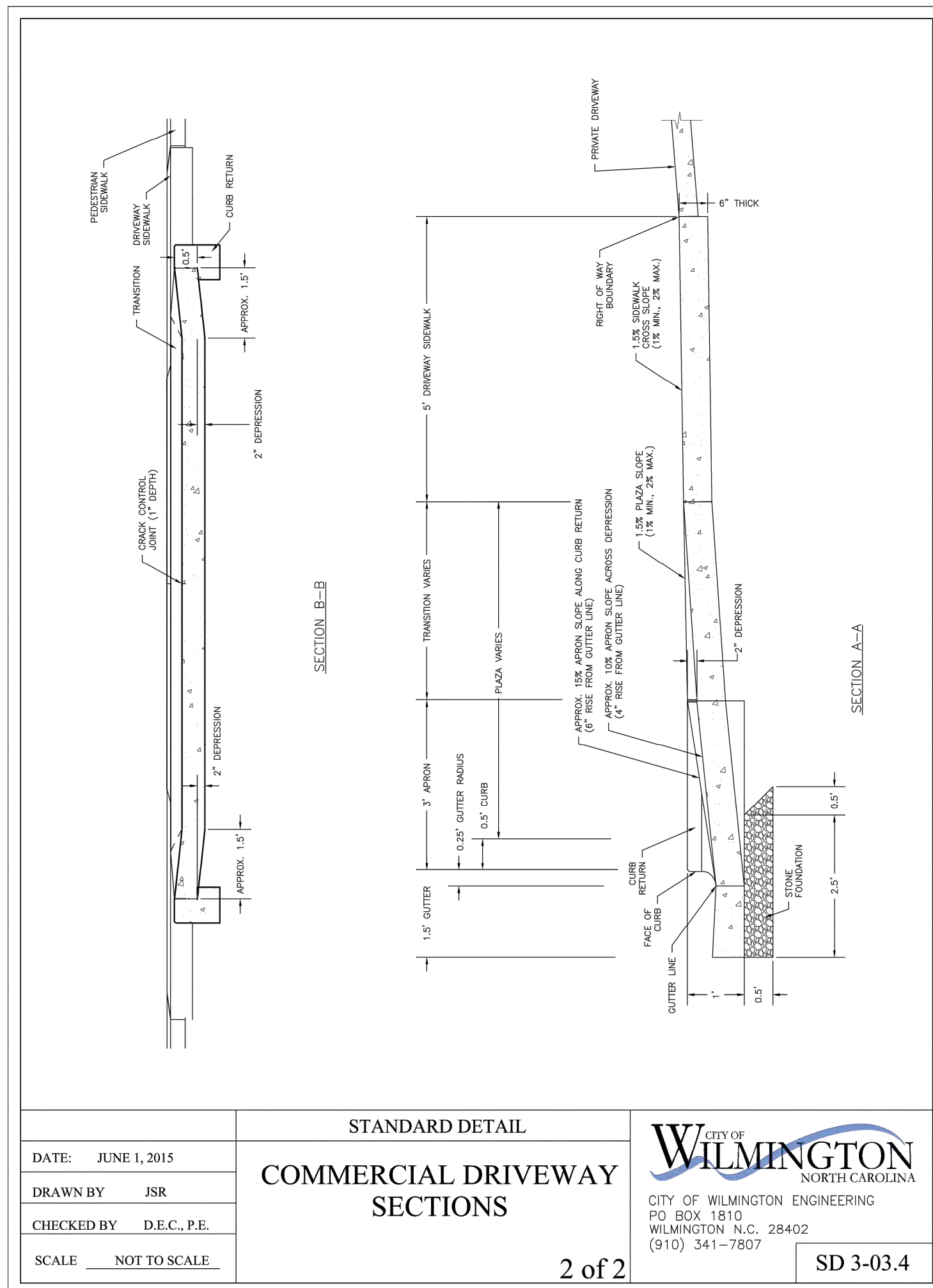


REV. NO.	DATE	BY	REMARKS
5			PLOTTED FOR CONSTRUCTION RELEASE
4			REVISION PER TRC COMMENTS
3			REVISION DRIVEWAY WIDTH PER CIVIL COMMENTS
2			REVISION PER TRC COMMENTS
1			REVISION PER TRC COMMENTS

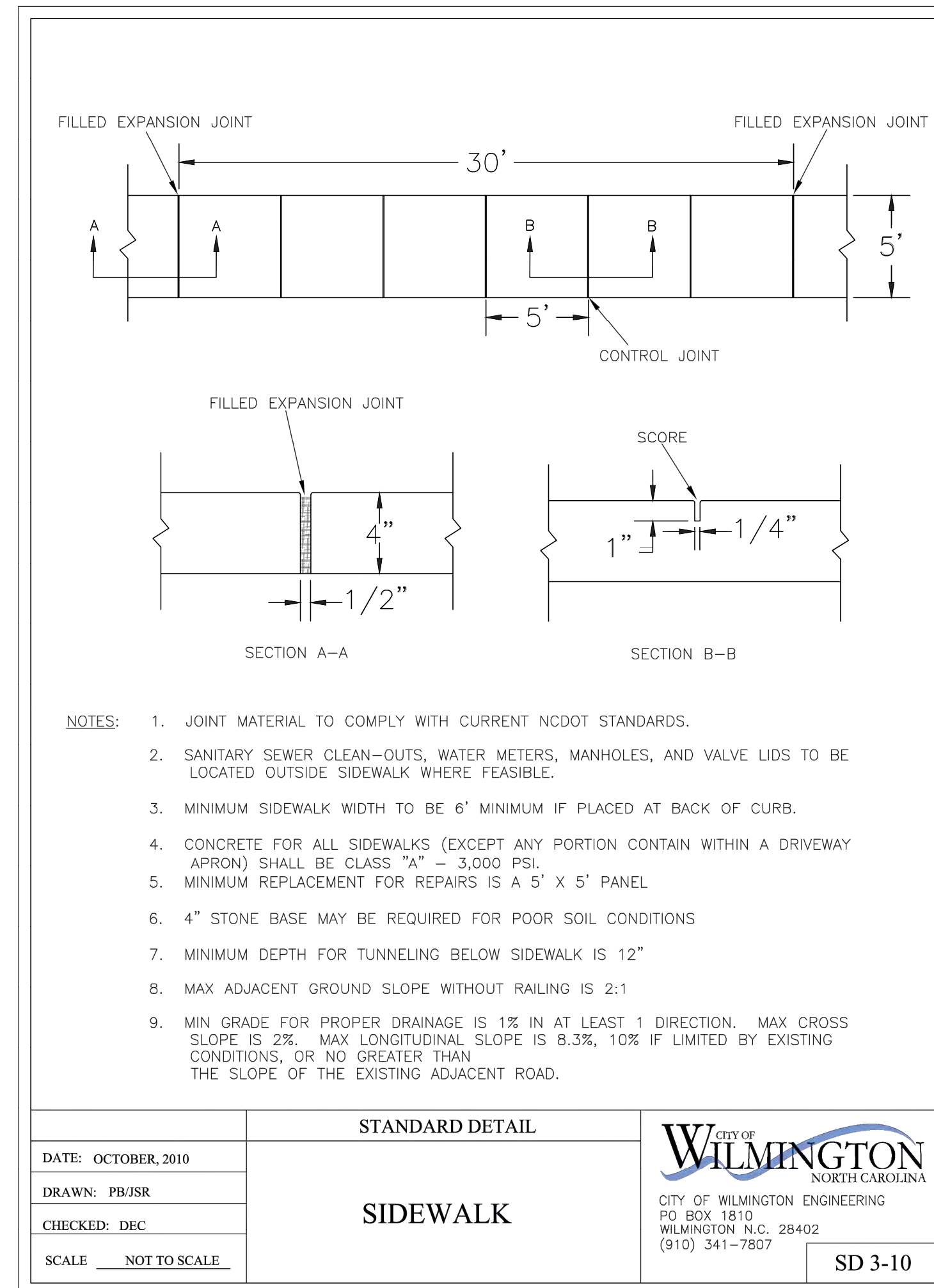
DATE: 3-30-22
HORZ. SCALE: 1" = 10'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 19-0498
Sheet No. **3** of **5**



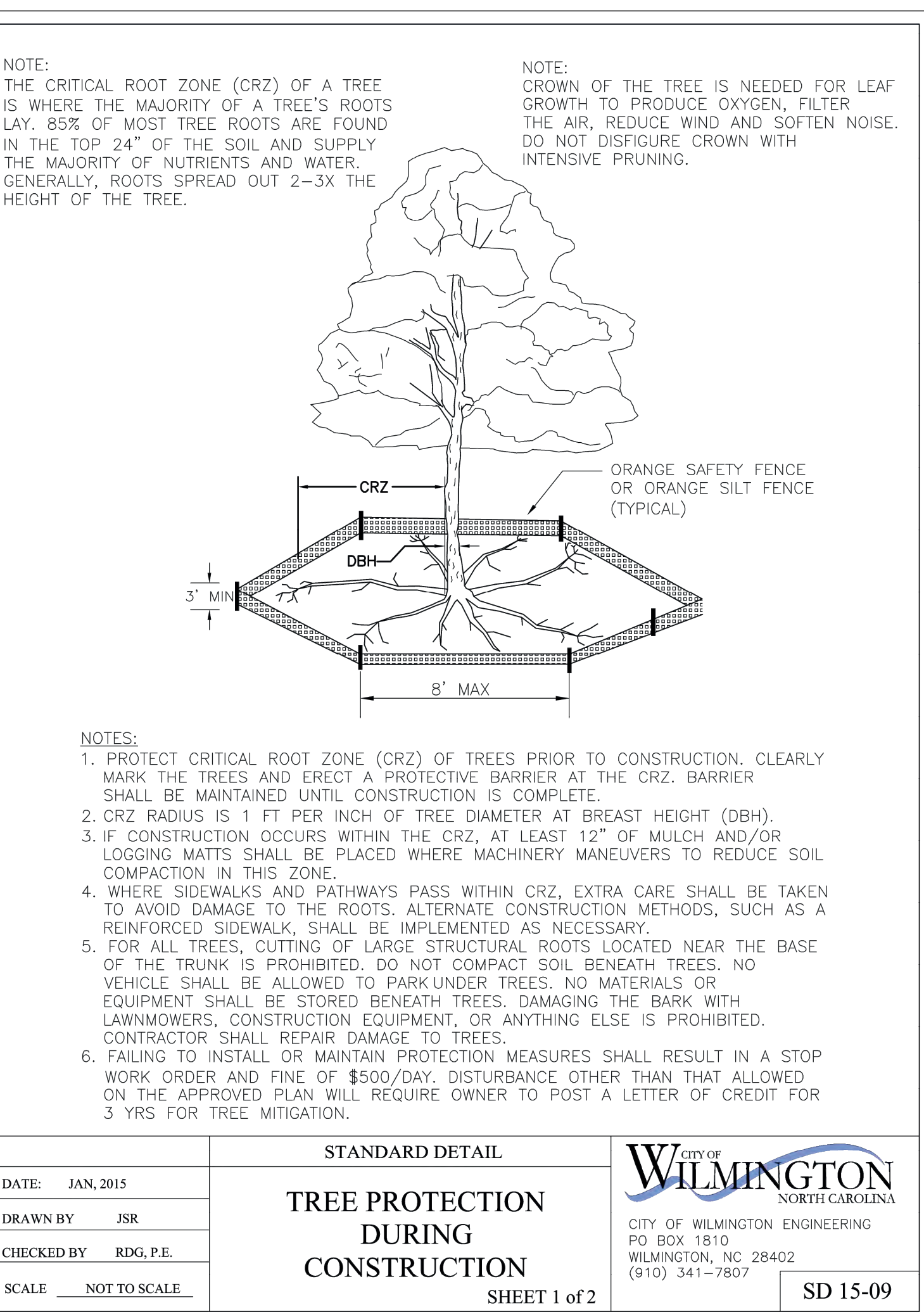
STANDARD DETAIL		<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-03.3
DATE: JUNE 1, 2015	COMMERCIAL DRIVEWAY PLAN		
DRAWN BY JSR			
CHECKED BY D.E.C., P.E.			
SCALE NOT TO SCALE	1 of 2		



STANDARD DETAIL		<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-03.4
DATE: JUNE 1, 2015	COMMERCIAL DRIVEWAY SECTIONS		
DRAWN BY JSR			
CHECKED BY D.E.C., P.E.			
SCALE NOT TO SCALE	2 of 2		



STANDARD DETAIL		<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-10
DATE: OCTOBER, 2010	SIDEWALK		
DRAWN: PBJSR			
CHECKED: DEC			
SCALE NOT TO SCALE			



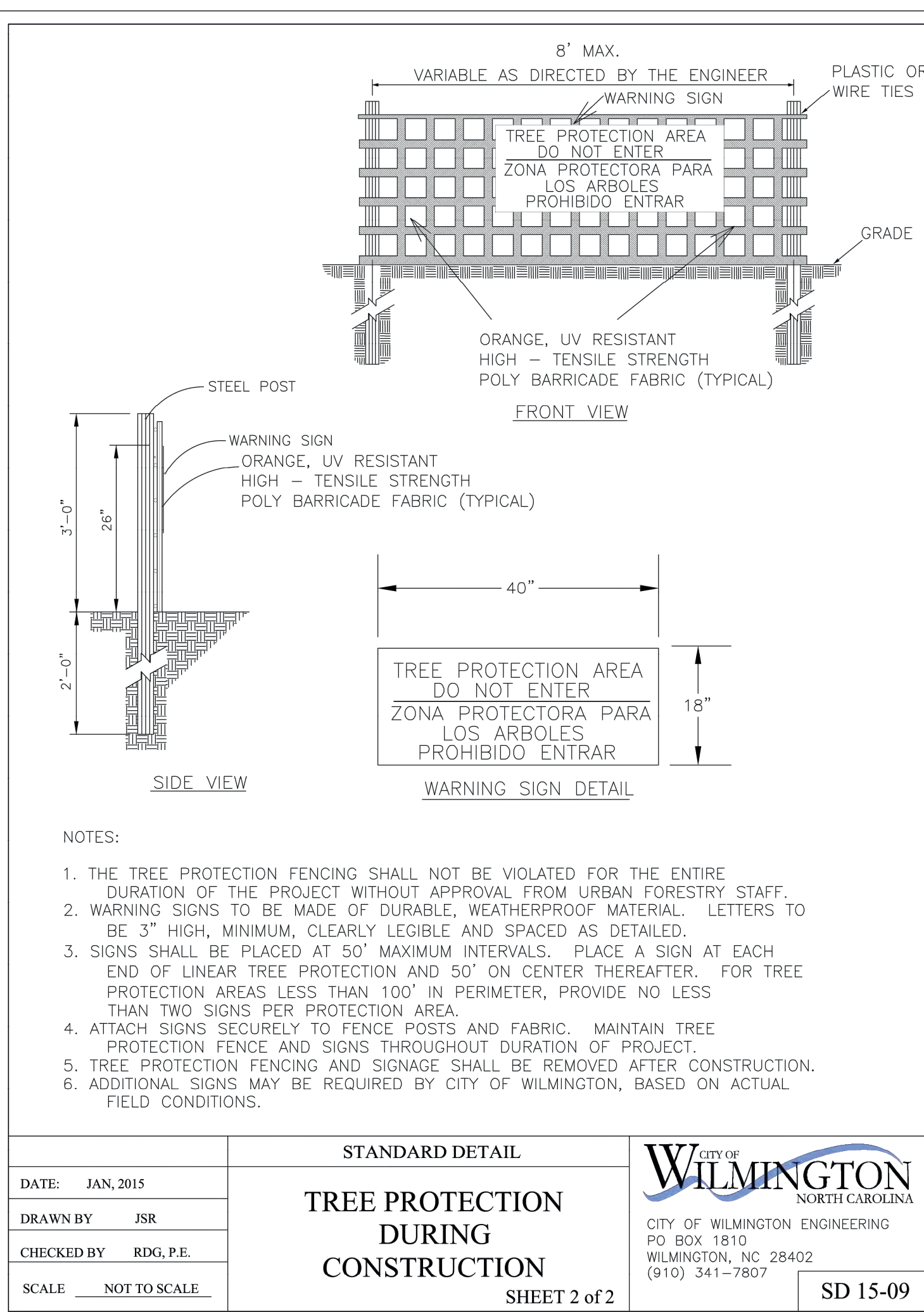
NOTE: THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.

NOTE: CROWN OF THE TREE IS NEEDED FOR LEAF GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISFIGURE CROWN WITH INTENSIVE PRUNING.

NOTES:

1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
2. CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
3. IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR LOGGING MATS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
4. WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
5. FOR ALL TREES, CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO MATERIALS OR EQUIPMENT SHALL BE STORED BENEATH TREES. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
6. FAILING TO INSTALL OR MAINTAIN PROTECTION MEASURES SHALL RESULT IN A STOP WORK ORDER AND FINE OF \$500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.

STANDARD DETAIL		<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-09
DATE: JAN, 2015	TREE PROTECTION DURING CONSTRUCTION		
DRAWN BY JSR			
CHECKED BY RDG, P.E.			
SCALE NOT TO SCALE	SHEET 1 of 2		



NOTES:

1. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
4. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
5. TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
6. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.

STANDARD DETAIL		<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-09
DATE: JAN, 2015	TREE PROTECTION DURING CONSTRUCTION		
DRAWN BY JSR			
CHECKED BY RDG, P.E.			
SCALE NOT TO SCALE	SHEET 2 of 2		

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

APPROVED Engineering Division
By Jeff Walton at 10:21 am, Aug 24, 2022

NO PERMIT REQUIRED

OLIVERO FORMERLY 520 & 522 S 3RD STREET
CONSTRUCTION PLANS
APPROVED 8/24/22
NO STORMWATER PERMIT
JW, RC, JM, MB, BM

Traffic: _____
Fire: _____

CSD ENGINEERING
LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

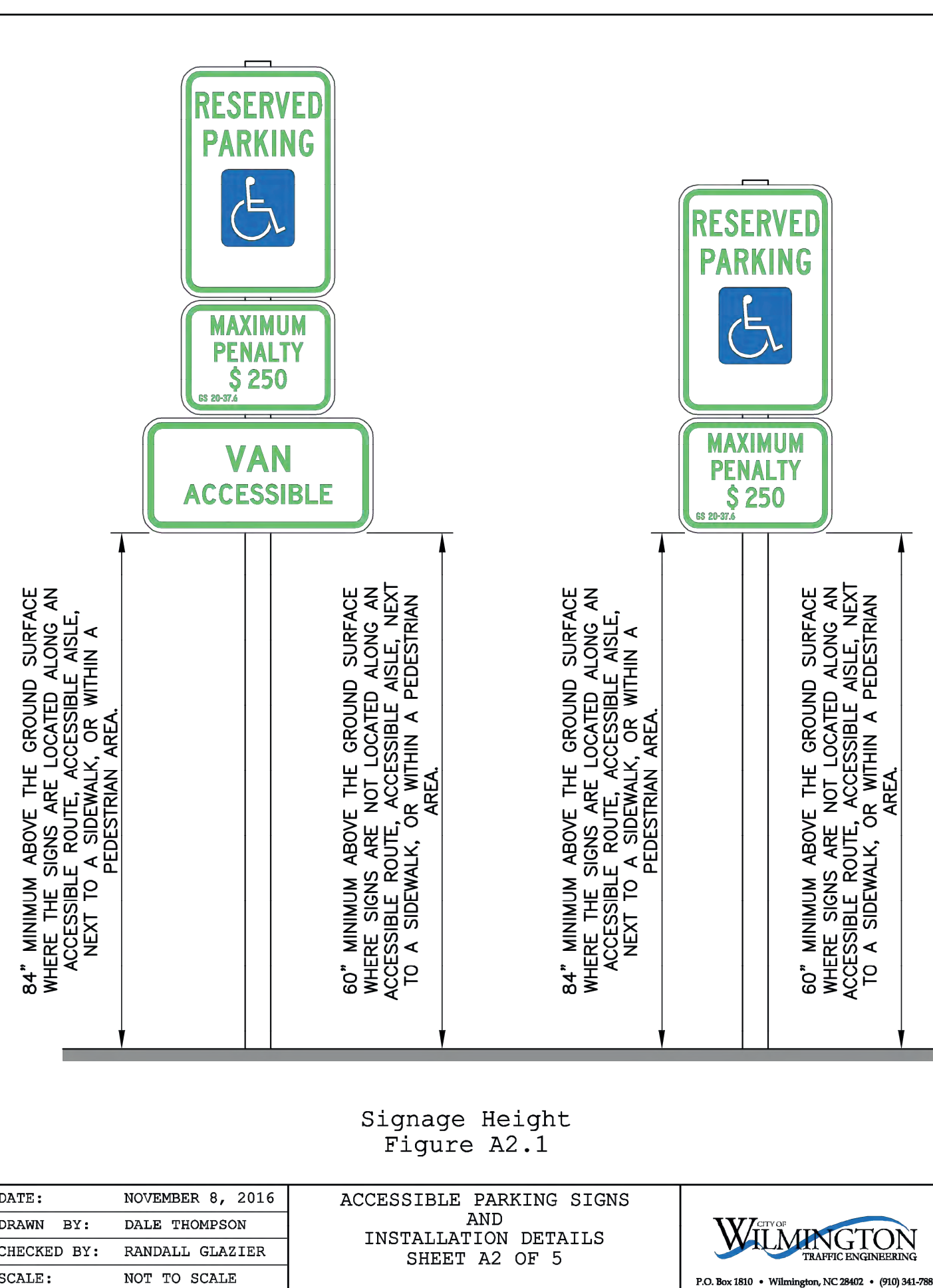
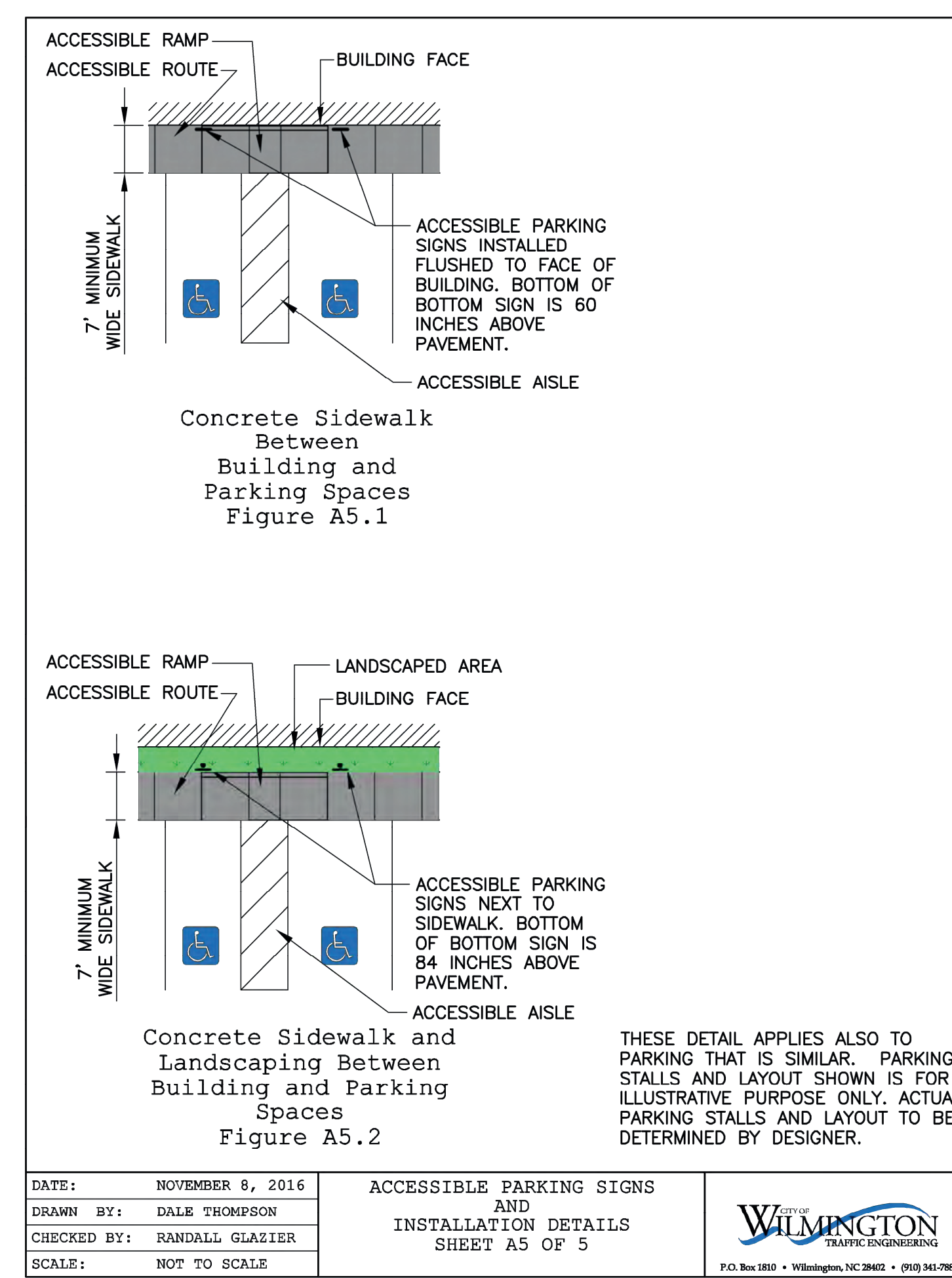
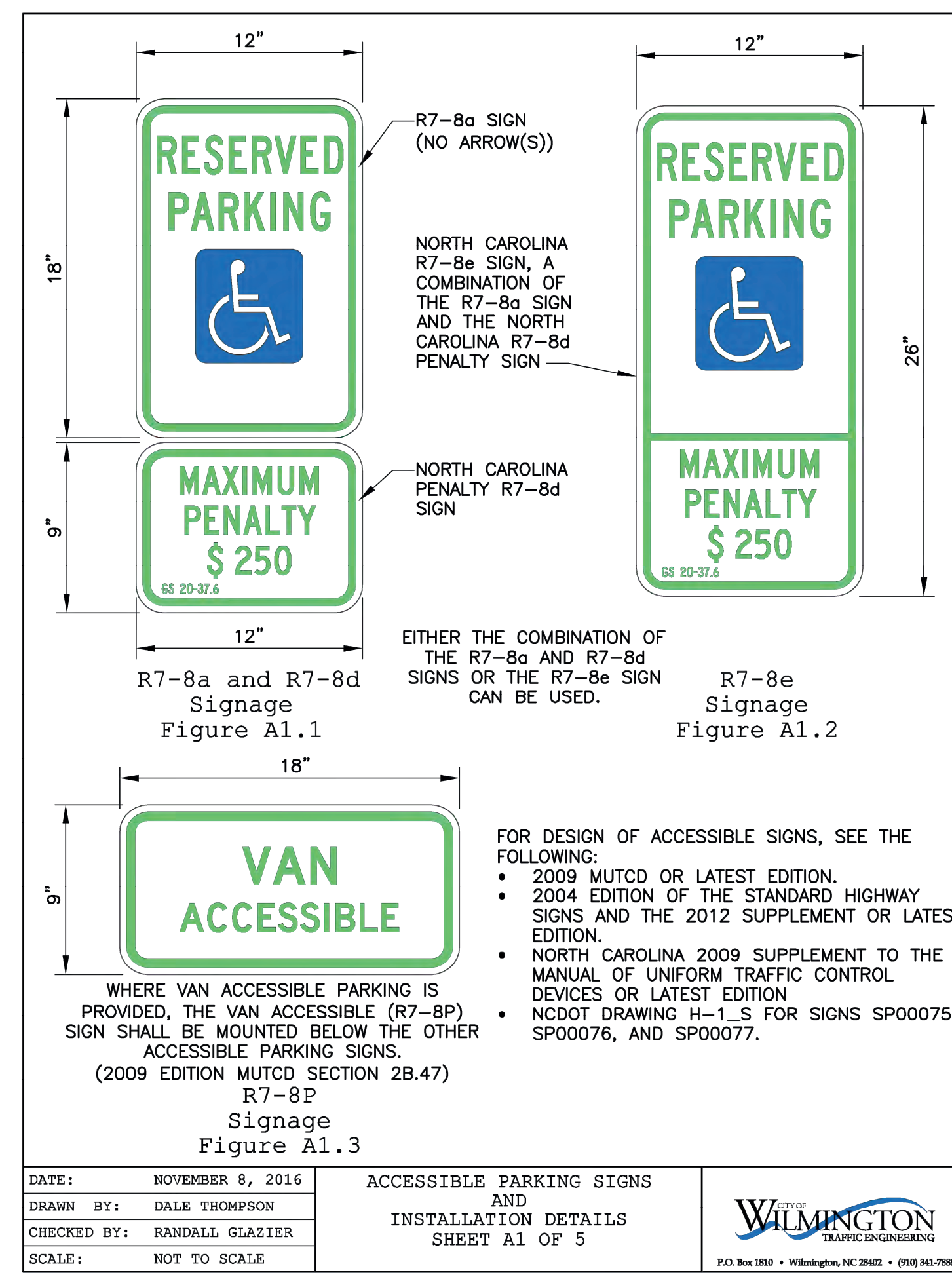
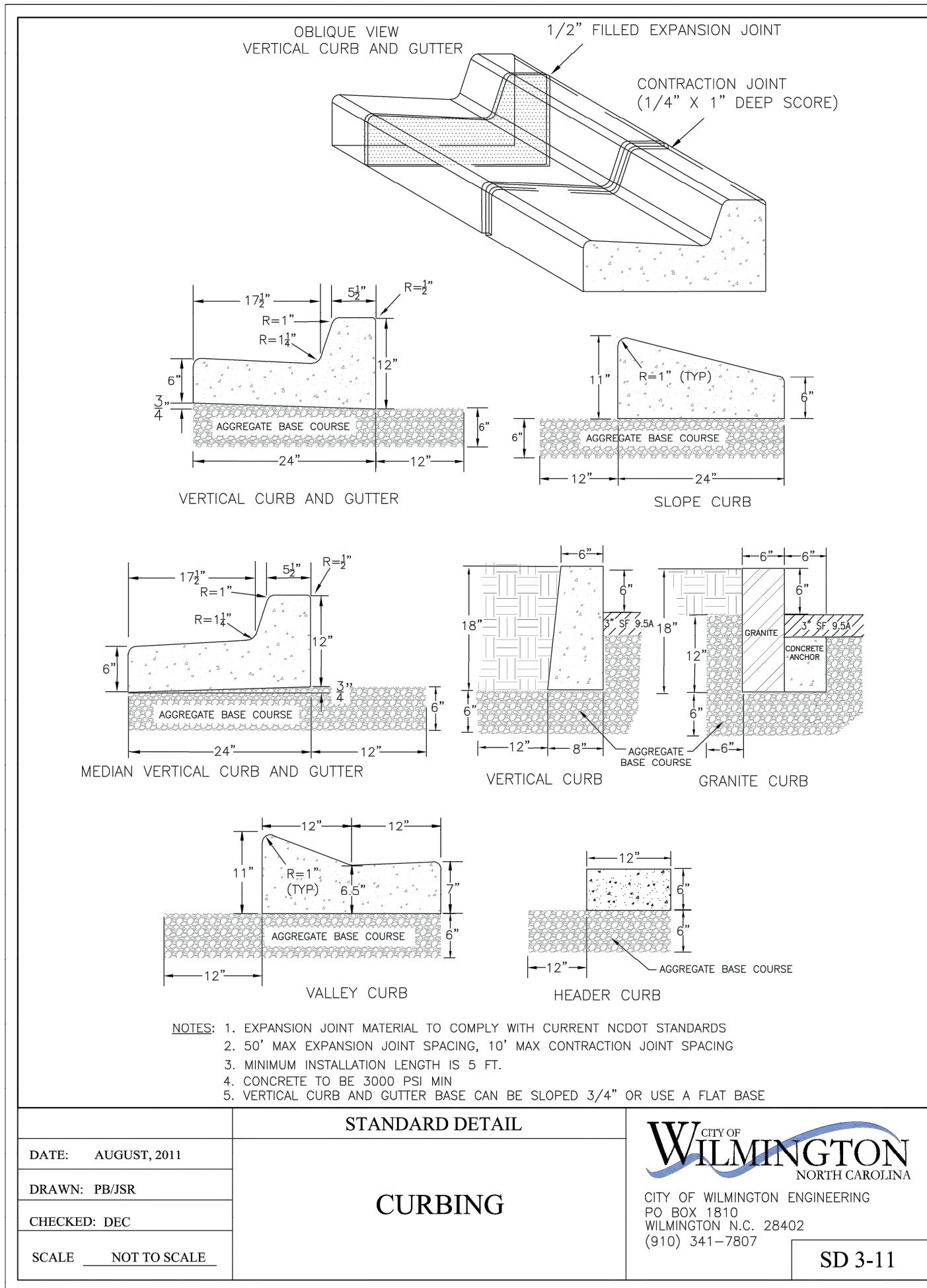
SITE PLAN DETAILS
OLIVERO

DATE: 11-6-19
HORIZ. SCALE: N/A
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 19-0498

REV. NO. DATE BY REMARKS

1	3-30-22	MEB	REVISED PER TRC COMMENTS
2	8-15-22	MEB	REVISED PER TRC COMMENTS
3	8-23-22	MEB	REVISED FOR CONSTRUCTION RELEASE

Sheet No. 4 of 5



OLIVERO FORMERLY 520 & 522 S 3RD STREET
 CONSTRUCTION PLANS
 APPROVED 8/24/22
 NO STORMWATER PERMIT
 JW, RC, JM, MB, BM

Fire



LICENSE # C-2710
 ENGINEERING
 LAND PLANNING
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
 WILMINGTON, NC 28406
 (910) 791-4441

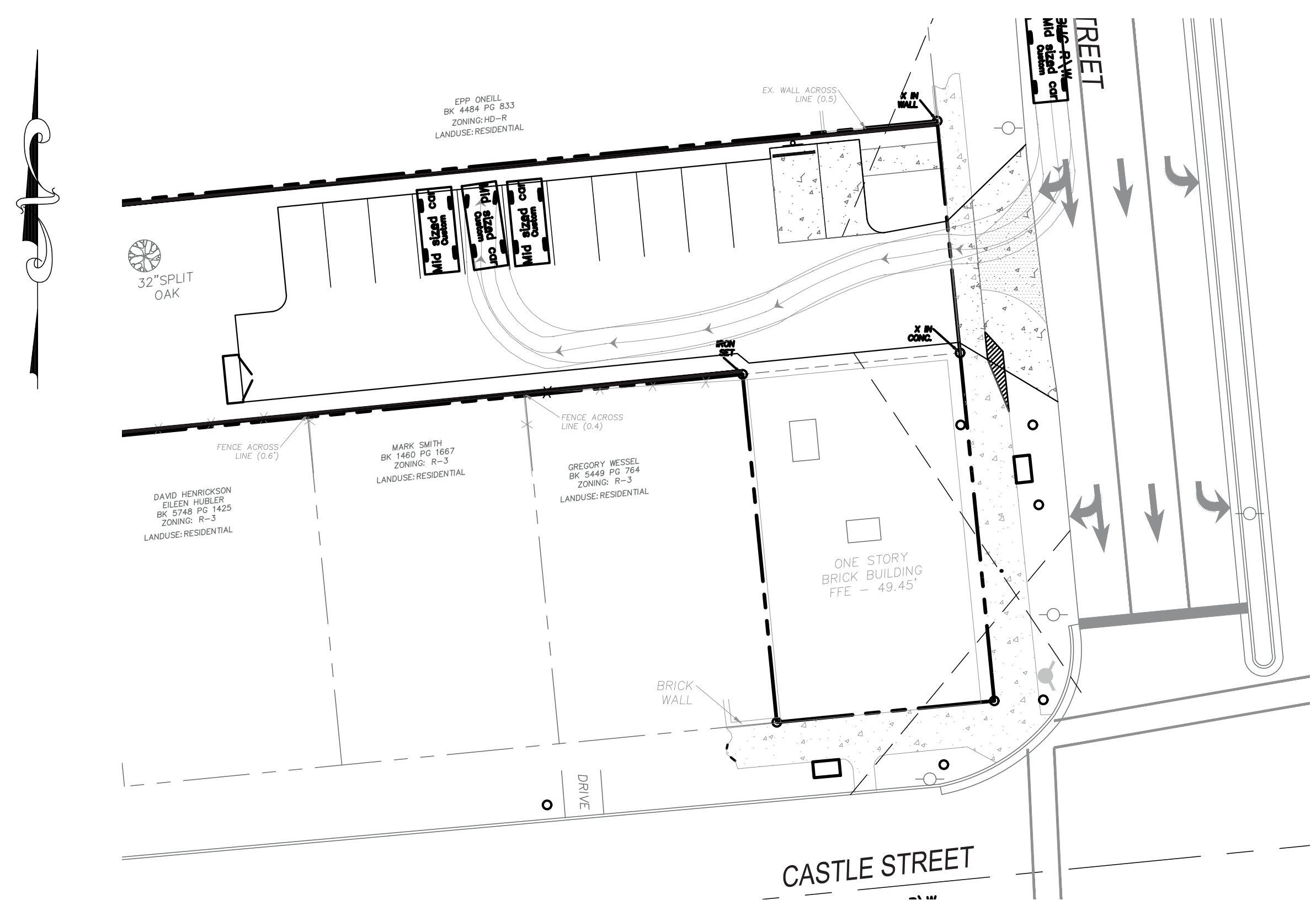
SITE PLAN DETAILS
 OLIVERO

SITE PLAN DETAILS for
 OLIVERO
 LOCATED IN CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 OWNER: ALBERTA PROPERTIES, LLC
 2109 CLARK AVE
 RALEIGH, NC 27605

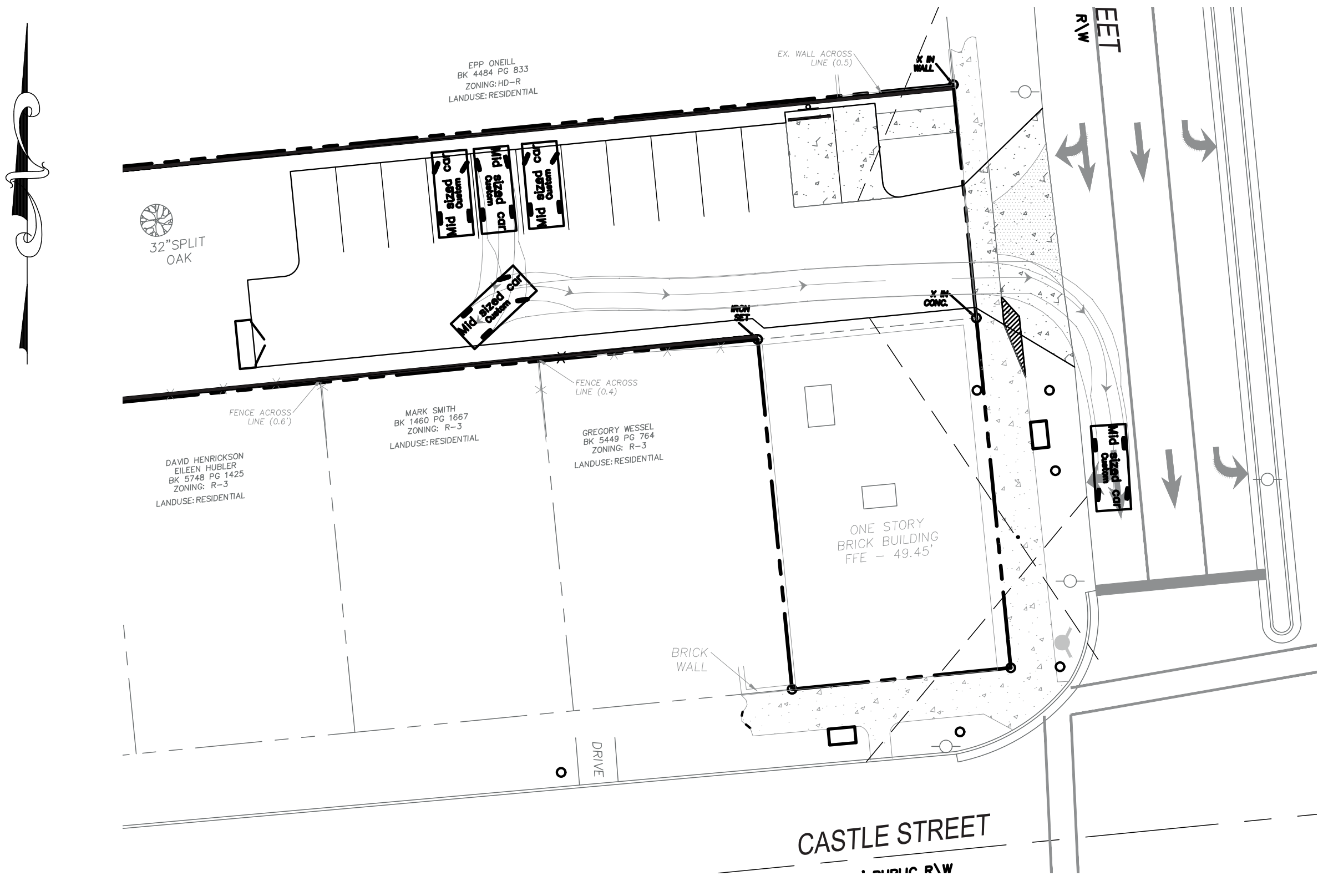
REV. NO.	DATE	BY	REMARKS
5	8-23-22	MRB	PLOTTED FOR CONSTRUCTION RELEASE
2	8-15-22	MEB	REUSED PER TRC COMMENTS
1	3-30-22	MEB	REUSED PER TRC COMMENTS

DATE: 11-6-19
 HORZ. SCALE: N/A
 VERT. SCALE: N/A
 DRAWN BY: RLW
 CHECKED BY: HSR
 PROJECT NO.: 19-0498

Sheet No. 5 of 5



ENTERING PARKING SPACE



EXITING PARKING SPACE

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

CITY OF WILMINGTON
NORTH CAROLINA
Public Services Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED
Signed: _____

APPROVED
By Jeff Walton at 10:21 am, Aug 24, 2022

Approved Construction Plan

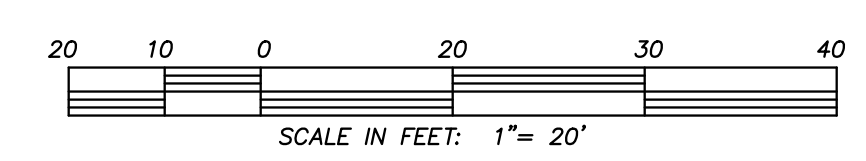
Name _____ Date _____ **OLIVERO FORMERLY 520 & 522 S 3RD STREET**

Planning _____ **CONSTRUCTION PLANS**

Traffic _____ **APPROVED 8/24/22**

Fire _____ **NO STORMWATER PERMIT**

JW, RC, JM, MB, BM



CSD ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

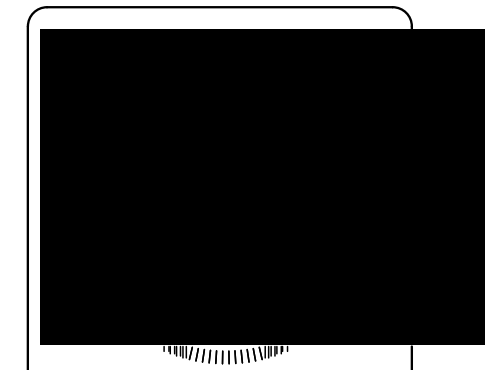
P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

AUTOTURN ANALYSIS
OLIVERO

This drawing is prepared by CSD Engineering, Inc. or its employees, who are duly licensed and registered professional engineers in the State of North Carolina. It is the responsibility of the client to ensure that the drawing is used for the intended purpose and that all necessary permits are obtained from the appropriate authorities. CSD Engineering, Inc. is not responsible for any errors or omissions in this drawing.

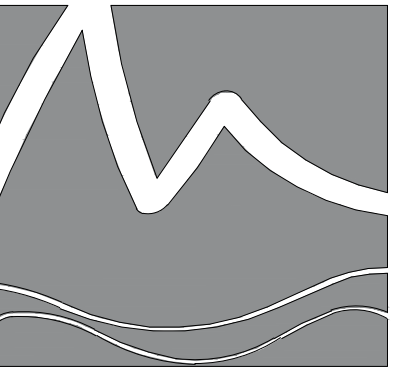
AUTOTURN ANALYSIS for
OLIVERO
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: ALBERTA PROPERTIES, LLC
2108 CLARK AVE
RALEIGH, NC 27605



REV. NO.	REMARKS	BY	DATE
1	PLOTTED FOR CONSTRUCTION RELEASE	MRB	8-23-22

DATE: 8-17-22
HORIZ. SCALE: 1" = 20'
VERT. SCALE: N/A
DRAWN BY: MRB
CHECKED BY: HSR
PROJECT NO.: 19-0498



MIHALY
LAND DESIGN

PLANNING + LANDSCAPE ARCHITECTURE
330 MILITARY CUTOFF RD., Suite A3
Wilmington, NC 28405 910.392.4335

Revisions
2022-03-18: REVISED PER TRC COMMENTS
2022-07-26: REVISED PER TRC & OWNER COMMENTS
2022-08-10: UPDATED PLANTING BASED ON COMMENT FROM C.O.W. ENGINEER
2022-08-16: UPDATED PLANTING BASED ON COMMENT FROM AARON REESE

CLIENT
ALBERTA PROPERTIES, LLC
2108 CLARK AVE.
RALEIGH, NC 27605

PROJECT
OLIVERO
520 & 522 S. 3RD STREET
WILMINGTON, NC
LANDSCAPE PLAN

PERMIT SET

Date: 2020-09-14
Phase:
Job Number: 101-700
Designed by: MLD
Drawn by: MAS
Checked by: JWM
Sheet Title:
PLANTING PLAN

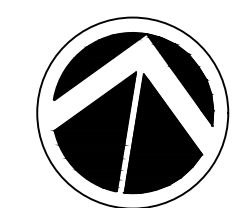
Sheet Number:
L1.0
of 1 sheets

PLANT SCHEDULE					
TREES	BOTANICAL / COMMON NAME	CONT	CAL	MIN. REQ. SIZE	QTY
	Carpinus caroliniana / American Hornbeam	--		2" CAL	1
	Ilex x a. 'East Palatka' / Single Stem East Palatka Holly	B & B		8' HT	13
	Juniperus virginiana / Eastern Red Cedar	B & B	3" CAL		3
	Quercus virginiana / Southern Live Oak	B & B	3" CAL	2" CAL	2
	Ulmus americana 'Princeton' / Princeton American Elm	--		3" CAL	1
SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	MIN. REQ. SIZE	QTY
	Ligustrum j. 'Recurvitolium' / Wax leaf ligustrum	7 gal		36" HT	15
	Miscanthus s. 'Adagio' / Adagio Eulalia Grass	3 gal		18" HT	11
	Muhlenbergia capillaris / Pink Muhly	3 gal	18-24" HT		40
	Podocarpus macrophyllus maki / Shrubby Yew	7 gal		3' HT	43
	Viburnum odoratissimum / Sweet Viburnum	15 gal	5-6' HT		5
PARKING LOT SCREENING	BOTANICAL / COMMON NAME	CONT	SIZE	MIN. REQ. SIZE	QTY
	Ligustrum j. 'Recurvitolium' / Wax leaf ligustrum	7 gal		36" HT	3
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SIZE	MIN. REQ. SIZE	QTY
	Trachelospermum a. 'Asiatic' / Asiatic Jasmine	1 qt	6-12" HT		18" o.c. 30

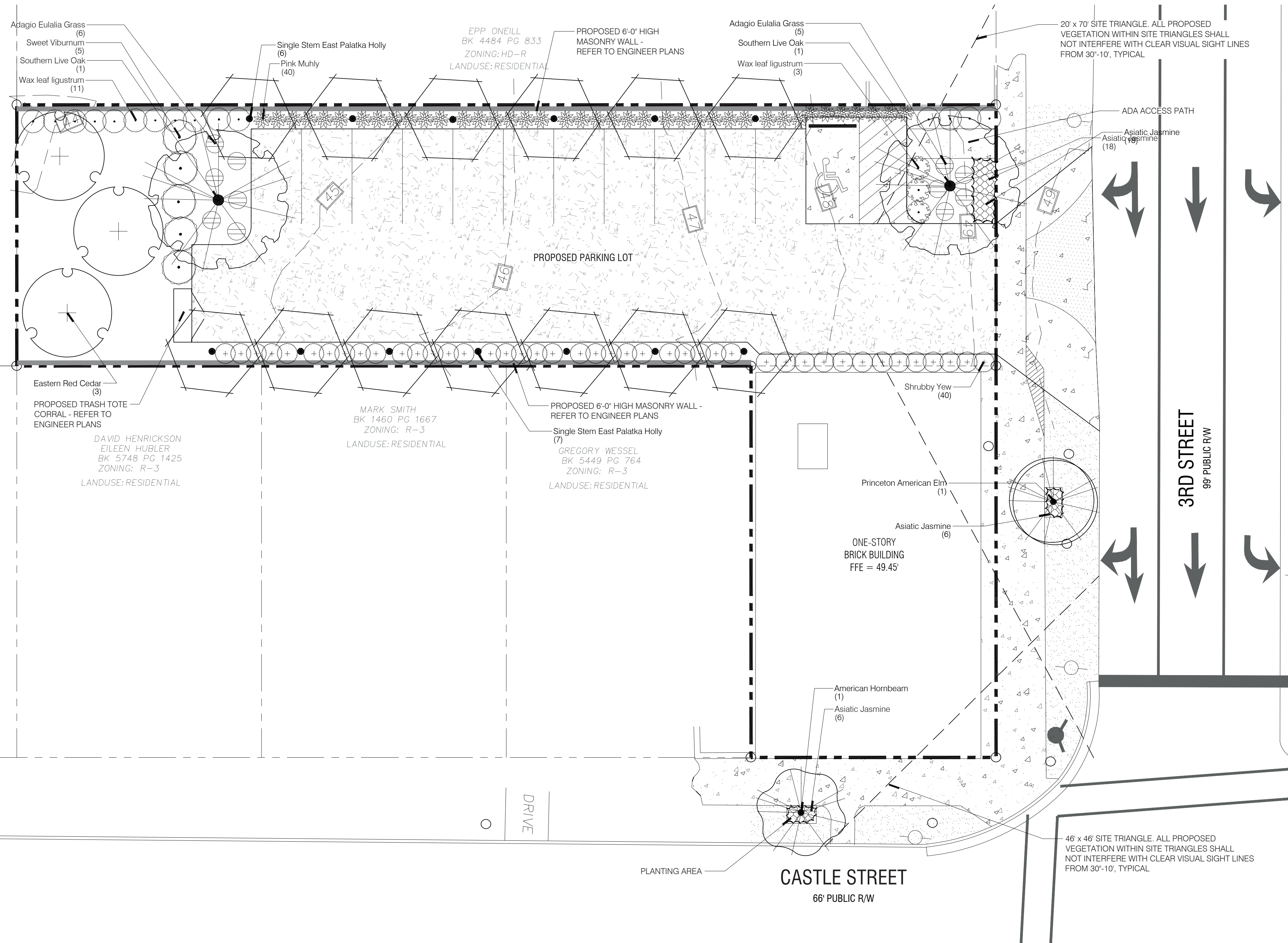
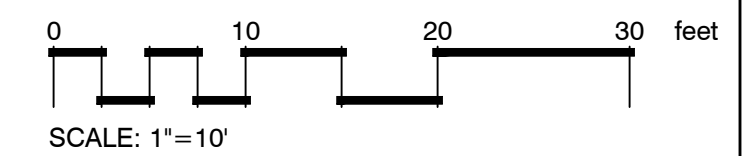
SITE DATA	
SITE ADDRESS:	522 S. 3RD STREET
PARCEL NUMBER:	R05409-002-016-000
TOTAL PROJECT AREA:	23 AC
EXISTING ZONING DISTRICT:	MSMU
PROPOSED USE:	COMMERCIAL (RESTAURANT)
LANDSCAPE REQUIREMENTS	
	REQUIRED PROVIDED
PARKING LOT CANOPY COVERAGE (434 SF X 10%)	44 SF, 1 TREES 1 LARGE TREES
* NOTE: OWNER TO PROVIDE PAYMENT-IN-LIEU FOR (1) STREET TREE	

OLIVERO FORMERLY 520 & 522 S 3RD STREET
CONSTRUCTION PLANS
APPROVED 8/24/22
NO STORMWATER PERMIT
JW, RC, JM, MB, BM

APPROVED
By Jeff Walton at 10:23 am, Aug 24, 2022



NORTH



CHARLES & JOAN
DAVIS
BK 1371 PG 1684
ZONING: R-3
LANDUSE: RESIDENTIAL

BEN FUSSELL
BK 1228 PG 781
ZONING: R-3
LANDUSE: RESIDENTIAL

DAVID HENRICKSON
EILEEN HUBLER
BK 5748 PG 1425
ZONING: R-3
LANDUSE: RESIDENTIAL

MARK SMITH
BK 1460 PG 1667
ZONING: R-3
LANDUSE: RESIDENTIAL

GREGORY WESSEL
BK 5449 PG 764
ZONING: R-3
LANDUSE: RESIDENTIAL

EPP ONEILL
BK 4484 PG 833
ZONING: HD-R
LANDUSE: RESIDENTIAL

CASTLE STREET
66' PUBLIC R/W

3RD STREET
90' PUBLIC R/W

46' x 46' SITE TRIANGLE. ALL PROPOSED
VEGETATION WITHIN SITE TRIANGLES SHALL
NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES
FROM 30'-10', TYPICAL

20' x 70' SITE TRIANGLE. ALL PROPOSED
VEGETATION WITHIN SITE TRIANGLES SHALL
NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES
FROM 30'-10', TYPICAL



Outdoor Lighting
Shoobox "S"
Pedestrian LED



The energy-efficient Shoobox "S" Pedestrian LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoobox "S" Pedestrian LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it.

LED	50 watts <i>(Light Emitting Diode)</i>
Mounting heights	12', 13', 16'
Color	Black
Poles	Smooth round concrete Fluted concrete Fiberglass Decorative aluminum
Applications	Neighborhoods Parks Shopping centers

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.769.6417.



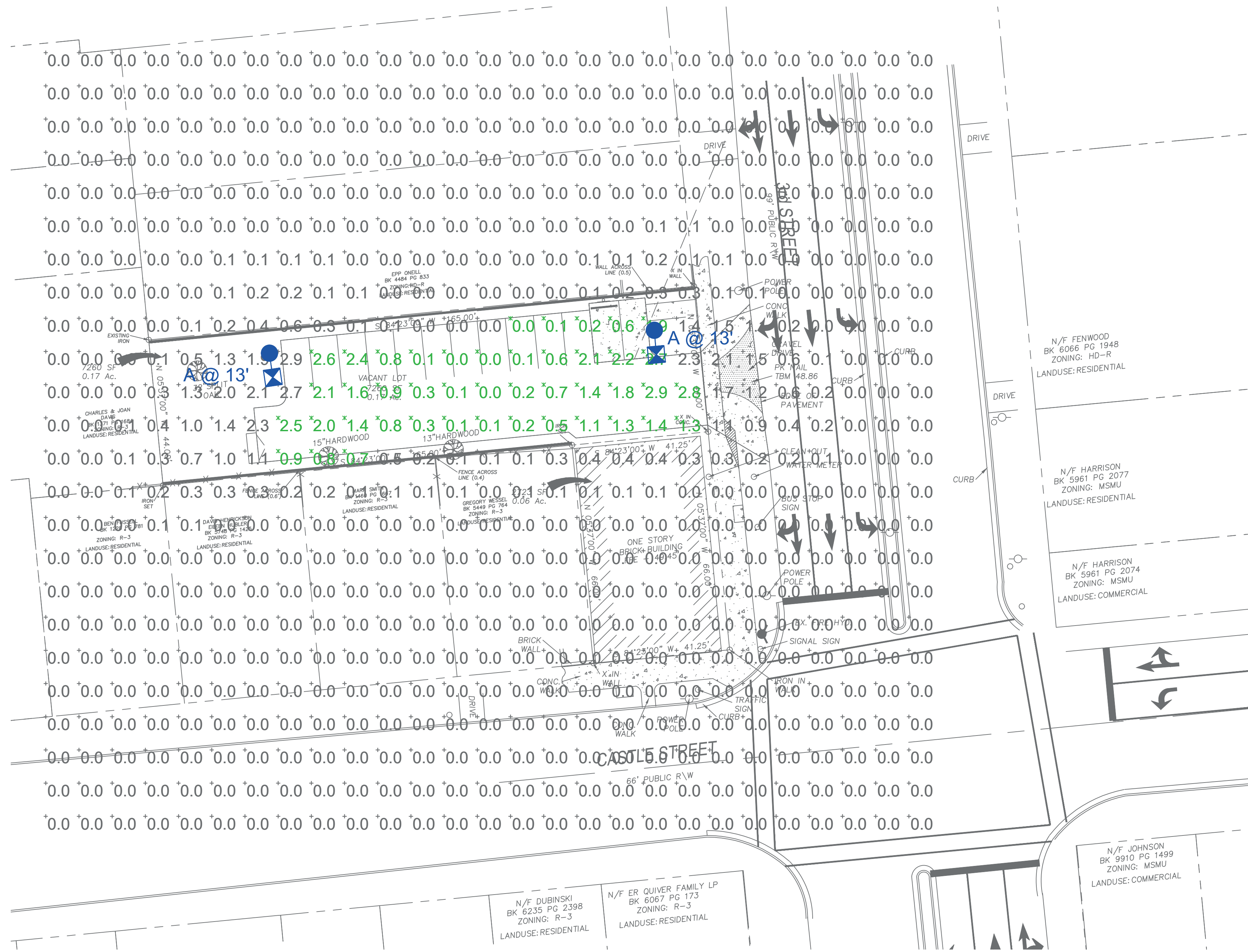
Outdoor Lighting
Shoobox "S" Pedestrian LED

Light source: LED (white)
Wattage: 50
Lumens: 3,730
Light pattern: IESNA Type III (oval)
IESNA Backlight - Uplight - Glare (BUG) Rating: B1-U0-G1
Color temperature: 4,000K



Poles available:	Mounting height	Color
Fiberglass	16'	Black
Style V	12', 16'	Black
Style VI	12'	Black
Style VII	13'	Black

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

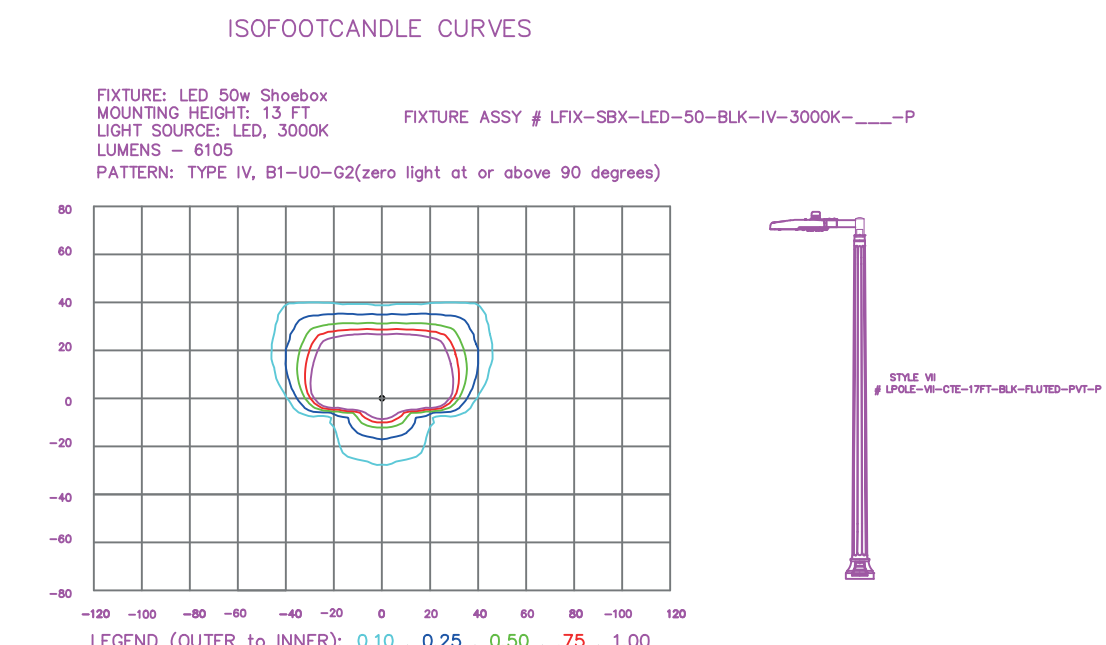


APPROVED
By Jeff Walton at 10:21 am, Aug 24, 2022

**OLIVERO FORMERLY 520 & 522 S 3RD STREET
CONSTRUCTION PLANS
APPROVED 8/24/22
NO STORMWATER PERMIT
JW, RC, JM, MB, BM**

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	✕	1.1 fc	2.9 fc	0.0 fc	N/A	N/A

Schedule						
Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
✕	A	2	LED 50w Shoobox - Type IV - 3000K	16	382	0.85

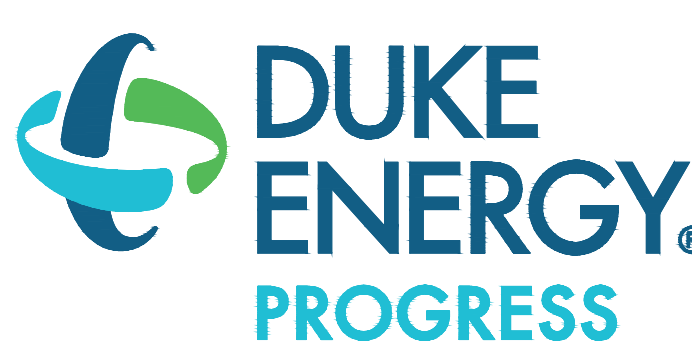


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REV#	DATE	REVISION	BY
Rev A	06/15/22	LED Pedestrian Shoobox - Spun Concrete Pole	NJ

Customer approval _____
Date _____

LIGHTING DESIGN TOLERANCE
The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.



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OLIVERO Wilmington, NC	
SITE LIGHTING PLAN	
Designed by	DEP LIGHTING SOLUTIONS
Reviewed by	N. Johnson Scale 1" = 20'
Date	06/15/2022 Size "Arch D"
Description	LED Pedestrian Shoobox Style VII Pole
Drawing No.	22-0242A Sht. 1 OF 1