

Utility Notes:

- Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
- All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
- All water & sewer utilities to be installed per CPPIA Technical Specifications & Standards.
- Project shall comply with CPPIA Cross Connection Control requirements. Water meters cannot be released until all requirements are met and N.C.D.E.M.R. has issued their "Final Approval". Call 343.3910 for information.
- Solid waste disposal will be serviced by roll-out carts.

Traffic Notes:

- All pavement markings in public rights-of-way & for driveway are to be thermoplastic & meet City and/or NCDOT standards.
- Traffic control devices (including signs and pavement markings) in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.
- Any broken or missing sidewalk panels and/or curbing shall be replaced.
- Traffic warning mats to be installed at all wheelchair ramps.
- A landscaping plan, indicating the location of required street trees shall be submitted to the Traffic Engineering Division and Parks & Recreation Department for review and approval prior to the recording of the Final Plat. Plan shall adhere to SD 15-17.

Stormwater Management Notes:

- Stormwater management will meet City & State requirements.

Tree Preservation Notes:

- Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
- Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
- Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
- Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per area, in both English & Spanish (Tree Protection Area: Do Not Enter.)

Site Inventory Notes:

- Soil Types: LE (lean sand)
- This property is not impacted by any AEC.
- There are no Conservation Resources.
- This site is not impacted by any recognized historic or archeological significance.
- No cemeteries were evidenced on the site.
- Regulated vegetation has been located within the development area.
- There are no jurisdictional wetlands within the project boundaries.
- There is no evidence of endangered species or habitat issues on the site.
- This property is not within a flood hazard area as evidenced on N.C. Flood Panel 37203157.
- The site drainage flows into the Bradley Creek watershed.

Legend:

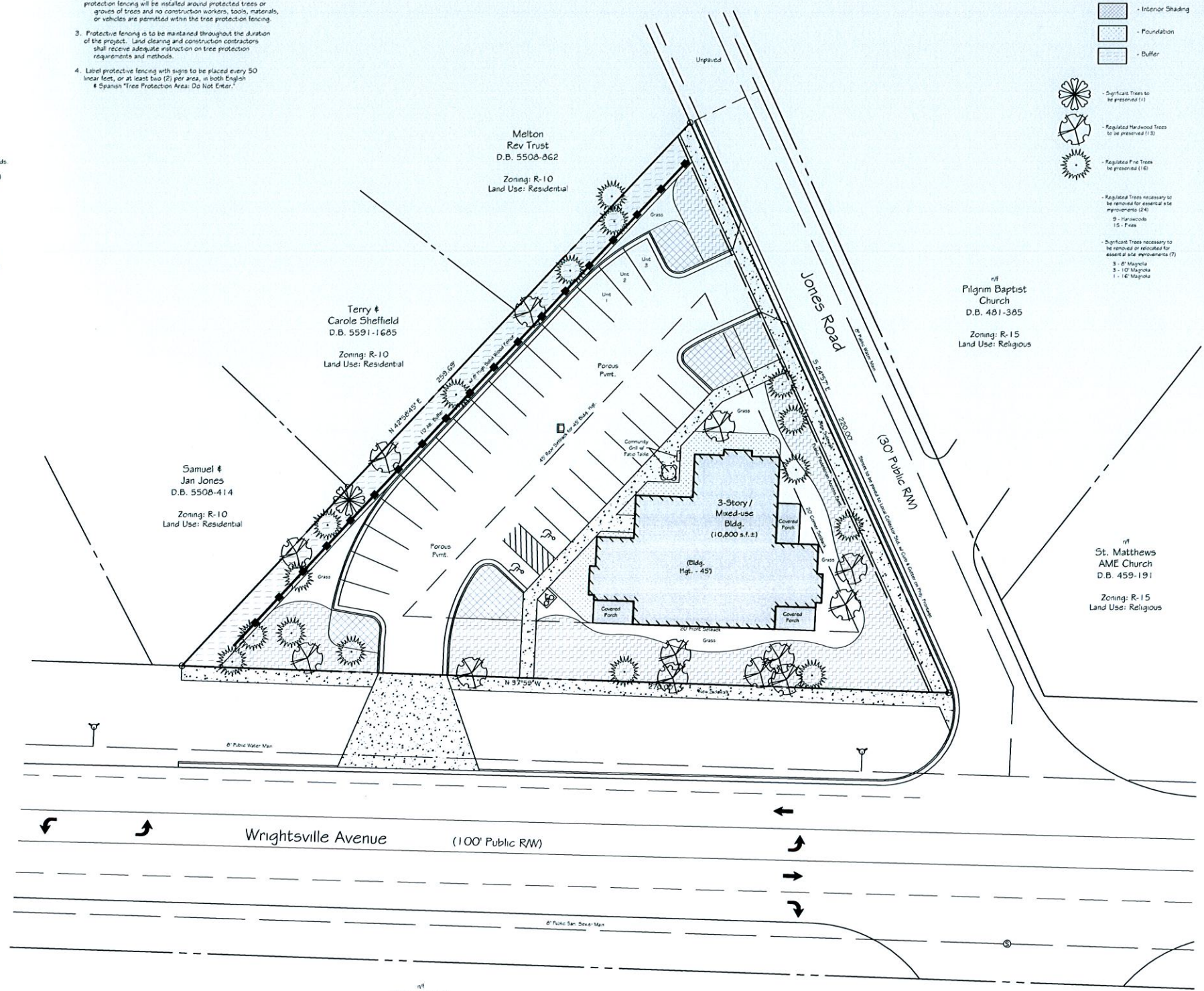
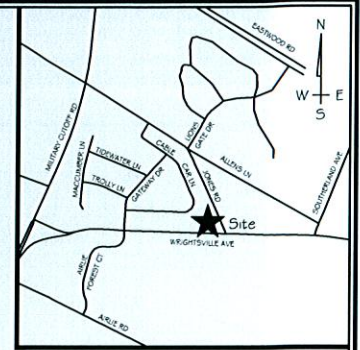
- Streetyard
- Interior Shading
- Foundation
- Buffer

- Significant Trees to be preserved (1)
- Regulated Non-Jurisdictional Trees to be preserved (1.3)
- Regulated Free Trees to be preserved (1.6)
- Regulated Trees necessary to be removed for essential site improvements (2.4)
 - 9 - Magnolia
 - 15 - Tree
- Significant Trees necessary to be removed or relocated for essential site improvements (7)
 - 3 - Magnolia
 - 3 - 12 Magnolia
 - 1 - 16 Magnolia

Preliminary Landscape Calculations:

	Req'd.	Provid.
Wrightsville Ave. Primary Streetyard 250 l.f. frontage - 24 l.f. driveway = 226 X 18 (0.41:1 District factor) @ 1 canopy tree / 600 s.f. or 3 under-story (for OH power) @ 6 shrubs / 600 s.f.	406 s.f. 7 20 40	406 s.f. 7 20 40
Jones Rd. Secondary Streetyard 200 l.f. frontage - 24 l.f. driveway = 176 X 9 (1/2 0.41:1 District factor) @ 1 canopy tree / 600 s.f. or 3 under-story (for OH power) @ 6 shrubs / 600 s.f.	154 s.f. 3 5 16	176 s.f. 3 5 16
Parking Area Interior - 9,600 s.f. x 8% Medians	768 s.f.	1064 s.f.
Foundation Plantings - 125 l.f. facade @ 40 high X 12% @ 3 trees / 100 l.f. @ 2 rows evergreen shrubs @ 12 O.C.	1920 s.f. 2 2	2820 s.f. 4 4
Parking Area Perimeter - NA		
Overall Site - 0.6 ac. ± development area x 15 trees/ac.	9	9

Mitigation - If significant trees can not be relocated on-site, they will be mitigated with new trees planted within the project or payment-in-lieu.



Development Data:

Proposed Land Use: CDMU - Neighborhood Retail, Professional Offices and Residential Units

Gross Floor Area: 10,500 s.f.

Building Coverage: 4200 s.f. (15.9%)

Building Height: 3-Story / Maximum 45'

Parking (sample units)

Min. Spaces Req'd. -	22
3240 s.f. Retail	5
3240 s.f. Professional Offices	11
3 Units Residential	3
Max. Spaces Permitted -	36
3240 s.f. Retail	14
3240 s.f. Professional Offices	16
3 Units Residential	6
** Total Spaces Provided = 28 **	

Bicycle Parking
Min. spaces req'd. - 5
** 5 Spaces provided **

Surfaces:

Rooftop -	4,200 s.f. ±
Porous Open Area -	4,800 s.f. ±
Porous Pavement -	4,800 s.f. ±
Walks -	1,800 s.f. ±
Total -	15,600 s.f. ±

Impervious Coverage:

Rooftop -	4,200 s.f. ±
Walks -	1,800 s.f. ±
Total -	6,000 s.f. ± (22.7%)

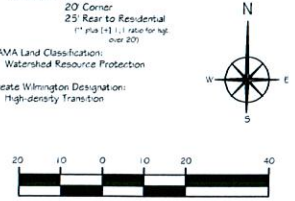
(< 10,000 s.f. -- no Stormwater Permit Req'd.)

Development Notes:

- All development shall be in accordance with the City of Wilmington Land Development Code.
- Project shall comply with all Federal, State & New Hanover County regulations.

General Notes:

- New Hanover County Parcel No.: 313714.43.0445
- Project Tract Area: 26.472 s.f. (0.61 ac. ±)
- Existing Zoning District: R-10
Proposed Zoning District: OH-1(CD)
[Zoning Area (includes RW) = 1.03 ac. ±]
Setbacks - 20 Front,
20 Corner,
25 Rear to Residential
(17 plus 12) (1) rear for up
(over 20)
- CAMA Land Classification: Watershed Resource Protection
- Create Wilmington Designation: High-density Transition



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PLANNING DIVISION

P.O. Box 7223
Wilmington, NC 28406
Tel 310-620-2374

Project No.: 18-02
Scale: 1" = 20'
Date: 03/20/18
Revised: 04/05/18 by
pam-revex-coment

Developer:
Bailey & Associates
405-D Western Blvd.
Jacksonville, NC 28546

Conditional District
Concept Plan

Property Address: 6789 Wrightsville Avenue
Trolley Station Mixed-Use
Wilmington Township / New Hanover County / North Carolina