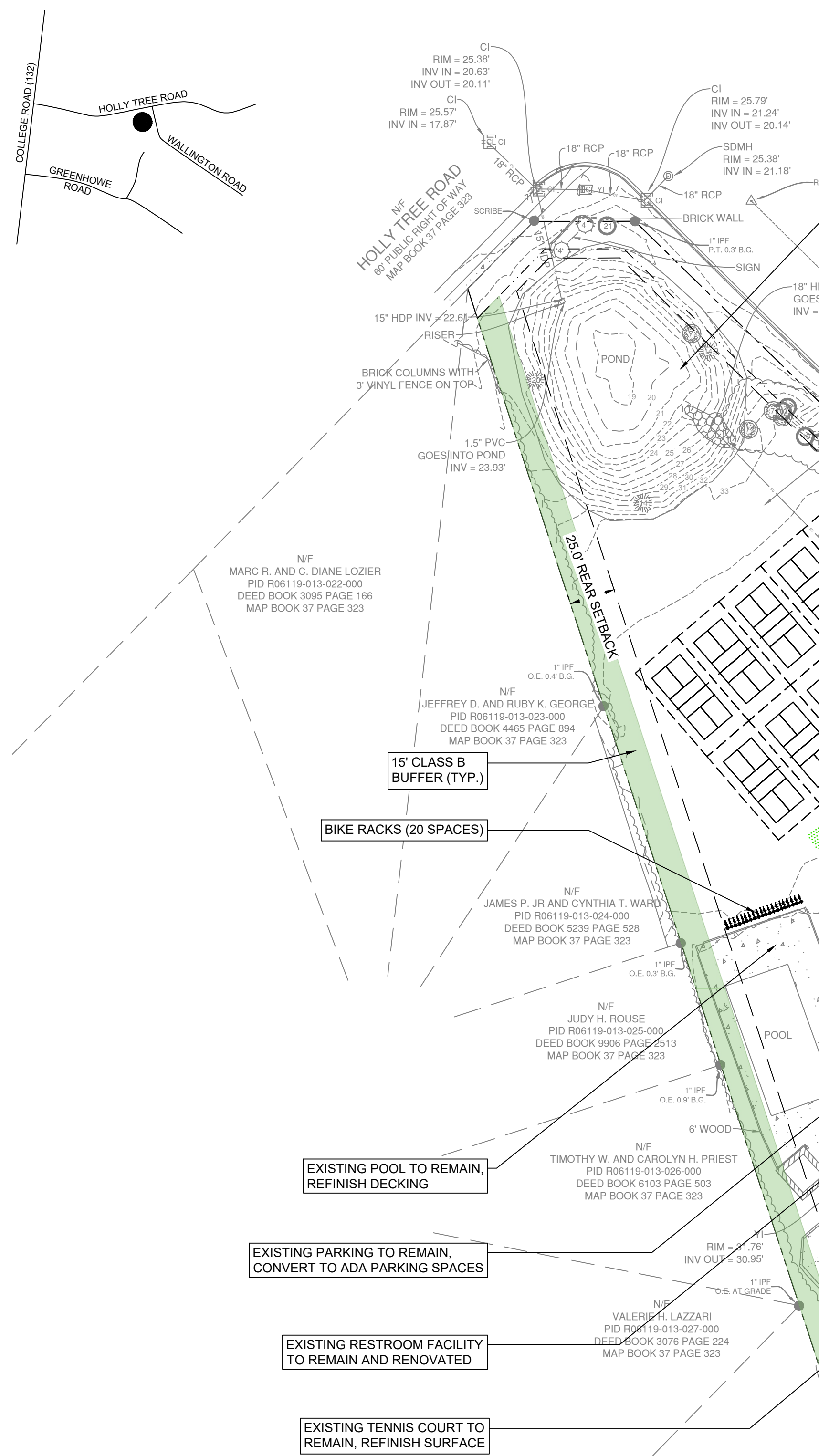


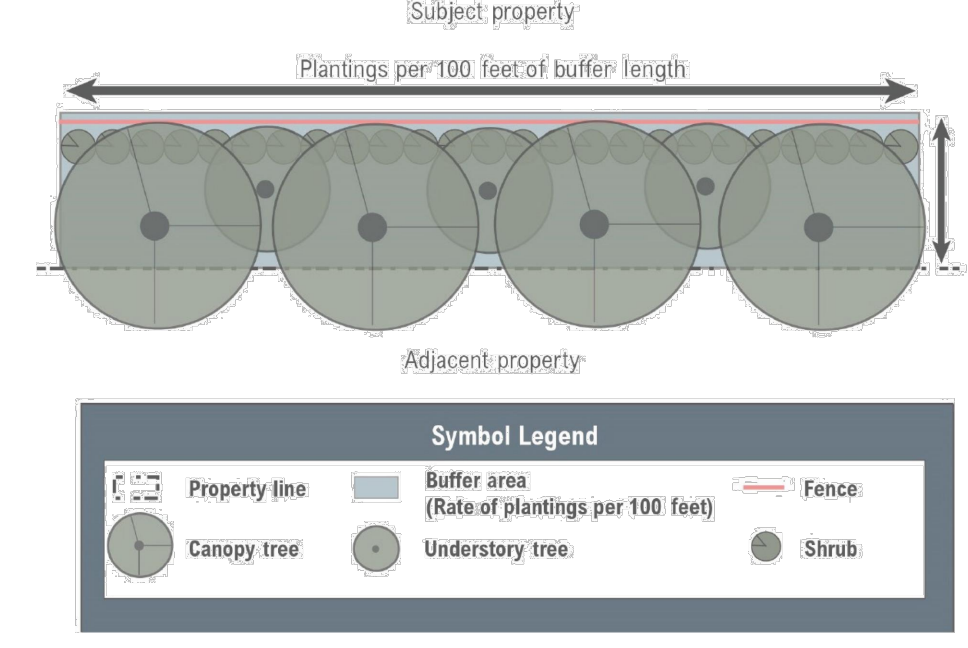
LOCATION MAP

SCALE: 1" = 1000'



SITE DATA

PROJECT INFORMATION				
PROJECT NAME	HOLLY TREE RACQUET CLUB			
PROJECT ADDRESS	4950 HOLLY TREE ROAD 340 WESTCHESTER ROAD			
PARCEL ID - PARCEL A	R06119-004-015-000 R06119-004-013-000			
TOTAL PROPERTY ACREAGE	±7.31 AC			
APPLICANT/DEVELOPER	MIKE HARRIS 5512 BUSINESS DRIVE WILMINGTON, NC 28405			
ENGINEER	RIVERVIEW ENGINEERING, PLLC NICHOLAS LAURETTA, PE, LEED AP			
CURRENT ZONING	R-15			
PROPOSED ZONING	RB (CO)			
CURRENT USE	PRIVATE RECREATION			
PROPOSED USE	PRIVATE RECREATION			
CAMA LAND USE	WATERSHED RESOURCE PROTECTION			
FLOOD HAZARD	ZONE X			
RIVER BASIN	WHITE OAK			
RECEIVING STREAM	HEWLETTS CREEK (18-87-26)			
CLASSIFICATION	SAHOW			
WATER QUALITY PROGRAM	A			
SETBACKS (SEE NOTE 5)				
FRONT	20			
SIDE STREET	20			
SIDE INTERIOR (R-15)	50			
REAR (R-15)	25			
PROPOSED STRUCTURES				
NUMBER OF BUILDINGS	4			
BUILDING SQUARE FOOTAGE	31,713 SF			
BY-RIGHT HEIGHT	45 FT			
OPTIONAL HEIGHT INCREASE	96 FT			
BUILDING HEIGHT	20 FT. (PICKLEBALL) 65 FT. (GOLF)			
CONSTRUCTION TYPE	TBD			
BUILDING LOT COVERAGE	10%			
IMPERVIOUS COVERAGE				
EXISTING	110,532 SF / 35%			
PROPOSED	129,872 SF / 41%			
PROPOSED OFFSITE	0 SF			
DISTURBED AREA	±7.0 AC.			
PARKING SUMMARY				
	INTENSITY	MAXIMUM	PROVIDED	
RECREATION OUTDOOR				
- GENERAL 1 PER 200 SF GFA	22,000 GFA	110		
- GENERAL 1 PER 1000 SF USE AREA	18,000 SF	18		
- GOLF DRIVING RANGE 2 PER TREE	10 TREES	20		
TOTAL MAXIMUM PARKING		148	111	
ADA COMPLIANT REQUIRED	5 (1 VAN)	5 (2 VAN)		
TRAFFIC GENERATION				
	INTENSITY	ADT	AM PEAK	PM PEAK
MULTI-PURPOSE RECREATION (435)	7.31 AC.	678	14	43



2 CLASS B BUFFER

SCALE: NTS

TREE LEGEND

- LONGLEAF PINE
- LOBLOLLY PINE
- PEAR
- OAK
- MIMOSA
- MAGNOLIA
- HOLLY
- CHERRY
- UNKNOWN

STORMWATER MANAGEMENT NARRATIVE

THE SITE GENERALLY DRAINS FROM SOUTH TO NORTH THROUGH OVERLAND FLOW AND AN EXISTING STORM DRAINAGE PIPE NETWORK OF HDPE PIPE AND DISCHARGES TO AN EXISTING WET DETENTION POND LOCATED AT THE NORTHERN CORNER OF THE SITE. THE POND DISCHARGES THROUGH AN EXISTING OUTLET STRUCTURE CONNECTED TO THE EXISTING STORM DRAINAGE NETWORK IN HOLLY TREE ROAD COVERED BY 18 IN. RCP.

THE SITE DRAINAGE PATTERNS WILL BE MAINTAINED FOR THE PROPOSED CONDITIONS. ADDITIONAL DROP INLETS AND YARD INLETS WILL BE ADDED TO THE EXISTING STORM DRAINAGE PIPE NETWORK TO COLLECT RUNOFF FROM THE PROPOSED IMPERVIOUS AREA. THE POND WILL BE MODIFIED TO MEET THE CURRENT CITY OF WILMINGTON AND NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES HANOVER COUNTY BOARD OF EDUCATION STANDARDS AND WILL INCORPORATE VOLUME REDUCTION MEASURES TO MEET THE RUNOFF VOLUME MATCH REQUIREMENTS.

- SA WATERS: ANNUAL RUNOFF VOLUME AFTER DEVELOPMENT SHALL NOT BE MORE THAN FIVE PERCENT HIGHER THAN THE ANNUAL RUNOFF VOLUME BEFORE DEVELOPMENT

THE PROJECT WILL PROVIDE A FOREBAY AND SECONDARY SCM IN THE AREA BETWEEN THE CURRENT POND AND THE PROPOSED PICKLEBALL COURTS TO BRING THE POND UP TO CURRENT STANDARDS. THE POND WILL BE SIZED TO PROVIDE PEAK FLOW ATTENUATION TO PRE-DEVELOPMENT RATES FOR THE 2-, 10-, AND 25-YEAR, 24-HOUR STORM EVENTS. THE DOWNSTREAM PIPE NETWORK WILL BE ANALYZED FOR CONVEYANCE CAPACITY AND HYDRAULIC GRADE LINE WITH RELATION TO THE ON-SITE STORM DRAINAGE PIPE NETWORK AND SCM.

EXCEPTIONAL DESIGN CRITERIA NARRATIVE

THE PROPOSED PROJECT IS LOCATED IN A WATERSHED PROTECTION AREA AS SHOWN ON THE CURRENT CAMA LAND USE MAP, WHICH RESTRICTS REDEVELOPMENT PROJECTS TO IMPERVIOUS AREA COVERAGE EQUAL TO EXISTING CONDITIONS AMOUNTS. INCREMENTAL BONUSES OF ADDITIONAL IMPERVIOUS AREA ARE ALLOWED FOR PROJECTS THAT ADD FEATURES OF AN "EXCEPTIONALLY DESIGNED PROJECT" AS DEFINED IN ARTICLE 4, DIVISION 4 OF THE WILMINGTON LAND DEVELOPMENT CODE.

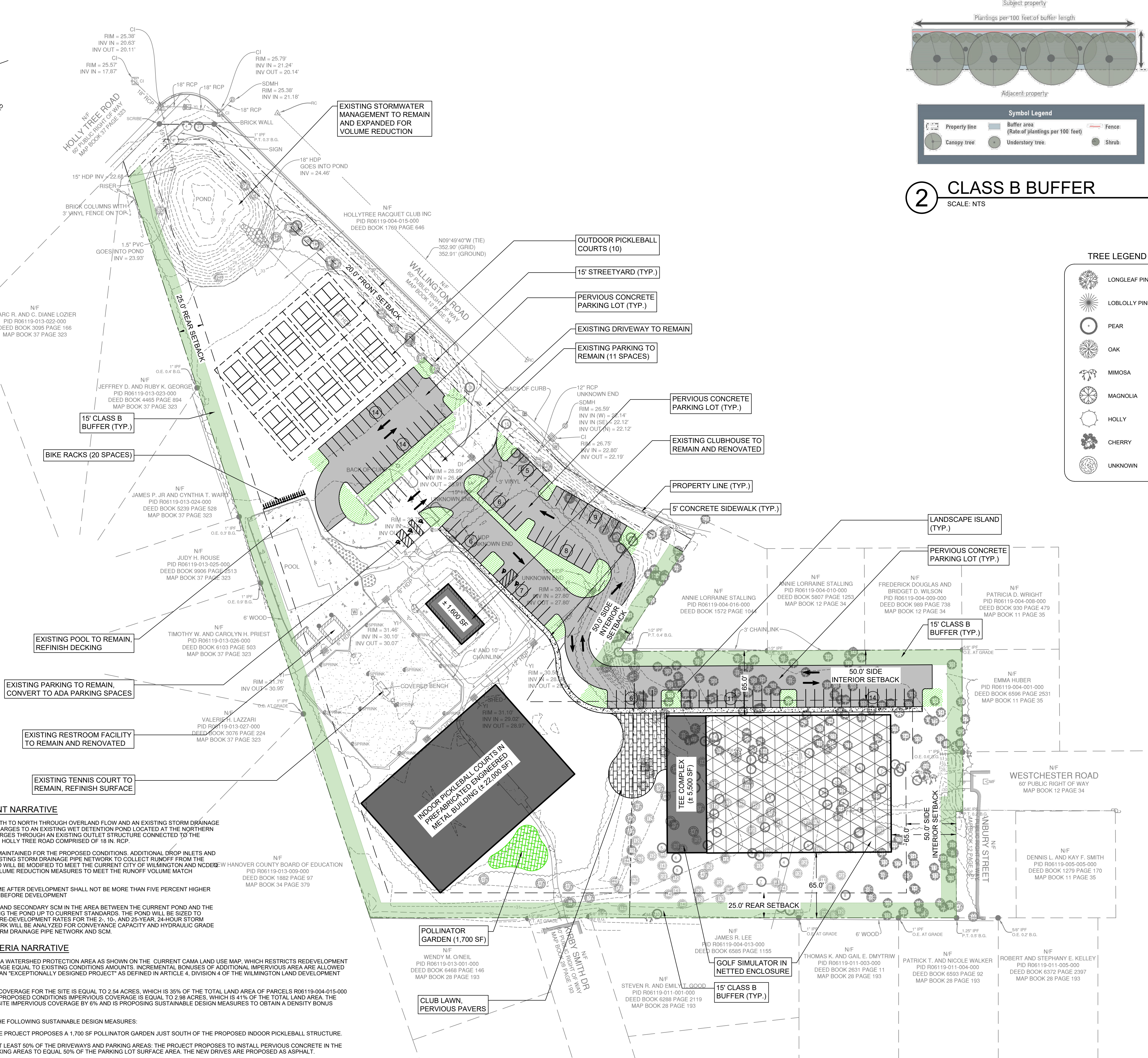
THE EXISTING CONDITIONS IMPERVIOUS COVERAGE FOR THE SITE IS EQUAL TO 2.54 ACRES, WHICH IS 35% OF THE TOTAL LAND AREA OF PARCELS R06119-004-015-000 AND R06119-004-013-000 COMBINED. THE PROPOSED CONDITIONS IMPERVIOUS COVERAGE IS EQUAL TO 2.98 ACRES, WHICH IS 41% OF THE TOTAL LAND AREA. THE PROJECT PROPOSES TO INCREASE THE SITE IMPERVIOUS COVERAGE BY 6% AND IS PROPOSING SUSTAINABLE DESIGN MEASURES TO OBTAIN A DENSITY BONUS EQUAL TO THE SITE OVERAGE.

THE PROJECT PROPOSES TO PROVIDE THE FOLLOWING SUSTAINABLE DESIGN MEASURES:

- INSTALL A POLLINATOR GARDEN: THE PROJECT PROPOSES A 1,700 SF POLLINATOR GARDEN JUST SOUTH OF THE PROPOSED INDOOR PICKLEBALL STRUCTURE.
- INSTALL PERVIOUS PAVEMENT ON AT LEAST 50% OF THE DRIVEWAYS AND PARKING AREAS: THE PROJECT PROPOSES TO INSTALL PERVIOUS CONCRETE IN THE PARKING STALLS FOR ALL NEW PARKING AREAS TO EQUAL 50% OF THE PARKING LOT SURFACE AREA. THE NEW DRIVES ARE PROPOSED AS ASPHALT.

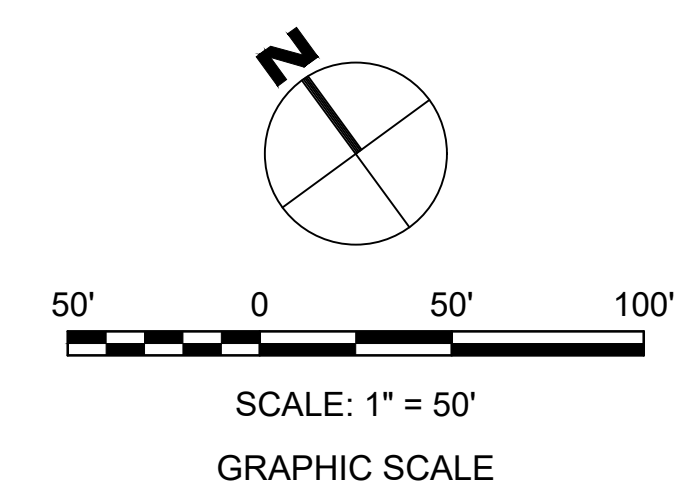
1 SITE PLAN

SCALE: 1" = 50'



NOTES

- NO WETLANDS EXIST ON-SITE.
- THE SITE IS UNDERLAIN BY BAYMEADE (B6) FINE SAND, WHICH IS CLASSIFIED AS HYDROLOGIC SOIL GROUP A. DETAILED GEOTECHNICAL INVESTIGATIONS WILL BE PERFORMED AT AREAS WHERE PERVIOUS PAVEMENT AND VOLUME MATCH SCM ARE PROPOSED.
- THE PROJECT IS OUTSIDE OF THE 0.2% (500-YR) ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA MAP NUMBER 3720313600K, DATED AUGUST 28, 2018.
- WATER AND SEWER IS PUBLIC (CFPUA) AND EXISTS WITHIN WALLINGTON ROAD. THE EXISTING SERVICE CONNECTIONS WILL BE MAINTAINED AND NEW SERVICES WILL BE ADDED FOR THE NEW BUILDING AND FIRE PROTECTION.
- THE PORTION OF THE BUILDING ABOVE THE BY-RIGHT HEIGHT, SHALL BE STEPPED BACK FROM FRONT AND SIDE LOT LINES AT A RATIO OF ONE FOOT FOR EVERY FOOT OF BUILDING HEIGHT.
- TREES WILL BE PLANTED TO SHADE VEHICULAR USE IMPERVIOUS SURFACE AREAS AS FOLLOWS:
 - THIRTY (30) PERCENT WITHIN AREA LOCATED OUTSIDE OF THE 1945 CORPORATE LIMITS.
 - ALL TREES USED TO SATISFY SHADING REQUIREMENTS MUST BE LOCATED WITHIN 10 FEET OF THE PARKING AREA.
- STREETSCAPE LANDSCAPING WILL BE INSTALLED ABUTTING A STREET RIGHT-OF-WAY AS MEASURED FROM THE OUTSIDE EDGE OF THE RIGHT-OF-WAY INWARD. STREETSCAPE LANDSCAPING WILL BE A MINIMUM DEPTH OF 15 FT. AND MAXIMUM DEPTH OF 40 FT. AND WILL CONTAIN ONE (1) TREE, SIX (6) UNDERSTORY TREES, AND NINE (9) SHRUBS PER 100 LINEAR FEET.
- PARKING LOTS WILL BE SHADED WITH PLANTED OR RETAINED VEGETATION THROUGH THE USE OF LANDSCAPED ISLANDS, MEDIANS, OR PERIMETER LANDSCAPED STRIPS.
- AT LEAST ONE (1) CANOPY TREE WILL BE PROVIDED FOR EVERY TWELVE (12) PARKING SPACES. AT LEAST SEVENTY-FIVE (75) PERCENT OF THE REQUIRED TREES WILL BE OF A LARGE SHADECANOPY SPECIES.
- NO PARKING SPACE WILL BE LOCATED MORE THAN SEVENTY (70) FEET FROM A CANOPY TREE LOCATED WITHIN A LANDSCAPE ISLAND, MEDIAN, OR PERIMETER LANDSCAPED STRIP.
- AN ISLAND OR MEDIAN WILL BE PROVIDED AT THE END OF EACH PARKING ROW TO SEPARATE THE LAST PARKING SPACE FROM ANY ADJACENT TRAVEL WAY. EACH ISLAND WILL BE PLANTED WITH AT LEAST ONE TREE AND VEGETATIVE GROUND COVER.
- AN ISLAND OR MEDIAN WILL PROVIDE A MINIMUM ROOT ACCESSIBLE SOIL VOLUME OF 1,000 CUBIC FEET PER CANOPY TREE AND 500 CUBIC FEET PER UNDERSTORY TREE.
- ALL ISLANDS AND MEDIANS WILL BE PROVIDED WITH A WATER SOURCE MEETING THE STANDARDS SPECIFIED IN SECTION 18-315: STANDARDS FOR LANDSCAPING.
- ALL PLANTINGS WILL BE PROTECTED FROM VEHICLE BUMPERS WITH CURBING, WHEEL STOPS, OR OTHER APPROPRIATE MEANS OF PROTECTION.
- PARKING LOTS WITHIN 50 FEET OF A RIGHT-OF-WAY, WILL BE PROVIDED WITH A LOW SCREEN WITH A MINIMUM HEIGHT OF THREE (3) FT. INCORPORATED INTO THE STREETSCAPE LANDSCAPING.
- FOR ALL PORTIONS OF BUILDINGS ADJACENT TO PARKING LOTS AND INTERNAL DRIVE AISLES, FOUNDATION PLANTINGS WILL BE PROVIDED BETWEEN THE BUILDING WALL AND THE PARKING OR DRIVE AISLE CURB.
- A CLASS B BUFFER IS REQUIRED BETWEEN THE PROPOSED ZONING OF RB AND ADJACENT R-15 ZONING.
- FIFTEEN (15) NEW TREES WILL BE PLANTED FOR EACH DISTURBED ACRE.
- SCREENING WILL BE PROVIDED FOR ANY GROUND-LEVEL MECHANICAL EQUIPMENT AND TRASH CONTAINMENT AREAS.



ENGINEER

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PROJECT OWNER

THE CLUB AT MIDTOWN

STAMP

ISSUE FOR REVIEW

ISSUE DATE: 7/22/2024

REVISIONS

PRINCIPAL IN CHARGE: N. LAURETTA, PE

DRAWN BY: NUL

CHECKED BY: NUL

PROJECT ADDRESS: 4950 HOLLY TREE ROAD, WILMINGTON, NC 28405

PROJECT NUMBER: 1022.01

SHEET TITLE: SITE PLAN

SHEET NUMBER: CS101