

| ITEM | EXISTING | PROPOSED |
|--|--------------|-----------|
| SANITARY GRAVITY SEWER LINE (S) | EX. 10" S | 10" S |
| SANITARY SEWER FORCE MAIN (F.M.) | EX. 10" F.M. | 12" F.M. |
| SANITARY SEWER MANHOLE (S.S.M.H.) | EX. S.S.M.H. | S.S.M.H. |
| SANITARY SEWER CLEANOUT (C.O.) | EX. C.O. | C.O. |
| WATER MAIN & SIZE | EX. 10" W | 12" W |
| FIRE HYDRANT (F.H.) | EX. F.H. | F.H. |
| WATER VALVE (W.V.) OR METER (W.M.) | W.M. W.V. | W.M. W.V. |
| STORM DRAIN MANHOLE (S.D.M.H.) | EX. S.D.M.H. | S.D.M.H. |
| STORM DRAIN LINE (CMP, RCP, HDPE) | EX. S.D. | S.D. |
| CATCH BASIN (C.B.) | EX. C.B. | C.B. |
| UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (T.U.), ELECTRIC (E.U.)) | EX. U.E. | U.E. |
| UNDERGROUND ELECTRIC (U.E.) | EX. U.E. | U.E. |
| UNDERGROUND TELEPHONE (U.T.) | EX. U.T. | U.T. |
| UNDERGROUND GAS MAIN (G.) | EX. 2" G | 2" G |
| CONCRETE CURB & GUTTER | EX. C&G | C&G |
| CONCRETE SIDEWALK, SLAB / PAVING | EX. S&P | S&P |
| IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT | EX. I.S.R. | I.S.R. |
| INDIVIDUAL TREE OR BUSH | EX. T&B | T&B |
| WIRE FENCE | EX. W.F. | W.F. |
| CHAINLINK FENCE | EX. C.F. | C.F. |
| STOCKADE FENCE | EX. S.F. | S.F. |
| STRUCTURE (CONCRETE, WOOD, METAL, ETC.) | EX. S | S |
| DRAINAGE DITCH OR SWALE | EX. D | D |
| WETLAND BOUNDARY LINE | EX. W.B.L. | W.B.L. |
| CONTOUR | EX. C | C |
| ELEVATION SPOT SHOT | EX. E.S.S. | E.S.S. |
| BENCH MARK | EX. B.M. | B.M. |
| PROPERTY OR RIGHT-OF-WAY LINE | EX. P.R.O.W. | P.R.O.W. |
| CENTERLINE | EX. C.L. | C.L. |
| LIGHT POLE | EX. L.P. | L.P. |

SITE DATA

- OWNER OF RECORD: MIDTOWN DEVELOPMENT PARTNERS LLC
18 PALMETTO DRIVE
WRIGHTSVILLE BEACH, NC 28480
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
3333 JAECKLE DRIVE, SUITE 120
WILMINGTON, NC 28403
910.341.7600
- PROPERTY MAP NUMBER: R05513-012-001-000
- PROJECT ADDRESS: 1320 INDEPENDENCE BLVD.
- ZONING CLASSIFICATION: EXISTING: R-15
PROPOSED: CONDITIONAL O&I (CDMU)
- DEED SUMMARY: BK: RB 6648 PG: 2192 - 2194
- PLAT REFERENCE: BK: 528 PG: 451
- CAMALAND USE CLASSIFICATION: URBAN
- PRESENT USE: UNDEVELOPED AREA
- PROPOSED USE: CDMU
- TOTAL SITE AREA: BEFORE R.O.W. DEDICATION: 2.39 ACRES (104,024 S.F.)
AFTER R.O.W. DEDICATION: 2.24 ACRES (97,786 S.F.)
- PROPOSED BUILDING: BUILDING: 32,900 S.F. (4 STORY MIXED-USE BUILDING)
TOWNHOUSES: TOTAL 12,500 S.F.
- IMPERVIOUS COVERAGE: EXISTING: 5,800 S.F. (6% OF THE SITE)
PROPOSED: 60,288 S.F. (62% OF THE SITE)
- PARKING CALCULATIONS: MIXED-USE BUILDING:
MINIMUM PARKING PERMITTED: 1.5 SPACES PER 1 BEDROOM UNIT
MINIMUM PARKING PERMITTED: 36 SPACES FOR RESIDENTIAL UNITS
MAX PARKING PERMITTED: 1 SPACES PER 250 S.F. (PROFESSIONAL OFFICE)
MAX PERMITTED: 10 SPACES FOR OFFICE USE
PROVIDED: 40 OFF STREET PARKING SPACES (36 RESIDENTIAL PARKING, 4 COMMERCIAL SPACE)
TOWNHOME BUILDINGS:
MINIMUM PERMITTED: 2.5 SPACES PER 3 BEDROOM UNIT
MINIMUM PARKING PERMITTED: 40 SPACES
PROVIDED: 40 TOTAL SPACES (16 DRIVEWAY SPACES & 24 GARAGE SPACES, BICYCLE PARKING REQUIRED) / PROVIDED: 7 SPACES
MOTORCYCLE / MOPED PARKING REQUIRED / PROVIDED: 2 SPACES
EV READY PARKING REQUIRED / PROVIDED: 2 SPACES
HANDICAP PARKING SPACES: 2 SPACES
TOTAL SPACES MIN / MAX / PROPOSED: 80 MIN. / 86 MAX. / 80 PROPOSED
- SETBACKS:
FRONT: MAX 9'
SIDE: 20' (25' ADJOINING RESIDENTIAL)
REAR: 25' ADJOINING RESIDENTIAL
NO BUILDING SETBACK ALONG ALLEY TO PRESERVE TREES
- LANDSCAPE REQUIREMENT: SEE LANDSCAPE PLAN
- BUILDING LOT COVERAGE: EXISTING: NONE
PROPOSED: 45,400 S.F. (46% OF THE SITE)
- BUILDING HEIGHT: MIXED-USE PERMITTED: 45'
PROPOSED: 45' MAX
TOWNHOUSES PERMITTED: 42'
PROPOSED: 42' MAX
- MAX DENSITY: PERMITTED: 17 DU/AC
PROPOSED: 16.7 DU/AC
- TOTAL DISTURBED AREA: 2.90 ACRES ±
- BUILDING CONST. TYPE: TYPE VB
- CDMU REQUIREMENTS: COMMERCIAL SPACE
1. IF SUBJECT SITE IS LOCATED WITHIN 1/4 MILE OF A FULL-SERVICE GROCERY STORE 5% OF THE MIXED-USE SHALL BE USED FOR COMMERCIAL PURPOSES.
REQUIRED: 5% OF 45,400 S.F. = 2,270 S.F.
PROPOSED: 2,270 S.F.
OPEN SPACE:
1. 20 PERCENT OF THE SITE SHALL BE OPEN SPACE.
REQUIRED: 19,553 S.F.
PROPOSED: 36,166 S.F. (37% OF THE SITE.)
- ESTIMATED TRIP GENERATION: SMALL OFFICE - (2,270 S.F.) ITE CODE 712
AM PEAK: 3 TRIPS
PM PEAK: 4 TRIPS
24 HOUR VOLUMES: 24 TRIPS
SINGLE FAMILY ATTACHED (16 UNITS) - ITE CODE 215
AM PEAK: 9 TRIPS
PM PEAK: 10 TRIPS
24 HOUR VOLUMES: 109 TRIPS
MULTI-FAMILY MID RISE (24 UNITS) - ITE CODE 221
AM PEAK: 8 TRIPS
PM PEAK: 9 TRIPS
24 HOUR VOLUMES: 115 TRIPS
TOTAL TRIPS: 20 / 23 / 248 TRIPS

PROJECT TITLE

MIDTOWN & MAIN
INDEPENDENCE BLVD & OLEANDER DRIVE
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

SHEET TITLE

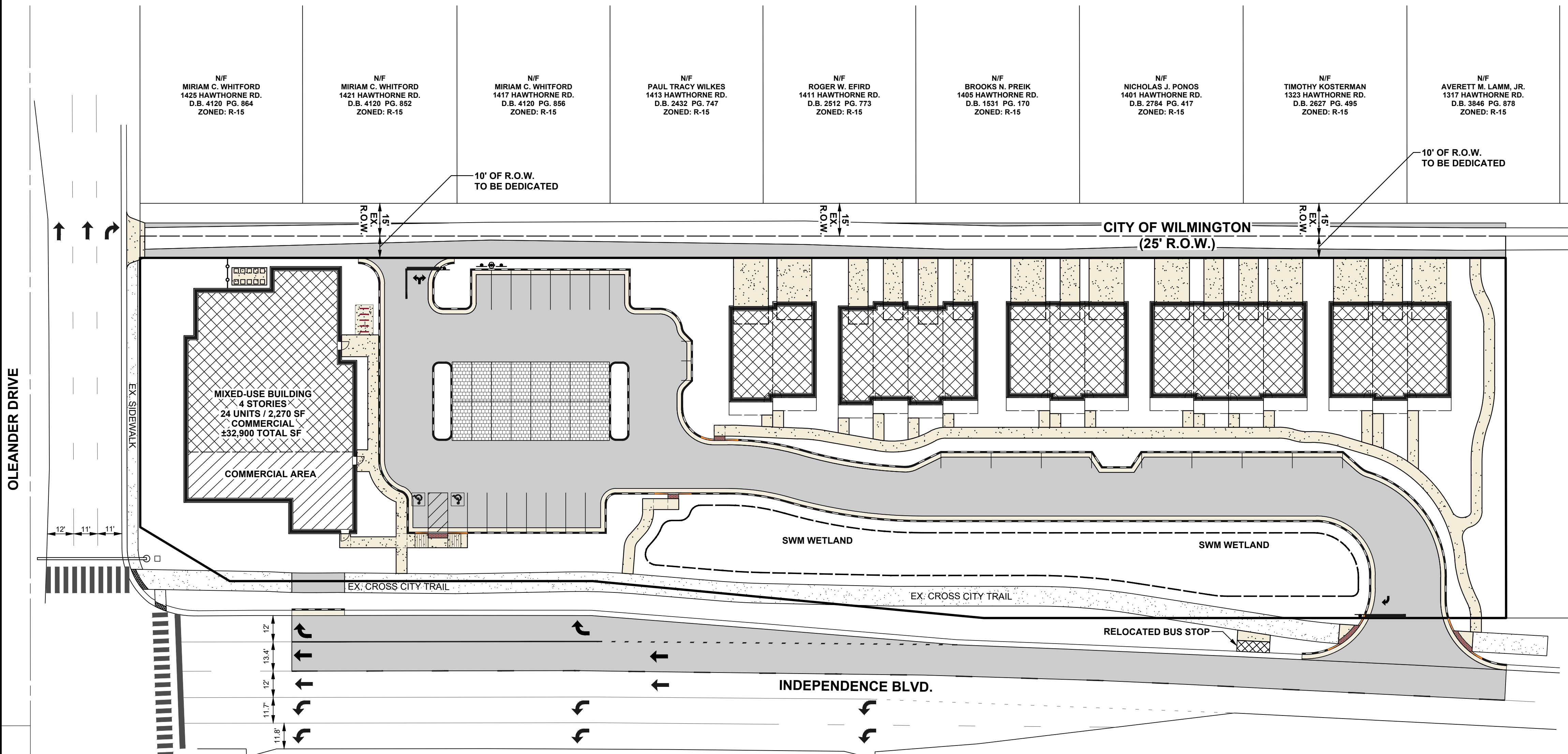
COVER SHEET



ISSUE BLOCK

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |

PROJECT NO.: 2024035.00
DATE: 04-16-2024
SCALE: 1" = 30'
DRAWN BY: A.C.F. / PROJ. MGR.: M.D.S.
SHEET
C-001
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CITY OF WILMINGTON GENERAL NOTES:

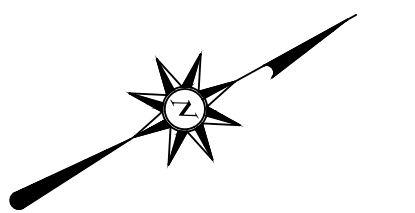
- IT SHALL BE THE DUTY OF THE OWNER, AGENT, OR OCCUPANT OF ANY BUILDING TO PROPERLY DISPLAY A BUILDING NUMBER THAT HAS BEEN ASSIGNED BY THE CITY MANAGER. THE NUMBER SHALL BE DISPLAYED IN A CONSPICUOUS PLACE SO THAT IT MAY BE PLAINLY SEEN AND OBSERVED FROM THE STREET.
- STREET TREES MUST BE LOCATED A MINIMUM OF 15 FEET FROM STREETLIGHTS.
- ANY REQUIRED INSTALLATION OR RELOCATION OF TRAFFIC SIGNS / PAVEMENT MARKINGS IS THE RESPONSIBILITY OF THE PROJECT DEVELOPER. PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND PAVEMENT MARKING MANAGER / SUPERVISOR PRIOR TO INSTALLATION / RELOCATION OF ANY TRAFFIC SIGNS OR MARKINGS IN EXISTING OR PROPOSED PUBLIC ROW.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND / OR NCDOT STANDARDS.
- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO INSTALL ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKINGS, AND STREET NAME SIGNS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
- ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.
- CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.
- CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES, OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN 30 INCHES AND ABOVE GROUND AND 10 FEET ABOVE GROUND LEVEL WITHIN A TRIANGULAR SIGHT DISTANCE.

GENERAL NOTES:

- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA 811 (1-800-832-4949) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
- THIS AREA OF DEVELOPMENT IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAN AS SHOWN ON FIRM 3720313700K.
- PRELIMINARY EVALUATION BY SEFI HAS BEEN CONDUCTING. NO WETLANDS FOUND ON SITE.
- ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
- REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
- ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT" & THE NORTH CAROLINA BUILDING CODE(ANSI A117.1 AND APPLICABLE LOCAL LAWS.
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF WILMINGTON AND APPROPRIATE STATE AND COUNTY AGENCIES.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF WILMINGTON, CAPE FEAR PUBLIC UTILITY AUTHORITY AND NEW HANOVER COUNTY CONSTRUCTION SPECIFICATIONS.
- NO SPECIMEN TREES ARE TO BE REMOVED. A TREE REMOVAL PERMIT WILL BE PURSUED FOLLOWING REZONING.

ENGINEERS CERTIFICATION

I, J. MICHAEL RIEMANN, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF NORTH CAROLINA. THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF NORTH CAROLINA.
J. MICHAEL RIEMANN P.E. NO. 049463 DATE



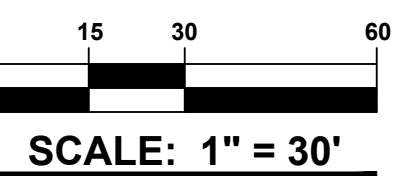
PROJECT TITLE

**MIDTOWN &
MAIN**

INDEPENDENCE BLVD &
OLEANDER DRIVE
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

SHEET TITLE

SITE PLAN



ISSUE BLOCK

MARK DATE DESCRIPTION

LAYER/STATE: C-201

PROJECT NO.: 2024035.00

DATE: 04-16-2024

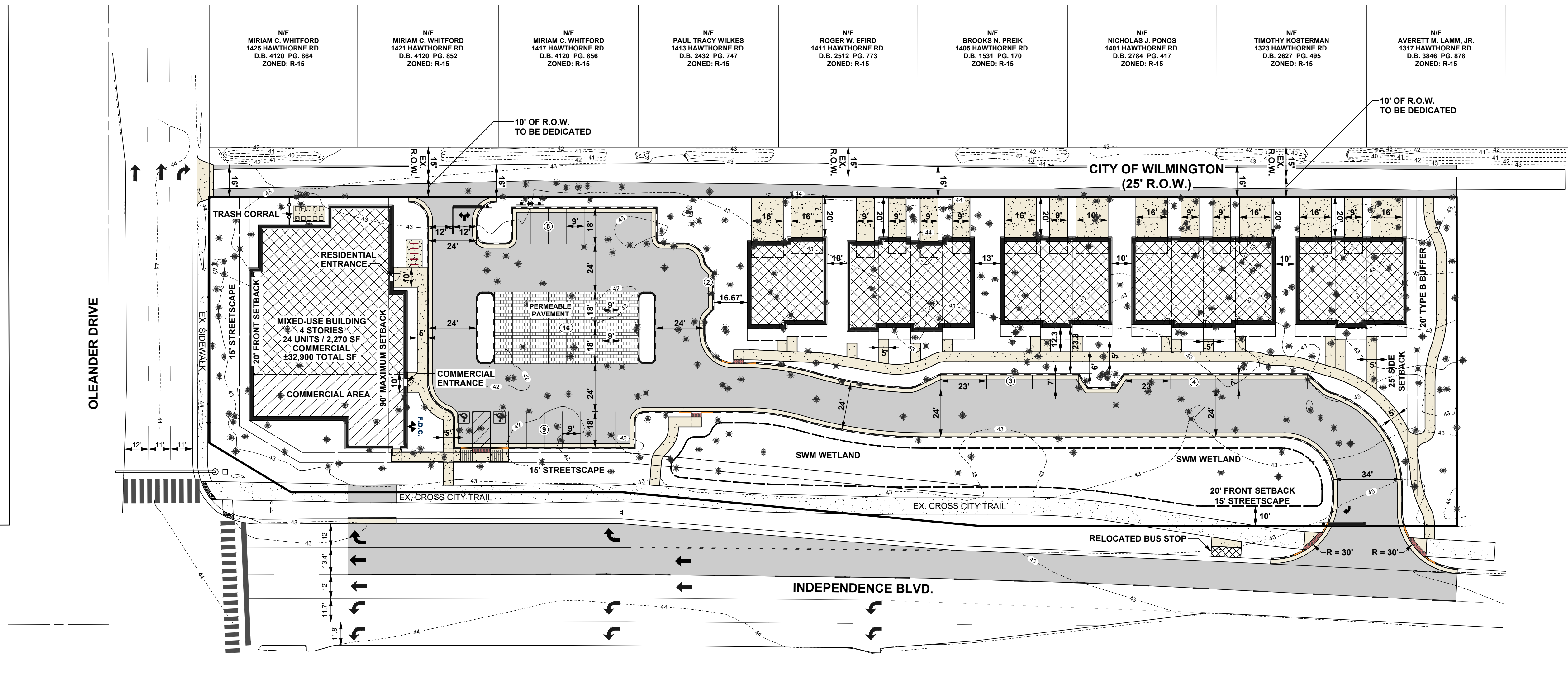
SCALE: 1" = 30'

DRAWN BY: A.C.F. PROJ. MGR.: M.D.S.

SHEET

C-201

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N/F
MIRIAM C. WHITFORD
1425 HAWTHORNE RD.
D.B. 4120 PG. 864
ZONED: R-15

N/F
MIRIAM C. WHITFORD
1421 HAWTHORNE RD.
D.B. 4120 PG. 852
ZONED: R-15

N/F
MIRIAM C. WHITFORD
1417 HAWTHORNE RD.
D.B. 4120 PG. 856
ZONED: R-15

N/F
PAUL TRACY WILKES
1413 HAWTHORNE RD.
D.B. 2432 PG. 747
ZONED: R-15

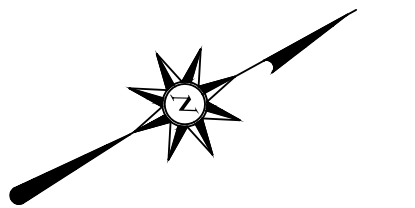
N/F
ROGER W. EPIRO
1411 HAWTHORNE RD.
D.B. 4120 PG. 773
ZONED: R-15

N/F
BROOKS N. PREIK
1405 HAWTHORNE RD.
D.B. 1531 PG. 170
ZONED: R-15

N/F
NICHOLAS J. PONOS
1401 HAWTHORNE RD.
D.B. 2784 PG. 417
ZONED: R-15

N/F
TIMOTHY KOSTERMAN
1323 HAWTHORNE RD.
D.B. 2627 PG. 495
ZONED: R-15

N/F
AVERETT M. LAMM, JR.
1317 HAWTHORNE RD.
D.B. 3846 PG. 878
ZONED: R-15



PROJECT TITLE

**MIDTOWN &
MAIN**

INDEPENDENCE BLVD &
OLEANDER DRIVE
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

SHEET TITLE

UTILITY PLAN



ISSUE BLOCK

| MARK | DATE | DESCRIPTION |
|--------------------|------|-------------|
| LAYER/STATE: C-301 | | |

PROJECT NO.: 2024035.00

DATE: 04-16-2024

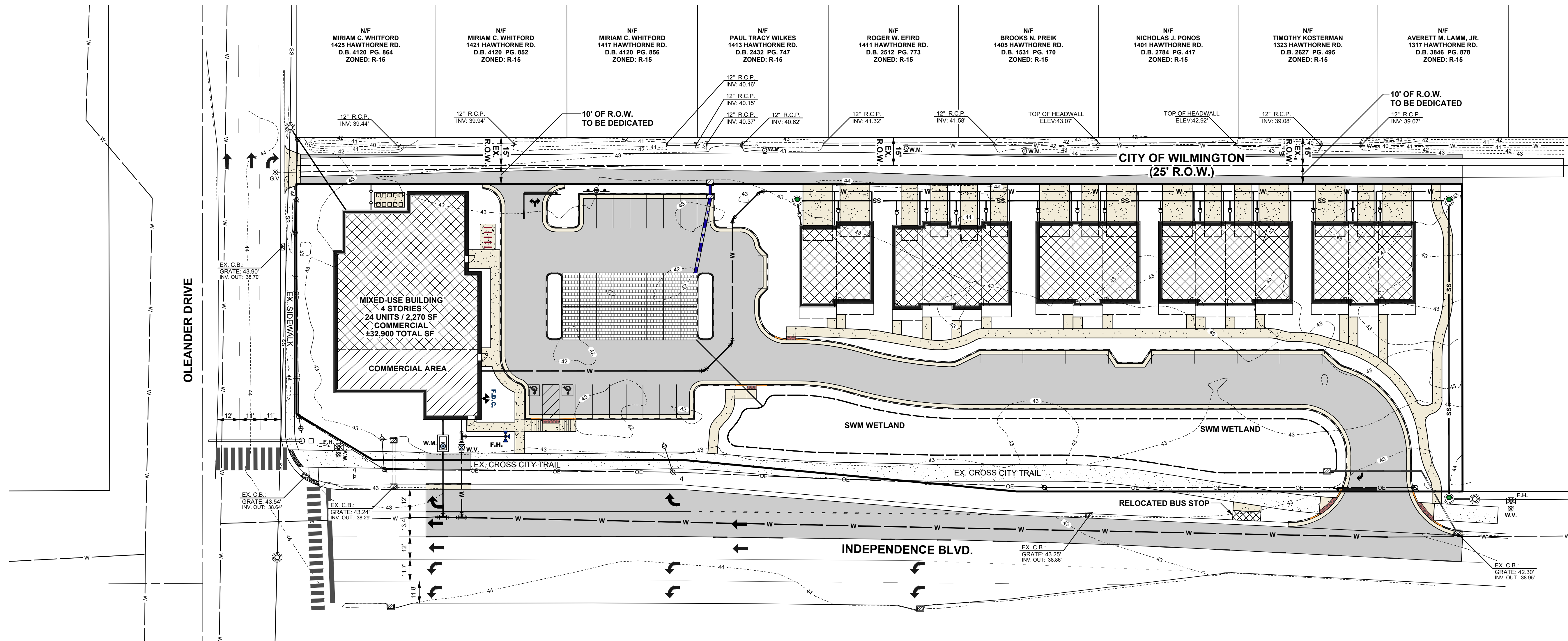
SCALE: 1" = 30'

DRAWN BY: A.C.F. | PROJ. MGR.: M.D.S.

SHEET

C-301

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N/F
MIRIAM C. WHITFORD
1426 HAWTHORNE RD.
D.B. 4120 PG. 864
ZONED: R-15

N/F
MIRIAM C. WHITFORD
1421 HAWTHORNE RD.
D.B. 4120 PG. 852
ZONED: R-15

N/F
MIRIAM C. WHITFORD
1417 HAWTHORNE RD.
D.B. 4120 PG. 856
ZONED: R-15

N/F
PAUL TRACY WILKES
1413 HAWTHORNE RD.
D.B. 2432 PG. 747
ZONED: R-15

N/F
ROGER W. EFIRD
1411 HAWTHORNE RD.
D.B. 2512 PG. 773
ZONED: R-15

N/F
BROOKS N. PREIK
1405 HAWTHORNE RD.
D.B. 1531 PG. 170
ZONED: R-15

N/F
NICHOLAS J. PONOS
1401 HAWTHORNE RD.
D.B. 2784 PG. 417
ZONED: R-15

N/F
TIMOTHY KOSTERMAN
1323 HAWTHORNE RD.
D.B. 2627 PG. 495
ZONED: R-15

N/F
AVERETT M. LAMM, JR.
1317 HAWTHORNE RD.
D.B. 3846 PG. 878
ZONED: R-15

10' OF R.O.W.
TO BE DEDICATED

CITY OF WILMINGTON
(25' R.O.W.)

10' OF R.O.W.
TO BE DEDICATED

MIXED-USE BUILDING
4 STORIES
24 UNITS / 2,270 SF
COMMERCIAL
32,900 TOTAL SF

COMMERCIAL AREA

SWM WETLAND

SWM WETLAND

INDEPENDENCE BLVD.

RELOCATED BUS STOP

EX. C.B.
GRATE: 43.25
INV. OUT: 38.89

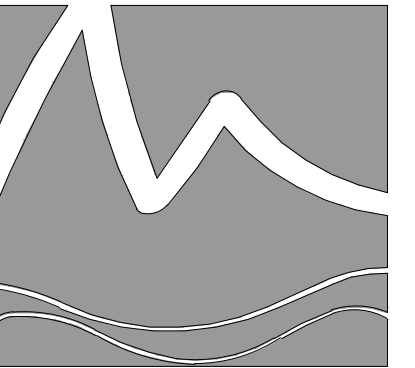
EX. C.B.
GRATE: 42.30
INV. OUT: 38.95

OLEANDER DRIVE

EX. C.B.
GRATE: 43.90
INV. OUT: 38.70

EX. C.B.
GRATE: 43.54
INV. OUT: 38.64

EX. C.B.
GRATE: 43.24
INV. OUT: 38.29



MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
330 MILITARY CUTOFF RD., SUITE A3
WILMINGTON, NC 28405 910.392.4355

Revisions

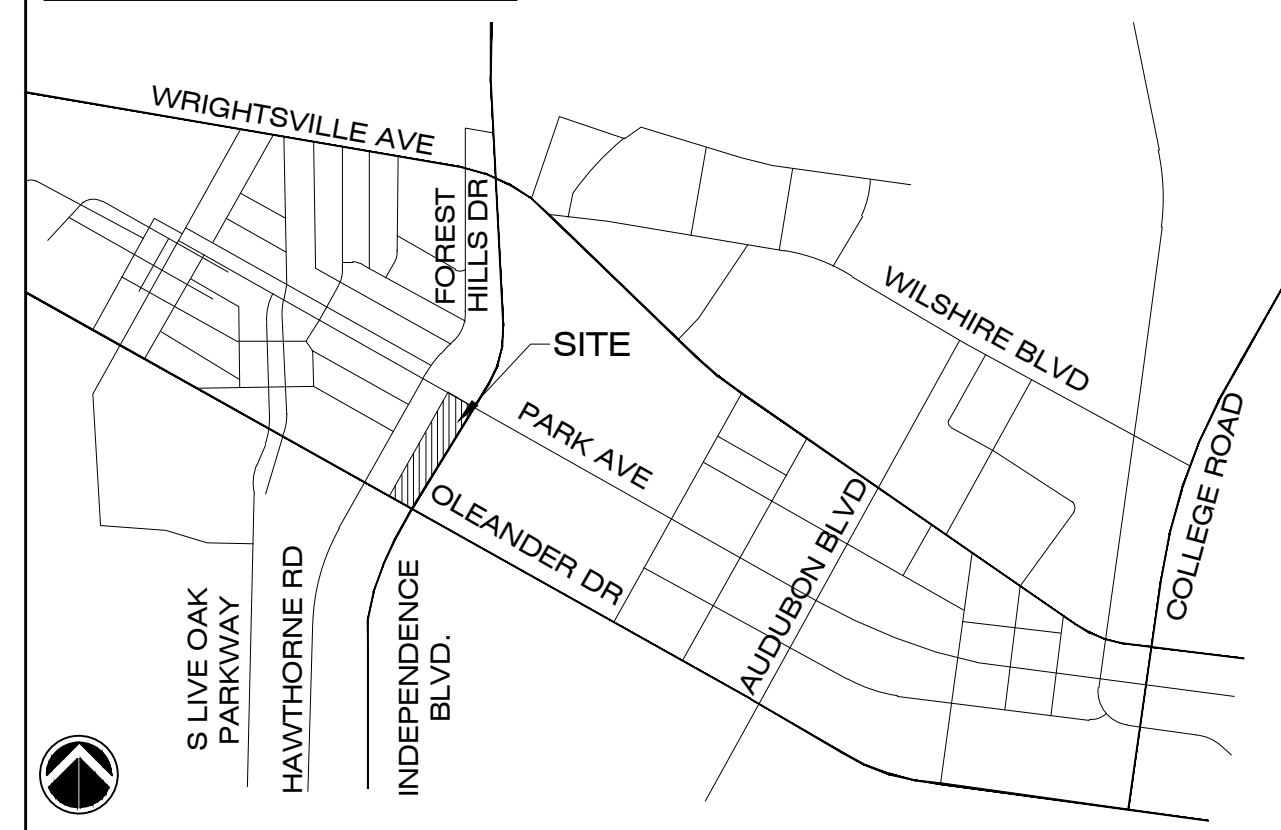
PROJECT
MIDTOWN & MAIN
INDEPENDENCE BLVD & OLEANDER DR.
WILMINGTON, NC
LANDSCAPE PLAN

CONDITIONAL
REZONING

Date: 2024-04-15
Phase:
Job Number: 1100-02
Designed by: MLD
Drawn by: MAS
Checked by: JWM
Sheet Title:
OVERALL

Sheet Number:
L3.0
of 1 sheets

VICINITY MAP



NOT TO SCALE

SITE DATA

ADDRESS: INDEPENDENCE BLVD & OLEANDER DRIVE
PARCEL ID: R05513-012-001-000
PARCEL OWNER: THE OLEANDER COMPANY INC.
3909 WRIGHTSVILLE AVE, SUITE 210
WILMINGTON, NC 28406

CURRENT ZONING: R-15
PROPOSED ZONING: O&I (CDMU)
PARCEL AREA: 2.24 AC (97,766 SF)
EXISTING USE: UNDEVELOPED RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
CAMA LAND CLASSIFICATION: URBAN
FLOOD PLAIN: SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA

BUILDING REQUIREMENTS
MIN. FRONT SETBACK: 90' MAX. 20'
MIN. REAR SETBACK: 15' 25'
MIN. SIDE SETBACK: 5' (5' INTERIOR) 20' (5' INTERIOR)
MAX. BUILDING HEIGHT: 45' 45' (4 STORIES MAX.)

LANDSCAPE REQUIREMENTS

| | REQUIRED | PROVIDED |
|---|---|---|
| PARKING LOT CANOPY COVERAGE (25,766 SF x 30%) | 7,730 SF | 9,377 SF |
| | | 6 CANOPY CORNER TREES (31' x 5' = 2,665 SF) 4 CANOPY INTERIOR TREES (70' x 4' = 2,828 SF) 11 PERIMETER CANOPY TREES (84' x 11' = 3,864 SF) |
| FOUNDATION PLANTING 12% FACADE AREA OF 1ST FLOOR | | |
| BUILDING #A | | |
| NORTH | 176 SF (122 LF x 12'-0" HT x .12) | 708 SF |
| SOUTH | 176 SF (122 LF x 12'-0" HT x .12) | 2,409 SF |
| EAST | 114 SF (79 LF x 12'-0" HT x .12) | 2,064 SF |
| BUILDING #B | | |
| EAST | 58 SF (40 LF x 12'-0" HT x .12) | 305 SF |
| SOUTH | 64 SF (44 LF x 12'-0" HT x .12) | 299 SF |
| BUILDING #C | | |
| EAST | 93 SF (64 LF x 12'-0" HT x .12) | 583 SF |
| BUILDING #D | | |
| EAST | 81 SF (56 LF x 12'-0" HT x .12) | 404 SF |
| BUILDING #E | | |
| EAST | 104 SF (72 LF x 12'-0" HT x .12) | 507 SF |
| BUILDING #F | | |
| EAST | 81 SF (56 LF x 12'-0" HT x .12) | 515 SF |
| STREETYARD INDEPENDENCE BLVD (626 LF - 39 LF) = 587 LF | (587 / 100) = 6 CANOPY TREES (587 / 100)*9 = 36 UNDERSTORY TREES | 6 EXISTING TREES 14 EXISTING TREES 22 PROPOSED TREES 93 SHRUBS |
| STREETYARD OLEANDER DRIVE (158 LF - 10 LF) = 148 LF | (148 / 100) = 2 CANOPY TREES (148 / 100)*9 = 9 UNDERSTORY TREES (148 / 100)*9 = 14 SHRUBS | 2 EXISTING TREES 11 EXISTING TREES 25 SHRUBS |

OVERALL TREE CALCULATION

TREE REQUIREMENTS PER DISTURBED ACRE
15 TREES PER DISTURBED ACRE MUST BE RETAINED OR PLANTED ON SITE.

| | REQUIRED | PROVIDED |
|---|----------|------------------|
| 2.90 ACRES DISTURBED x 15 TREES = 44 TREES REQUIRED | 44 | |
| 91 TREES PLANTED - REFER TO PLANT SCHEDULE | | 91 |
| 33 EXISTING TREES RETAINED | | 33 |
| TOTAL: | | 124 TREES |

SYMBOL LEGEND

| | |
|--|---------------|
| | PROPERTY LINE |
| | MATCH LINE |
| | RIGHT OF WAY |
| | SETBACK |
| | BUFFER |

GENERAL NOTES

STREETYARD NOTES:

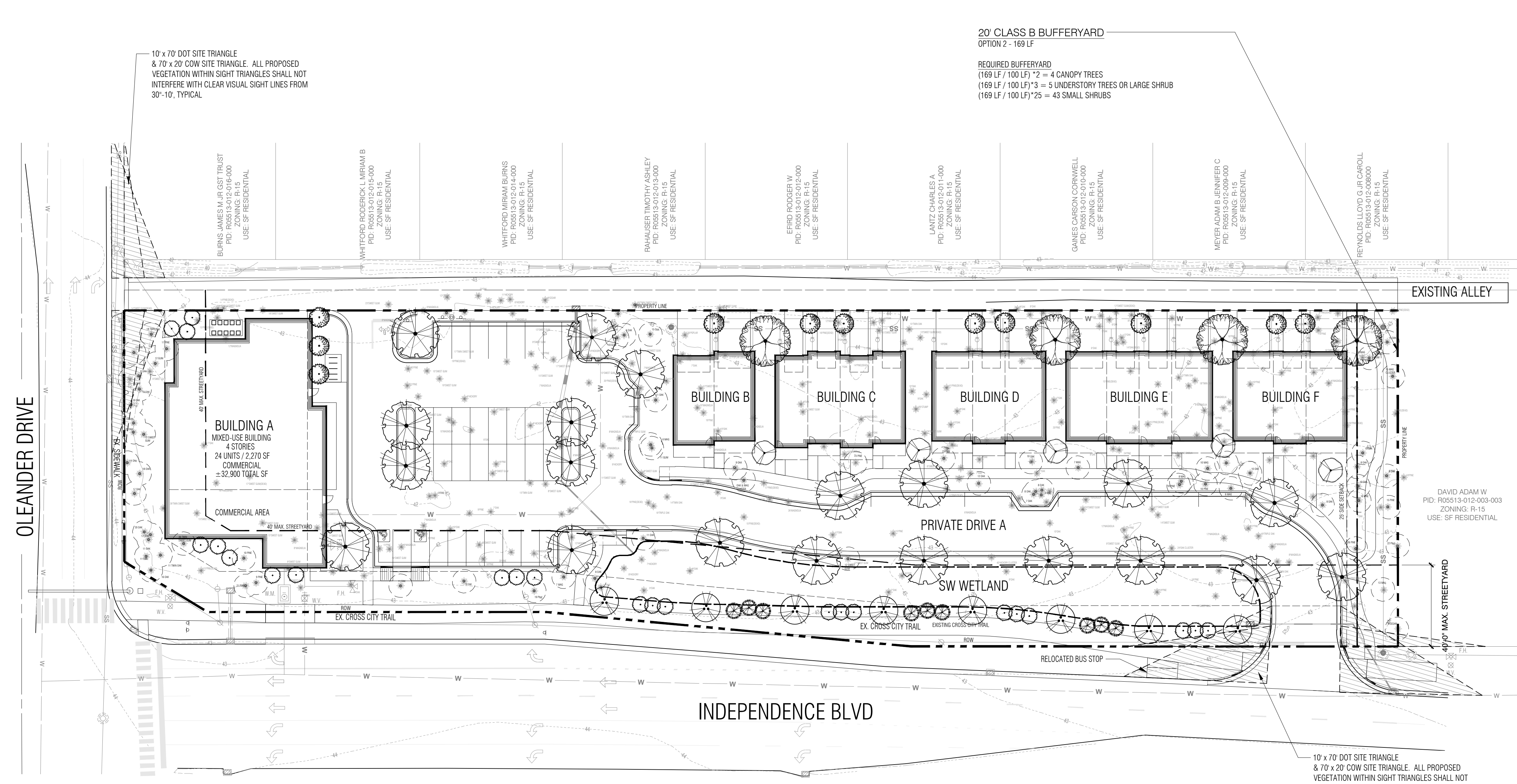
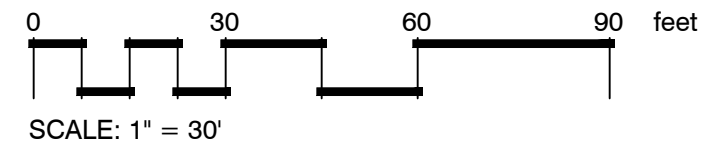
- ALL SHRUBS TO BE A MINIMUM OF 18" HEIGHT AT TIME OF PLANTING

SIGHT TRIANGLE NOTES:

- ALL PROPOSED VEGETATION WITHIN SIGHT DISTANCES TRIANGLES SHALL NOT INTERFERE WITH CLEAR SIGHT LINES FROM 30' - 10'.

TREE PROTECTION NOTES:

- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING



20' CLASS B BUFFERYARD
OPTION 2 - 169 LF

REQUIRED BUFFERYARD
(169 LF / 100 LF)*2 = 4 CANOPY TREES
(169 LF / 100 LF)*3 = 5 UNDERSTORY TREES OR LARGE SHRUB
(169 LF / 100 LF)*25 = 43 SMALL SHRUBS

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

BURNS JAMES M JR GST TRUST
PID: R05513-012-016-000
ZONING: R-15
USE: SF RESIDENTIAL

WHITFORD ROSEMARY L MRS MAM B
PID: R05513-012-015-000
ZONING: R-15
USE: SF RESIDENTIAL

WHITFORD MIRIAM BURNS
PID: R05513-012-015-000
ZONING: R-15
USE: SF RESIDENTIAL

RAHAUSER TIMOTHY ASHLEY
PID: R05513-012-019-000
ZONING: R-15
USE: SF RESIDENTIAL

FRIZO ROCCO W
PID: R05513-012-012-000
ZONING: R-15
USE: SF RESIDENTIAL

LANTZ CHARLES A
PID: R05513-012-010-000
ZONING: R-15
USE: SF RESIDENTIAL

GAINES CARSON CORNWELL
PID: R05513-012-010-000
ZONING: R-15
USE: SF RESIDENTIAL

MEYER ADAM B BENNEBER C
PID: R05513-012-009-000
ZONING: R-15
USE: SF RESIDENTIAL

REYNOLDS LLOYD G JR CARROLL
PID: R05513-012-006-000
ZONING: R-15
USE: SF RESIDENTIAL

EXISTING ALLEY

DAVID ADAM W
PID: R05513-012-003-003
ZONING: R-15
USE: SF RESIDENTIAL

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

OLEANDER DRIVE

INDEPENDENCE BLVD

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BUILDING A
MIXED-USE BUILDING
4 STORIES
24 UNITS / 2,270 SF
COMMERCIAL
±32,900 TOTAL SF

COMMERCIAL AREA

PRIVATE DRIVE A

SW WETLAND

RELOCATED BUS STOP

40'0" MAX STREETYARD