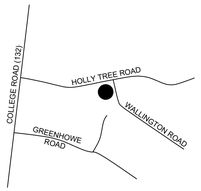
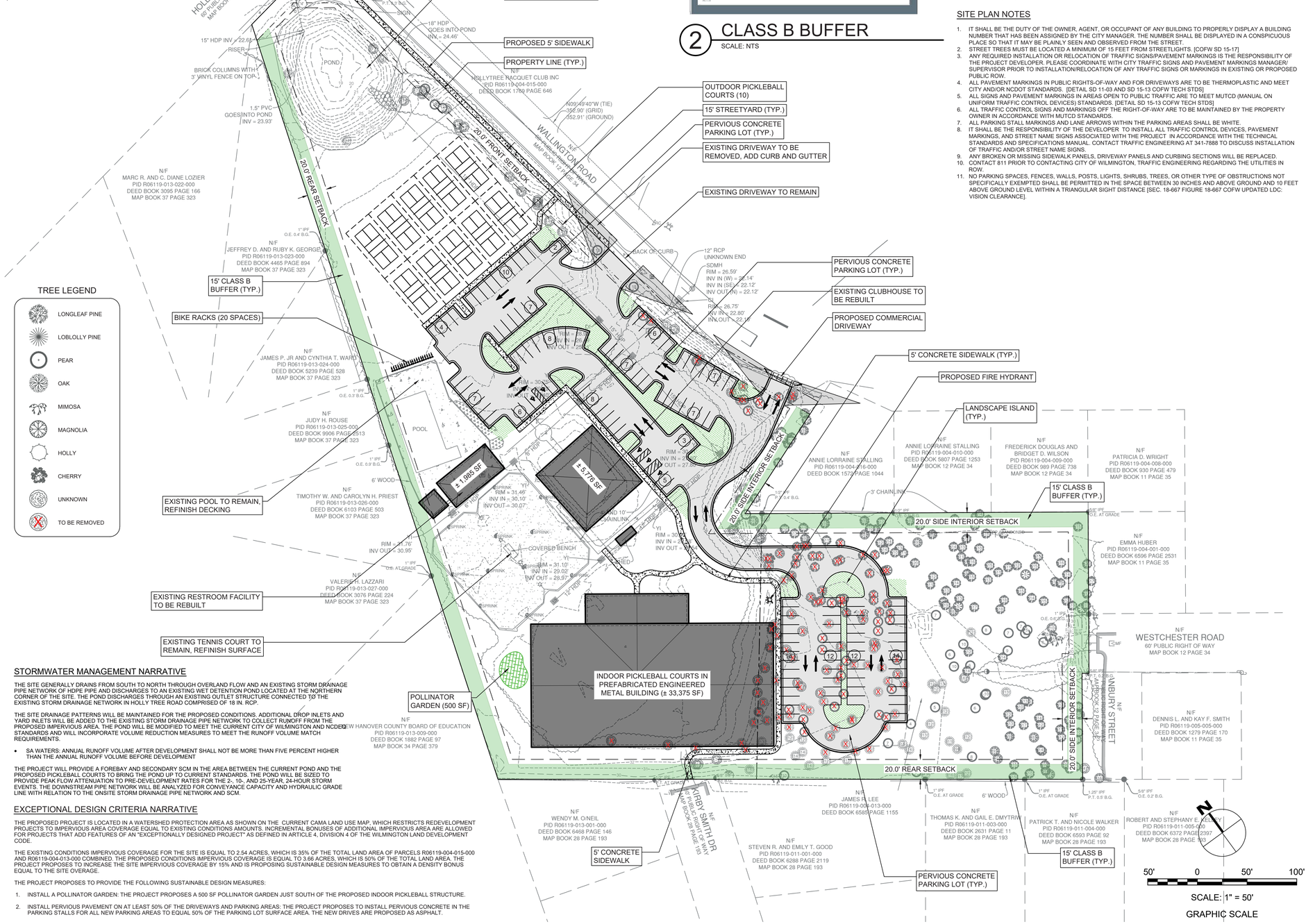
ATTACHMENT 6

LOCATION MAP

SCALE: 1" = 1000'





TREE LEGEND

- LONGLEAF PINE
- LOBLOLLY PINE
- PEAR
- OAK
- MIMOSA
- MAGNOLIA
- HOLLY
- CHERRY
- UNKNOWN
- TO BE REMOVED

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 COMPRISED OF 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 NCDEQ 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 ONSITE 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.

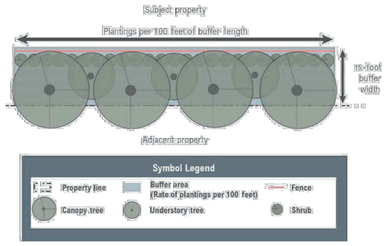
THE EXISTING CONDITIONS IMPERVIOUS COVERAGE FOR THE SITE IS EQUAL TO 2.54 ACRES, WHICH IS 35% OF THE TOTAL LAND AREA OF PARCELS R06119-004-015-000 AND R06119-004-013-000 COMBINED. THE PROPOSED CONDITIONS IMPERVIOUS COVERAGE IS EQUAL TO 3.66 ACRES, WHICH IS 50% OF THE TOTAL LAND AREA. THE PROJECT PROPOSES TO INCREASE THE SITE IMPERVIOUS COVERAGE BY 15% 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:

1. INSTALL A POLLINATOR GARDEN: THE PROJECT PROPOSES A 500 SF POLLINATOR GARDEN JUST SOUTH OF THE PROPOSED INDOOR PICKLEBALL STRUCTURE.
2. 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'



2 CLASS B BUFFER

SCALE: NTS

FIRE PROTECTION NOTES

1. CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION
2. NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE
3. A HYDRANT MUST BE WITHIN 150' OF THE FDC (MEASURED AS THE TRUCK DRIVES FOR PRACTICAL USE)
4. FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT
5. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FDC'S OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL ALWAYS BE MAINTAINED AROUND THE CIRCUMFERENCE OF HYDRANTS AND FDC'S.
6. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
7. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE UNDERGROUND FIRE LINE PERMIT FROM THE WILMINGTON FIRE AND LIFE SAFETY DIVISION 910-343-0696
8. CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL MULTI-STORY COMMERCIAL BUILDINGS AND ALL SINGLE-STORY COMMERCIAL BUILDINGS EXCEEDING 7500 SQ.FT THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THEREQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
9. ALL ISOLATION VALVES WITHIN THE "HOT BOX" AND BETWEEN THE "HOT BOX" AND THE RISER ROOM, MUST BE ELECTRICALLY SUPERVISED.
10. KNOX BOX WILL BE REQUIRED TO BE INSTALLED ON THE FRONT OF THE BUILDING UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL.

SITE PLAN NOTES

1. 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.
2. STREET TREES MUST BE LOCATED A MINIMUM OF 15 FEET FROM STREETLIGHTS. [COFW SD 15-17]
3. 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 MARKINGS MANAGER/ SUPERVISOR PRIOR TO INSTALLATION/RELOCATION OF ANY TRAFFIC SIGNS OR MARKINGS IN EXISTING OR PROPOSED PUBLIC ROW.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. [DETAIL SD 11-03 AND SD 15-13 COFW TECH STDS]
5. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 COFW TECH STDS]
6. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
7. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
8. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKINGS, AND STREET NAME SIGNS ASSOCIATED WITH THE PROJECT IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND/OR STREET NAME SIGNS.
9. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING SECTIONS WILL BE REPLACED.
10. CONTACT 811 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.
11. 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 [SEC. 18-667 FIGURE 18-667 COFW UPDATED LDC: VISION CLEARANCE].

SITE DATA

PROJECT INFORMATION	
PROJECT NAME	THE CLUB AT MIDTOWN
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 HARMS 5512 BUSINESS DRIVE WILMINGTON, NC 28405
ENGINEER	RIVERVIEW ENGINEERING, PLLC NICHOLAS LAURETTA, PE, LEED AP
CURRENT ZONING	R-15
PROPOSED ZONING	R-15
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	SA;HQW
WATER QUALITY PROGRAM	A
SETBACKS (SEE NOTE 5)	
FRONT	20
SIDE STREET	20
SIDE INTERIOR	20
REAR	20
PROPOSED STRUCTURES	
NUMBER OF BUILDINGS	4
BUILDING SQUARE FOOTAGE	41,575 SF
BY-RIGHT HEIGHT	35 FT.
BUILDING HEIGHT	20 FT. (PICKLEBALL)
CONSTRUCTION TYPE	TBD
BUILDING LOT COVERAGE	13%
IMPERVIOUS COVERAGE	
EXISTING	110,532 SF / 35%
PROPOSED	159,305 SF / 50%
PROPOSED OFFSITE	2,261 SF
DISTURBED AREA	± 6.0 AC.

PARKING SUMMARY

	INTENSITY	MAXIMUM	PROVIDED
RECREATION OUTDOOR			
- GENERAL 1 PER 200 SF GFA	33,375 GFA	166	
- GENERAL 1 PER 1000 SF USE AREA	18,000 SF	18	
TOTAL MAXIMUM PARKING		**184**	**139**
ADA COMPLIANT REQUIRED		5 (1 VAN)	5 (1 VAN)

	INTENSITY	ADT	AM PEAK		PM PEAK	
			IN	OUT	IN	OUT
EXISTING						
MULTI-PURPOSE RECREATION, TENNIS (490)	10 COURTS	303	N/A	N/A	21	21
PROPOSED						
MULTI-PURPOSE RECREATION, TENNIS (490)	2 COURTS	61	N/A	N/A	4	4
RECREATION FACILITY, PICKLEBALL - OUTDOOR (490)	10 COURTS	303	N/A	N/A	21	21
RECREATION FACILITY, PICKLEBALL - INDOOR (491)	33,375 SF	N/A	19	19	26	26
NET INCREASE		61	19		30	

NOTES

1. NO WETLANDS EXIST ONSITE.
2. THE SITE IS UNDERLAIN BY BAYMEADE (Be) 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.
3. THE PROJECT IS OUTSIDE OF THE 0.2% (500-YR) ANNUAL CHANCE FLOOPLAIN AS SHOWN ON FEMA MAP NUMBER 3720313600K, DATED AUGUST 28, 2018.
4. WATER AND SEWER IS PUBLIC (CFPUA) AND EXISTS WITHIN WALLINGTON ROAD. THE EXISTING SERVICE CONNECTIONS WILL BE MAINTAINED.
5. 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.
6. 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.
5. 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.
6. PARKING LOTS WILL BE SHADED WITH PLANTED OR RETAINED VEGETATION THROUGH THE USE OF LANDSCAPED ISLANDS, MEDIANS, OR PERIMETER LANDSCAPED STRIPS.
7. 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 SHADE/CANOPY SPECIES.
8. 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.
9. 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.
10. 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.
11. ALL ISLANDS AND MEDIANS WILL BE PROVIDED WITH A WATER SOURCE MEETING THE STANDARDS SPECIFIED IN SECTION 18-315: STANDARDS FOR LANDSCAPING.
12. ALL PLANTINGS WILL BE PROTECTED FROM VEHICLE BUMPERS WITH CURBING, WHEEL STOPS, OR OTHER APPROPRIATE MEANS OF PROTECTION.
13. 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.
14. 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.
15. A CLASS B BUFFER IS REQUIRED BETWEEN THE PROPOSED COMMERCIAL USE AND ADJACENT R-15 ZONING.
16. FIFTEEN (15) NEW TREES WILL BE PLANTED FOR EACH DISTURBED ACRE.
17. 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.
18. SCREENING WILL BE PROVIDED FOR ANY GROUND-LEVEL MECHANICAL EQUIPMENT AND TRASH CONTAINMENT AREAS.

APPROVED 2/4/25

ENGINEER

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PROJECT OWNER

MIKE HARMS
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WILMINGTON, NC 28405

THE CLUB AT MIDTOWN

STAMP

NOT FOR CONSTRUCTION

ISSUE FOR

REVIEW - NOT FOR CONSTRUCTION

ISSUE DATE

DECEMBER 18, 2024

REVISIONS

PRINCIPAL IN CHARGE
N. LAURETTA, PE, LEED AP

DRAWN BY
NJL

CHECKED BY
NJL

PROJECT ADDRESS

PROJECT NUMBER
1022.01

SHEET TITLE
SITE PLAN

SHEET NUMBER
CS101

DESIGN DEVELOPMENT