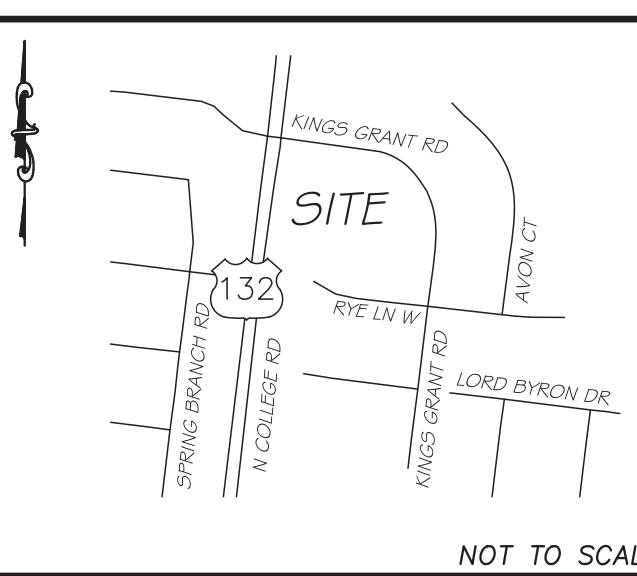


# LOCATION MAP



## GENERAL NOTES:

1. NEW HANOVER COUNTY PARID: R04200-004-001-000
2. PROPERTY ADDRESS: 1380 N. COLLEGE ROAD
3. ZONING DISTRICT: R-10 & R-15
4. DEEDBOOK 6164 PAGE 1789
5. AREA: 299,095 SF (6.87 AC)
6. THIS SITE IS LOCATED WITHIN ZONE "X" AND "AE ELEV. 17.9" ACCORDING TO FEMA DFRM MAP NUMBER 37203314900K DATED 8/28/18.
7. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY POLARIS SURVEYING, PLLC
8. OPTIMA WATER AND SEWER
9. SITE HAS SPECIAL USE APPROVAL UNDER (S17-03 DATED 12-29-2019)
10. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
11. 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.
12. SOLID WASTE DISPOSAL WILL BE TRASH DUMPSTER
13. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE NHC ZONING ORDINANCE & SUBDIVISION REGULATIONS.
14. APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
15. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
16. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET NHC AND/OR NCDOT STANDARDS.
17. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
18. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
19. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
20. SECTION 510 EMERGENCY RESPONDER RADIO COVERAGE FOR THE NEW BUILDING REQUIRED.
21. ALL NEW BUILDINGS SHALL COMPLY WITH APPENDIX J OF THE NC FIRE CODE, BUILDING INFORMATION SIGNS.

## LEGEND

- EXISTING BOUNDARY
- PROP BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED FENCE
- PROPOSED STORM DRAIN
- EXISTING CONTOUR
- EXISTING STORM DRAIN

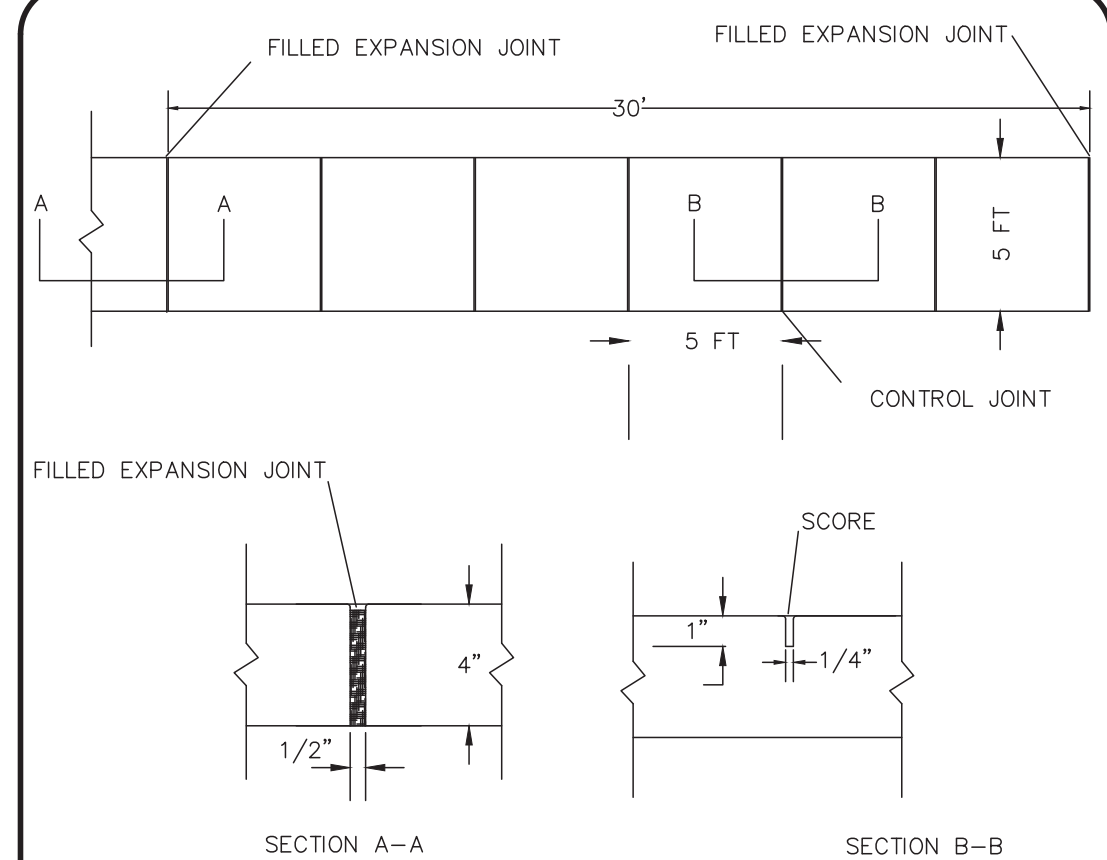
Certificate of Approval - New Hanover County Planning & Land Use

06/15/2020

Date

Administrator

\*The approval of this site plan also serves as an administrative approval for the modification of the conceptual site plan associated with Special Use Permit S17-03 in accordance with Section 10.3.5.C.7.b of the Unified Development Ordinance.



NOTES

1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
3. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAINING A DRIVEWAY APRON) SHALL BE CLASS "A" - 5,000 PSI.
4. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
5. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
6. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
7. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
8. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2% MAX LONGITUDINAL SLOPE IS 8.3% 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

## STANDARD SIDEWALK DETAIL

NOT TO SCALE

## DEVELOPMENT NOTES:

PROPOSED LAND USE: OFFICE / ADULT DAY CARE

IMPERVIOUS SURFACES -

|                  |           |
|------------------|-----------|
| EXISTING         |           |
| BUILDINGS -      | 28,214 SF |
| SIDEWALKS/CONC - | 2,419 SF  |
| ASPHALT -        | 24,494 SF |
| TOTAL -          | 55,127 SF |

### PROPOSED

|                     |            |
|---------------------|------------|
| EX. BLD -           | 19,864 SF  |
| PROP. BLD -         | 19,439 SF  |
| EX. SIDEWALK/CONC - | 941 SF     |
| PROP. SIDEWALKS -   | 9,194 SF   |
| EX. ASPHALT -       | 23,228 SF  |
| PROP. ASPHALT -     | 32,149 SF  |
| TOTAL -             | 104,815 SF |

### PARKING:

- 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 1 SPACE PER (4) PARTICIPANTS
- 112 DAILY PARTICIPANTS
- LARGEST SHIFT 74 EMPLOYEES
- 112 / 4 = 28
- 74 + 28 = 102
- 103 SPACES SHOWN
- REQUIRED HANDICAP SPACES = 5
- PROVIDED HANDICAP SPACES = 5

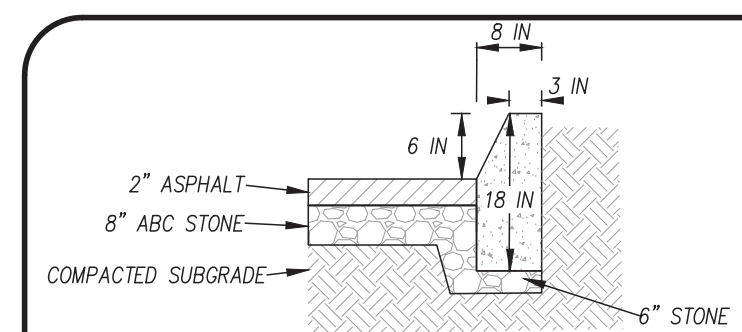
BUILDING HEIGHT: 28 FT

BUILDING TYPE: V-B

BUILDING SETBACKS:

| R-15                 | REQUIRED SETBACKS       | PROPOSED SETBACKS |
|----------------------|-------------------------|-------------------|
| FRONT SETBACK: 25 FT | FRONT SETBACK: 190.5 FT |                   |
| SIDE SETBACK: 10     | SIDE SETBACK: > 10      |                   |
| REAR SETBACK: 20     | REAR SETBACK: > 20      |                   |

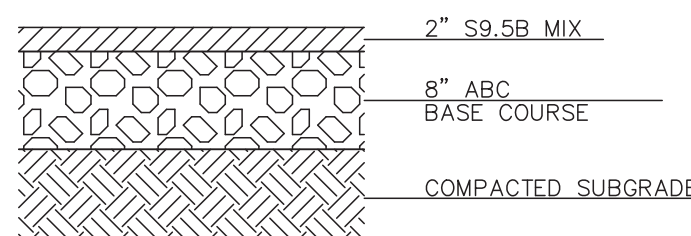
| R-10                 | REQUIRED SETBACKS       | PROPOSED SETBACKS |
|----------------------|-------------------------|-------------------|
| FRONT SETBACK: 25 FT | FRONT SETBACK: 190.5 FT |                   |
| SIDE SETBACK: 5      | SIDE SETBACK: > 5       |                   |
| REAR SETBACK: 20     | REAR SETBACK: > 20      |                   |



1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STDS.
2. 50 FT MAX. EXPANSION JOINT SPACING. 10 FT MAX CONTRACTION JOINT SPACING.
3. MINIMUM INSTALLATION LENGTH IS 5 FT.
4. CONCRETE TO BE 3,000 PSI MINIMUM.

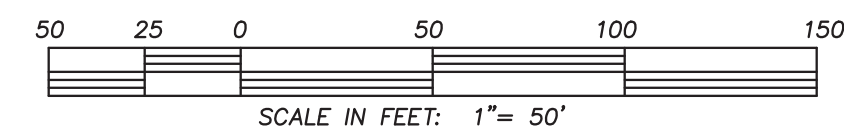
## HEADER CURBING

NTS



## ASPHALT SECTION

NOT TO SCALE

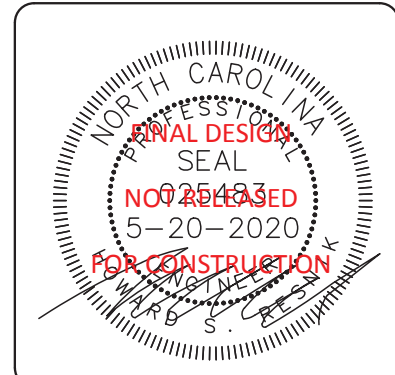


LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL

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

SITE PLAN for  
ELDERHAUS

SITE PLAN for  
ELDERHAUS  
LOCATED IN HARNETT TOWNSHIP  
NEW HANOVER COUNTY, NORTH CAROLINA  
OWNER: ELDERHAUS INCORPORATED  
2222 S. 17TH STREET  
WILMINGTON, NC 28401



| REV. | NO. | DATE    | REMARKS   |
|------|-----|---------|---|
| 5    | 1   | 5-20-20 | REVISED PER DRIVEWAY RELOCATION                   |
| 4    | 2   | 4-28-20 | REVISED DRIVEWAY ENTRANCE LOCATION                |
| 3    | 3   | 4-28-20 | REVISED PER TRC COMMENTS                          |
| 2    | 4   | 3-30-20 | ADDITIONAL 3. ADDED HEADER CURB ALONG NORTH DRIVE |
| 1    | 5   | 3-03-20 | REVISED PER NHC TRC COMMENTS                      |

DATE: 2-6-20

HORIZ. SCALE: 1" = 50'

VERT. SCALE: N/A

DRAWN BY: RLW

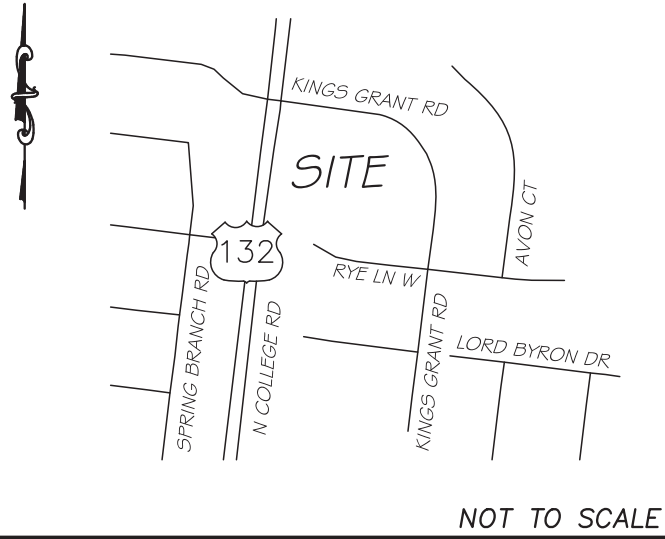
CHECKED BY: HSR

PROJECT NO.: 19-0481

Sheet No. 3 of 8



## LOCATION MAP



### GENERAL NOTES:

1. NEW HANOVER COUNTY PARID: R04200-004-001-000
2. PROPERTY ADDRESS: 1380 N. COLLEGE ROAD
3. ZONING DISTRICT: R-10 & R-15
4. DEEDBOOK 6164 PAGE 1789
5. AREA: 299,095 SF (6.87 AC)
6. THIS SITE IS LOCATED WITHIN ZONE "X" AND "AE ELEV. 17.9" ACCORDING TO FEMA DFIRM MAP NUMBER 37203314900K DATED 8/28/18.
7. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY POLARIS SURVEYING, PLLC
8. CFPUA WATER AND SEWER
9. SITE HAS SPECIAL USE APPROVAL UNDER (S17-03 DATED 12-29-2019)

### BUILDING SETBACKS:

| R-15                  |                         | R-10                  |                         |
|-----------------------|-------------------------|-----------------------|-------------------------|
| REQUIRED SETBACKS     | PROPOSED SETBACKS       | REQUIRED SETBACKS     | PROPOSED SETBACKS       |
| FRONT SETBACK: 25 FT  | FRONT SETBACK: 190.5 FT | FRONT SETBACK: 25 FT  | FRONT SETBACK: 190.5 FT |
| SIDE SETBACK: 10      | SIDE SETBACK: > 10      | SIDE SETBACK: 5       | SIDE SETBACK: > 5       |
| REAR SETBACK: 20      | REAR SETBACK: > 20      | REAR SETBACK: 20      | REAR SETBACK: > 20      |
| IMPERVIOUS SURFACES - |                         | IMPERVIOUS SURFACES - |                         |
| PROPOSED              |                         | PROPOSED              |                         |
| EX. BLD -             | 19,864 SF               | EX. BLD -             | 19,864 SF               |
| PROP. BLD -           | 19,439 SF               | PROP. BLD -           | 19,439 SF               |
| EX. SIDEWALK/CONC -   | 941 SF                  | EX. SIDEWALK/CONC -   | 941 SF                  |
| PROP. SIDEWALKS -     | 9,194 SF                | PROP. SIDEWALKS -     | 9,194 SF                |
| EX. ASPHALT -         | 23,228 SF               | EX. ASPHALT -         | 23,228 SF               |
| PROP. ASPHALT -       | 32,149 SF               | PROP. ASPHALT -       | 32,149 SF               |
| TOTAL -               | 104,815 SF              | TOTAL -               | 104,815 SF              |

### TREES SCHEDULED FOR REMOVAL

| POINT | SIZE | SPECIES |
|-------|------|---------|
| 1     | 20"  | PINE    |
| 2     | 36"  | PINE    |
| 3     | 18"  | PINE    |

### MITIGATION CALCULATION:

36" X 2 = 72"  
72" / 3 = 24-3" CALIPER TREES TO BE PLANTED

Certificate of Approval - New Hanover County Planning & Land Use

06/15/2020

Date

Administrator

\*Please refer to the conditions listed on the Tree Removal Permit (TR-20-000021).

### Proposed Plant Table

#### SHRUBS

| Quantity | Symbol | Scientific Name   | Common Name        | Planting Size | Planting Remarks      |
|----------|--------|-------------------|--------------------|---------------|-----------------------|
| 70       |        | Ilex cornuta      | Needlepoint Holly  | 7 GAL. 3' HT. | STREETYARD SHRUB      |
| 155      |        | Ilex vomitoria    | Dwarf Yaupon Holly | 3 Gal.        | PARKING LOT           |
| 11       |        | Myrica cerifera   | Wax Myrtle         | 7 Gal. 3' HT. | DUMPSTER SCREENING    |
| 23       |        | Myrica cerifera   | Wax Myrtle         | 7 Gal. 3' HT. | PARKING LOT SCREENING |
| 8        |        | Ligustrum lucidum | Glossy privet      | 7 Gal. 3' HT. | BUFFERYARD SHRUB      |
| 285      |        | Ilex cornuta      | Chinese Holly      | 3 Gal.        | STREETYARD/PARKING    |
| 139      |        | Liriope muscari   | Liriope            | 1 Gal.        | FOUNDATION            |

#### TREES

| Quantity | Symbol | Scientific Name      | Common Name            | Planting Size | Planting Remarks |
|----------|--------|----------------------|------------------------|---------------|------------------|
| 18       |        | Prunus caroliniana   | Carolina Cherry Laurel | 6-8", 15 GAL. | PARKING          |
| 17       |        | Acer buergerianum    | Trident Maple          | 3" CAL.       | PARKING LOT      |
| 30       |        | Betula nigra         | River Birch            | 3" CAL.       | STREETYARD       |
| 14       |        | Juniperus virginiana | Red Cedar              | 7 Gal. / 36"  | SHOD             |
| 24       |        | Acer buergerianum    | Trident Maple          | 3" CAL.       | MITIGATION TREE  |

O.C. - "ON CENTER" CAL. - "CALIPER AT 6" ABOVE GRADE" GAL. - "GALLON CONTAINER"

### LANDSCAPE CALCULATIONS

**STREET YARD LANDSCAPING - PRIMARY (KINGS GRANT ROAD) \*\*\* NHC UDO SEC. 5.4.7**  
(1 CANOPY/SHADE TREE OR 3 UNDERSTORY TREES AND 6 SHRUBS PER EVERY 600 SF OF STREET YARD)  
937 FT OF TOTAL STREET FRONTAGE, 937 - 50 (LESS DRIVEWAY WIDTH) = 887, 887 X 12 = 10,644 SF OF STREET YARD  
10,644 / 600 = 18 TREES & 108 SHRUBS

**STREET YARD LANDSCAPING - SECONDARY (W RYE LANE) \*\*\* NHC UDO SEC. 5.4.7(D)**  
(1 CANOPY/SHADE TREE OR 3 UNDERSTORY TREES AND 6 SHRUBS PER EVERY 1200 SF OF STREET YARD)  
529 FT OF TOTAL STREET FRONTAGE, 529 X 6 = 3,174 SF OF STREET YARD  
3,174 / 600 = 6 TREES & 36 SHRUBS

**STREET YARD LANDSCAPING - SECONDARY (N. COLLEGE ROAD) \*\*\* NHC UDO SEC. 5.4.7(D)**  
(1 CANOPY/SHADE TREE OR 3 UNDERSTORY TREES AND 6 SHRUBS PER EVERY 1200 SF OF STREET YARD)  
534 FT OF TOTAL STREET FRONTAGE, 534 X 6 = 3,204 SF OF STREET YARD  
3,204 / 600 = 6 TREES & 36 SHRUBS

**\*\*SHOD NOTE: THE PROPOSED DEVELOPMENT FALLS WITHIN A SHOD (SPECIAL HIGHWAY OVERLAY DISTRICT) OF WHICH IT IS SUBJECT TO REQUIREMENTS OF NHC UDO SEC. 3.5.3(C) - A MINIMUM OF ONE TREE EVERY 40 FT OF ROAD FRONTAGE.**  
534.3 FT OF TOTAL ROAD FRONTAGE, (534.3/40) = 13.35 OR 14 TREES REQ'D.  
PROVIDED - 14 TREES.

**PARKING LOT PERIMETER LANDSCAPING \*\*\* NHC UDO SEC. 5.4.6(C)**  
REQ'D - A 10 FT LANDSCAPED STRIP ALONG R/W FACING SIDE OF PROPOSED PARKING LOT.  
(1 TREE EVERY 18 - 27 FT; SHRUBS TO IMPEDE VEHICLE HEADLIGHTS)  
PROVIDED - 18 TREES & 45 SHRUBS TO BE PLANTED TO MEET REQUIREMENTS.

**PARKING LOT INTERIOR LANDSCAPING \*\*\* NHC UDO SEC. 5.4.6(D)**  
REQ'D - LANDSCAPED ISLANDS; 144 SF w/ 1 TREE AND GROUND COVER. ISLANDS TO BE 8% OF TOTAL PARKING AREA.  
(23,228 SF + 32,149) = 55,377 PARKING \* .08 = 4,430 SF REQ'D LANDSCAPED ISLANDS. 7,399 SF PROVIDED  
PROVIDED - 17 TREES & 25 SHRUBS TO BE PLANTED TO MEET REQUIREMENTS.

**FOUNDATION LANDSCAPING \*\*\* NHC UDO SEC. 5.4.8**  
REQ'D - EAST (180 X 10 = 1,800), 1,800 X 0.12 = 216; SOUTH (86 X 10 = 860); 860 X 0.12 = 103  
PROVIDED - EAST = 1,191; SOUTH = 589  
EX BLD 1  
REQ'D - EAST (120 X 10 = 1,200), 1,200 X 0.12 = 144  
PROVIDED - 211 SF FOUNDATION PLANTINGS.  
EX BLD 2  
REQ'D - NORTH (60.5 X 25 = 1,513), 1,513 X 0.12 = 182; SOUTH (60.5 X 25 = 1,513), 1,513 X 0.12 = 182  
EAST (155 X 25 = 3,875), 3,875 X 0.12 = 465; WEST (155 X 25 = 3,875), 3,875 X 0.12 = 465  
PROVIDED - NORTH = 253, SOUTH = 241, EAST = 550, WEST = 542

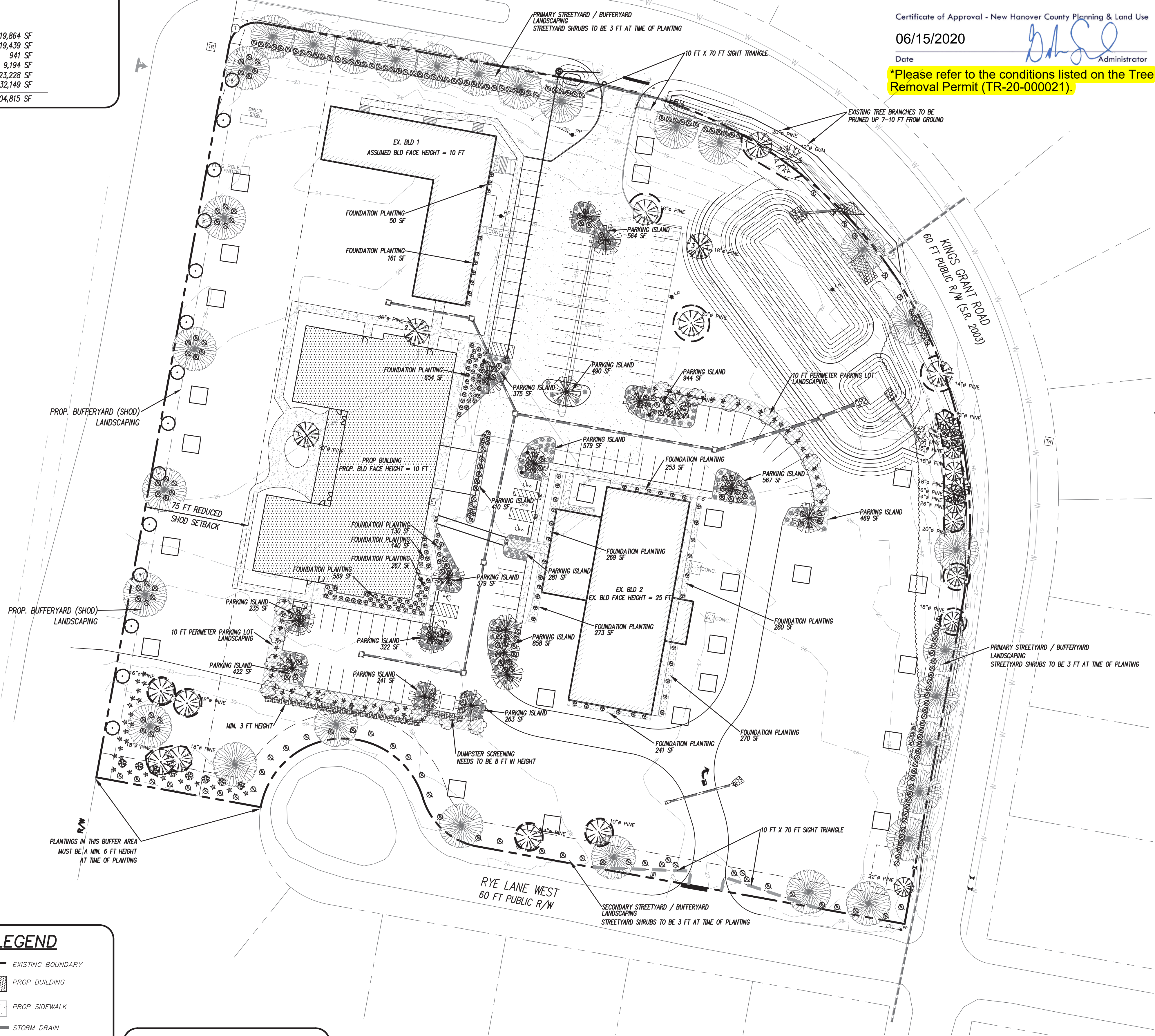
**BUFFERYARD LANDSCAPING \*\*\* NHC UDO SEC. 5.4.4**  
REQ'D - 20 FT WIDE BUFFERYARD AT THE REAR AND SIDES OF PROPERTY.  
(PLANTINGS TO ACHIEVE OPACITY)  
PROVIDED - PLANTINGS PROVIDED.

### LEGEND

|  |                                  |
|--|----------------------------------|
|  | EXISTING BOUNDARY                |
|  | PROP BUILDING                    |
|  | PROP SIDEWALK                    |
|  | STORM DRAIN                      |
|  | EXISTING TREE                    |
|  | EXISTING TREE W/ TREE PROTECTION |
|  | EXISTING TREE TO BE REMOVED      |

### LANDSCAPING NOTES

1. NO IRRIGATION METER OR LAYOUT BEING PROPOSED
2. NO SOD BEING PROPOSED

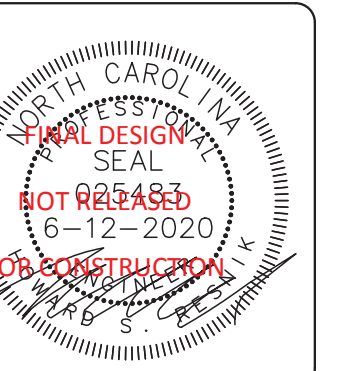


LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL

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

LANDSCAPE PLAN for  
**ELDERHAUS**

LANDSCAPE PLAN  
**ELDERHAUS**  
LOCATED IN HARWETT TOWNSHIP  
NEW HANOVER COUNTY, NORTH CAROLINA  
OWNER: ELDERHAUS INCORPORATED  
2222 S. 17TH STREET  
WILMINGTON, NC 28401



| REV. | NO. | DATE    | BY  | REMARKS                             |
|------|-----|---------|-----|-------------------------------------|
| 4    | 1   | 6-12-20 | RLW | REVISED BUFFER AREA PLANTING HEIGHT |
| 3    | 2   | 5-20-20 | MBG | REVISED PER DRIVEWAY RELOCATION     |
| 2    | 3   | 4-2-20  | RLW | REVISED PER TRC COMMENTS            |
| 1    | 4   | 3-03-20 | RLW | REVISED PER TRC COMMENTS            |

DATE: 2-6-20

HORIZ. SCALE: 1" = 40'  
VERT. SCALE: N/A

DRAWN BY: RLW

CHECKED BY: HSR

PROJECT NO.: 19-0481

Sheet No. **6** of **8**