OAK RIDGE PROPERTIES AT OLDE POINT
COMMERCIAL SUBDIVISION
HAMPSTEAD, NC
PENDER COUNTY
JULY 15,2015

SHEET SCHEDULE

COV	COVER PAGE
C1.0	OVERALL SITE PLAN WITH EXISTING CONDITIONS
C1.1	SITE PLAN FOR PHASE 1 DEVELOPMENT
C1.2	PHASE I (LOT 4) LANDSCAPE PLAN

LEGEND

BEARING AND DISTANCE	596.07' S19°47'30"E
PROPERTY BOUNDARY / PROJECT BOUNDARY	
SPOT ELEVATION	X.47 ⊕
CONTOUR CONTOUR	
TEMPORARY DRAINAGE	
SECURITY FENCE	
EDGE OF PAVEMENT	
CURB INLET	
PROPOSED 18" PIPE	
PROPOSED 15" PIPE	
FIRE HYDRANT	
PROPOSED WATER LINE	
BLOW OFF ASSEMBLY	BO ⊕
GATE VALVE	6" CI GATE VALVE
BENCHMARK	
WATER SERVICE	
3/4 BLOW OFF VALVE	

OAK RIDGE PROPERTIES AT OLDE POINT

LIST OF ADJOINING PROPERTY OWNERS

1. CAROLINA WATER SERVICES
   2335 SANDERS RD
   NORTHBROOK, IL 60062
2. KETTY DRAKE
   115 STONEBRIDGE DR
   GARNER, NC 27529

TYPICAL BUFFER DESCRIPTIONS

OAK RIDGE PROPERTIES AT OLDE POINT SITE PLAN NOTES

PROJECT INFORMATION SECTION

APPLICANTS PROPERTY OWNERS:

OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401
PH: 910-343-0002

PROFESSIONAL ENGINEERING FIRM:

MICHAEL C. GALLANT, PE, PA
PO BOX 4026
SURF CITY, NC 28445
910-448-1046

SURVEY AND TOPOGRAPHICAL INFORMATION PROVIDED BY:

MICHAEL UNDERWOOD AND ASSOCIATES, PA
520 CAPITAL DRIVE, SUITE A
WILMINGTON, NC 28403
ROBERT MCCUTCHEN

PROJECT DATA:

TOTAL TRACT AREA: 8.64 ACRES, SOMEWHAT PD

TOTAL PROJECT AREA TO BE DEVELOPED:

8.64 ACRES, ZONED MB
AVERAGE ON TRACT: 0.4 ACRES
AREA TO BE DISTURBED: 6.53 ACRES
GROSS DISTURBANCE TO BE MAINTAINED: 0.4 ACRES

PROPERTY PIN: 3320-45-4260-0000
3320-35-7714-0000
3320-35-8668-0000
3320-35-8694-0000

PROPERTY ADDRESS:

ON WAY UP BETWEEN COUNTRY CLUB RD AND SANDERSWOOD RD

PROPOSED USE:

THE PROPOSED USE FOR LOT 4 IS PHASE 1 IS A MEDICAL OFFICE BUILDING.
FUTURE PHASES WILL INCLUDE THE DEVELOPMENT OF LOTS 1-3 AS COMMERCIAL DEVELOPMENT. LOT 4 IS INTENDED TO SERVE AS THE FUTURE ATTACHED COMPONENT OF THE PLANNED TOWNHOMES.

THE PROJECT WILL INCLUDE A MASTER OWNERS ASSOCIATION TO MAINTAIN SITE STRUCTURE, LANDSCAPING, PARKING AREAS AND STORMWATER MANAGEMENT IMPROVEMENTS.

BUFFERS AND LANDSCAPING:

AS NOTED TYPE "B" BUFFER FOR ALL ROAD FRONTAGES (SEE DESCRIPTION ON THIS PAGE) SEE PLAN

AS NOTED TYPE "A" BUFFER FOR ALL OTHER LOT LINES (SEE DESCRIPTION ON THIS PAGE) SEE PLAN

WATER AND SEWER SERVICE:

THE PROVIDER FOR WATER SERVICE WILL BE:

THE PROVIDER FOR SEWER SERVICE WILL BE:

PLANNED FOR SOFT 6,10,000 SF OFFICES

TRANSMISSIONS:

PHASE 1 ONLY

APPROVED BY THE PENDER COUNTY PARKS DEVELOPMENT ADMINISTRATOR

SIGNATURE OF ADMINISTRATOR: _____

APPROVAL DATE: _____

SITE PLAN VALID FOR 01 YRS FROM APPROVAL DATE

SITE

OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401

COV

NOTE: ANY PLAN THAT DOES NOT BEAR AN ENGINEER'S SEAL, SIGNATURE AND DATE IS A PRELIMINARY PLAN AND NOT RELEASED FOR CONSTRUCTION

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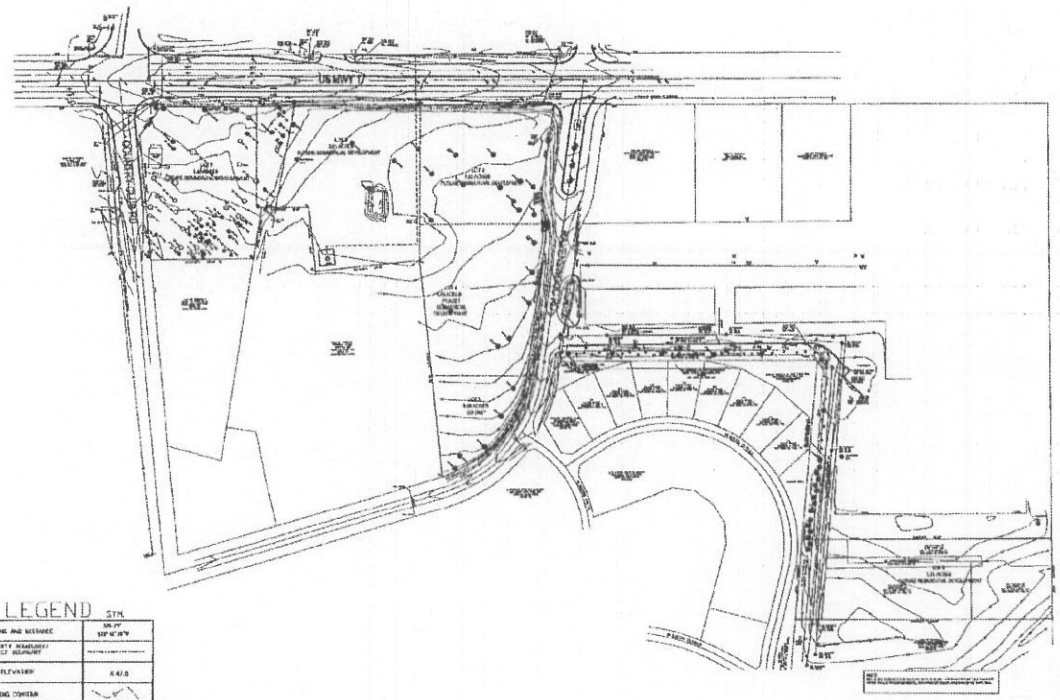
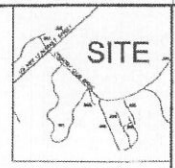
C-1929





LEGEND

	STM
BOUNDARY AND SETBACK	
PROPERTY BOUNDARY/ PROJECT BOUNDARY	
SPOT ELEVATION	X 47.5
EXISTING CONTOUR	
TEMPORARY ENTRANCE	
SEDIMENT FENCE	
EDGE OF PAVEMENT	
CHECK DAM	
PROPOSED SS LINE	
PROPOSED SS MANHOLE	
FIRE HYDRANT	
PROPOSED WATER LINE	
SLOW OFF ASSEMBLY	
GATE VALVE	8" CI GATE VALVE
SIDEWALK	
WATER SERVICE	
SS SEWER SERVICE	

PRELIMINARY PLAN-NOT FOR CONSTRUCTION

SITE PLAN-EXISTING CONDITIONS-ALL LOTS SHOWN

OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401

C1.0

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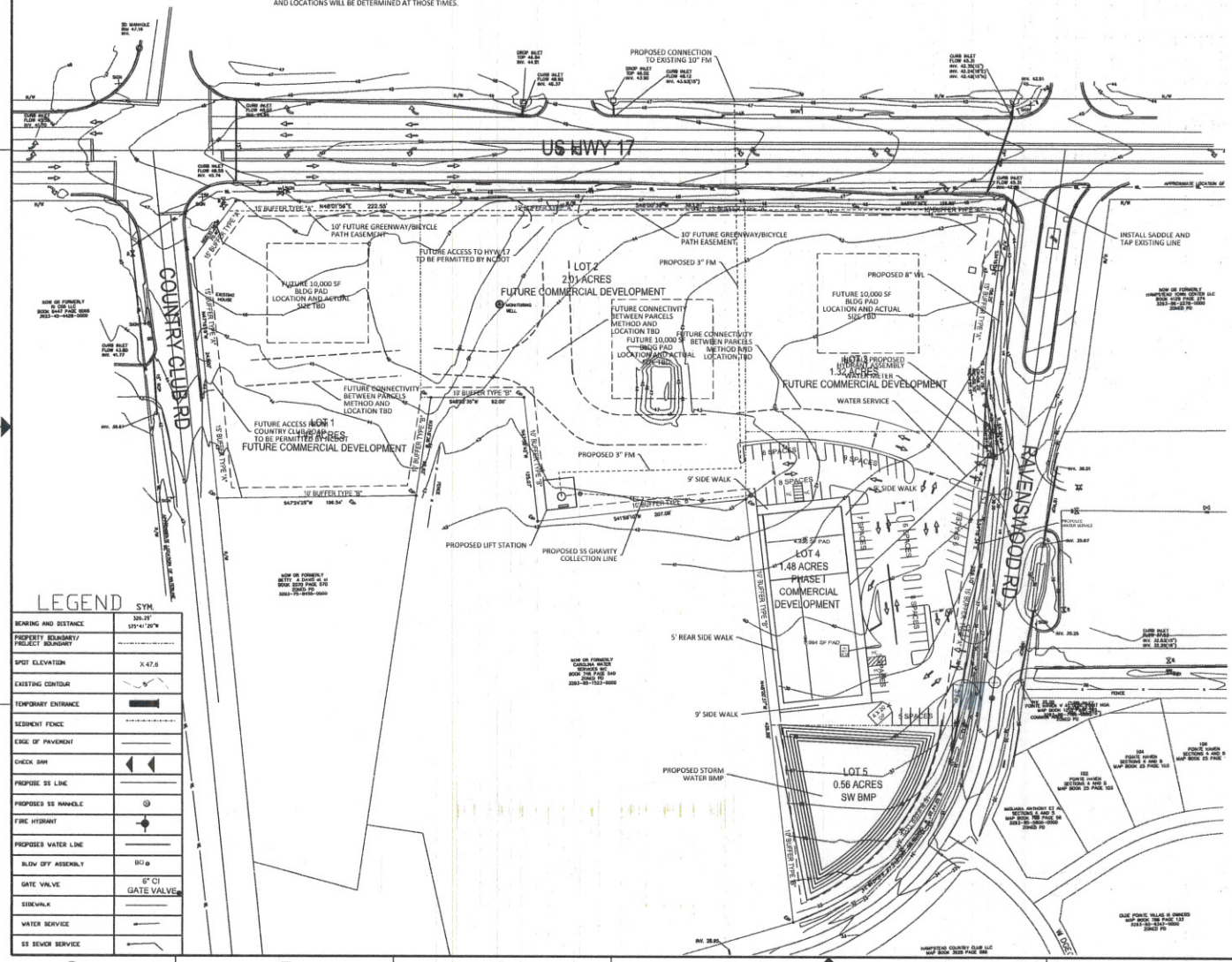
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

NOTE: 1,2,3 AND 4 SHALL BE INTERCONNECTED FOR TRAFFIC PURPOSED IN THE FUTURE. THE LOCATION OF THE CONNECTIVITY IS TO BE DETERMINED AT THE TIME OF PLANNING FOR THOSE PARCELS. ACCESS POINTS TO THE NCDOT HIGHWAY SYSTEM SHALL BE PERMITTED IN THE FUTURE WHEN LOTS 1,2 AND 3 ARE DEVELOPED. THE NUMBER OF DRIVEWAYS AND LOCATIONS WILL BE DETERMINED AT THOSE TIMES.



LEGEND

	SYM.
BEARING AND DISTANCE	320.25' S75°41'20"W
PROPERTY BOUNDARY/ PROJECT BOUNDARY	
SPOT ELEVATION	X 47.6
EXISTING CONTOUR	
TEMPORARY ENTRANCE	
SEDIMENT FENCE	
EDGE OF PAVEMENT	
CHECK DAM	
PROPOSE SS LINE	
PROPOSED SS MANHOLE	
FIRE HYDRANT	
PROPOSED WATER LINE	
BLOW OFF ASSEMBLY	BO
GATE VALVE	6" CI GATE VALVE
SIDEWALK	
WATER SERVICE	
SS SEWER SERVICE	

SITE

RECEIVED

AUG 25 2015

PENDER PLANNING DEPT.

OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401

C1.1

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SITE PLAN-LOTS 1-5

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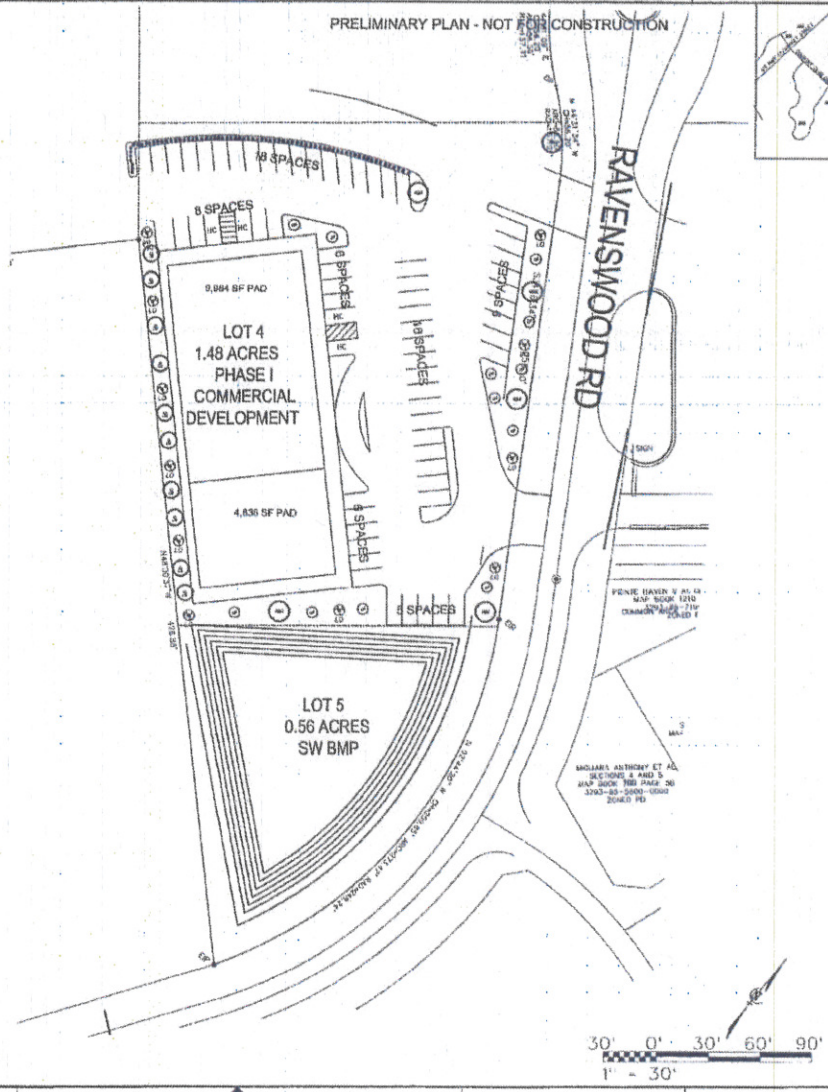
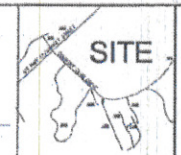
PRELIMINARY PLAN - NOT FOR CONSTRUCTION





LOT 4 LANDSCAPE PLAN

OAK RIDGE PROPERTIES AT OLDE POINT, LLC
519 MARKET ST
WILMINGTON, NC 28401

C1.2

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LOT 4 LANDSCAPING

Code	Common Name	Scientific Name	Quantity	Size
	Trees			
MAG	Southern Magnolia	Magnolia grandiflora	8	8.5" DBH
LN	Nelie Stevens Holly	Magnolia grandiflora 'Little Gem'	16	45 Gal.
LO	Live Oak	Quercus virginiana	11	3" B&B
WO	Willow Oak	Quercus phellos		3" B&B
RM	River Birch	Betula nigra		45 Gal.
CM	Crape Myrtle	Lagerstroemia indica sp.	5	25 Gal.
JM	Red Maple	Acer rubrum		45 Gal.
PO	Pistache	Pistacia chinensis		30 Gal.
BQ	Bradford Pear	Pyrus calleryana 'Bradford'		35 Gal.
JM	Japanese Maple	Acer palmatum		25 Gal.
CCM	Dwarf Crape Myrtle	Lagerstroemia indica sp.		15 Gal.
NHH	Nelie R. Stevens Holly	Ilex x Nelie R. Stevens'		15 Gal.
	Shrubs			
LS	Liriope	Liriope muscari		1 Gal.
P	Pittosporum	Pittosporum tobira 'Wheeler's Dwarf'		1 Gal.
LI	Ligustrum	Ligustrum sinense		3 Gal.
NH	Sunshine Holly	Ilex cornuta 'Sunshine'		3 Gal.
SH	Dwarf Yaupon Holly	Ilex vomitoria 'Nana Willie'	72	3 Gal.
PA	Pyracantha	Pyracantha		3 Gal.
NAN	Nandina	Nandina domestica		3 Gal.
DF	Dwarfed Pittosporum	Pittosporum tobira 'Compacta'		3 Gal.
AB	Abelia	Abelia grandiflora		3 Gal.
	Groundcover			
MB	Monkeyface	Mimulus aurantiacus 'Gracilipes'		1 Gal.
MJH	Muhly Grass	Muhlenbergia capillaris		1 Gal.
	Groundcover			
LIR	Liriope	Liriope spicata		1 Gal.
SG	Seagrass/Sedge	To be determined		1 Gal.

NOTE: ALL DISTURBED AREAS ARE TO BE ENHANCED IN THE 30' WIDE "A" BUFFER EXCEPT FOR 4' DIAMETER CIRCLE AROUND TREE PLANTINGS.
ALL CANOPY TREES (LIVE OAKS IN THIS PLAN) SHALL HAVE A MINIMUM HEIGHT OF 4.5 FEET ABOVE GROUND AT THE TIME OF PLANTING AND A MINIMUM CALIPER OF TWO INCHES PER THE PENDER COUNTY UDO SECTION 8.
ALL UNDERSTORY TREES (CREPE MYRTLES IN THIS PLAN) SHALL HAVE A MINIMUM HEIGHT OF 4 FEET ABOVE GROUND AT THE TIME OF PLANTING PER THE PENDER COUNTY UDO SECTION 8.

NOTE: PER THE PENDER COUNTY UDO SECTION 8.1.3 A TREE SURVEY MUST BE PERFORMED ON THE SUBJECT AREA. THE APPLICANT MUST ADHERE TO THE REQUIREMENTS FOR REMOVAL OF SPECIES OUTLINED IN THE UDO.

PLANT LEGEND

NOTE:
THIS LANDSCAPE PLAN WAS PREPARED USING A PROCEDURE THAT WAS NOT ORIGINALLY PROPOSED IN THE PUBLIC CONCEPT PLAN. IT IS PRESENTED IN THIS FORM TO ADDRESS THE REQUIREMENTS OF THE UDO, AND NOT TO DIVERT ATTENTION FROM THE SITE'S ORIGINAL ENGINEERED DESIGN. THE PLAN WAS CREATED BY A QUALIFIED LANDSCAPE DESIGNER FOR ADDITIONAL REQUIREMENTS ON PLANTING AND PROTECTION OF EXISTING TREES. THEY ARE INCORPORATED BY REFERENCE AND ATTACHED TO MEET THE PRE REQUIREMENT OF THE PROPOSED, EXISTING DESIGN PLAN. EXCEPT DESIGNED BY A LICENSED LANDSCAPE ARCHITECT IS A LANDSCAPE PROFESSIONAL.