

VICINITY MAP  
NOT TO SCALE

**EXISTING SITE DATA**  
 PROJECT ADDRESS: 4645 GORDON RD  
 PIN: 314810.34.3553  
 PID: 4300-001-004-000  
 TOTAL TRACT AREA: ± 41.21 AC  
 ZONING DISTRICT: R-15  
 LAND CLASSIFICATION: URBAN & CONSERVATION  
 WETLAND AREAS: ± 18.28 AC

**DEVELOPMENT DATA**  
 HIGH-DENSITY RESIDENTIAL DENSITY: 10.2 UNITS/AC  
 ALLOWABLE UNITS: 420 UNITS  
 ± 41.21 AC x 10.2  
 PROVIDED UNITS: 318 UNITS  
 PROVIDED DENSITY: 7.72 UNITS/AC  
 318 UNITS/41.21

**OPEN SPACE REQUIRED**  
 35% x 41.21 AC: 14.42 AC  
**OPEN SPACE PROVIDED**  
 229.77 AC  
 EXCLUDES POND SURFACE AND ALL IMPERVIOUS AREAS  
**IMPROVED REC AREA REQUIRED**  
 15% x 41.21 AC: 6.18 AC  
**IMPROVED REC AREA PROVIDED**  
 ± 6.50 AC

**BUILDING COVERAGE**  
 ± 9%  
**BUILDING HEIGHT**  
 (13) 3-STORY BUILDINGS: 45' HT max

**TOTAL APARTMENT BEDROOMS**  
 (114) 1-BR, (348) 2-BR, (90) 3-BR: 552

**PARKING**  
**REQUIRED PARKING SPACES**  
 204 units @ 2/unit = 408  
 114 units @ 1.5/unit = 171  
 Clubhouse Spaces = 579  
 1 space / 100 sf = 71

**PROVIDED PARKING SPACES**  
 Residential Unit Parking: 601  
 Standard Spaces: 547  
 Garage Spaces: 35  
 579  
 Clubhouse Spaces: 22  
 Reduction allowance requested  
 HC Spaces Provided: 16  
 (2% of Total to be HC = 13)

**200' FRINGE AREA**  
 TOTAL FRINGE AREA: ± 11.31 AC  
 TOTAL UNITS ALLOWED: 85  
 7.5 UNITS x 11.31 AC  
 TOTAL UNITS PROPOSED: < 15

**IMPERVIOUS SURFACES**  
 ROOFTOPS: 171,550 SF  
 PAVEMENT: 216,616 SF  
 SIDEWALKS: 35,000 SF  
 423,166 SF (23%)

**AREA WITHIN FLOODWAY**: ± 1.86 AC  
**AREA WITHIN S.F.H.A.**: ± 2.23 AC  
**AREA OF WETLANDS**: ± 18.28 AC

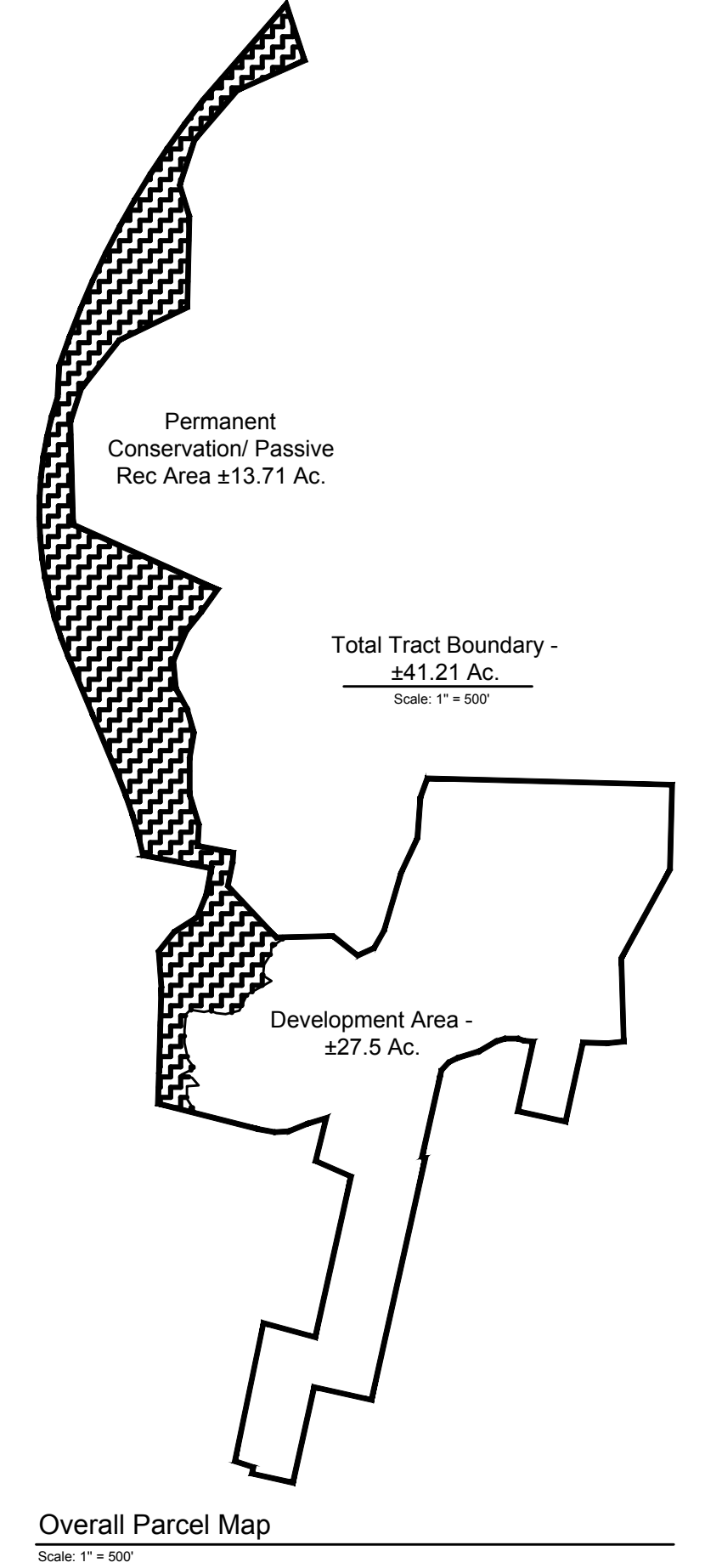
**WETLAND FILL PROPOSED**: ± 0.10 AC

**SITE INVENTORY NOTES**

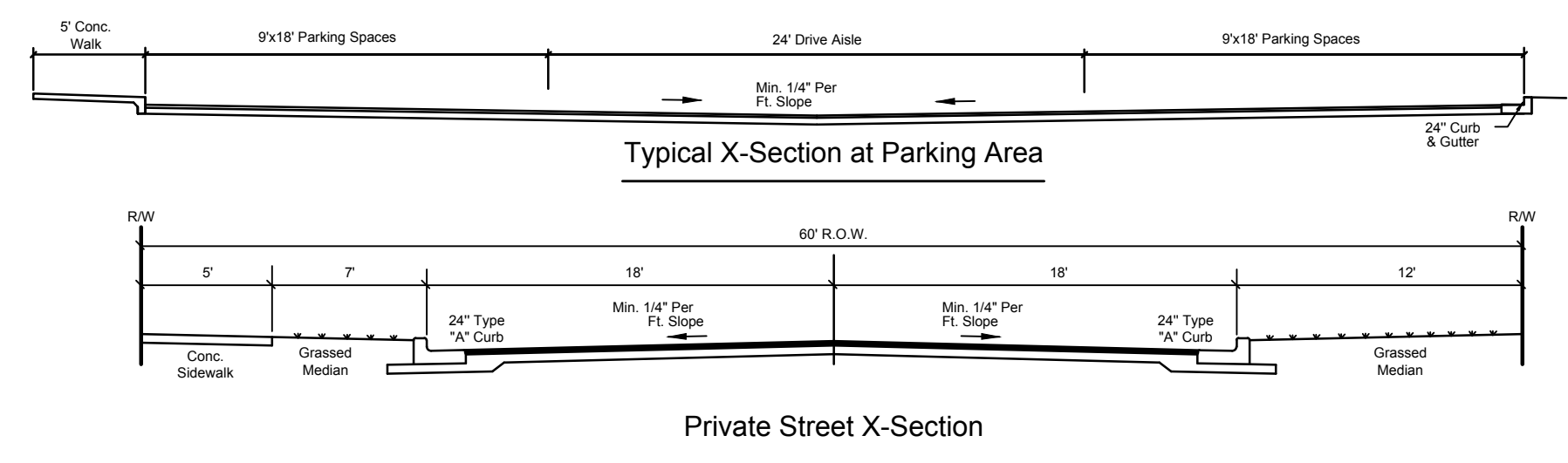
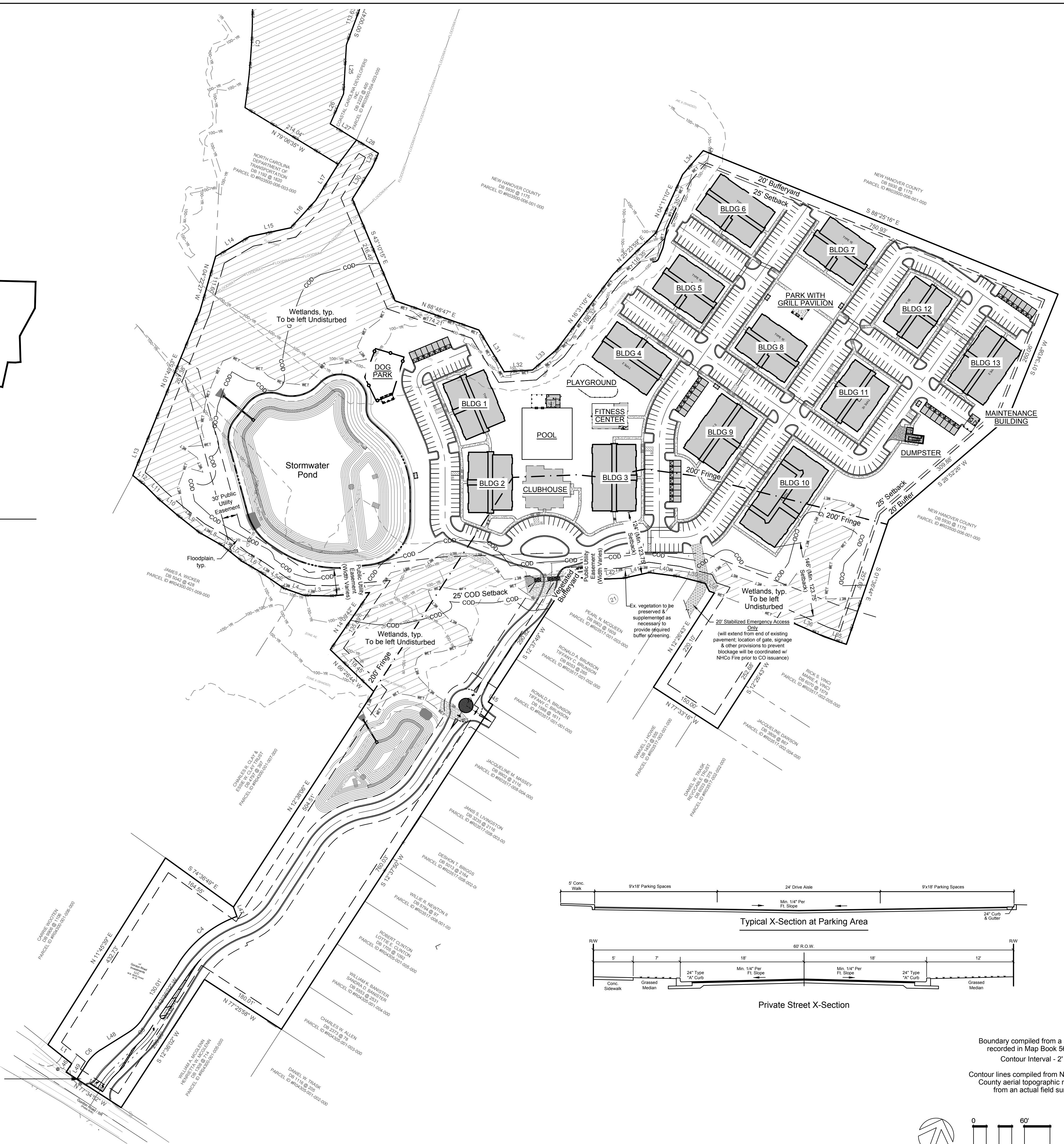
1. Soils Type: Be (Baymeade fine sand), Se (Seagate fine sand) & Jo (Johnston)
2. This property is not impacted by any AEC.
3. Swamp forest conservation overlay setbacks have been provided for min. 0.5 preservation.
4. This site is not impacted by any recognized historic or archeological significance.
5. No cemeteries were evidenced on the site.
6. There are no Significant trees within the proposed development area.
7. There is no evidence of jurisdictional wetlands within the proposed development area.
8. There is no evidence of endangered species or habitat issues on the site.
9. A portion of this property is within a Special Flood Hazard Area as evidenced on N.C. Flood Map 372324001, dated April 3, 2006 / Zone AE-29.
10. The site drainage flows into the Smith Creek drainage basin, into SC classified waters.

**DEVELOPMENT NOTES**

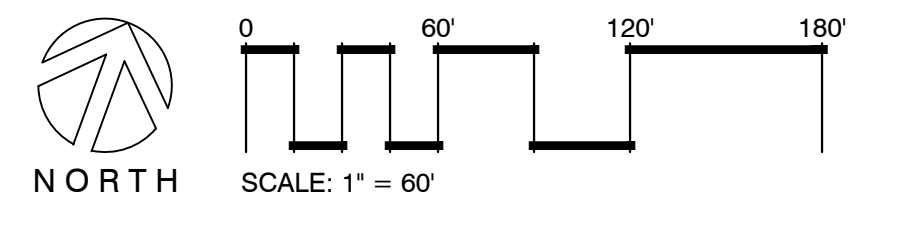
1. All development shall be in accordance with the New Hanover County Zoning Ordinance.
2. Project shall comply with all Federal, State & New Hanover County regulations.
3. A NCDOT Driveway Permit from the project's primary entrance with Gordon Road and approved IA off-site road improvements will be provided.
4. No gates, obstructions, traffic calming devices or on-street parking shall be permitted on streets.
5. Streetlights shall be provided at the rate of one fixture per 500 linear feet or less of roadway.
6. Pedestrian and bike access from the northern portion of the apartment campus to the County Park/property (where appropriate) shall be provided as required.
7. A bike lane located along the Gordon Road frontage will be coordinated with NCDOT and the office of the WMPO.
8. A WAVE Transit shelter near the entrance to the project will be coordinated with WAVE Transit and the New Hanover County School System



Overall Parcel Map  
Scale: 1" = 500'



Boundary compiled from a survey recorded in Map Book 56/25  
 Contour Interval - 2'  
 Contour lines compiled from New Hanover County aerial topographic maps, not from an actual field survey.



REVISIONS:


CLIENT INFORMATION:  
**HAWTHORNE SMITH CREEK**  
 2918 MARTINSVILLE ROAD  
 GREENSBORO, NC 27408

**PARAMOUNT ENGINEERING**  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6700 (F)

**HIGH-DENSITY DEVELOPMENT SITE PLAN**  
**SMITH CREEK VILLAGE**  
 NEW HANOVER COUNTY  
 NORTH CAROLINA

**PROJECT STATUS**  
 CONCEPT LAYOUT: \_\_\_\_\_  
 PRELIMINARY LAYOUT: \_\_\_\_\_  
 FINAL DESIGN: \_\_\_\_\_  
 RELEASED FOR CONSTRUCTION: \_\_\_\_\_

**DRAWING INFORMATION**  
 DATE: 4/27/18  
 SCALE: 1" = 60'  
 PROJECT: 16252.PE

SEAL

**C-1**

PEI JOB#: 16252.PE