

# NEW HANOVER COUNT

## DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina

Telephone (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhcgov.com



## SPECIAL USE PERMIT Application

Applicant/Agent Information		Property Owner(s) <i>If different than Applicant/Agent</i>
<b>Name</b> Mark Maynard, Jr.	<b>Owner Name</b> Coswald, LLC	
<b>Company</b> Tribute Companies	<b>Owner Name 2</b>	
<b>Address</b> 10 S. Cardinal Dr.	<b>Address</b> 1030 E. Wendover Ave.	
<b>City, State, Zip</b> Wilmington, NC 28403	<b>City, State, Zip</b> Greensboro, NC 27405	
<b>Phone</b> (910) 251-5030	<b>Phone</b>	
<b>Email</b> jr@tributecompanies.com	<b>Email</b>	
<b>Subject Property Information</b>		
<b>Address/Location</b> A portion of 7241 Market St., Wilmington, NC		
<b>Parcel Identification Number(s)</b> A portion of R04400-001-003-000		
<b>Total Parcel(s) Acreage</b> Total parcel acreage is $\pm$ 30.84 acres, Special Use Permit requested for $\pm$ 15.00 acres.		
<b>Existing Zoning and Use(s)</b> B-2 zoning district, undeveloped land.		
<b>Future Land Use Classification</b> Urban Mixed Use		
<b>Application Tracking Information (Staff Only)</b>		
<b>Case Number</b> S19-02	<b>Date/Time received:</b> 7/3/2017	<b>Received by:</b> BS

## Proposed Use(s) & Written Description

Please list the proposed use or uses of the subject property, and provide the purpose of the Special Use Permit and a description of the project (please provide additional pages if needed).

The Applicant is proposing a mixed-use development consisting of 288 multi-family units and  $\pm$  9,100 sq ft. of commercial space in the B-2 District pursuant to New Hanover County Zoning Ordinance Sec. 72-38. For further description of the proposed project and Special Use Permit request please see attached Exhibit A.

## Traffic Impact Worksheet

Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.

ITE Land Use: Please see TIA prepared by Davenport dated June 24, 2019

Trip Generation Variable (gross floor area, dwelling units, etc.):

AM Peak Hour Trips:

PM Peak Hour Trips:

## CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT

For each of the four required conclusions listed below, include or attach a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Board of County Commissioners to reach the required conclusion, and attach any additional documents or materials that provide supporting factual evidence. The considerations listed under each required conclusion are simply those suggested to help the applicant understand what may be considered in determining whether a required conclusion can be met. You should address any additional considerations potentially raised by the proposed use or development.

1. The use will not materially endanger the public health or safety if located where proposed and approved.

Considerations:

- Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections with curb cuts
- Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection
- Soil erosion and sedimentation
- Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater
- Anticipated air discharges, including possible adverse effects on air quality

Please see attached Exhibit A.

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2. The use meets all required conditions and specifications of the Zoning Ordinance.

Please see attached Exhibit A.

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## CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT

(continued)

3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc)
- Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property

Please see attached Exhibit A.

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4. The location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the New Hanover County Comprehensive Land Use Plan.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc)
- Consistency with the Comprehensive Plan's goals, objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards

Please see attached Exhibit A.

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## APPLICATION REQUIREMENTS

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". If an item is not applicable, mark as "N/A". Staff will confirm if an application is complete within five business days of submittal. Applications must be complete in order to process for further review.

Required Information		Applicant Initial or N/A	Staff Initial or N/A
1	Complete Special Use Permit application.	<i>MW</i>	<i>BS</i>
2	Application fee – (\$500; \$250 if application pertains to a residential use (i.e. mobile home, duplex, family child care home).	<i>MW</i>	<i>BS</i>
3	Traffic Impact Analysis (for uses that generate more than 100 peak hour trips).	<i>MW</i>	<i>BS</i>
4	<u>Site Plan including the following elements:</u> <ul style="list-style-type: none"> <li>• Tract boundaries and total area, location of adjoining parcels and roads.</li> <li>• Proposed use of land, structures and other improvements. For residential uses, this shall include number, height and type of units and area to be occupied by each structure and/or subdivided boundaries. For non-residential structures, this shall include approximate square footage and height of each structure, an outline of the area it will occupy and the specific purpose for which it will be used.</li> <li>• Development schedule including proposed phasing.</li> <li>• Traffic and Parking Plan to include a statement of impact concerning local traffic near the tract, proposed right-of-way dedication, plans for access to and from the tract, location, width and right-of-way for internal streets and location, arrangement and access provision for parking areas.</li> <li>• All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering and signage.</li> <li>• The one hundred (100) year floodplain line, if applicable.</li> <li>• Location and sizing of trees required to be protected under Section 62 of the Zoning Ordinance.</li> <li>• The approximate location of US Army Corps of Engineers Clean Water Act Section 404 and Rivers and Harbors Act Section 10 Wetlands, and wetlands under jurisdiction of the NC Department of Environmental Quality.</li> <li>• Any additional conditions and requirements, which represent greater restrictions on development and use of the tract than the corresponding General Use District regulations or other limitations on land which may be regulated by Federal or State law or Local Ordinance.</li> <li>• Any other information that will facilitate review of the proposed change (Ref. Article VII, as applicable).</li> </ul>	<i>MW</i>	<i>BS</i>
5	1 hard copy of ALL documents AND 8 hard copies of the site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.	<i>MW</i>	<i>BS</i>
6	1 PDF digital copy of ALL documents AND plans.	<i>MW</i>	<i>BS</i>

## ACKNOWLEDGEMENT AND SIGNATURES

By my signature below, I understand and accept all of the conditions, limitations and obligations of the Special Use Permit for which I am applying. I understand that the existing official zoning map is presumed to be correct. I understand that I have the burden of proving that the proposal meets the four required conclusions. I certify that this application is complete and that all information presented in this application is accurate to the best of my knowledge, information, and belief.

### Authority for Appointment of Agent Form

If applicable, I also appoint the applicant/agent as listed on this application to represent me and make decisions on my behalf regarding this application during the review process. The applicant/agent is hereby authorized on my behalf to:

1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and commitments; and
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application.

B. Leon Skinner  
Signature of Property Owner(s)

Coswald, LLC  
By: B. LEON SKINNER  
Print Name(s)

\_\_\_\_\_  
Signature of Applicant/Agent

Tribute Companies  
By: Mark Maynard, Jr.  
Print Name

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

**\*The land owner or their attorney must be present for the application at the public hearings.**

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper (approximately 2-3 weeks before the hearing), the item will be calendared for the next meeting and no fee will be required. If delay is requested after notice has been sent to the newspaper, the Board will act on the request at the scheduled meeting and are under no obligation to grant the continuance. If the continuance is granted, a fee in accordance with the adopted fee schedule as published on the New Hanover County Planning website will be required.

### For Staff Only

Application Received:	Completeness Determination Required By (date):	Determination Performed on (date):	Planning Board Meeting:

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\_\_\_\_\_  
Signature of Property Owner(s)



\_\_\_\_\_  
Signature of Applicant/Agent

Coswald, LLC

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name(s)

Tribute Companies

By: Mark Maynard, Jr. \_\_\_\_\_

\_\_\_\_\_  
Print Name

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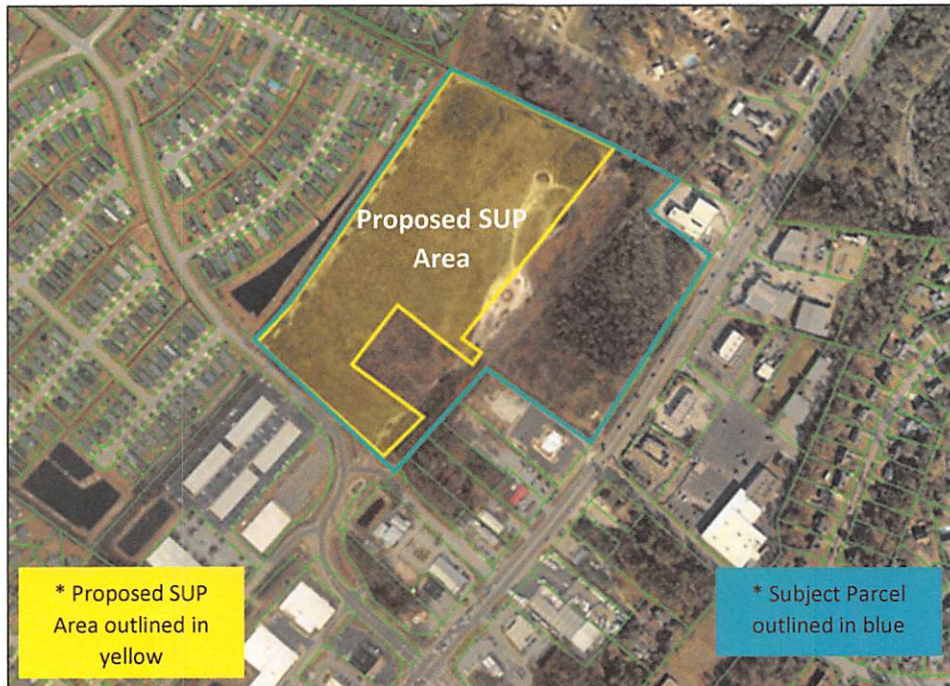
*For Staff Only*

Application Received:	Completeness Determination Required By (date):	Determination Performed on (date):	Planning Board Meeting



**Exhibit A  
to  
Special Use Permit Application**

Portion of 7241 Market St.  
New Hanover County PARID: R04400-001-003-000  
(Special Use Permit request for  $\pm 15.00$  acres of a  $\pm 30.82$  acre tract)



The Applicant, Tribute Companies, is requesting a Special Use Permit for residential uses within a commercial district pursuant to NHC Zoning Ordinance § 72-38 as part of a proposed mixed-use development consisting of 288 multi-family units and  $\pm 9,100$  sq. feet of commercial space on a portion ( $\pm 15.00$  acres) of a  $\pm 30.82$  acre parcel located at 7241 Market Street (NHC Tax Parcel ID No. R04400-001-003-000), as illustrated above.

The entire parcel is currently zoned B-2 Highway Business District. Residential uses are allowed within the B-2 District by Special Use Permit, subject to prescribed conditions listed in Section 72-38. The portion of the parcel not included in this Special Use Permit request ( $\pm 15.82$  acres) will allow opportunities for future B-2 commercial development intended to complement both the commercial and residential components of the proposed development.



**1. The use will not materially endanger the public health or safety if located where proposed and approved.**

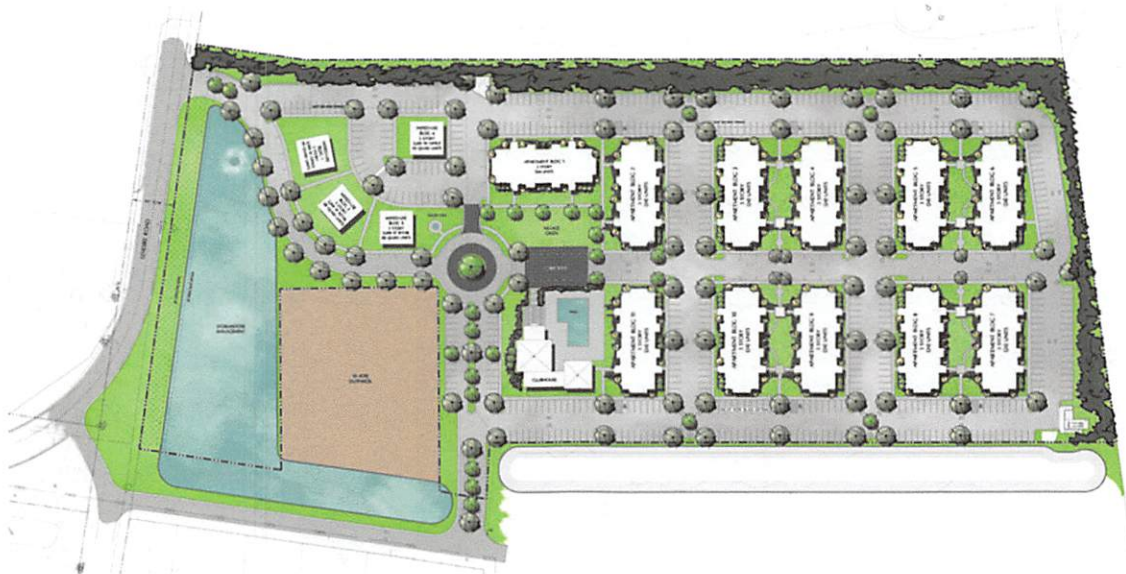
The proposed use will not endanger the public health or safety if located where proposed and approved. The subject property is already zoned general B-2 Highway Business District, without conditions. The general B-2 zoning on this property allows for larger and more intensive commercial uses by-right than currently proposed under the Special Use Permit proposal. The proposed development pursuant to Section 72-38 will ensure a more compatible transition from the more intense commercial uses typically found along Market Street in this vicinity to the existing single-family residential neighborhood adjacent to the subject property. Allowing this property to be developed pursuant to the Special Use Permit with conditions, moreover, will provide a better opportunity and framework to ensure compatibility with surrounding uses than would likely result under a general B-2 District development. This Special Use Permit proposal also ensures that the development will be a high-quality mixed-use development providing for an integration of diverse but compatible uses into a single development, unified by distinguishable design features, with amenities and walkways to increase pedestrian activity.

It is also significant to note that under Section 72-38, all commercial uses under the Special Use Permit are restricted to residential and B-1 commercial uses. In this regard, the Special Use Permit request is effectively similar to downzoning a portion of the property from B-2 (General District without conditions) to B-1 (*with conditions* pursuant to the Special Use Permit process) as it is related to proposed commercial uses under the Special Use Permit. By way of illustration, some of the uses currently allowed by-right in the B-2 District which are not allowed in the B-1 District include: mini-warehouses; RV and boat trailer storage lots; dry-stack storage of boats as a standalone warehouse; warehousing; wholesaling with no outside storage; auto dealers and truck sales; boat dealers; building materials and garden supplies; automobile/boat repairs sales; equipment rental and leasing; and septic tank vacuum service. Additionally, the B-2 District allows more than 30 manufacturing uses by Special Use Permit which are simply not allowed in the B-1 District.

In addition to the foregoing, adequate utilities and infrastructure including water and sewer are available for the site, as it is located along the Market Street corridor close to the City of Wilmington limits. A traffic impact analysis has been conducted, and pursuant to the TIA review and Special Use Permit approval process, all required traffic improvements will be made. The project will be engineered and constructed in accordance with New Hanover County and North Carolina stormwater regulations.

**2. The use meets all required conditions and specifications of the Zoning Ordinance.**

The proposed use meets all required conditions and specifications of the Zoning Ordinance. As stated above, the current zoning of the subject property is B-2 Highway Business District. Under Section 72-38 of the Zoning Ordinance, residential uses are allowed within the B-2 district by Special Use Permit as part of a mixed-use development meeting certain criteria designed to ensure a high quality project with an integration of diverse but compatible uses into a single development, unified by distinguishable design features. As illustrated in the concept plan below, the project is comprehensively planned from the standpoint of site design, setbacks, buffering, landscaping, stormwater management, parking and traffic distribution elements consistent with the zoning ordinance. In addition to review by County Staff, the New Hanover County Planning Board and ultimately the New Hanover County Board of Commissioners, the project will also be reviewed by the Technical Review Committee to ensure compliance.



Middle Sound West will incorporate high quality architecture and site design to create a cohesive project in which residential and commercial uses complement each other in an efficient, walkable community. The project includes moderate density multi-family residential along with four mixed-use buildings that will include office/retail space as well as residential units. Sidewalks are provided throughout and parking is shared, creating a more efficient use of space. Community facilities and common area are provided, including a village green and pocket park shown on the site plan, and community amenities for the residents and their guests, including a clubhouse and pool. In addition to the included mixed-use elements, further horizontal mixed-use is achieved via the nearby commercial businesses within close walking distance of the site, including restaurants, a business park, and recreation and entertainment facilities. Also, the remaining portions of the larger subject parcel, which are already zoned B-2, will provide

for future commercial uses along the Market Street corridor to complement the proposed residential and commercial development.

**3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.**

The proposed development will not substantially injure the value of adjoining or abutting property. The existing parcel is currently zoned B-2. The proposed Special Use Permit will limit the portion of the parcel closest to the adjacent residential neighborhood to residential and a less-intense range of possible B-1 uses. The residential component of this proposal will ensure that the commercial uses provided for in the Special Use Permit development will be neighborhood-scale retail and office and compatible with both the existing nearby residential uses and the proposed residential uses within the development. The Special Use Permit request allows a transition between the existing neighborhood to the west and more intensive commercial uses along and in closer proximity to the Market Street Corridor. Without the Special Use Permit, the entire parcel is open to general B-2 development without conditions. Allowing residential uses in the B-2 by way of this Special Use Permit request will help ensure compatibility with the surrounding area.

Additionally, a vegetative buffer will be provided between Middle Sound West and the existing neighborhood, any traffic improvements required by the traffic impact analysis will be made, and the project will incorporate a stormwater engineering plan where none exists now. The buildings will be constructed with high-quality, aesthetically pleasing facades and fenestrations, and the site design will incorporate greenspaces and sidewalks to ensure that Middle Sound West is a visually pleasing development and an enhancement to the area. The commercial components will provide adjacent residents with additional options for goods and services within walking or bicycle riding distance.

All other adjacent parcels to the northeast, southeast and southwest are currently zoned B-2, and would also not be negatively impacted by the Special Use Permit request. The additional residences will also provide additional customers for commercial businesses existing or to be developed on B-2 properties, enhancing horizontal mixed-use that would benefit the surrounding area as a whole.

**4. The location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the New Hanover County Comprehensive Land Use Plan.**

The proposed project is in harmony with the area in which it is to be located. The zoning map below shows that the larger subject parcel is zoned B-2 and bordered by B-2 on both the northeast and southwest property boundaries and Market Street on the

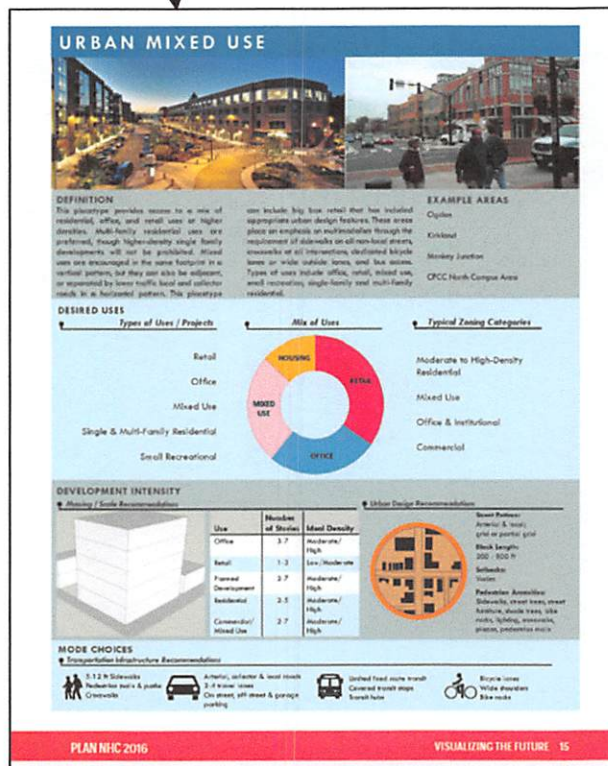


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horizontal mixed-uses to include office and retail uses. This project incorporates all of those elements recommended by the Comprehensive Plan:

## Urban Mixed Use Placetype



## DEFINITION

This placetype provides access to a mix of residential, office, and retail uses at higher densities. Multi-family residential uses are preferred, though higher-density single family developments will not be prohibited. Mixed uses are encouraged in the same footprint in a vertical pattern, but they can also be adjacent, or separated by lower traffic local and collector roads in a horizontal pattern. This placetype

Use	Number of Stories	Ideal Density
Office	3-7	Moderate/High
Retail	1-3	Low/Moderate
Planned Development	2-7	Moderate/High
Residential	2-5	Moderate/High
Commercial/Mixed Use	2-7	Moderate/High



Additionally, the proposed project is consistent with many of the Goals, Implementation Strategies and Implementation Guidelines of the Comprehensive Plan such as promoting both fiscally and environmentally responsible growth.

<b>Goal III: Promote fiscally responsible growth.</b>	
<b>Implementation Strategies</b>	<b>Implementation Guidelines</b>
C. Encourage infill development on vacant or blighted pieces of existing communities by providing incentives such as grants, but not limited to; density bonuses, and/or a reduction of parking requirements and/or setbacks.	III.C.1 Encourage a mixture of uses that create opportunities for shared parking and setback requirements to serve the overall community.
D. Encourage the redevelopment of single uses into mixed-use developments where appropriate.	III.D.1 Encourage incremental transformation of single uses into compatible mixed use centers that are compatible with the surrounding neighborhoods.
E. Encourage redevelopment of aging corridors to support and strengthen adjacent neighborhoods.	III.E.1 Encourage revitalization and redevelopment of blighted infill sites into compatible mixed uses that enhance nearby residential areas through incentives such as density bonuses, shared parking, and/or innovative buffering.
F. Encourage development where existing infrastructure is available.	III.F.1 Encourage increased density in Urban Mixed Use areas within close proximity of City of Wilmington jurisdiction and Growth Nodes as identified on the Future Land Use Map (Porter's Neck/Kirkland, Monkey Junction, and I-40/I-140 Interchange) in an effort to create densities that can support future infrastructure.

<b>Goal IX: Promote environmentally responsible growth.</b>	
<b>Implementation Strategies</b>	<b>Implementation Guidelines</b>
A. Promote a mixture of uses where appropriate in an effort to cluster development and minimize impacts on natural resources.	IX.A.1 Encourage mixed use development that rewards development practices which exceed minimum standards.
D. Strengthen and direct development toward existing communities through encouraging infill and redevelopment.	<p>X.D.1 Encourage incremental inclusion of mixed uses into areas that are single use dominated where the uses are compatible with the surrounding neighborhoods.</p> <p>IX.D.2 Encourage infill development to maximize use of previously developed sites for highest and best use.</p>

In sum, the proposed project will be in harmony with the area in which it is to be located and consistent with virtually all of the numerous policies and goals of the New Hanover County Comprehensive Land Use Plan promoting and encouraging mixed-use development.



NEW HANOVER COUNTY  
PLANNING & LAND USE  
***AUTHORITY FOR  
APPOINTMENT OF AGENT***

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910-798-7165 phone  
910-798-7053 fax  
www.nhcgov.com

Please note that for quasi-judicial proceedings, either the land owner or an attorney must be present for the case at the public hearing.

The undersigned owner does hereby appoint an authorized the agent described herein as their exclusive agent for the purpose of petitioning New Hanover County for a variance, special use permit, rezoning request, and/or an appeal of Staff decisions applicable to the property described in the attached petition. The Agent is hereby authorized to, on behalf of the property owner:

1. Submit a proper petition and the required supplemental information and materials
2. Appeal at public meetings to give representation and commitments on behalf of the property owner
3. Act on the property owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition applicable to the New Hanover County Zoning Ordinance.

Agent Information	Property Owner(s)	Subject Property
Name Matthew A. Nichols	Owner Name Coswald, LLC	Address 7241 Market St.
Company Law Office of Matthew A. Nichols	Owner Name 2	City, State, Zip Wilmington, NC
Address 3205 Randall Pkwy, Suite 104	Address 1030 E. Wendover Ave.	Parcel ID R04400-001-003-000
City, State, Zip Wilmington, NC 28403	City, State, Zip Greensboro, NC 27405	
Phone (910) 508-7476	Phone	
Email matt@mattnicholslaw.com	Email	
Application Tracking Information (Staff Only)		
Case Number Reference:	Date/Time received:	Received by:

This document was willfully executed on the 1<sup>st</sup> day of July, 20 19.

Coswald, LLC:

B. Leon Skinner, Member  
Owner 1 Signature  
By: B. LEON SKINNER, MEMBER  
Printed Name Title

Owner 2 Signature



NEW HANOVER COUNTY  
PLANNING & LAND USE  
***AUTHORITY FOR  
APPOINTMENT OF AGENT***

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**Please note that for quasi-judicial proceedings, either the land owner or an attorney must be present for the case at the public hearing.**


The undersigned applicant does hereby appoint an authorized the agent described herein as their exclusive agent for the purpose of petitioning New Hanover County for a variance, special use permit, rezoning request, and/or an appeal of Staff decisions applicable to the property described in the attached petition. The Agent is hereby authorized to, on behalf of the property owner:

1. Submit a proper petition and the required supplemental information and materials
2. Appeal at public meetings to give representation and commitments on behalf of the property owner
3. Act on the property owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition applicable to the New Hanover County Zoning Ordinance.

Agent Information	Applicant(s)	Subject Property
Name Matthew A. Nichols	Owner Name Tribute Companies	Address 7241 Market St.
Company Law Office of Matthew A. Nichols	Owner Name 2	City, State, Zip Wilmington, NC
Address 3205 Randall Pkwy, Suite 104	Address 10 S. Cardinal Dr.	Parcel ID R04400-001-003-000
City, State, Zip Wilmington, NC 28403	City, State, Zip Wilmington, NC 28403	
Phone (910) 508-7476	Phone (910) 251-5030	
Email matt@mattnicholslaw.com	Email jr@tributecompanies.com	
Application Tracking Information (Staff Only)		
Case Number Reference:	Date/Time received:	Received by:

This document was willfully executed on the 2<sup>nd</sup> day of July, 2019.

Tribute Companies:

  
Applicant 1 Signature

By: Mark Maynard, Jr.

# PARAMOUNT

ENGINEERING, INC.

July 2, 2019

MIDDLE SOUND WEST  
7241 MARKET STREET  
COSWALD LLC  
Deed Book 4883, Page 903

All that tract or parcel of land located in Harnett Township, New Hanover County, State of North Carolina, being a portion of the lands conveyed to Coswald LLC as recorded in Deed Book 4883 at Page 903; said parcel being more particularly described as follows:

Beginning at an iron rod located at the southwesterly corner of the herein described parcel; said iron rod located on the northeastern right of way of Lendire Road being a 60' right of way.

Thence along the northwestern line of said parcel and the southeastern side of Jacobs Ridge West Bay HOA, Inc recorded in deed book 3576 page 824, N 45°45'11" E a distance of 156.96' to an existing iron pipe;

Thence N 37°23'17" E a distance of 1079.69' to an existing iron pipe;

Thence turning and running with the lands of Camelot Campground, Inc as recorded in deed book 1863 page 212, Thence S 60°33'55" E a distance of 555.53';

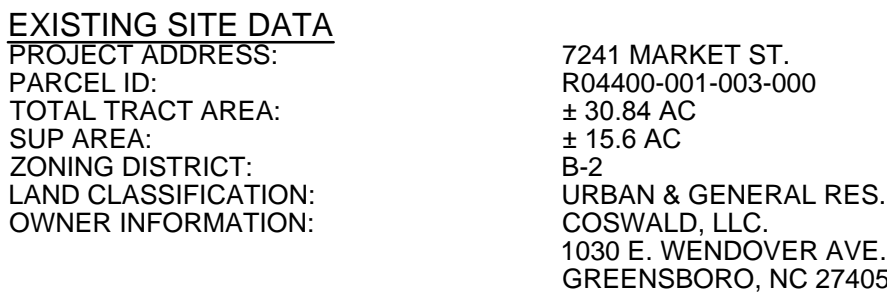
Thence with a new boundary line running through said Coswell LLC parcel the following eight (8) calls:

Thence S 37°23'17" W a distance of 895.06';  
Thence S 49°23'06" E a distance of 75.16';  
Thence S 45°42'15" W a distance of 38.00';  
Thence S 47°58'39" W a distance of 29.38';  
Thence N 53°00'18" W a distance of 290.32';  
Thence S 36°46'05" W a distance of 226.05';  
Thence S 53°03'22" E a distance of 245.34';  
Thence S 45°32'58" W a distance of 202.55' ;

Thence along the right of way of Lendire Road N 44°30'42" W a distance of 571.58';  
to the point of beginning,

Having an area of 681,189+/-square feet, 15.638 +/-acres more or less.





## SITE INVENTORY NOTES

1. Soils Types: Se (Seagate fine sand), Le (Leon sand), Mu (Murrell fine sand), & DO (Dorovan)
2. This property is not impacted by any AEC.
3. This site is not impacted by any recognized historic or archeological significance.
4. No cemeteries were evidenced on the site.
5. There is no evidence of jurisdictional wetlands within the proposed Special Use Permit area.
6. There is no evidence of endangered species or habitat issues on the site.
7. No portion of this property is within a Special Flood Hazard Area as evidenced on N.C. Flood Map 3720315900d, dated April 3, 2006.



PEI JOB#: 19244.PE	BE-1	SEAL	<div>PROJECT STATUS: CONCEPTUAL LAYOUT: FINAL DESIGN: RELEASED FOR CONSTRUCTION:  DRAWING INFORMATION  DATE: 7/11/2019 DRAWN BY: JCM DESIGNED BY: JCM CHECKED BY: JCM TBC</div>	<div>BOUNDARY EXHIBIT* MIDDLE SOUND WEST 7241 MARKET STREET NEW HANOVER COUNTY NORTH CAROLINA</div>	<div>PARAMOUNT ENGINEERING  122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846</div>	CLIENT INFORMATION:	REVISIONS: