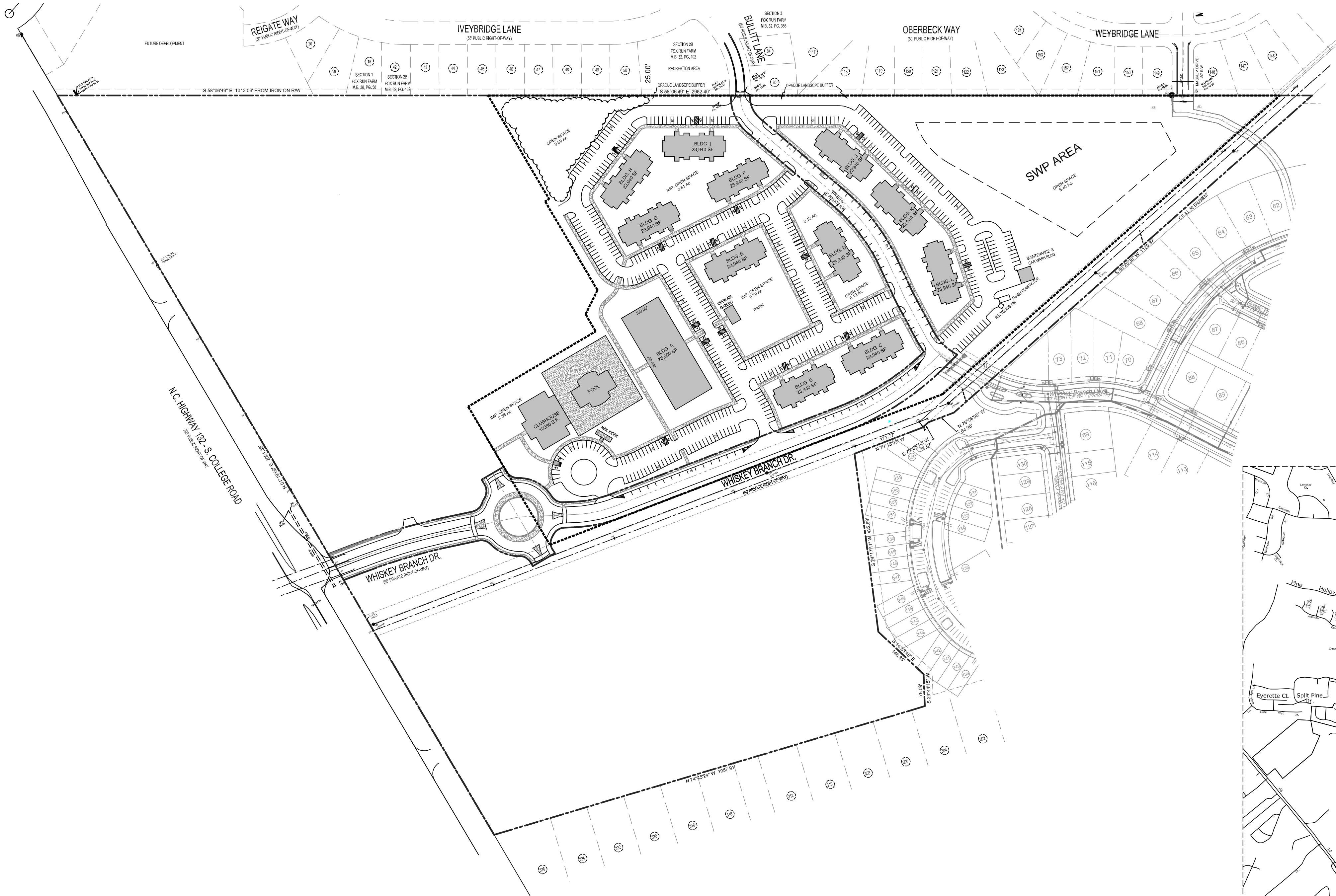
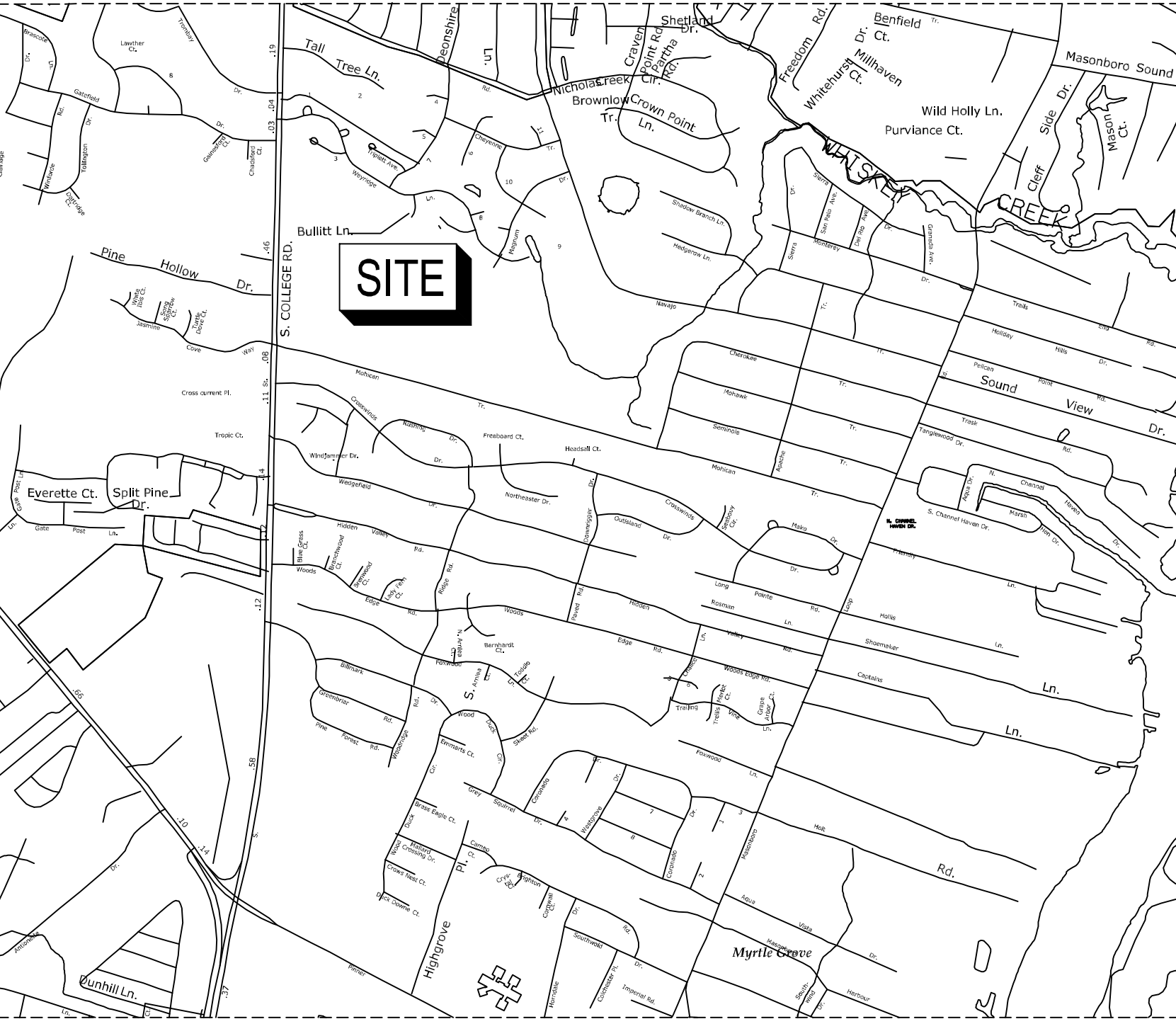


TIMBERS AT WHICKEY BRANCH

LOCATED IN NEW HANOVER COUNTY, NORTH CAROLINA
CONDITIONAL ZONING DISTRICT PLAN
OWNER: DRY POND PARTNERS, LLC
P.O. BOX 3649
WILMINGTON, NC 28406



LOCATION MAP
not to scale



PRELIMINARY NOT FOR CONSTRUCTION

REV. NO.	REVISIONS	DATE

Copyright © Hanover Design Services, P.A. All rights reserved. Reproduction or use of the contents of this document, or portions or details to this document, in whole or part, without written consent of the Land Surveyor or Engineer is prohibited. Only copies from the original of this document, marked with the original signature and original seal of the Surveyor or Engineer, shall be considered to be valid and true copies.

Site Plan of
Timbers at Whiskey Branch Apartments
NEW HANOVER COUNTY, NORTH CAROLINA

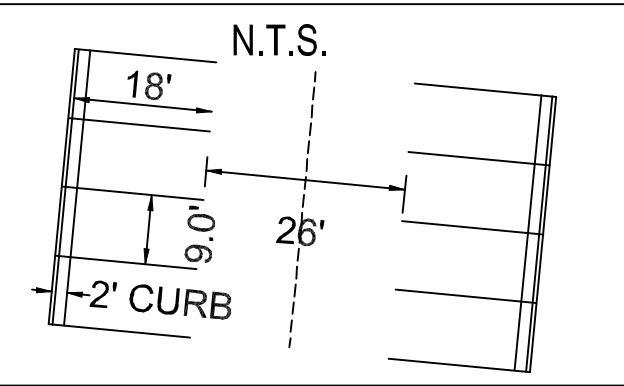
Owner: **DRY POND PARTNERS LLC**
P.O. BOX 3649
Wilmington, N.C. 28406

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
LICENSE # C-5987

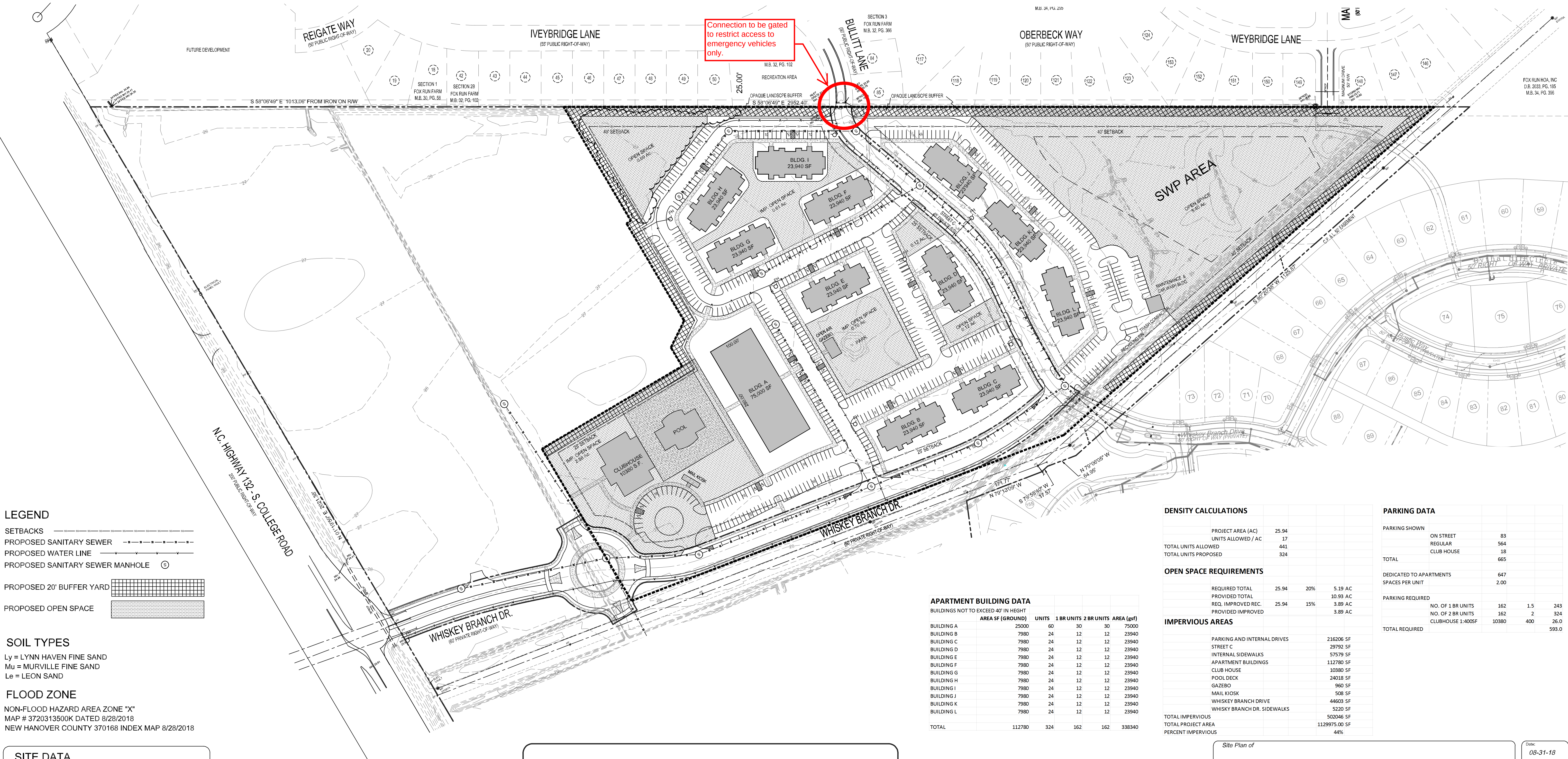
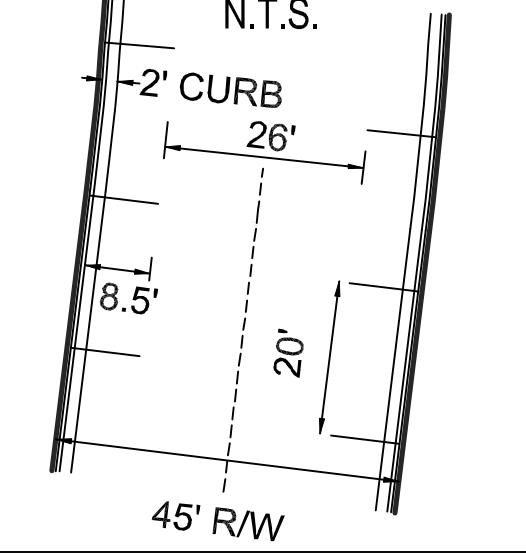
Date: 01-04-19
Scale: HORZ. - 150'
Drawn: GW
Checked: GW
Project No: 8061

Sheet No:
1
2
Of:

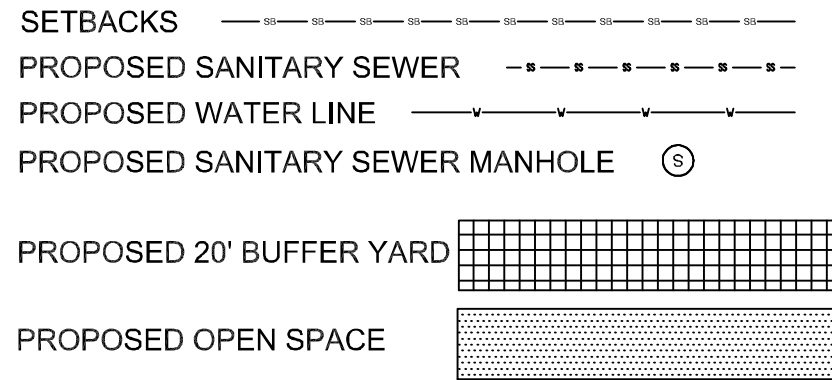
TYPICAL PARKING BAY X-SECTION



TYPICAL STREET C X-SECTION



LEGEND



SOIL TYPES

Ly = LYNN HAVEN FINE SAND
Mu = MURVILLE FINE SAND
Le = LEON SAND

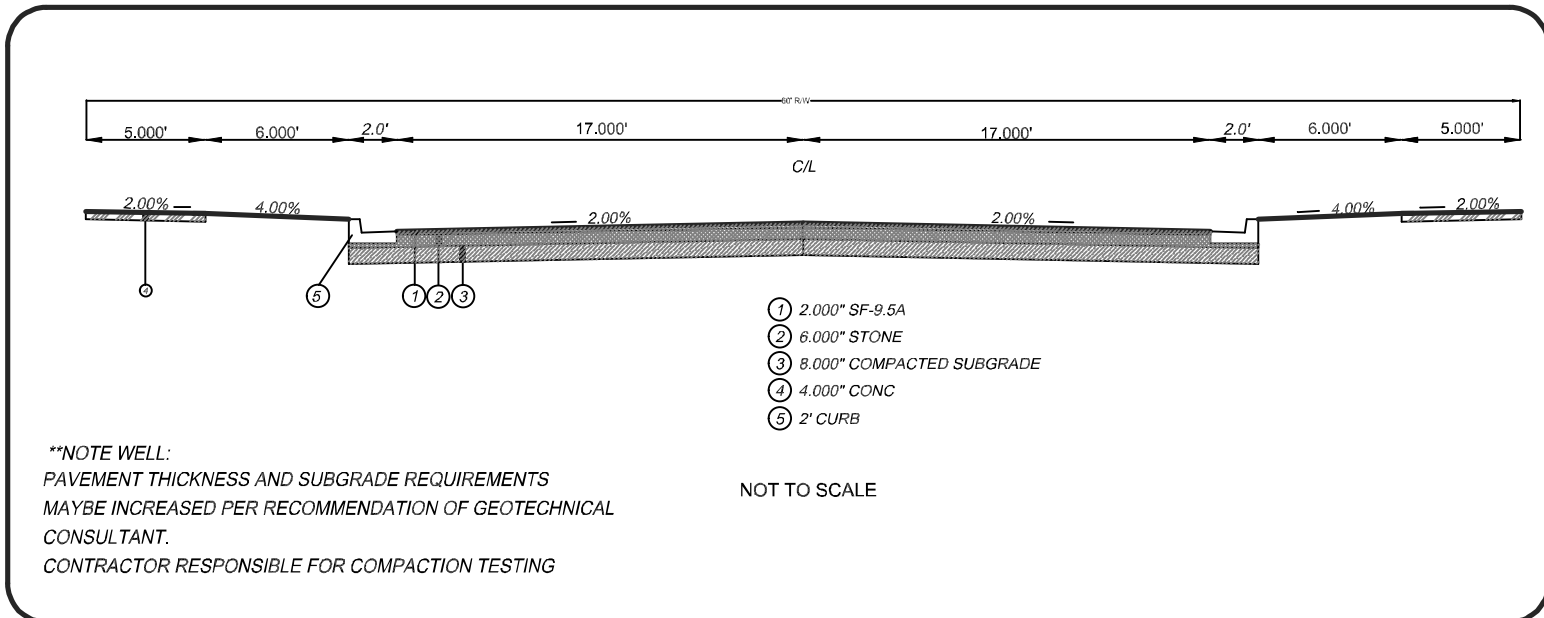
FLOOD ZONE

NON-FLOOD HAZARD AREA ZONE "X"
MAP # 3720313500K DATED 8/28/2018
NEW HANOVER COUNTY 370168 INDEX MAP 8/28/2018

SITE DATA

TAX PARCEL No. R07100-004-004-000
ZONED R-15 NEW HANOVER COUNTY
RESIDENTIAL DISTRICT
64.35 ACRES TOTAL TRACT
25.94 AC. TOTAL PROJECT AREA
NO WETLANDS ON SITE
REFERENCE D.B. 5970 PAGE 283

LINE	BEARING	DISTANCE
L1	S 88°06'49" E	887.00'
L2	S 31°53'11" W	19.43'
L3	S 13°44'56" E	307.74'
L4	S 28°20'19" E	344.51'
L5	S 50°20'39" W	448.62'
L6	N 79°06'05" W	990.40'
L7	N 01°19'59" E	180.35'
L8	N 01°19'59" E	143.20'
L9	S 88°40'01" E	178.78'
L10	N 01°19'59" E	24.66'
L11	S 88°40'01" E	184.55'
L12	N 01°19'59" E	58.19'
L13	N 58°19'22" E	58.67'
L14	N 01°19'59" E	526.94'



APARTMENT BUILDING DATA

BUILDINGS NOT TO EXCEED 40' IN HEIGHT

	AREA SF (GROUND)	UNITS	1 BR UNITS	2 BR UNITS	AREA (gsf)
BUILDING A	75000	60	30	30	75000
BUILDING B	7980	24	12	12	23940
BUILDING C	7980	24	12	12	23940
BUILDING D	7980	24	12	12	23940
BUILDING E	7980	24	12	12	23940
BUILDING F	7980	24	12	12	23940
BUILDING G	7980	24	12	12	23940
BUILDING H	7980	24	12	12	23940
BUILDING I	7980	24	12	12	23940
BUILDING J	7980	24	12	12	23940
BUILDING K	7980	24	12	12	23940
BUILDING L	7980	24	12	12	23940
TOTAL	112780	324	162	162	338340

DENSITY CALCULATIONS

PROJECT AREA (AC)	25.94
UNITS ALLOWED / AC	17
TOTAL UNITS ALLOWED	441
TOTAL UNITS PROPOSED	324
REQUIRED TOTAL	25.94
PROVIDED TOTAL	25.94
REQUIRED IMPROVED REC.	15%
PROVIDED IMPROVED	15%

OPEN SPACE REQUIREMENTS

REQUIRED TOTAL	25.94	20%	5.19 AC
PROVIDED TOTAL	25.94	15%	10.93 AC
REQUIRED IMPROVED REC.	25.94	15%	3.89 AC
PROVIDED IMPROVED	25.94	15%	3.89 AC

IMPERVIOUS AREAS

PARKING AND INTERNAL DRIVES	216206 SF
STREET C	29792 SF
INTERNAL SIDEWALKS	57579 SF
APARTMENT BUILDINGS	112780 SF
CLUB HOUSE	10380 SF
POOL DECK	24018 SF
GAZEBO	960 SF
MAIL KIOSK	508 SF
WHISKEY BRANCH DRIVE	44603 SF
WHISKEY BRANCH DR. SIDEWALKS	5220 SF
TOTAL IMPERVIOUS	502046 SF
TOTAL PROJECT AREA	1129975.00 SF
PERCENT IMPERVIOUS	44%

PARKING DATA

PARKING SHOWN			
ON STREET	83		
REGULAR	564		
CLUB HOUSE	18		
TOTAL	665		
DEDICATED TO APARTMENTS	647		
SPACES PER UNIT	2.00		
PARKING REQUIRED			
NO. OF 1 BR UNITS	162	1.5	243
NO. OF 2 BR UNITS	162	2	324
CLUBHOUSE 1:400SF	10380	400	26.0
TOTAL REQUIRED			593.0

PRELIMINARY NOT FOR CONSTRUCTION

REV. NO.	REVISIONS	DATE

Copyright © Hanover Design Services, P.A., All rights reserved. Reproduction or use of the contents of this document, or portions or deletions to this document, in whole or in part, without written consent of the Land Surveyor or Engineer, is prohibited. Only copies from the original of this document, marked with the original signature and original seal of the Surveyor or Engineer, shall be considered to be valid and true copies.

Site Plan of

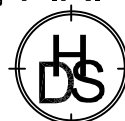
Timbers at Whiskey Branch Apartments

NEW HANOVER COUNTY, NORTH CAROLINA

Owner: DRY POND PARTNERS LLC
P.O. BOX 3649
Wilmington, N.C. 28406

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS

1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
LICENSE # C-6597



Date: 08-31-18

Scale: HORIZ: 1"= 100'

Drawn: GW

Checked: GW

Project No: 8061

Sheet No: 2

2

2

Ct: