

SITE INFORMATION

SITE AREA: ± 1.15 ACRES
 PARCEL ID: R03400-001-029-000
 ZONED: I-2 HEAVY INDUSTRIAL
 OWNER: DYTON BUILDERS, LLC
 607 SUMTER AVENUE
 CAROLINA BEACH, NC 28428

DIMENSION REQUIREMENTS

FRONT SETBACK: 50' MINIMUM
 SIDE SETBACK: N/A
 REAR SETBACK: N/A
 BLDG HEIGHT, MAX: NONE

BUILDING INFORMATION

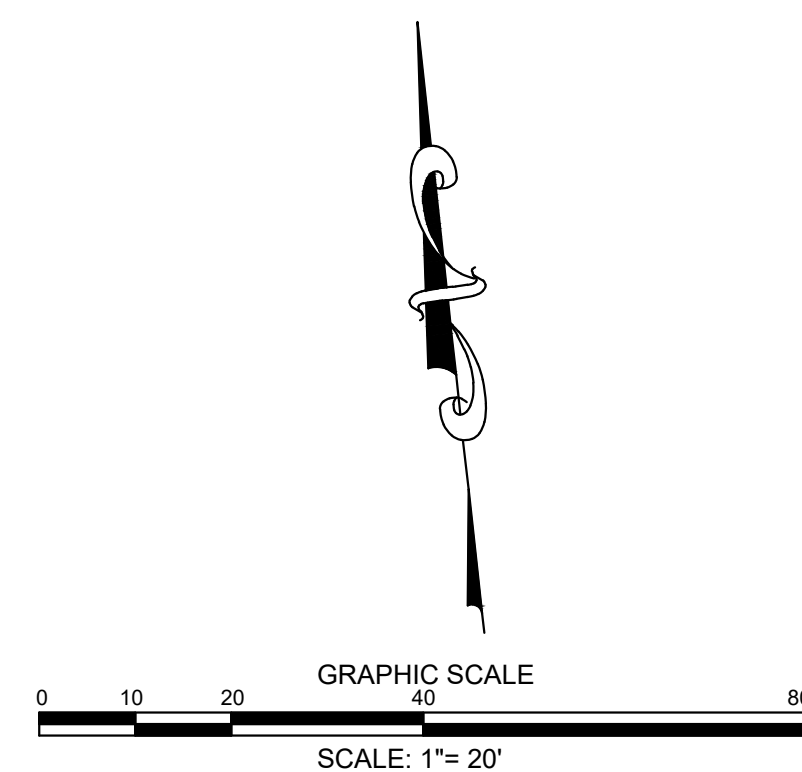
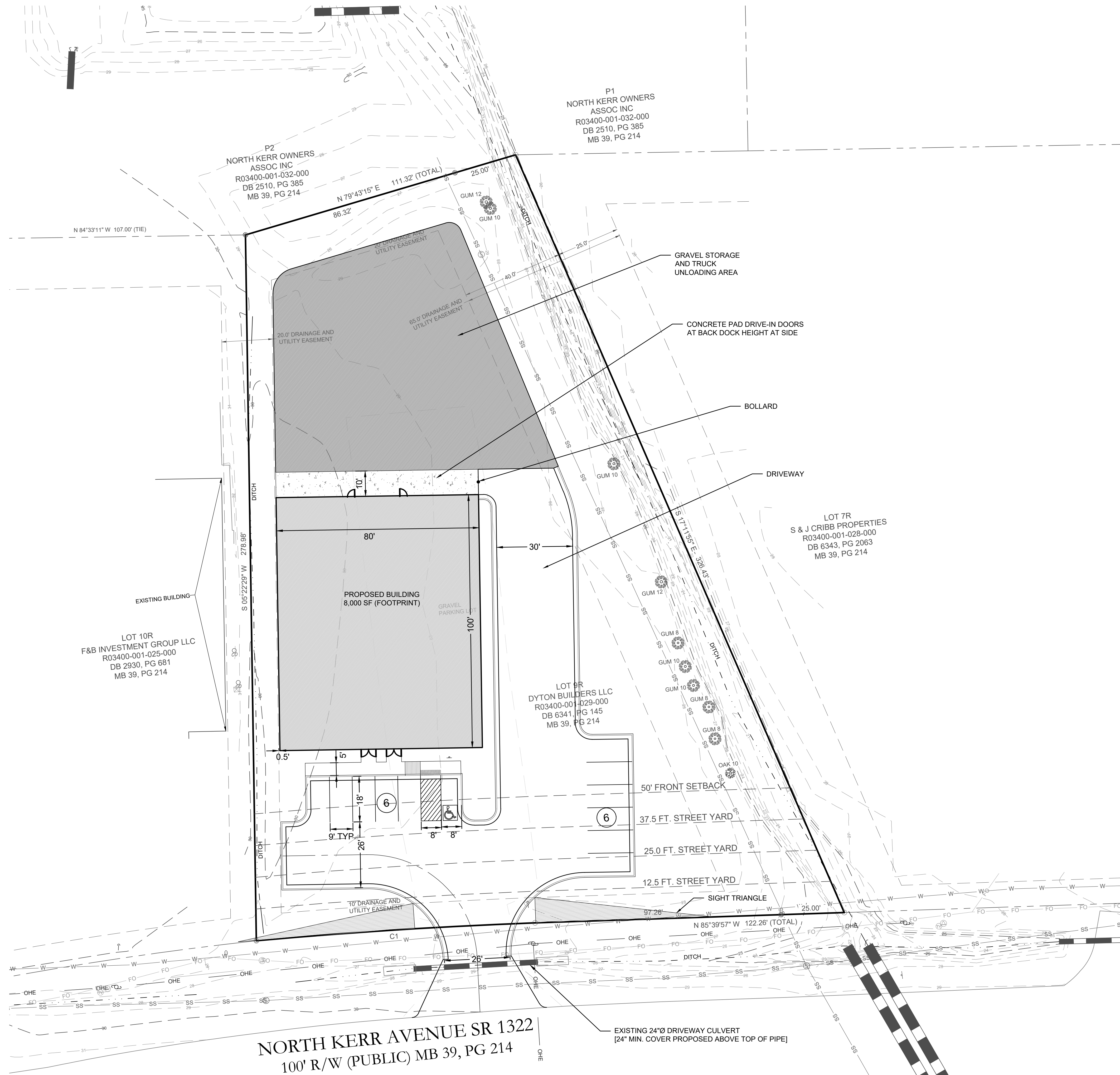
PROPOSED USES: OFFICE/WAREHOUSE/DISTRIBUTION
 BUILDING SF: 8,000 SF FOOTPRINT

PARKING INFORMATION

REQUIRED: 12 SPACES (1.5 / 1,000 SF OF BUILDING)
 PROVIDED: 12 SPACES, INCLUDING 1 ACCESSIBLE SPACE

GENERAL NOTES

- THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE PER FLOOD PANEL 3720313900K UPDATED 8/28/18.
- CFPUA WILL BE THE UTILITY PROVIDER FOR WATER AND SEWER SERVICE.
- ANY FUTURE SIGNAGE SHALL MEET THE REQUIREMENTS OF SECTION 5.6 OF THE NEW HANOVER COUNTY UNIFIED DEVELOPMENT ORDINANCE AND PERMITTED SEPARATELY.
- ALL PROPOSED SITE LIGHTING IS PRELIMINARY. FINAL LIGHTING DESIGN TO BE DETERMINED PRIOR TO CONSTRUCTION.
- LIGHTING LOCATIONS SHOWN FOR REFERENCE. FINAL PLAN TO BE PRODUCED BY ELECTRIC SERVICE PROVIDER PRIOR TO CONSTRUCTION.



FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:	PER ARCHITECT COMMENTS 01/07/2021
CLIENT INFORMATION:	DYTON BUILDERS LLC 607 SUMTER AVENUE CAROLINA BEACH, NC 28428
PROJECT STATUS:	CONCEPTUAL LAYOUT: FINAL LAYOUT: RELEASED FOR CONST:
DRAWING INFORMATION:	DATE: 03/08/2021 SCALE: 1" = 20' DESIGNED: DDL CHECKED: CWM
SEAL:	
PRELIMINARY SITE PLAN	3012 N KERR AVE. NEW HANOVER COUNTY NORTH CAROLINA
PARAMOUNTE ENGINEERING	122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846
C-2.0	PEI JOB#: 20389.PE