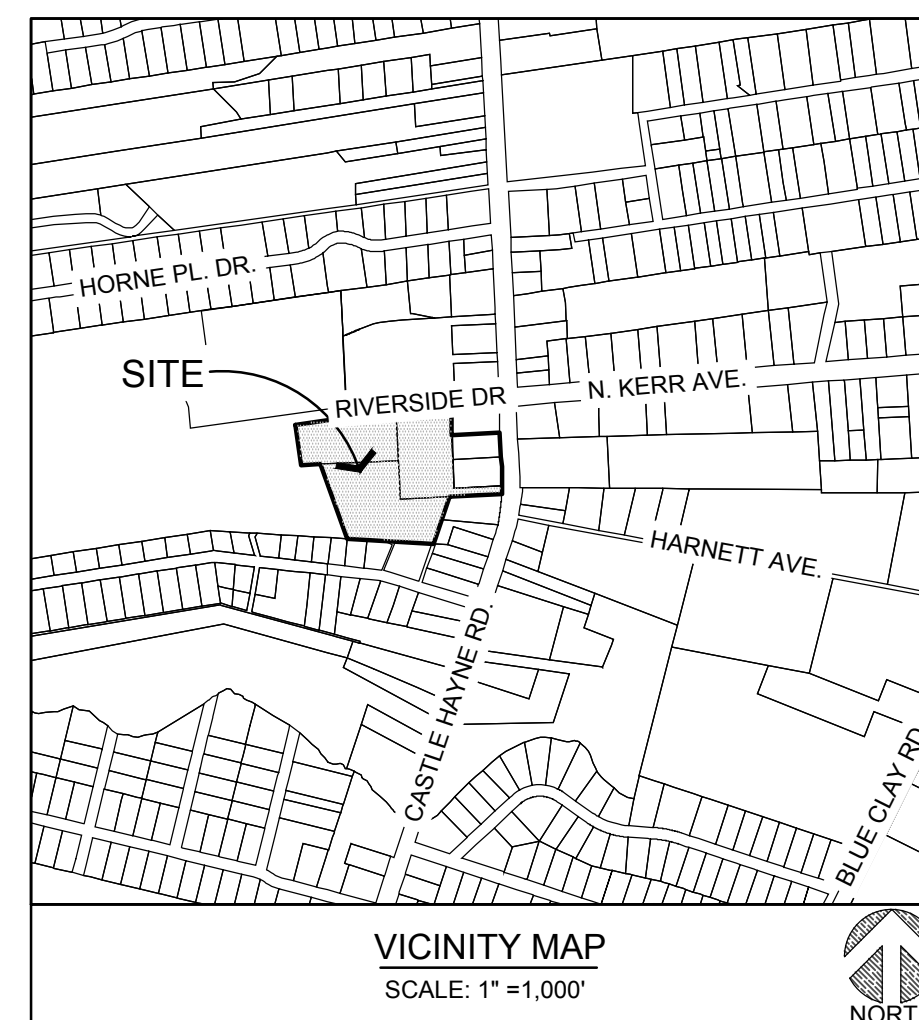


WRIGHTSBORO COMMONS PHASE I

CASTLE HAYNE ROAD
NEW HANOVER, NORTH CAROLINA

MAJOR SUBDIVISION PRELIMINARY PLAN MARCH 2021

APPLICANT:
BRC WRIGHTSBORO COMMONS
5826 SAMUT DRIVE, SUITE 105
HIGH POINT, NC 27265



NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

CONTACT THESE UTILITIES

NEW HANOVER COUNTY PLANNING DEPARTMENT
ATTN: BRAD SCHULER
PH: 910-795-7059

PIEDMONT NATURAL GAS
ATTN: CARL PAQUET
PH: 910-350-2262

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

CFPUA (WATER & SEWER)
PH: 910-332-6550

DUKE ENERGY PROGRESS
GENERAL PH: 800-452-2777

AT&T
ATTN: STEVE DAYVAULT
PH: 910-341-7664

SPECTRUM
GENERAL PH: 800-892-4357



Know what's below.
Call before you dig.

WRIGHTSBORO COMMONS PH I MAJOR SUBDIVISION PRELIMINARY PLAN

PROJECT # 19257.PE

MARCH 15, 2021

PROPERTY OWNER
BRC WRIGHTSBORO COMMONS, LLC
WRIGHTSBORO COMMONS PARTNERS, LLC
5826 SAMUT DRIVE, SUITE 105
HIGH POINT, NC 27265

APPLICANT
BRC WRIGHTSBORO COMMONS, LLC
5826 SAMUT DRIVE, SUITE 105
HIGH POINT, NC 27265

PROJECT CONSULTANTS

ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NC 28403
CIVIL: TIM CLINKSCALES, PE (910-791-6707)
LANDSCAPE ARCHITECT: ALLISON ENGEBRETSON, RLA (910-791-6707)

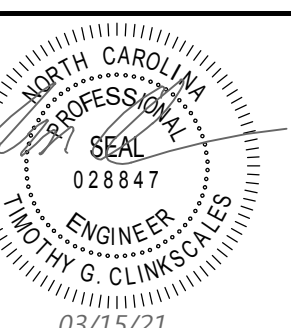
SURVEYOR
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NC 28403
JOSH TAYLOR, PLS (910-791-6707)

SHEET INDEX

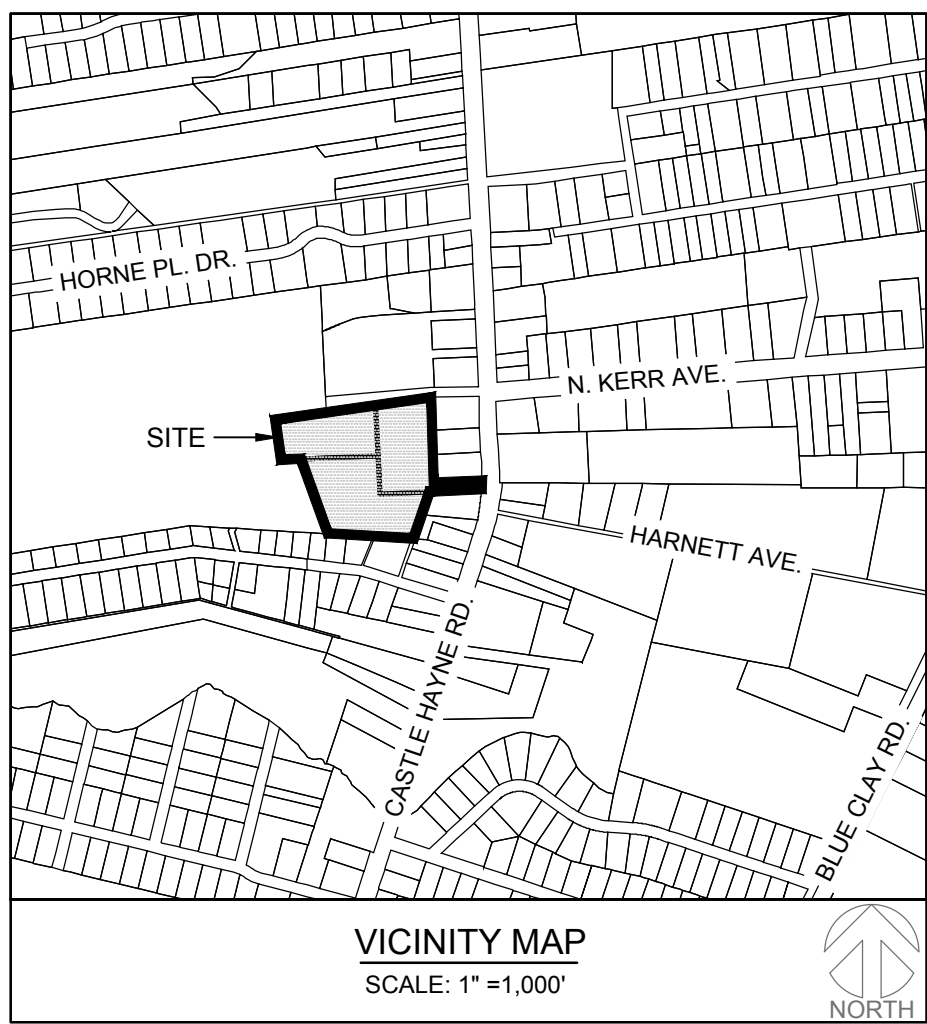
SHEET NUMBER	SHEET TITLE
P-0.0	COVER SHEET
SV-1	BOUNDARY SURVEY
P-2.0	SITE PLAN
P-3.0	LANDSCAPE PLAN

PREPARED BY:

PARAMOUNTE
ENGINEERING, INC.
122 Cinema Drive Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



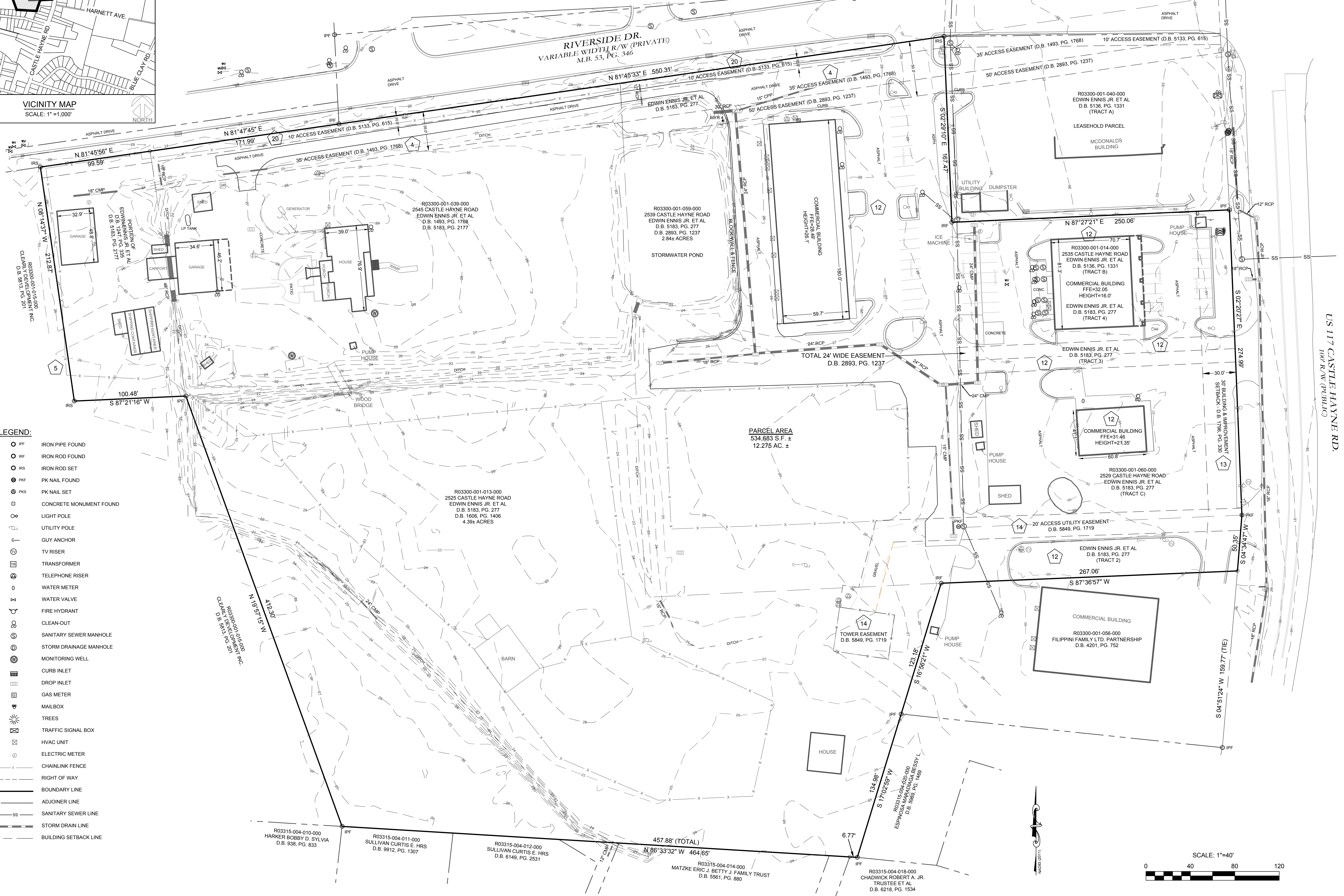
SITE DATA:

PROJECT ADDRESS: 2525, 2531/2539 & 2545 CASTLE HAYNE ROAD
PARCEL ID: R03300-001-059-000 (2531/2539)
R03300-001-039-000 (2545)
R03300-001-013-000 (2525)

CURRENT ZONING: B-2 (2531/2539), R-15 (2525 & 2545)
PROPOSED ZONING: UN02 - COMMUNITY SCALE
PROPOSED USE: COMMERCIAL DISTRICT MIXED USE
PROJECT SITE AREA: ± 12.30 ACRES (± 535,572 SF)

OWNER INFORMATION: EDWIN ENNIS, JR.
WILMINGTON, NC 28401

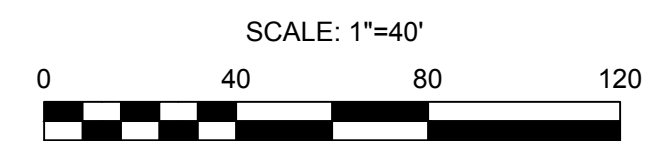
FLOOD INFORMATION: THIS PARCEL IS NOT LOCATED IN A FLOOD ZONE, AS DETERMINED BY FEMA FLOOD PANEL 3720312900K, DATED AUGUST 28, 2019



LEGEND:

- IFF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- CONCRETE MONUMENT FOUND
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- TV RISER
- TRANSFORMER
- TELEPHONE RISER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CLEAN-OUT
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- MONITORING WELL
- CURB INLET
- DROP INLET
- GAS METER
- MAILBOX
- TREES
- TRAFFIC SIGNAL BOX
- HVAC UNIT
- ELECTRIC METER
- CHAINLINK FENCE
- RIGHT OF WAY
- BOUNDARY LINE
- ADJOINER LINE
- SS --- SANITARY SEWER LINE
- STORM DRAIN LINE
- BUILDING SETBACK LINE

US 117 CASTLE HAYNE RD.
100' R/W (PUBLIC)



REVISIONS:

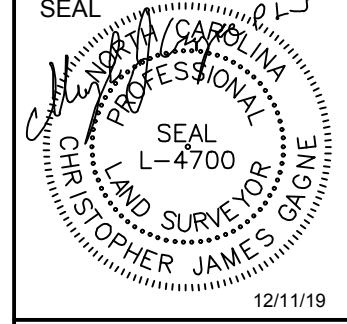
CLIENT INFORMATION:
WRIGHTSBORO COMMONS PARTNERS, LLC.
BRC WRIGHTSBORO COMMONS, LLC.

PARAMOUNT
ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)

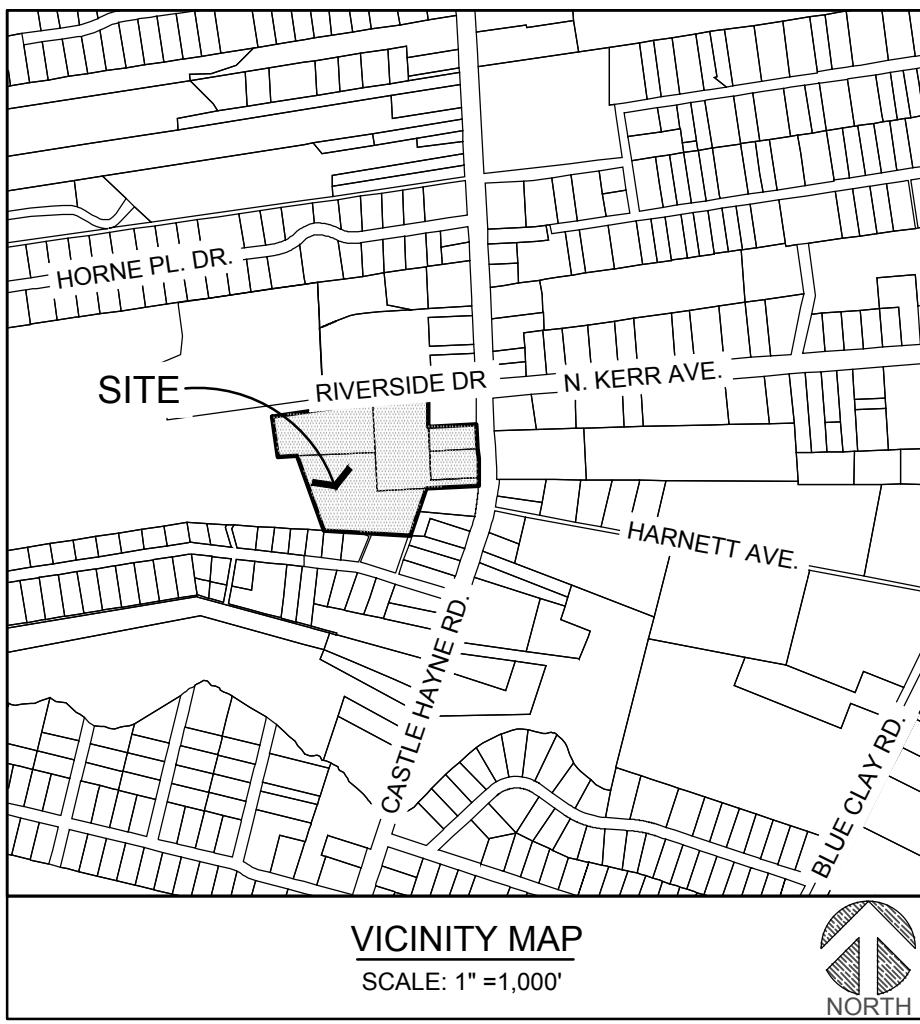
ALTA/NSPS SURVEY
WRIGHTSBORO COMMONS
CAPE FEAR TOWNSHIP
NEW HANOVER COUNTY, NC

PROJECT STATUS:
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
RELEASED FOR CONST.

DRAWING INFORMATION:
DATE: 12/11/19
SCALE: 1"=40'
DESIGNED: JAMES G. JOSEPH
CHECKED: JAMES G. JOSEPH



SV-1
PEI JOB#: 19257.PE



SITE DATA:

PROJECT ADDRESS: 2525, 2529, 2535, 2539, 2545 CASTLE HAYNE
ROAD
PARCEL ID: R03300-001-059-000 (2539)
R03300-001-039-000 (2545)
R03300-001-013-000 (2525)
R03300-001-014-000 (2535)
R03300-001-060-000 (2529)

PROPOSED ZONING: UMXZ - COMMUNITY SCALE
PROPOSED USE: COMMERCIAL DISTRICT MIXED USE
PROJECT SITE AREA: ± 12.30 ACRES (± 535,572 SF)

OWNER INFORMATION: BRC WRIGHTSBORO COMMONS, LLC
WRIGHTSBORO COMMONS PARTNERS, LLC
5826 SAMUT DRIVE, SUITE 105
HIGH POINT, NC 27265

FLOOD INFORMATION: THIS PARCEL IS NOT LOCATED IN A FLOOD ZONE, AS DETERMINED BY FEMA FLOOD PANEL 3720312900K, DATED AUGUST 28, 2018

CAMA LAND USE CLASSIFICATION: URBAN

DIMENSIONAL REQUIREMENTS (UMXZ):

MINIMUM LOT AREA: NONE
MINIMUM SETBACK FROM RESIDENTIAL ZONING DISTRICTS: 45' (FOR BUILDINGS OVER 35' IN HEIGHT)

MAXIMUM DISTANCE FROM ANY STREET: 10'

MAXIMUM DENSITY MULTI-FAMILY: 25 DU/AC
PROPOSED DENSITY: 18.4 DU/AC (AT 226 UNITS)

MINIMUM BUFFER REQUIRED ADJACENT TO RESIDENTIAL ZONING DISTRICTS: 20'

PROPOSED UNITS
APARTMENTS: 226 UNITS
(3) 24-UNIT BUILDINGS
(4) 36-UNIT BUILDINGS

WRIGHTSBORO COMMONS - BUILDING / UNIT MIX								
BLDG TYPE	# BLDGS	1-BR / BLDG	1-BR / TOTAL	2-BR / BLDG	2-BR / TOTAL	3-BR / BLDG	3-BR / TOTAL	TOTAL UNITS
TYPE III	4	24	96	12	48	0	0	
TYPE IV	3	0	0	12	36	12	36	
CARRIAGE	2	5	10	0	0	0	0	
			106		84		36	226
			47%		37%		16%	

PARKING DATA:

PARKING REQUIRED: 399 TOTAL
1.5 PER 1-BR UNIT 1.5 x 106 159
2 PER 2-BR+ UNIT 2 x 120 240

NEW SURFACE PARKING PROPOSED: 392
NEW GARAGE PARKING PROPOSED: 14
TOTAL NEW PARKING PROPOSED: 406 (1.79 / unit)

SHARED EXISTING PARKING 94 (including new commercial building)
TOTAL PROVIDED PARKING 500

STREET INTERCONNECTIVITY INDEX:

REQUIRED: 1.4
INDEX PROVIDED: 2.0
4 LINKS / 2 NODES

OPEN SPACE:

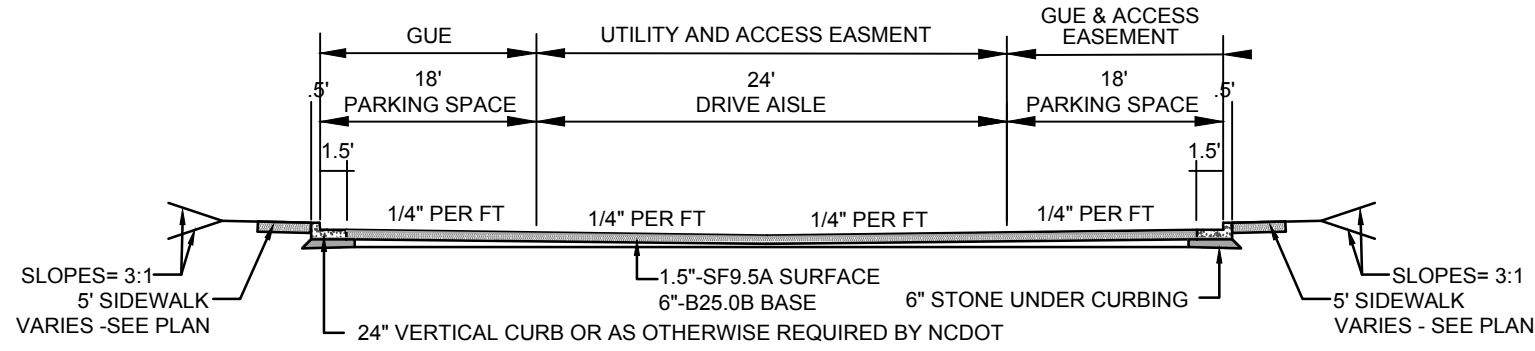
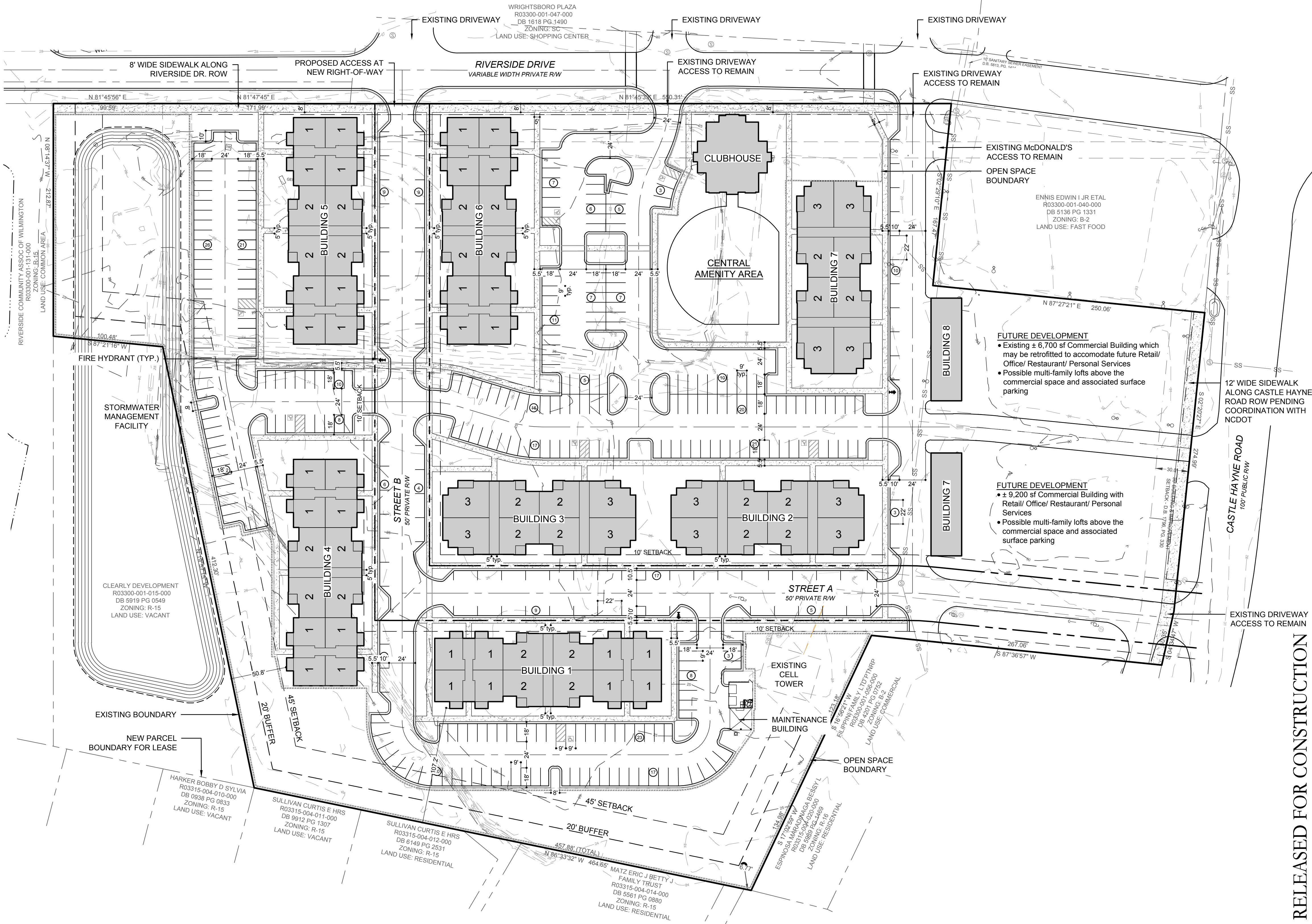
REQUIRED: ±1.85 AC (15%)
PROVIDED: ±2.47 AC (20%)

SITE LIGHTING:

- NEIGHBORHOOD STREET LIGHT MODELS AND LOCATIONS SHALL BE DESIGNED BY DUKE ENERGY
- ALL SITE LIGHTING SHALL BE LOCATED, ANGLED, SHIELDED, AND/OR LIMITED IN INTENSITY SO AS TO CASE NO DIRECT LIGHT UPON ADJACENT PROPERTIES. SHALL MINIMIZE OFF-SITE BACKLIGHTING GLARE, AND UP-LIGHTING. LIGHT POSTS SHALL BE NO TALLER THAN 12 FEET.

SURVEY NOTES:

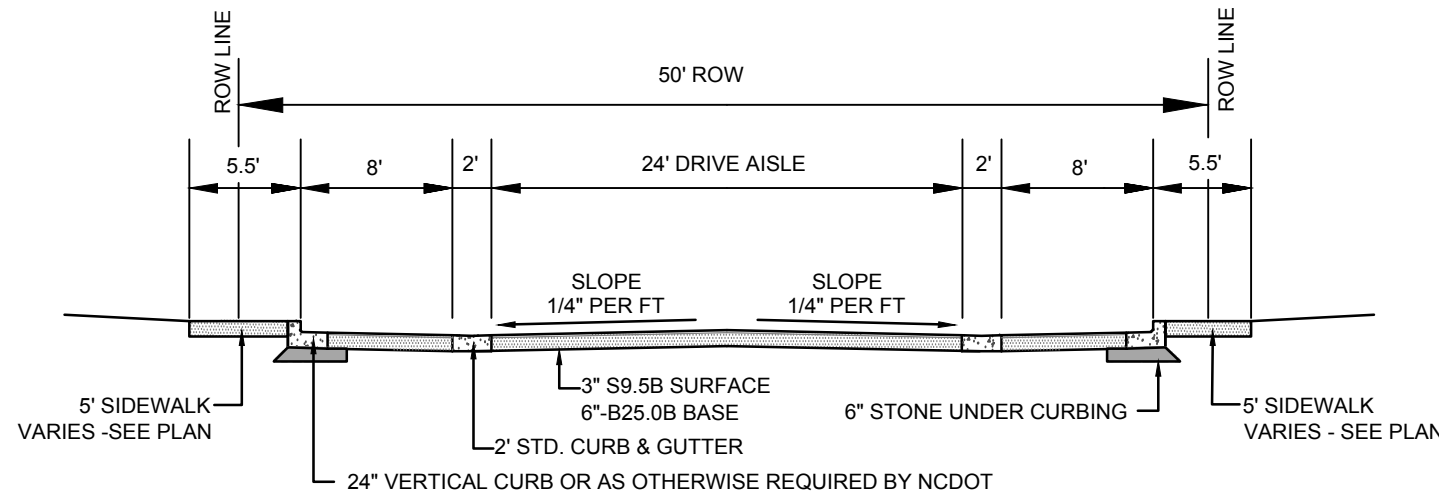
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS INDICATED BY FEMA FLOOD ZONE PANEL 3720312900K BEARING AN EFFECTIVE DATE OF 8/28, 2018.
- UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
- HORIZONTAL DATUM (NAD 83, 2011) AND VERTICAL (NAVD88) DATUM WAS ESTABLISHED UTILIZING A TOPCON HYPER-V GPS RECEIVER OPERATING IN VRS MODE WITH REPEAT OBSERVATIONS.
- AREAS CALCULATED BY COORDINATES



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

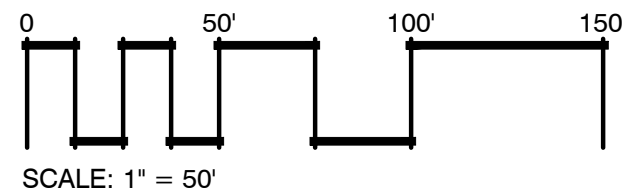
24' PRIVATE DRIVE WITH PARKING CROSS SECTION
NOT TO SCALE



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

24' PRIVATE RIGHT OF WAY WITH PARALLEL PARKING
NOT TO SCALE



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

SITE PLAN

PRELIMINARY PLAN - MAJOR SUBDIVISION

WRIGHTSBORO COMMONS PHASE 1

WRIGHTSBORO

NEW HANOVER COUNTY, NORTH CAROLINA

PROJECT STATUS:

CONCEPTUAL LAYOUT:

FINAL DESIGN LAYOUT:

RELEASED FOR CONSTRUCTION:

DRAWING INFORMATION:

DATE: 03/15/21

SCALE: 1" = 50'

DRAWN BY: JRC

CHECKED: TGC

SEAL

P-2.0

PEI JOB#: 19257.PE

REVISED:

DATE:

BY:

CHK:

APP:

CLIENT INFORMATION:

BRC WRIGHTSBORO COMMONS, LLC

5826 SAMET DRIVE, SUITE 105

HIGH POINT, NC 27265

CLIENT INFORMATION:

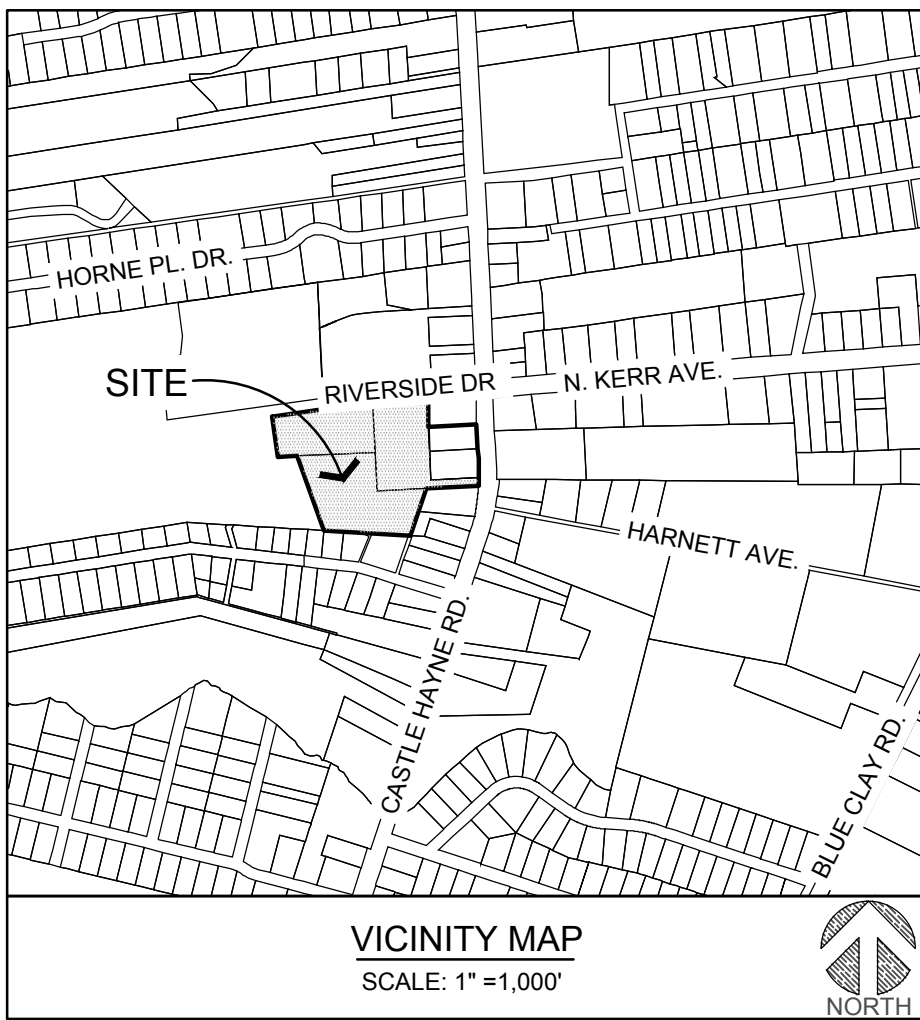
PARAMOUNT ENGINEERING, INC.

122 Cinema Drive

Wilmington, North Carolina 28403

(910) 791-6707 (O) (910) 791-6766 (F)

NC License #: C-2546



SITE DATA:

PROJECT ADDRESS: 2525, 2531/ 2539, CASTLE HAYNE ROAD
PARCEL ID: R03300-001-059-000 (2539)
R03300-001-039-000 (2545)
R03300-001-013-000 (2525)
R03300-001-014-000 (2535)
R03300-001-060-000 (2529)

PROPOSED ZONING: UMXZ - COMMUNITY SCALE
PROPOSED USE: COMMERCIAL DISTRICT MIXED USE
PROJECT SITE AREA: ± 12.30 ACRES (± 535,572 SF)

OWNER INFORMATION: BRC WRIGHTSBORO COMMONS, LLC
WRIGHTSBORO COMMONS PARTNERS, LLC
5826 SAMUT DRIVE, SUITE 105
HIGH POINT, NC 27285

FLOOD INFORMATION: THIS PARCEL IS NOT LOCATED IN A FLOOD ZONE,
AS DETERMINED BY FEMA FLOOD PANEL
3720312900K, DATED AUGUST 28, 2018

CAMA LAND USE CLASSIFICATION: URBAN

TREE REMOVAL NOTES:

- TREE SURVEY IS UNDERWAY AND WILL PROVIDED WHEN COMPLETE
- ALL TREE REMOVAL AND MITIGATION SHALL MEET THE REQUIREMENTS OF THE NEW HANOVER COUNTY UNIFIED DEVELOPMENT ORDINANCE
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN TREE PROTECTION FENCING.

PARKING LOT INTERIORS PLANTING CALCULATIONS:

ONE PLANTED OR EXISTING TREE SHALL BE REQUIRED FOR EVERY 144 SF OF TOTAL INTERIOR LANDSCAPED AREA, WITH A MINIMUM OF ONE TREE IN EACH ISLAND

103,595 SF IMPERVIOUS SURFACE REQUIRES 8% INTERIOR SHADING
103,595 X 8% = 8,288 SF

CANOPY TREES
8,288 / 144 = 58 TREES REQUIRED
58 CANOPY TREES PROVIDED

BUFFERYARD NOTES:

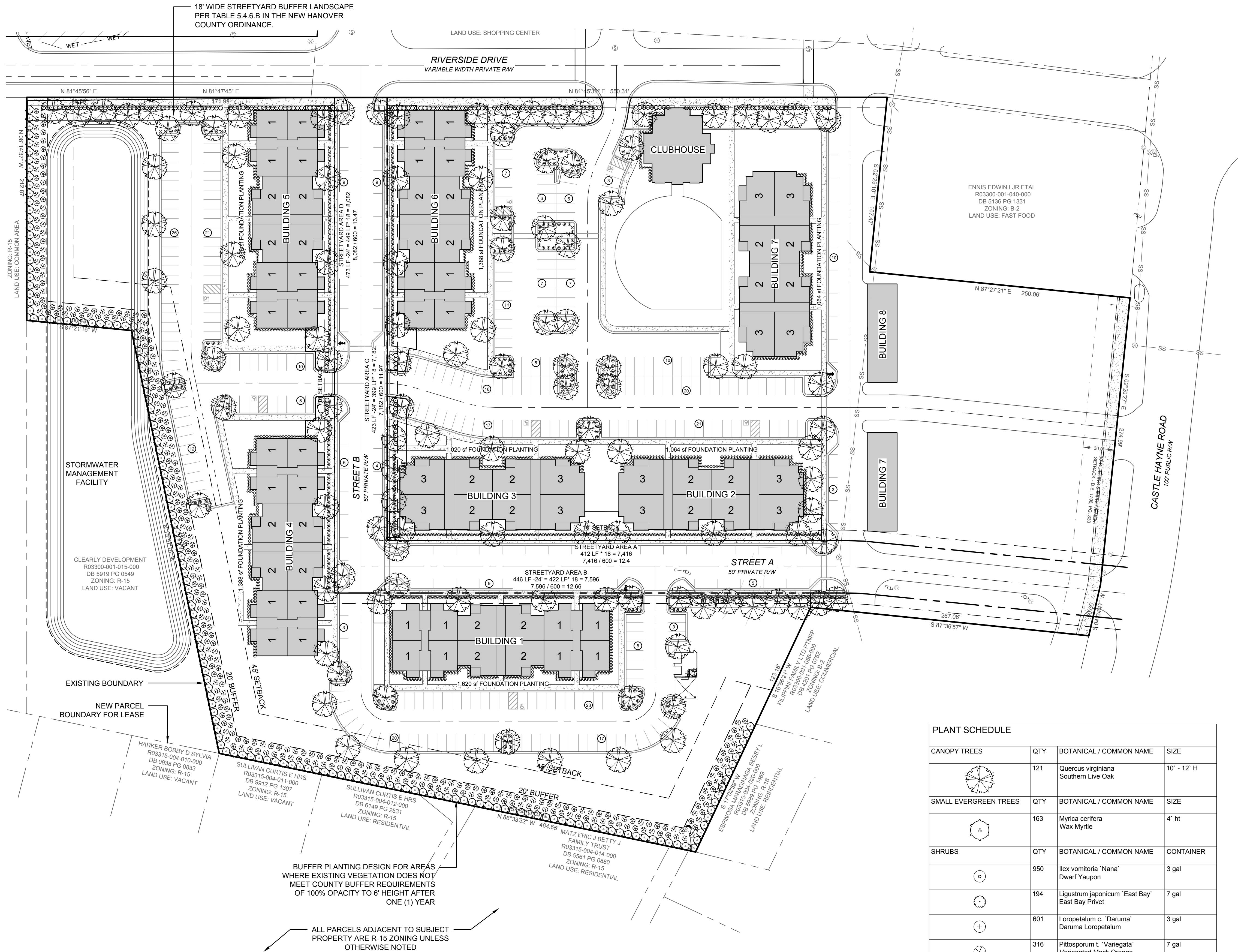
- TYPE A - OPTION 1 BUFFERYARD APPLIED
- 20' WIDTH
- ALL SHRUBS TO BE A MINIMUM OF 36" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING WILL PROVIDE ONE HUNDRED (100) PERCENT OPACITY FROM GROUND TO A HEIGHT OF 6' WITHIN (1) ONE YEAR OF PLANTING.
- WHERE AMPLE VEGETATION EXISTS WITHIN BUFFERYARD; NO PLANTINGS WILL BE INSTALLED. WHERE EXISTING VEGETATION DOES NOT MEET CODE; ADDITIONAL PLANTINGS WILL BE INSTALLED AS SHOWN.
- A MINIMUM OF THREE ROWS OF PLANTED MATERIAL ARE PROVIDED ON THE PLAN.

STREET YARD NOTES:

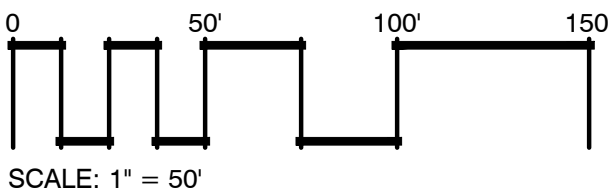
	REQUIRED	PROVIDED
STREET YARD AREA A 412 LF * 18' = 7,416 SF 7,416 SF / 600 SF = 13	7,416 SF	6,200 SF
TREES 1 / 600 SF SHRUBS 6 / 600 SF	13 TREES 78 SHRUBS	8 TREES 164 SHRUBS
STREET YARD AREA B 446' - 24' = 422 LF * 18' = 7,596 SF 7,596 SF / 600 SF = 13	7,596 SF	7,600 SF
TREES 1 / 600 SF SHRUBS 6 / 600 SF	13 TREES 78 SHRUBS	13 TREES 161 SHRUBS
STREET YARD AREA C 423' - 24' = 399 LF * 18' = 7,182 SF 7,596 SF / 600 SF = 12	7,182 SF	6,078 SF
TREES 1 / 600 SF SHRUBS 6 / 600 SF	12 TREES 72 SHRUBS	9 TREES 140 SHRUBS
STREET YARD AREA D 473' - 24' = 449 LF * 18' = 8,082 SF 8,082 SF / 600 SF = 14	8,082 SF	7,044 SF
TREES 1 / 600 SF SHRUBS 6 / 600 SF	14 TREES 84 SHRUBS	9 TREES 162 SHRUBS
STREET YARD AREA E 774' - 48' = 726 LF * 18' = 13,068 13,068 SF / 600 = 22	13,068 SF	14,823 SF
TREES 1 / 600 SF SHRUBS 6 / 600 SF	22 TREES 132 SHRUBS	22 TREES 166 SHRUBS

FOUNDATION PLANTING

	REQUIRED	PROVIDED
APARTMENT BUILDING 1 405 X 30 X 12' =	1,458 SF	1,620 SF
APARTMENT BUILDING 2 266 X 30 X 12' =	958 SF	1,064 SF
APARTMENT BUILDING 3 225 X 30 X 12' =	810 SF	1,020 SF
APARTMENT BUILDING 4 347 X 30 X 12' =	1,098 SF	1,388 SF
APARTMENT BUILDING 5 347 X 30 X 12' =	1,098 SF	1,388 SF
APARTMENT BUILDING 6 347 X 30 X 12' =	1,098 SF	1,388 SF
APARTMENT BUILDING 7 266 X 30 X 12' =	958 SF	1,064 SF
CLUBHOUSE AMENITY (APT) 98 X 14 X 12' =	165 SF	294 SF



PLANT SCHEDULE			
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	121	Quercus virginiana Southern Live Oak	10' - 12' H
SMALL EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	163	Myrica cerifera Wax Myrtle	4' ht
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER
	950	Ilex vomitoria 'Nana' Dwarf Yaupon	3 gal
	194	Ligustrum japonicum 'East Bay' East Bay Privet	7 gal
	601	Loropetalum c. 'Daruma' Daruma Loropetalum	3 gal
	316	Pittosporum t. 'Variegata' Variegated Mock Orange	7 gal



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

PARAMOUNT ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6766 (F)
NC License #: C-2546

LANDSCAPE PLAN
PRELIMINARY PLAN - MAJOR SUBDIVISION
WRIGHTSBORO COMMONS PHASE 1
WRIGHTSBORO
NEW HANOVER COUNTY, NORTH CAROLINA

PROJECT STATUS:

CONCEPTUAL LAYOUT:
FINAL DESIGN LAYOUT:
RELEASED FOR CONSTRUCTION:

SEAL

P-3.0

PEI JOB#: 19257.PE