

TRACT AREA--7.02 AC
--305,791 SF
ZONING--O&I-OFFICE & INSTITUTION
--R-15
PROPOSED UNITS--72
UNITS PER ACRE--10.2
PART OF TAX PIN--R07600-002-068-000
DEED BOOK/PAGE--3430/0030
--6084/2709
CAMA LUC--URBAN TRANSITION
PROPOSED BUA--96,369 SF
--2.21 AC
% BUA--31.5%
OPEN SPACE @ 35%--2.46AC, REQ'D. 3.0AC, PROVIDED
RECYCLING STREAM--MOTT CREEK
CLASSIFICATION--C1SW
MAX HEIGHT--40 FEET
BUILDINGS--(1) 1 STORY CLUBHOUSE
--(3) 3-STORY APARTMENT BLDG
SPRINKLERS--13R
PARKING SPACES--138 REQUIRED
--145 PROVIDED, INCLUDES
--10 HANDICAP SPACES

SITE DATA

REQUIRED AMENITIES:
PLAYGROUND (W/ MIN. 1 BENCH)
MULTI-PURPOSE ROOM (MIN. 250 SF)
COVERED PICNIC AREA (150 SF W/ 2 TABLES & GRILL)

ADDITIONAL AMENITIES:
OUTDOOR SITTING AREAS W/ BENCHES (MIN. 3 LOCATIONS)
COVERED PATIO WITH SEATING (MINIMUM 150 SF)
RESIDENT COMPUTER CENTER (MINIMUM 2 COMPUTERS)

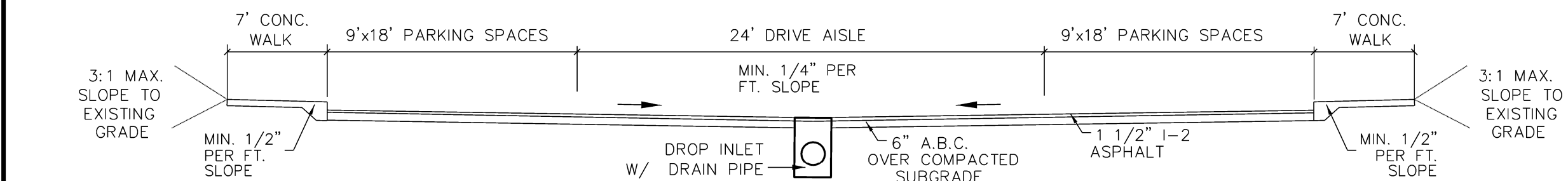
AMENITIES

UNIT TYPE	UNIT HEATED AREA	UNIT NET AREA	NO. OF UNITS	HEATED TOTAL	NET TOTAL
1 BEDROOM UNIT "A1"	705	742	12	8,460	8,904
2 BEDROOM UNIT "B1"	967	1,015	36	34,812	36,540
3 BEDROOM UNIT "C1"	1,124	1,177	24	26,976	28,248
TOTAL			72	70,248	73,692

UNIT INFORMATION

GENERAL NOTES:

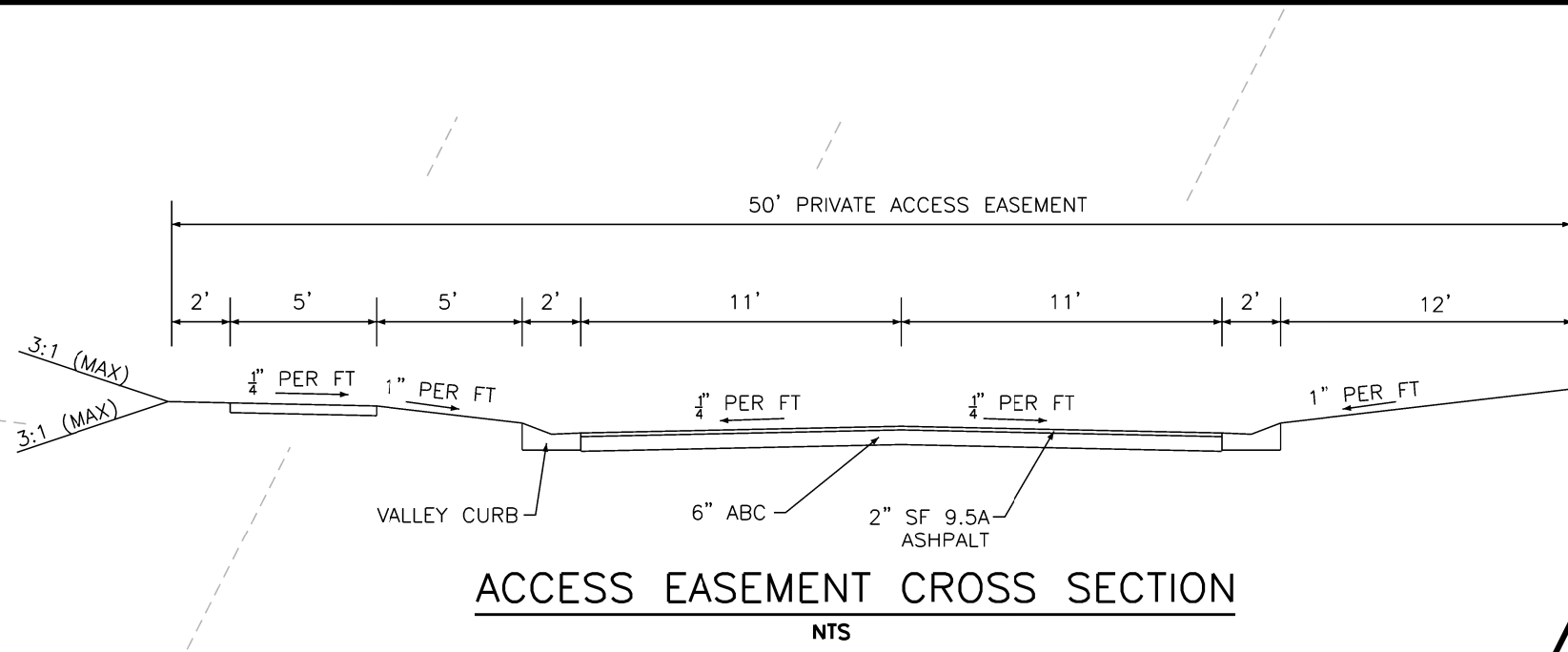
- THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD BOUNDARY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. FOR LOCATION OF UNDERGROUND UTILITIES CONTACT U-LOCO AT 1-800-632-4949.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT ETC., THAT MAY BE DAMAGED DURING CONSTRUCTION. ALL DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OF WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
- PROPERTY ADDRESS 719 & 735 PINER ROAD
- PINER ROAD RIGHT OF WAY IMPROVEMENTS SHALL INCLUDE LEFT TURN LANE FOR EAST BOUND LANE AND DECELERATION LANE FOR WEST BOUND LANE.
- JURISDICTIONAL DETERMINATION WILL BE CONDUCTED.
- ALL ROOF DRAINS SHALL BE DIRECTED TO THE DETENTION POND COLLECTION SYSTEM AND SUBSEQUENTLY TREATED BY THE DETENTION POND.
- DETENTION POND SHOWN SHALL PROVIDE STORMWATER DETENTION FOR BOTH THE COMMERCIAL AND THE RESIDENTIAL PROPERTIES.
- NO CLEARING SHALL BE INITIATED UNTIL A TREE PRESERVATION PERMIT HAS BEEN ISSUED. THE REQUIRED TREE PROTECTION IS INSTALLED AND INSPECTED BY A NEW HANOVER COUNTY ZONING DEPT. REPRESENTATIVE.
- THERE SHALL BE NO GATE AT WOOD DUCK CIRCLE.
- WATER AND SEWER SERVICE TO BE PROVIDED BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
- FINAL STORMWATER MANAGEMENT, WATER AND SEWER CONSTRUCTION PLANS WILL BE SUBMITTED UPON APPROVAL OF SPECIAL USE PERMIT.
- REFERENCE MAP BOOK 37, PAGE 353 NHCR FOR PROPERTY BOUNDARY.



PROJECT NO. : PW-1330

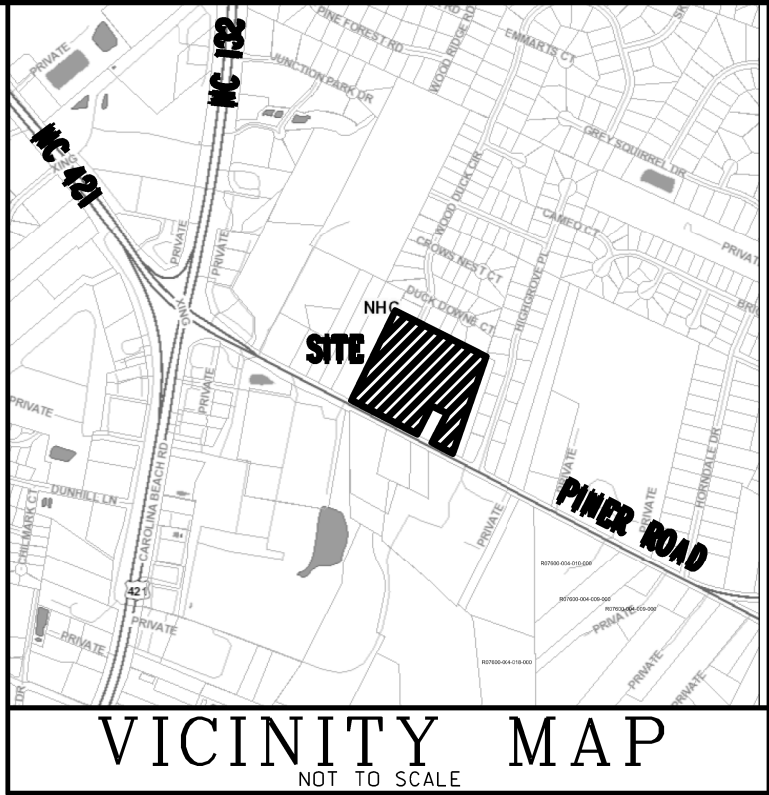
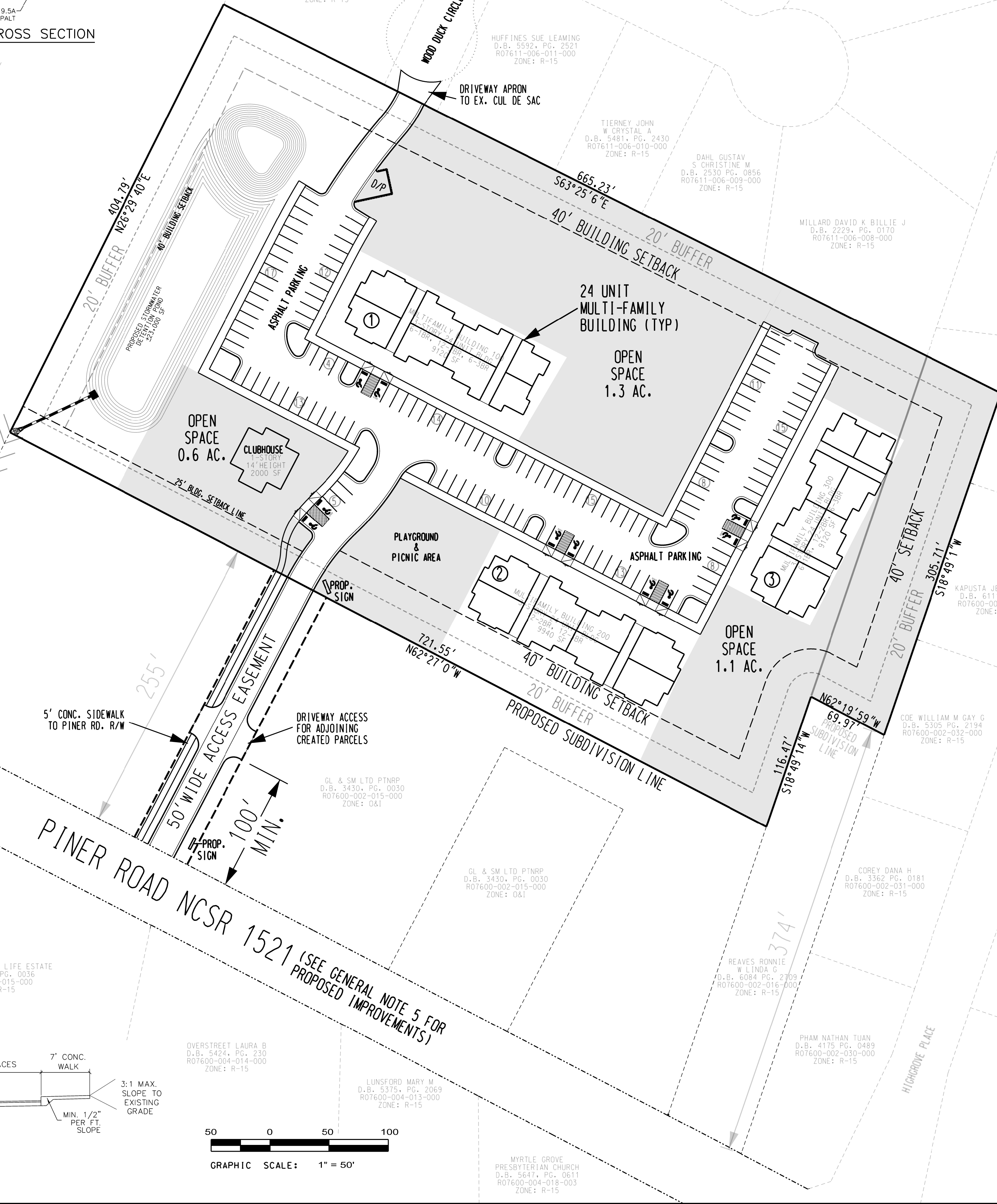
Typical X-Section at Parking Area w/ Centerline Drainage

DRAWING NO. : W:/MASTER/PW-1330/dgn/SITE PLAN JHF.dgn



ACCESS EASEMENT CROSS SECTION

NTS



BOUNDARY	REVISIONS
EASEMENT	BY NO. DATE DESCRIPTION
EX CONTOURS	JHF 1. 02/06/18 TRC
EX SEWER	
PROP SEWER	
EX WATER	
PROP WATER	
STORM DRAIN	
LEGEND	

PRELIMINARY PLAN

BENNETT VILLAGE

APARTMENTS

WILMINGTON TOWNSHIP NORTH CAROLINA

OWNER: OTTER CREEK PARTNERS, LLC
ADDRESS: P.O. BOX 15025 WILMINGTON, NC 28408
PHONE: 910-791-3354

DESIGNED: JHF
DRAWN: KBN
APPROVED: JHF
DATE: 1/23/18
SCALE: 1" = 50'
SHEET 1 OF 1

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX