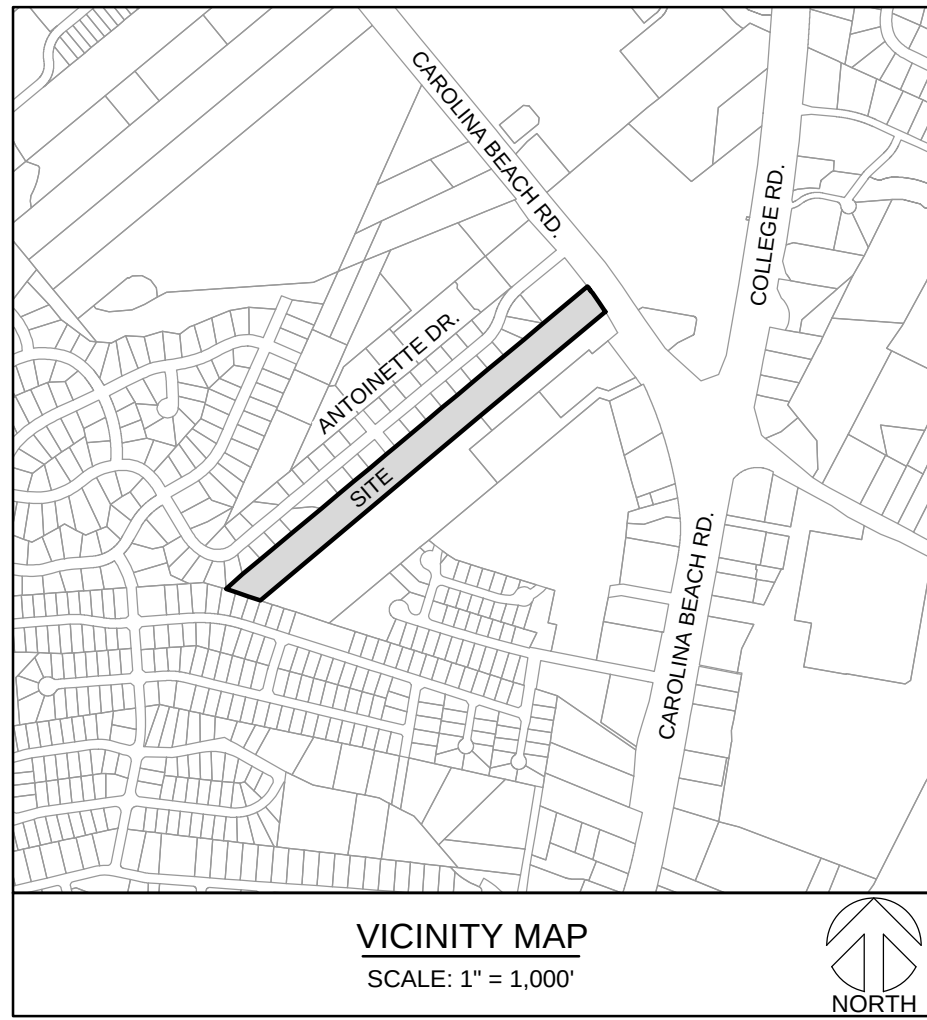




EXISTING SITE DATA

PROJECT ADDRESS:
5308 CAROLINA BEACH RD.
R07600-006-044-000
± 9.14 AC
R-15, B-2
PROPOSED ZONING:
R-10 HIGH DENSITY
URBAN & GENERAL RES.
BENNETT COMMERCIAL PROP, LLC.
6601 MYRTLE GROVE RD.
WILMINGTON, NC 28409

DEVELOPMENT DATA

HIGH-DENSITY RESIDENTIAL DENSITY:
ALLOWABLE UNITS
± 9.14 AC x 17
PROVIDED UNITS
100 UNITS/9.14 AC

OPEN SPACE REQUIRED
20% x 9.14 AC
15% IMPROVED AREA

OPEN SPACE PROVIDED*
*EXCLUDES POND SURFACE
IMPROVED AREA
GENERAL OPEN SPACE

BUILDING HEIGHT
(20) 2-STORY BUILDINGS

TOTAL TOWNHOME BEDROOMS
(100) 3-BR

5308 CAROLINA BEACH RD.
R07600-006-044-000
± 9.14 AC
R-15, B-2
PROPOSED ZONING:
R-10 HIGH DENSITY
URBAN & GENERAL RES.
BENNETT COMMERCIAL PROP, LLC.
6601 MYRTLE GROVE RD.
WILMINGTON, NC 28409

REQUIRED PARKING SPACES
100 units @ 2/unit = 200

PROVIDED PARKING SPACES
205

HC Spaces Provided
201-300 spaces =
7 spaces required

IMPERVIOUS SURFACES
ROOFTOPS
PAVEMENT
SIDEWALKS

IMPERVIOUS SURFACE RATIO
R-10 Allowed = 50%

SITE INVENTORY NOTES

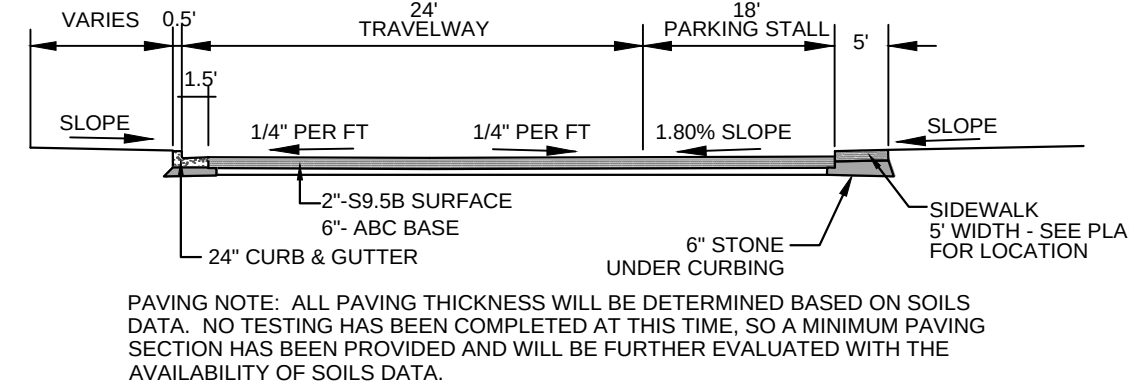
- Soils Type: Kr (Kureb sand), Se (Seagate fine sand), Le (Leon sand) & Ly (Lynn Haven fine sand)
- This property is not impacted by any AEC.
- This site is not impacted by any recognized historic or archeological significance.
- No cemeteries were evidenced on the site.
- There is no evidence of jurisdictional wetlands within the proposed development area.
- There is no evidence of endangered species or habitat issues on the site.
- No portion of this property is within a Special Flood Hazard Area as evidenced on N.C. Flood Map 37203134003, dated April 3, 2006.

DEVELOPMENT NOTES

- All development shall be in accordance with the New Hanover County Zoning Ordinance.
- Project shall comply with all Federal, State & New Hanover County regulations.
- No public R.O.W proposed. All roads/ drives to be private and maintained by H.O.A.
- H.O.A. to maintain all open space, buffer areas, stormwater management elements and parking facilities.

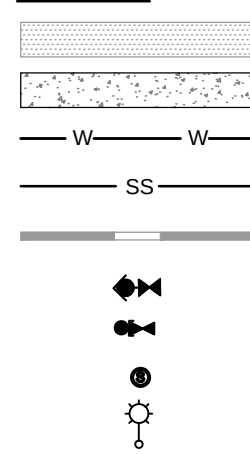
TRAFFIC AND PARKING PLAN

- All traffic will enter and exit through either road connection located on Carolina Beach Rd or the stub connection to Antoinette Dr. Connection to either street is subject to NCDOT approval. Improvements will likely be required for the Carolina Beach Rd. entrance as a right-in/ right-out only entrance. There is currently a lighted intersection where Antoinette Dr. and Carolina Beach Rd. meet.
- All parking to be handled through a HOA owned/ maintained parking facility to meet the parking standards set forth in the New Hanover County Zoning Ordinance.
- The proposed unit count does not trigger a TIA based on county requirements.



TYPICAL TOWNHOME DRIVE WITH PARKING CROSS SECTION
NOT TO SCALE

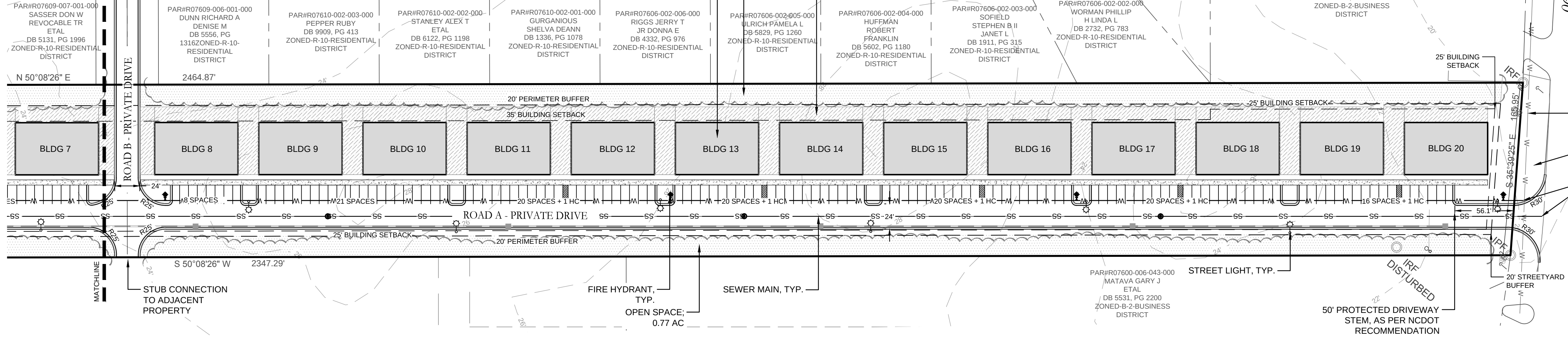
LEGEND



PROPOSED OPEN SPACE
PROPOSED SIDEWALK
PROPOSED 8" WATER MAIN
PROPOSED 8" SEWER MAIN
PROPOSED STORM PIPE
PROPOSED HYDRANT
PROPOSED BLOW-OFF VALVE
PROPOSED MANHOLE
PROPOSED STREET LIGHT

STUB CONNECTION TO ADJACENT
PROPERTY; TO UTILIZE EXISTING
R.O.W STUB TO ANTOINETTE DRIVE

ANTOINETTE DRIVE
60' R/W (PUBLIC)
MP 11, PG 42



APPROXIMATE LOCATION
OF EXISTING HYDRANT

US HIGHWAY 421
(CAROLINA BEACH RD)
100' R/W (PUBLIC)
MP 48, PG 190

APPROXIMATE LOCATION
OF EXISTING WATER MAIN

TURN LANE ADJUSTMENTS TO BE
DETERMINED DURING NCDOT
DRIVEWAY PERMIT PROCESS

PROPOSED WATER
AND SEWER MAINS TO
TIE INTO EXISTING
MAINS LOCATED ON
CAROLINA BEACH RD

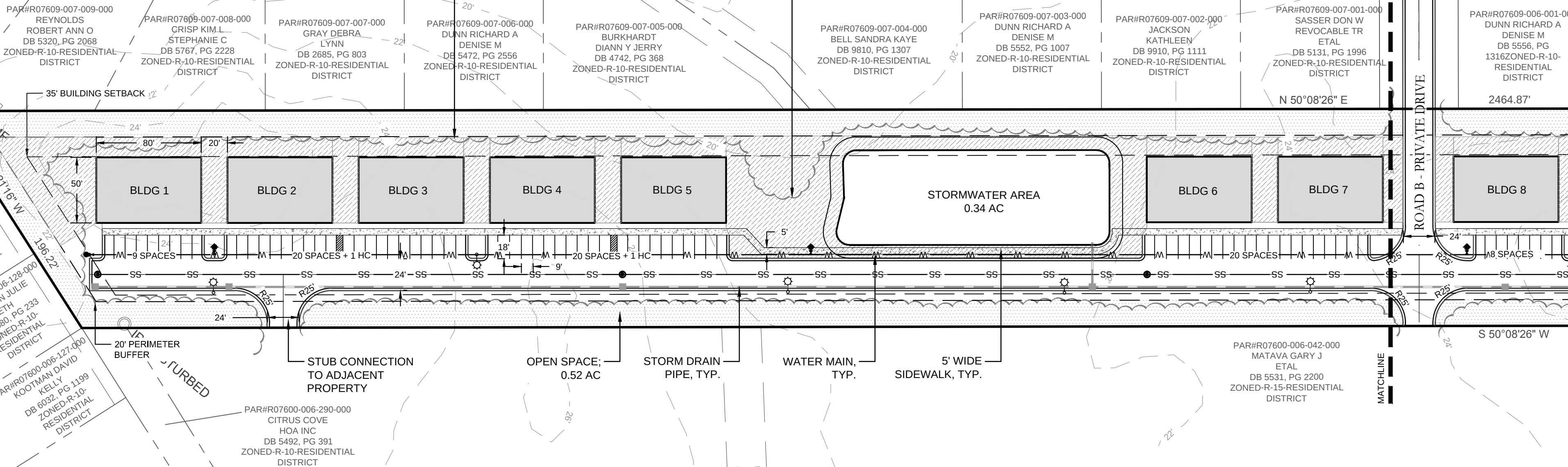
STREET LIGHT, TYP.
50' PROTECTED DRIVEWAY
STEM, AS PER NCDOT
RECOMMENDATION

EXISTING TREE LINE
TO REMAIN, TYP.

ANTOINETTE DRIVE
60' R/W (PUBLIC)
MP 11, PG 42

BREWSTER LN
50' R/W (PUBLIC)
MP 28, PG 312

20' PERIMETER BUFFER, TYP.
EXISTING VEGETATION TO REMAIN AND COUNT FOR
BUFFER PLANTINGS; TO BE AUGMENTED CONSISTENT
WITH COUNTY STANDARD 3 ROWS OF SHRUBS WHEN
EXISTING VEGETATION FOUND TO BE INSUFFICIENT



GRAPHIC SCALE
0 30 60 120 240
SCALE: 1"=60'

TRIP GENERATION CALCULATIONS - PRELIMINARY

Use:	Residential Townhome
Land Use Code	230
Number of Dwelling Units	100
Weekday: $\ln(T)=0.85\ln(X)+2.55$	
T =	641 Avg.VTE
Weekday Peak AM: $\ln(T)=0.85\ln(X)+2.55$	
T =	51 Avg.VTE
Weekday Peak PM: $T=0.34(x) + 38.31$	
T =	72 Avg.VTE

REVISIONS:

CLIENT INFORMATION:

PARAMOUNT ENGINEERING

CONDITIONAL USE ZONING DISTRICT

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

SEAL

CUD-1

PEI JOB#: 18327.PE

COLLEGE ACRES DEVELOPMENT, LLC.
4702 OLEANDER DRIVE
MYRTLE BEACH, SC 29577

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

SITE PLAN
5308 CAROLINA BEACH RD
NEW HANOVER COUNTY
NORTH CAROLINA

DRAWING INFORMATION
DATE: 7/11/2018
DESIGNED: JCM
DRAWN: JCM
CHECKED: JCM

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION