

EXISTING SITE DATA
 PROJECT ADDRESS:
 PARCEL ID:
 TOTAL TRACT AREA:
 SUP AREA:
 ZONING DISTRICT:
 LAND CLASSIFICATION:
 OWNER INFORMATION:

7241 MARKET ST.
 R04400-001-003-000
 ± 30.84 AC
 ± 15.6 AC
 B-2
 URBAN & GENERAL RES.
 COSWALD, LLC.
 1030 E. WENDOVER AVE.
 GREENSBORO, NC 27405

DEVELOPMENT DATA
 PROVIDED UNITS
 PROVIDED DENSITY
 288 UNITS/15.6 AC

288 UNITS
 18.4 UNITS/AC

REQUIRED PARKING SPACES 517
 132 Apt. units @ 1.5/unit = 198
 132 Apt. units @ 2/unit = 264
 24 Studio Apts @ 1.5/unit = 36
 7,466 sf office/retail @ 1/400 sf = 19

COMMERCIAL SF
 COMBINED OFFICE/RETAIL

7,466 SF TOTAL

PROVIDED PARKING SPACES 553
 Compact Spaces Provided 76
 HC Spaces Provided 12
 500-1,000 spaces = 2%
 of provided spaces (11 required)

BUILDING HEIGHT
 (12) 3-STORY BUILDINGS
 (1) 2-STORY BUILDINGS
 (1) 1-STORY BUILDING

35' MAX.
 35'
 25'
 20'

IMPERVIOUS AREA ± 382,006 SF TOTAL
 BUILDING SF ± 107,782 SF
 SIDEWALK ± 48,467 SF
 PARKING/ DRIVEWAY ± 225,757 SF

OPEN SPACE ± 3.62 AC (157,740 SF) TOTAL
 AMENITY AREA ± 0.63 AC (27,400 SF)
 VILLAGE GREEN ± 0.34 AC (14,810 SF)
 GENERAL AREA ± 2.65 AC (115,530 SF)

SITE INVENTORY NOTES

1. Soils Types: Se (Seagate fine sand), Le (Leon sand), Mu (Murville fine sand), & DO (Dorovan)
2. This property is not impacted by any AEC.
3. This site is not impacted by any recognized historic or archeological significance.
4. No cemeteries were evidenced on the site.
5. There is no evidence of jurisdictional wetlands within the proposed Special Use Permit area.
6. There is no evidence of endangered species or habitat issues on the site.
7. No portion of this property is within a Special Flood Hazard Area as evidenced on N.C. Flood Map 3720315900J, dated April 3, 2006.

DEVELOPMENT NOTES

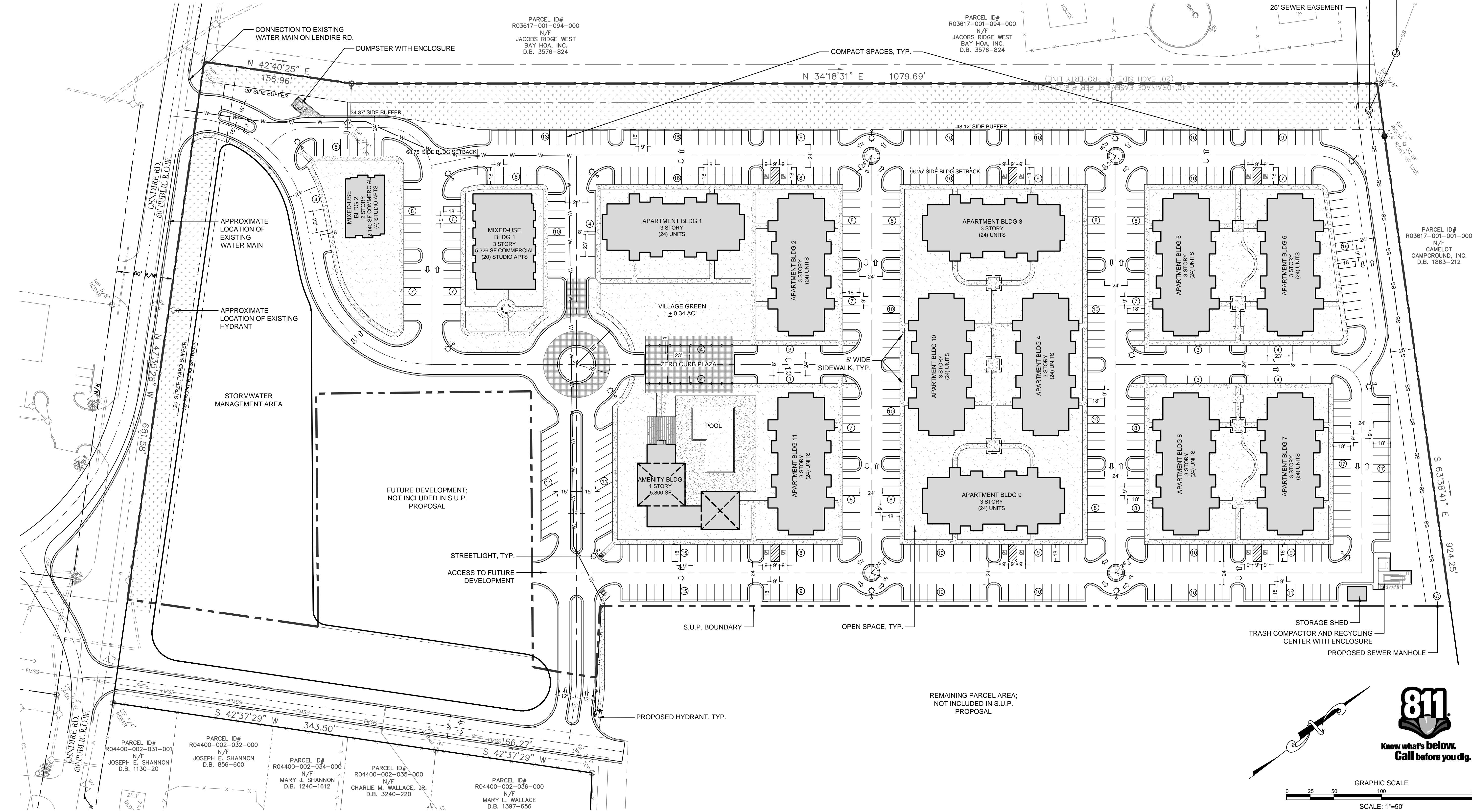
1. All development shall be in accordance with the New Hanover County Zoning Ordinance.
2. Project shall comply with all Federal, State & New Hanover County regulations.
3. No public R.O.W proposed. All roads/ drives to be private and maintained by H.O.A.
4. H.O.A. to maintain all open space, buffer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

TRAFFIC AND PARKING PLAN

1. All traffic will enter and exit through either road connection located on Lendire Rd/ Middle Sound Rd. extension or the stub connection to Lendire Rd, as shown. Connection to either street is subject to NCDOT approval.
2. 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.
3. A TIA report has been submitted for review.

LEGEND

- W — PROPOSED SIDEWALK
- SS — PROPOSED 8" WATER MAIN
- SS — PROPOSED 8" SEWER MAIN
- SS — PROPOSED STORM PIPE
- SS — PROPOSED HYDRANT
- SS — PROPOSED BLOW-OFF VALVE
- SS — PROPOSED MANHOLE
- SS — PROPOSED STREET LIGHT



REVISIONS:

CLIENT INFORMATION:

PARAMOUNT
 ENGINEERING

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

SUP PRELIMINARY SITE PLAN
MIDDLE SOUND WEST
 7241 MARKET STREET
 NEW HANOVER COUNTY
 NORTH CAROLINA

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

DRAWING INFORMATION
 DATE: 8/20/19
 DESIGNED: JCM
 DRAWN: JCM
 CHECKED: JCM

SEAL

SUP-1

PEI JOB#: 19244.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

