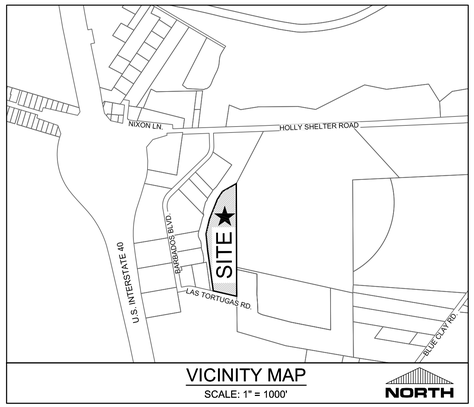


VICINITY MAP
SCALE: 1" = 1000'
NORTH

SITE INFORMATION

OWNER INFORMATION: (FUTURE OWNER)	MARITIME WEST DEVELOPMENT / WILM, LLC. P.O. BOX 789 CASTLE HAYNE, NC 28429
(CURRENT OWNER PER NHC GIS)	AUTOPARK ASSOCIATES / WILM, LLC 4951 NEW CENTER DRIVE WILMINGTON, NC 28403
PROJECT NAME:	BELLINGHAM MARINE
PROJECT ADDRESS:	4809 LAS TORTUGA RD. CASTLE HAYNE, NC 28429
TAX PARCEL IDENTIFICATION #:	R01100-008-011-004
RECORDED DEED BOOK:	BK 6122, PG 422
CURRENT ZONING:	B-2 (BUSINESS)
PROPOSED ZONING:	I-1 (LIGHT INDUSTRIAL) - SPECIAL USE PERMIT
CLASS:	INDUSTRIAL
EXISTING USE:	VACANT LAND
PROPOSED USE:	PRE-CAST CONCRETE PRODUCTS / MANUFACTURING
NAICS CODE:	327390
TOTAL SITE AREA:	15 +/- ACRES
FLOOD INFORMATION:	THIS PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3231 AND , DATED AUGUST 28, 2018
OVERLAY ZONE:	SPECIAL HIGHWAY OVERLAY DISTRICT (SHOD)

PARKING:

INDUSTRIAL OR MANUFACTURING ESTABLISHMENT OR WAREHOUSE

	REQUIRED	PROVIDED
1 SPACE PER 1 MANAGER	4	70
1 SPACE PER VEHICLE USED FOR BUSINESS	15	(SEE PLAN)
1.5 SPACE PER 2 EMPLOYEES	50	
1 VISITOR SPACE PER 10 MANAGERS	1	
	70	

DEVELOPMENT STANDARDS - ISLAND PARK ARCHITECTURAL REVIEW COMMITTEE

THE PROPOSED DEVELOPMENT PLAN SHALL ADHERE TO THE CURRENTLY ADOPTED AND/OR AMENDED DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS OF "ISLAND PARK", AS PRESENTED WITH THE FOLLOWING MODIFICATIONS OR REQUESTS AS STATED BELOW:

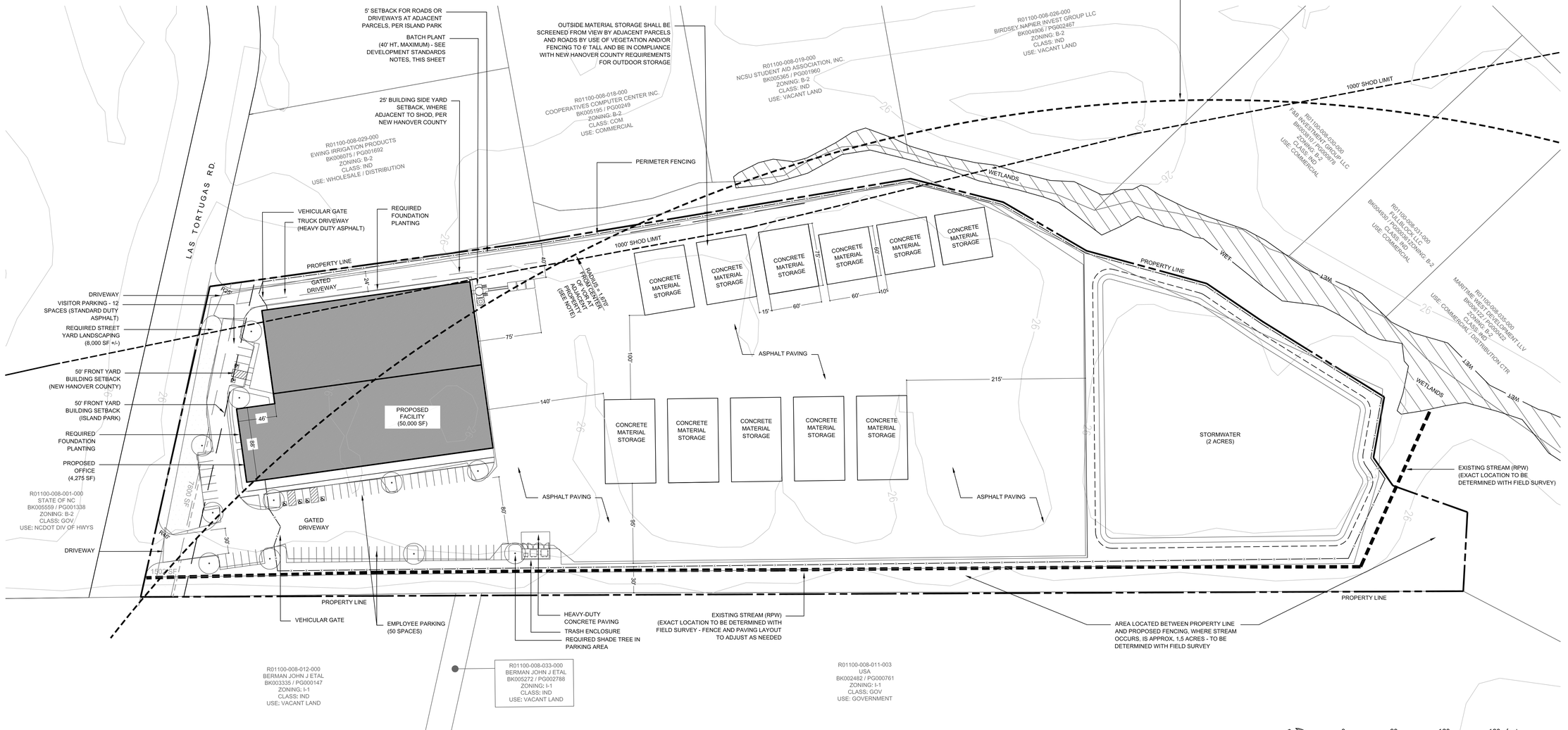
ARTICLE XIX - DEVELOPMENT STANDARDS

1. ARTICLE XIX, B., (AMENDED) "BUILDING MATERIALS": BUILDING EXTERIOR WALLS FRONTING ANY ROADS WITHIN THE DEVELOPMENT SHALL BE CONSTRUCTED OF EITHER BRICK, STONE, GLASS, ARCHITECTURAL STEEL ACCENTS (ONLY FOR DECORATIVE TRIM, MANSARD ROOFS, ETC.), AND/OR NATURAL STUCCO. EXTERIOR METAL WALLS FRONTING SIDE AND REAR LOT LINES MAY BE ALLOWED, IF THE WALL DOES NOT FACE THE ROAD, SUBJECT TO DECLARANT APPROVAL.
   - THE PROPOSED BUILDING WILL CONFORM TO THE ARCHITECTURAL STANDARDS REQUIRED FOR EXTERIOR BUILDING WALLS AS THEY PRESENT FACING ROADS WITHIN THE DEVELOPMENT AT THE TIME OF CONSTRUCTION. ARCHITECTURAL ELEVATIONS WILL BE PROVIDED FOR FINAL APPROVAL, PRIOR TO COMMENCING CONSTRUCTION OF ANY BUILDINGS ON SITE.
2. ARTICLE XIX, H. "SERVICE SCREENING, STORAGE AREAS": UNLESS SPECIFICALLY APPROVED BY THE DECLARANT, NO MATERIALS, SUPPLIES OR EQUIPMENT SHALL BE STORED ON THE PROPERTY EXCEPT INSIDE A CLOSED BUILDING. NO OUTSIDE STORAGE OR DISPLAYS SHALL BE ALLOWED ON THE PROPERTY UNLESS SPECIFICALLY APPROVED IN WRITING BY DECLARANT.
   - THIS APPLICATION FOR PROPOSED DEVELOPMENT PROPOSES OUTDOOR STORAGE AND MANUFACTURING THAT WILL BE LOCATED ON THE SIDE(S) AND REAR OF THE BUILDING. THE OUTDOOR STORAGE AND MANUFACTURING AREAS WILL BE SCREENED FROM VIEW BY ADJACENT PARCELS AND ROADS BY USE OF LANDSCAPING OR FENCING TO A HEIGHT OF 6' (MIN.).
3. ARTICLE XIX N. "STORAGE TANKS": NO STORAGE TANKS, INCLUDING BUT NOT LIMITED TO THOSE USED FOR STORAGE OF WATER OR PROPANE GAS, SHALL BE PERMITTED ON THE PROPERTY.
   - THE PROPOSED MANUFACTURING USE OF THIS PROPERTY INVOLVES THE CONSTRUCTION AND FABRICATION OF CONCRETE AND WOOD MARINE PRODUCTS (DOCKS, PIERS OR SIMILAR-TYPE PRODUCTS). THIS USE WILL REQUIRE THE CONSTRUCTION AND OPERATION OF A CONCRETE BATCH PLANT AND SILO. STORAGE OF CONCRETE PRODUCTS OR OTHER MATERIALS RELATED TO THE PRODUCTION OF CONCRETE PRODUCTS (WATER, SAND, COLORANTS, ETC.) WILL BE STORED ON SITE. SOME OF THESE PRODUCTS, BY THE NATURAL OF THEIR COMPOSITION, PACKAGING OR EASE OF USE, MAY BE STORED IN TANKS. ALL PROPOSED STORAGE TANKS SHALL COMPLY WITH APPLICABLE LAWS AND SAFETY PRECAUTIONS.

DIMENSIONAL REQUIREMENTS (I-1 ZONE)

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	NONE	15+/- ACRES
MINIMUM FRONT YARD SETBACK	50'	50'
MINIMUM SIDE YARD SETBACK (ADJ. SHOD)	25'	30'
MAXIMUM BUILDING HEIGHT*	40'	35' FOR BUILDING / 40' FOR SILO

*MAXIMUM BUILDING HEIGHT SHALL COMPLY WITH NEW HANOVER COUNTY ZONING AND AS APPROVED PER FAA.



PRELIMINARY / NOT FOR CONSTRUCTION - THIS SITE PLAN IS A GRAPHIC REPRESENTATION AND SHOULD BE UTILIZED FOR DISCUSSION PURPOSES ONLY. THIS SITE PLAN APPROXIMATES EXISTING CONDITIONS RELATING TO STRUCTURES WETLANDS, ROADS, PARKING, VEGETATION AND PROPERTY BOUNDARIES. PLAN COMPONENTS MAY CHANGE BASED UPON REGULATORY AND MUNICIPAL REGULATION AND REQUIREMENTS AT THE TIME OF APPROVALS AND OR DEVELOPMENT ACTIVITY.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
BELLINGHAM MARINE
P.O. BOX 789
CASTLE HAYNE, NC 28429

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

SITE PLAN
BELLINGHAM MARINE
4809 LAS TORTUGAS DRIVE
CASTLE HAYNE, NC

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
PHASE I:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 07/22/2020
SCALE: 1" = 60'
DESIGNED: MN
DRAWN: MN
CHECKED: TC

SEAL

C-2.0

PEI JOB#: 19437.PE