

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina

Telephone (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhcgov.com



CONDITIONAL USE ZONING DISTRICT

Application

Applicant/Agent Information		Property Owner(s) <i>If different than Applicant/Agent</i>	
Name Bruce Bowman, AIA	Owner Name Comella Nixon Davis, Inc.		
Company Bowman Murray Hemingway Architects	Owner Name 2 Champion McDowell Davis Charitable Foundation, Inc.		
Mailing Address 514 Market St.	Mailing Address 1011 Porters Neck Rd.		
City, State, Zip Wilmington, NC 28401	City, State, Zip Wilmington, NC 28411		
Phone 910-762-2621	Phone 910-686-7195		
Email bowman@bmharch.com	Email charlesl@thedaviscommunity.org		
Subject Property Information			
Address/Location 1011 Porters Neck Rd., Wilmington, NC 28411			
Parcel Identification Number(s) R03700-001-005-000, R03700-002-001-000, & R03700-002-002-000			
Total Parcel(s) Acreage 17.91 acres, 37.45 acres, & 12.02 ^{02 BB} acres			
Existing Zoning and Use(s) Skilled Nursing and Assisted Living Development, (CUD) O+I, Undeveloped Land R-20			
Future Land Use Classification General Residential			
Application Tracking Information (Staff Only)			
Case Number 220-07	Date/Time received: 2/6/20 3:00 pm	Received by: KV	

Proposed Zoning, Use(s), & Narrative

Proposed Conditional Use Zoning District: R-20 (CUD) CRCC Total Acreage of Proposed District: 67.318 **BB**

Only uses allowed by right or by Special Use Permit in the corresponding General Use District are eligible for consideration within a Conditional Use Zoning District. Please list the uses that will be allowed within the proposed Conditional Use Zoning District, the purpose of the district, and a project narrative (please provide additional pages if needed).

See Response - Attachment 1

Traffic Impact

Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.

ITE Land Use: See Attached Exhibit From Davenport Traffic Consultants- Attachment 2

Trip Generation Variable (gross floor area, dwelling units, etc.): Calculated based on new dwelling units

AM Peak Hour Trips: 2716 **BB**

PM Peak Hour Trips: 3735 **BB**

CONSIDERATION OF A CONDITIONAL USE ZONING DISTRICT

Conditional Use District Zoning is established to address situations where a particular land use would be consistent with the New Hanover County Land Use Plan and the Zoning Ordinance objective but for which none of the general zoning classifications which would allow that use are acceptable. The applicant must explain, with reference to attached plans (where applicable), how the proposed Conditional Use Zoning District meets the following criteria.

1. How would the requested change be consistent with the County's policies for growth and development? (For example, the Comprehensive Plan and applicable small area plans)

See responses - Attachment 2

2. How would the requested Conditional Use Zoning District be consistent with the property's classification on the Future Land Use Map?

See responses - Attachment 2

3. What significant neighborhood changes have occurred to make the original zoning inappropriate, or how is the land involved unsuitable for the uses permitted under the existing zoning?

See responses - Attachment 2

4. How will this change of zoning serve the public interest?

See responses - Attachment 2

CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT

Within a Conditional Use Zoning District, no use is allowed except by Special Use Permit. In order for a Special Use Permit to be issued, the Board of Commissioners must find that the application is meeting the following findings of fact. The applicant must explain, with reference to attached plans (where applicable), how the proposed use meets these required findings (please use additional pages if necessary). The applicant has the burden of proof and must provide sufficient evidence in order for the required findings to be met. Planning staff, the Planning Board, and the Board of County Commissioners reserve the right to require additional information, if needed, to assure that the proposed Special Use Permit meets the required findings.

1. The use will not materially endanger the public health or safety if located where proposed and approved.

Considerations:

- Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections with curb cuts
- Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection
- Soil erosion and sedimentation
- Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater
- Anticipated air discharges, including possible adverse effects on air quality

See responses - Attachment 3

2. The use meets all required conditions and specifications of the Zoning Ordinance.

See responses - Attachment 3

CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT (continued)

3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc)
- Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property

See responses - Attachment 3

4. The location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the New Hanover County Comprehensive Land Use Plan.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc)
- Consistency with the Comprehensive Plan's goals, objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards

See responses - Attachment 3

APPLICATION REQUIREMENTS

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". Applications must be determined to be complete in order to process for further review.

Required Information		Applicant Initial	Staff Initial
1	Complete Conditional Use Zoning District application	BB	KV
2	Application fee - (\$600 for 5 acres or less, \$700 for more than 5 acres. An additional \$300 fee must be provided for applications requiring TRC review)	BB	KV
3	Community meeting written summary	BB	KV
4	Traffic impact analysis (for uses that generate more than 100 peak hour trips)	BB	KV
5	Legal description (by metes and bounds) or recorded survey Map Book and Page reference of the property requested for rezoning.	BB	KV
6	<u>Site Plan including the following elements:</u> <ul style="list-style-type: none"> • Tract boundaries and total area, location of adjoining parcels and roads • Proposed use of land, structures and other improvements. For residential uses, this shall include number, height and type of units and area to be occupied by each structure and/or subdivided boundaries. For non-residential uses, this shall include approximate square footage and height of each structure, an outline of the area it will occupy and the specific purpose for which it will be used. • Development schedule including proposed phasing. • Traffic and Parking Plan to include a statement of impact concerning local traffic near the tract, proposed right-of-way dedication, plans for access to and from the tract, location, width and right-of-way for internal streets and location, arrangement and access provision for parking areas. • All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering and signage • The one hundred (100) year floodplain line, if applicable N/A • Location and sizing of trees required to be protected under Section 62 of the Zoning Ordinance TREE SURVEY UPDATE IN PROCESS • Any additional conditions and requirements, which represent greater restrictions on development and use of the tract than the corresponding General Use District regulations or other limitations on land which may be regulated by State law or Local Ordinance. • Any other information that will facilitate review of the proposed change (Ref. Article VII, as applicable) 	BB	KV
7	1 hard copy of ALL documents AND 8 hard copies of the site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.	BB	KV
8	1 PDF digital copy of ALL documents AND plans on a Compact Disk (CD).	BB	KV

ACKNOWLEDGEMENT AND SIGNATURES

By my signature below, I understand and accept all of the conditions, limitations and obligations of the Conditional Use District zoning for which I am applying. I understand that the existing official zoning map is presumed to be correct. I understand that I have the burden of proving why this requested change is in the public interest. I certify that this application is complete and that all information presented in this application is accurate to the best of my knowledge, information, and belief.

If applicable, I also appoint the applicant/agent as listed on this application to represent me and make decisions on my behalf regarding this application during the review process. The applicant/agent is hereby authorized on my behalf to:

1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and commitments; and
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application.

Frank B. Hamilton III, Chairman Cornelia Nixon Davis, Inc.

Arthur J. Connack, President
Signature of Property Owner(s)

Katherine Taylor Connack, President
Print Name(s) *Champion McDowell Davis Foundation*

[Signature]
Signature of Applicant/Agent

BRUCE BOWMAN, AIA AGENT
Print Name

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

***The land owner or their attorney must be present for the application at the public hearings.**

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper (approximately 2-3 weeks before the hearing), the item will be calendared for the next meeting and no fee will be required. If delay is requested after notice has been sent to the newspaper, the Board will act on the request at the scheduled meeting and are under no obligation to grant the continuance. If the continuance is granted, a fee in accordance with the adopted fee schedule as published on the New Hanover County Planning website will be required.

For Staff Only			
Application Received:	Completeness Determination Required By (date):	Determination Performed on (date):	Planning Board Meeting:
2/6/20	2/13/20	2/7/20	3/5/20



**NEW HANOVER COUNTY
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AUTHORITY FOR
APPOINTMENT OF AGENT**

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Wilmington, NC 28403
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910-798-7053 fax
www.nhcgov.com

Please note that for quasi-judicial proceedings, either the land owner or an attorney must be present for the case at the public hearing.

The undersigned owner does hereby appoint an authorized the agent described herein as their exclusive agent for the purpose of petitioning New Hanover County for a variance, special use permit, rezoning request, and/or an appeal of Staff decisions applicable to the property described in the attached petition. The Agent is hereby authorized to, on behalf of the property owner:

1. Submit a proper petition and the required supplemental information and materials
2. Appeal at public meetings to give representation and commitments on behalf of the property owner
3. Act on the property owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition applicable to the New Hanover County Zoning Ordinance.

Agent Information	Property Owner(s)	Subject Property
Name Bruce Bowman, AIA	Owner Name Charles Long, Cornelia Nixon Davis, Inc	Address 1011 Porters Neck Rd
Company Bowman Murray Hemingway Architects	Owner Name 2 Champion McDowell Davis Charitable Fund	City, State, Zip Wilmington, NC 28411
Address 514 Market St.	Address 1011 Porters Neck Rd	Parcel ID R03700-001-005-000
City, State, Zip Wilmington, NC 28401	City, State, Zip Wilmington, NC 28411	R03700-002-001-000
Phone 910-762-2621	Phone 910-686-7195	R03700-002-002-000
Email bowman@bmharch.com	Email charles@thedaviscommunity.org	
Application Tracking Information (Staff Only)		
Case Number Reference: 220-07	Date/Time received: 2/6/20 3:00pm	Received by: KV

This document was willfully executed on the 30th day of JANUARY, 2020

Frank H. Hamilton III, Chairman
 Owner 1 Signature
 Cornelia Nixon Davis, Inc.

Champion McDowell Davis Foundation
 Owner 2 Signature
 Champion McDowell Davis Foundation



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The undersigned owner does hereby appoint an authorized the agent described herein as their exclusive agent for the purpose of petitioning New Hanover County for a variance, special use permit, rezoning request, and/or an appeal of Staff decisions applicable to the property described in the attached petition. The Agent is hereby authorized to, on behalf of the property owner:

1. Submit a proper petition and the required supplemental information and materials
2. Appeal at public meetings to give representation and commitments on behalf of the property owner
3. Act on the property owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition applicable to the New Hanover County Zoning Ordinance.

Agent Information	Property Owner(s)	Subject Property
Name Amy Schaefer	Owner Name Charles Long, Cornelia Nixon Davis, Inc	Address 1011 Porters Neck Rd
Company Lee Kaess PLLC	Owner Name 2 Champion McDowell Davis Charitable Fund	City, State, Zip Wilmington, NC 28411
Address 3414 Wrightsville Ave	Address 1011 Porters Neck Rd	Parcel ID R03700-001-005-000
City, State, Zip Wilmington, NC 28406	City, State, Zip Wilmington, NC 28411	R03700-002-001-000
Phone 910-399-3447	Phone 910-686-7195	R03700-002-002-000
Email amy@leekaess.com	Email charles@thedaviscommunity.org	
Application Tracking Information (Staff Only)		
Case Number Reference: 220-07	Date/Time received: 2/4/20 3:00pm	Received by: KW

This document was willfully executed on the 30th day of JANUARY, 2020

Frank B. Hamilton III, Chairman
Owner 1 Signature
Cornelia Nixon Davis, Inc.

Stephen L. Cammack, President
Owner 2 Signature
Champion McDowell Davis Foundation

Attachment 1 - Proposed use(s) and written description

The proposed new use that will be added to the 53-year-old senior care campus will be a 150-unit independent living four-story multi-family development with an additional 32 single-story cottage units consisting of duplexes and triplexes. There will also be a one-story wellness facility of approximately 25,000 square feet. The existing 179-bed skilled nursing facility and 123-unit assisted living facility will remain in use as well as the detached pharmacy and administrative buildings.

The existing zoning has been designated as O+I (CUD) for decades since the facility did not meet New Hanover County's (NHC) definition of a continuing care retirement community. As such, these uses could not be located in an R-20 zone. The original facility pre-dated the NHC Zoning Ordinance. With the addition of independent living as a new use the owner is now seeking a reversal of the O+I (CUD) zone to R-20 for the existing developed tract in addition to seeking a special use permit for both the developed tract and adjoining R-20 tract with proposed independent living for combined use as a Continuing Care Retirement Community (CCRC).

The central portion of the skilled nursing facility known as The Community Center is currently undergoing extensive renovations with partial rebuild. This is the oldest portion of the existing facility and will be replaced with a modern one-story building of similar footprint. Centralized services such as shipping, receiving, laundry, maintenance and storage is proposed to be moved from the current community center building to a new outbuilding located off of the existing service drive behind the fire station. This new facility will consolidate all large truck deliveries near the service drive behind the fire station. Deliveries to individual structures will utilize vans or small trucks. Other design elements include relocation of the storm water pond across the street, removal of the existing water tower and partial relocation of overhead power lines.

Attachment 2 - Responses to four points Consideration of a Conditional Use Zoning District

1. How would the requested change be consistent with the County's Policies for Growth and Development?

The existing developed site has been zoned a pocket of O+I (CUD) for decades as this site and facility pre-existed county zoning ordinance as a skilled nursing hospital. The facility was constructed in 1966 in the center of a 90-acre agricultural parcel located on the site of a former plantation. The undeveloped land around the developed site has been held in trust by the Champion McDowell Davis Charitable Foundation, Inc., which supports the health care center as one of its central missions. Of the 90-acre original track size, approximately 76 acres is held by Cornelia Nixon Davis, Inc. dba "The Davis Community". In recent decades properties surrounding the site have been mostly developed as single family R-20 development, including golf courses on three sides of the parcel. Plantation Village is a large senior retirement living complex that is a separate entity that contains multi-family senior services and patio homes located to the north of the site.

With the addition of the independent living and the NHC reclassification of the project to a CCRC, the zoning rolls back to R-20 and is therefore more consistent with the surrounding neighborhoods that have been developed around the long-standing campus. The site is located within a transitional zone on the Land Use Clarification Map and is located within an Urban Services Area.

2. How would the requested zone change be consistent with the property's classification on the Land Classification Map?

The land use map designates this area under low density multi-family up to 3 stories and up to 6 dwelling units per acre. The special use permit sought with the rezoning will allow consideration of taller multi-family buildings of up to 50 feet in height for the senior living CCRC project type. The project is also located on a neighborhood collector road. The proposed density is approximately 4.5 dwelling units per net acre considering the total 76-acre tract(s) held by The Davis Community. A four-story 50-ft tall multi-family solution is sought to maximize the open space and landscape areas and to improve storm water infiltration options.

3. What significant neighborhood changes have occurred to make the original zoning inappropriate, or how is the land involved unsuitable for the uses permitted under the existing zoning?

As pointed out in #1, the zoning requested will reverse the zone back to its original designation which is consistent with the surrounding zoning and uses.

4. How will this change of zoning serve the public interest?

The zoning change will add consistency to the zoning map and therefore allow only compatible uses such as the proposed CCRC, which is a use permitted for the proposed zone with Special Use Permit.

Attachment 3 - Criteria Required for Approval of Special Use Permit

1. The use will not materially endanger the public health or safety if located where proposed and approved.

- a. The existing health care facility has been a convenient source for licensed senior health care in the Porters Neck area for more than half a century. The comprehensive plan cites a fast pace growth in census between 2000 and 2010 including a 27.8% growth for ages 25-44 and 25.9% growth for ages 45-64 which will be the target demographics for this facility.
- b. The new independent living element is consistent with the surrounding general residential use map with a medium high concentration of elderly (65+). The addition of independent living with the new wellness facility providing both campus and neighboring residents' locally sourced services meeting residents' needs without adding traffic to local traffic arteries.
- c. Traffic impact will be less than 100 daily trips for AM and PM trips combined (see attached analysis from Davenport Engineering).
- d. Public water and sewer capabilities are available to the site. CFPUA has agreed to receive effluent in a preliminary statement for capacity as calculated on the proposed density.
- e. This site is located adjoining the local fire station affording quick emergency responses.
- f. The on-site wet storm water pond designed to a 25-year storm will be replaced by a larger infiltration storm water pond across the street, designed to a 100-year storm exceeding both county and state water requirements. BMP practices will also be incorporated into the developed site to aid in process and infiltration of storm water on site.
- g. The facility was a receiving site for seniors-at-risk during Hurricane Florence. The facility has emergency stand-by power including air conditioning.

2. The use meets all required conditions and specifications of the zone ordinance.

Senior Living: Continuing Care Retirement Community or Life Care Community is permitted via special use permit within the R-20 Zone District. The existing developed skilled nursing facility with 179 licensed beds and existing assisted living facility with 123 licensed beds will be combined with the new 182-unit independent living project proposed to create the continuing care retirement community under Section 72.43.1 Senior Living Options of the New Hanover County Zoning Ordinance as follows.

1. Total developed acreage is approximately 70 acres, exceeding the minimum required 20 acres.
2. On-site parking will exceed the minimum required of
 1. Skilled nursing beds $179 \div 4 = 45$ spaces
 2. Assisted living units $123 \times 1.5 = 184.5$ spaces
 3. Independent living units $183 \times 1.5 = 274.5$ spaces
 4. Wellness Center $25,000 \text{ SF} \div 400 \text{ SF/Space} = 62.5$ spaces

5. Employees of the largest shift	$\frac{105 \times 1}{1} = 105$	spaces
Total Parking Spaces Required	671	spaces
Total Provided Spaces	734	spaces

3. Maximum impervious areas do not exceed 40% of the developed acreage. Storm water infiltration systems designed to a 100-year storm will be provided to satisfy the Coastal Storm Water Provisions.
4. Commercial uses do not exceed 2% of the new developed acreage. All of the independent structures that do not contain senior residential living are directly related to the CRCC rather than the outparcel shops. They are as follows:
 - Existing former residence (now Human Resources) 2,000 sf
 - Pharmacy support and training building 6,000 sf
 - Central Services building proposed 10,000 sf
 - Independent Living Wellness Center 25,000 sf
- 5-6. All building setback lines are represented at 50', permitting consideration of 50' tall structures. All buildings are one-story approximately 25' tall except as follows:
 - Existing assisted living – 3 stories – 35' tall
 - Proposed I.L. multi-family building – 4 stories – 50' tall
7. Public water and sewer serve the site.
8. Open space and improved recreational area exceed 35% of the net acreage.
9. Vegetative buffers exceed 20'.
10. Traffic impacts will be reviewed and approved by MPO and NCDOT. The CRCC fronts on a neighborhood collector street.
11. All other local, state and federal guidelines will be satisfied. NHC TRC requirements will be satisfied.

3. The use will not materially injure the value of adjoining or abutting property, or that the use is a public necessity.

- a. The proposed development shall improve neighborhood access to locally sourced services and be an enhancement to neighboring properties.
- b. The original development of this site as a skilled nursing facility began in 1967, prior to the development of a county ordinance and has maintained continued operation since. Nearly all of the developed surrounding properties were constructed after development of this site.
- c. Convenient senior housing and licensed skilled assisted and nursing beds serves a public health necessity for this community's elderly population.
- d. The proposed construction provides a more up to date and residential appearance that will have a positive impact on neighboring residential properties.

4. The location and character of the use if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development for New Hanover County.

- a. The site was constructed prior to the adjacent Plantation Village, an assisted living and independent living complex, which is contractually allowed continual care retirement community which creates a harmonious environment.

- b. The project is in conformity with New Hanover County plan for development by serving the surrounding areas with convenient access to the senior housing, assisted and skilled nursing facility.

Table 1 - ITE Trip Generation									
Davis Community									
Average Weekday Driveway Volumes					24 Hour	AM Peak Hour		PM Peak Hour	
					Two-Way				
Land Use	ITE Land Code	Size		Method/Type	Volume	Enter	Exit	Enter	Exit
Congregate Care Facility	253	150	Dwelling Units	Adjacent/Equation	303	6	4	14	12
Senior Adult Housing	252	32	Dwelling Units	Adjacent/Equation	103	2	4	5	4
Total Unadjusted Trips					406	8	8	19	16

TECHNICAL MEMORANDUM

Davis Community

New Hanover County, NC

*Prepared for Bowman Murray
Hemingway Architects, PC*





Technical Memorandum

Davis Community
New Hanover County, NC

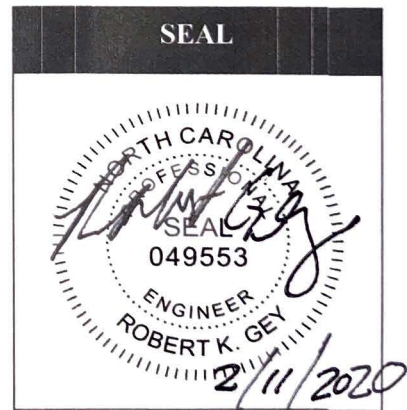
Prepared for Bowman Murray Hemingway
Architects, PC
February 11, 2020

Analysis by: Tou Lee, EI

Drafting/Graphics by: Tou Lee, EI

Reviewed by: Robert Gey, PE
Timothy Lowe, PE

Sealed by: Robert Gey, PE



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Main: 910.251.8912; Fax: 336.458.9377

Serving the Southeast since 2002



**Intersection Capacity Analysis for Davis Community
Technical Memorandum
DAVENPORT Project Number 190263
Prepared for Bowman Murray Hemingway Architects, PC
February 11, 2020**

Introduction

DAVENPORT was retained to determine the potential traffic impacts of the Davis Community Independent Living project and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic.

The proposed project is to be located north of the existing Davis Community in New Hanover County, NC. The project proposes 32 senior adult housing and a 182 congregational care facility dwelling units. One (1) new site access point is proposed along with interconnectivity to the existing Davis Community. The new site access is proposed to be located at Futch Creek Road and Champ Davis Road.

Methodology

Figure 1 in the Supporting Documents illustrates the site plan. The vicinity map and the existing lane geometry are illustrated in Figure 2 and Figure 3 respectively. Quality Counts staff collected existing traffic counts at the study intersection on November 5, 2019. Approved developments are developments that have been recently approved in the area, but not yet constructed. There are two (2) approved developments to be considered in this analysis.

The first is Oaks at Murray Farm (previously known as Porters Neck Development) located north of Porters Neck Road and west of Shiraz Way. This development consists of 58 single family homes and 348 multi-family housing units to be built by 2023. The second approved development is Waterstone Development located on Edgewater Club Road and south of Porters Neck Road. This development consists of 151 single family homes to be built by 2020.

Existing volumes were projected out to a future analysis year of 2022 by applying an 1% annual traffic growth rate and adding the approved development trips. Existing volumes and 2022 future no build volumes are shown for AM and PM peaks in Figures 4 and 5, respectively.

The trip generation potential for this site was projected based on the 10th edition of ITE Trip Generation Manual. Table 1 presents the results. Site trips for this project were distributed based on the existing traffic patterns and engineering judgment. The trip distribution model is shown in Figure 6. The 2022 build-out traffic volumes were obtained by summing the 2022 future no build volumes, and site trips generated by the proposed



project. Site trips are shown in Figure 7. The 2022 future build volumes are shown for AM and PM peaks in Figure 8.

Synchro traffic software and SIDRA 8.0 were used to determine the level of service of the study intersection. Queue lengths were reviewed based on the SimTraffic simulation. In general, the analysis for this project was conducted utilizing commonly accepted NCDOT standards.

The following intersections were included in the study:

1. Porters Neck Road at Shiraz Way / Edgewater Club Road (ROUNDAABOUT)
2. Porters Neck Road at Davis Community Service Driveway
3. Porters Neck Road at Jessie Ball Dupont Road
4. Porters Neck Road at Champ Davis Road
5. Champ Davis Road at Davis Nursing Home Road / Jeanelle Moore Blvd.
6. Champ Davis Road at Futch Creek Road / Proposed Site Access 1

The intersections were analyzed during the AM (7-9 am) and PM (4-6 pm) peaks for the following conditions:

- 2019 Existing Conditions
- 2022 Future No-Build Conditions
- 2022 Build Conditions

Capacity Analysis

Overall, the study intersections currently operate at level of service (LOS) A or B during the AM and PM peak hours, as shown in Table 2 through Table 7 on the next page. The 2022 future no build conditions (without the project site trips) remain at the same levels of service. In 2022 future build conditions (which includes the proposed project site trips) the studied intersections remain at the same levels of service. Overall, a slight increase (less than a second) in delay is expected at all intersections.

A summary of the queue length analysis is shown in Table 8.1 and Table 8.2. No queuing issues are expected based upon the analysis results. Based on the NCDOT turn lane warrant charts, no turn lanes are warranted. Therefore, it is recommended to design the site access according to NCDOT standards. Figure 9 shows the recommended improvements.

Table 1 - ITE Trip Generation									
Davis Community									
Average Weekday Driveway Volumes					24 Hour	AM Peak Hour		PM Peak Hour	
					Two-Way				
Land Use	ITE Land Code	Size	Method/Type	Volume	Enter	Exit	Enter	Exit	
Congregate Care Facility	253	182	Dwelling Units	Adjacent/Equation	368	7	4	16	14
Senior Adult Housing	252	32	Dwelling Units	Adjacent/Equation	103	2	4	5	4
Total Unadjusted Trips					471	9	8	21	18

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Table 2 - Porters Neck Road at Shiraz Way / Edgewater Club Road (ROUNDBOUT)

Scenario	Overall LOS	Level of Service by Approach (Delay in sec/veh)											
		Eastbound			Westbound			Northbound			Southbound		
AM Peak Hour													
2019 Existing	A (7.3)	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.1)	A (7.1)	A (7.1)	A (7.3)	A (7.3)	A (7.3)	A (7.4)	A (7.4)	A (7.4)	A (7.1)	A (7.1)	A (7.1)
		A (7.1)			A (7.3)			A (7.4)			A (7.1)		
2022 Future No Build	A (9.2)	L	T	R	L	T	R	L	T	R	L	T	R
		A (8.2)	A (8.2)	A (8.2)	A (9.2)	A (9.2)	A (9.2)	A (9.9)	A (9.9)	A (9.9)	B (10.6)	B (10.6)	B (10.6)
		A (8.2)			A (9.2)			A (9.9)			B (10.6)		
2022 Future Build	A (9.4)	L	T	R	L	T	R	L	T	R	L	T	R
		A (8.3)	A (8.3)	A (8.3)	A (9.3)	A (9.3)	A (9.3)	A (10.0)	A (10.0)	A (10.0)	B (10.7)	B (10.7)	B (10.7)
		A (8.3)			A (9.3)			A (10.0)			B (10.7)		
PM Peak Hour													
2019 Existing	A (8.7)	L	T	R	L	T	R	L	T	R	L	T	R
		A (8.5)	A (8.5)	A (8.5)	A (9.3)	A (9.3)	A (9.3)	A (8.7)	A (8.7)	A (8.7)	A (8.4)	A (8.4)	A (8.4)
		A (8.5)			A (9.3)			A (8.7)			A (8.4)		
2022 Future No Build	B (12.6)	L	T	R	L	T	R	L	T	R	L	T	R
		B (12.8)	B (12.8)	B (12.8)	B (13.0)	B (13.0)	B (13.0)	B (12.5)	B (12.5)	B (12.5)	B (11.5)	B (11.5)	B (11.5)
		B (12.8)			B (13.0)			B (12.5)			B (11.5)		
2022 Future Build	B (13.1)	L	T	R	L	T	R	L	T	R	L	T	R
		B (13.3)	B (13.3)	B (13.3)	B (13.6)	B (13.6)	B (13.6)	B (13.0)	B (13.0)	B (13.0)	B (11.8)	B (11.8)	B (11.8)
		B (13.3)			B (13.6)			B (13.0)			B (11.8)		

Table 3 - Porters Neck Road at Davis Community Service Driveway

Scenario	LOS of Worst Approach	Level of Service by Approach (Delay in sec/veh)								
		Eastbound			Westbound			Southbound		
AM Peak Hour										
2019 Existing	B (10.7) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.7)	A (0.0)			A (0.0)	A (0.0)	B (10.7)		B (10.7)
		A (0.9)			A (0.0)			B (10.7)		
2022 Future No Build	B (10.7) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.7)	A (0.0)			A (0.0)	A (0.0)	B (10.7)		B (10.7)
		A (0.9)			A (0.0)			B (10.7)		
2022 Future Build	B (10.5) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.7)	A (0.0)			A (0.0)	A (0.0)	B (10.5)		B (10.5)
		A (1.0)			A (0.0)			B (10.5)		
PM Peak Hour										
2019 Existing	A (9.8) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.7)	A (0.0)			A (0.0)	A (0.0)	A (9.8)		A (9.8)
		A (0.1)			A (0.0)			A (9.8)		
2022 Future No Build	B (10.0) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.8)	A (0.0)			A (0.0)	A (0.0)	B (10.0)		B (10.0)
		A (0.2)			A (0.0)			B (10.0)		
2022 Future Build	B (10.1) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.8)	A (0.0)			A (0.0)	A (0.0)	B (10.1)		B (10.1)
		A (0.4)			A (0.0)			B (10.1)		

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Table 4 - Porters Neck Road at Jessie Ball Dupont Road										
Scenario	LOS of Worst Approach	Level of Service by Approach (Delay in sec/veh)								
		Eastbound			Westbound			Southbound		
AM Peak Hour										
2019 Existing	B (10.4) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.6)	A (0.0)			A (0.0)	A (0.0)	B (10.4)		B (10.4)
		A (0.5)			A (0.0)			B (10.4)		
2022 Future No Build	B (10.4) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.7)	A (0.0)			A (0.0)	A (0.0)	B (10.4)		B (10.4)
		A (0.5)			A (0.0)			B (10.4)		
2022 Future Build	B (10.4) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.7)	A (0.0)			A (0.0)	A (0.0)	B (10.4)		B (10.4)
		A (0.5)			A (0.0)			B (10.4)		
PM Peak Hour										
2019 Existing	A (9.9) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.7)	A (0.0)			A (0.0)	A (0.0)	A (9.9)		A (9.9)
		A (0.2)			A (0.0)			A (9.9)		
2022 Future No Build	B (10.1) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.7)	A (0.0)			A (0.0)	A (0.0)	B (10.1)		B (10.1)
		A (0.2)			A (0.0)			B (10.1)		
2022 Future Build	B (10.2) SB Approach	L	T	R	L	T	R	L	T	R
		A (7.8)	A (0.0)			A (0.0)	A (0.0)	B (10.2)		B (10.2)
		A (0.2)			A (0.0)			B (10.2)		

Table 5 - Champ Davis Road at Porters Neck Road													
Scenario	LOS of Worst Approach	Level of Service by Approach (Delay in sec/veh)											
		Eastbound			Westbound			Northbound			Southbound		
AM Peak Hour													
2019 Existing	B (11.7) NB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.6)	A (0.0)	A (0.0)	A (7.6)	A (0.0)	A (0.0)	B (12.8)	B (12.8)	B (9.2)	B (11.2)	B (11.2)	B (11.2)
		A (1.8)			A (0.1)			B (11.7)			B (11.2)		
2022 Future No Build	B (12.0) NB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.6)	A (0.0)	A (0.0)	A (7.6)	A (0.0)	A (0.0)	B (13.1)	B (13.1)	A (9.2)	B (11.4)	B (11.4)	B (11.4)
		A (1.9)			A (0.1)			B (12.0)			B (11.4)		
2022 Future Build	B (12.1) NB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.6)	A (0.0)	A (0.0)	A (7.6)	A (0.0)	A (0.0)	B (13.2)	B (13.2)	A (9.2)	B (11.4)	B (11.4)	B (11.4)
		A (1.9)			A (0.1)			B (12.1)			B (11.4)		
PM Peak Hour													
2019 Existing	B (13.7) NB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.7)	A (0.0)	A (0.0)	A (7.5)	A (0.0)	A (0.0)	B (14.1)	B (14.1)	A (9.0)	B (10.2)	B (10.2)	B (10.2)
		A (2.8)			A (0.0)			B (13.7)			B (10.2)		
2022 Future No Build	B (13.9) NB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.8)	A (0.0)	A (0.0)	A (7.6)	A (0.0)	A (0.0)	B (14.6)	B (14.6)	A (9.0)	B (10.5)	B (10.5)	B (10.5)
		A (2.8)			A (0.1)			B (13.9)			B (10.5)		
2022 Future Build	B (14.1) NB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.8)	A (0.0)	A (0.0)	A (7.6)	A (0.0)	A (0.0)	B (14.9)	B (14.9)	A (9.0)	B (10.6)	B (10.6)	B (10.6)
		A (2.9)			A (0.1)			B (14.1)			B (10.6)		

Table 6 - Champ Davis Road at Davis Nursing Home Road / Jeanelle Moore Boulevard

Scenario	LOS of Worst Approach	Level of Service by Approach (Delay in sec/veh)											
		Eastbound			Westbound			Northbound			Southbound		
AM Peak Hour													
2019 Existing	A (9.7) EB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (9.7)	A (9.7)	A (9.7)	A (9.4)	A (9.4)	A (9.4)	A (7.4)	A (0.0)	A (0.0)	A (7.3)	A (0.0)	A (0.0)
		A (9.7)			A (9.4)			A (1.6)			A (0.3)		
2022 Future No Build	A (9.7) WB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (9.7)	A (9.7)	A (9.7)	A (9.5)	A (9.5)	A (9.5)	A (7.5)	A (0.0)	A (0.0)	A (7.3)	A (0.0)	A (0.0)
		A (9.7)			A (9.5)			A (1.7)			A (0.3)		
2022 Future Build	A (9.6) WB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (9.5)	A (9.5)	A (9.5)	A (9.6)	A (9.6)	A (9.6)	A (7.5)	A (0.0)	A (0.0)	A (7.3)	A (0.0)	A (0.0)
		A (9.5)			A (9.6)			A (2.1)			A (0.3)		
PM Peak Hour													
2019 Existing	A (9.6) WB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (9.2)	A (9.2)	A (9.2)	A (9.6)	A (9.6)	A (9.6)	A (7.3)	A (0.0)	A (0.0)	A (7.4)	A (0.0)	A (0.0)
		A (9.2)			A (9.6)			A (0.2)			A (0.5)		
2022 Future No Build	A (9.7) WB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (9.3)	A (9.3)	A (9.3)	A (9.7)	A (9.7)	A (9.7)	A (7.4)	A (0.0)	A (0.0)	A (7.5)	A (0.0)	A (0.0)
		A (9.3)			A (9.7)			A (0.3)			A (0.5)		
2022 Future Build	A (9.8) WB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (9.2)	A (9.2)	A (9.2)	A (9.8)	A (9.8)	A (9.8)	A (7.4)	A (0.0)	A (0.0)	A (7.5)	A (0.0)	A (0.0)
		A (9.2)			A (9.8)			A (0.8)			A (0.5)		

Table 7 - Futch Creek Road / Site Access 1 at Champ Davis Road

Scenario	LOS of Worst Approach	Level of Service by Approach (Delay in sec/veh)											
		Eastbound			Westbound			Northbound			Southbound		
AM Peak Hour													
2019 Existing	A (9.2) SB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.3)	A (0.0)			A (0.0)	A (0.0)				A (9.2)		A (9.2)
		A (1.8)			A (0.0)						A (9.2)		
2022 Future No Build	A (9.2) SB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.3)	A (0.0)			A (0.0)	A (0.0)				A (9.2)		A (9.2)
		A (1.8)			A (0.0)						A (9.2)		
2022 Future Build	A (9.5) NB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.3)	A (0.0)	A (0.0)	A (7.4)	A (0.0)	A (0.0)	A (9.5)	A (9.5)	A (9.5)	A (9.4)	A (9.4)	A (9.4)
		A (1.7)			A (0.8)			A (9.5)			A (9.4)		
PM Peak Hour													
2019 Existing	A (9.6) SB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.5)	A (0.0)			A (0.0)	A (0.0)				A (9.6)		A (9.6)
		A (5.3)			A (0.0)						A (9.6)		
2022 Future No Build	A (9.7) SB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.5)	A (0.0)			A (0.0)	A (0.0)				A (9.7)		A (9.7)
		A (5.3)			A (0.0)						A (9.7)		
2022 Future Build	B (10.0) SB Approach	L	T	R	L	T	R	L	T	R	L	T	R
		A (7.5)	A (0.0)	A (0.0)	A (7.3)	A (0.0)	A (0.0)	A (9.9)	A (9.9)	A (9.9)	B (10.0)	B (10.0)	B (10.0)
		A (4.9)			A (0.3)			A (9.9)			B (10.0)		



**Table 8.1 - Queue Results
AM Peak Hour Queues**

Scenario	Porters Neck Road at Shiraz Way / Edgewater Club Road (ROUNDAABOUT)				Porters Neck Road at Davis Community Service Driveway			Porters Neck Road at Jessie Ball Dupont Road		
	EBLTR	WBLTR	NBLTR	SBLTR	EBLT	WBTR	SBLR	EBLT	WBTR	SBLR
2019 Existing										
Max Queue (ft)	60.5	31.6	38.7	16.2	31	0	55	0	0	31
95th Percentile Queue (ft)	60.5	31.6	38.7	16.2	2	0	1	1	0	1
Storage Bay (ft)	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL
2022 Future No Build										
Max Queue (ft)	77.9	37.8	63.3	38	52	0	35	33	0	30
95th Percentile Queue (ft)	77.9	37.8	63.3	38	2	0	1	1	0	1
Storage Bay (ft)	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL
2022 Future Build										
Max Queue (ft)	79.6	39.2	63.9	38.6	49	0	30	22	0	35
95th Percentile Queue (ft)	79.6	39.2	63.9	38.6	2	0	2	1	0	1
Storage Bay (ft)	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL
PM Peak Hour Queues										
Scenario	Porters Neck Road at Shiraz Way / Edgewater Club Road (ROUNDAABOUT)				Porters Neck Road at Davis Community Service Driveway			Porters Neck Road at Jessie Ball Dupont Road		
	EBLTR	WBLTR	NBLTR	SBLTR	EBLT	WBTR	SBLR	EBLT	WBTR	SBLR
2019 Existing										
Max Queue (ft)	88	45.2	42.7	20.9	0	0	31	0	0	31
95th Percentile Queue (ft)	88	45.2	42.7	20.9	0	0	2	0	0	2
Storage Bay (ft)	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL
2022 Future No Build										
Max Queue (ft)	166.1	70.6	85.4	40.3	24	0	44	16	0	35
95th Percentile Queue (ft)	166.1	70.6	85.4	40.3	0	0	2	0	0	2
Storage Bay (ft)	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL
2022 Future Build										
Max Queue (ft)	175.5	78.2	89.7	41.5	51	0	35	33	0	35
95th Percentile Queue (ft)	175.5	78.2	89.7	41.5	1	0	3	0	0	2
Storage Bay (ft)	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL

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Table 8.2 - Queue Results
AM Peak Hour Queues

Scenario	Champ Davis Road at Porters Neck Road						Champ Davis Road at Davis Nursing Home Road / Jeanelle Moore Boulevard				Futch Creek Road at Champ Davis Road / Site Access 1			
2019 Existing	EBLT	EBR	WBLTR	NBLT	NBR	SBLTR	EBLTR	WBLTR	NBLTR	SBLTR	EBLT	WBTR	NBLTR	SBLR
Max Queue (ft)	28	0	0	28	24	52	31	22	23	27	0	0		45
95th Percentile Queue (ft)	3	0	0	2	0	10	1	1	1	0	1	0		9
Storage Bay (ft)	FULL	150	FULL	50	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL		FULL
2022 Future No Build	EBLT	EBR	WBLTR	NBLT	NBR	SBLTR	EBLTR	WBLTR	NBLTR	SBLTR	EBLT	WBTR	NBLTR	SBLR
Max Queue (ft)	36	0	9	32	24	54	32	27	14	0	0	0		49
95th Percentile Queue (ft)	3	0	0	2	0	11	1	1	1	0	1	0		9
Storage Bay (ft)	FULL	150	FULL	50	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL		FULL
2022 Future Build	EBLT	EBR	WBLTR	NBLT	NBR	SBLTR	EBLTR	WBLTR	NBLTR	SBLTR	EBLTR	WBLTR	NBLTR	SBLTR
Max Queue (ft)	30	0	6	32	24	70	46	27	24	10	17	15	30	60
95th Percentile Queue (ft)	3	0	0	2	0	11	1	1	1	0	1	0	1	10
Storage Bay (ft)	FULL	150	FULL	50	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL
PM Peak Hour Queues														
Scenario	Champ Davis Road at Porters Neck Road						Champ Davis Road at Davis Nursing Home Road / Jeanelle Moore Boulevard				Futch Creek Road at Champ Davis Road / Site Access 1			
2019 Existing	EBLT	EBR	WBLTR	NBLT	NBR	SBLTR	EBLTR	WBLTR	NBLTR	SBLTR	EBLT	WBTR	NBLTR	SBLR
Max Queue (ft)	27	0	0	27	23	52	32	21	0	0	28	0		57
95th Percentile Queue (ft)	5	0	0	3	0	9	1	1	0	0	2	0		7
Storage Bay (ft)	FULL	150	FULL	50	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL		FULL
2022 Future No Build	EBLT	EBR	WBLTR	NBLT	NBR	SBLTR	EBLTR	WBLTR	NBLTR	SBLTR	EBLT	WBTR	NBLTR	SBLR
Max Queue (ft)	43	0	0	36	19	49	50	50	0	0	28	0		51
95th Percentile Queue (ft)	5	0	0	3	0	10	2	1	0	0	3	0		8
Storage Bay (ft)	FULL	150	FULL	50	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL		FULL
2022 Future Build	EBLT	EBR	WBLTR	NBLT	NBR	SBLTR	EBLTR	WBLTR	NBLTR	SBLTR	EBLTR	WBLTR	NBLTR	SBLTR
Max Queue (ft)	42	0	0	28	24	51	36	22	9	5	29	9	39	44
95th Percentile Queue (ft)	6	0	0	3	0	11	2	1	1	0	3	0	1	9
Storage Bay (ft)	FULL	150	FULL	50	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL	FULL

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Summary and Conclusion

DAVENPORT was retained to determine the potential traffic impacts of this project and to identify transportation improvements that may be required to accommodate the impacts of both background traffic and new development traffic.

Based on the trip generation rates and equations published in Trip Generation (Institute of Transportation Engineers, 10th Edition), this development has a trip generation potential of 17 trips in the AM peak and 39 trips in the PM peak.

Overall, this capacity analysis shows that the proposed project will have a relatively minimal impact on capacity (less than a second increase in delay). Therefore, no improvements are recommended to accommodate future build traffic.

In conclusion, this study has reviewed the impacts of both background traffic and proposed development traffic and has provided recommendations to accommodate future traffic. Please note that all site accesses should be designed according to NCDOT standards.

Attached Supporting Documents:

1. Figure 1: Site Plan
2. Figure 2: Vicinity Map
3. Figure 3: Existing Lane Geometry
4. Figure 4: 2019 Existing Volumes
5. Figure 5: 2022 Future No Build Volumes
6. Figure 6: Trip Distribution
7. Figure 7: Site Trips
8. Figure 8: 2022 Future Build Volumes
9. Figure 9: Recommended Improvements



Supporting Documents

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FIGURE 1
SITE PLAN



FIGURE 2
VICINITY MAP

STUDY INTERSECTIONS
BACKGROUND
PROPOSED





LEGEND	
	UNSIGNALIZED INTERSECTION
	ROADWAY
BLACK = EXISTING	
	2018 AADT VOLUMES
	TRAFFIC MOVEMENT
	ROUNDABOUT

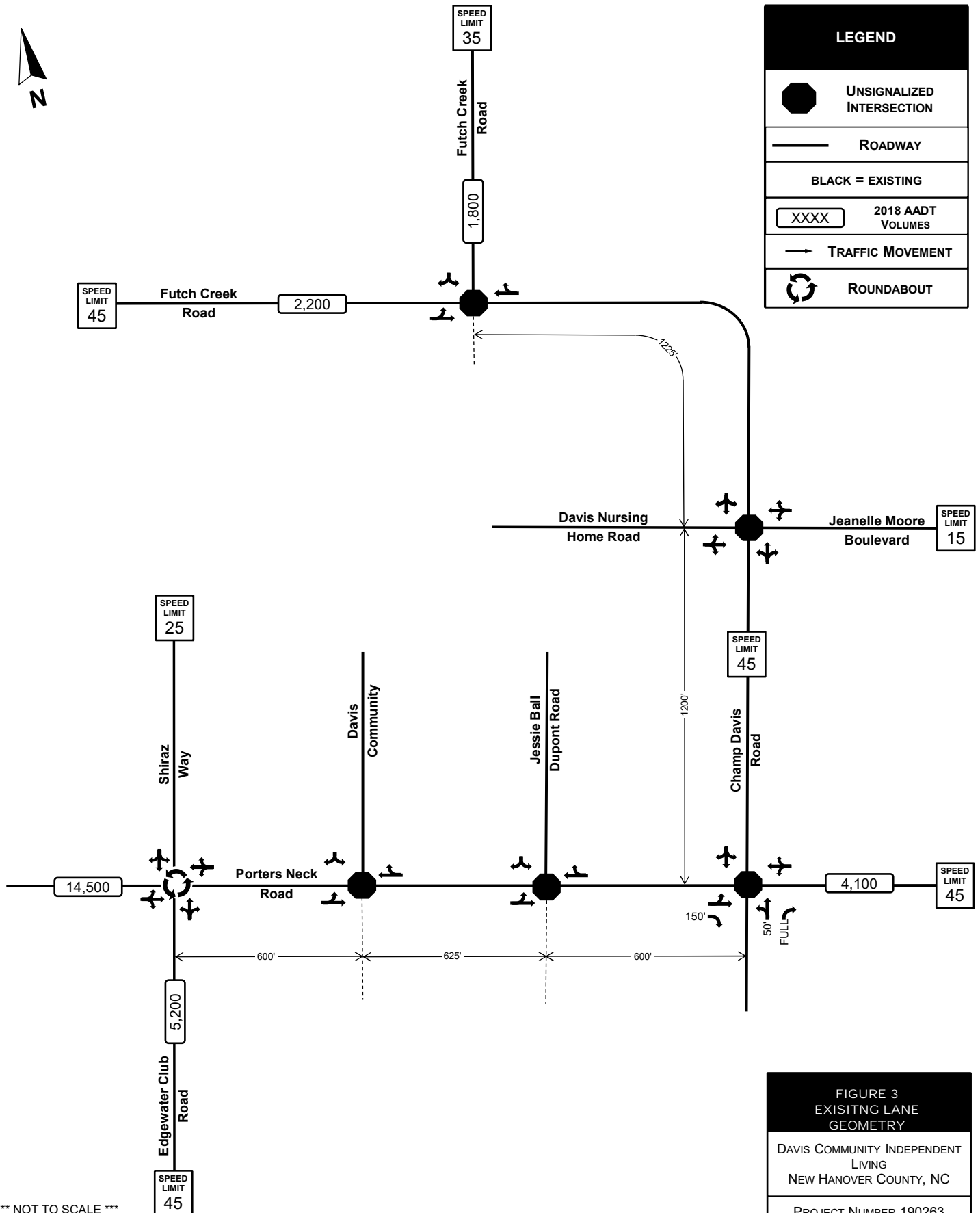


FIGURE 3
EXISTING LANE
GEOMETRY





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LIVING
NEW HANOVER COUNTY, NC

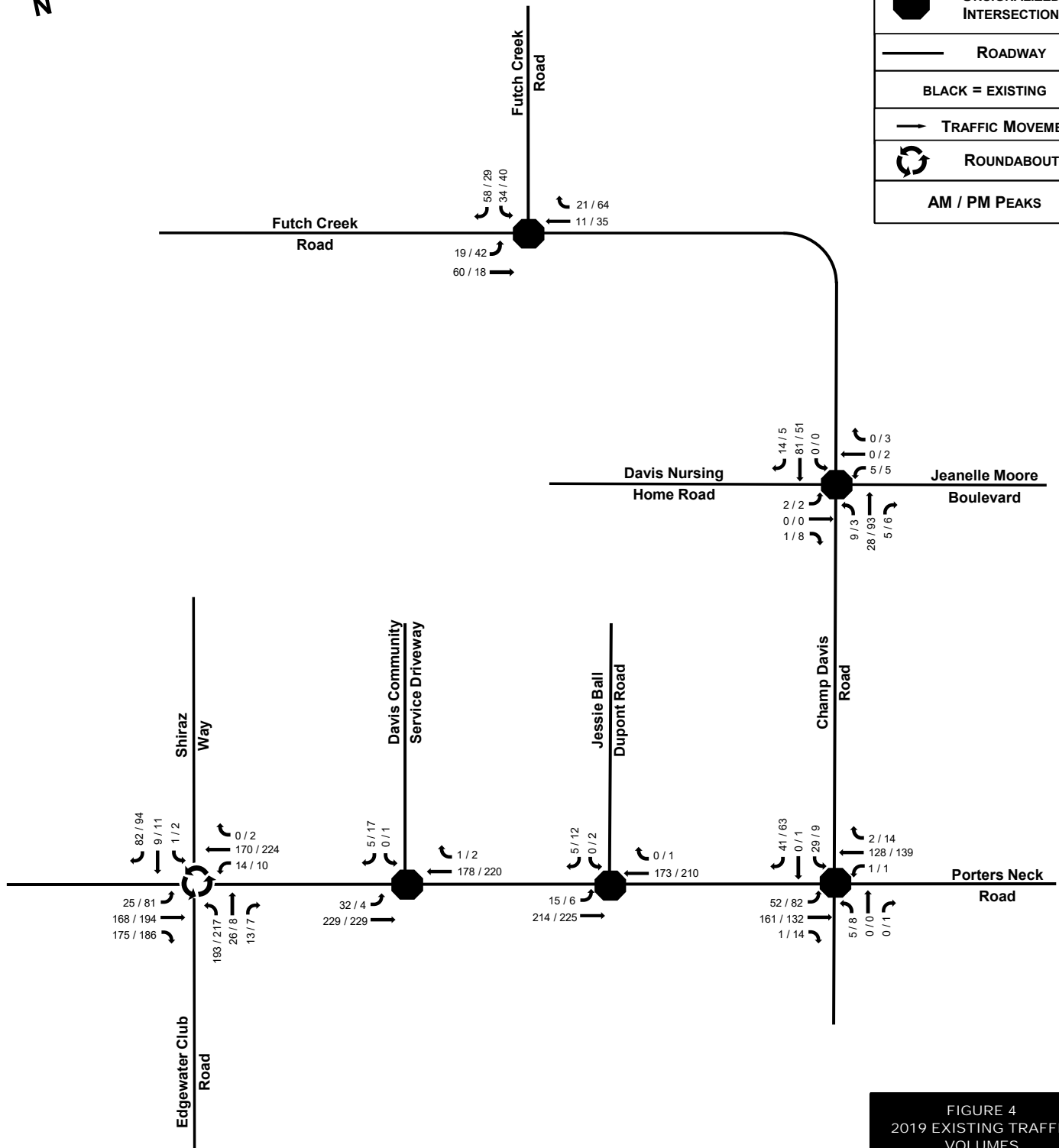
PROJECT NUMBER 190263



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LEGEND	
	UNSIGNALIZED INTERSECTION
	ROADWAY
BLACK = EXISTING	
	TRAFFIC MOVEMENT
	ROUNDBABOUT
AM / PM PEAKS	




*** NOT TO SCALE ***

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FIGURE 4
2019 EXISTING TRAFFIC
VOLUMES

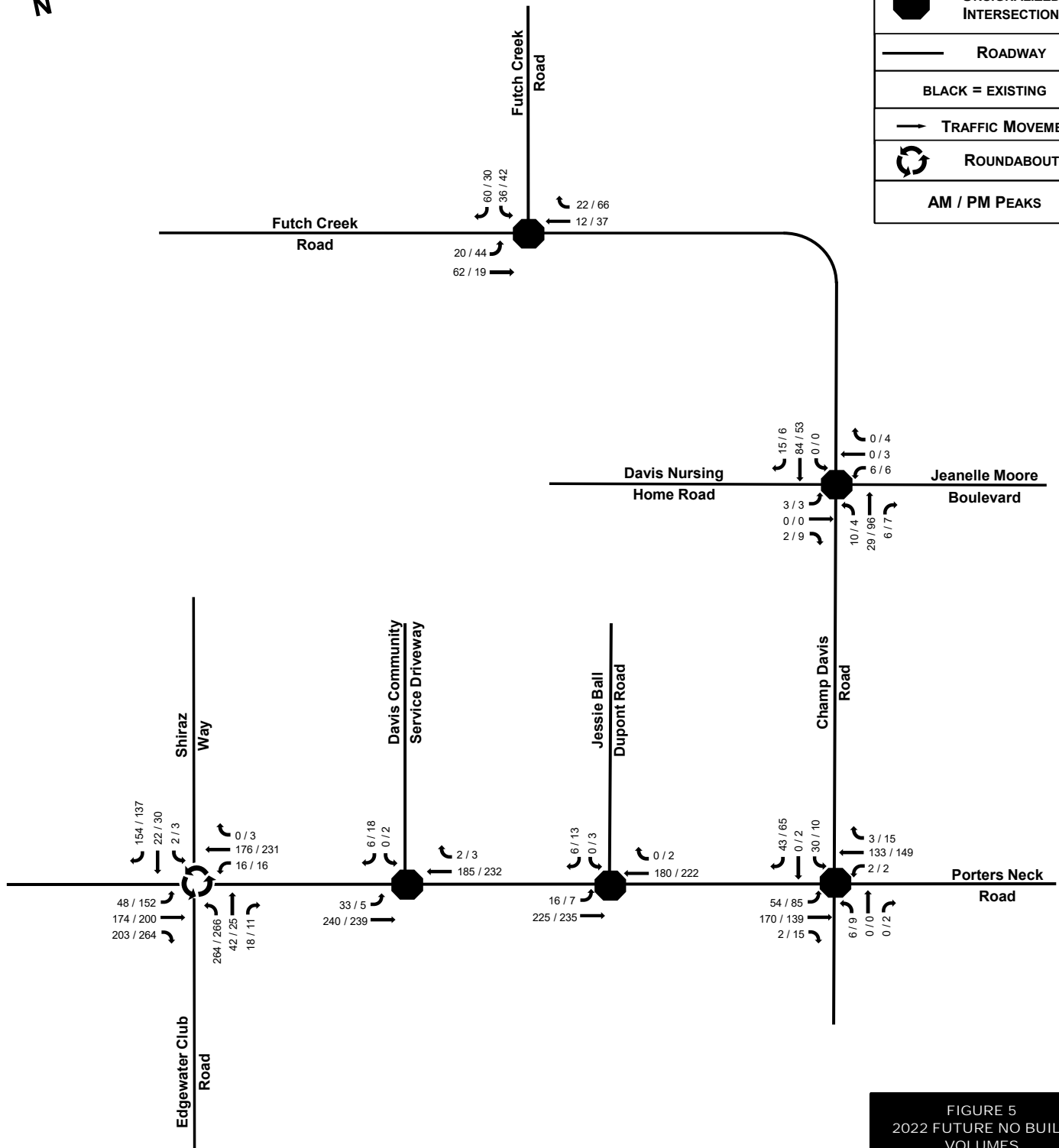
DAVIS COMMUNITY INDEPENDENT
LIVING
NEW HANOVER COUNTY, NC

PROJECT NUMBER 190263

 DAVENPORT



LEGEND	
	UNSIGNALIZED INTERSECTION
	ROADWAY
BLACK = EXISTING	
	TRAFFIC MOVEMENT
	ROUNDBABOUT
AM / PM PEAKS	




*** NOT TO SCALE ***

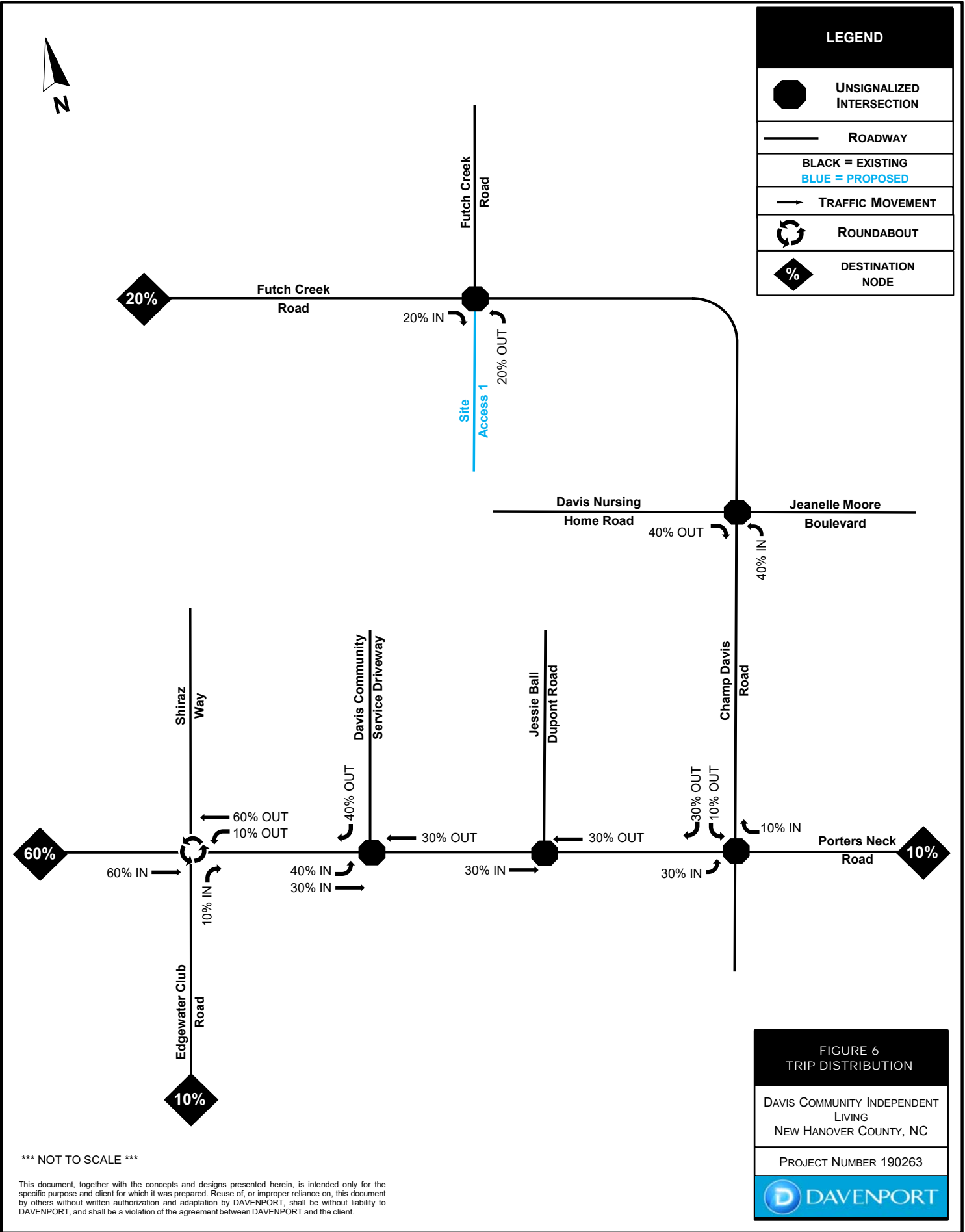
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FIGURE 5
2022 FUTURE NO BUILD
VOLUMES

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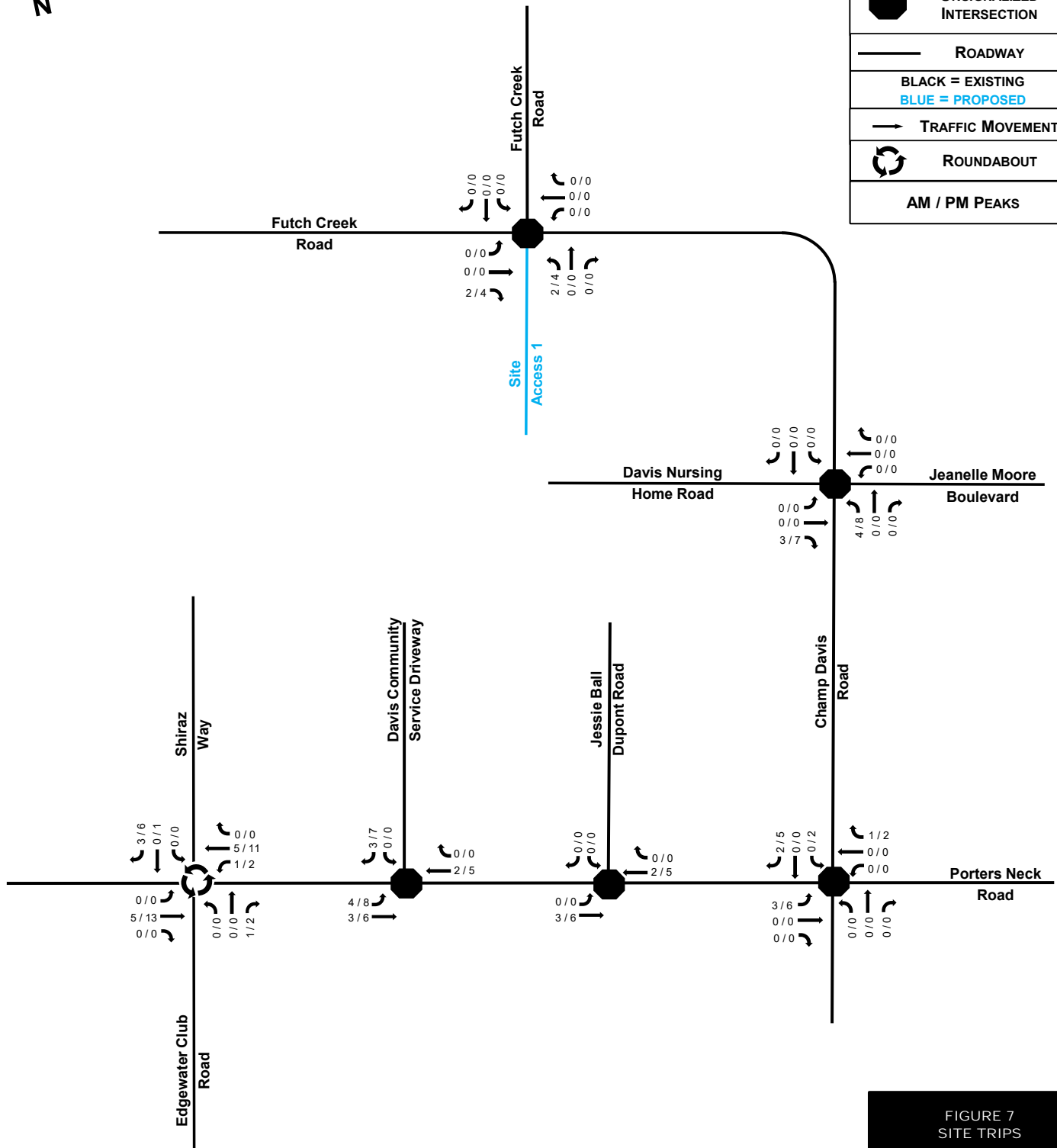
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FIGURE 7
SITE TRIPS

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PROJECT NUMBER 190263





LEGEND



UNSIGNALIZED
INTERSECTION



ROADWAY

BLACK = EXISTING
BLUE = PROPOSED

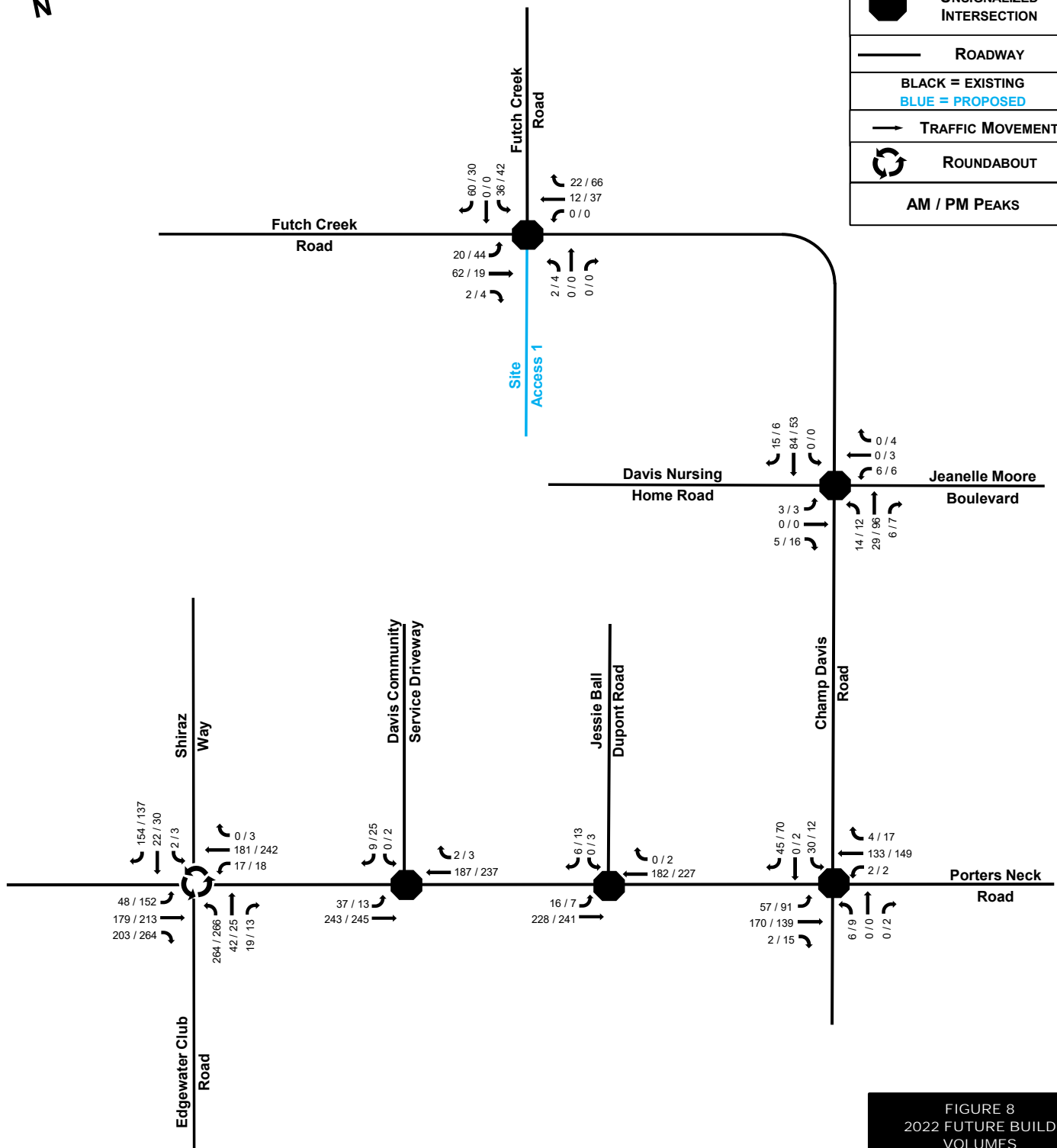


TRAFFIC MOVEMENT



ROUNDAABOUT

AM / PM PEAKS



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FIGURE 8
2022 FUTURE BUILD
VOLUMES

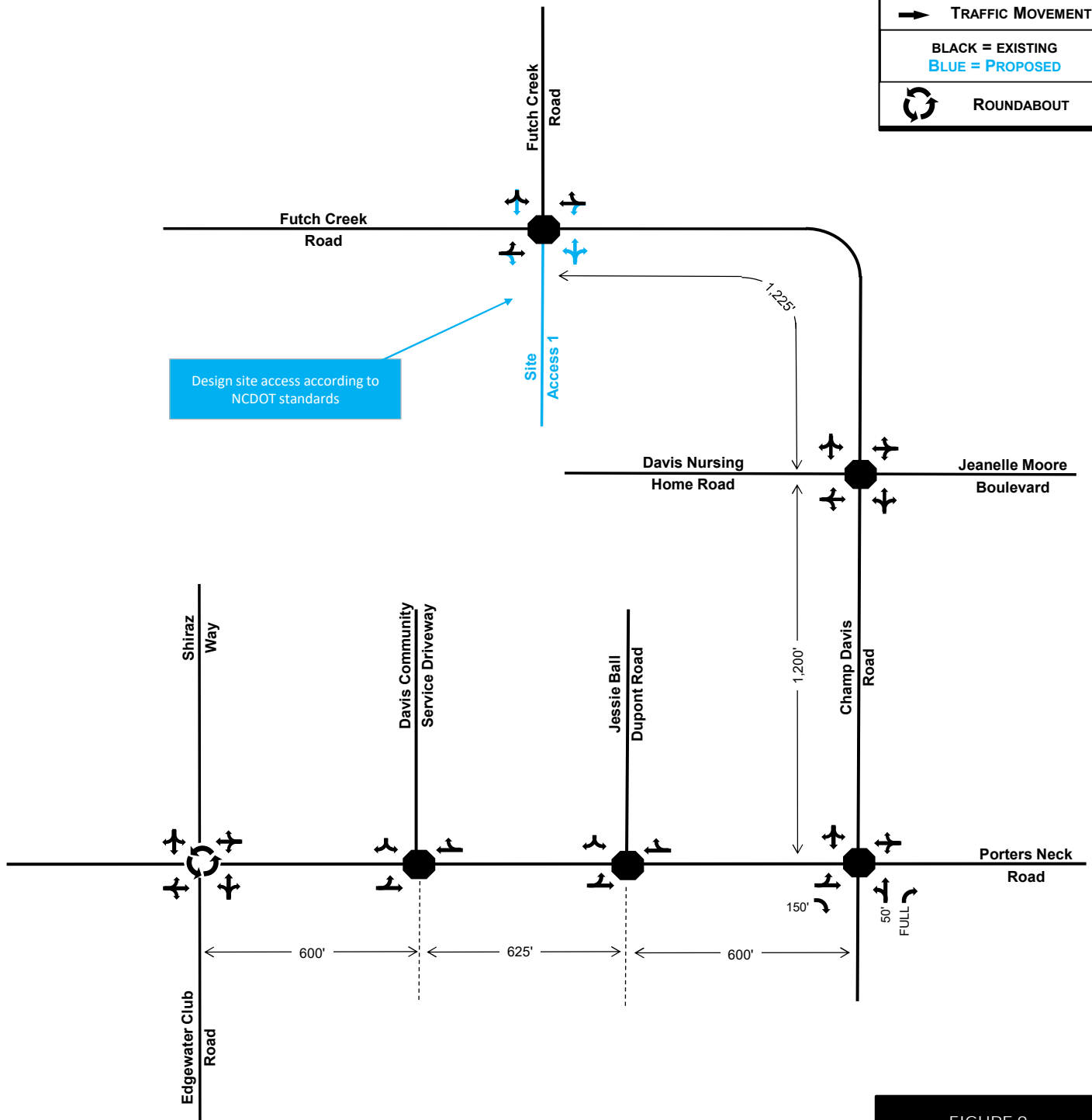
DAVIS COMMUNITY INDEPENDENT
LIVING
NEW HANOVER COUNTY, NC

PROJECT NUMBER 190263





LEGEND	
	UNSIGNALIZED INTERSECTION
	ROADWAY
	TRAFFIC MOVEMENT
BLACK = EXISTING BLUE = PROPOSED	
	ROUNDABOUT



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FIGURE 9
RECOMMENDED
IMPROVEMENTS

DAVIS COMMUNITY INDEPENDENT
LIVING
NEW HANOVER COUNTY, NC
PROJECT NUMBER 190263





514 Market Street Wilmington, NC 28401
phone 910.762.2621
www.bmharch.com

**The Davis Community Independent Living
Community Meeting Minutes for Conditional Use District
Wesleyan Chapel United Methodist Church
January 23, 2020**

Attending for owner's team:

Bruce Bowman, BMH Architects – Presenter
David Ball, BMH Architects – Architect
Charles Long, CEO – The Davis Community
Angie Barr, Davis Administrative Team
Jeff Winecoff, Davis Administrative Team
Amy Schaefer, Lee Kaess Law Firm – Land Use Attorney
Phil Tripp, Tripp Engineering – Civil Engineer
Tim Lowe, Davenport Engineering – Traffic Engineer
Cal Morgan, J C Morgan Company – Appraisal Specialist

Community Attendees:

See Attachment #1 for list of attendees for 3:30pm and 5:30pm community meetings

Presentation:

Each presentation opened with an 8-minute video on the history of The Davis Community since 1963. The video was followed by a 34 slide Power Point (see Attachment #2). Mr. Bowman discussed each slide and requested that questions be held until after the presentation.

3:30 Community Meeting Summary of Questions and Answers

- Q 1 Denny Casterline (Plantation Village)
Did the traffic study collect data on school traffic, work traffic and does it include traffic impact from neighboring Logan Home Development?
- A 1 Tim Lowe, Davenport Engineering
School and work traffic loads were extrapolated using accepted methods and practices. Morning peak traffic captures school load. Afternoon traffic at the school will hit ahead of PM peak load. The Logan Home Development was included in the study.
- Q 2 Julia Worth (Bald Eagle Lane)
This area has a large elderly population creating some confusion and, in turn, traffic delays. Have you considered adding turn lanes to lessen this?

- A 2 Bruce Bowman
The calculated traffic load does not warrant turn or decelerating lanes with only 56 total daily peak load increase. We will, however, look at opportunities to improve signage at the various entrances as well as altering the main driveway gate to improve car stacking off of the Porters Neck roadway. The driveway proposed at Shiraz Way has been reduced to just a bike path and trail. This was modified since the community meeting announcement at the request of Trevor Matthews and neighbors to the west.
- Q 3 Mary Michaelson (Vineyard Plantation)
Please consider a solid privacy fence along Shiraz Way behind the centralized services building. Will a turn lane be provided for trucks at this entrance?
- A 3 Bruce Bowman
We will add an opaque fence here and will maintain the existing landscape buffer. A turn lane will not be provided but adequate truck egress queuing will be provided on the campus side of the gate. The gate is set back 100' from the right-of-way allowing for stacking of two trucks on the road side of the gate. We may study increasing the west bound turn radius from the existing 25' radius to 30' radius to improve truck egress into Porters Neck Road.
- Q 4 Tom Owens (Vineyard Plantation)
We have flooding concerns after Hurricane Florence with all the new proposed developments in the neighborhood. When will storm water details be finalized?
- A 4 Bruce Bowman
The storm water design is conceptually complete but will be finalized for the county technical review process. The design calls for replacement of the existing wet storm water pond designed to meet a 25-year storm with a larger infiltration storm pond across the street to meet a 100-year storm. Local infiltration beds and rain gardens will be included in the site development to minimize the water leaving the site to the new pond. We have conducted soil borings and the soils are very favorable to infiltration. Our wet pond remains mostly dry at the existing pond location for this reason.
- Q 5 Sandy Clark (Plantation Village)
Please show us the location of the existing power lines. Have you included accessible design in the site and facility?
- A 5 Bruce Bowman
The overhead energy power lines were identified. There will be a study as to the possibility of partial relocation of these. The campus site and all buildings are designed to meet barrier free requirements. In several cases these requirements have been exceeded.
- Q 6 Porters Neck Plantation
We have flooding concerns related to the storm water pond.
- A 6 We have strategically located the new pond on the southeastern parcel to route storm water away from Porters Neck Plantation. The northeastern parcel will not be the receiving site but will continue to infiltrate storm water in a passive fashion. The new design will handle larger storms and should improve flooding at Porters Neck Plantation due to the relocation.
- Q 7 Connor (Reisling Avenue)
Can you improve the distance of the cottage drive away from the west boundary including possibly flipping the cottage orientation with the drive for a back yard to back yard arrangement? Also, will trucks use this driveway?

A 7 Bruce Bowman

The cottage drive will not have service traffic. Service traffic will be on the internal road by the Health Care Center. We will relocate the cottage drive to improve setback and will study buffer yard improvements. We will study flipping the cottage orientation but cannot agree to that at this time. Some in the audience mentioned that the current arrangement provides a greater separation between the cottages and the neighboring houses.

Q 8 John Sawyer (Lincolnshire)

The Futch Creek and Champ Davis intersection is dangerous. The new driveway should be carefully designed.

A 8 Bruce Bowman

The design of this driveway will involve the relocation of a power pole and will include fill dirt to raise the driveway to improve visibility to oncoming vehicles.

Conclusion - Bruce Bowman

Thank you for attending our community meeting. Please feel free to contact myself or the County Planning staff if you have any further questions. The public hearings for this item should be scheduled in March for the Planning Board and April for County Commissioners and will be announced through a public notice process.

The 3:30pm community meeting ended at 4:50pm.

5:30pm Community Meeting Summary of Questions and Answers

Q 9 Is the project funded and ready to start after the rezoning process and is it your intention to keep the facility open during construction?

A 9 Bruce Bowman

The project financing is pending but expected to finish shortly. The community will remain open during construction. Phase I pond relocation and centralized services building will begin after the rezoning process is concluded. The cottages will be complete in early 2021 and the Wellness Facility and Multi-Family Buildings are scheduled for completion mid-year 2022. This timeline is still tentative.

Q 10 Have you considered the effect of other nearby development in your design?

A 10 Bruce Bowman

Yes, we have included the Logan Home traffic impact in our traffic planning. The peak trip are 56 addition peak load trips per day for the proposed development. This only exceeds the by-right traffic impact for half-acre lots by 27 additional vehicles per day at peak times for just the two adjoining parcels excluding the pond parcel.

Q 11 The site coverage is concerning with respect to stormwater and flooding problems.

A 11 Bruce Bowman

Our design of the multi-family building is proposed at four-stories rather than three stories to minimize site coverage and building footprints. We will incorporate storm water infiltration measures on site in addition to the new infiltration basin across the street. These will be designed to meet a 100-year storm. The storm water design will be well vetted once approved at the County Technical Review and State Division of Water Quality.

Q 12 Please show and describe the buffer yard.

A 12 Bruce Bowman

We have a 20' buffer yard within a 50' building setback. We propose to adjust the drive along the west boundary to exceed the buffer requirements. Existing trees will remain in this buffer yard.

Q 13 How will the four-story building appear from outside the development?

A 13 Bruce Bowman

The multi-family building will not exceed the 50' height limit permitted. Existing trees along the roadway will remain to provide a visual buffer as well as new landscaping plantings. The building will be visible from the street between the trees. The building placement is about twice the distance back from the right-of-way than it is tall. This site placement was chosen to buffer the taller building from the neighbors since the Champ Davis Roadway falls between the four-story building and adjoining residential neighbors to the north.

Q 14 What will happen with the existing deer population?

A 14 Bruce Bowman

They will likely disperse during construction with some possibly returning after the construction concludes.

Conclusion repeated from Session One.

The 5:30pm community meeting concluded at 6:32pm.

Prepared: Bruce Bowman

January 23, 2020

[illegible]

5:30 PM
Hwy.

10255 US Highway 17
The Davis Community
Community Meeting - Special Use and Conditional Zoning
January 23, 2020

[illegible]

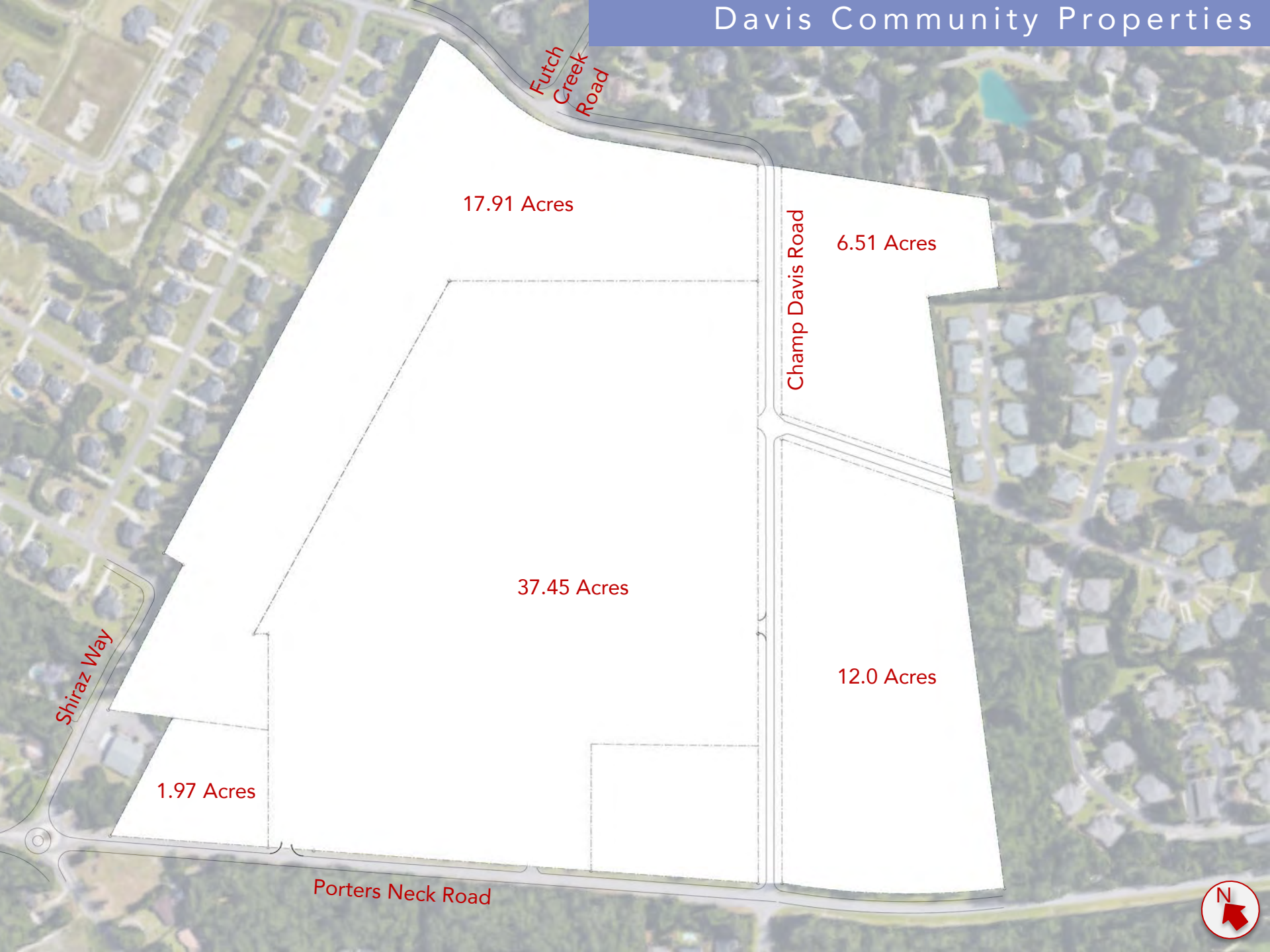
10255 US Highway 17
The Davis Community
Community Meeting - Special Use and Conditional Zoning
January 23, 2020

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COMMUNITY MEETING

January 23, 2020





Futch
Creek
Road

R-20

Champ Davis Road

R-20

O+I CUD
Existing Developed Site

R-20

R-20

R-20

Porters Neck Road

Shiraz Way



Undeveloped Parcels



Futch
Creek
Road

Champ Davis Road

Undeveloped
This Parcel

Shiraz Way

Undeveloped
This Parcel

Porters Neck Road







Futch
Creek
Road

Champ Davis Road

R-20

R-20 CUD

R-20 CUD

20' Buffer Yard
Typical

R-20

Porters Neck Road

Shiraz Way



Proposed Campus Plan



Shiraz Way

Futch
Creek
Road

Champ Davis Road

Porters Neck Road



Existing Skilled Nursing



Futch
Creek
Road

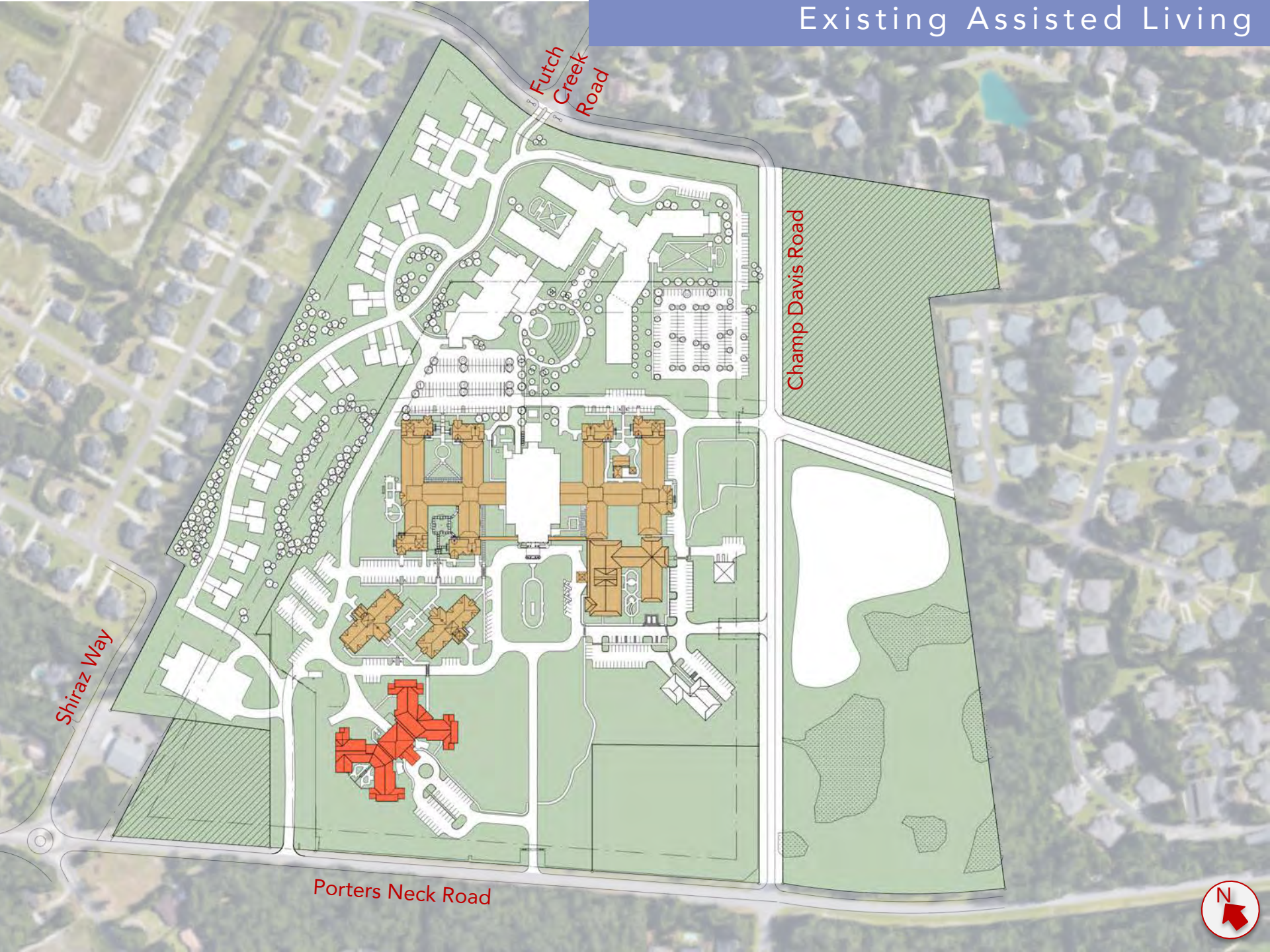
Champ Davis Road

Shiraz Way

Porters Neck Road



Existing Assisted Living



Futch
Creek
Road

Champ Davis Road

Shiraz Way

Porters Neck Road





Shiraz Way

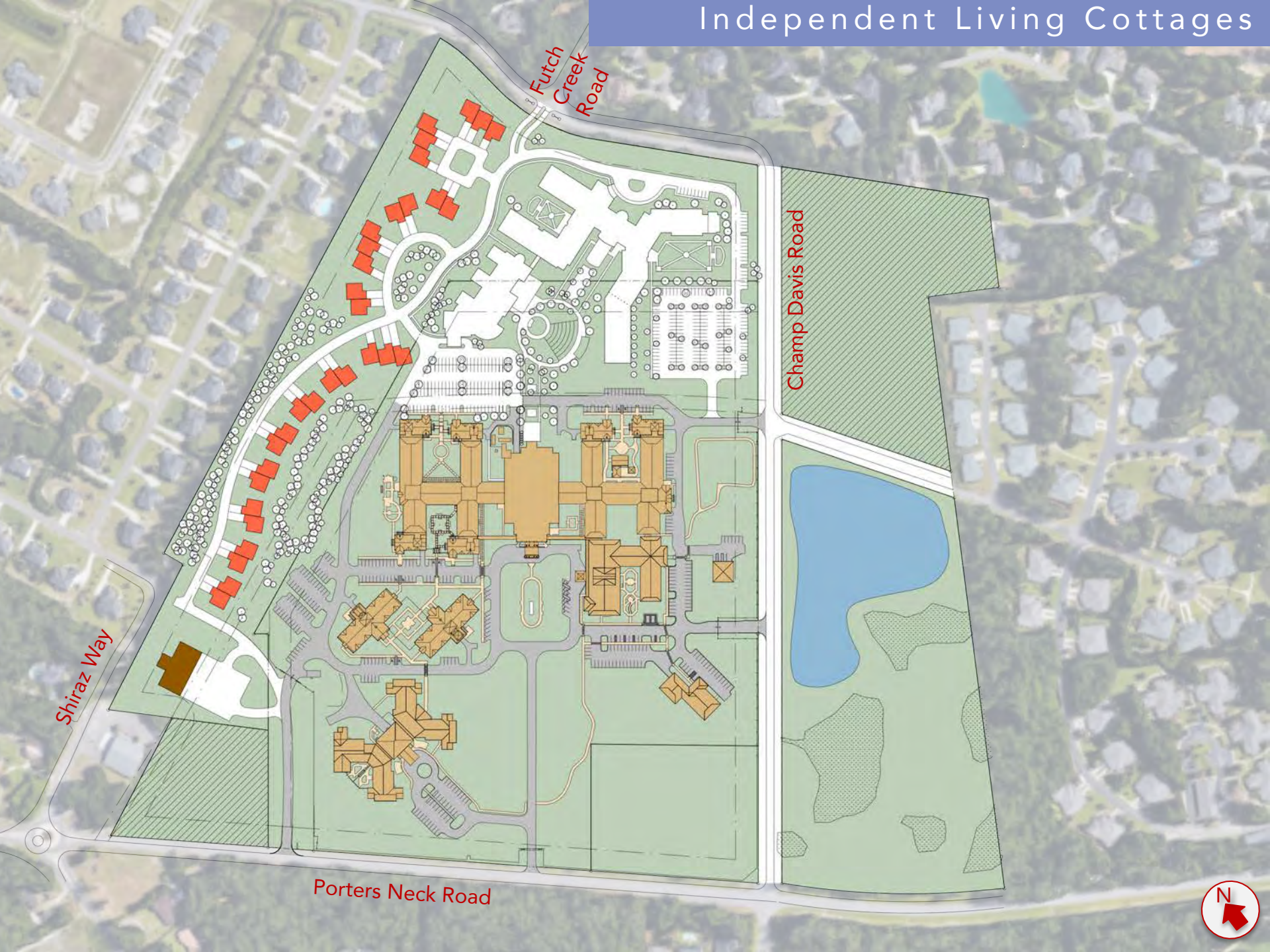
Futch
Creek
Road

Champ Davis Road

Porters Neck Road



Independent Living Cottages



Shiraz Way

Futch
Creek
Road

Champ Davis Road

Porters Neck Road



Independent Living Multi Family Building





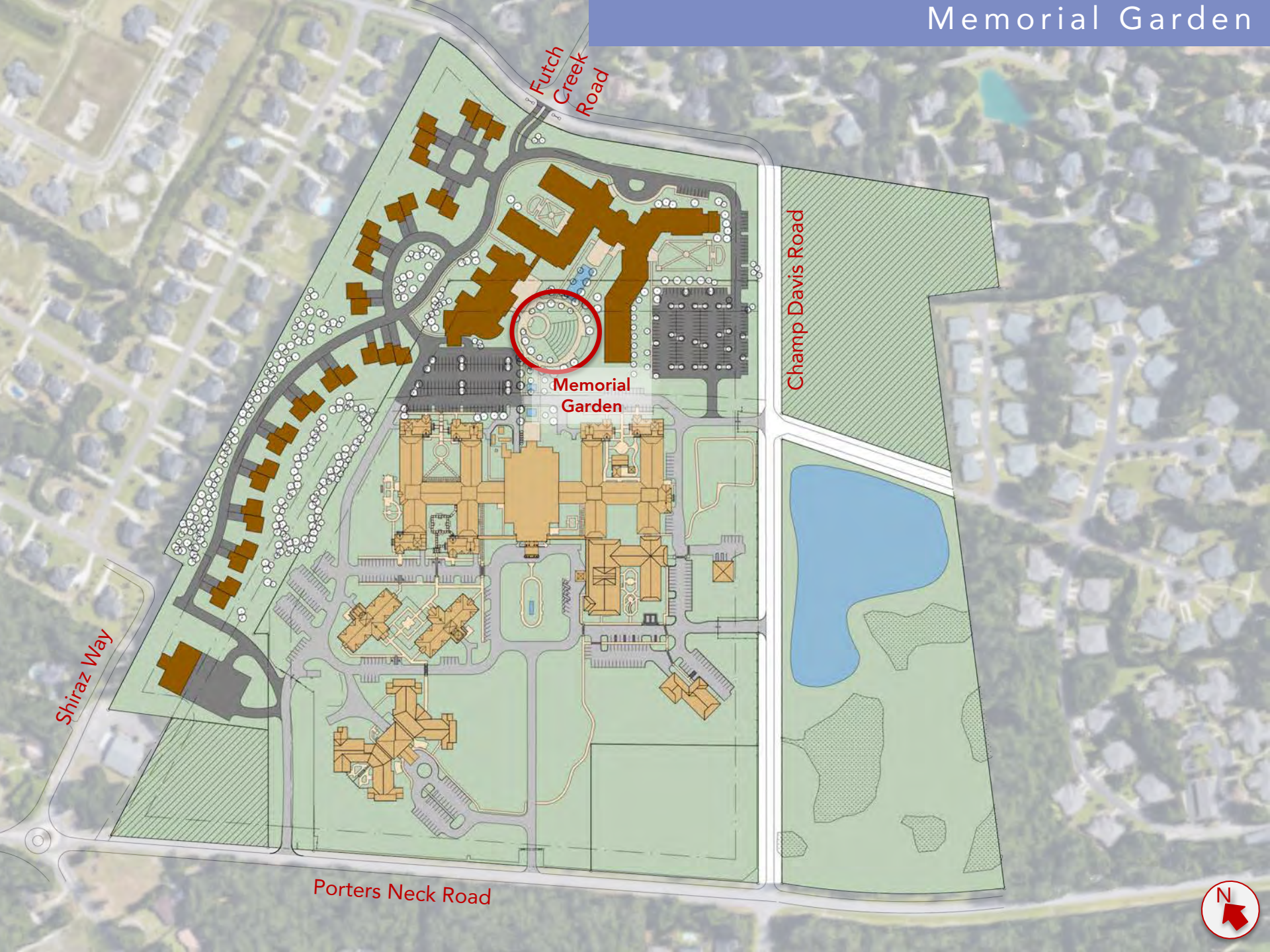
Futch
Creek
Road

Champ Davis Road

Shiraz Way

Porters Neck Road





Futch
Creek
Road

Champ Davis Road

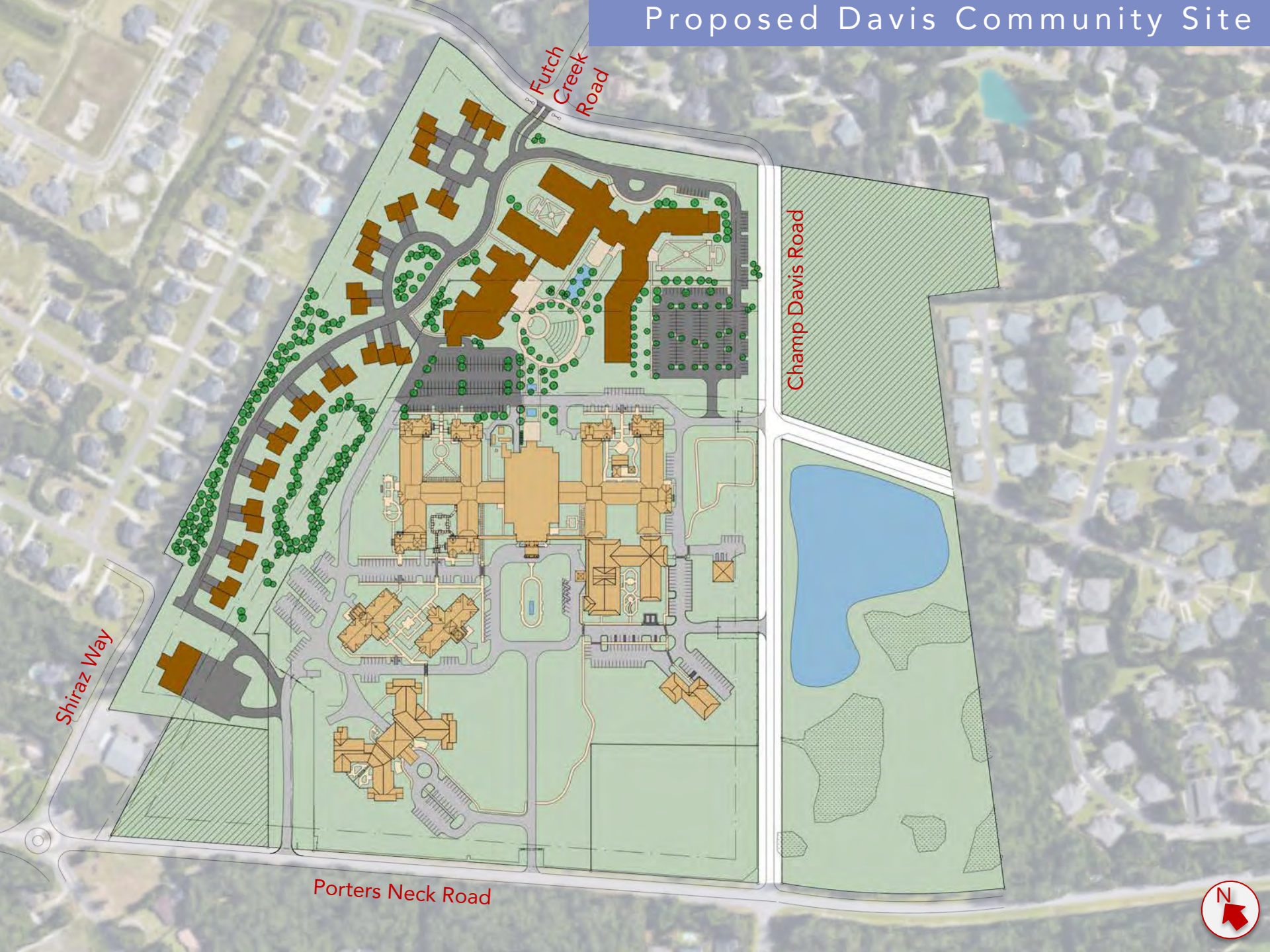
Memorial
Garden

Shiraz Way

Porters Neck Road



Proposed Davis Community Site



Futch
Creek
Road

Champ Davis Road

Shiraz Way

Porters Neck Road



Site Access Diagram



Futch
Creek
Road

New Independent
Living Entrance

Champ Davis Road

Existing Rear
Entrance

Existing Rehab
Entrance

Existing Main
Entrance

Existing Service
Entrance

Porters Neck Road

Shiraz Way

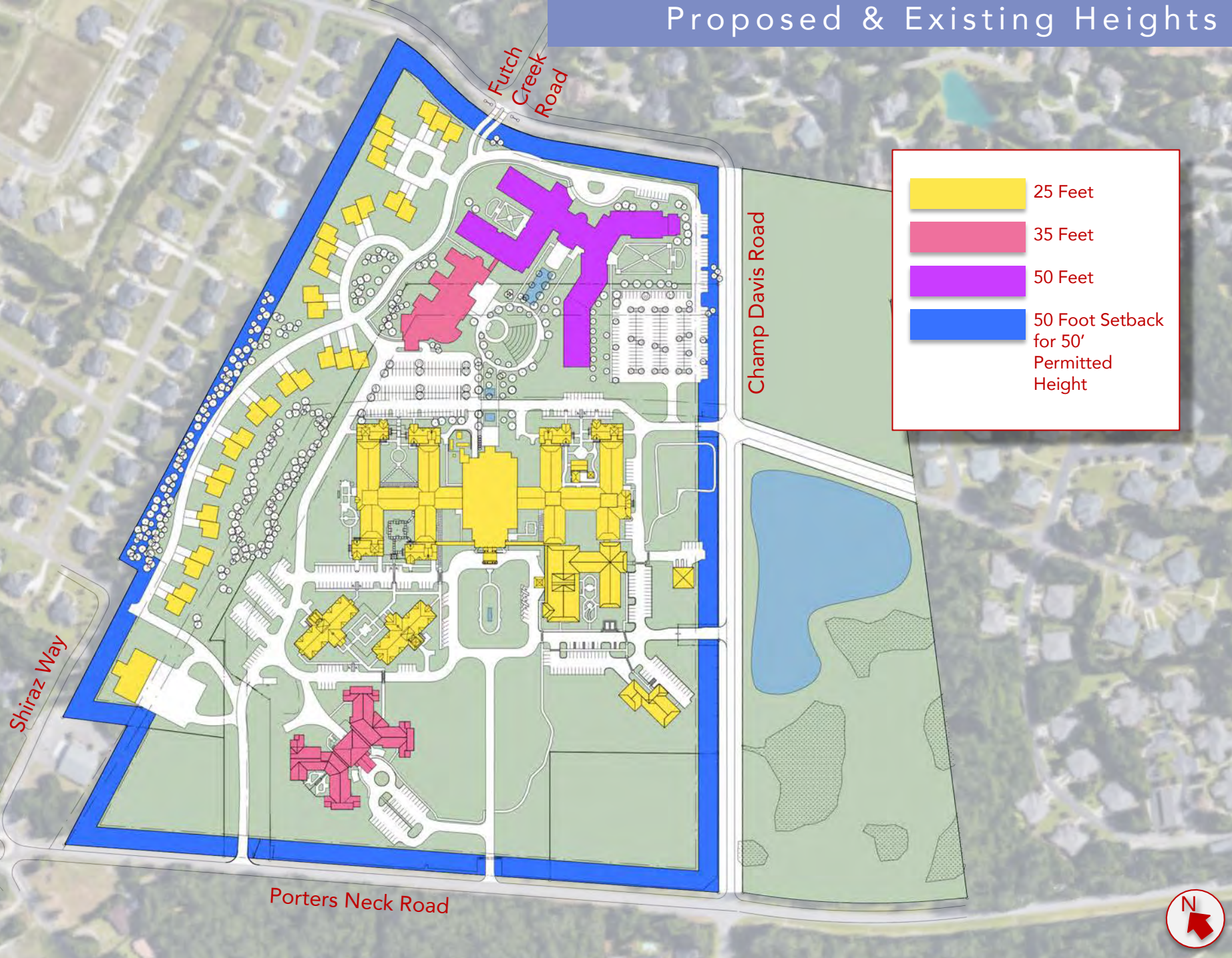
Bicycle & Trail
Entrance Only



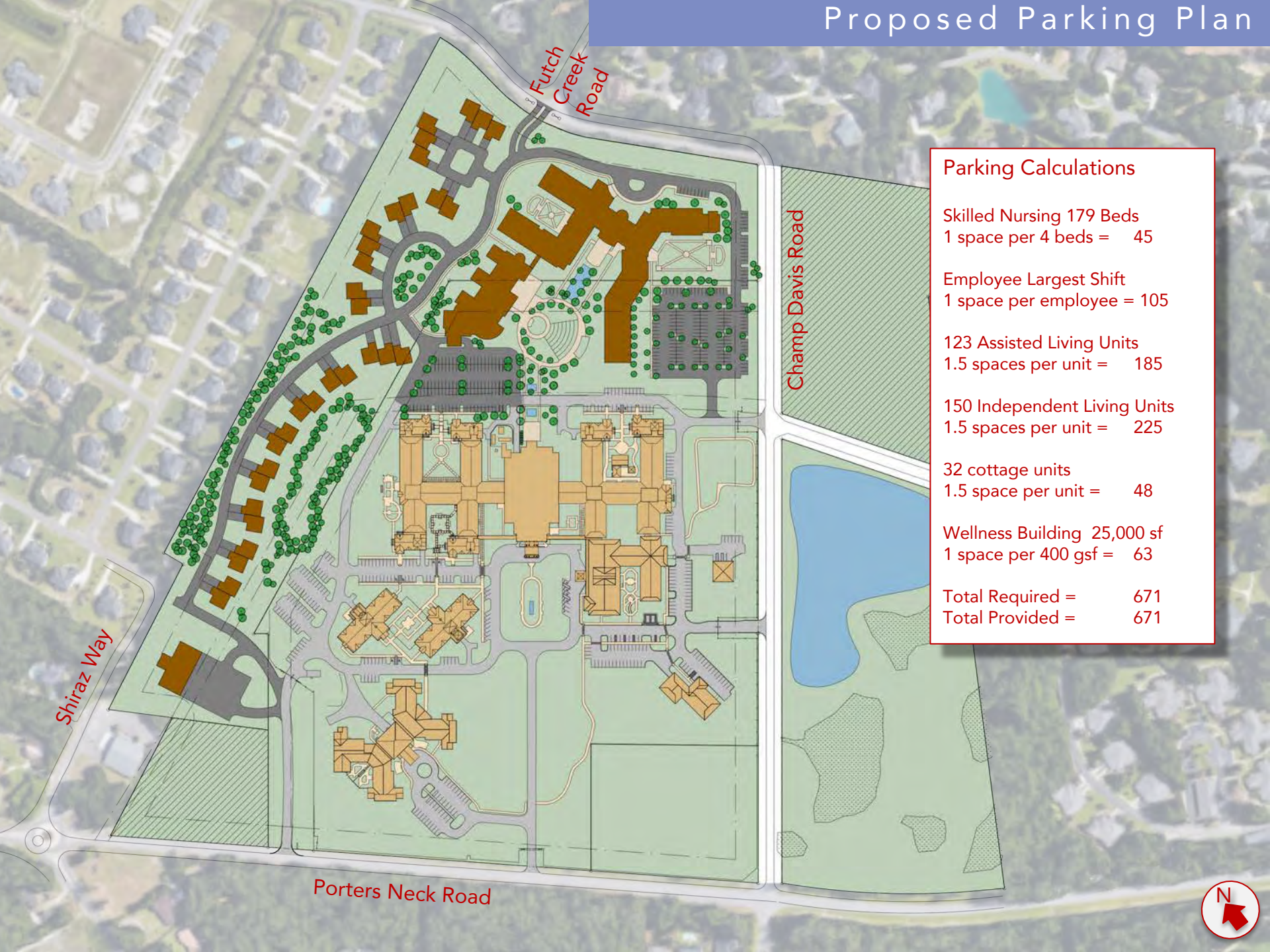
Site Phasing Plan



Proposed & Existing Heights



Proposed Parking Plan



Parking Calculations

Skilled Nursing 179 Beds
1 space per 4 beds = 45

Employee Largest Shift
1 space per employee = 105

123 Assisted Living Units
1.5 spaces per unit = 185

150 Independent Living Units
1.5 spaces per unit = 225

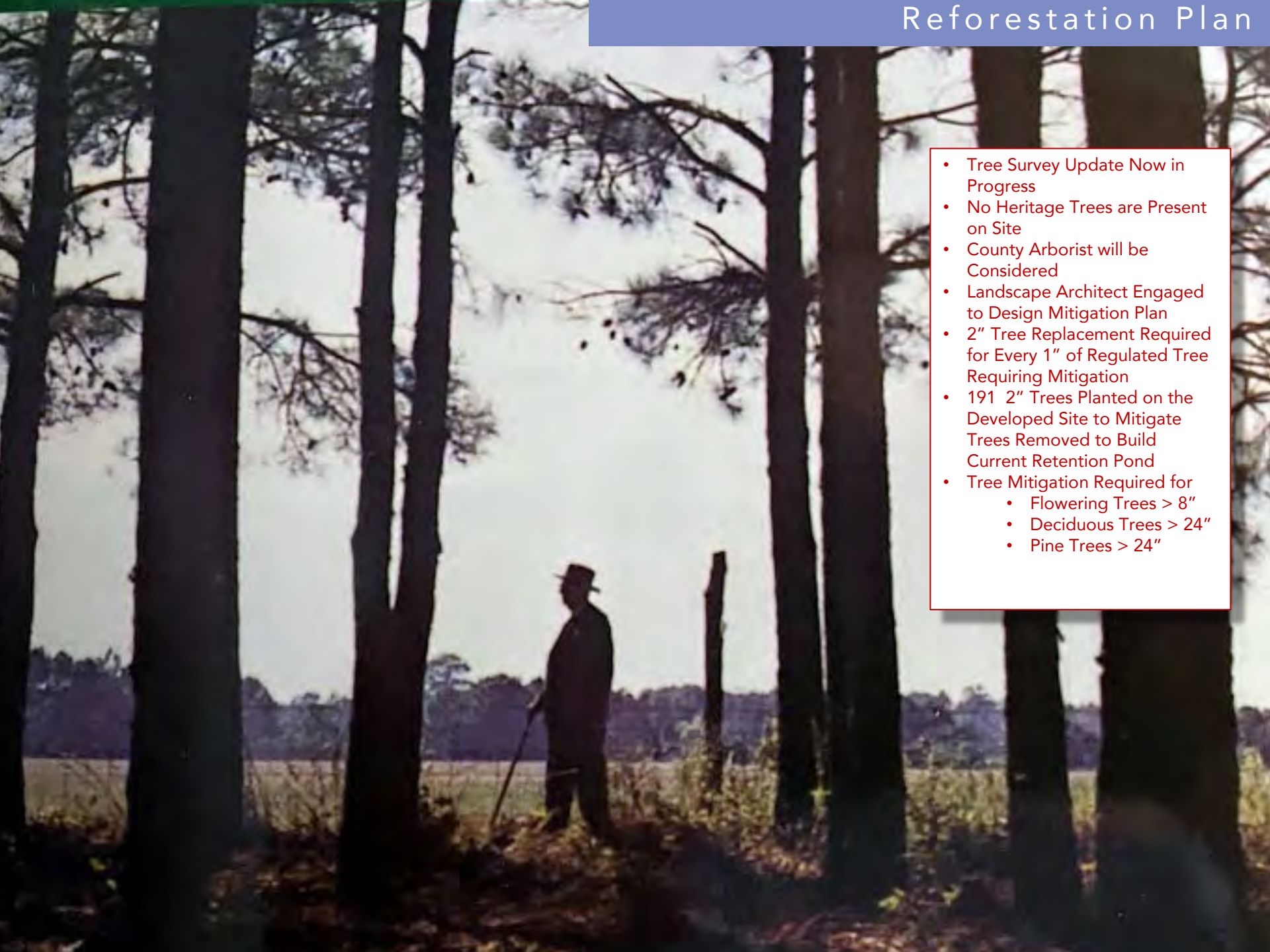
32 cottage units
1.5 space per unit = 48

Wellness Building 25,000 sf
1 space per 400 gsf = 63

Total Required = 671

Total Provided = 671



- 
- Tree Survey Update Now in Progress
 - No Heritage Trees are Present on Site
 - County Arborist will be Considered
 - Landscape Architect Engaged to Design Mitigation Plan
 - 2" Tree Replacement Required for Every 1" of Regulated Tree Requiring Mitigation
 - 191 2" Trees Planted on the Developed Site to Mitigate Trees Removed to Build Current Retention Pond
 - Tree Mitigation Required for
 - Flowering Trees > 8"
 - Deciduous Trees > 24"
 - Pine Trees > 24"

Independent Living *@* The Davis Community









Community Services *@* The Davis Community

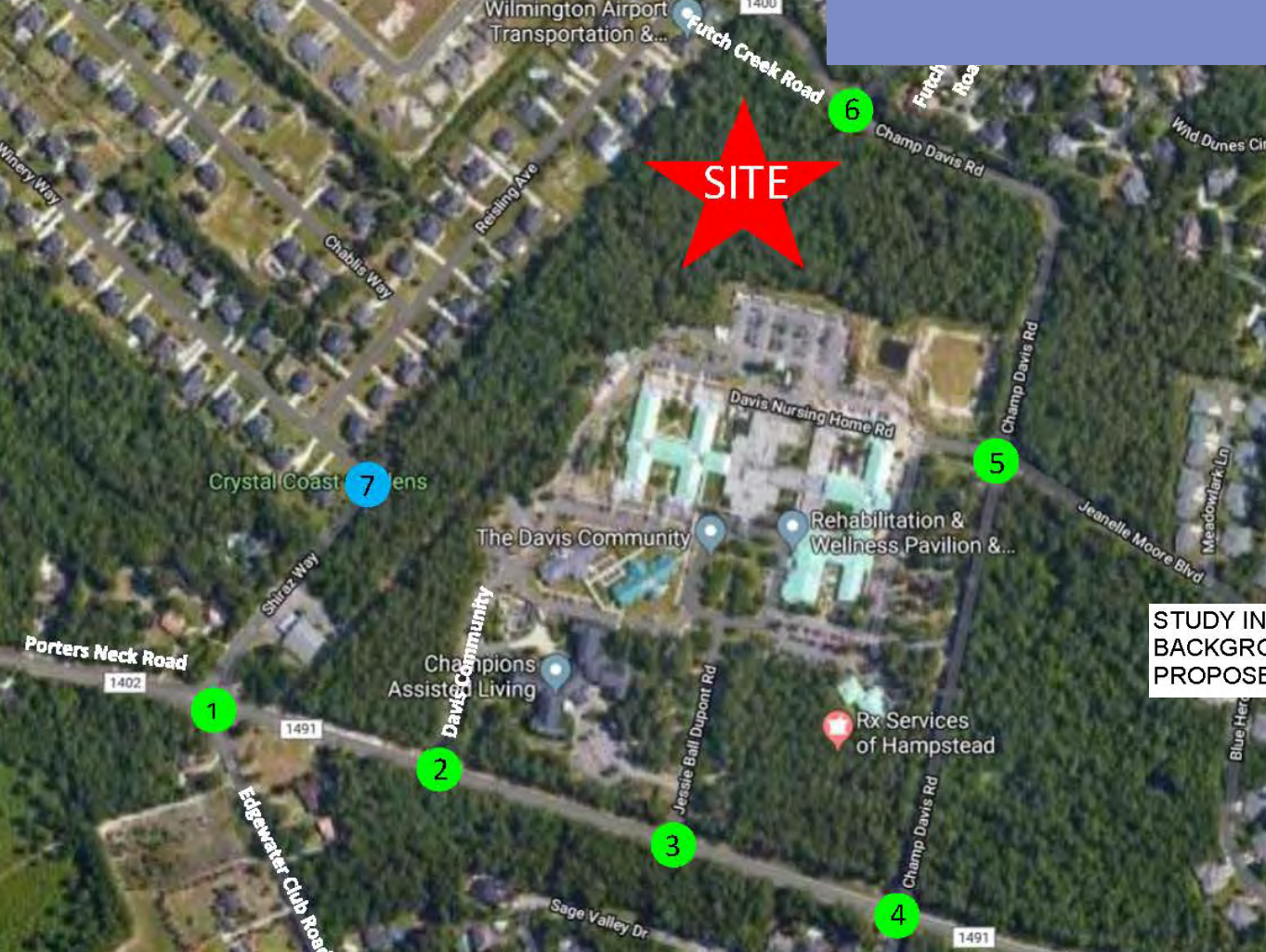










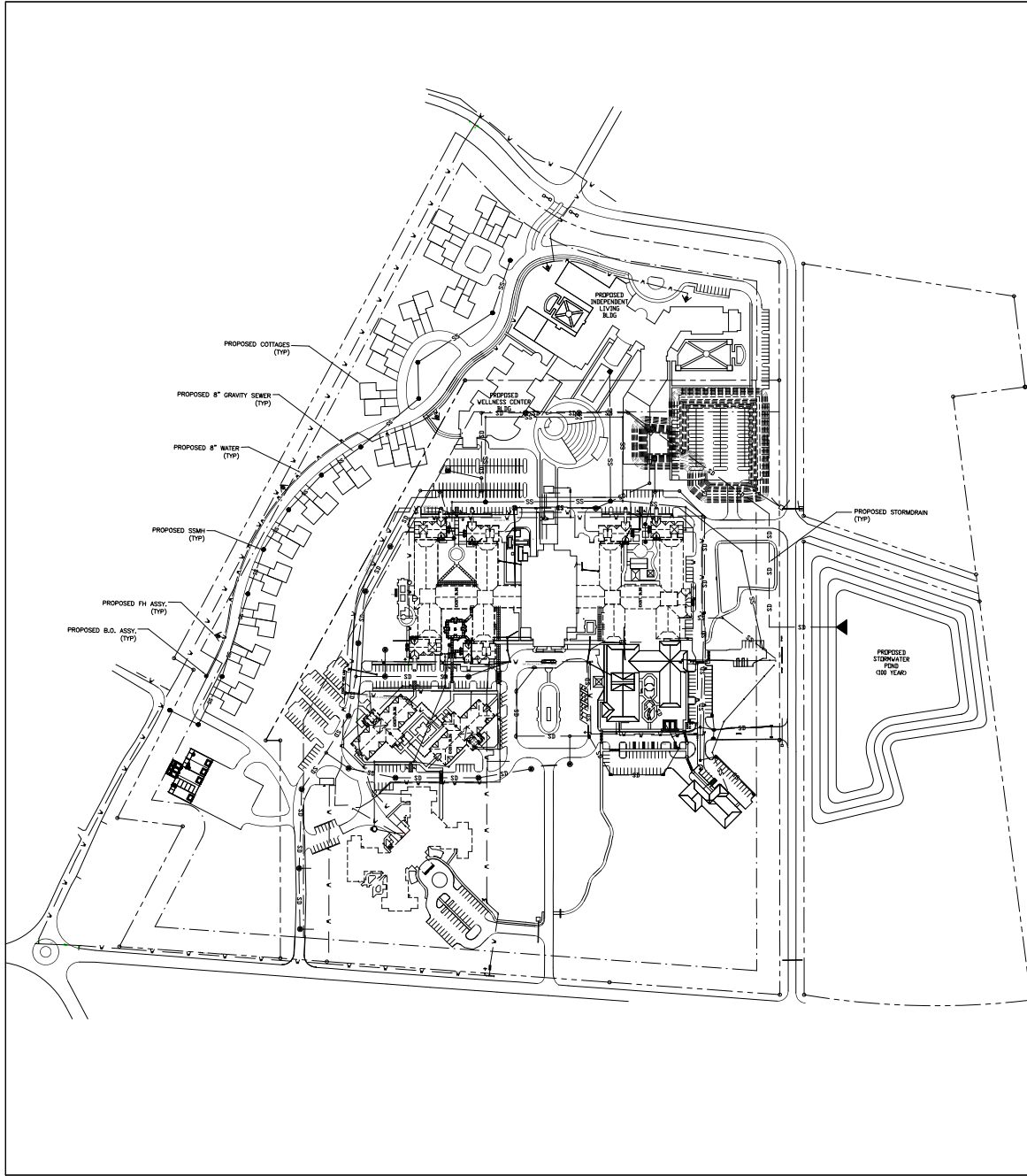


STUDY INTERSECTIONS
BACKGROUND
PROPOSED

ITE Trip Generation

Davis Community

Average Weekday Driveway Volumes					24 Hour Two-Way	AM Peak Hour		PM Peak Hour	
Land Use	ITE Land Code	Size		Method/Type	Volume	Enter	Exit	Enter	Exit
Congregate Care Facility	253	182	Dwelling Units	Adjacent/Equation	368	7	4	16	14
Senior Adult Housing	252	32	Dwelling Units	Adjacent/Equation	103	2	4	5	4
Total Unadjusted Trips					471	9	8	21	18



SITE DATA:

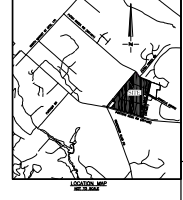
PROJECT ADDRESS
PIN NUMBERS

EXISTING SITE AREA(S):
PROPOSED SITE AREA(S):
POND AREA:
TOTAL AREA:

1011 PORTERS NECK RD
803700-001-009-000
803700-002-001-000
803700-002-002-000
803700-002-002-001
37.45 AC
17.81 AC
5.0 AC
60.36 AC

SITE NOTES:

- SITE LIGHTING:**
1) ALL STREET AND PARKING LIGHTING WILL BE DESIGNED AND INSTALLED BY DUKE ENERGY.
2) ALL LIGHTING ON BUILDINGS BE DESIGNED AND INSTALLED BY BUILDERS.
3) LIGHT FIXTURES TBD.
- SURVEY, UTILITIES, & FLOODPLAIN NOTES:**
1) UTILITIES SHOWN HEREON ARE FROM INFORMATION AVAILABLE IN THE FIELD AND MAPS PROVIDED BY OTHERS. UTILITIES OTHER THAN WHAT ARE SHOWN MAY EXIST.
2) LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.
3) DEVELOPER WILL COORDINATE WITH DUKE ENERGY.
4) WATER AND SEWER WILL BE PROVIDED BY CITY/VA.
5) SUBJECT PROPERTIES ARE ENTIRELY LOCATED WITHIN A "ZONE X" MINIMAL FLOOD, "RFD" AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 37203Z7000K, PANEL NO. 3270 WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.



514 Market Street
Wilmington, NC 28401
Tel: (910) 762-2841
Fax: (910) 762-0506

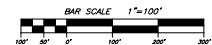
DAVIS HEALTH CARE CENTER
Wilmington, North Carolina
CONCEPTUAL PLAN

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone: 910-785-5800
Fax: 910-785-5831
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**PROGRESS DRAWING FOR
(NOT TO BE USED FOR
CONSTRUCTION)**

JOHN HARRIS
1/16/20
DESIGN BY
PCH
DRAWN BY
EJW
DATE
01/23/2020
SHEET NUMBER



Thank You



KEYED NOTES

- 1
- New Independent Living Multifamily Building - 120 Units / Four Story / 50' High
SEEKING HEIGHT EXTENSION TO 50'
- 2
- New Wellness Center for Healthy Living - One Story / 35' High
- 3
- New Independent Living Cottages - 32 Units / One Story / 25' High
- 4
- New Central Services Building - One Story / 25' High
- 5
- New NCDOT Drive - Gate at North Entrance Independent Living Campus
- 6
- Future Independent Living Expansion - 30 Units / Four Story / 50' High
- 7
- New Memorial Garden
- 8
- Existing Community Center - One Story / 25' High (Under Renovation)
- 9
- Existing Fire Station
- 10
- Existing Skilled Nursing Pods - 34 Beds / One Story / 25' High
- 11
- Existing Assisted Living - 123 Beds / Three Story / 35' High
- 12
- Existing Skilled Nursing -145 Beds / One Story / 25' High
- 13
- Existing Main Entrance - Existing Gate to Be Relocated to Improve Vehicle Stacking
- 14
- Existing South Service Drive - Independent Living / Wellness Center
- 15
- Undeveloped Parcel
- 16
- Existing Admin / Pharmacy - One Story / 25' High
- 17
- Existing Rehab & Wellness - One Story / 25' High
- 18
- Existing HR Building - One Story / 25' High
- 19
- New 100 Year Storm Stormwater Infiltration Pond
- 20
- Conservation Zone
- 21
- Nature Trails
- 22
- Greenspace
- 23
- Remove Existing Wet 25 Year Storm Pond
- 24
- Remove Existing Tower - Cell Antenna Relocated
- 25
- New Gated Bike & Foot Trail (Non-Vehicular)
- 26
- Champ Davis Memorial Garden
- 27
- Overhead Power Easement
- 28
- Memory Care Courtyard
- 29
- Existing Service Area
- 30
- Trails to Be Reworked or Embellished
- 31
- Covered Parking Level One
- 32
- East Driveway Entrance - Rehab
- 33
- East Driveway Entrance - IL & SN
- 34
- Future Parking for 30 Unit Expansion
- 35
- Future Covered Surface Parking
- 36
- Enclose Existing Carport



PARKING DATA

179 SKILLED NURSING BEDS/ 1 SPACE PER 4 BEDS	45 SPACES
1 PER EMPLOYEE @ LARGEST SHIFT (PENDING VERIFICATION)	105 SPACES
123 ASSISTED LIVING UNITS AT 1.5 SPACES PER UNIT	185 SPACES
150 INDEPENDENT LIVING UNITS AT 1.5 SPACES PER UNIT	225 SPACES
32 COTTAGE UNITS AT 1.5 SPACE PER UNIT	48 SPACES
WELLNESS BUILDING AT 25,000 SF X 1 SPACE PER 400 GSF	63 SPACES
TOTAL REQUIRED PARKING SPACES	671 SPACES
TOTAL PROVIDED SPACES	734 SPACES

SITE DATA

EXISTING DEVELOPED SITE AREA	37.45 ACRES NET
ADDITIONAL PROPOSED DEVELOPED AREA	17.91 ACRES NET
DEVELOPED POND AREA	5.00 ACRES NET
TOTAL DEVELOPED SITE AREA	60.36 ACRES NET
UNDEVELOPED SITE AREA	15.48 ACRES
CONSERVATION SITE AREA	7.12 ACRES
TOTAL SITE AREA	75.60 ACRES GROSS
MINIMUM SITE AREA REQUIRED	20.00 ACRES GROSS
MINIMUM OPEN SPACE REQUIRED	21.13 ACRES
OPEN SPACE PROVIDED	22.73 ACRES NET
TOTAL BUILDING FOOTPRINT	5.00 ACRES APPROX
TOTAL IMPERVIOUS COVERAGE	35.00 ACRES APPROX

PHASING SCHEDULE

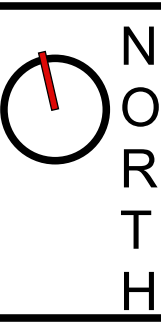
1	PHASE ONE	JUNE 2020 - NOVEMBER 2020 INSTALL NEW POND AND CENTRALIZED SERVICES BUILDING
2	PHASE TWO	DECEMBER 2020 - MAY 2021 RENOVATE COMMUNITY CENTER, FILL IN OLD POND & BUILD FIRST COTTAGES
3	PHASE THREE	JANUARY 2021 - JUNE 2022 BUILD MULTIFAMILY BUILDING & WELLNESS BUILDING
4	PHASE FOUR	JANUARY 2021 - JUNE 2022 BUILD FINAL PORTION OF COTTAGES TO SYNC COMPLETION WITH MULTI FAMILY BUILDING

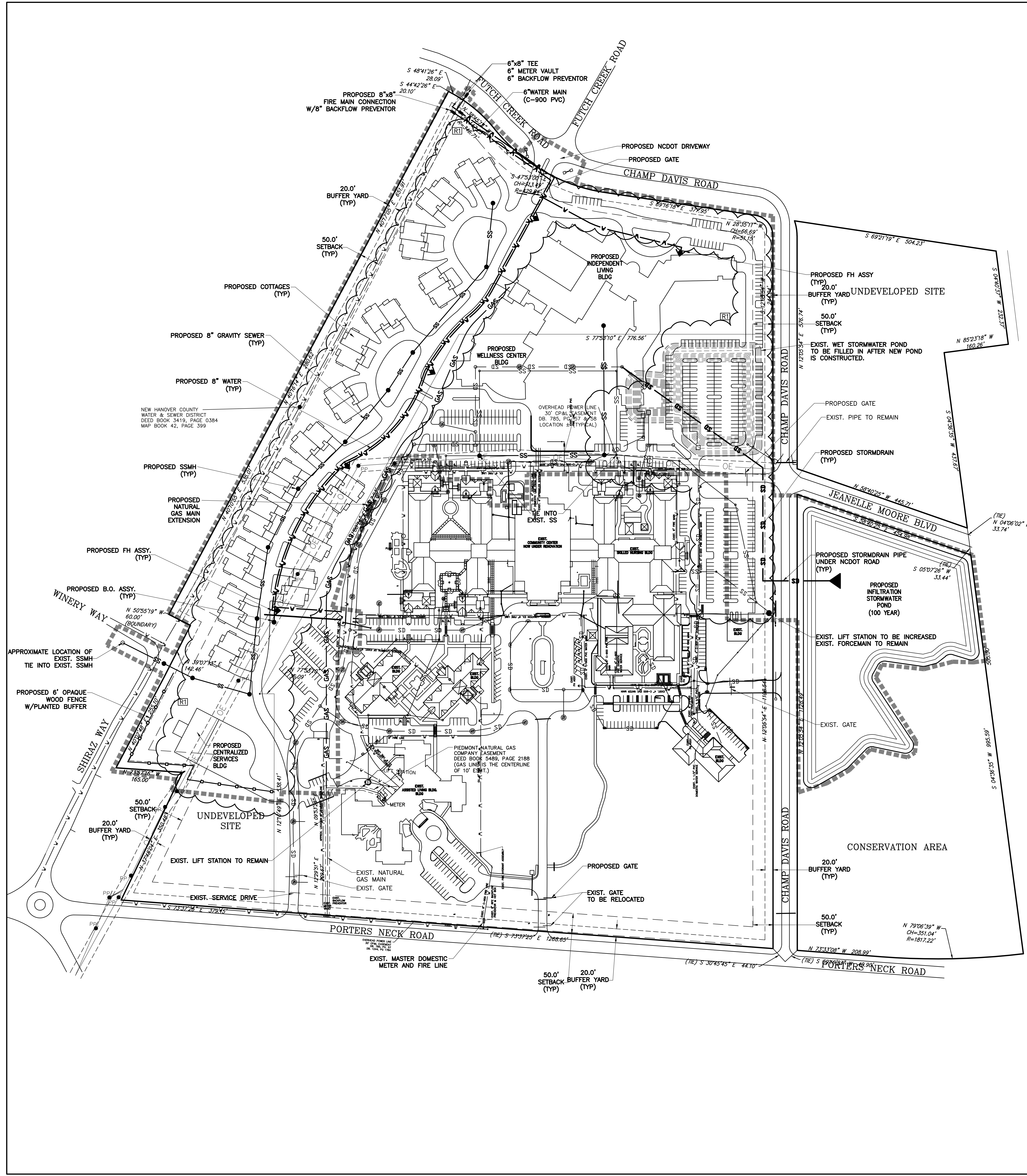


LEGEND

NEW BUILDING FOOTPRINT	50' SETBACK - 50' MAX HEIGHT
EXISTING BUILDING FOOTPRINT	EXISTING DECORATIVE FENCE & GATE
MAIN BUILDING ENTRANCE	NEW DECORATIVE FENCE & GATE
NEW PAVED SURFACE	LIMIT OF SITE DISTURBANCE
EXISTING PAVED SURFACE	EXTEND STORM WATER PIPES TO MEET NCDOT REQUIREMENTS - TEMP ROAD CONSTRUCTION AND CLOSURE TO BE COORDINATED WITH NCDOT
404 WETLANDS NO WORK	NEW DECORATIVE WOOD FENCE
UNDEVELOPED PARCEL	20' MINIMUM PLANTED BUFFER YARD - INTERIOR OF PROPERTY LINE
OPEN SPACE	
RELOCATED CELL ANTENNA FROM WATER TOWER	

Proposed Site Plan

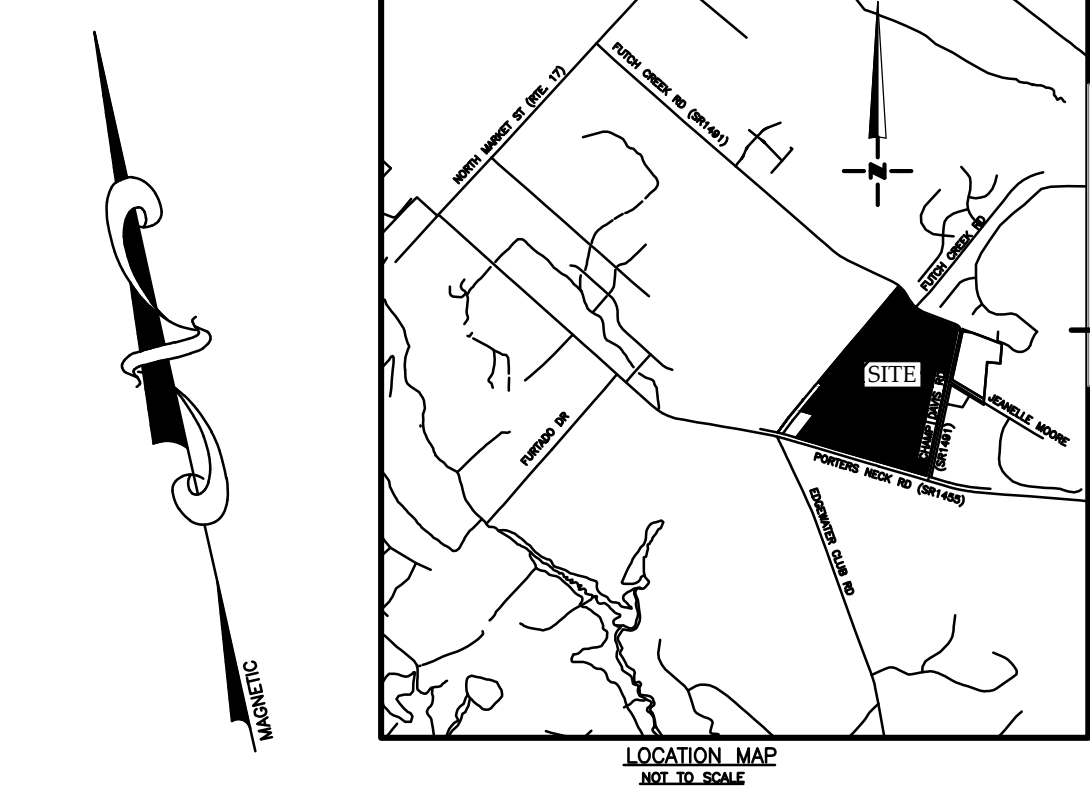




SITE DATA:

PROJECT ADDRESS	1011 PORTERS NECK RD
PIN NUMBERS	R03700-001-005-000 R03700-002-001-000 R03700-002-002-000 R03700-002-002-001
EXISTING SITE AREA(S):	37.45 AC
PROPOSED SITE AREA(S):	17.91 AC
POND AREA:	5.0 AC
TOTAL AREA:	60.36 AC
LIMITS OF DISTURBANCE:	37 AC
TOTAL BUILDING FOOTPRINT:	220,678 SF
TOTAL IMPERVIOUS COVERAGE:	1,510,225 SF

- SITE NOTES:**
- SITE LIGHTING:**
- 1) ALL STREET AND PARKING LIGHTING WILL BE DESIGNED AND INSTALLED BY DUKE ENERGY.
 - 2) ALL LIGHTING ON BUILDINGS BE DESIGNED AND INSTALLED BY BUILDER
 - 3) LIGHT FIXTURES TBD.
- SURVEY, UTILITIES & FLOODPLAIN NOTES:**
- 1) UTILITIES SHOWN HEREON ARE FROM INFORMATION VISIBLE IN THE FIELD AND MAPS PROVIDED BY OTHERS. UTILITIES OTHER THAN WHAT ARE SHOWN MAY EXIST.
 - 2) LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.
 - 3) DEVELOPER WILL COORDINATE WITH DUKE ENERGY.
 - 5) WATER AND SEWER WILL BE PROVIDED BY CFPWA.
 - 6) SUBJECT PROPERTIES ARE ENTIRELY LOCATED WITHIN A "ZONE X MINIMAL FLOOD RISK" AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 3720327000K, PANEL NO. 3270 WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.



LANTZ-BOGGIO
Architects & Interior Designers

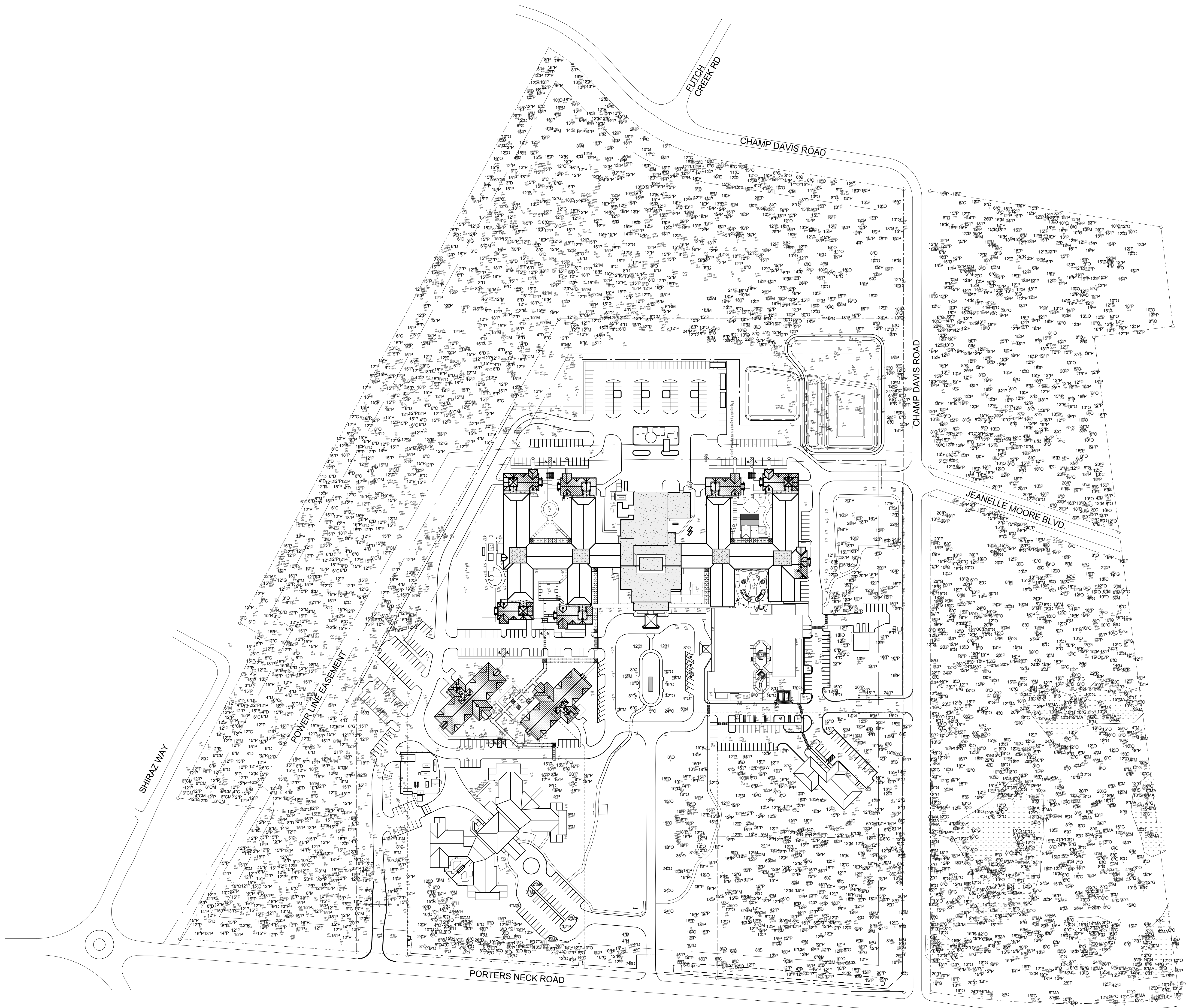
bmm
BOWMAN
MURRAY
HEMINGWAY
ARCHITECTS

514 Market Street
Wilmington, NC 28401
Tel - (910) 762-2621
Fax - (910) 762-8506

CONCEPT SITE PLAN
The Davis Community
The Independent Living Campus
1011 Porters Neck Road
Wilmington, NC 28411

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© NC LICENSE NO. C-1427

REVISIONS	19020	JOB NUMBER
[R1] FEBRUARY 21, 2020	PGT	DESIGN BY
DRAWINGS TO BE USED FOR CONSTRUCTION	EJW	DRAWN BY
DATE	02.06.2020	DATE
SHEET NUMBER	C2	SHEET NUMBER



Existing Site Plan

SITE DATA

1. TREE SURVEY FROM SURVEY DATED 2009 FOR DAVIS COMMUNITY
2. NEW 2020 TREE SURVEY UNDERWAY

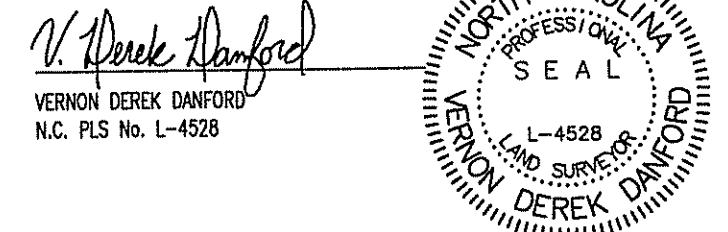
LEGEND

- HI - HICKORY
- P - PINE
- O - OAK
- M - MAGNOLIA
- CM - CRAPE MYRTLE
- D - DOGWOOD
- G - GUM
- H - HOLLY

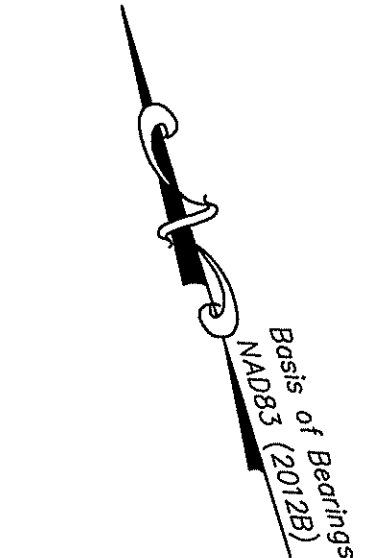
0' 100' 200' 400'

scale: 1" = 100'-0"

I, VERNON DEREK DANFORD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 67, PAGE 286); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION FOUND IN BOOK 67, PAGE 286; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23RD DAY OF JANUARY, A.D., 2020.



NEW HANOVER NORTH CAROLINA
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSE OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.



NEW HANOVER COUNTY NORTH CAROLINA
FILED FOR REGISTRATION ON THE 31 DAY OF January 2020
AT 1:45 PM AND DULY RECORDED IN MAP BOOK 67 AT PAGE 286

INSTRUMENT NO. 2020003702 BY Andrew Cowell ASSY.

- LEGEND
- = IRON PIPE FOUND (EIP)
 - = CONC. MONUMENT FOUND (ECM)
 - △ = MAG NAIL FOUND (MNF)
 - ⊙ = IRON PIPE SET (IPS)
 - ⊗ = NON-MONUMENTED POINT (NMP)
 - ⊕ = SCRIBE IN CONCRETE
 - = CENTERLINE
 - R/W = RIGHT OF WAY

FB NHR3-30
F:\MudCon\Carlson Projects\Davis, Cornelia Nixon-The Davis Center - 1011 Porters Neck Rd 7018\DWG

OGDEN VOLUNTEER FIRE DEPARTMENT
DEED BOOK 2768, PAGE 149
MAP BOOK 52, PAGE 270

CHAMPION McDOWELL DAVIS CHARITABLE FOUNDATION
PARCEL ID: R03700-002-002-000
DEED BOOK 624, PAGE 568

REMAINING LANDS OF
CHAMPION McDOWELL DAVIS
CHARITABLE FOUNDATION
PARCEL ID: R03700-002-001-000
DEED BOOK 624, PAGE 568
DEED BOOK 1851, PAGE 011
19.743 Acres
(ACREAGE INCLUDES
R03700-002-001-000 & R037000-002-002-000)

TRACT 1R
CORNELIA NIXON DAVIS, INC. LANDS
PARCEL ID: R03700-001-005-000
DEED BOOK 2247, PAGE 548
DEED BOOK 5627, PAGE 418
MAP BOOK 55, PAGE 313

CORNELIA NIXON DAVIS, INC.
PARCEL ID: R03700-002-319-000
TRACT 2
DEED BOOK 5362, PAGE 421-425
6.516 Acres

CORNELIA NIXON DAVIS, INC.
PARCEL ID: R03700-002-002-001
TRACT 1
DEED BOOK 5362, PAGE 421-425
12.018 Acres

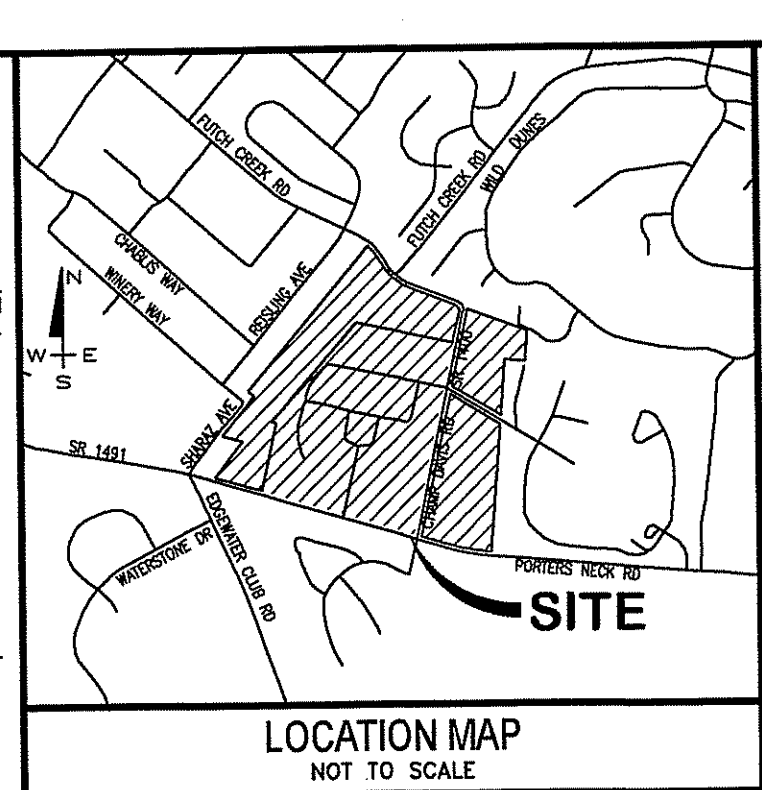
2
PART OF
PORTERS
NECK
PLANTATION
MAP BOOK 34, PAGE 189

1
PART OF
PORTERS
NECK
PLANTATION
MAP BOOK 34, PAGE 189

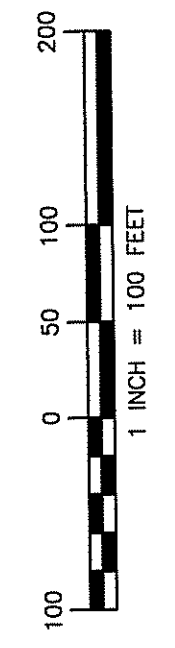
DEED REFERENCE	
DEED BOOK	PAGE
624	568
1851	11
3419	384
2247	548
5627	418
5362	421-425
5362	416
785	57
785	58
5490	1912
1244	1784
5489	2188
5422	1468
MAP BOOK	
DEED	PAGE
56	313
42	399
32	270
47	204
34	391
34	89
38	60
34	189

- NOTES
1. THESE TRACTS ARE LOCATED IN ZONE "X" PER FRIS ON FIRM MAPS WITH NUMBERS 3720327000K & 3720317900K DATED: 08/28/2018.
 2. THESE TRACTS ARE SUBJECT TO ALL EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHT OF WAYS NOT SHOWN HEREIN.
 4. "BEST FIT MODEL" UTILIZED BASED UPON THE PREPONDERANCE OF EVIDENCE FOUND.
 5. NC GRID BEARINGS DERIVED USING TOPCON UNIT, UTILIZING NORTH CAROLINA VRS SYSTEM.
 6. ALL BEARINGS SHOWN ARE NC GRID (NAD83 2011B) EXCEPT AS SHOWN.
 7. ALL DISTANCES ARE HORIZONTAL GROUND OR HORIZONTAL GRID.
 8. COMBINED FACTOR: 1.00001005
 9. STRUCTURES NOT LOCATED BY THIS SURVEY.
 10. THIS IS NOT AN ALTA/NSPS SURVEY.

OWNERS
CHAMPION McDOWELL DAVIS CHARITABLE FOUNDATION LANDS
PO BOX 2178
WILMINGTON, NC 28401
CORNELIA NIXON DAVIS, INC. LANDS
1011 PORTERS NECK ROAD
WILMINGTON, NC 28411



JANUARY 23, 2020



DANFORD & ASSOCIATES LAND SURVEYING, PC

RECORD MAP OF BOUNDARY SURVEY OF
CHAMPION McDOWELL DAVIS CHARITABLE FOUNDATION LANDS

DEED BOOK 624 PAGE 568, DEED BOOK 1851 PAGE 011
PARCEL IDS: R03700-002-002-000, R03700-002-001-000

AND

CORNELIA NIXON DAVIS, INC. LANDS

TRACT 1 & TRACT 2 - DEED BOOK 5362 PAGE 421 - 425
PARCEL IDS: R03700-002-319-000, R03700-002-002-001
HARNETT TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA



4002 1/2 CLELANDER DRIVE
WILMINGTON, NC 28403
PHONE 910 799-4916
FIRM LIC# C2797
email: ddanf@danforlandsurveying.com