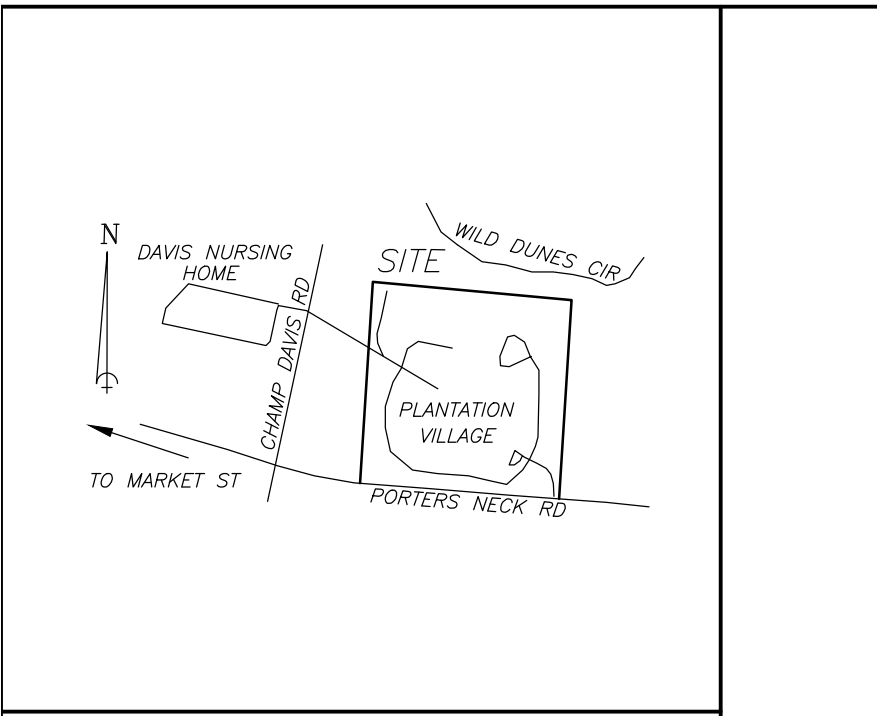




VICINITY MAP

PARKING REQUIREMENT	NO. UNITS	PARKING REQ'D	SPACES REQ'D
EX. IL UNITS	247	1.5/ UNIT	371
EX. EMPLOYEES	86	1 / EMP.	86
SUBTOTAL EXISTING			457
NEW UNITS (NET)	68	1.5/UNIT	102
NEW EMPLOYEES	29	1/EMPLOYEES	29
SUBTOTAL FOR NEW			131
TOTAL PARKING REQUIRED			588

PARKING PROVIDED	
EX. PARKING SPACES (2011 SUP PLAN)	527
SPACES TO BE DEMOLISHED	-198
NEW SPACES CURRENTLY SHOWN	268
TOTAL AT COMPLETION OF PHASE 3	597

PLANTATION VILLAGE - PARKING MATRIX:

EXISTING CAMPUS PARKING:	TOTAL SPACES	TOTAL PKG AFTER EACH PHASE
WEST GARAGE	188	
COMMONS BUILDING	41	
P-BUILDING	108	
A/B/C BUILDINGS	66	
QUADS	26	
MAINTENANCE		
TOTAL EXISTING PARKING	527	527
PHASE 1A & 1B		
DEMO EXISTING SPACES	-63	
FRONTING NEW TYPE-B BLDGS AND EXISTING MAINT. PKG		
ADD NEW SPACES	73	
TYPE-B BLDGS / MAINT YARD/DOG PARK		
PHASE 1-A/1-B NET CHANGE	10	537
PHASE - 2A		
DEMO EXISTING SPACES	-66	
FOR QUAD BUILDINGS		
ADD NEW SPACES	97	
FOR TYPE-A & TYPE-C BLDGS		
PHASE 2-A NET CHANGE	31	568
PHASE - 2B		
DEMO EXISTING SPACES	-15	
FOR "C" BUILDING		
ADD NEW SPACES	47	
FOR TYPE-D BLDG		
PHASE -2B NET CHANGE	32	600
PHASE - 3		
DEMO EXISTING SPACES	-54	
FOR "A" & "B" BUILDINGS		
ADD NEW SPACES	51	
FOR TYPE-E-1 AND E-2 BLDGS		
PHASE -3 NET CHANGE	-3	597
TOTAL PARKING AFTER ALL PHASES		597

NEW BUILDINGS:

PHASE 1 COMMONS DINING EXPANSION	6,316 SF	HT. 40'
PHASE 1 MAINTENANCE BUILDING RELOCATION	6,092 SF	HT. 30'
PHASE 1 HOBBY SHOP	1,590 SF	HT. 24'
PHASE 1 APARTMENT BLDG. #1	11,646 SF	HT. 50'
PHASE 1 APARTMENT BLDG. #2	11,646 SF	HT. 50'
PHASE 1 APARTMENT BLDG. #3	11,646 SF	HT. 50'
PHASE 1 APARTMENT BLDG. #4	6,950 SF	HT. 45'
PHASE 2 APARTMENT BLDG. #5	6,950 SF	HT. 45'
PHASE 2 APARTMENT BLDG. #6	6,950 SF	HT. 45'
PHASE 2 APARTMENT BLDG. #7	6,950 SF	HT. 45'
PHASE 2 APARTMENT BLDG. #8	6,950 SF	HT. 45'
PHASE 2 APARTMENT BLDG. #9	6,950 SF	HT. 45'
PHASE 2 APARTMENT BLDG. #10	13,294 SF	HT. 50'
PHASE 2 APARTMENT BLDG. #11	17,421 SF	HT. 50'
PHASE 3 APARTMENT BLDG. #12	16,398 SF	HT. 50'
PHASE 3 APARTMENT BLDG. #13	16,605 SF	HT. 50'
DENSITY:		
EXISTING UNITS:	247	
EXISTING DENSITY:	4.45 UNITS/AC	
PROPOSED TOTAL UNITS:	315	
(INCLUDING PHASE 2 SURPLUS)		
PROPOSED DENSITY	5.67 UNITS/AC	



SITE DATA

PROJECT: PLANTATION VILLAGE INC.
PROJECT ADDRESS: 1200 PORTERS NECK RD.
WILMINGTON, NC 28401

TOWNSHIP: HARNETT
TOTAL SITE AREA: 55.51 AC ±
RIVER BASIN: CAPE FEAR
EXISTING USE: S.U.P. R-20 + NURSING HOME
PROPOSED USE: CONTINUING CARE RETIREMENT COMMUNITY
FLOOD PLAIN ZONE: X
FEMA MAP NUMBER: 3720327000K (EFF. 2/16/2007)
CID: 370168 PANEL: 3270 SUFFIX: K
3720317900K (EFF. 8/28/2018)
CID: 370168 PANEL: 3179 SUFFIX: K
57,951 SF (1.33 AC)

WETLANDS ON SITE:

SCALE: 1" = 100'

0 100 200 300

PORTERS NECK ROAD (NCSR 1491)
(60' PUBLIC R/W)

PORTERS NECK COUNTRY CLUB INC
R03700-002-005-000
DB 4352, PG 363
ZONING R-20
GOLF MAINTENANCE AREA

CAPE FEAR PUBLIC WATER UTILITY
DB 4228, PG 66
ZONING R-20
PORTERS NECK COMPANY
WATER TREATMENT FACILITY

PORTERS NECK COUNTRY CLUB GOLF COURSE
DB 4228, PG 684

TIDEWATER ASSET MANAGEMENT III LLC
R03700-009-000
DB 1637, PG 206
ZONING R-20
VACANT

EAGLE POINT PARTNERS LLC
R03700-003-013-000
ZONING R-20
GOLF COURSE

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REVISIONS			
SYMBOL	DATE	DESCRIPTION	BY

THE FOLLOWING PROTECTED / SIGNIFICANT TREES WILL BE MITIGATED THROUGH PAYMENT/REPLACEMENT PER NEW HANOVER COUNTY APPROVAL.

PROTECTED TREES:

#4874	12"	PINE	#5213	16"	PINE	#10410	8"	OAK
#4875	18"	PINE	#5221	15"	PINE	#10411	12"	GUM
#4876	15"	PINE	#6300	13"	OAK	#10412	12"	GUM
#4877	20"	PINE	#6310	13"	PINE	#10413	10"	OAK
#4878	15"	PINE	#6311	16"	PINE	#10414	8"	OAK
#4879	20"	PINE	#9517	18"	PINE	#10416	12"	OAK
#4880	20"	PINE	#9518	20"	PINE	#10418	8"	GUM
#4881	18"	PINE	#9520	12"	GUM	#10420	12"	OAK
#5006	20"	PINE	#9521	18"	PINE	#10421	10"	GUM
#5018	16"	POPLAR	#9526	16"	OAK	#10422	18"	PINE
#5024	5"	MAGNOLIA	#9602	12"	JUNIPER	#10423	22"	PINE
#5029	15"	PINE	#9604	18"	JUNIPER	#10424	8"	OAK
#5030	15"	PINE	#9606	18"	PINE	#10425	15"	PINE
#5051	12"	PINE	#9619	15"	JUNIPER	#10426	14"	OAK
#5052	12"	PINE	#9651	20"	PINE	#10427	14"	POPLAR
#5053	12"	PINE	#9656	6"	CRAPPE MYRTLE	#10448	15"	GUM
#5054	15"	PINE	#9684	6"	CRAPPE MYRTLE	#10449	10"	GUM
#5065	16"	PINE	#9732	10"	OAK	#10450	15"	OAK
#5066	14"	PINE	#9739	14"	BIRCH	#10451	12"	GUM
#5067	14"	PINE	#9740	10"	OAK	#10452	10"	GUM
#5068	15"	PINE	#9741	10"	OAK	#10454	8"	OAK
#5069	15"	PINE	#9742	10"	OAK	#10459	8"	GUM
#5070	12"	PINE	#9744	18"	CYPRESS	#10460	10"	OAK
#5071	16"	PINE	#9745	18"	CYPRESS	#10461	10"	GUM
#5073	12"	PINE	#9746	14"	CHERRY	#10462	8"	OAK
#5074	10"	CEDAR	#9927	6"	CRAPPE MYRTLE	#10463	12"	GUM
#5075	15"	PINE	#9966	18"	CRAPPE MYRTLE	#10468	12"	OAK
#5076	15"	PINE	#9985	15"	CYPRESS	#10469	8"	OAK
#5107	16"	PINE	#10005	15"	PINE	#10467	10"	GUM
#5108	14"	PINE	#10009	4"	CRAPPE MYRTLE	#10468	8"	GUM
#5109	14"	PINE	#10018	20"	PINE	#10469	10"	GUM
#5110	14"	PINE	#10020	8"	OAK	#10470	10"	GUM
#5111	14"	PINE	#10070	20"	MAPLE	#10471	15"	PINE
#5112	15"	PINE	#10080	10"	OAK	#10473	10"	PINE
#5114	18"	PINE	#10086	18"	OAK	#10474	15"	PINE
#5115	16"	PINE	#10090	20"	OAK	#10475	8"	OAK
#5116	14"	PINE	#10092	20"	OAK	#10476	8"	OAK
#5117	16"	PINE	#10096	18"	PINE	#10478	12"	GUM
#5118	16"	PINE	#10103	20"	OAK	#10490	12"	GUM
#5119	18"	PINE	#10166	16"	PINE	#10510	10"	GUM
#5120	18"	PINE	#10167	16"	PINE	#10512	18"	GUM
#5121	16"	PINE	#10168	16"	PINE	#10513	18"	GUM
#5122	18"	PINE	#10170	16"	PINE	#10528	12"	OAK
#5123	20"	PINE	#10172	10"	PINE	#10536	12"	GUM
#5124	16"	PINE	#10173	12"	PINE	#10537	8"	OAK
#5125	13"	PINE	#10180	15"	PINE	#10538	8"	OAK
#5126	16"	PINE	#10181	15"	PINE	#10562	18"	GUM
#5127	15"	OAK	#10198	14"	PINE	#10568	10"	GUM
#5128	16"	PINE	#10199	14"	PINE	#10569	12"	GUM
#5129	12"	PINE	#10200	10"	PINE	#10570	12"	GUM
#5132	16"	PINE	#10201	13"	PINE	#10571	15"	GUM
#5133	16"	PINE	#10202	13"	PINE	#10572	12"	MAPLE
#5134	12"	PINE	#10213	16"	PINE	#10573	20"	PINE
#5136	19"	PINE	#10214	12"	PINE	#10574	10"	MAPLE
#5138	17"	PINE	#10285	6"	DOGWOOD	#10575	5"	MAGNOLIA
#5145	20"	PINE	#10287	14"	MAPLE	#10576	8"	OAK
#5146	16"	PINE	#10288	18"	CYPRESS	#10577	20"	PINE
#5147	14"	PINE	#10299	18"	PINE	#10578	5"	HOLLY
#5148	14"	PINE	#10313	20"	PINE	#10628	20"	PINE
#5153	18"	PINE	#10317	12"	CEDAR	#10636	10"	GUM
#5159	7"	DOGWOOD	#10324	12"	PINE	#10638	20"	PINE
#5160	7"	DOGWOOD	#10325	20"	PINE	#10639	10"	GUM
#5161	18"	PINE	#10326	18"	PINE	#10640	10"	OAK
#5162	20"	PINE	#10327	15"	PINE	#10641	12"	OAK
#5163	15"	OAK	#10328	18"	PINE	#10642	8"	OAK
#5164	12"	OAK	#10335	10"	GUM	#10643	12"	GUM
#5165	16"	OAK	#10339	7"	HOLLY TWIN	#10644	12"	GUM
#5166	12"	OAK	#10340	18"	SYCAMORE	#10645	4"	CRAPPE MYRTLE
#5167	16"	OAK	#10345	18"	PINE	#10652	18"	PINE
#5170	12"	CEDAR	#10346	15"	PINE	#10653	20"	PINE
#5171	18"	PINE	#10347	12"	PINE	#10656	15"	PINE
#5172	18"	PINE	#10348	15"	PINE	#10657	20"	PINE
#5173	19"	PINE	#10349	15"	PINE	#10692	18"	OAK TWIN
#5175	8"	MAPLE	#10350	15"	PINE	#10696	7"	HOLLY
#5176	18"	PINE	#10351	18"	PINE	#10702	18"	GUM
#5177	16"	PINE	#10352	15"	PINE	#10704	18"	PINE
#5178	16"	PINE	#10393	15"	OAK TWIN	#10705	18"	PINE
#5181	17"	PINE	#10395	10"	OAK	#10706	12"	PINE
#5201	11"	OAK	#10396	20"	PINE	#10707	12"	PINE
#5202	8"	OAK	#10398	10"	GUM	#10708	20"	PINE
#5203	15"	PINE	#10399	10"	HICKORY	#10709	8"	OAK
#5204	15"	PINE	#10401	10"	GUM	#10710	20"	GUM
#5205	8"	OAK	#10402	15"	PINE	#10711	12"	PINE
#5206	16"	PINE	#10403	15"	PINE	#10712	12"	PINE
#5207	16"	PINE	#10404	18"	PINE	#10713	20"	PINE
#5209	12"	PINE	#10405	20"	PINE	#10714	14"	MAPLE
#5210	15"	PINE	#10407	10"	GUM	#10715	14"	MAPLE
#5211	14"	PINE	#10408	10"	GUM	#10716	14"	MAPLE
#5212	16"	PINE	#10409	10"	OAK			

SIGNIFICANT TREES:

#4882	24"	PINE	#9999	30"	PINE
#4883	24"	PINE	#10003	12"	MAGNOLIA
#5021	14"	MAGNOLIA	#10004	10"	MAGNOLIA
#5022	11"	MAGNOLIA	#10019	8"	MAGNOLIA
#5023	12"	MAGNOLIA	#10034	24"	CYPRESS
#5025	12"	MAGNOLIA	#10038	8"	CRAPPE MYRTLE
#5026	8"	MAGNOLIA	#10081	8"	HOLLY
#5027	10"	MAGNOLIA	#10102	24"	OAK
#5168	19"	OAK	#10108	18"	MIOSOA
#5169	13"	BIRCH	#10182	24"	PINE
#5179	10"	GUM	#10183	24"	PINE
#5180	10"	GUM	#10184	24"	PINE
#6301	10"	PEAR	#10247	15"	MAGNOLIA
#6302	13"	GUM	#10286	24"	PINE
#6303	13"	GUM	#10288	18"	BRADFORD PEAR
#6304	8"	GUM	#10316	12"	BRADFORD PEAR
#6305	12"	GUM	#10394	12"	MAGNOLIA
#6306	10"	GUM	#10397	24"	PINE
#6307	10"	GUM	#10406	8"	MAGNOLIA
#6308	12"	GUM	#10415	24"	PINE
#9519	26"	PINE	#10453	12"	MAGNOLIA
#9603	24"	PINE	#10458	12"	MAGNOLIA
#9605	24"	PINE	#10465	15"	MAGNOLIA
#9607	24"	PINE	#10472	24"	PINE
#9608	30"	PINE	#10508	8"	HOLLY
#9620	24"	PINE	#10511	8"	MAGNOLIA
#9621	12"	BRADFORD PEAR	#10527	30"	PINE
#9650	24"	PINE	#10529	12"	MAGNOLIA
#9653	30"	PINE	#10629	12"	MAGNOLIA
#9737	34"	PINE	#10655	14"	MAGNOLIA
#9738	28"	PINE	#10699	12"	MAPLE
#9743	30"	PINE	#10700	18"	MAPLE
#9747	20"	MAGNOLIA	#10701	10"	MAPLE
#9928	8"	CRAPPE MYRTLE	#10703	10"	MAPLE
#9963	8"	CRAPPE MYRTLE			

MASTER PLAN

PLANTATION VILLAGE

NEW HANOVER COUNTY, NORTH CAROLINA

OWNER:

PLANTATION VILLAGE INC.
1200 PORTERS NECK RD.
WILMINGTON, NC 28401

NORRIS & TUNSTALL

CONSULTING ENGINEERS P.C.

2602 IRON GATE DR., SUITE 102
WILMINGTON, NC 28412
PHONE (910) 345-9653

Licence #C-3641

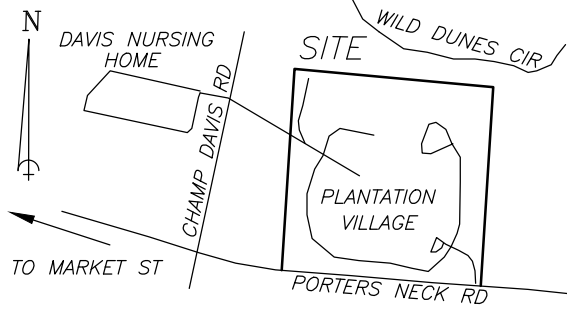
19120

DES. JPN
ORD. JPN
DRWN. EDB

DATE 07/20/20

FOR REVIEW ONLY

C1



VICINITY MAP
N.T.S.



LEGEND

- | | |
|-------|---------------------------------------|
| --- | PROPERTY LINE |
| SL | 2020 SURVEY LIMITS |
| 8SS | PROPOSED 8" SEWER SERVICE |
| 8FW | PROPOSED 8" FIRE PROTECTION WATERLINE |
| PW | PROPOSED POTABLE WATERLINE |
| SD | PROPOSED STORMDRAIN |
| 25 | PROPOSED CONTOUR |
| 25.50 | PROPOSED SPOT ELEVATION |

SCALE: 1" = 60'

0 60 120 180



SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

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EXISTING CONDITIONS
PLANTATION VILLAGE
PHASE 1, 2, AND 3
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER:
Plantation Village Inc.
1200 Porters Neck Rd.
Wilmington, NC 28401

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.

2602 IRON GATE DR, SUITE 102
WILMINGTON, NC 28412
PHONE (910) 343-9653

1429 ASH-LITTLE RIVER RD. NW

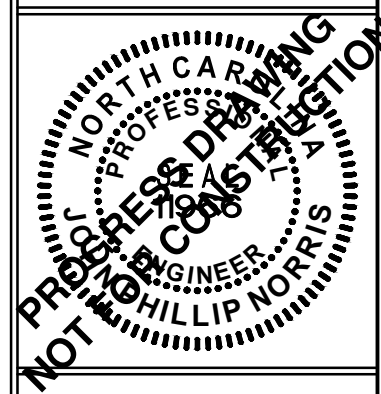
ASH, NC 28420
PHONE (910) 287-5900

Licence #C-3641

19120

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CKD. JPN
DRWN. EDB

DATE 06/29/20



C2