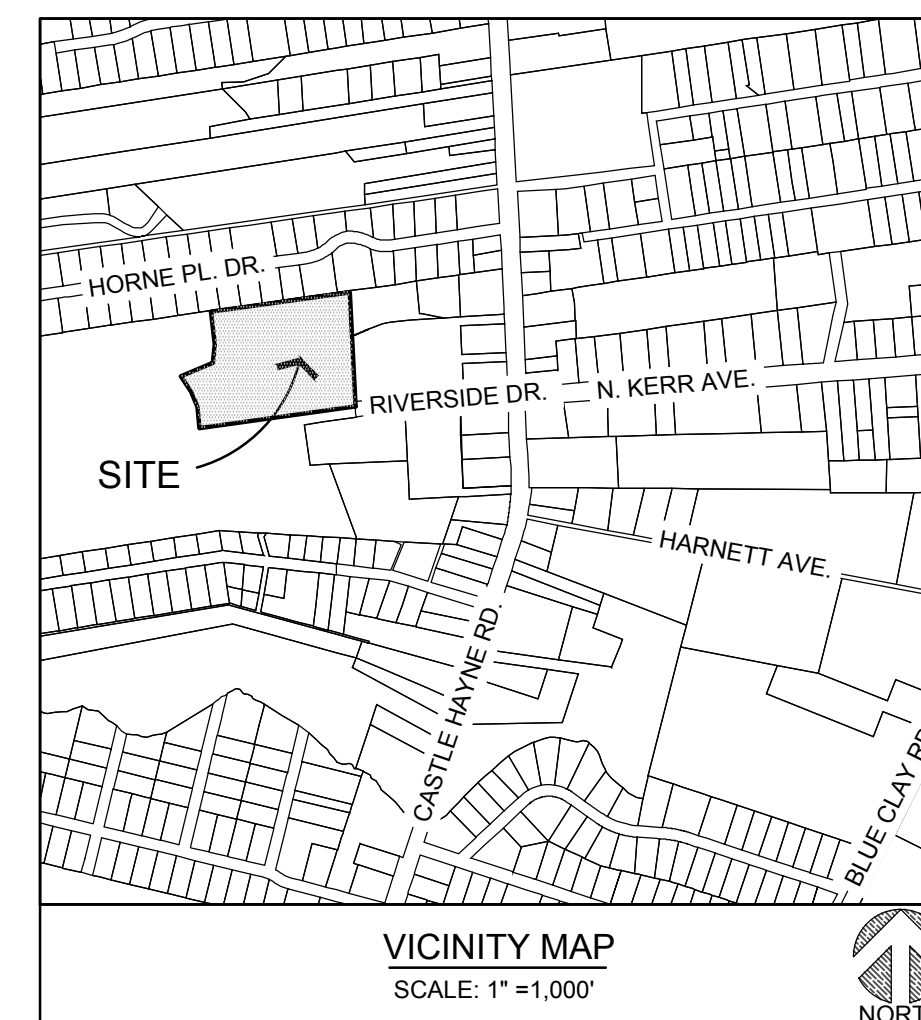


WRIGHTSBORO COMMONS PHASE II

CASTLE HAYNE ROAD
NEW HANOVER, NORTH CAROLINA

MAJOR SUBDIVISION PRELIMINARY PLAN MARCH 2021

APPLICANT:
BRC WRIGHTSBORO COMMONS
5826 SAMUT DRIVE, SUITE 105
HIGH POINT, NC 27265



NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

CONTACT THESE UTILITIES

NEW HANOVER COUNTY PLANNING DEPARTMENT
ATTN: BRAD SCHULER
PH: 919-798-7059

PIEDMONT NATURAL GAS
ATTN: CARL PAQUET
PH: 919-350-2262

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

CFPUA (WATER & SEWER)
PH: 919-332-6550

DUKE ENERGY PROGRESS
GENERAL PH: 800-452-2777

AT&T
ATTN: STEVE DAYVAULT
PH: 919-341-7664

SPECTRUM
GENERAL PH: 800-802-4357



WRIGHTSBORO COMMONS PH II
MAJOR SUBDIVISION PRELIMINARY PLAN

PROJECT # 19257.PE

MARCH 15, 2021

PROPERTY OWNER
BRC WRIGHTSBORO COMMONS, LLC
WRIGHTSBORO COMMONS PARTNERS, LLC
5826 SAMUT DRIVE, SUITE 105
HIGH POINT, NC 27265

APPLICANT
BRC WRIGHTSBORO COMMONS, LLC
5826 SAMUT DRIVE, SUITE 105
HIGH POINT, NC 27265

PROJECT CONSULTANTS

ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NC 28403
CIVIL: TIM CLINKSCALES, PE (910-791-6707)
LANDSCAPE ARCHITECT: ALLISON ENGBRETTSON, RLA (910-791-6707)

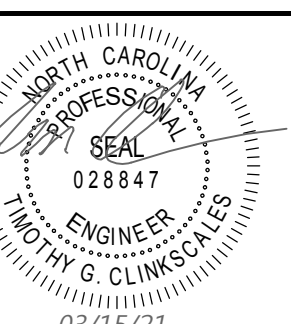
SURVEYOR
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NC 28403
JOSH TAYLOR, PLS (910-791-6707)

SHEET INDEX

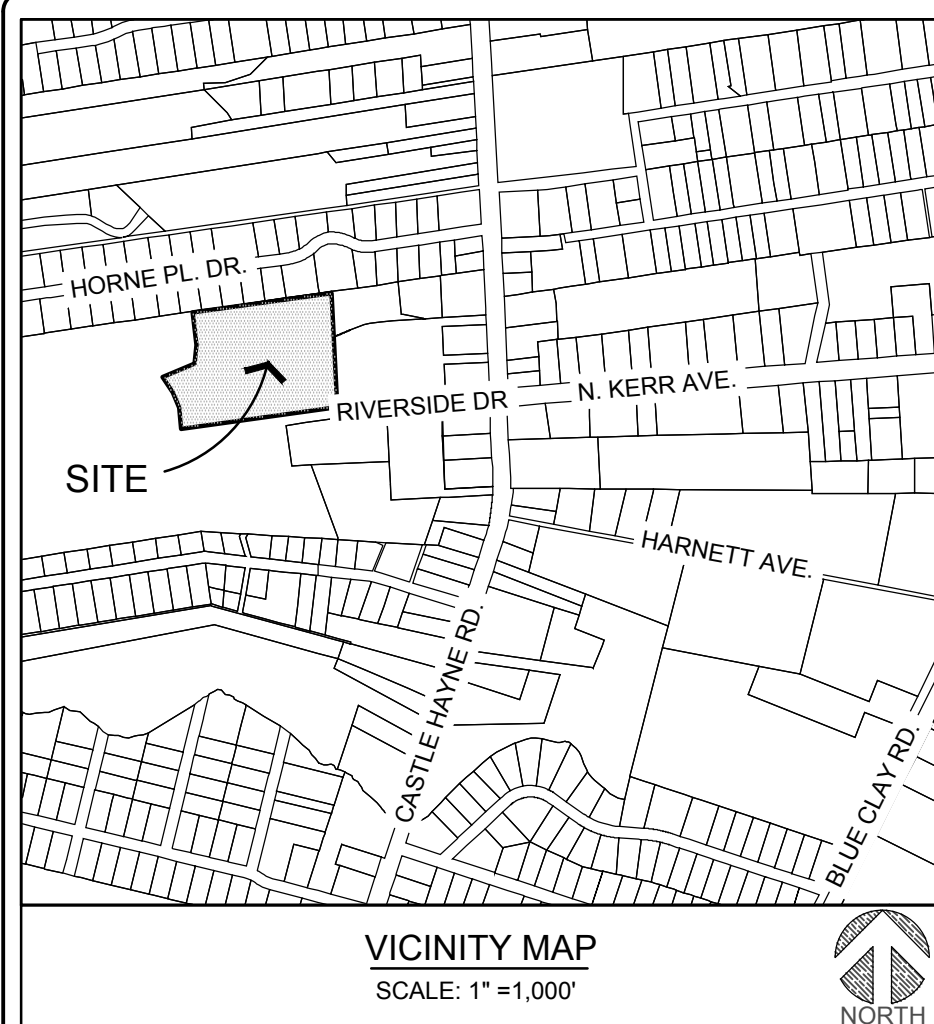
SHEET NUMBER	SHEET TITLE
P-0.0	COVER SHEET
P-2.0	SITE PLAN
P-3.0	LANDSCAPE PLAN

PREPARED BY:

PARAMOUNTE
ENGINEERING, INC.
122 Cinema Drive Wilmington, North Carolina 28405
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



SITE DATA:

PROJECT ADDRESS: 2612 CASTLE HAYNE ROAD
 PARCEL ID: R0330-001-131-000
 EXISTING ZONING: R-15 PERFORMANCE RESIDENTIAL
 PROPOSED USE: MULTIFAMILY RESIDENTIAL
 PROJECT SITE AREA: ± 10.5 ACRES (± 457,380 SF)
 OWNER INFORMATION: BRC WRIGHTSBORO COMMONS, LLC
 WRIGHTSBORO COMMONS PARTNERS, LLC
 5826 SAMUT DRIVE, SUITE 105
 HIGH POINT, NC 27265
 FLOOD INFORMATION: THIS PARCEL IS NOT LOCATED IN A FLOOD ZONE, AS DETERMINED BY FEMA FLOOD PANEL 3720312900K, DATED AUGUST 28, 2018
 CAMA LAND USE CLASSIFICATION: URBAN

DIMENSIONAL REQUIREMENTS (R-15):

MINIMUM LOT AREA: 15,000 SF
 MINIMUM LOT WIDTH: 80'
 PERIMETER SETBACK: 20' MIN.
 BUILDING SEPARATION: 20' MIN.

MAXIMUM DENSITY: 2.5 DU/AC
 PROPOSED DENSITY: 7.1 DU/AC (AT 72 UNITS)

MINIMUM BUFFER REQUIRED ADJACENT TO RESIDENTIAL ZONING DISTRICTS: 20'

PROPOSED UNITS

APARTMENTS: 72 UNITS
 (3) 24-UNIT BUILDINGS

WRIGHTSBORO COMMONS - BUILDING / UNIT MIX								
BLDG TYPE	1-BR /		2-BR /		3-BR /		TOTAL UNITS	TOTAL
	# BLDGS	BLDG	BLDG	TOTAL	BLDG	TOTAL		
TYPE I	1	12	12	12	0	0		
TYPE II	2	0	12	24	12	24		
			17%		50%		33%	72

PARKING DATA:

PARKING REQUIRED: 138 TOTAL
 1.5 PER 1-BR UNIT 1.5 x 12 = 18
 2 PER 2-BR+ UNIT 2 x 60 = 120

NEW SURFACE PARKING PROPOSED: 143
 NEW GARAGE PARKING PROPOSED: 28
 TOTAL NEW PARKING PROPOSED: 171 (2.4 / unit)

OPEN SPACE:

REQUIRED: ±2.10 AC (20%)
 PROVIDED: ±6.67 AC (65%)

TRAFFIC IMPACTS

1. REFER TO TRAFFIC IMPACT ANALYSIS PROVIDED FOR THE RIVERSIDE DEVELOPMENT BY PARKER & ASSOCIATES, INC.

WETLAND DELINEATION NOTES

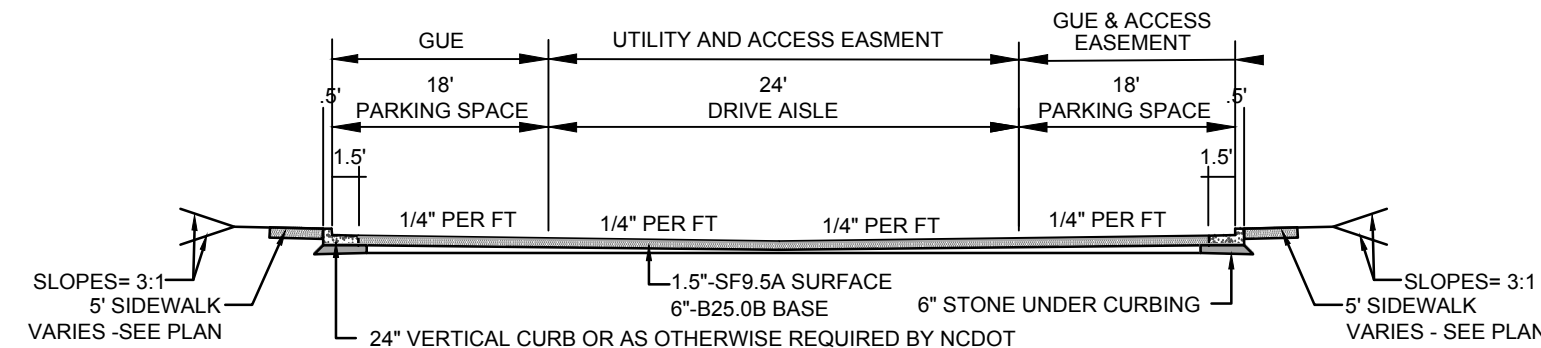
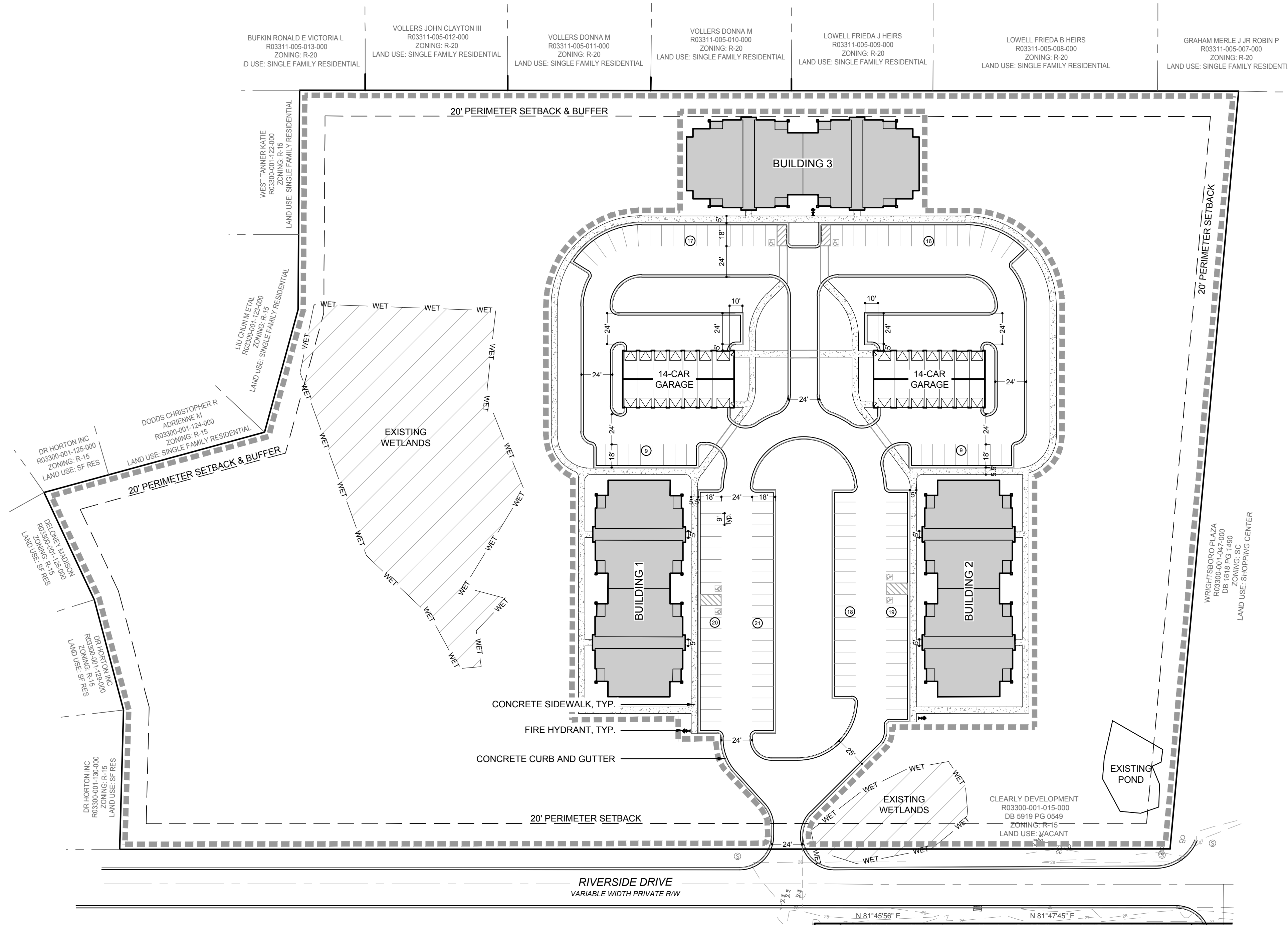
1. JURISDICTIONAL DETERMINATION IS PENDING ON PRELIMINARY WETLAND DELINEATION FOR THIS PROPERTY, DATED JANUARY 11, 2017.

SITE LIGHTING:

- NEIGHBORHOOD STREET LIGHT MODELS AND LOCATIONS SHALL BE DESIGNED BY DUKE ENERGY
- ALL SITE LIGHTING SHALL BE LOCATED, ANGLED, SHIELDED, AND/OR LIMITED IN INTENSITY SO AS TO CAUSE NO DIRECT LIGHT UPON ADJACENT PROPERTIES. SHALL MINIMIZE OFF-SITE BACKLIGHTING GLARE, AND UP-LIGHTING. LIGHT POSTS SHALL BE NO TALLER THAN 12 FEET.

SURVEY NOTES:

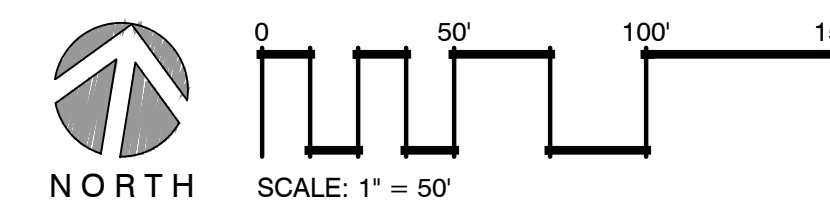
1. BOUNDARY SURVEY IS UNDERWAY AND WILL BE PROVIDED UPON COMPLETION



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

24' PRIVATE DRIVE WITH PARKING CROSS SECTION
 NOT TO SCALE



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

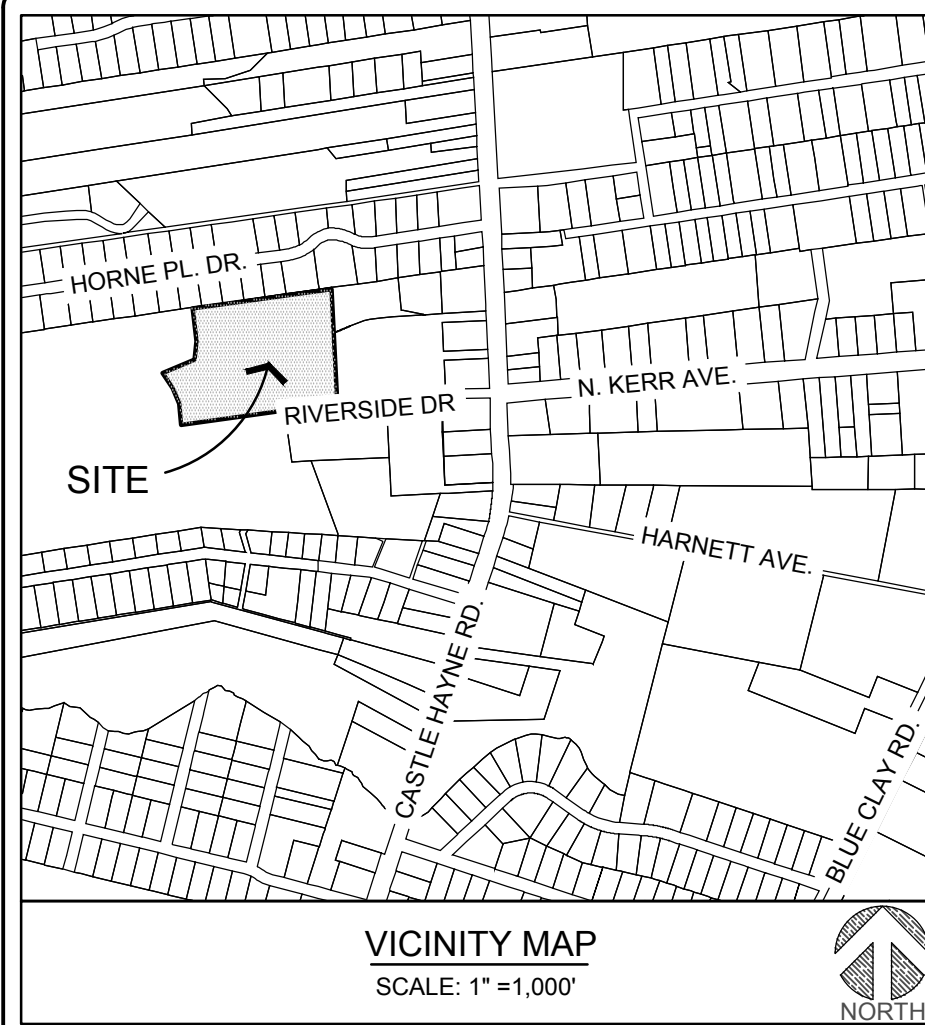
CLIENT INFORMATION:
 BRC WRIGHTSBORO COMMONS, LLC
 5826 SAMUT DRIVE, SUITE 105
 HIGH POINT, NC 27265

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6766 (F)
 N.C. License #: C-2846

SITE PLAN
 PRELIMINARY PLAN - MAJOR SUBDIVISION
 WRIGHTSBORO COMMONS PHASE II
 WRIGHTSBORO
 NEW HANOVER COUNTY, NORTH CAROLINA

PROJECT STATUS:
 CONCEPTUAL LAYOUT:
 FINAL DESIGN LAYOUT:
 RELEASED FOR CONSTRUCTION:
 DRAWING INFORMATION:
 DATE: 03/13/21
 SCALE: 1" = 50'
 DRAWN BY: JRC
 CHECKED: JTC

SEAL
P-2.0
 PEI JOB#: 19257.PE



PLANT SCHEDULE			
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	22	Quercus virginiana Southern Live Oak	10' - 12' H
	40	Ulmus parvifolia 'Bosque' Bosque Elm	10' - 12' H
SMALL EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	180	Myrica cerifera Wax Myrtle	4' ht
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER
	320	Ilex vomitoria 'Nana' Dwarf Yaupon	3 gal
	131	Ligustrum japonicum 'East Bay' East Bay Privet	7 gal
	336	Pittosporum t. 'Variegata' Variegated Mock Orange	7 gal

SITE DATA:

PROJECT ADDRESS: 2525, 2531/ 2539, CASTLE HAYNE ROAD
 PARCEL ID: R03300-001-059-000 (2539)
 R03300-001-039-000 (2545)
 R03300-001-013-000 (2525)
 R03300-001-014-000 (2535)
 R03300-001-060-000 (2539)

PROPOSED ZONING: UMZX - COMMUNITY SCALE
 PROPOSED USE: COMMERCIAL DISTRICT MIXED USE
 PROJECT SITE AREA: ± 12.30 ACRES (± 535,572 SF)

OWNER INFORMATION: BRC WRIGHTSBORO COMMONS, LLC
 WRIGHTSBORO COMMONS PARTNERS, LLC
 5826 SAMUT DRIVE, SUITE 105
 HIGH POINT, NC 27265

FLOOD INFORMATION: THIS PARCEL IS NOT LOCATED IN A FLOOD ZONE,
 AS DETERMINED BY FEMA FLOOD PANEL
 3720312900K, DATED AUGUST 28, 2018

CAMA LAND USE CLASSIFICATION: URBAN

TREE REMOVAL NOTES:

- TREE SURVEY IS UNDERWAY AND WILL PROVIDED WHEN COMPLETE
- ALL TREE REMOVAL AND MITIGATION SHALL MEET THE REQUIREMENTS OF THE NEW HANOVER COUNTY UNIFIED DEVELOPMENT ORDINANCE
- PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN TREE PROTECTION FENCING.

PARKING LOT INTERIORS PLANTING CALCULATIONS:
 ONE PLANTED OR EXISTING TREE SHALL BE REQUIRED FOR EVERY 144 SF OF TOTAL INTERIOR LANDSCAPED AREA, WITH A MINIMUM OF ONE TREE IN EACH ISLAND

71,390 SF IMPERVIOUS SURFACE REQUIRES 8% INTERIOR SHADING
 71,390 X 8% = 5,711 SF

CANOPY TREES
 5,711 / 144 = 40 TREES REQUIRED
 40 CANOPY TREES PROVIDED

BUFFERYARD NOTES:

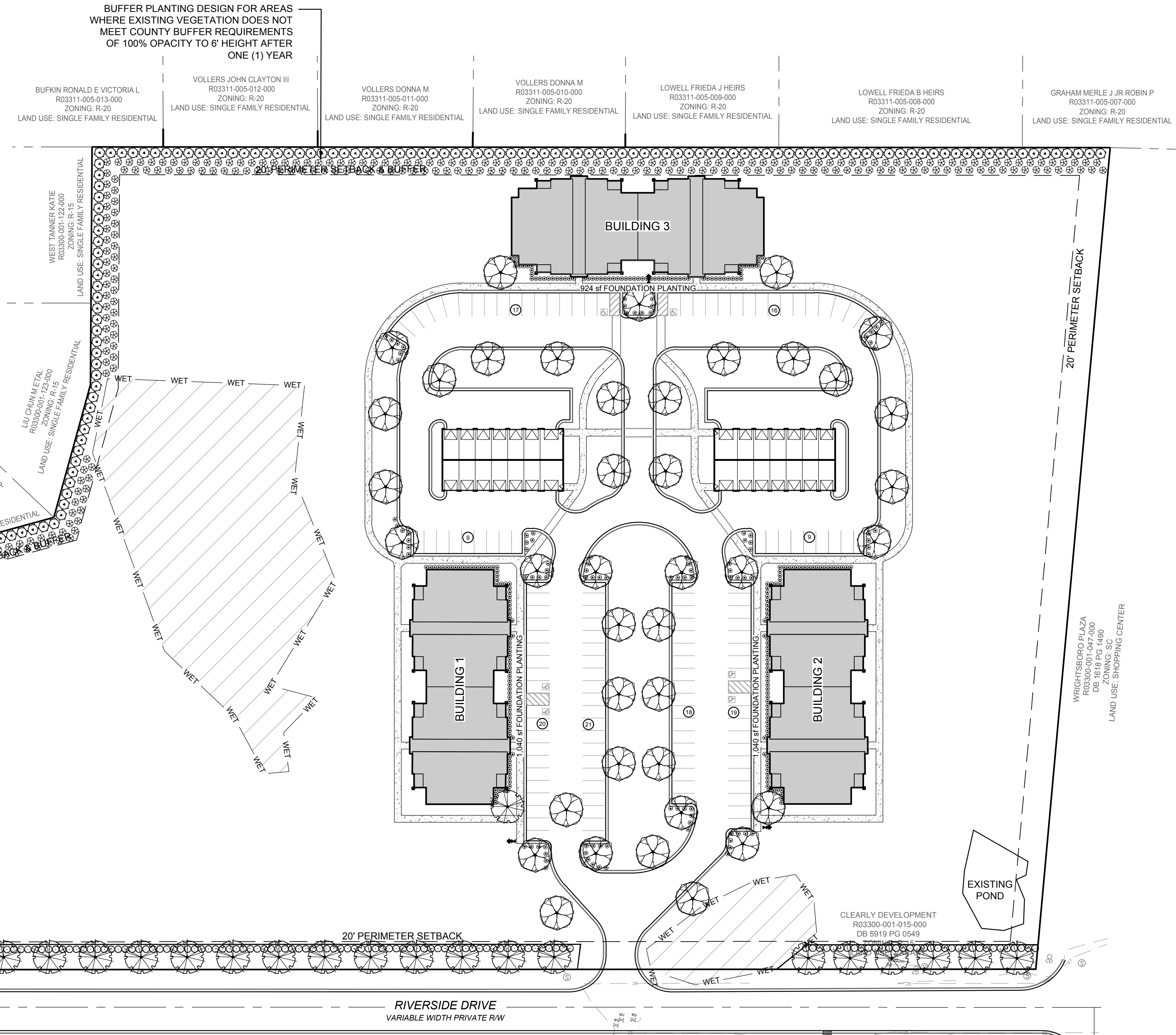
- TYPE A - OPTION 1 BUFFERYARD APPLIED
- 20' WIDTH
- ALL SHRUBS TO BE A MINIMUM OF 36" HEIGHT AT TIME OF PLANTING.
- ALL PLANTING WILL PROVIDE ONE HUNDRED (100) PERCENT OPACITY FROM GROUND TO A HEIGHT OF 6' WITHIN (1) ONE YEAR OF PLANTING.
- WHERE AMPLE VEGETATION EXISTS WITHIN BUFFERYARD; NO PLANTINGS WILL BE INSTALLED. WHERE EXISTING VEGETATION DOES NOT MEET CODE; ADDITIONAL PLANTINGS WILL BE INSTALLED AS SHOWN.
- A MINIMUM OF THREE ROWS OF PLANTED MATERIAL ARE PROVIDED ON THE PLAN.

STREET YARD LANDSCAPING:

	REQUIRED	PROVIDED
STREET YARD AREA A 820' - 24' = 698 LF * 18' = 12,564 SF	12,564 SF	12,564 SF
12,564 SF / 600 SF = 21 TREES 1 / 600 SF	21 TREES	21 TREES
	126 SHRUBS	131 SHRUBS

FOUNDATION PLANTING

	REQUIRED	PROVIDED
APARTMENT BUILDING 1 260 X 30 X 12% =	936 SF	1,040 SF
APARTMENT BUILDING 2 260 X 30 X 12% =	936 SF	1,040 SF
APARTMENT BUILDING 3 231 X 30 X 12% =	832 SF	924 SF



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>REVISIONS:</p>	<p>CLIENT INFORMATION:</p> <p>BRC WRIGHTSBORO COMMONS, LLC 5826 SAMUT DRIVE, SUITE 105 HIGH POINT, NC 27265</p>
	<p>LANDSCAPE PLAN PRELIMINARY PLAN - MAJOR SUBDIVISION WRIGHTSBORO COMMONS PHASE II WRIGHTSBORO NEW HANOVER COUNTY, NORTH CAROLINA</p>
<p>PROJECT STATUS: CONCEPTUAL LAYOUT: FINAL DESIGN: [] RELEASED FOR CONSTRUCTION: []</p>	<p>DRAWING INFORMATION: DATE: 03/15/21 SCALE: 1" = 50' DRAWN BY: [] CHECKED BY: []</p>
<p>SEAL</p>	<p>P-3.0</p>
<p>PEI JOB#: 19257.PE</p>	<p>NC License #: C-2846</p>

