

**SITE DATA**  
 PROJECT NAME: HABITAT RESTORE DEVELOPMENT  
 SITE ADDRESS: 6138 CAROLINA BEACH RD WILMINGTON NC 28412

PIN: R07900-001-014-001  
 PROJECT AREA: 4.11 ACRES (179,107 +/- SF)  
 PROPERTY OWNER: PIEDMONT COMPANIES, INC. 2671 EAST MAIN STREET LINCOLN, NC 28092

SOURCE DEED: DEED BOOK 6400, PAGE 1129

ZONING: B-2  
 PROPOSED USE: RETAIL-CONSTRUCTION SUPPLY SALES AND FUTURE OFFICE, RETAIL, OR GENERAL HIGHWAY BUSINESS USE PER B-2.

**DIMENSION REQUIREMENTS - BUILDING SETBACKS**  
 DISTRICT: B-2

SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK:	50'	50'
REAR SETBACK (PARCEL 1):	35'	35'
SIDE SETBACK (ADJOINERS B-2):	0'	0'
MAXIMUM HEIGHT	40'	22.5'

**IMPERVIOUS CALCULATIONS:**

DESCRIPTION	PROVIDED
BUILDING FOOTPRINT	21,800 SF
PARKING LOT & WALKS	59,600 SF
OUTPARCEL - FUTURE DEVELOPMENT	32,500 SF
TOTAL IMPERVIOUS	113,900 SF

**HABITAT STORE PARKING INFORMATION**  
 OFFSTREET PARKING REQUIREMENTS (TABLE 5.1.2.A NHC UDO)  
 1 SPACE FOR 500 SF OF RETAIL-CONSTRUCTION SUPPLY = 20,600 SF

PARKING REQUIRED: 42 SPACES  
 PARKING PROVIDED: 73 SPACES

ACCESSIBLE PARKING REQ'D: 3 SPACES  
 ACCESSIBLE PARKING PROV'D: 3 SPACES (INCLUDES 1 VAN SPACE)

**FUTURE OUTPARCEL PARKING INFORMATION**  
 OFFSTREET PARKING REQUIREMENTS (TABLE 5.1.2.A NHC UDO)  
 1 SPACE FOR 400 SF OF RETAIL SPACE  
 1 SPACE FOR 400 SF OF OFFICE SPACE  
 3 SPACES x TOTAL CAR WASH CAPACITY

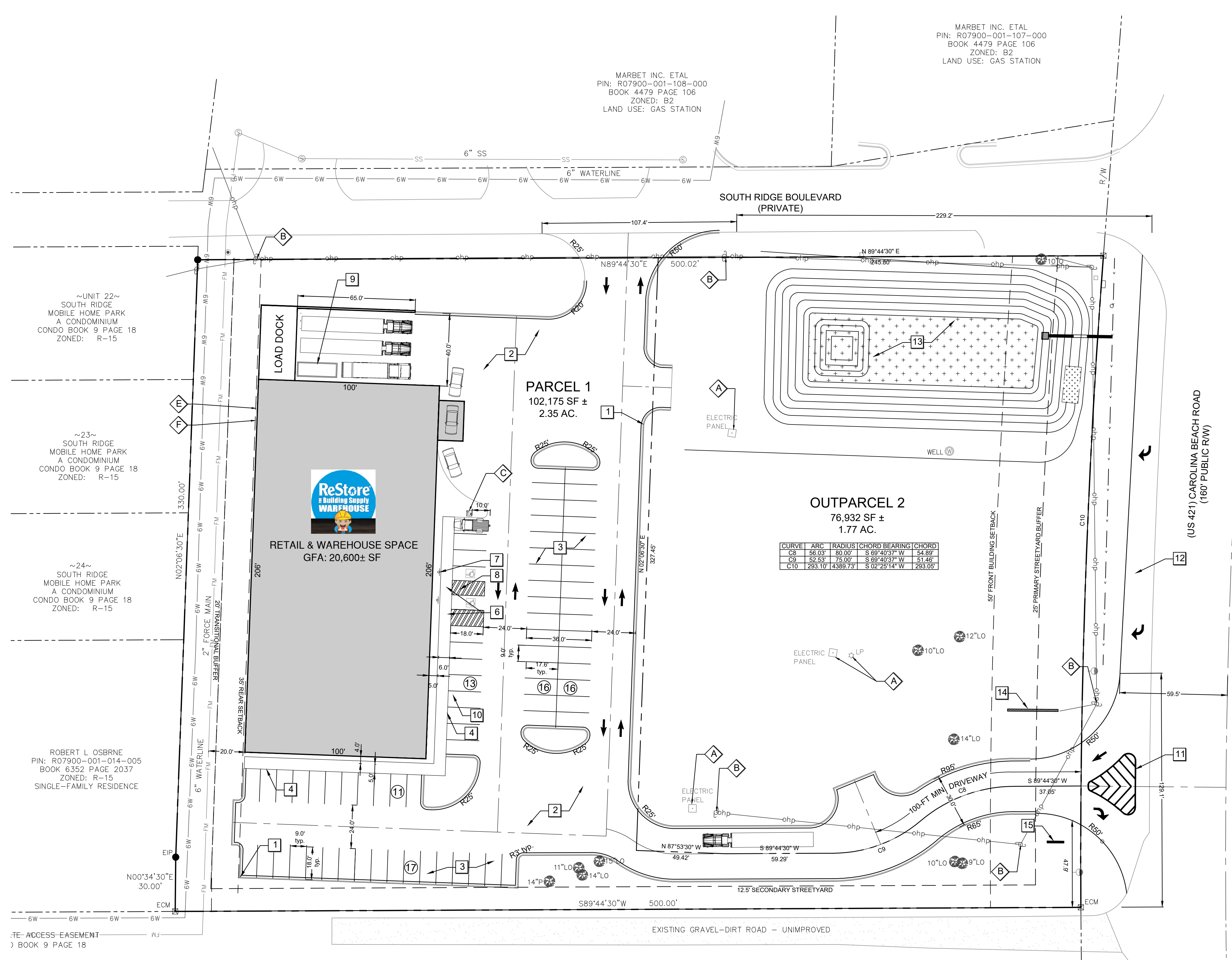
**WETLAND NOTE:**  
 THIS TRACT DOES NOT HAVE ANY REGULATED WETLANDS OR STREAMS ON THE LAND.

**SITE SIGNAGE**  
 ALL STREET AND BUILDING SIGNAGE TO BE PERMITTED BY OWNER WITH NEW HANOVER COUNTY.

**FLOOD NOTE:**  
 THIS TRACT DOES NOT LIE WITHIN DESIGNATED FLOOD HAZARD ZONES. ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER 2087, MAP NUMBER 3720326000K, BEARING AN EFFECTIVE DATE OF AUGUST 28, 2018.

**SITE KEYNOTES:**

- 1 18" CURB & GUTTER (TYPICAL - SEE DETAIL)
- 2 ASPHALT HEAVY-DUTY PAVEMENT (TYPICAL - SEE DETAIL)
- 3 ASPHALT LIGHT-DUTY PARKING PAVEMENT (TYPICAL - SEE DETAIL)
- 4 4" CONCRETE TURNDOWN WALK (TYPICAL - SEE DETAIL)
- 5 CONCRETE SIDEWALK (WIDTH VARIES - SEE DETAIL)
- 6 TYPE 2 HANDICAP RAMP (TYPICAL - SEE DETAIL)
- 7 PROPOSED ACCESSIBLE PARKING SIGN (TYPICAL - SEE DETAIL)
- 8 PROPOSED ACCESSIBLE SPACE WITH AISLE (TYPICAL - SEE DETAIL)
- 9 PROPOSED DUMPSTER ROLLER CONTAINER (TYPICAL)
- 10 WHEEL STOP (TYPICAL - SEE DETAIL)
- 11 RIGHT-IN RIGHT-OUT PAINTED ISLAND
- 12 TURN LANE
- 13 INFILTRATION BASIN (4-FT DEPTH) VEGETATED WITH GRASS & SHRUBS
- 14 EX. BILLBOARD TO REMAIN
- 15 PROPOSED SIGN BY OTHERS

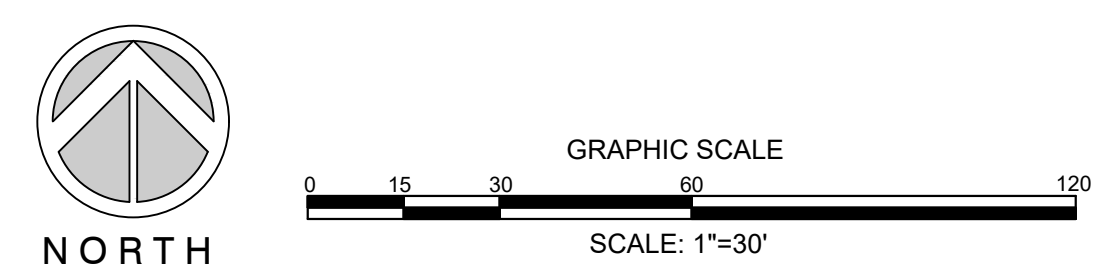


SELLERS COVE. CONDO. ASSOCIATION, INC.  
 PIN: R07900-001-489-000  
 BOOK 5492 PAGE 394  
 ZONED: R-10 'CUD'

ELIZA MARSHBURN  
 PIN: R07900-001-012-000  
 BOOK 5320 PAGE 613  
 ZONED: R-15  
 LAND USE: SINGLE-FAMILY

VERDICAL ENTERPRISES  
 PIN: R07900-001-012-000  
 BOOK 6341 PAGE 787  
 ZONED: B-2  
 LAND USE: OLD RESTAURANT

- UTILITY KEYNOTES:**
- A EXISTING ELECTRIC METER AND P. POLE TO BE REMOVED
  - B EXISTING POWER POLE TO REMAIN
  - C PROPOSED TRANSFORMER [DUKE ENERGY TO PROVIDE SERVICE]
  - D PROPOSED SEWER CONNECTION TO EXISTING AQUA PUMP STATION
  - E PROPOSED SEWER CLEANOUTS AT BUILDING
  - F PROPOSED WATER SERVICE AT BUILDING



FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

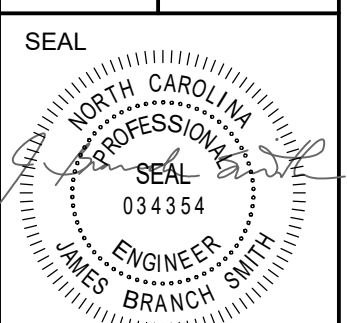
CLIENT INFORMATION:  
**PIEDMONT COMPANIES**  
 2671 E. Main Street  
 Lincolnton, NC 28092  
 (704) 736-4385

**PARAMOUNT ENGINEERING, INC.**  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6766 (F)  
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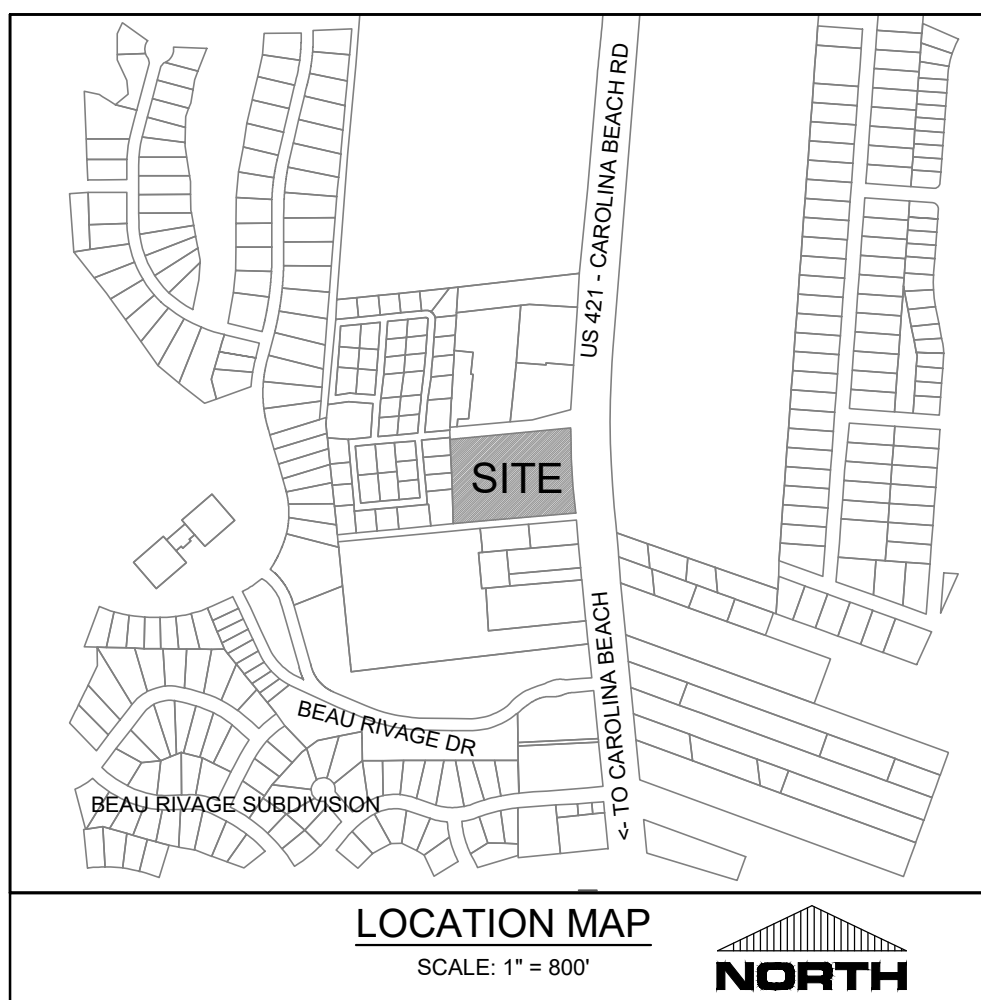
**OVERALL SITE PLAN**  
 HABITAT RESTORE  
 6138 CAROLINA BEACH RD (US 421S)  
 NEW HANOVER CO., NORTH CAROLINA

PROJECT STATUS:  
 CONCEPTUAL LAYOUT:  
 FINAL DESIGN LAYOUT:  
 RELEASED FOR CONSTRUCTION

DRAWING INFORMATION:  
 DATE: 10/20/2021  
 SCALE: 1" = 30'  
 DRAWN BY: JRB  
 CHECKED: JRB



**C-2.0**  
 PEI JOB#: 21122.PE



**SITE DATA**  
 PROJECT NAME: HABITAT RESTORE - CAROLINA BEACH RD  
 SITE ADDRESS: 6138 CAROLINA BEACH RD WILMINGTON NC 28412  
 PIN: R07900-001-014-001  
 PROJECT AREA: ±4.11 ACRES (56,607 +/- SF)  
 PROPERTY OWNER: 6144 CAROLINA BEACH RD, LLC  
 2671 EAST MAIN STREET LINCOLNTON, NC 28092  
 SOURCE DEED: DEED BOOK 6400, PAGE 1129  
 ZONING: B-2  
 PROPOSED USE: RETAIL-BUSINESS

**IMPERVIOUS CALCULATIONS:**

DESCRIPTION	PROVIDED
BUILDING FOOTPRINT	21,800 SF
PARKING LOT & WALKS	59,600 SF
OUTPARCEL - FUTURE DEVELOPMENT	32,500 SF
<b>TOTAL IMPERVIOUS</b>	<b>113,900 SF</b>

**5.4.5 PARKING LOTS**

8% OF GROSS PAVED AREA	REQUIRED:	PROVIDED:
59,600 SF x (0.08) LANDSCAPE =	4,768 SF	8,684 SF
1 TREE / 144 SF	33	30 + 4 Existing
4,768 SF / 144 SF =		

**5.4.6 STREETYARD CALCULATIONS:**

PRIMARY STREETYARD - CAROLINA BEACH RD	REQUIRED	PROVIDED
358 LF - 32 LF = 336 LF		
25 x 336 LF = 8,400 SF	8,400 SF	8,400 SF
8,400 / 600 = 14		
3 UNDERSTORY TREES / 600 SF =	42 TREES	42 TREES
6 SHRUBS / 600 SF =	84 SHRUBS	84 SHRUBS
SECONDARY STREETYARD - SOUTH RIDGE BLVD	REQUIRED	PROVIDED
500 LF - 50 LF = 450 LF		
12.5 x 450 LF = 5,625 SF	5,625 SF	5,625 SF
5,625 / 600 = 10		
1 TREE / 600 SF =	10 TREES	1 EXISTING TREE
OR 3 UNDERSTORY TREES / 600 SF =		27 TREES
6 SHRUBS / 600 SF =	60 SHRUBS	60 SHRUBS

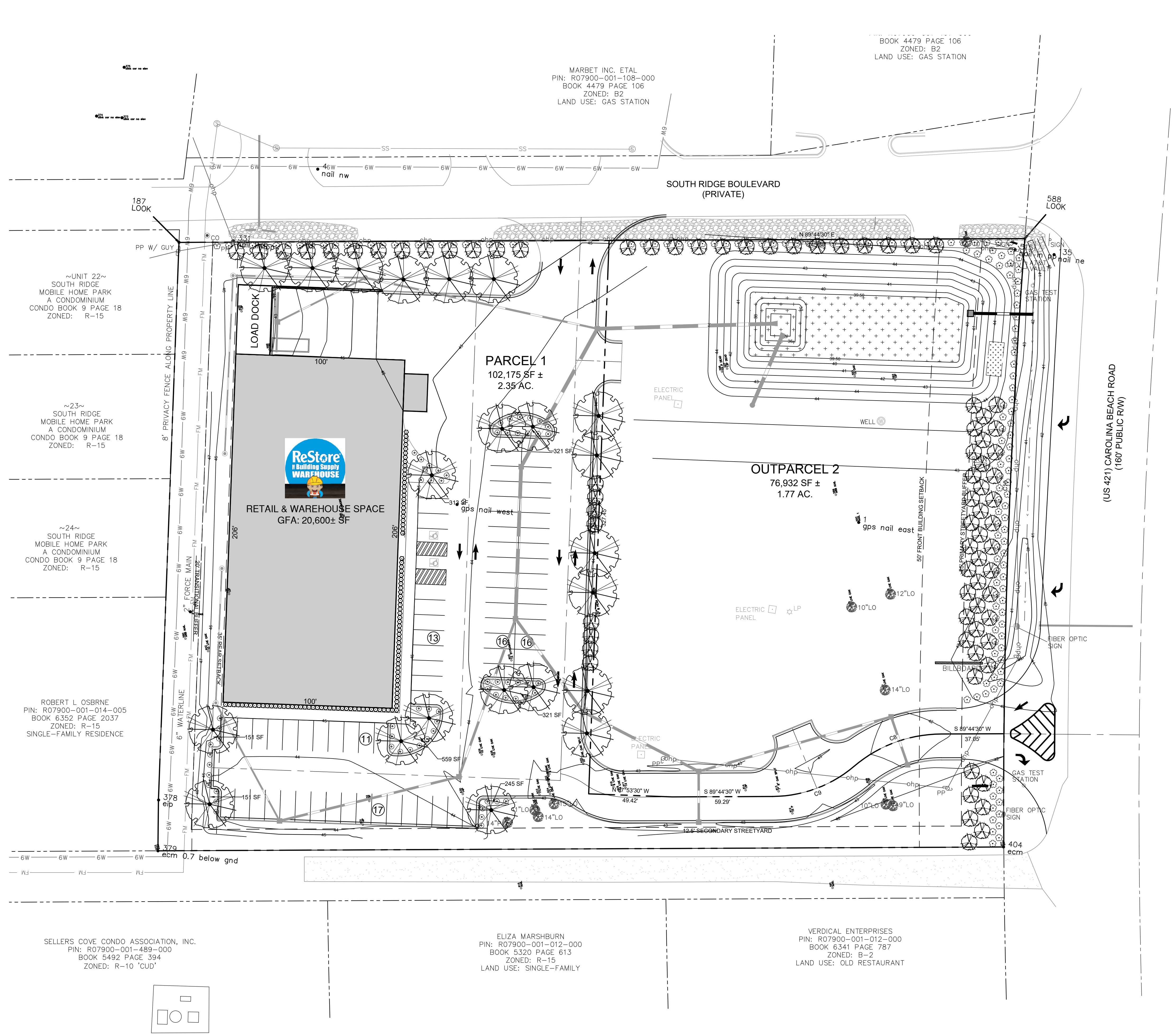
**STREETYARD NOTES:**  
 1. ALL SHRUBS TO BE A MINIMUM OF 12" HEIGHT AT TIME OF PLANTING.

**5.4.7 FOUNDATION PLANTINGS**  
 BUILDING FACE AREA ADJACENT TO PARKING  
 23' HT x 306' LF = 7,038 SF

PLANTING REQUIRED	REQUIRED	PROVIDED
7,038 SF * 12% = 735 SF	845 SF	1,020 SF

**PLANT SCHEDULE**

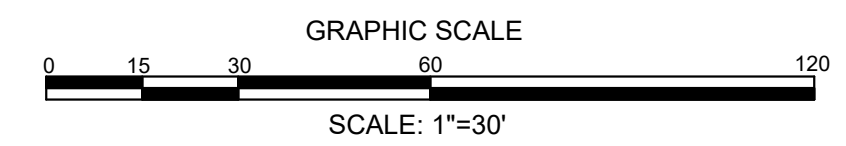
CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	LO	22	Quercus virginiana Southern Live Oak	10' - 12' H
UNDERSTORY TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CAR	77	Carpinus caroliniana American Hornbeam	10' - 12' H
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER
	BUX	103	Buxus m. 'Wintergreen' Wintergreen Boxwood	7 gal
	DYH	73	Ilex vomitoria 'Nana' Dwarf Yaupon	3 gal
	LOR	148	Loropetalum c. 'Ruby' Ruby Loropetalum	7 gal



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**LANDSCAPE PLAN**  
 HABITAT RESTORE  
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 NEW HANOVER CO., NORTH CAROLINA

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 PRELIMINARY LAYOUT:  
 FINAL DESIGN LAYOUT:  
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 DATE: 03/01/21  
 SCALE: 1"=30'  
 DRAWN: JRB  
 CHECKED: JRB



**L-2.0**  
 PEI JOB#: 21122.PE