

# WHISKEY BRANCH MIXED USE DEVELOPMENT

SOUTH COLLEGE ROAD  
NEW HANOVER COUNTY, NORTH CAROLINA

PERFORMANCE DEVELOPMENT  
PORTION OF PD ZONING APPROVED MARCH 1, 2021

MAY 2021

APPLICANT:  
WNDP #2, LLC  
1201 GLEN MEADE ROAD  
WILMINGTON, NC 28401

#### 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: 910-798-7068

PIEDMONT NATURAL GAS  
ATTN: CARL PAQUET  
PH: 910-350-2242

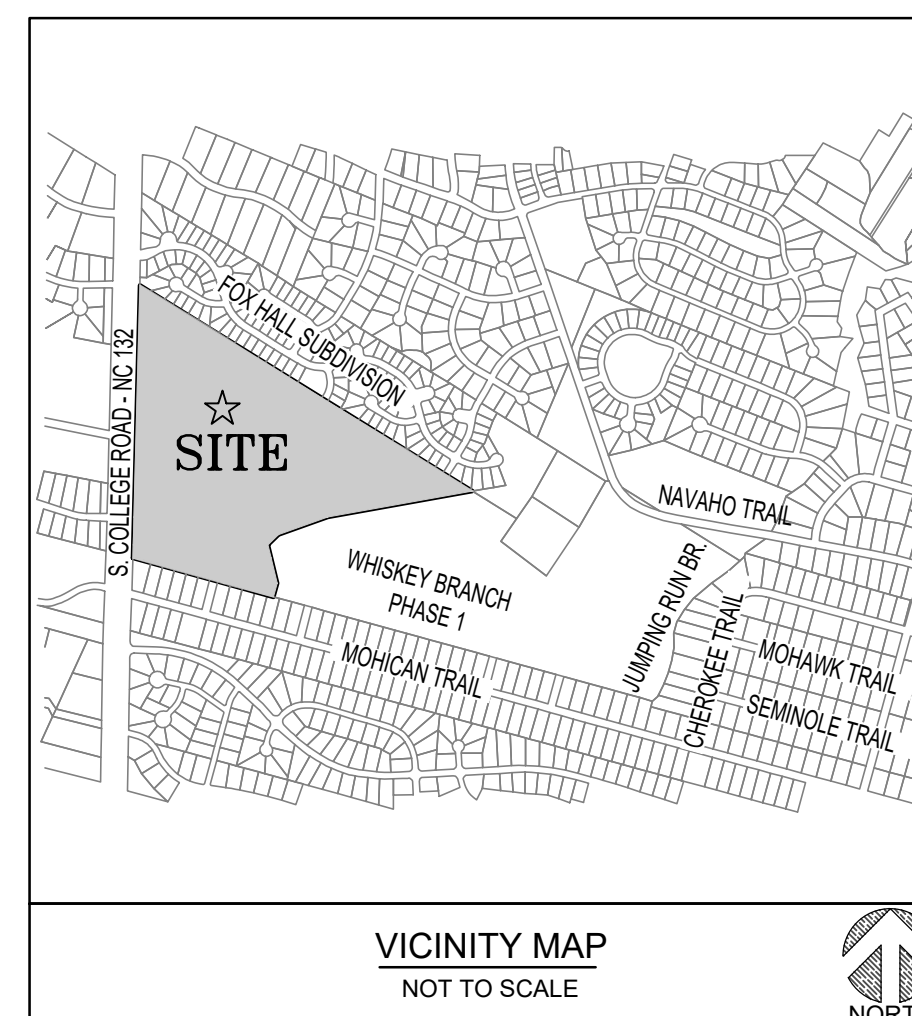
EMERGENCY DIAL 911  
POLICE - FIRE - RESCUE

CFPUA (WATER & SEWER)  
PH: 910-332-6550

DUKE ENERGY PROGRESS  
GENERAL PH: 800-452-2777

AT&T  
ATTN: STEVE DAYVAULT  
PH: 910-341-7664

SPECTRUM  
GENERAL PH: 800-892-4357



VICINITY MAP  
NOT TO SCALE



## WHISKEY BRANCH MAJOR SUBDIVISION PRELIMINARY PLAN

PROJECT # 20511.PE

MAY 3, 2021

#### PROPERTY OWNER:

DRY POND PARTNERS, LLC  
1201 GLEN MEADE ROAD  
WILMINGTON, NC 28406

#### APPLICANT:

WNDP #2, LLC  
1201 GLEN MEADE ROAD  
WILMINGTON, NC 28406

#### 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 ENGEBRETSON, RLA (910-791-6707)

##### SURVEYOR

PARAMOUNTE ENGINEERING, INC.  
122 CINEMA DRIVE  
WILMINGTON, NC 28403  
CHRIS GAGNE, PLS (910-791-6707)

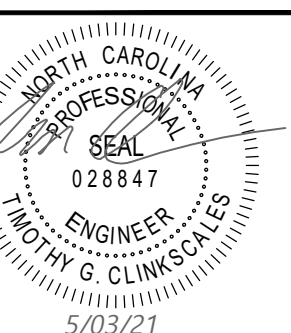
#### SHEET INDEX

| SHEET NUMBER | SHEET TITLE       |
|--------------|-------------------|
|              | COVER SHEET       |
|              | TOPOGRAPHY SURVEY |
|              | TREE SURVEY       |
| P-2.0        | SITE PLAN         |

PREPARED BY:

**PARAMOUNTE**  
ENGINEERING, INC.

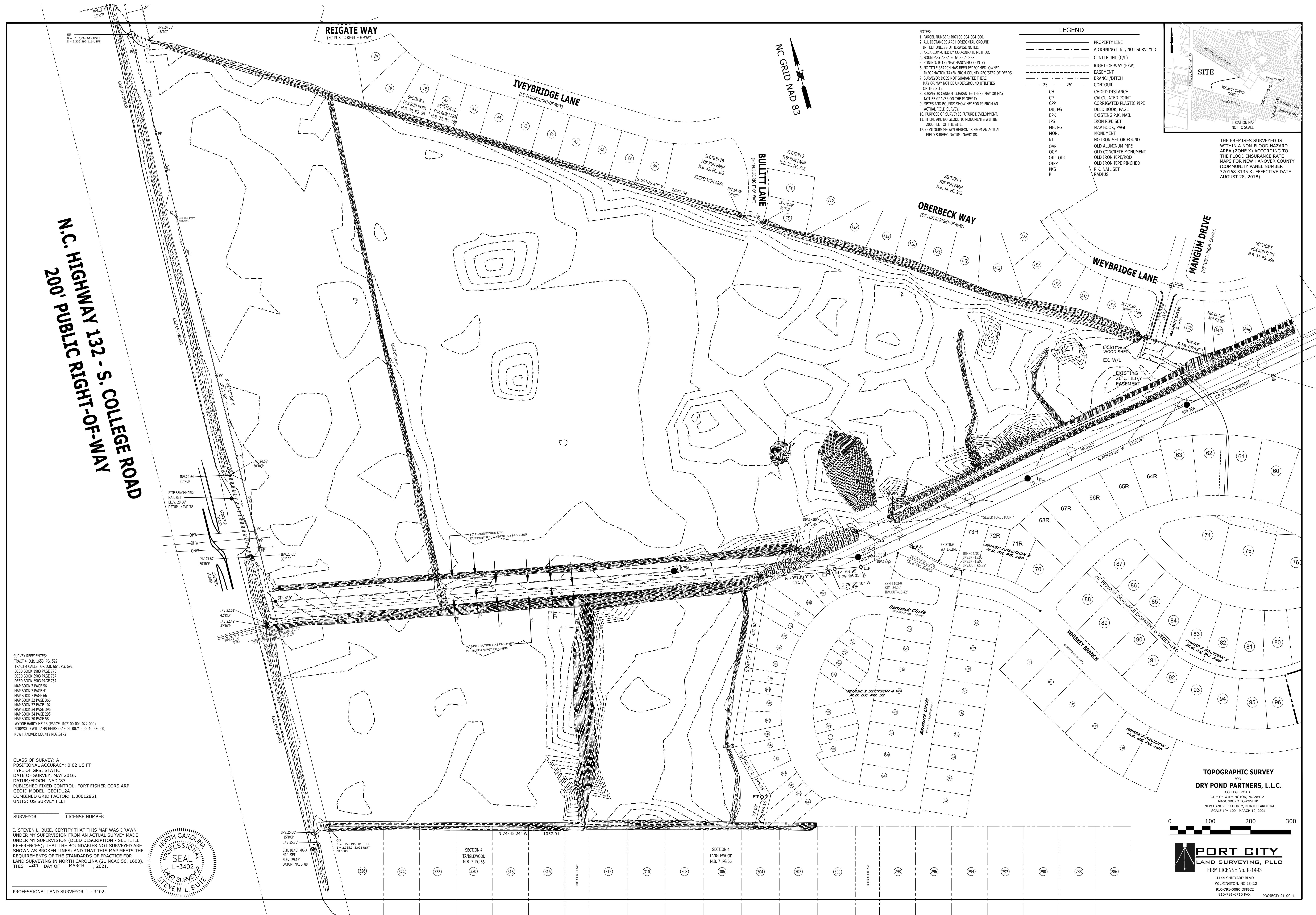
122 Cinema Drive Wilmington, North Carolina 28403  
(910) 791-6707 (O) (910) 791-6760 (F)  
NC License #: C-2846



Know what's below.  
Call before you dig.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION







| LEGEND   |                              |
|----------|------------------------------|
|          | PROPERTY LINE                |
|          | ADJOINING LINE, NOT SURVEYED |
|          | CENTERLINE (C/L)             |
|          | RIGHT-OF-WAY (R/W)           |
|          | EASEMENT                     |
|          | BRANCH/DITCH                 |
|          | CONTOUR                      |
| CH       | CHORD DISTANCE               |
| CP       | CALCULATED POINT             |
| CPP      | CORRIGATED PLASTIC PIPE      |
| DB, PG   | DEED BOOK, PAGE              |
| EPK      | EXISTING P.K. NAIL           |
| IPS      | IRON PIPE SET                |
| MB, PG   | MAP BOOK, PAGE               |
| MON.     | MONUMENT                     |
| NI       | NO IRON SET OR FOUND         |
| OAP      | OLD ALUMINUM PIPE            |
| OCM      | OLD CONCRETE MONUMENT        |
| OIP, OIR | OLD IRON PIPE/ROD            |
| OIPP     | OLD IRON PIPE PINCHED        |
| PKS      | P.K. NAIL SET                |
| R        | RADIUS                       |

NOTES:  
1. PARCEL NUMBER: R07100-004-004-000.  
2. ALL DISTANCES ARE HORIZONTAL GROUND  
IN FEET UNLESS OTHERWISE NOTED.  
3. AREA COMPUTED BY COORDINATE METHOD.  
4. BOUNDARY AREA = 64.35 ACRES.  
5. ZONING: R-15 (NEW HANOVER COUNTY)  
6. NO TITLE SEARCH HAS BEEN PERFORMED. OWNER  
INFORMATION TAKEN FROM COUNTY REGISTER OF DEEDS.  
7. SURVEYOR DOES NOT GUARANTEE THERE  
MAY OR MAY NOT BE UNDERGROUND UTILITIES  
ON THE SITE.  
8. SURVEYOR CANNOT GUARANTEE THERE MAY OR MAY  
NOT BE GRAVES ON THE PROPERTY.  
9. METES AND BOUNDS SHOW HEREON IS FROM AN  
ACTUAL FIELD SURVEY.  
10. PURPOSE OF SURVEY IS FUTURE DEVELOPMENT.  
11. THERE ARE NO GEODETIC MONUMENTS WITHIN  
2000 FEET OF THE SITE.

THE PREMISES SURVEYED IS WITHIN A  
NON-FLOOD HAZARD AREA (ZONE X)  
ACCORDING TO THE FLOOD INSURANCE RATE  
MAPS FOR NEW HANOVER COUNTY (COMMUNITY  
PANEL NUMBER 370168 3135 K, EFFECTIVE  
DATE AUGUST 28, 2018).

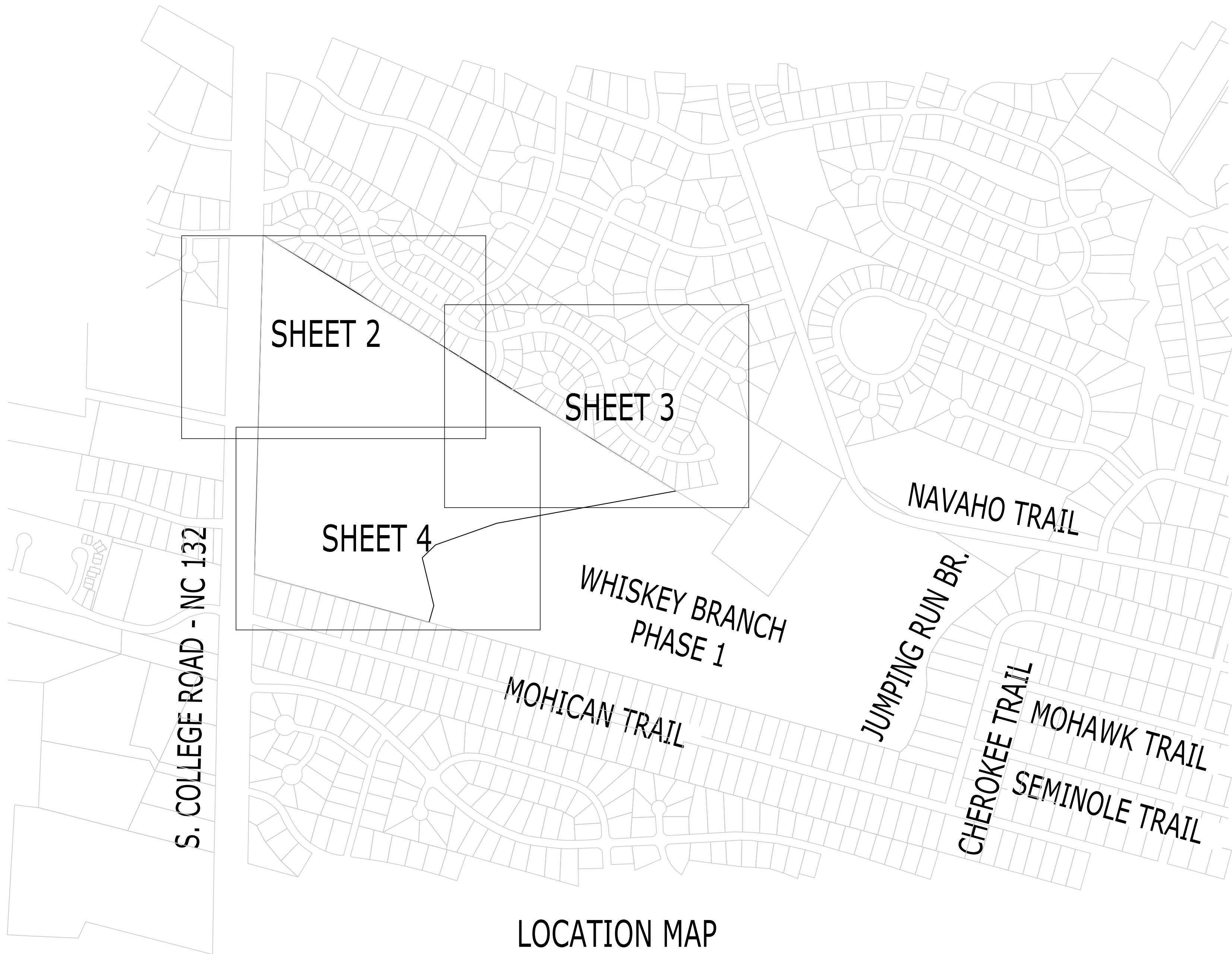
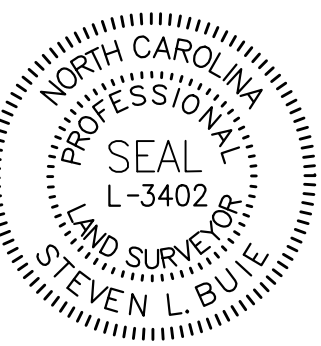
SURVEY REFERENCES:  
TRACT 4, D.B. 1853, PG. 579  
TRACT 4 CALLS FOR D.B. 664, PG. 692  
DEED BOOK 1983 PAGE 775  
DEED BOOK 5903 PAGE 767  
DEED BOOK 5903 PAGE 767  
MAP BOOK 7 PAGE 56  
MAP BOOK 7 PAGE 61  
MAP BOOK 7 PAGE 66  
MAP BOOK 32 PAGE 366  
MAP BOOK 33 PAGE 1102  
MAP BOOK 34 PAGE 396  
MAP BOOK 34 PAGE 395  
MAP BOOK 30 PAGE 58  
WYONE HARDY HEIRS (PARCEL R07100-004-022-000)  
NEWWOOD WILLIAMS HEIRS (PARCEL R07100-004-023-000)  
NEW HANOVER COUNTY REGISTRY

CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.02 US FT  
TYPE OF GPS: STATIC  
DATE OF SURVEY: MAY 2016.  
DATUM/EPOCH: NAD '83  
PUBLISHED FIXED CONTROL: FORT FISHER CORKS ARP  
GEOID MODEL: GEOID12A  
COMBINED GRID FACTOR: 1.00012861  
UNITS: US SURVEY FEET

SURVEYOR LICENSE NUMBER

I, STEVEN L. BUIE, CERTIFY THAT THIS MAP WAS DRAWN  
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE  
UNDER MY SUPERVISION (DEED DESCRIPTION - SEE TITLE  
REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE  
SHOWN AS BROKEN LINES; AND THAT THIS MAP MEETS THE  
REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR  
LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).  
THIS 801 DAY OF APRIL, 2021.

PROFESSIONAL LAND SURVEYOR L - 3402.



LOCATION MAP  
NOT TO SCALE



SHEET 5  
TREE SCHEDULE

**TREE SURVEY**  
FOR  
**PHASE 1 WHISKEY TRAIL**  
COLLEGE ROAD  
CITY OF WILMINGTON, NC 28412  
HASONBORO TOWNSHIP  
NEW HANOVER COUNTY, NORTH CAROLINA  
SCALE 1" = 50' APRIL 8, 2021

0 50 100 150

**PORT CITY**  
LAND SURVEYING, PLLC  
FIRM LICENSE NO. P-1493  
1144 SHIPYARD BLVD  
WILMINGTON, NC 28412  
910-791-0880 OFFICE  
910-791-6710 FAX

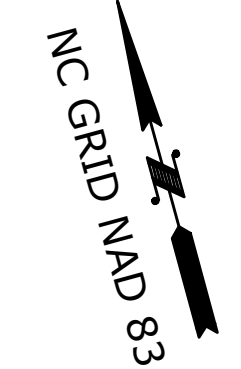


EIP  
N = 152,216.617 USFT  
E = 2,335,392.116 USFT

EDGE OF PAVEMENT  
**N.C. HIGHWAY 132 - S. COLLEGE ROAD**  
**200' PUBLIC RIGHT-OF-WAY**  
EDGE OF PAVEMENT

**REIGATE WAY**  
(50' PUBLIC RIGHT-OF-WAY)

**IVEYBRIDGE LANE**  
(55' PUBLIC RIGHT-OF-WAY)



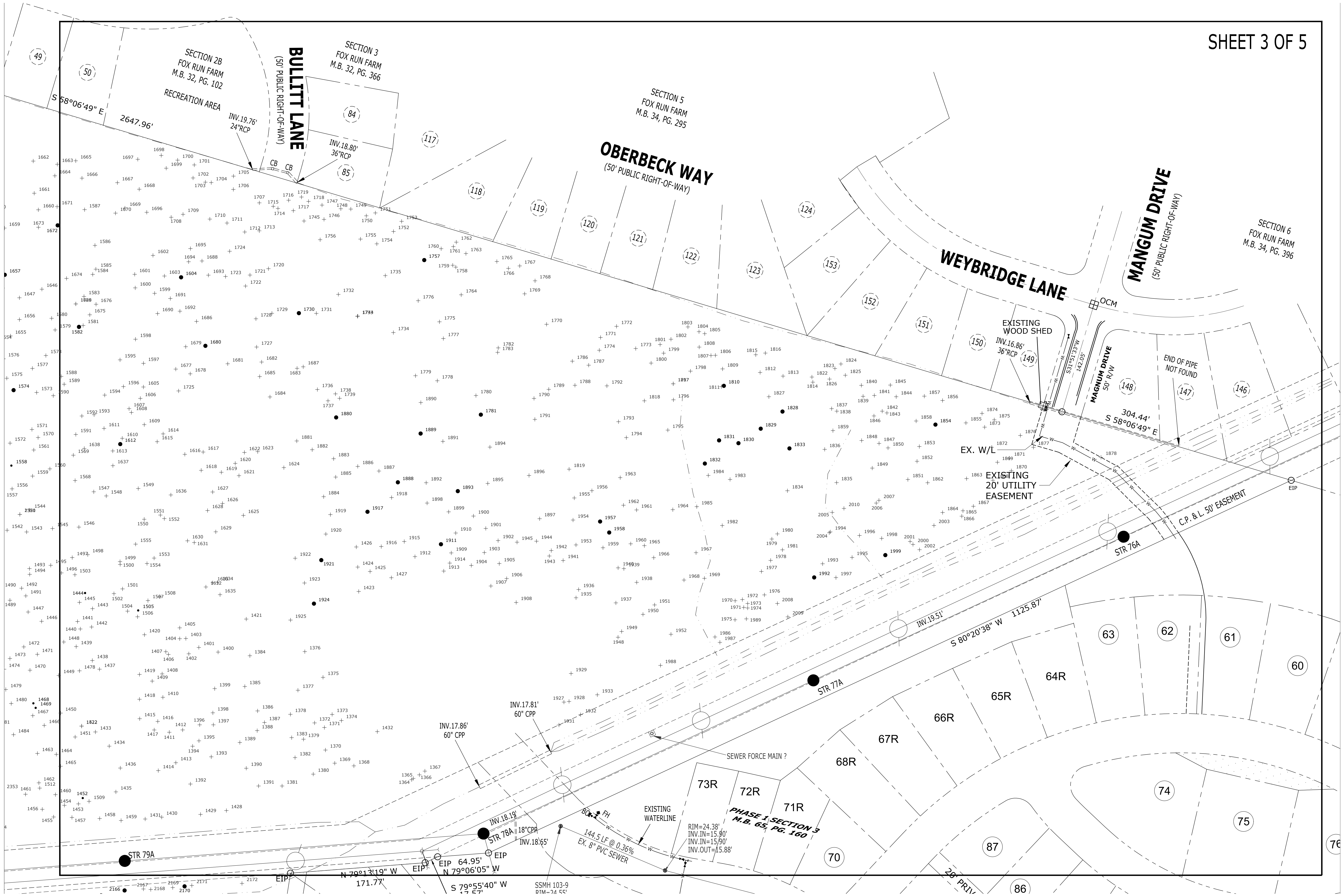
SECTION 1  
FOX RUN FARM  
M.B. 30, PG. 58

SECTION 2B  
FOX RUN FARM  
M.B. 32, PG. 102

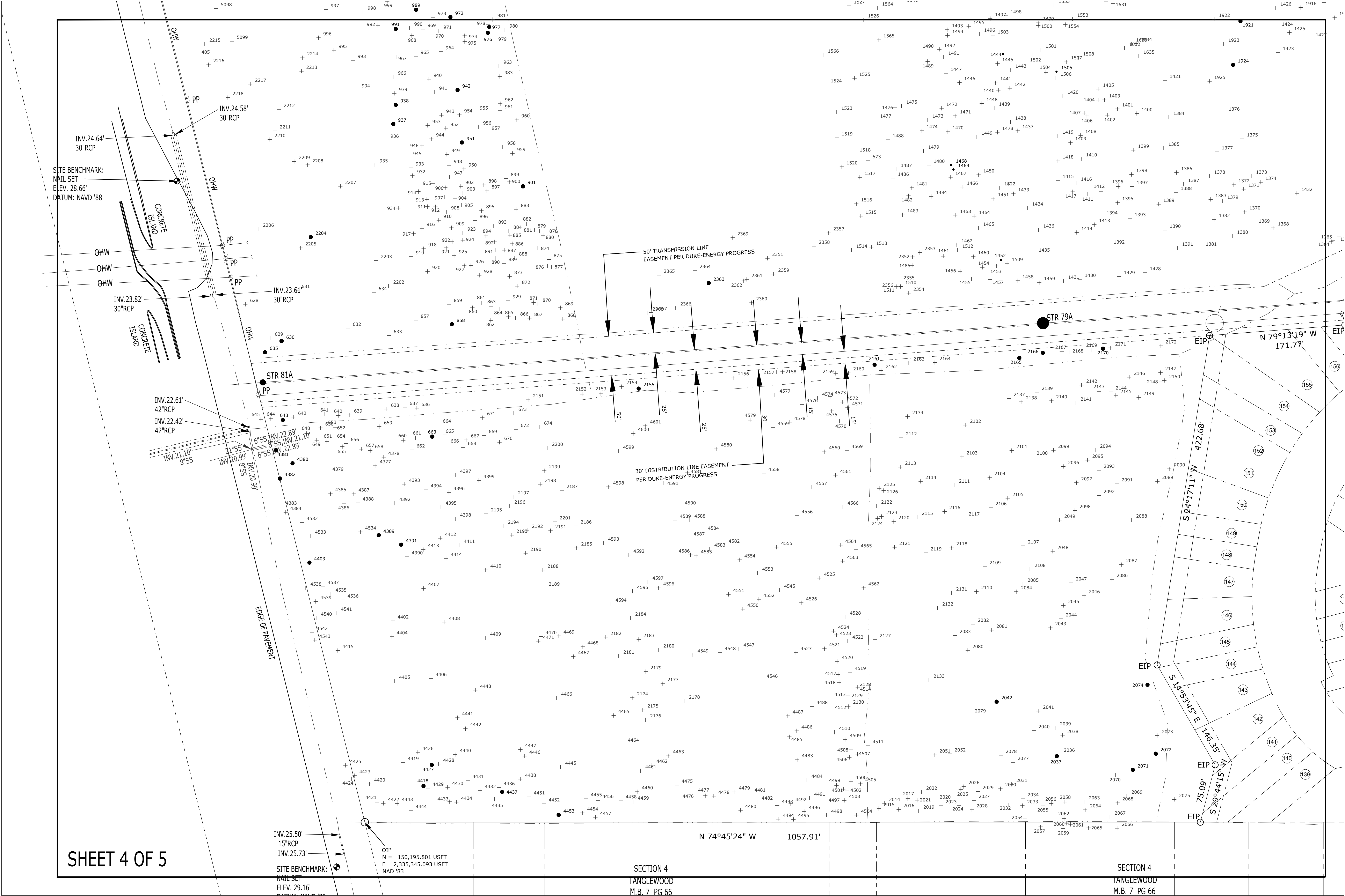
FC  
M.B.  
RECRE

S 58°06'49" E  
2647.96'









SITE BENCHMARK:  
NAIL SET  
ELEV. 28.66'  
DATUM: NAVD '88

CONCRETE ISLAND

OHV

OHV

OHV

CONCRETE ISLAND

INV. 22.61'  
42" RCP  
INV. 22.42'  
42" RCP  
INV. 21.10'  
8" SS  
INV. 20.99'  
8" SS  
INV. 20.99'  
8" SS  
6" SS INV. 22.89'  
8" SS INV. 21.10'  
6" SS INV. 22.89'  
8" SS INV. 21.10'

EDGE OF PAVEMENT

50' TRANSMISSION LINE  
EASEMENT PER DUKE-ENERGY PROGRESS

30' DISTRIBUTION LINE EASEMENT  
PER DUKE-ENERGY PROGRESS

STR 79A

STR 81A

N 79°13'19" W  
171.77'

S 24°17'11" W  
422.68'

S 14°53'45" E  
146.35'

S 29°44'15" W  
75.09'

SHEET 4 OF 5

INV. 25.50'  
15" RCP  
INV. 25.73'  
SITE BENCHMARK:  
NAIL SET  
ELEV. 29.16'  
DATUM: NAVD '88

OIP  
N = 150,195.801 USFT  
E = 2,335,345.093 USFT  
NAD '83

SECTION 4  
TANGLEWOOD  
M.B. 7 PG 66

N 74°45'24" W  
1057.91'

SECTION 4  
TANGLEWOOD  
M.B. 7 PG 66



## SIGNIFICANT TREES

| Point | Description          |
|-------|----------------------|
| 413   | 8 MAGNOLIA,          |
| 417   | 12 MAGNOLIA,         |
| 436   | 8 MAGNOLIA,          |
| 630   | 11 GUM,              |
| 635   | 6 MAGNOLIA,          |
| 643   | 24 PINE,             |
| 663   | 24 PINE,             |
| 858   | 20 12 OAK,           |
| 901   | 35 PINE,             |
| 937   | 18 OAK,              |
| 938   | 18 MAGNOLIA,         |
| 942   | 24 PINE,             |
| 951   | 26 PINE,             |
| 972   | 17 MAGNOLIA,         |
| 976   | 13 MAGNOLIA,         |
| 977   | 8 MAGNOLIA,          |
| 985   | 8 7 4 MAGNOLIA,      |
| 989   | 16 9 MAGNOLIA,       |
| 991   | 23 PINE 4 MAGNOLIA,  |
| 1000  | 11 MAGNOLIA,         |
| 1002  | 13 MAGNOLIA,         |
| 1016  | 24 PINE,             |
| 1021  | 24 PINE,             |
| 1102  | 28 PINE,             |
| 1107  | 24 PINE,             |
| 1108  | 25 PINE,             |
| 1122  | 9 MAGNOLIA,          |
| 1123  | 9 MAGNOLIA,          |
| 1124  | 8 MAGNOLIA,          |
| 1444  | TWIN 8 MAGNOLIA,     |
| 1452  | 16 MAGNOLIA,         |
| 1468  | 8 MAGNOLIA,          |
| 1469  | 8 MAGNOLIA,          |
| 1505  | 9 MAGNOLIA,          |
| 1534  | 8 MAGNOLIA,          |
| 1535  | 13 MAGNOLIA,         |
| 1558  | 10 9 TWIN MAGNOLIA,  |
| 1574  | 11 MAGNOLIA,         |
| 1582  | 8 MAGNOLIA,          |
| 1604  | 14 PINE 10 MAGNOLIA, |
| 1612  | 11 MAGNOLIA,         |
| 1653  | 8 MAGNOLIA,          |
| 1657  | 8 6 TWIN MAGNOLIA,   |
| 1672  | 24 PINE,             |
| 1680  | 24 PINE,             |
| 1730  | 24 PINE,             |
| 1757  | 24 PINE,             |
| 1781  | 24 PINE,             |
| 1810  | 24 PINE,             |
| 1828  | 24 PINE,             |
| 1829  | 24 PINE,             |
| 1830  | 24 PINE,             |
| 1831  | 25 PINE,             |
| 1832  | 30 OAK,              |
| 1833  | 24 PINE,             |
| 1854  | 18 OAK,              |
| 1880  | 24 PINE,             |
| 1888  | 24 PINE,             |
| 1889  | 24 PINE,             |
| 1893  | 24 PINE,             |
| 1911  | 26 PINE,             |
| 1917  | 24 PINE,             |
| 1921  | 24 PINE,             |
| 1924  | 24 PINE,             |
| 1957  | 20 OAK,              |
| 1958  | 27 PINE,             |
| 1992  | 18 OAK,              |
| 1999  | 18 OAK,              |
| 2037  | 24 PINE,             |
| 2042  | 24 PINE,             |
| 2071  | 24 PINE,             |
| 2072  | 18 OAK,              |
| 2074  | 24 PINE,             |
| 2155  | 24 PINE,             |
| 2161  | 24 OAK,              |
| 2165  | 18 OAK,              |
| 2166  | 18 OAK,              |
| 2170  | 18 OAK,              |
| 2204  | 27 PINE,             |
| 2329  | 24 PINE,             |
| 2337  | 24 PINE,             |
| 2363  | 24 PINE,             |
| 4380  | 26 PINE,             |
| 4381  | 25 PINE,             |
| 4382  | 26 PINE,             |
| 4389  | 26 PINE,             |
| 4391  | 27 PINE,             |
| 4403  | 27 PINE,             |
| 4418  | 25 PINE,             |
| 4427  | 19 TWIN MAPLE,       |
| 4437  | 24 PINE,             |
| 4453  | 24 PINE,             |
| 5025  | 24 pine              |
| 5026  | 24 pine              |
| 5031  | 24 pine              |

## REGULATED TREES

| Point | Description                   |
|-------|-------------------------------|
| 405   | 5 MAGNOLIA,                   |
| 406   | 6 MAGNOLIA,                   |
| 407   | 14 PINE,                      |
| 408   | 7 MAGNOLIA,                   |
| 409   | 15 PINE,                      |
| 410   | 12 PINE,                      |
| 411   | 12 PINE,                      |
| 412   | 12 PINE,                      |
| 414   | 13 PINE,                      |
| 415   | 12 PINE,                      |
| 416   | 13 PINE,                      |
| 418   | 12 PINE,                      |
| 419   | 12 PINE,                      |
| 420   | 13 PINE,                      |
| 421   | 13 PINE,                      |
| 422   | 12 PINE,                      |
| 423   | 12 PINE,                      |
| 424   | 12 PINE,                      |
| 425   | 13 PINE,                      |
| 426   | 14 PINE,                      |
| 427   | 18 PINE,                      |
| 428   | 13 PINE,                      |
| 429   | 13 PINE,                      |
| 430   | 12 PINE,                      |
| 431   | 12 PINE,                      |
| 432   | 12 PINE,                      |
| 433   | 14 PINE,                      |
| 434   | 12 PINE,                      |
| 435   | 18 15 PINE,                   |
| 436   | 12 PINE,                      |
| 438   | 12 PINE,                      |
| 439   | 13 PINE,                      |
| 440   | 13 PINE,                      |
| 441   | 14 PINE,                      |
| 442   | 14 PINE,                      |
| 443   | 15 PINE,                      |
| 573   | GUM,                          |
| 583   | 12 OAK,                       |
| 629   | 13 PINE,                      |
| 631   | 13 PINE,                      |
| 632   | 14 PINE,                      |
| 633   | 10 OAK,                       |
| 634   | 13 PINE,                      |
| 636   | 13 PINE,                      |
| 637   | 20 OAK,                       |
| 638   | 16 OAK,                       |
| 639   | 15 PINE,                      |
| 640   | 17 GUM,                       |
| 641   | 19 PINE,                      |
| 642   | 10 12 OAK,                    |
| 644   | 11 OAK,                       |
| 645   | 12 PINE,                      |
| 648   | 16 PINE,                      |
| 649   | 16 PINE,                      |
| 650   | 19 PINE,                      |
| 651   | 12 10 9 OAK,                  |
| 652   | 15 PINE,                      |
| 653   | 8 OAK,                        |
| 654   | 15 PINE,                      |
| 655   | 15 PINE,                      |
| 656   | 14 PINE,                      |
| 657   | 24 PINE,                      |
| 658   | 12 10 10 OAK,                 |
| 659   | 13 PINE,                      |
| 660   | 19 PINE,                      |
| 661   | 16 PINE,                      |
| 662   | 15 PINE,                      |
| 664   | 18 PINE,                      |
| 665   | 19 PINE,                      |
| 666   | 16 OAK,                       |
| 667   | 15 PINE,                      |
| 668   | 10 GUM,                       |
| 669   | 14 PINE,                      |
| 670   | 16 PINE,                      |
| 671   | 14 OAK,                       |
| 672   | 22 PINE,                      |
| 673   | 18 PINE,                      |
| 674   | 17 PINE,                      |
| 675   | 14 PINE,                      |
| 676   | 16 OAK,                       |
| 677   | 10 OAK,                       |
| 678   | 9 OAK,                        |
| 679   | 16 PINE,                      |
| 680   | 13 OAK,                       |
| 681   | 8 OAK,                        |
| 682   | 13 PINE,                      |
| 683   | 17 PINE,                      |
| 684   | 15 GUM,                       |
| 685   | 8 GUM,                        |
| 686   | 15 PINE,                      |
| 687   | 19 PINE,                      |
| 688   | 8 OAK,                        |
| 689   | 15 OAK,                       |
| 689   | 15 PINE,                      |
| 690   | 15 PINE,                      |
| 691   | 12 PINE,                      |
| 692   | 12 PINE,                      |
| 693   | 17 PINE,                      |
| 694   | 15 PINE,                      |
| 695   | 8 OAK,                        |
| 695   | 15 PINE,                      |
| 696   | 14 PINE,                      |
| 697   | 12 PINE,                      |
| 697   | 12 PINE,                      |
| 698   | 14 PINE,                      |
| 699   | 17 PINE,                      |
| 700   | 14 PINE,                      |
| 701   | 15 PINE,                      |
| 702   | 16 PINE,                      |
| 703   | 12 PINE,                      |
| 704   | 12 PINE,                      |
| 705   | 13 PINE,                      |
| 706   | 13 PINE,                      |
| 707   | 12 16 PINE,                   |
| 708   | 13 PINE,                      |
| 709   | 13 PINE,                      |
| 710   | 17 PINE,                      |
| 711   | 17 PINE,                      |
| 712   | 24 PINE,                      |
| 713   | 16 PINE,                      |
| 714   | 19 PINE,                      |
| 715   | 8 OAK,                        |
| 716   | 16 PINE,                      |
| 717   | 14 PINE,                      |
| 718   | 15 PINE,                      |
| 719   | 10 GUM,                       |
| 720   | 17 PINE,                      |
| 721   | 19 PINE,                      |
| 722   | 13 PINE,                      |
| 723   | 18 PINE,                      |
| 724   | 18 PINE,                      |
| 725   | 14 PINE,                      |
| 726   | BS NAIL,                      |
| 727   | 12 TWIN GUM,                  |
| 728   | 10 6 TWIN OAK,                |
| 729   | 12 11 10 4 OAK CLUSTER,       |
| 731   | 20 PINE,                      |
| 732   | 16 PINE,                      |
| 733   | 23 PINE,                      |
| 734   | 15 11 9 A OAK CLUSTER,        |
| 735   | 26 PINE,                      |
| 736   | 22 PINE,                      |
| 737   | 13 12 11 11 10 4 OAK CLUSTER, |
| 738   | 18 PINE,                      |
| 739   | 10 OAK,                       |
| 744   | 22 PINE,                      |
| 745   | 13 PINE,                      |
| 746   | 12 PINE,                      |
| 747   | 12 PINE,                      |
| 748   | 14 PINE,                      |
| 749   | 12 PINE,                      |
| 750   | 15 PINE,                      |
| 751   | 16 PINE,                      |
| 752   | 14 PINE,                      |
| 753   | 13 PINE,                      |
| 754   | 11 GUM,                       |
| 755   | 12 GUM,                       |
| 756   | 16 PINE,                      |
| 758   | 10 8 TTN GUM,                 |
| 759   | 11 GUM,                       |
| 760   | 13 PINE,                      |
| 761   | 8 CHERRY,                     |
| 762   | 9 GUM,                        |
| 763   | 13 PINE,                      |
| 764   | 15 15 10 9 OAK CLUSTER,       |

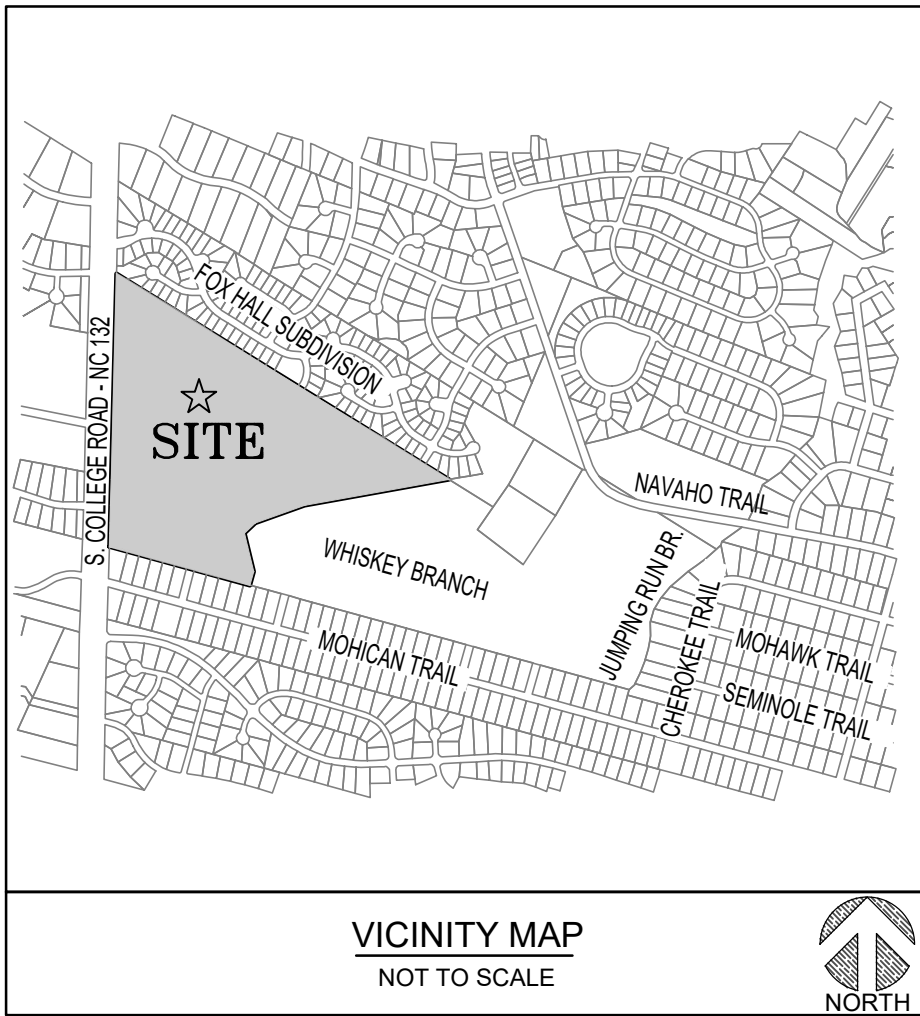
## REGULATED TREES

|      |                |
|------|----------------|
| 939  | 17 PINE,       |
| 940  | 5 MAGNOLIA,    |
| 941  | 16 PINE,       |
| 943  | 13 PINE,       |
| 944  | 15 PINE,       |
| 945  | 16 PINE,       |
| 946  | 13 PINE,       |
| 947  | 13 PINE,       |
| 948  | 16 PINE,       |
| 949  | 12 PINE,       |
| 950  | 14 PINE,       |
| 952  | 12 PINE,       |
| 956  | 13 PINE,       |
| 957  | 12 PINE,       |
| 958  | 16 OAK,        |
| 959  | 9 OAK,         |
| 960  | 18 PINE,       |
| 961  | 13 PINE,       |
| 962  | 16 PINE,       |
| 963  | 26 PINE,       |
| 964  | 13 PINE,       |
| 965  | 13 PINE,       |
| 966  | 1 PINE,        |
| 967  | 12 PINE,       |
| 968  | 13 PINE,       |
| 969  | 14 PINE,       |
| 970  | 12 PINE,       |
| 971  | 15 PINE,       |
| 973  | 15 PINE,       |
| 974  | 15 PINE,       |
| 975  | 12 PINE,       |
| 978  | 4 MAGNOLIA,    |
| 979  | 5 MAGNOLIA,    |
| 980  | 10 GUM,        |
| 981  | 11 OAK,        |
| 983  | 12 OAK,        |
| 986  | 19 PINE,       |
| 987  | 13 PINE,       |
| 988  | 19 PINE,       |
| 989  | 12 PINE,       |
| 992  | 14 PINE,       |
| 993  | 14 PINE,       |
| 994  | 12 PINE,       |
| 995  | 15 PINE,       |
| 996  | 15 PINE,       |
| 997  | 17 PINE,       |
| 998  | 10 GUM,        |
| 999  | 5 MAGNOLIA,    |
| 1001 | 12 PINE,       |
| 1003 | 14 PINE,       |
| 1004 | 14 PINE,       |
| 1005 | 11 GUM,        |
| 1006 | 12 PINE,       |
| 1007 | 13 PINE,       |
| 1008 | 18 PINE,       |
| 1009 | 12 PINE,       |
| 1010 | 13 PINE,       |
| 1011 | 15 PINE,       |
| 1012 | 14 PINE,       |
| 1013 | 15 PINE,       |
| 1014 | 14 PINE,       |
| 1015 | 4 MAGNOLIA,    |
| 1017 | 13 TWIN GUM,   |
| 1018 | 19 PINE,       |
| 1019 | 9 GUM,         |
| 1020 | 30 PINE,       |
| 1101 | 7 MAGNOLIA,    |
| 1103 | 8 OAK,         |
| 1104 | 10 GUM,        |
| 1105 | 13 PINE,       |
| 1106 | 13 PINE,       |
| 1109 | 13 PINE,       |
| 1110 | 13 PINE,       |
| 1111 | 16 PINE,       |
| 1112 | 16 PINE,       |
| 1113 | 8 OAK,         |
| 1114 | 17 PINE,       |
| 1115 | 12 PINE,       |
| 1116 | 12 PINE,       |
| 1117 | 15 PINE,       |
| 1118 | 12 PINE,       |
| 1119 | 16 PINE,       |
| 1120 | 18 PINE,       |
| 1121 | 17 PINE,       |
| 1122 | 4 MAGNOLIA,    |
| 1123 | BS NAIL,       |
| 1126 | 12 PINE,       |
| 1364 | 16 PINE,       |
| 1365 | 8 OAK,         |
| 1366 | 8 OAK CLUSTER, |
| 1367 | 10 OAK,        |
| 1368 | 14 PINE,       |
| 1369 | 17 PINE,       |
| 1370 | 14 PINE,       |
| 1371 | 13 PINE,       |
| 1372 | 14 PINE,       |
| 1373 | 14 PINE,       |
| 1374 | 14 PINE,       |
| 1375 | 16 PINE,       |
| 1380 | 13 OAK,        |
| 1377 | 16 PINE,       |
| 1378 | 17 PINE,       |
| 1383 | 17 PINE,       |
| 1384 | 15 GUM,        |
| 1385 | 8 GUM,         |
| 1386 | 14 PINE,       |
| 1387 | 12 PINE,       |
| 1388 | 16 PINE,       |
| 1389 | 20 PINE,       |
| 1386 | 13 PINE,       |
| 1387 | 15 PINE,       |
| 1388 | 15 PINE,       |
| 1389 | 16 PINE,       |
| 1390 | 19 PINE,       |
| 1391 | 9 GUM,         |
| 1392 | 15 PINE,       |
| 1393 | 13 PINE,       |
| 1394 | 12 PINE,       |
| 1395 | 14 PINE,       |
| 1396 | 13 12 PINE,    |
| 1397 | 14 PINE,       |
| 1398 | 12 TWIN PINE,  |
| 1399 | 15 PINE,       |
| 1400 | 14 PINE,       |
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| 1420 | 16 PINE,       |
| 1421 | 20 PINE,       |
| 1422 | NAIL,          |
| 1423 | 15 PINE,       |
| 1424 | 14 PINE,       |
| 1425 | 16 PINE,       |
| 1426 | 17 PINE,       |
| 1427 | 20 PINE,       |
| 1428 | 13 GUM,        |
| 1429 | 13 PINE,       |

## REGULATED TREES

|      |                 |
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| 1430 | 12 PINE,        |
| 1431 | 22 PINE,        |
| 1432 | BS HT,          |
| 1433 | 15 PINE,        |
| 1434 | 14 PINE,        |
| 1435 | 18 PINE,        |
| 1436 | 12 PINE,        |
| 1437 | 16 PINE,        |
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| 1440 | 15 PINE,        |
| 1441 | 15 PINE,        |
| 1442 | 8 OAK,          |
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| 1509 | 14 PINE,        |
| 1510 | 10 OAK,         |
| 1511 | 16 PINE,        |
| 1512 | 8 TWIN OAKS,    |
| 1513 | 13 OAK 15 PINE, |
| 1514 | 18 PINE,        |
| 1515 | 12 PINE,        |
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| 1517 | 16 PINE,        |
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| 1800 | 12 PINE,        |





|                               |                                                                        |
|-------------------------------|------------------------------------------------------------------------|
| <b>SITE DATA</b>              |                                                                        |
| OWNER                         | DRY POND PARTNERS, LLC<br>1201 GLEN MEADE ROAD<br>WILMINGTON, NC 28401 |
| OVERALL SITE ACREAGE:         | ± 64.28 ACRES                                                          |
| SUBTRACT FUTURE DEVELOPMENT   | (64.28 AC -28.80 AC FUTURE DEVELOPMENT) =                              |
| TOTAL SITE ACREAGE:           | <b>±35.48 ACRES</b>                                                    |
| PROPERTY PID:                 | R07100-004-004-000                                                     |
| EXISTING ZONING:              | PD                                                                     |
| PROPOSED ZONING:              | PD PERFORMANCE RESIDENTIAL                                             |
| EXISTING USE:                 | UNUSED LAND                                                            |
| PROPOSED USE:                 | MIXED-USE AND RESIDENTIAL                                              |
| FUTURE LAND USE DESIGNATION:  | COMMUNITY MIXED USE & GENERAL RESIDENTIAL                              |
| CAMA LAND USE CLASSIFICATION: | AQUIFER RESOURCE PROTECTION AREA AND<br>WATERSHED RESOURCE PROTECTION  |
| PROPOSED UNITS                |                                                                        |
| TOTAL UNIT COUNT:             | <b>120 UNITS</b>                                                       |
| SINGLE FAMILY LOTS:           | 60 LOTS                                                                |
| DUPLEXES & 4-PLEXES:          | 60 UNITS                                                               |

**DIMENSION STANDARDS**  
**NEW HANOVER COUNTY ZONING ORDINANCE - PERFORMANCE RESIDENTIAL DEVELOPMENT**  
a. BUILDINGS ON THE PERIPHERY OF A PERFORMANCE RESIDENTIAL DEVELOPMENT SHALL SETBACK A MINIMUM OF TWENTY (20) FEET FROM THE ADJOINING PROPERTY LINE.  
b. MULTI-FAMILY DWELLING UNITS SHALL BE SPACED A MINIMUM OF TWENTY (20) FEET FROM ANY PART OF ANOTHER DWELLING UNIT. ALL OTHER DWELLING UNITS SHALL BE SPACES A MINIMUM OF TEN (10) FEET FROM EACH OTHER (11-16-2020)

|                                                                           |                      |                              |
|---------------------------------------------------------------------------|----------------------|------------------------------|
| <b>OPEN SPACE SET-ASIDE CALCULATIONS:</b>                                 |                      |                              |
| 20% OF OVERALL SITE (0.2 x 64.28)                                         | REQUIRED<br>12.86 AC | PROVIDED<br>IN FUTURE PHASES |
| 20% OF NET SITE (0.2 x 35.48)                                             | REQUIRED<br>7.096 AC | PROVIDED<br>±12.31 AC        |
| **OPEN SPACE PROVIDED ON THIS PHASE IS TO BE SHARED BETWEEN LATER PHASES. |                      |                              |

**BUFFERYARD:**  
BUFFER AGAINST RESIDENTIAL PROPERTIES IS EQUAL TO 50% OF MINIMUM REQUIRED SETBACK AS SET FORTH IN ARTICLE 3: ZONING DISTRICTS, OR 20' WHICHEVER IS GREATER.

**FLOOD NOTE:**  
THIS TRACT IS LOCATED IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 3720313500K WITH A DATE OF AUGUST 28, 2018.

**ASSOCIATION MAINTENANCE:**  
ALL BUFFERS, DRAINAGE AREAS AND PASSIVE / ACTIVE OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

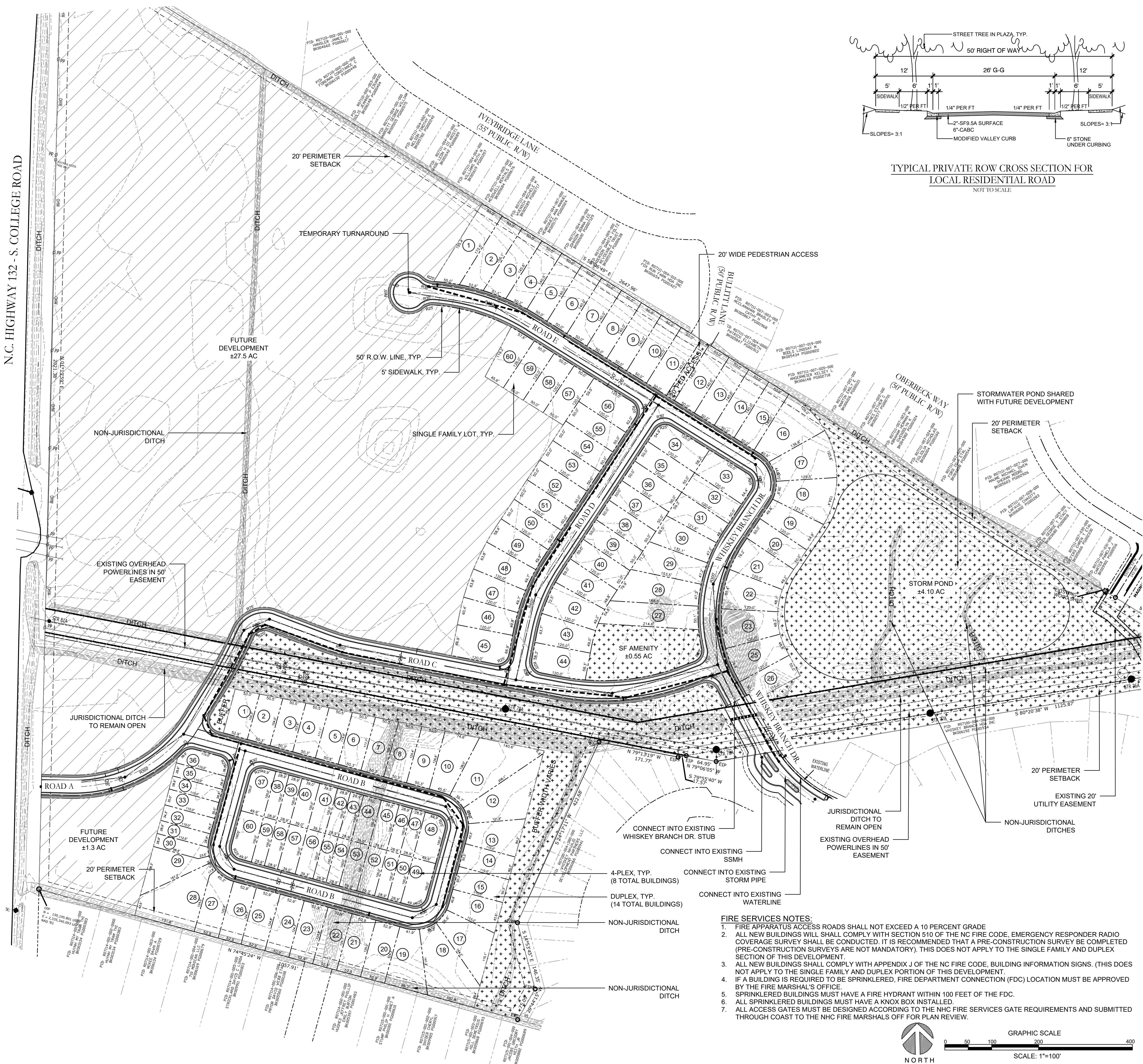
**TREE PRESERVATION:**  
ALL TREES WILL BE PRESERVED OR REMOVED IN ACCORDANCE WITH SECTION 5.3: TREE RETENTION OF THE COUNTY CODE

**PROJECT ROADS**  
• ALL PROPOSED ROADS IN THIS DEVELOPMENT WILL BE BUILT TO NCDOT & NHC STANDARDS. ALL ROADS WILL BE PUBLIC RIGHT OF WAY  
• THERE SHALL BE NO ENCUMBRANCES WITHIN THE NCDOT RIGHT OF WAY  
• ONLY NCDOT APPROVED MATERIALS ARE TO BE USED WITHIN THE RIGHT OF WAY  
• TOWNHOME SECTION WILL BE BUILT WITH PRIVATE DRIVEWAY WITH PARKING

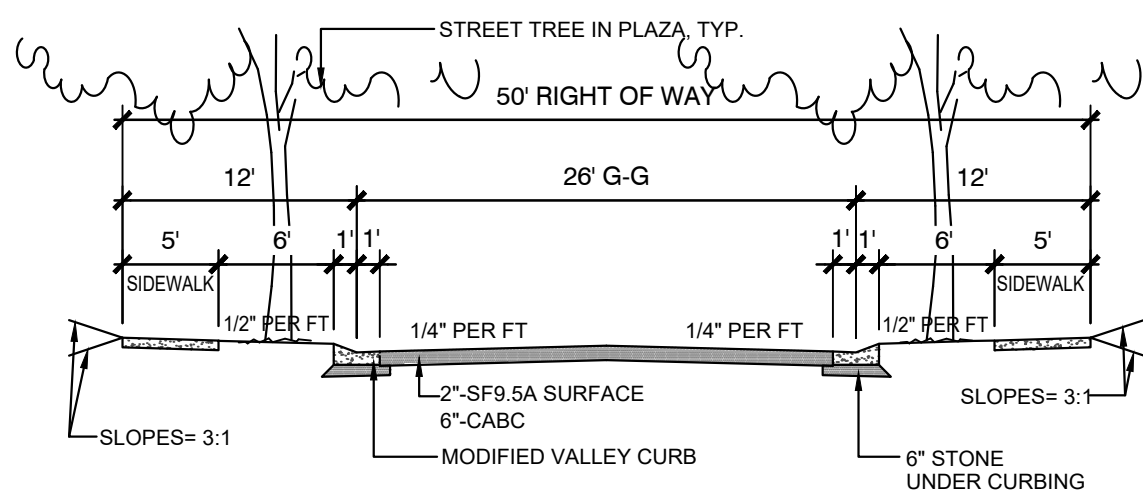
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|-----------------------------------------|-----------|
| <b>IMPERVIOUS AREAS</b>                 |           |
| PAVED SURFACE IN RIGHT OF WAYS          | ±3.43 AC  |
| DRIVEWAYS (120 DRIVES x 400 SF/DRIVE)   | ±1.10 AC  |
| SINGLE FAMILY RESIDENCES (60 x 4500 SF) | ±6.20 AC  |
| DUPLEX RESIDENCES (28 x 2800 SF)        | ±1.80 AC  |
| 4-PLEX RESIDENCES (32 x 1580 SF)        | ±1.16 AC  |
| SIDEWALKS                               | ±1.15 AC  |
| TOTAL:                                  | ±14.84 AC |

**STREET LIGHTS**  
NEIGHBORHOOD STREET LIGHT MODELS AND LOCATIONS SHALL BE DESIGNED BY DUKE ENERGY

**BEDROOMS**  
- DUPLEXES AND 4-PLEXES WILL HAVE APPROXIMATELY 2-3 BEDROOMS PER UNIT  
- SINGLE FAMILY HOMES WILL HAVE APPROXIMATELY 3 BEDROOMS PER UNIT



**FIRE SERVICES NOTES:**  
1. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED A 10 PERCENT GRADE  
2. ALL NEW BUILDINGS WILL SHALL COMPLY WITH SECTION 510 OF THE NC FIRE CODE. EMERGENCY RESPONDER RADIO COVERAGE SURVEY SHALL BE CONDUCTED. IT IS RECOMMENDED THAT A PRE-CONSTRUCTION SURVEY BE COMPLETED (PRE-CONSTRUCTION SURVEYS ARE NOT MANDATORY). THIS DOES NOT APPLY TO THE SINGLE FAMILY AND DUPLEX SECTION OF THIS DEVELOPMENT.  
3. ALL NEW BUILDINGS SHALL COMPLY WITH APPENDIX J OF THE NC FIRE CODE, BUILDING INFORMATION SIGNS. (THIS DOES NOT APPLY TO THE SINGLE FAMILY AND DUPLEX PORTION OF THIS DEVELOPMENT.  
4. IF A BUILDING IS REQUIRED TO BE SPRINKLERED, FIRE DEPARTMENT CONNECTION (FDC) LOCATION MUST BE APPROVED BY THE FIRE MARSHAL'S OFFICE.  
5. SPRINKLERED BUILDINGS MUST HAVE A FIRE HYDRANT WITHIN 100 FEET OF THE FDC.  
6. ALL SPRINKLERED BUILDINGS MUST HAVE A KNOX BOX INSTALLED.  
7. ALL ACCESS GATES MUST BE DESIGNED ACCORDING TO THE NHC FIRE SERVICES GATE REQUIREMENTS AND SUBMITTED THROUGH COAST TO THE NHC FIRE MARSHALS OFF FOR PLAN REVIEW.



TYPICAL PRIVATE ROW CROSS SECTION FOR  
LOCAL RESIDENTIAL ROAD  
NOT TO SCALE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS/STATUS:

CLIENT INFORMATION:

**PARAMOUNT ENGINEERING**  
122 Cinema Drive  
Wilmington, North Carolina 28403  
(910) 791-6707 (O) (910) 791-6760 (F)  
NC License # C-2846

**PRELIMINARY PLAN  
OVERALL SITE PLAN**  
WHISKEY BRANCH  
MASONBORO TOWNSHIP  
NEW HANOVER CO., NORTH CAROLINA

PROJECT STATUS:  
CONCEPTUAL LAYOUT  
FINAL DESIGN  
RELEASED FOR CONSTRUCTION

SEAL

DRAWING INFORMATION

DATE: 08/03/2021  
SCALE: 1"=100'  
DRAWN: CWW  
CHECKED: ANE

**P-2.0**

PEI JOB#: 20511.PE