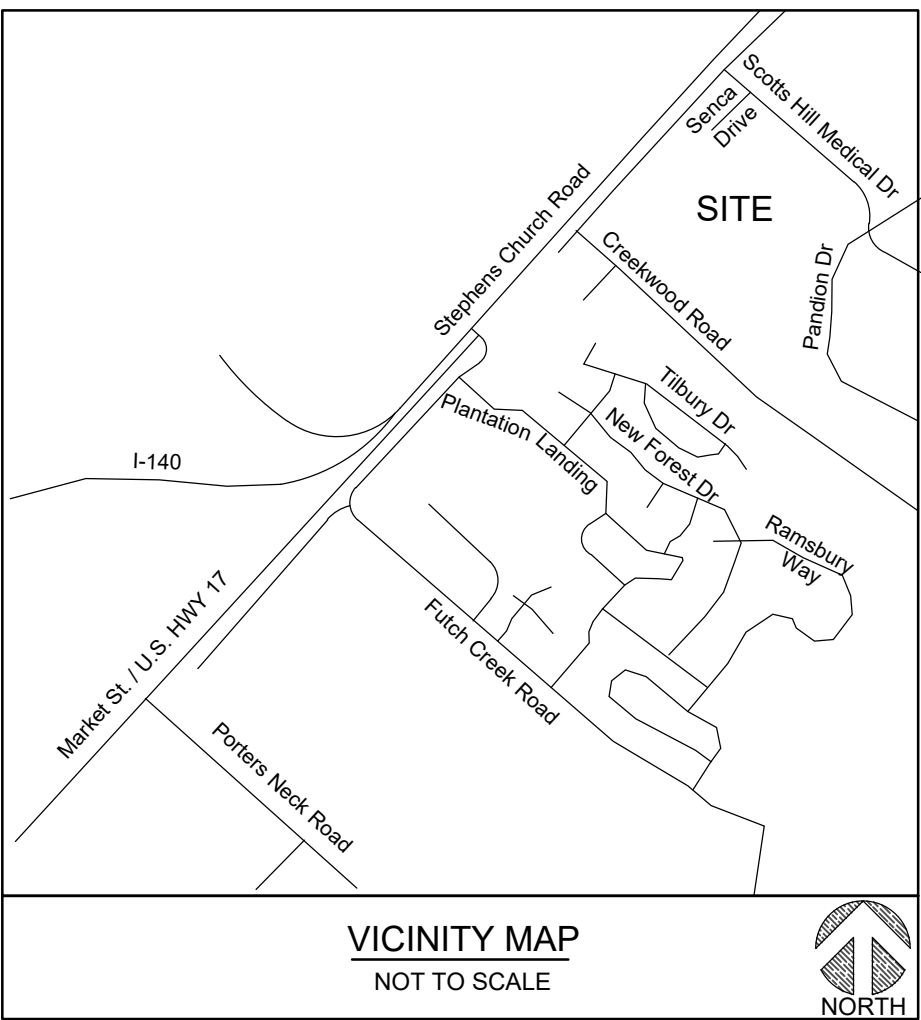


COMET APARTMENTS SCOTTS HILL

9000 MARKET STREET
NEW HANOVER COUNTY, NORTH CAROLINA

MAJOR SITE PLAN SEPTEMBER 2021

APPLICANT:
COMET DEVELOPMENT
309 GALLIMORE DAIRY ROAD, SUITE 102
GREENSBORO, NC 27409



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: NICOLE SMITH PH: 910-798-7165	CFPUA (WATER & SEWER) GENERAL PH: 919-332-6550
PIEDMONT NATURAL GAS ATTN: CARL PAQUET PH: 910-350-2242	DUKE ENERGY PROGRESS GENERAL PH: 800-452-2777
EMERGENCY DIAL 911 POLICE - FIRE - RESCUE	AT&T ATTN: STEVE DAYVAULT PH: 910-341-7664
	SPECTRUM GENERAL PH: 800-892-4357



Know what's below.
Call before you dig.

COMET APARTMENTS SCOTTS HILL

MAJOR SITE PLAN

PROJECT # 21478.PE SEPTEMBER 1, 2021

SHEET INDEX

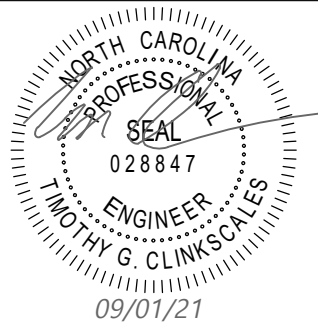
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-2.0	SITE PLAN
L-1.0-1.1	TREE REMOVAL & MITIGATION PLAN
L-2.0	LANDSCAPE PLAN
SV-1	SURVEY EXHIBIT

PROJECT CONSULTANTS

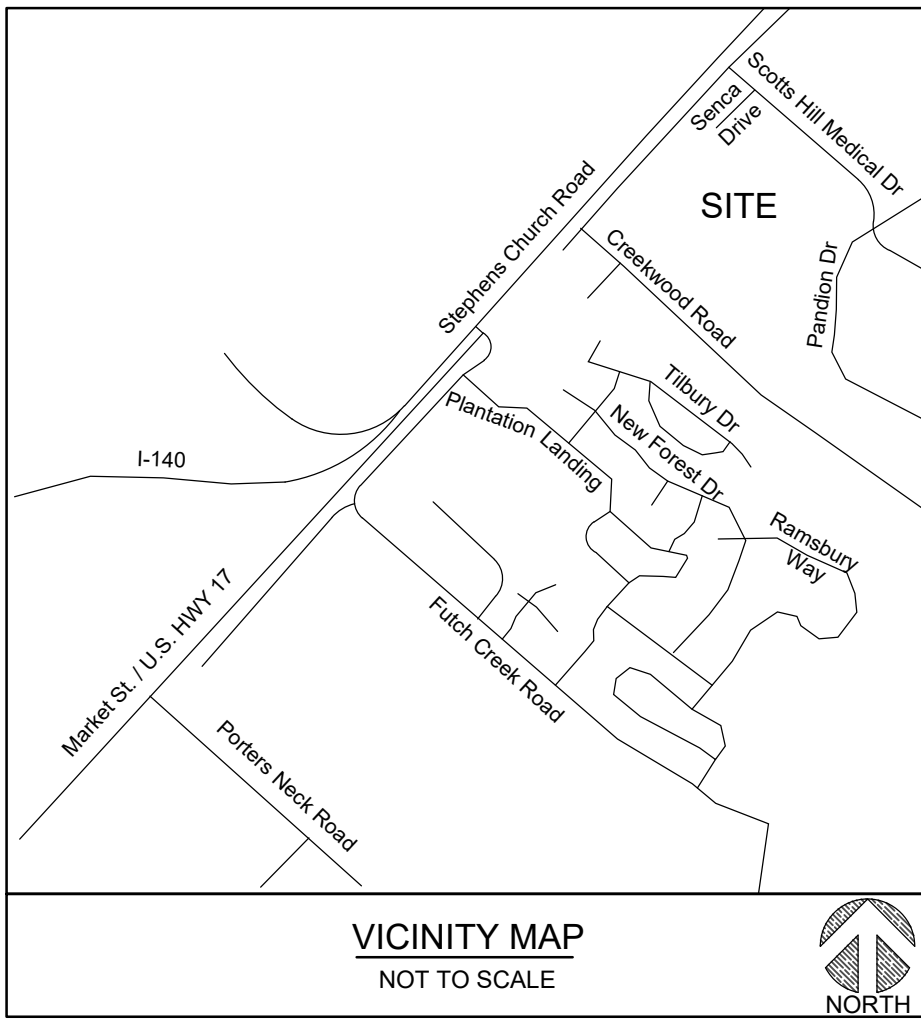
APPLICANT COMET DEVELOPMENT 309 GALLIMORE DAIRY ROAD, SUITE 102 GREENSBORO, NC 27409 SETH COKER: 336-362-3070	ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403 CIVIL: ROB BALLAND, PE (910-791-6707) LANDSCAPE ARCHITECT: ALLISON ENGBRETSON, RLA (910-791-6707)	SURVEYOR PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403 JOSH TAYLOR, PLS (910-791-6707)
--	--	--

PREPARED BY:

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



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



SITE DATA
PROJECT ADDRESS: 9000 MARKET STREET
WILMINGTON, NC

APPLICANT INFORMATION: COMET DEVELOPMENT
309 GALLIMORE DAIRY ROAD, SUITE 102
GREENSBORO, NC 27409

OWNER INFORMATION: WPE HOLDINGS, LLC / SENCA PROPERTIES
1721 NEW HANOVER MEDICAL PARK DRIVE
WILMINGTON, NC 28403

PARCEL ID: R02900-002-068-000
R02900-003-032-000

CURRENT ZONING: RMF-MH & R-15

PROPOSED USE: MULTI-FAMILY

PROJECT SITE AREA: ± 19.04 AC (829,382 SF)

FLOOD INFORMATION: THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE

COMPREHENSIVE LAND PLAN
PLACE TYPE COMMUNITY MIXED USE

CAMA LAND CLASSIFICATION: TRANSITION

PERFORMANCE RESIDENTIAL DENSITY

RMF-MH ALLOWABLE DENSITY: 25 DU/AC
±12.99 AC @ 25 UNITS / AC
325 UNITS

R-15 ALLOWABLE DENSITY: 2.5 DU/AC
± 6.05 AC @ 2.5 UNITS / AC
15 UNITS

TOTAL ALLOWABLE UNITS: 340 UNITS

TOTAL PROPOSED UNITS: 256 UNITS / 13.4 DU/AC

DEVELOPMENT DATA

PROPOSED UNITS: 256 UNITS
(120) 1-BED UNITS
(136) 2-BED UNITS

PROPOSED BUILDING HEIGHTS: (2) BUILDINGS @ 25' HT.
(4) BUILDINGS @ 50' HT.

IMPERVIOUS SURFACE

TOTAL PROPOSED IMPERVIOUS SURFACE: 8.73 AC (380,371.63 SF)

PARKING

(120) 1-BR @ 1.5 PARKS / UNIT 180 SPACES
(136) 2-BR @ 2.0 PARKS / UNIT 272 SPACES
452 SPACES

PARKING PROVIDED

463 SPACES
445 SURFACE SPACES
18 GARAGE SPACES

OPEN SPACE

REQUIRED OPEN SPACE 20% x ± 19.04 AC ±3.61 AC

PROVIDED OPEN SPACE ± 8.3 AC (± 44%)
NATURAL FEATURES ± 6.0 AC
(100% R-15 DISTRICT w/ WETLANDS)
ACTIVE RECREATION AREA ± 0.8 AC
OPEN YARDS ± 1.5 AC

IMPERVIOUS COVERAGE

ROOFTOPS ± 95,000 SF
PAVEMENT ± 177,000 SF
PATIO & WALKS ± 45,200 SF
TOTAL: ± 317,200 SF (38.2%)

SITE LIGHTING:

1. ALL STREET AND PARKING LIGHTING WILL BE DESIGNED AND INSTALLED BY DUKE ENERGY. APPROXIMATE FIXTURE LOCATIONS SHOWN, BUT FINAL DESIGN WILL VARY.

2. ALL LIGHTING ON APARTMENT BUILDINGS WILL BE DESIGNED AND INSTALLED BY BUILDER.

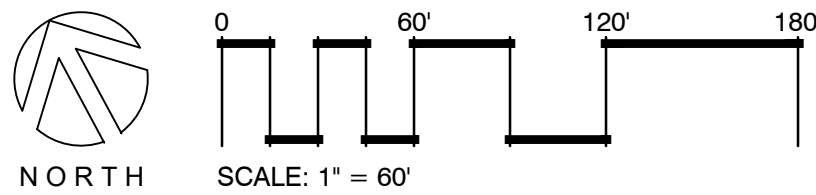
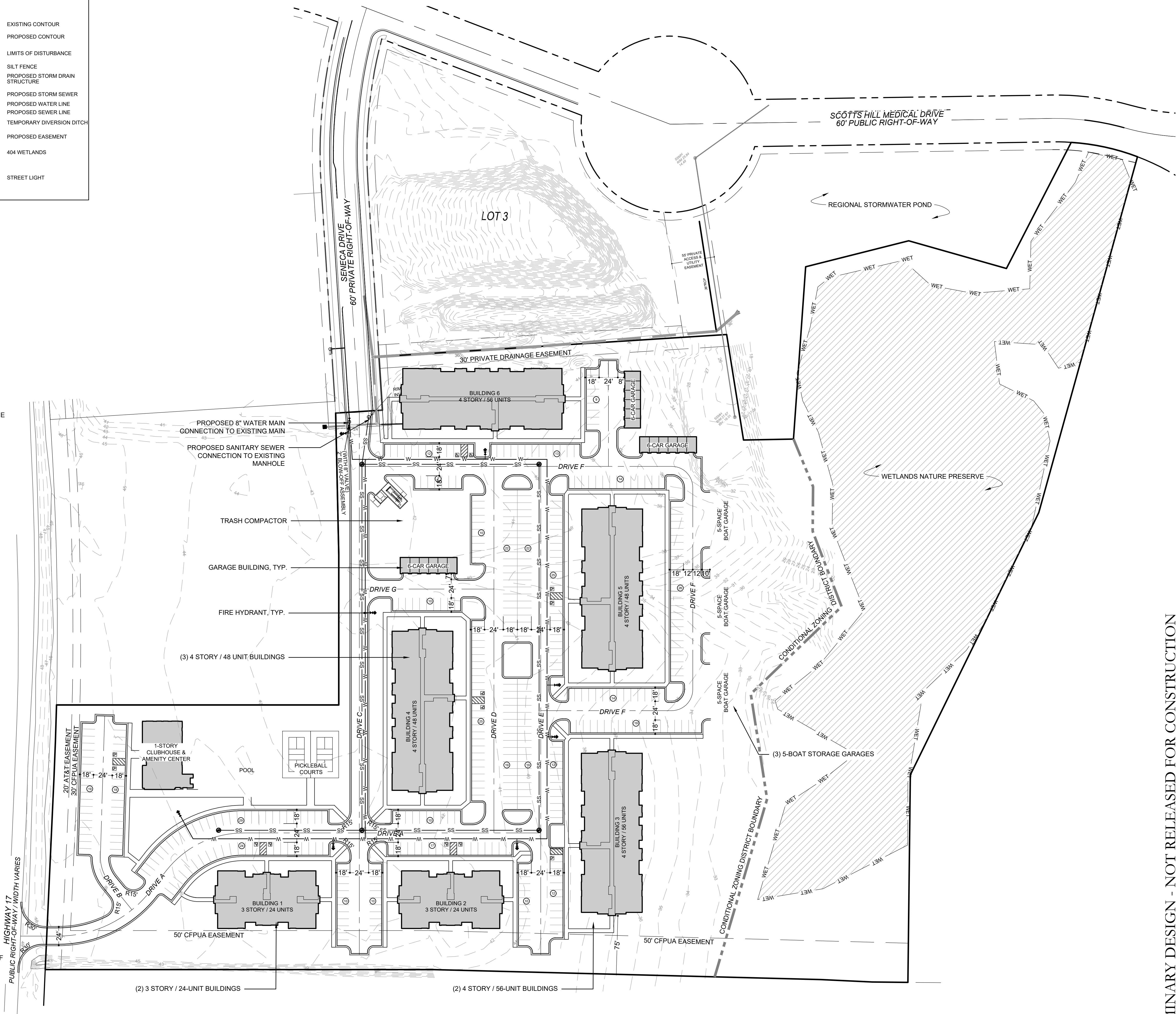
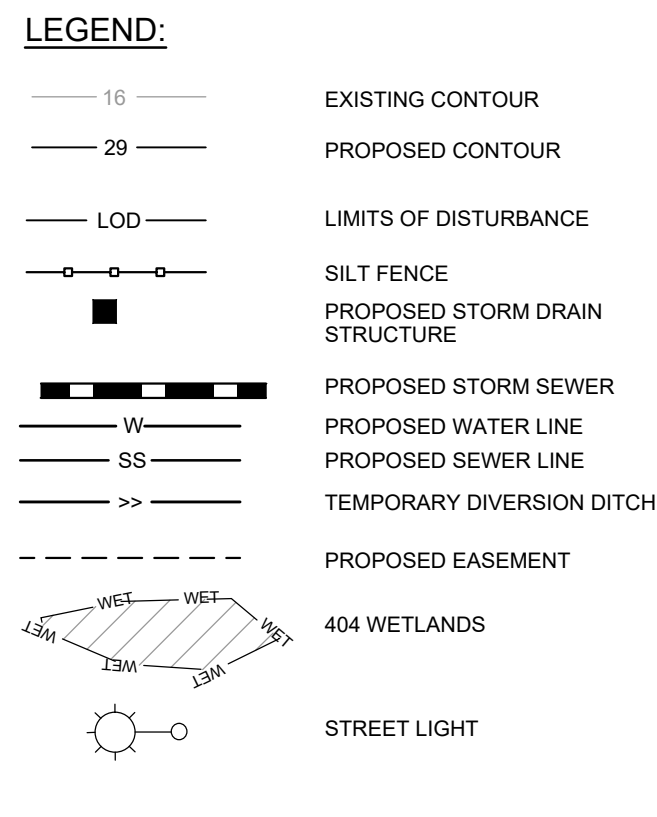
3. LIGHT FIXTURES T.B.D.

SURVEY & UTILITY NOTES:

1. REFERENCE DEED BOOK INFORMATION PROVIDED ON EXISTING CONDITIONS PLAN.

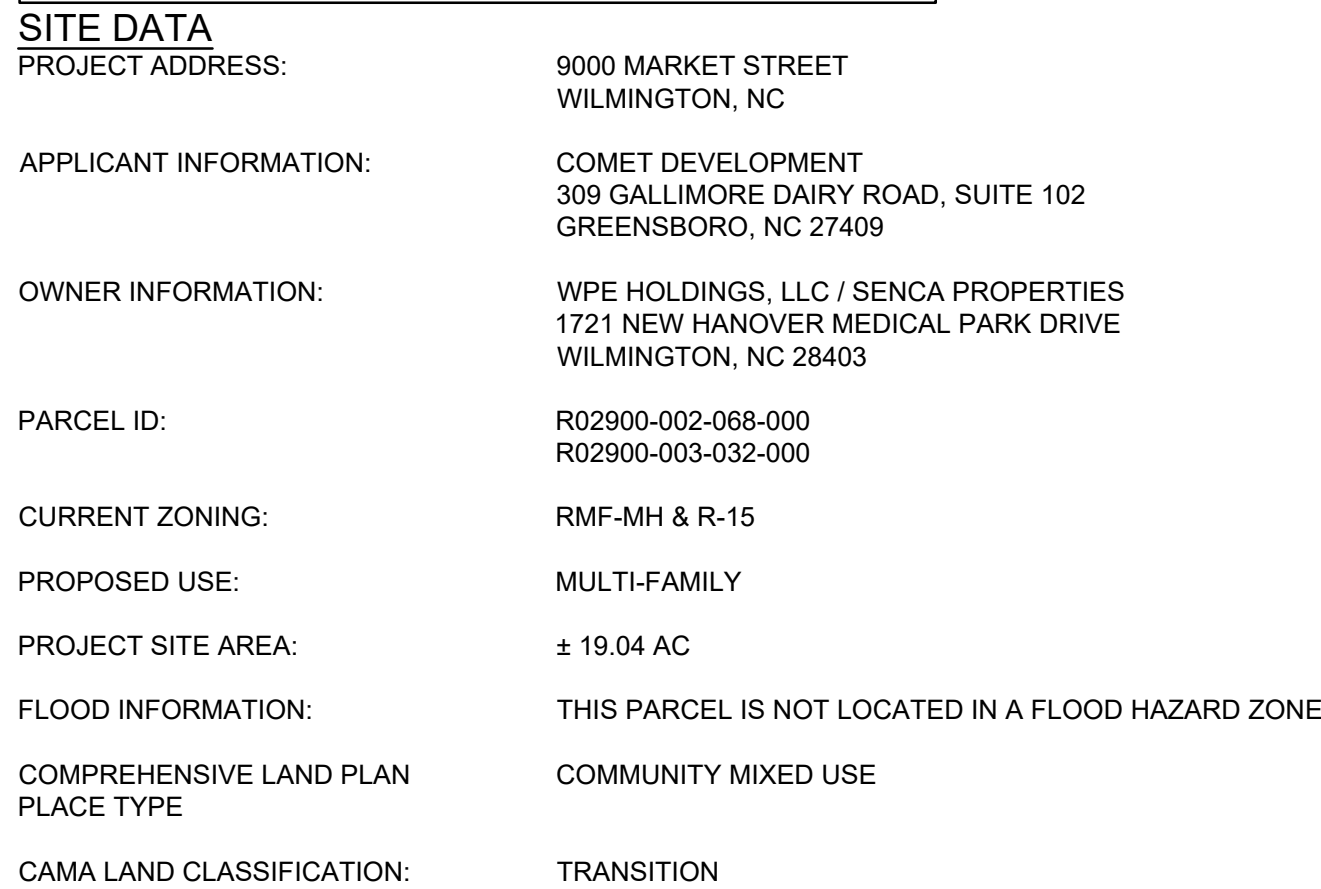
2. UTILITIES SHOWN HEREON ARE FROM INFORMATION VISIBLE IN THE FIELD AND MAPS PROVIDED BY OTHERS. UTILITIES OTHER THAN WHAT ARE SHOWN MAY EXIST. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.

3. WATER AND SEWER WILL BE PROVIDED BY CFPUA.







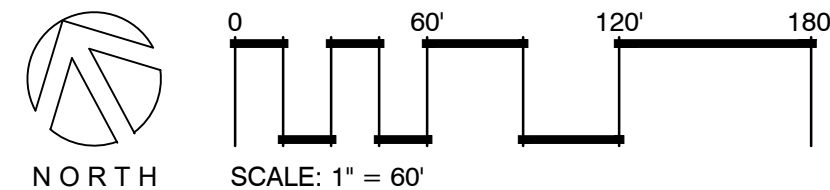
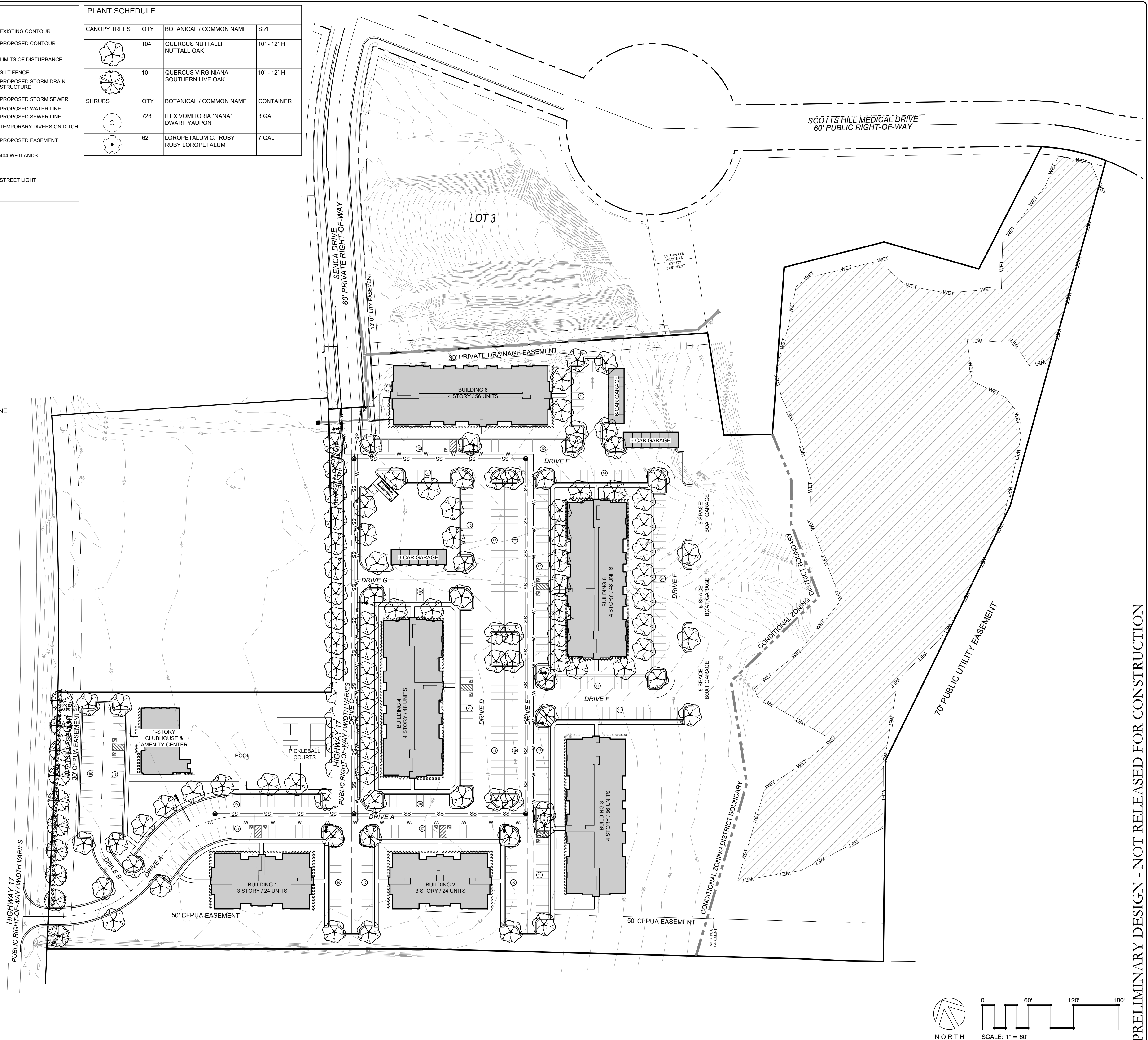
PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

PROJECT STATUS CONCEPTUAL LAYOUT: FINAL DESIGN: RELEASED FOR CONSTRUCTION: DATE: SCALE: DRAWING INFORMATION DRAWING: CHECKED:	SEAL NORTH CAROLINA PROFESSIONAL ENGINEER 028847 JIMMY G. CLARK/SCS 09/01/21	SITE PLAN MAJOR SITE PLAN COMET APARTMENTS SCOTTS HILL NEW HANOVER COUNTY NORTH CAROLINA	CLIENT INFORMATION COMET DEVELOPMENT 309 GALLIMORE DAIRY ROAD, SUITE 102 GREENSBORO, NC 27409	REVISIONS:




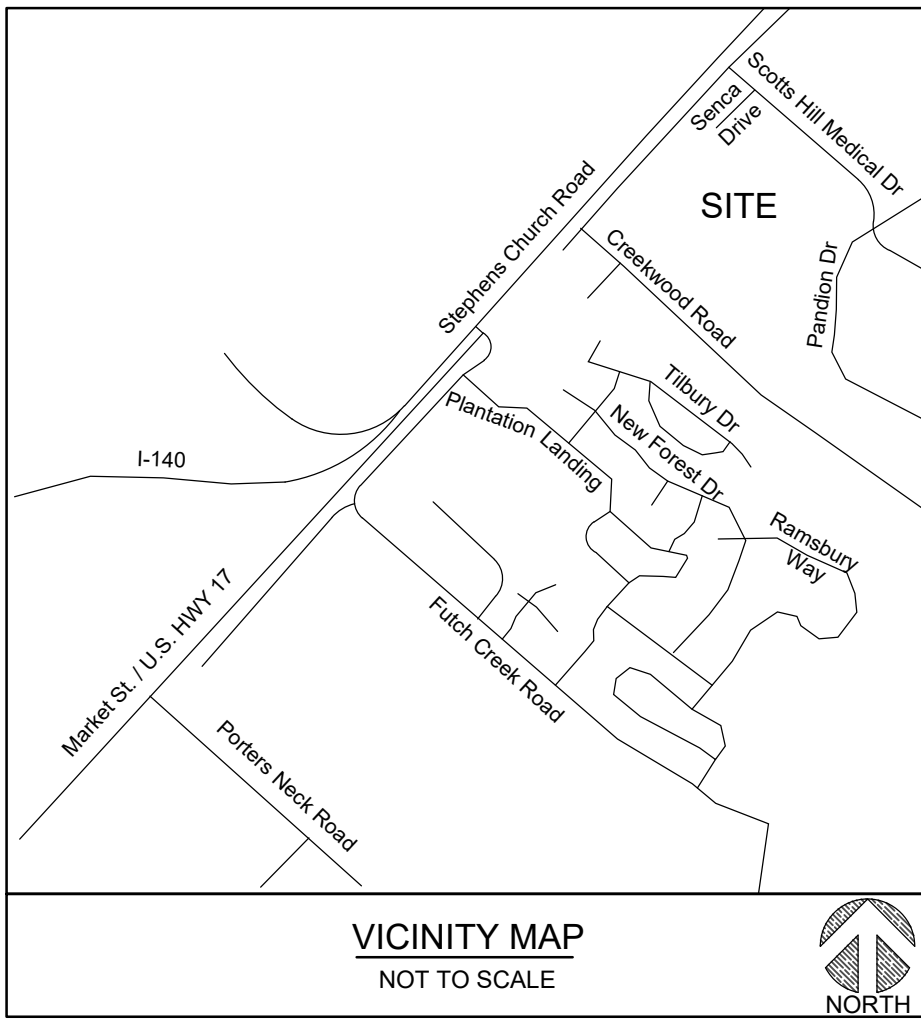
LEGEND:	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
	SILT FENCE
	PROPOSED STORM DRAIN STRUCTURE
	PROPOSED WATER SEWER
	PROPOSED STORM LINE
	PROPOSED SEWER LINE
	TEMPORARY DIVERSION DITCH
	PROPOSED EASEMENT
	404 WETLANDS
	STREET LIGHT

PLANT SCHEDULE			
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	104	QUERCUS NUTTALLII NUTTALL OAK	10' - 12' H
	10	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	10' - 12' H
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER
	728	ILEX VOMITORIA 'NANA' DWARF YAUPON	3 GAL
	62	LOREPETALUM C. 'RUBY' RUBY LOREPETALUM	7 GAL



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

	PROJECT STATUS CONCEPTUAL LAYOUT PRELIMINARY DESIGN FINAL DESIGN RELEASED FOR CONSTRUCTION	LANDSCAPE PLAN MAJOR SITE PLAN COMET APARTMENTS SCOTTS HILL NEW HANOVER COUNTY NORTH CAROLINA	PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846	CLIENT INFORMATION: COMET DEVELOPMENT 309 GALLIMORE DAIRY ROAD, SUITE 102 GREENSBORO, NC 27409	REVISIONS:
REL 106P - 24729.DWG		L-2.0			



PARCEL DATA
PROJECT ADDRESS: 9000 MARKET STREET
WILMINGTON, NC

APPLICANT INFORMATION: COMET DEVELOPMENT
309 GALLIMORE DAIRY ROAD, SUITE 102
GREENSBORO, NC 27409

OWNER INFORMATION: WPE HOLDINGS, LLC / SENCA
PROPERTIES
1721 NEW HANOVER MEDICAL PARK
DRIVE
WILMINGTON, NC 28403

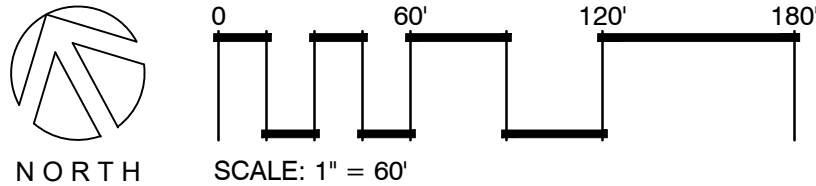
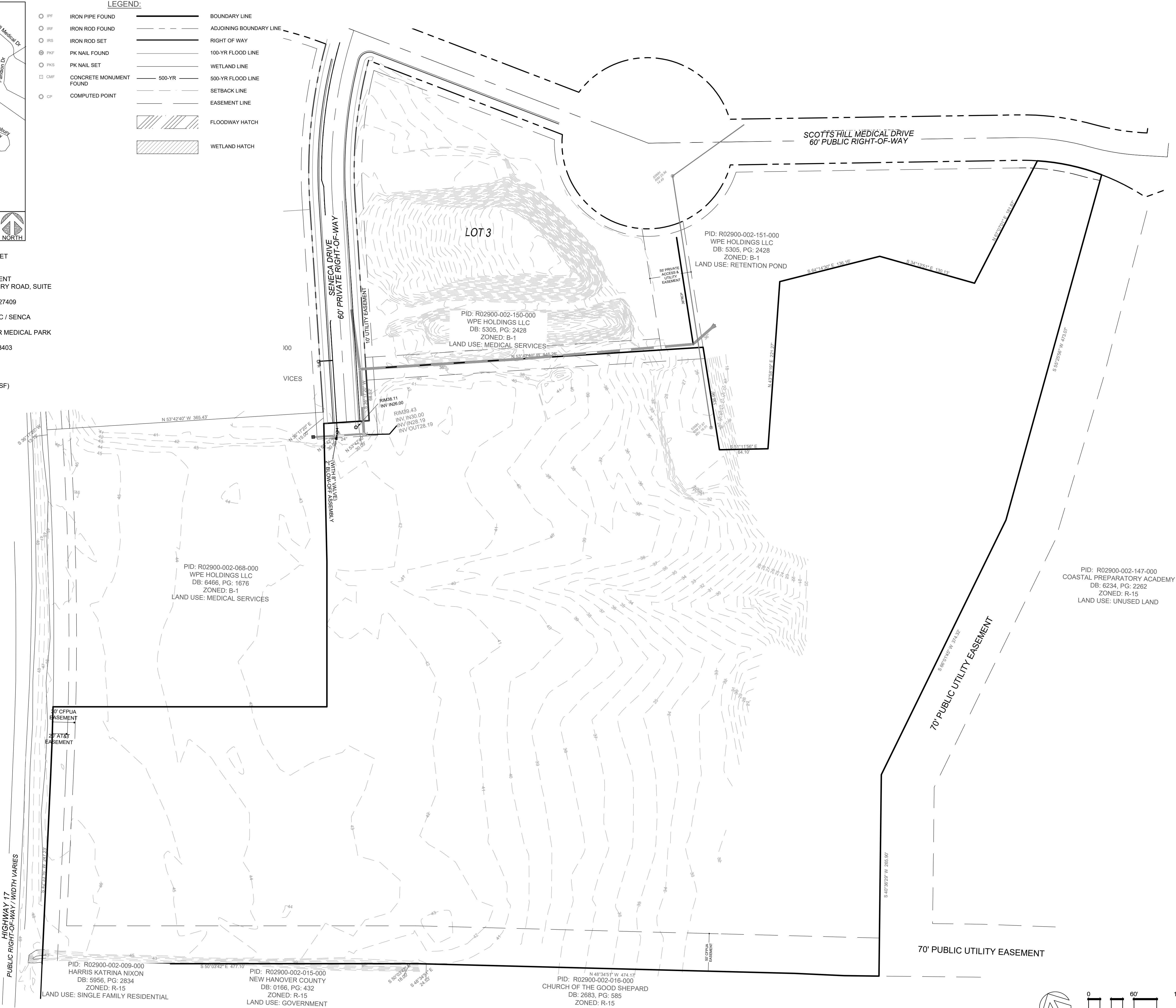
PARCEL ID: R02900-002-068-000
R02900-003-032-000

PROJECT SITE AREA: ± 19.04 AC (829,382 SF)

CURRENT ZONING: RMF-MH & R-15

NOTES

1. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS,
RESTRICTIONS, OR COVENANTS OF RECORD.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:	
CLIENT INFORMATION:	
COMET DEVELOPMENT 309 GALLIMORE DAIRY ROAD, SUITE 102 GREENSBORO, NC 27409	
PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6766 (F) NC License # C-2846	
SURVEY EXHIBIT MAJOR SITE PLAN COMET APARTMENTS SCOTT'S HILL NEW HANOVER COUNTY NORTH CAROLINA	
PROJECT STATUS: CONCEPT LAYOUT: DESIGN LAYOUT: FINAL DESIGN LAYOUT: RELEASED FOR CONSTRUCTION:	DRAWING INFORMATION: DATE: 08/12/11 SCALE: 1" = 60' DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED: [Signature]
SEAL	SV-1
PEI JOB#: 21478.PE	