

## **TECHNICAL REVIEW COMMITTEE AGENDA**

**September 15, 2021**

**New Hanover County's Technical Review Committee (TRC) will meet Wednesday, September 15, 2021 at 2:00 p.m. at 230 Government Center Drive, Suite 110, to discuss the below items.**

**PLEASE NOTE:**

***This meeting will be conducted remotely via teleconference. Interested parties can contact the Planning and Land Use Department at 910-798-7165 for more information.***

**2:00 p.m. Item 1: Island Montessori Expansion – Commercial Site Plan** (Ron Meredith, Current Planner)  
Request by Shane Lippard, Right Angle Engineering, for an elementary and secondary school with a 5503 sq ft building. The subject property is located at 6339 Carolina Beach Road. It consists of 3.7 acres and is zoned O&I and R-15.

**2:15 p.m. Item 2: Hanover Pines – Commercial Site Plan** (Nicole Smith, Senior Planner)  
Request by Brad Schuler, Paramounte Engineering, Inc to establish a park and recreation area, to include trails, a nature area, and supporting facilities. The subject property is located at 6101 Carolina Beach Road. It consists of 6.05 acres and is zoned R-15.

**2:30 p.m. Item 3: Sidbury Landing – Preliminary Plan** (Amy Doss, Current Planner)  
Request by Brad Schuler, Paramounte Engineering, Inc for a performance residential major subdivision with 219 single-family detached homes. The subject property is located at the 8600-8800 block of Sidbury Road. It consists of 88.02 acres and is zoned R-15.

**2:45 p.m. Item 4: Conceptual Review – Blue Clay Flex Space – Commercial Site Plan**  
Request by Brad Schuler, Paramounte Engineering, Inc for a conceptual review for a Commercial Site Plan. The subject property is located east of Pilgrim Circle at the 2500 block of Blue Clay Road. It consists of about 18 acres and is zoned AC.

Items Heading Back to the Planning Board: (October 5, 2011)

- Rezoning Request (Z21-12): Request by James Yopp on behalf of Jack Carlisle and Rockhill Road Investments, LLC, to rezone approximately 117.58 acres of land located at 1320, 1330, and 1340 Rockhill Road from R-10, Residential District to R-15, Residential District.

Future Items: (10/6 mtg items)

- Comet Apartments Scotts Hill (Ron Meredith, Current Planner): Commercial Site Plan for a multi-family development at the 9000 block of Market Street.



# NEW HANOVER COUNTY

## PLANNING & LAND USE

230 Government Center Drive, Suite 110, Wilmington, NC 28403

P: (910) 798-7165 | F: (910) 798-7053 | NHCgov.com

**Rebekah Roth**, Director

To: Brian Corrigan, Cape Fear Montessori Village, Inc. [riandcorrigan@islandmontessorischool.com](mailto:riandcorrigan@islandmontessorischool.com)

From: Ron Meredith  
Current Planner

Date: April 16<sup>th</sup>, 2021

Subject: Cape Fear Montessori Village – 6339 Carolina Beach Rd – TRC Review

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The following comments have been received for the September 15<sup>th</sup>, 2021 TRC meeting.

Please note: following the TRC meeting, a revised site plan addressing each of the below items must be resubmitted prior to receiving approval.

**Planning, Ron Meredith 910-798-7441**

1. This proposal is being reviewed as an *Elementary and Secondary School* and permitted by-right in the R-15.
2. Please update the plan with the following general corrections:
  - a. Please add a legend for all symbols used within the site plan.
  - b. Please add the site plan revision dates as revisions are created.
  - c. Please label what datum the elevations are tied to. Elevations must be tied to North American Vertical Datum of 1988 (NAVD 88) and horizontal coordinates must be tied to the North Carolina Grid System.
3. It appears that the proposed building is slightly encroaching into the sanitary sewer easement to the east of the building.
4. Please provide an updated JD for the subject tract. Are any wetland disturbances proposed?
5. Parking:
  - a. It appears that there is no additional parking being shown for the proposal. Please include additional parking, expansions shall provide the minimum number of off-street parking spaces in accordance with Table 5.1.2.A
  - b. Parking standard: Kindergarten, Nursery, Elementary, and Junior High School: 1 per 6 students per design capacity High School: 1 per 4 students design capacity.
  - c. Because of the proposed expansion, if an exemption is proposed from the civic parking standards, a parking study would be necessary. A parking demand study would be required to demonstrate the appropriate minimum off-street parking space requirement. UDO Section 5.1.2.B.3, The study shall estimate parking demand based on the recommendations of the ITE, ULI, or another acceptable source of parking demand data.

This demand study shall include relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

6. Please submit a landscape plan to include the following:
  - a. For existing areas Please be aware that a 45% increase in floor area is being proposed. This proposal will require landscaping upgrades, UDO Section 5.4.1, greater than 25% and up to 50% increase in gross floor area, will require the following updates:
    - i. Please show the required 15 trees per acre,
    - ii. Street Yard requirement, please plant the full width to the extent practicable, but in no case less than 50% of the required width for new construction.
    - iii. Interior Parking Lot Landscaping requirement, please show 6% of parking lot area, if possible, but no less than 4%.
    - iv. Transitional Buffer Yard requirement, please illustrate a 6-10 ft. tall fence or 50% of the width required for new construction.
  - b. For the new construction areas please be aware that the following are required:
    - i. Foundation plantings.
    - ii. Buffer yards will be required (directly adjacent to the R-15 to the north).
  - c. Please show foundation plantings for the proposed buildings.
7. COD:
  - a. It appears that there is the conservation resource of Pocosin located on the site, however, please verify that there is or is not class IV soils located on the site.
8. Tree Retention:
  - a. Section 5.3.4.C of the UDO requires a minimum of 15 trees at least 2" DBH must be retained or planted on the parcel where development occurs for each acre or proportionate area disturbed.
    - i. Please note that required landscaping for the project can be credited to meet this requirement.
  - b. Please be aware that there are new tree retention requirements with the UDO that have updated the classifications of regulated trees. Please see Section 5.3.4 for more specifics. In addition, trees preserved on the site may be credited toward mitigation.
  - c. Please be aware that a Tree Removal Permit is required prior to any land disturbance activities. Please provide the specific species (Loblolly Pine, Long Leaf Pine, etc.) of the trees to be removed or retained to determine required mitigation.
9. Please be aware that no building permit will be issued until NCDOT has issued the Driveway Permit approval.
10. Before the building permit can be issued, documentation must be provided to illustrate that street lighting, all exterior lighting, and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in foot candles at ground level at lot lines abutting R-15 parcels do not surpass 0.5.

#### **Fire Services, Raymond Griswold 910-798-7448**

1. Island Montessori School expansion. - 6339 Carolina Beach Road - Elementary & Secondary School Expansion.
2. I visited the site this am. The following items have been observed or need to be addressed into the plan(s)
3. 1. There is an existing fire hydrant on Carolina Beach Road at the main entrance to the school.
4. 2. Please follow the Guidelines of the 2018 NC Fire Code Appendix J - Building Info. Signs.

5. 3. All Buildings need to be identified with either a Letter Designation, Numerical Designation, etc. Work with your fire alarm company and identify all devices throughout the facility, for proper identification of alarm, devices, etc. as to which building Emergency Services need to respond to in emergencies, etc. This can be identified through the designation placed on each building and the labeling in the fire alarm panel. Also have a diagram posted at the main panel for units to refer to>
6. If anyone has any questions, please feel free to contact me at any time.

**NHC Engineering (Stormwater), Galen Jamison 910-798-7142**

1. A revision to the land disturbing permit (GP 17-13) is required for this project. Please submit for permit as the design is completed.
2. A revision to the stormwater system authority to construct (ATC #580-04/18/16) is required for this project. Please submit for an ATC as the design is completed.

**Cape Fear Public Utility Authority, Bernice Johnson 910-332-6620**

1. CFPUA Variance request will need to be submitted for review and approval for the boardwalk crossing the 8" sewer main and utility easement. This will need to be completed as soon as possible.
2. CFPUA TRC Comments provided are preliminary comments only.
3. Utility Plan review required by CFPUA. CFPUA is moving toward becoming paperless. When ready to submit plan review package, upload all documents to <https://www.cfpua.org/FormCenter/Engineering-3/Engineering-Plan-Review-103>.
4. Water and Sewer will be provided through CFPUA.
5. CFPUA Meter Sizing Form will be required.
6. Using existing CFPUA sewer service.

**NCDOT, Nick Drees/Patrick Wurzel, 910-398-9100**

1. These preliminary comments and are based on the plans as submitted for the proposed site and are subject to further review upon receipt of any additional information. Subsequently, additional comments and/or requirements may be necessary for this site.
2. A NCDOT Driveway Permit is required. Submit a plan in accordance with pages 14 and 15 of the Policy on Street and Driveway Access to North Carolina Highways to include access locations within 500' of the proposed access on both sides of the State Road. Submit to the local NCDOT District Engineer's Office.
3. A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT right-of-way.
4. NCDOT Driveway Permits are now submitted through the NCDOT Driveway website. <https://connect.ncdot.gov/municipalities/Utilities/Pages/help.aspx>
5. Additional information is needed on the building (additional vehicle trips) to determine if any improvements will be needed.

**Environmental Health, Marie Hemmen 910-798-6664**

1. OSWP Comments: There are no known existing wells or septic systems on this property or adjacent properties that will be affected by setbacks. This proposed plan will be served by public water and sewer.

**NCDEQ Field Representative Bryan Hall**

1. The proposals at 6339 Carolina Beach Road and 6101 Carolina Beach Road are within my territory and it appears

**US Army Corps of Engineers Brad Shaver**

1. The Corps has already exchanged information with the Island Montessori School and understand that their plans are to not have a regulated discharge in wetlands, therefore no further comments needed.

**Planning (Addressing), Dylan McDonnell 910-798-7223**

1. Addresses will be assigned after TRC approval.

**Comments not received at this time from:**

NCDEQ, Chad Coburn

New Hanover Soil & Water, Dru Harrison

NCDEMLR, Dan Sams

DCM, Tanya Pietila

USACE, Rachel Capito

New Hanover County Schools, Laura Severt

Scott James



# NEW HANOVER COUNTY

## PLANNING & LAND USE

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**Rebekah Roth**, Director

To: Brad Schuler, AICP – Paramounte Engineering, Inc.

From: Nicole Smith  
Senior Planner

Date: September 9, 2021

Subject: Hanover Pines –TRC Review

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The following comments have been received for the TRC submittal received August 15, 2021. Additional comments may be made upon further review of subsequent revisions.

Please note: A revised plan addressing each of the below items must be resubmitted prior to receiving plan approval.

### **Planning, Nicole Smith 910-798-7164**

#### **Civil Plan:**

1. Provide a Traffic Impact Worksheet per Sec. 5.2.4.
2. Clarify if the noted wetlands are jurisdictional.
3. Clarify parking lot dimensions for secondary parking area, similar to those provided on Sheet C-2.0.
4. Provide fence detail referenced in Note 14 on Sheet C-2.6.

#### **Landscape Plan:**

5. Clarify, with an exhibit and tree survey layer on Landscape Plan, the existing vegetation intended to satisfy the Type A buffer on three boundaries.
6. Clarify the island dimensions to ensure compliance with Sec. 5.4.5.C.
7. Provide the required 8% interior landscaping per Sec. 5.4.5.C.
8. Provide the details of the proposed streetyard per Sec. 5.4.6.B.
9. Clarify which plants satisfy code requirements to ensure sufficient size. Suggestion to add column to Plant Schedule or add callouts on Landscape Plan.

#### **Tree Removal Plan:**

10. A tree removal permit is required.
11. Clarify the species of trees and sizes. Labels are difficult to read on Sheets C-2.0 and C-2.6.
12. The provided tree mitigation calculations on Sheet C-2.0 reference the COW requirements. Please update referencing Sec. 5.3.7.

Lighting Plan:

13. Clarify if exterior lighting is proposed. If applicable, provide a lighting plan to ensure compliance with Sec. 5.5.4.B.

Signage:

14. Clarify sign location, if applicable. Reminder signage will be subject to a separate permit, issued through Zoning.

**Fire Services, Ray Griswold 910-798-7448**

I conducted a site visit at this location this am.

1. All gates shall meet the New Hanover County Gate Code requirements as defined in the NC Fire Code. All locking arrangements shall include the KNOX locking arrangements (ie: KNOX padlocks).
2. Everything else appears to meet the County Fire Services expectations.

**NHC Engineering, Galen Jamison 910-798-7072**

1. A land disturbing permit issued by the NC DEQ is required for this project. NHC will not issue a land disturbing permit as the owner of the project.
2. A stormwater system authority to construct is required for this project. Please submit for an ATC as the design is completed.
3. Note #1 on C-3.0 will need to address New Hanover County requirements in addition to the State's requirements.
4. Documentation that the existing wetlands have adequate storage capacity for the 2, 10 and 25 year storm attenuation due to the increase of 222,466 SF of impervious surfaces will be required. Due to historical issues in the area, attenuation of the 100 year may be required. An adequate emergency drainage path when wetlands are saturated (assumed primary spillway block per Section 70.1) and an evaluation of downstream roadside ditches and culvert along Shiloh Dr and culverts at the intersection of Gettysburg and Appomattox. will also be needed. Historical emergency flow paths/constraints have been observed at the culvert at 6210, flooding of roadside swale and side yard between 6206/6202. Should the downstream storm infrastructure be found to be inadequate, further design of improvements may be necessary.
5. The proposed impervious surface near the connection to Antietam Dr will also exasperate a historical drainage problems located in the backyard. This proposed parking lot doesn't appear to be directed to the wetland area and will require attenuation of the 2, 10, 25 and potentially the 100 year storm.

**Cape Fear Public Utility Authority, Bernice Johnson 910-332-6620**

1. Per the Engineer, the project will have Private Well and Private Septic.

**Environmental Health, Marie Hemmen 910-798-6664**

OSWP Comments: Construction may not begin on this tract of land until the owner or his/her representatives obtain Environmental Health Permits (which will include the following: improvement (septic) permits, well permits AND authorization to construct for on-site wastewater systems) from the New Hanover County Public Health Department. A site/soil evaluation must be conducted to determine if improvement and/or well permits can be issued for this tract of land. The proposed septic system and repair area shall be protected from soil disturbance. When making application for a septic improvement permit, please provide the total number of water closets for the men's and women's restrooms. Each water closet will have a design flow of 250 gpd.

**WMPO, Scott James, 910-473-5130**

No TIA required based on Park, recreation use (411). The project appears to be adjacent to the Tarin Woods project. Please include any proposed improvements from the Tarin Woods development on the site plan.

Land Use (ITE Code)	Intensity	Unit	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
				Enter	Exit	Enter	Exit
Park, Recreation (411)	42.5	Acres	33	4	3	3	2

**Addressing, Dylan McDonnell, 910-798-7223**

Addresses will be assigned after TRC approval.

**NCDOT, Nick Drees**

A driveway permit has been submitted for this project.

**Comments not received at this time from:**

Emergency Services & E911, Steve Still

NCDEQ, Chad Coburn

New Hanover Soil & Water, Dru Harrison

USACE, Rachel Capito

NCDEMLR, Dan Sams

DCM, Tanya Pietila

New Hanover County Schools, Laura Severt





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## PLANNING & LAND USE

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**Rebekah Roth**, Director

To: Brad Schuler – Paramounte Engineering, Inc.  
(bschuler@paramounte-eng.com)

From: Amy Doss  
Current Planner

Date: September 15, 2021

Subject: Sidbury Landing – Performance Residential – Preliminary Plan Major Subdivision – TRC Review

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The following comments have been received for the September 15, 2021 TRC meeting.

Please note: following the TRC meeting, a revised site plan addressing each of the below items must be resubmitted prior to receiving approval.

### **Planning, Amy Doss 910-798-7571**

Please update the plan with the following general corrections:

1. The application states there are 210 proposed single family detached units in the TIA, however the plan has 219 lots. Please correct section 5 on the application.
2. Please label all mail kiosks and provide a typical detail.
3. Please provide required street yard landscaping around the pump station, UDO section 5.4.6.
4. Please show location of signage and note any sign is subject to Section 5.6.
5. Roadway Design:
  - a. Please verify that the tangent lengths meet the code requirements specified by the County's private road standards.
6. Property Owners' Association (POA):
  - a. Please be aware that the Property owners' associations are responsible for continuing upkeep and maintenance of all private infrastructure facilities and common areas within the respective subdivision.
7. Prior to preliminary plan approval, please provide a Letter of Intent from Pluris stating that water and sewer capacity is available for this subdivision.
8. Are any traffic calming devices proposed?
9. Please provide all NCDOT approvals upon receipt.
10. Please show the location of any street trees proposed.
11. Please provide the most recent Jurisdictional Determinations from the USACE.
  - a. Are wetland impacts proposed? Please update wetland notes to indicate no impacts or impacts are proposed.

12. General comments:

- a. Please be aware that no building permit will be issued until NCDOT has issued the Driveway Permit approval.
- b. Please be aware that land disturbance permits will not be issued until the tree removal permit has been approved.

**Fire Services, Ray Griswold 910-798-7464**

A site visit was conducted, and plan review completed.

1. Who will the water purveyor be? How will they get water to this site?
2. A fire hydrant layout is required to be reviewed and approved by this office.
3. There is one full cul-de-sac. It is required to be a 96-foot diameter cul-de-sac. Please provide drawing.

**NHC Engineering, Galen Jamison 910-798-7072**

1. An additional revision to the land disturbing permit (GP 64-02, Rev1) is required for this project . Please submit for permit as the design is completed.
2. A modification to the existing stormwater authority to construction (ATC) # 53/96-09/06/02 will be required. Please submit for an ATC as the design is completed.
3. There appears to be some offsite drainage coming from the parcels to the NE. If this drainage will be routed through or around the site, a public drainage easement sized in accordance with NHC Stormwater Manual will be required. An evaluation of this offsite drainage conveyance will be needed. Construction of offsite drainage conveyance measures that will be maintained by the county will need to be observed during construction by Stormwater Services and a turnover meeting scheduled once the system is ready to be conveyed to the county. NHC will be responsible for obtaining a drainage easement on the adjacent property if necessary or access is simplified.

**Cape Fear Public Utility Authority, Bernice Johnson 910-332-6620**

1. CFPUA has contacted the engineer (Rob Balland with Paramounte) and the developer (Landon Weaver with Bill Clark Homes) to coordinate water and sewer alternatives. Once that coordination is complete, CFPUA will have substantive TRC comments.

**NCDOT, Patrick Wurzel, 910-398-9100**

1. These preliminary comments and are based on the plans as submitted for the proposed site and are subject to further review upon receipt of any additional information. Subsequently, additional comments and/or requirements may be necessary for this site.
2. A NCDOT Driveway Permit is required. Submit a plan in accordance with pages 14 and 15 of the Policy on Street and Driveway Access to North Carolina Highways to include access locations within 500' of the proposed access on both sides of the State Road. Submit to the local NCDOT District Engineer's Office.
3. Additional comments will come once a TIA is approved.
4. A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT right-of-way.
5. NCDOT Driveway Permits are now submitted through the NCDOT Driveway website.  
<https://connect.ncdot.gov/municipalities/Utilities/Pages/help.aspx>

**Environmental Health, Marie Hemmen 910-798-6664**

1. OSWP Review not required. Please contact DEQ, Groundwater Resources for proper permitting of community wells. Approval will be granted through DEQ and not NHC, Environmental Health. Please go to: <https://deq.nc.gov/about/divisions/water-resources/water-resources-permits/wastewater-branch/ground-water-protection/well-program> for how to apply. Please contact <https://deq.nc.gov/about/divisions/water-resources/water-resources-permits/wastewater-branch/npdes-wastewater-permits> for the sewer service with Pluris for proper permitting. This should be done prior to approval of well sites and sewer easements.

**WMPO, Scott James 910-473-5130**

**Comments:**

**NCDOT Projects:**

Tip Projects in the Area: N/A

**WMPO 2045 Projects:**

RW-23 Sidbury Road Modernization, Improve Safety between Blue Clay Road and US 17 and bring road up to modern standards.

BP-441- Sidbury Road Bike/Ped Improvements, and BP-148- Sidbury Road Bike/Ped Improvements.

**New Hanover County CTP:**

N/A

**TIA:** Based upon the following trip generation, a TIA will be required for the project:

Land Use (ITE Code)	Intensity	Unit	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
				Enter	Exit	Enter	Exit
Single Family, Homes (210)	220	Dwelling Units	2158	40	120	136	80

**Planning (Addressing), Dylan McDonnell 910-798-7223**

1. Please provide road names with alternates for Roads "A", "B", "C", "D", and "E."
2. Please mark and send a map showing any utilities that may need separate addresses from residential.
3. Addresses will be assigned after final TRC approval.

**Comments not received at this time from:**

Emergency Services & E911, Steven Still

NCDEQ, Chad Coburn

New Hanover Soil & Water, Dru Harrison

NCDEMLR, Dan Sams

DCM, Tanya Pietila

USACE, Rachel Capito

New Hanover County Schools, Laura Severt



OWNER INFORMATION:	CORBET PACKAGE COMPANY PO BOX 210 WILMINGTON, NC 28402
PIN, ACRES :	R03300-002-009-000, ±18.54 AC
PIN, ACRES :	R03300-002-010-000, ± 4.38 AC
CURRENT LAND USE:	VACANT LAND
EXISTING ZONING:	AIRPORT COMMERCE (AC)
PROPOSED USE:	INDUSTRIAL FLEX SPACE

<u>BUILDING CALCULATIONS</u>		
<u>BUILDINGS:</u>		
BUILDING 1		± 10,000 SF
BUILDING 2		± 28,000 SF
BUILDING 3		± 19,800 SF
BUILDING 4		± 23,800 SF
BUILDING 5		± 32,500 SF
BUILDING 6		± 24,000 SF
BUILDING 7		± 12,500 SF
BUILDING 8		± 6,000 SF
BUILDING 9		± 20,500 SF
BUILDING 10		± 12,000 SF
BUILDING 11		± 12,000 SF
<b>TOTAL PROPOSED BUILDING SF:</b>		<b>±201,100 SF</b>

<u>PARKING CALCULATIONS:</u>	
<u>INDUSTRIAL FLEX BUILDING (BUILDING 1)</u>	
REQUIRED:	±15 SPACES
1.5 SPACES / 1,000 SF	
PROVIDED:	± 38 SPACES

<u>INDUSTRIAL FLEX BUILDING (BUILDING 2)</u>	
REQUIRED:	± 42 SPACES
1.5 SPACES / 1,000 SF	
PROVIDED:	± 44 SPACES

<b>INDUSTRIAL FLEX BUILDINGS (BUILDING 3)</b>	
REQUIRED:	± 30 SPACES
1.5 SPACES / 1,000 SF	
PROVIDED:	± 39 SPACES

<u>CONTRACTOR OFFICE BUILDING (BUILDING 4)</u>	
REQUIRED:	± 71 SPACES
3 SPACES / 1,000 SF	
PROVIDED:	± 77 SPACES

<b><u>INDUSTRIAL FLEX BUILDING (BUILDING 5)</u></b>	
<b>REQUIRED:</b>	<b>± 49 SPACES</b>
1.5 SPACES / 1,000 SF	
<b>PROVIDED:</b>	<b>± 58 SPACES</b>

<b>INDUSTRIAL FLEX BUILDING (BUILDING 6)</b>	
REQUIRED:	± 36 SPACES
1.5 SPACES / 1,000 SF	
PROVIDED:	± 45 SPACES

<b>INDUSTRIAL FLEX BUILDING (BUILDING 7)</b>	
REQUIRED:	± 19 SPACES
1.5 SPACES / 1,000 SF	
PROVIDED:	± 20 SPACES

**INDUSTRIAL FLEX BUILDING (BUILDING 8)**

REQUIRED:	± 9 SPACES
1.5 SPACES / 1,000 SF	
PROVIDED:	± 15 SPACES

<u>CONTRACTOR OFFICE BUILDING (BUILDING 9)</u>	
REQUIRED:	± 62 SPACES
3 SPACES / 1,000 SF	
PROVIDED:	± 65 SPACES

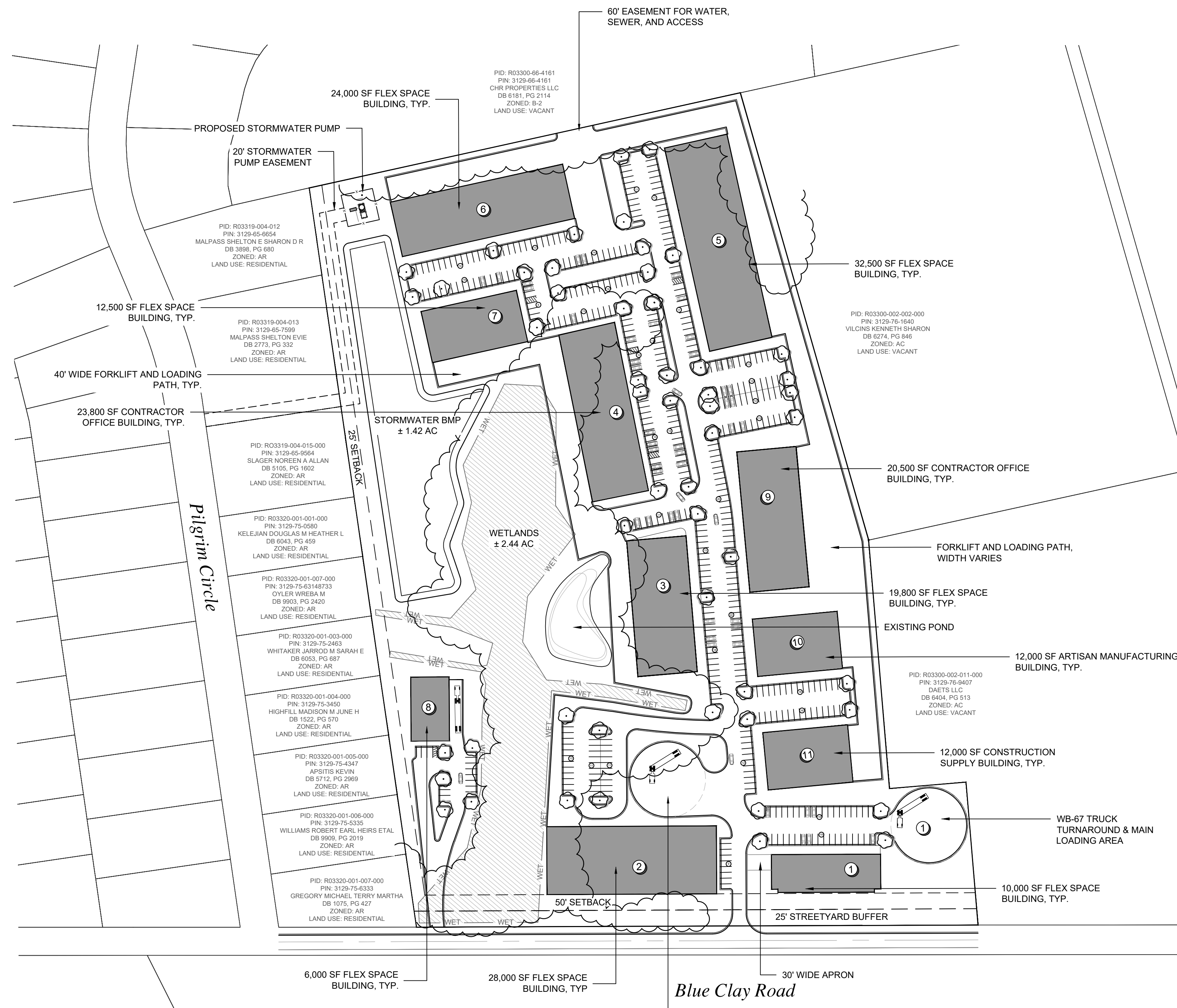
ARTISAN MANUFACTURING BUILDING (BUILDING 10)

REQUIRED:	± 30 SPACES
2.5 SPACES / 1,000 SF	
PROVIDED:	± 30 SPACES


CONSTRUCTION SUPPLY BUILDING (BUILDING 11)

REQUIRED:	± 24 SPACES
2 SPACES / 1,000 SF	
PROVIDED:	± 28 SPACES

**TOTAL PARKING 459 SPACES**



**PARAMOUNT**  
ENGINEERING, INC.


 SCALE: 1"=100' at 24"X 36"  
 0 50' 100' 200'

Preliminary; Not For Construction. This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at the time of approvals and/or development activity.

*Conceptual Site Plan*  
***Blue Clay Flex Space***  
*New Hanover County, North Carolina*