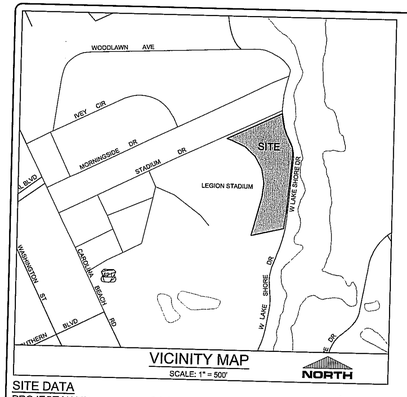


VICINITY MAP
SCALE: 1" = 500'
NORTH

SITE DATA

PROJECT NAME:	GOOD SHEPHERD CENTER → owner
SITE ADDRESS:	2144 W. LAKE SHORE DRIVE
NHC PIN:	R06013-018-008-000
SOURCE DEED:	DEED BOOK 5677, PAGE 2543
AREA:	185,790± SF OR 4.26± ACRES
ZONING:	R-7
PROPOSED USE:	MULTI-FAMILY
CAMA LAND USE:	URBAN

DIMENSION REQUIREMENTS

SETBACKS:	REQUIRED	PROVIDED
FRONT	30' (STADIUM DRIVE)	30'
	10' (LAKE SHORE DRIVE)	15'
SIDE	8.5'	110.1'
REAR	20'	69.3'
MAXIMUM HEIGHT	35' (24'-2" PROPOSED)	

BUILDING INFORMATION

PHASE I:	(1) 16-UNIT APARTMENT BUILDING (16,704 SF) [1 STORY]
PHASE II:	(6) 4-UNIT APARTMENTS BUILDING (2,853 SF EACH) [1 STORY]
TOTAL BUILDINGS:	7 (40 1-BR UNITS; 33,822 SF)
BUILDING COVERAGE:	18.2%
CONSTRUCTION TYPE:	V-B

PARKING INFORMATION

PARKING:	
MINIMUM REQUIRED	1 SPACE PER BEDROOM = 40 * 1 = 40 SPACES
PROVIDED	49 SPACES
HC SPACES REQ'D.	2 SPACES
HC SPACES PROVIDED	8 SPACES

→ noted in CD rezoning

IMPERVIOUS CALCULATIONS

EX. PAVEMENT/CONC.	38,637 SF (20.8%)
PROPOSED BUILDING	33,822 SF
PROPOSED PAVEMENT	30,440 SF
PROPOSED SIDEWALK	4,944 SF
PROPOSED TOTAL	69,206 SF (37.2%)
NET INCREASE	30,569 SF

TREE PRESERVATION NOTES:

1. TREE PRESERVATION / REMOVAL PERMIT IS REQUIRED PRIOR TO CLEARING & LAND DISTURBANCE.
2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
3. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.

FIRE & LIFE SAFETY NOTES:

1. CONSTRUCTION TYPE: V-B
2. BUILDINGS ARE NOT SPRINKLED.

UTILITY NOTES:

1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
2. SOLID WASTE DISPOSAL IS SERVICED BY CITY OF WILM. BY CURB-SIDE CART PICKUP.

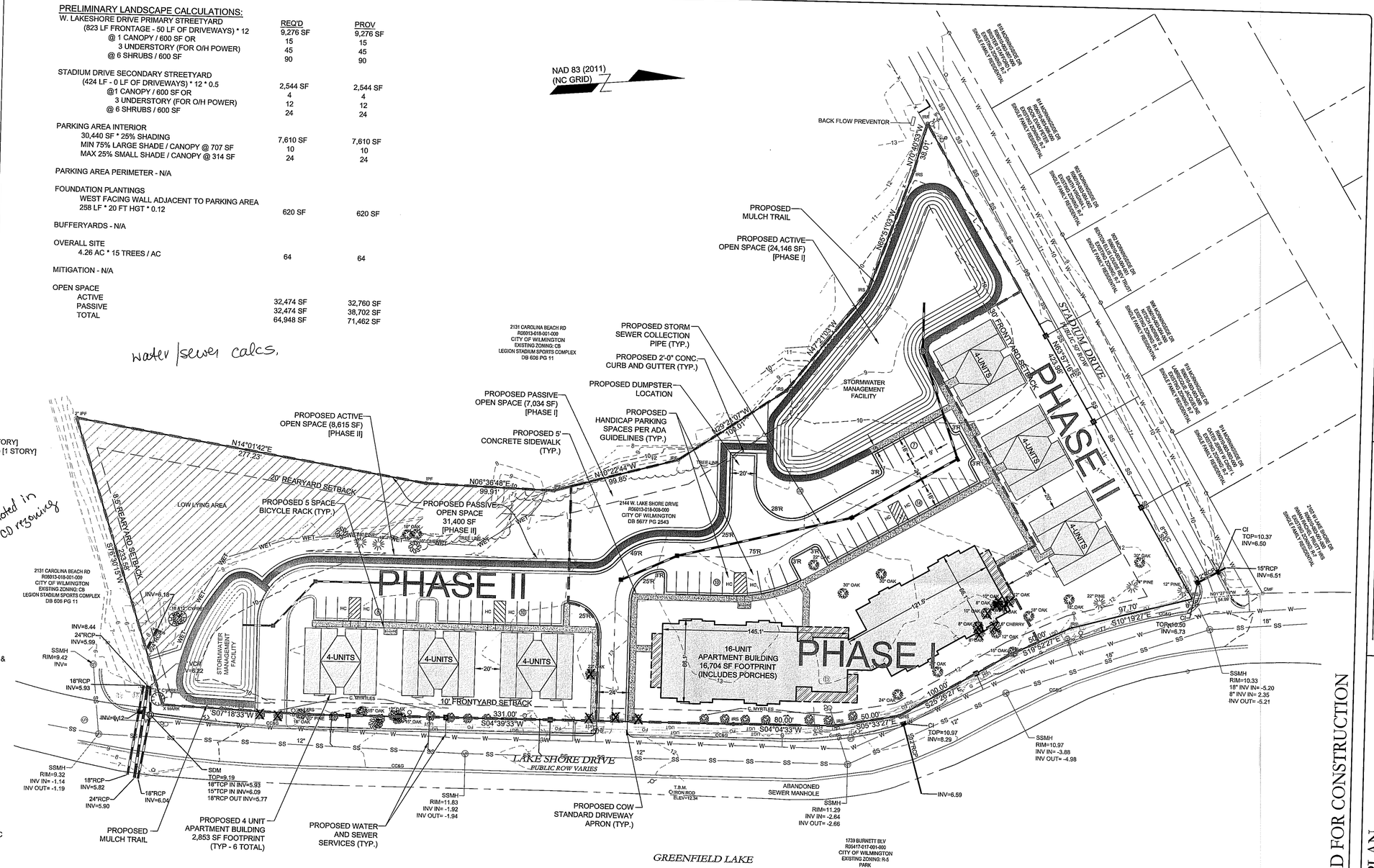
SURVEY NOTES:

1. AREA CALCULATED BY COORDINATE METHOD.
2. NO NCGS MONUMENT WITHIN 2000 FEET.
3. UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTRACTED PRIOR TO LAND DISTRIBUTING ACTIVITIES.
4. PARCEL CONTAINS AREAS IN ZONE X, WHERE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
5. THIS SITE WAS FORMALLY OCCUPIED WITH SEVERAL STRUCTURES THAT HAVE RECENTLY BEEN REMOVED. FOUNDATIONS AND UTILITIES FORMALLY SERVING THOSE BUILDINGS MAY STILL BE PRESENT BELOW GROUND.
6. HORIZONTAL (NAD83-NSRS2007) AND VERTICAL (NAVD88) DATUM WERE ESTABLISHED UTILIZING A TOPCON HYPERLITE GPS RECEIVER OPERATING IN VRS MODE WITH REPEAT OBSERVATIONS.

PRELIMINARY LANDSCAPE CALCULATIONS:

	REQ'D	PROV
W. LAKESHORE DRIVE PRIMARY STREETYARD		
(823 LF FRONTAGE - 50 LF OF DRIVEWAYS) * 12	9,276 SF	9,276 SF
@ 1 CANOPY / 600 SF OR	15	15
3 UNDERSTORY (FOR O/H POWER)	45	45
@ 6 SHRUBS / 600 SF	90	90
STADIUM DRIVE SECONDARY STREETYARD		
(424 LF - 0 LF OF DRIVEWAYS) * 12 * 0.5	2,544 SF	2,544 SF
@1 CANOPY / 600 SF OR	4	4
3 UNDERSTORY (FOR O/H POWER)	12	12
@ 6 SHRUBS / 600 SF	24	24
PARKING AREA INTERIOR		
30,440 SF * 25% SHADING	7,610 SF	7,610 SF
MIN 75% LARGE SHADE / CANOPY @ 707 SF	10	10
MAX 25% SMALL SHADE / CANOPY @ 314 SF	24	24
PARKING AREA PERIMETER - N/A		
FOUNDATION PLANTINGS		
WEST FACING WALL ADJACENT TO PARKING AREA		
258 LF * 20 FT HGT * 0.12	620 SF	620 SF
BUFFERYARDS - N/A		
OVERALL SITE		
4.26 AC * 15 TREES / AC	64	64
MITIGATION - N/A		
OPEN SPACE		
ACTIVE	32,474 SF	32,760 SF
PASSIVE	32,474 SF	38,702 SF
TOTAL	64,948 SF	71,462 SF

water / sewer calcs.



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LEGEND

	= EXISTING PROPERTY LINE
W	= EXISTING WATER MAIN
SS	= EXISTING SANITARY SEWER MAIN
OHE	= EXISTING OVERHEAD ELECTRIC
WET	= WETLAND AREA AREA
FO	= EX. UNDERGROUND ELECTRIC
FO	= EX. UNDERGROUND FIBER OPTIC
	= PROPOSED SANITARY SEWER SERVICE
	= PROPOSED WATER SERVICE
	= PROPOSED STORM SEWER
	= PROPOSED DROP INLET
X	= EX. TREE TO BE REMOVED
?	= Fire Hydrant

GRAPHIC SCALE
0 20 40 80 160
SCALE: 1"=40'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
LAKESIDE PARTNERS, LLC
811 MARTIN STREET
WILMINGTON, NC 28401

PARAMOUNTE ENGINEERING
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SITE PLAN
GOOD SHEPHERD CENTER
CITY OF WILMINGTON
NORTH CAROLINA

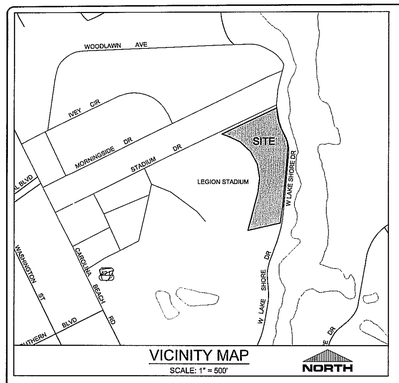
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 9/16/15
SCALE: 1"=40'
DESIGNED: RPB
DRAWN: RPB
CHECKED: RPB

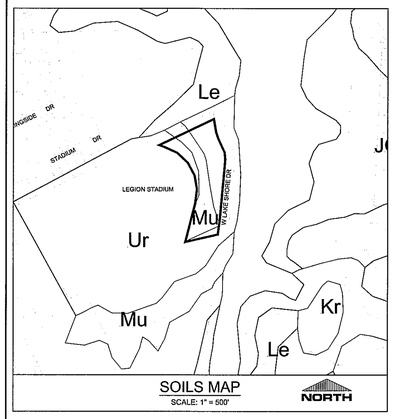
SEAL

C-2.0

PEI JOB#: 14304.PE



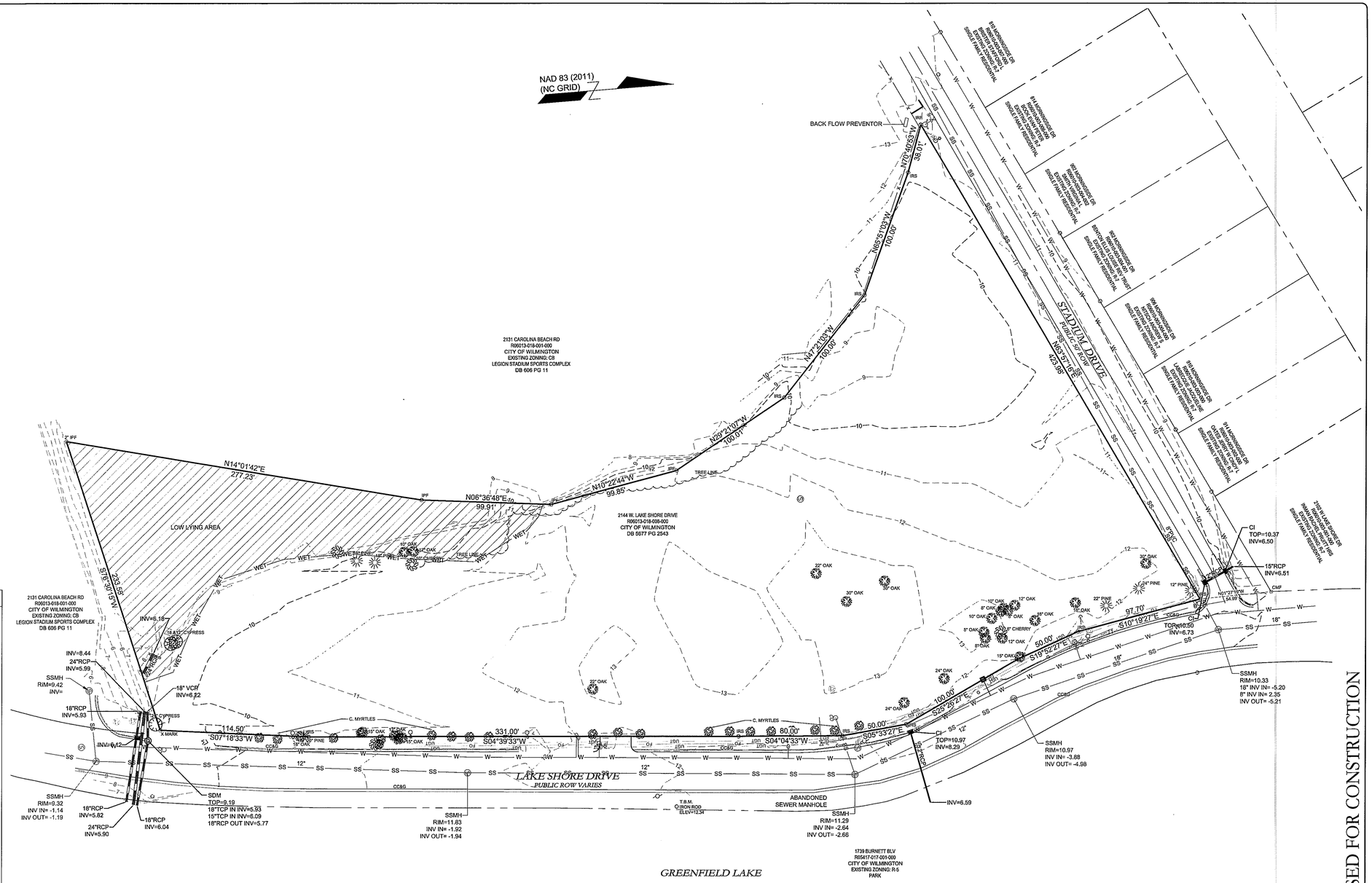
VICINITY MAP
SCALE: 1" = 500'
NORTH



SOILS MAP
SCALE: 1" = 500'
NORTH

SITE INVENTORY DATA

1. PREPARER OF THE PLAN:	PARAMOUNTE ENGINEERING 5911 OLEANDER DRIVE, SUITE 201 WILMINGTON, NC 28403
2. APPLICANT NAME:	LAKESIDE PARTNERS, LLC
3. SITE ADDRESS:	2144 W. LAKE SHORE DRIVE WILMINGTON, NC 28401
4. PROPERTY OWNER:	CITY OF WILMINGTON
5. DEVELOPER:	LAKESIDE PARTNERS, LLC
6. PROPERTY BOUNDARY:	SEE PLAN
7. ZONING:	R-7
8. ADJACENT PROPERTY INFORMATION (OWNER AND ZONING):	SEE PLAN
9. VICINITY MAP:	SEE MAP ABOVE
10. TOPOGRAPHY:	SEE PLAN
11. 100 YEAR FLOOD PLAIN BOUNDARY:	SITE IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN
12. LOCATION OF EXISTING DITCHES, CREEKS, AND STREAMS:	SEE PLAN
13. SOILS:	Mu - MURVILLE FINE SAND Ur - URBAN LAND (SEE SOILS MAP ABOVE)
14. CAMA AEC & ASSOCIATED SETBACKS:	N/A
15. CAMA LAND CLASSIFICATION:	URBAN
16. CONSERVATION RESOURCES:	N/A
17. LOCAL, STATE, OR FEDERAL HISTORIC OR ARCHAEOLOGICAL SITE:	N/A
18. LOCATION OF CEMETERIES, BURIAL SITES, OR BURIAL GROUNDS:	N/A
19. SQUARE FOOTAGE OF FORESTED AREA, HABITAT, AND DOMINANT SPECIES:	N/A
20. SECTION 404 WETLANDS AND SECTION 10 WATERS:	WETLANDS EXISTING IN THE SOUTHEASTERN CORNER OF THE PROPERTY. SEE MAP.
21. PROTECTED SPECIES OR HABITAT:	N/A
22. THOROUGHFARES, BIKE ROUTES, SIDEWALKS, TRANSIT FACILITIES (EXISTING OR PROPOSED):	SEE PLAN & VICINITY MAP



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PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

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PARAMOUNTE ENGINEERING

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SITE INVENTORY MAP

GOOD SHEPHERD CENTER
CITY OF WILMINGTON
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
READY FOR CONST:

DRAWING INFORMATION

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SCALE:	1"=40'
DESIGNED:	RPB
DRAWN:	RPB
CHECKED:	RPB

SEAL

C-2.1

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