

TRACT AREA--8.55 AC
 ADDRESS--372,438 SF
 ZONING--MF-M (CO)
 PROPOSED UNITS--98
 2 BEDROOM UNITS--90
 1 BEDROOM UNITS--8
 UNITS PER ACRE--11.46
 TAX PIN--R04300-005-001-000
 DEED BOOK/PAGE--6029/2271
 CAMA LUC--URBAN TRANSITION
 BUILDING SETBACKS
 FRONT--35'
 SIDE--20'
 REAR--25'
 BUILDING HEIGHT--35'
 NUMBER OF STORIES--3
 EXISTING IMPERVIOUS--57,600 SF
 PROPOSED IMPERVIOUS--237,899 SF (5.46 AC)
 % IMPERVIOUS--27.81
 OPEN SPACE @ 35'--4.22 ACRE
 RECEIVING STREAM--HOWE CREEK
 CLASSIFICATION--SA:DRW
 MIN. REQUIRED PARKING--192 SPACES
 MAX. REQUIRED PARKING--245 SPACES
 PROP. PARKING SPACES--224 SPACES PROVIDED
 --16 HANDICAP PROVIDED
 EX. WATER DEMAND--13,200 GPD
 PROP. WATER DEMAND--39,200 GPD
 EX. SEWER DEMAND--11,880 GPD
 PROP. SEWER DEMAND--35,280 GPD

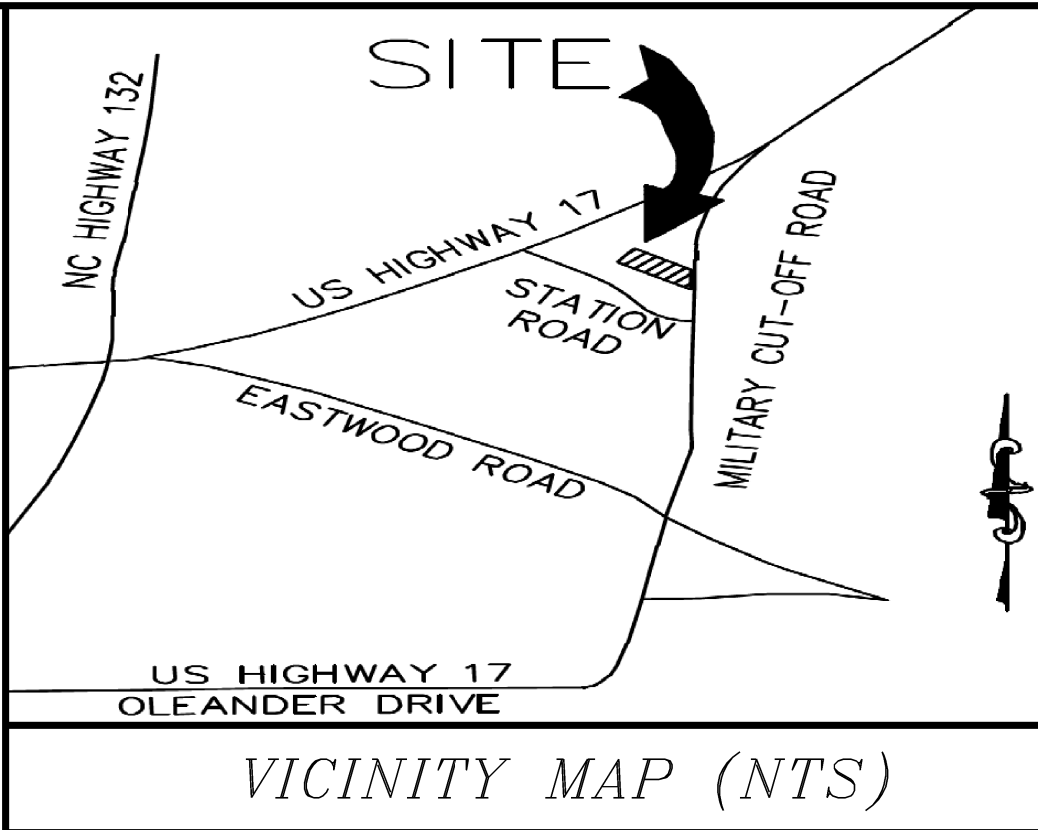
SITE DATA

- GENERAL NOTES:
1. THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD BOUNDARY.
 2. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. FOR LOCATION OF UNDERGROUND UTILITIES CONTACT U-LOCO AT 1-800-632-4949.
 3. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. ALL DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OF WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
 4. THERE ARE NO JURISDICTIONAL WETLANDS ON THIS SITE.
 5. ALL ROOF DRAINS SHALL BE DIRECTED TO THE DETENTION POND COLLECTION SYSTEM AND SUBSEQUENTLY TREATED BY THE DETENTION POND.
 6. NO CLEARING SHALL BE INITIATED UNTIL A TREE PRESERVATION PERMIT HAS BEEN ISSUED. THE REQUIRED TREE PROTECTION IS INSTALLED AND INSPECTED BY A NEW HANOVER COUNTY ZONING DEPT. REPRESENTATIVE.
 7. WATER AND SEWER SERVICE TO BE PROVIDED BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
 8. FINAL STORMWATER MANAGEMENT, WATER AND SEWER CONSTRUCTION PLANS WILL BE SUBMITTED UPON APPROVAL.
 9. REFERENCE RECORD BOOK 5999, PAGE 216 NHCR FOR PROPERTY BOUNDARY.
 10. NEW HANOVER COUNTY SOIL EROSION AND SEDIMENTATION CONTROL AS WELL AS STORM WATER DETENTION PERMIT IS REQUIRED.

ARBORETUM IMPERVIOUS SUMMARY

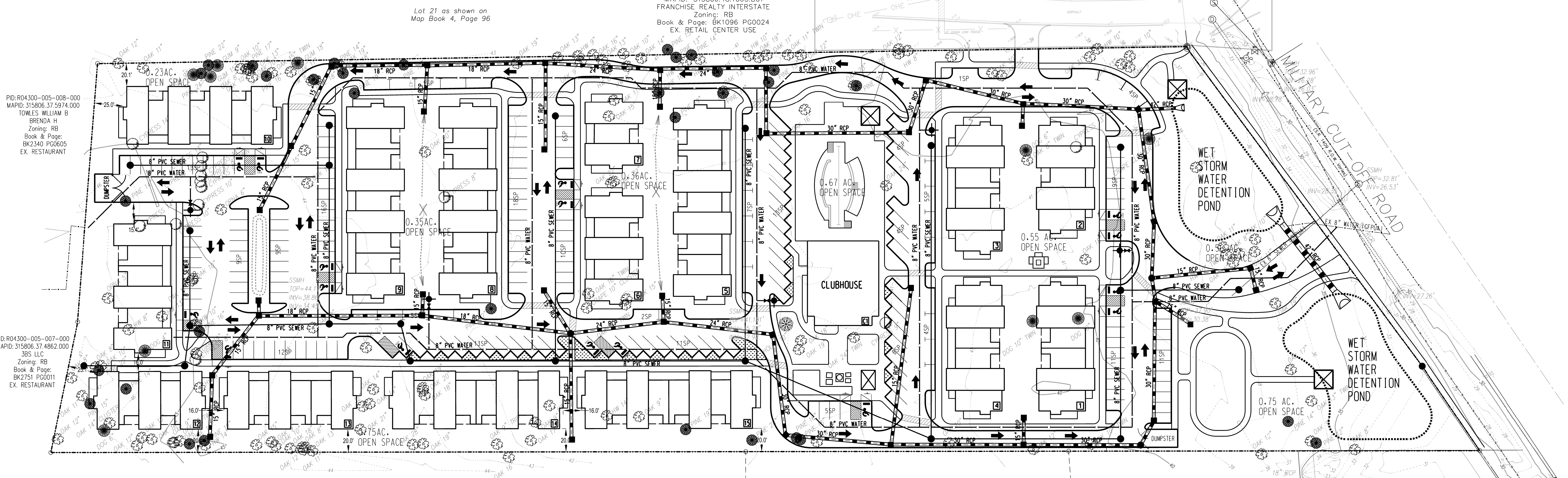
| | | |
|---|------------|-------------|
| BOUNDARY AREA = | 370,260 SF | 8.5 AC |
| 15-BUILDINGS | | |
| 3-9 UNIT BLDGS = | 23,859 SF | 7,953 SF EA |
| 2-8 UNIT BLDGS = | 14,486 SF | 7,243 SF EA |
| 1-7 UNIT BLDG = | 6,434 SF | |
| 1-3 UNIT BLDG = | 3,007 SF | |
| 2-5A UNIT BLDGS = | 9,442 SF | 4,721 SF EA |
| 1-5B UNIT BLDGS = | 4,488 SF | 4,488 SF EA |
| 2-6A UNIT BLDGS = | 11,490 SF | 5,745 SF EA |
| 3-6B UNIT BLDGS = | 15,888 SF | 5,296 SF EA |
| TOTAL BUILDING AREA : | 99,094 SF | |
| CLUBHOUSE : | 4,400 SF | |
| BUILDING IMPERVIOUS TOTAL= | 93,494 SF | |
| PARKING IMPERVIOUS TOTAL= 104,939 SF | | |
| SIDEWALK IMPERVIOUS TOTAL= 39,466 SF | | |
| ENTRANCE = | 2,153 SF | |
| REMAINING SIDEWALKS = | 31,503 SF | |
| | 34,056 SF | |
| TOTAL IMPERVIOUS = 237,899 SF 5.2 AC | | |
| TOTAL BNDY | 370,260 | 5.4 AC |
| TOTAL IMPERVIOUS | 237,899 | 3.0 AC |
| TOTAL PERVIOUS | 132,361 | 8.4 AC |
| TOTAL IMPERVIOUS PERCENTAGE = 64.29% | | |

PID: R04400-006-003-00A
 MAPID: 315806.48.1065.B01
 FRANCHISE REALTY INTERSTATE
 Zoning: RB
 Book & Page: BK1096 PG0024
 EX. RETAIL CENTER USE



LEGEND

- PROJECT BOUNDARY
- GRAV. SEWER & MANHOLE
- STORMDRAIN
- WETLAND LINE
- EX. CONTOURS
- PROP. HIGH POINT
- PROP. DRAINAGE DIR.
- DISTURBED AREA
- GATE VALVE
- HYDRANT ASSEMBLY
- DNOTES EX. TREE

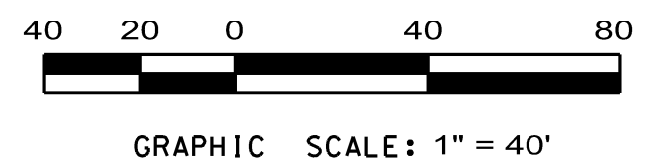
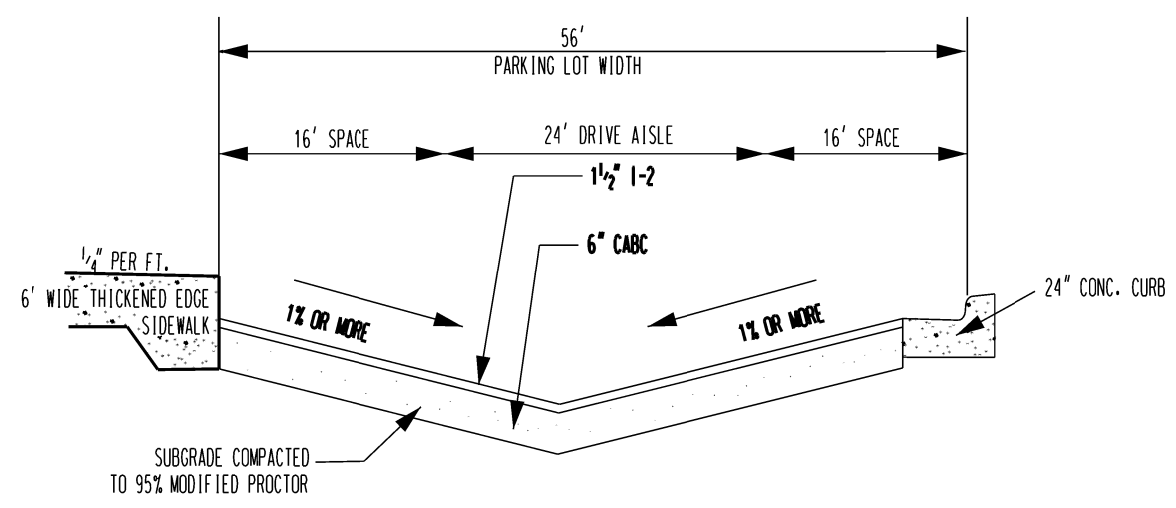


PID: R04320-005-006-000
 MAPID: 315806.37.4648.000
 MERRITT MICHAEL L RITA
 Zoning: RB
 Book & Page: BK1298 PG0267
 Tract 1
 Map Book 35, Page 124
 EX. CAR & BOAT RETAIL

PID: R04417-011-001-000
 MAPID: 315810.47.1109.000
 CREB PROPERTIES LLC
 Zoning: RB
 Class: COM
 Book & Page: BK5884 PG2008
 Tract 2
 Map Book 35, Page 124
 MARINE SALVAGE

PID: R04417-011-002-000
 MAPID: 315810.46.4712.000
 MERRITT MICHAEL L RITA
 Zoning: RB
 Book & Page: BK1298 PG0267
 Tract 3
 Map Book 35, Page 124
 EX. CHURCH

PID: R04400-006-001-000
 MAPID: 315810.46.4712.000
 PEACE BAPTIST CHURCH
 Zoning: O&I 1
 Book & Page: BK1100 PG0468
 EX. CHURCH



DEMAREST COMPANY
 Landscape Architects
 Land Planners
 ASLA
 6933 Running Brook Terrace
 Wilmington, NC 28411
 910 • 231 • 2428
 NC #1128



PRELIMINARY PLAN
ARBORETUM VILLAGE
 CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

OWNER: ARBORETUM VILLAGE, LLC
 ADDRESS: 10 S. CARDINAL DRIVE WILMINGTON, N.C. 28403
 PHONE: (910) 815-0715 (910) 815-0593 FAX

DESIGNED: JHH
 DRAWN: kbn
 APPROVED: JHH
 DATE: 3/6/18
 SCALE: 1" = 40'
 SHEET 1 OF 2

STROUD ENGINEERING, P.A.
 102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403
 C-0647
 (910) 815-0715 (910) 815-0593 FAX

PROJECT NO.: PW 1312

