

TRACT AREA -- 8.55 AC
ADDRESS -- 372.438 SF
ZONING -- M-1 (CD)
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
CANA LUC -- WATERSHED RESOURCE PROTECTION
BUILDING SETBACKS
FRONT -- 35'
SIDE -- 20'
REAR -- 35'
MAX. BUILDING HEIGHT -- 35'
MAX. NUMBER OF STORIES -- 2
IBC CONSTRUCTION TYPE -- TYPE III
EXISTING IMPERVIOUS -- 36,369 SF
PROPOSED IMPERVIOUS -- 230,000 SF (5.28 AC)
% IMPERVIOUS -- 61.8%
EXISTING DISTURBANCE -- 24.4%
AREA OF DISTURBANCE -- 8.6 AC.
35% RED'D. OPEN SPACE -- 2.78 ACRE (PONDS EXCLUDED)
ACTIVE AREA PROVIDED -- 1.4 AC.
PASSIVE AREA PROVIDED -- 1.6 AC.
RECEIVING STREAM -- HOWE CREEK
CLASSIFICATION -- SA1DRW
MIN. REQUIRED PARKING -- 192 SPACES
MAX. REQUIRED PARKING -- 245 SPACES
PROP. PARKING SPACES -- 224 SPACES PROVIDED
BICYCLE PARKING SPACES -- 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

LEGEND

PROJECT BOUNDARY
WATER MAIN
GRAV. SEWER & MANHOLE
STORMDRAIN
WETLAND LINE
EX. CONTOURS
PROP. BACK OF CURB ELEV. X34.5BC
FINISH PAVEMENT EL. X34.5FP
PROP. DRAINAGE DIR.
DISTURBED AREA
GATE VALVE
HYDRANT ASSEMBLY
DENOTES EX. TREE
DENOTES 5 BIKE RACK

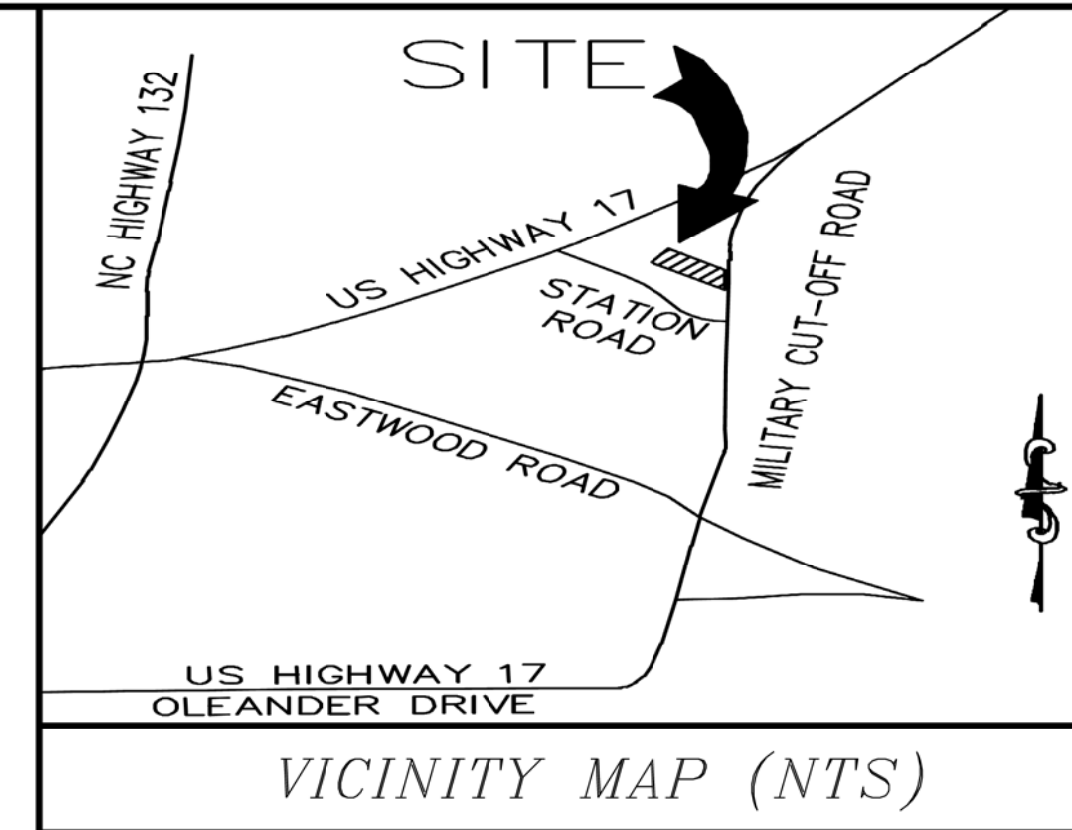
GENERAL NOTES:

- THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION FOR LOCATION OF UNDERGROUND UTILITIES CONTACT U-LOCO AT 1-800-832-4949.
- 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.
- THERE ARE NO JURISDICTIONAL WETLANDS ON THIS SITE.
- ALL ROOF DRAINS SHALL BE DIRECTED TO THE DETENTION POND COLLECTION SYSTEM AND SUBSEQUENTLY TREATED BY THE DETENTION POND.
- 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.
- WATER AND SEWER SERVICE TO BE PROVIDED BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY.
- FINAL STORMWATER MANAGEMENT, WATER AND SEWER CONSTRUCTION PLANS WILL BE SUBMITTED UPON APPROVAL.
- REFERENCE DEED BOOK 5999, PAGE 216 NHCOR FOR PROPERTY BOUNDARY.
- NEW HANOVER COUNTY SOIL EROSION AND SEDIMENTATION CONTROL AS WELL AS STORM WATER DETENTION PERMIT IS REQUIRED.
- CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- NEW HYDRANTS MUST BE BROUGHT INTO SERVICE PRIOR TO COMBUSTIBLE MATERIALS DELIVERED TO THE JOB SITE.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS. A 3' FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE.
- SITE LIGHTING WILL BE CONTAINED DOWNWARD AND INWARD TO SAFEGUARD ADJACENT PROPERTIES FROM BEING ADVERSELY AFFECTED FROM SUCH LIGHTING.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAN (SD 15-14 CDFW TECH STDS).
- A SIGN SHALL BE PLACED AT THE NORTHERN BOUNDARY OF THE PROPERTY INDICATING THAT A FUTURE CONNECTION WILL BE OPENED WHEN THE PROPERTY TO THE NORTH DEVELOPS.
- CONTRACTOR SHALL RELOCATE EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED TRAIL OR NEGOTIATE SLIGHT DEVIATION TO ALIGNMENT WITH CITY INSPECTOR.
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VILLAGE TOWNHOME IMPERVIOUS SUMMARY

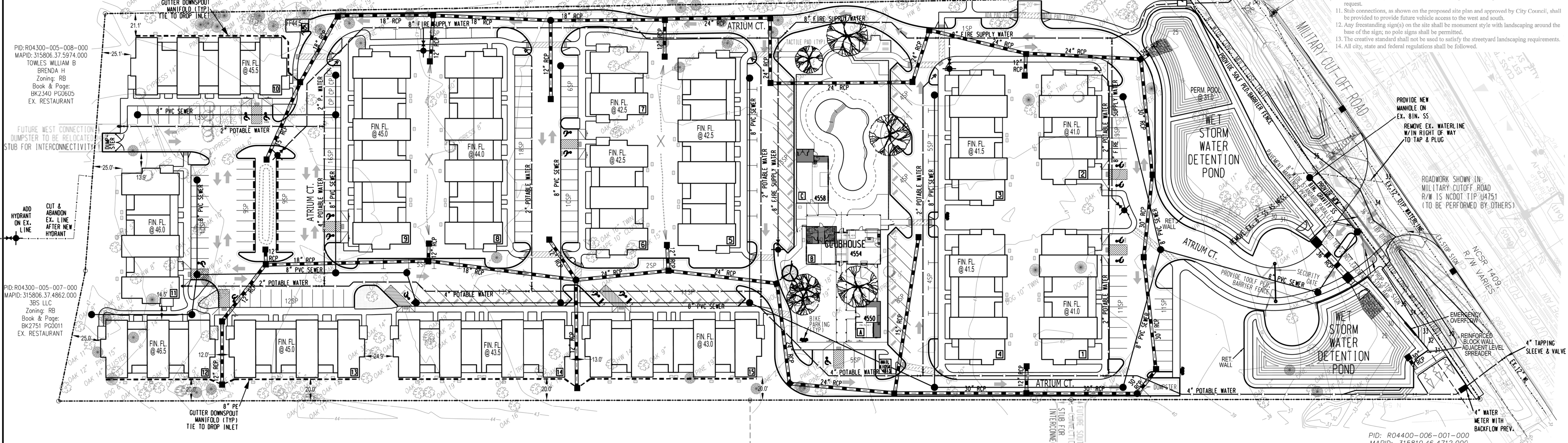
BOUNDARY AREA	372,438 SF	8.55 AC
TOWNHOME TYPE	NO. OF BLDGS	
9 UNIT BLDGS =	3	7987 SF
8 UNIT BLDGS =	2	7179 SF
7 UNIT BLDG =	1	6309 SF
3 UNIT BLDG =	1	2940 SF
5A UNIT BLDGS =	2	4635 SF
5B UNIT BLDGS =	1	4349 SF
6A UNIT BLDGS =	2	5465 SF
6B UNIT BLDGS =	3	5199 SF
TOTAL TOWNHOME COVER	16	87,694 SF
CLUBHOUSE		2644 SF
BUILDING COVER	TOTAL =	90,338 SF
	BUILDING COVER PERCENTAGE	24%
PARKING IMPERVIOUS		
MILITARY R/W DRIVEWAY	3,014 SF	Consider as future reserve
ONSITE PARKING AND DRIVE AISLES	105,135 SF	
TOTAL =	105,135 SF	
SIDEWALK IMPERVIOUS		
MILITARY CUTOFF R/W	1,927 SF	Consider as future reserve
ONSITE SIDEWALKS	25,393 SF	
TOTAL =	25,393 SF	
TOTAL ONSITE IMPERVIOUS	220,866 SF	
FUTURE RESERVE	9,134 SF	
TOTAL BNDY	372,438 SF	8.55 AC
TOTAL IMPERVIOUS	230,000 SF	5.28 AC
IMPERVIOUS PERCENTAGE	61.8%	

- SHEET INDEX**
- PRELIMINARY PLAN
 - EXISTING CONDITIONS/TREE PRESERVATION
 - SITE GEOMETRY PLAN
 - TYPICAL BUILDING ELEVATIONS
 - DRAINAGE/GRADING PLAN
 - DRAINAGE AREAS MAP
 - RETAINING WALL PLAN & PROFILE
 - SOIL EROSION AND SEDIMENTATION CONTROL/STORMWATER PLAN DETAILS
 - NPDES SPECIFICATIONS
 - NPDES SPECIFICATIONS
 - UTILITY PLAN
 - PLAN/PROFILE
 - PLAN/PROFILE
 - DRIVEWAY PLAN
 - DRIVEWAY PROFILE
 - LANDSCAPE PLAN OVERVIEW
 - LANDSCAPE PLAN PLANTINGS FRONT SITE
 - LANDSCAPE PLAN PLANTINGS MID SITE
 - LANDSCAPE PLAN PLANTINGS REAR SITE



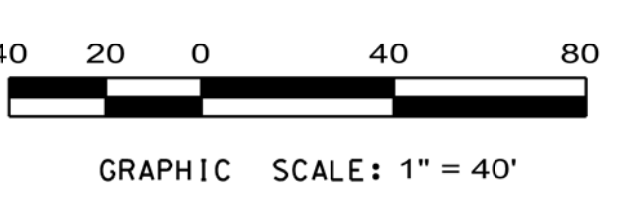
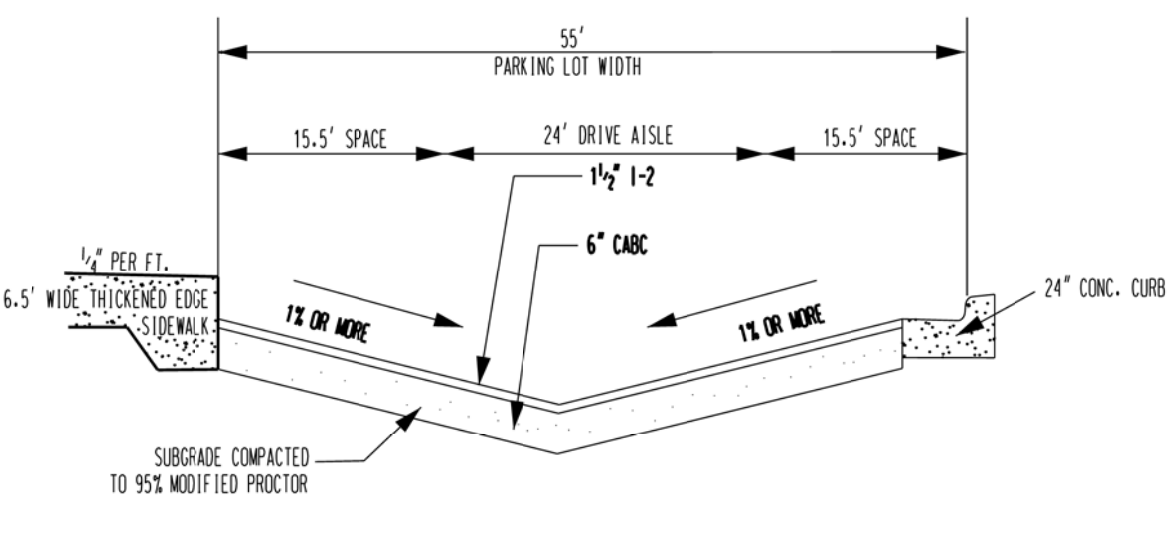
CITY OF WILMINGTON REZONING APPROVAL CONDITIONS

- The use and development of the subject property shall comply with all regulations and requirements imposed by the Land Development Code, the City of Wilmington Technical Standards and Specifications Manual and any other applicable federal, state or local law, ordinance or regulation, as well as any condition stated below. In the event of a conflict, the more stringent requirement or higher standard shall apply.
- Approval of this conditional district rezoning does not constitute technical approval of the site plan. Final approval by the Technical Review Committee and the issuance of all required permits must occur prior to release of the project for construction.
- If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.
- The use and development of the subject property shall be in accordance with the plan and elevations dated March 16, 2018.
- The proposed use shall be limited to a maximum of 98 townhomes, a 4,400 square foot clubhouse, and a swimming pool.
- No building shall exceed two stories, 35 feet, in height.
- All existing protected trees not located within the building foot print or impacted by essential site improvements shall be preserved or mitigated.
- Exterior site lighting shall be installed so as not to shine directly onto adjacent residential parcels.
- The use of pine straw as ground cover shall be prohibited within ten (10) feet of any combustible exterior construction.
- A vehicular and pedestrian connection shall be provided to Ogden Plaza, east of the request.
- Stash connections, as shown on the proposed site plan and approved by City Council, shall be provided to provide future vehicle access to the west and south.
- Any freestanding sign(s) on the site shall be monument style with landscaping around the base of the sign; no pole signs shall be permitted.
- The creative standard shall not be used to satisfy the streetyard landscaping requirements.
- All city, state and federal regulations shall be followed.



PID: R04320-005-006-000
MAPID: 315806.37.4648.000
MERRITT MICHAEL L RITA
Zoning: RB
Book & Page: BK129B PG0267
Tract 1
Map Book 35, Page 124
EX. CAR & BOAT RETAIL

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



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

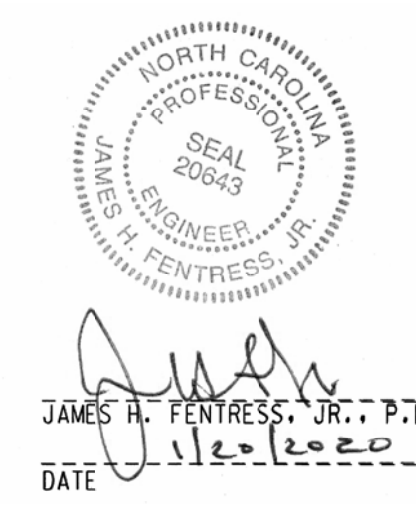
PID: R04417-011-002-000
MAPID: 315810.46.4712.000
PEACE BAPTIST CHURCH
Zoning: O&1
Book & Page: BK1100 PG0468
EX. CHURCH

Approved Construction Plan

Name	Date
Planning	
Traffic	
Fire	

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN

Date: _____ Permit # _____
Signed: _____



PRELIMINARY PLAN
VILLAGE TOWNHOMES
(FORMERLY ARBORETUM VILLAGE)
CITY OF WILMINGTON, NORTH CAROLINA

OWNER: ARBORETUM VILLAGE, LLC
DESIGNED: JHF

ADDRESS: 10 S. CARDINAL DRIVE
DRAWN: JHF

PHONE: WILMINGTON, N.C. 28403
APPROVED: JHF

STRoud ENGINEERING, P.A.
102-D CINEMA DRIVE WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX

DATE: 8/31/18
SCALE: 1" = 40'
SHEET 1 OF 21

PROJECT NO.: PW 1312