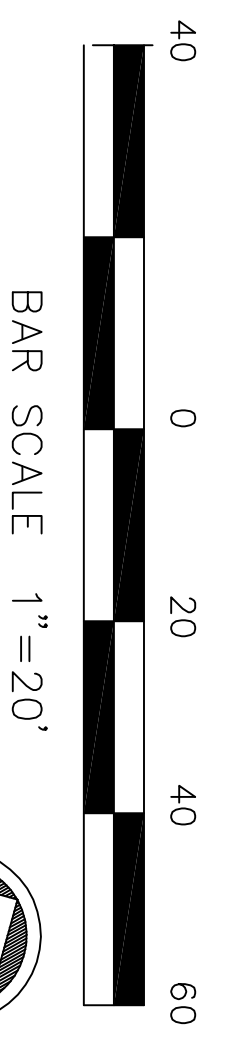


END OF STREET IMPROVEMENTS
TAPER EXISTING GRAVEL ROAD
TO NEW EDGE OF PAVEMENT

EX DRIVEWAY

NEW DRIVEWAY

BEGIN STREET IMPROVEMENTS AT
STREET IMPROVEMENTS



333' TO INTERSECTION OF
ALLENS LANE AND
SOUTHERLAND AVENUE

SITE DATA

OWNER: PETER & CHRISTA SWEYER
7203 BRISBANE COURT
WILMINGTON, NC 28405

PROPERTY - 1952 ALLENS LANE

PARCEL ADDRESS: 1948, 1952, 1956, 1960, 1968
ALLENS LANE, WILMINGTON, NC

PARCEL PIN#: R05713-001-012 THRU 016
DEED BOOK 5811-0095

PARCEL SIZE: 53,590.05 SF (1.23 AC)

ZONING: O&I-1 (CD)

EXISTING ZONING: O&I-1 (CD)

LAND USE: VACANT

PROPOSED: ASSEMBLY HALL - EVENTS CENTER

BUILDING DATA

EXISTING: NONE

PROPOSED: 5,445 SF (1 STRUCTURE)

BUILDING HEIGHT: 25 FT

SEATING CAPACITY: 200 SEATS

BUILDING LOT COVERAGE: 10.0%

BUILDING SETBACKS

FRONT: 20 FT

SIDE: 25 FT (ADJ TO RES ZONE & BLDG HT)

REAR: 30 FT (ADJ TO RES ZONE & BLDG HT)

UTILITIES

PUBLIC WATER: CPWA

PUBLIC SEWER: CPWA

PARKING

REQUIRED: 1 SPACE PER 2 USERS

PROPOSED: 73 TOTAL SPACES

PROPOSED ADA SPACES: 3 SPACES

PROPOSED EMPLOYEE PARKING: 5 SPACES

PROPOSED SERVICE PARKING: 2 SPACES

(SEE CDZ APPROVAL CONDITIONS 5 & 6 FOR OFF SITE PARKING ALLOWANCES)

BICYCLE PARKING

REQUIRED: 5 SPACES

PROPOSED: 5 SPACES

EXISTING DIRT PATH

ALLENS LANE (30' Public R/W)

SEE ALLENS LANE ROAD SECTION
SEE SHEET SD-6

END OF SIDEWALK

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END OF SIDEWALK

1" WATER METER
W/BOX
1.5" BACKFLOW DEVICE
IN ABOVE GROUND BOX

END OF SIDEWALK

EXISTING DIRT PATH

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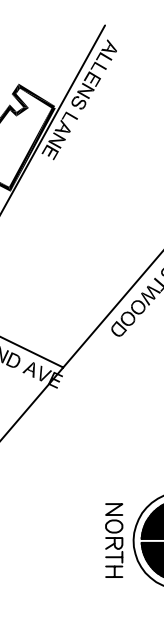
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PERVIOUS PAVEMENT

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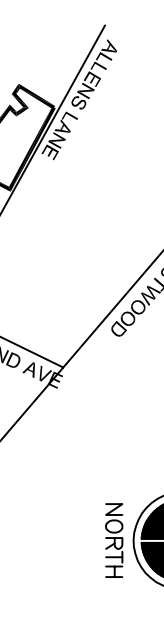
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FOR CONSTRUCTION

OWNER

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7203 Brisbane Court
Wilmington, NC 28405

OWNER

Coastal Land Design, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
P.O. Box 117
Norbert Farm (Berne) Rd. #208
Wilmington, NC 28402 www.coastalldesign.com

PROJECT 435-02
DESIGN : F. BRAYTON
NUMBER : 1
CHECK : J. Peroff
SCALE : 1" = 20'
APPROVED : F. BRAYTON
DATE : 04/10/2014
FILE NAME :

Wrightsville Manor
Events Center

SITE PLAN

435-03

SD-2

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TAPER EXISTING GRAVEL ROAD
TO NEW EDGE OF PAVEMENT

EX DRIVEWAY

NEW DRIVEWAY

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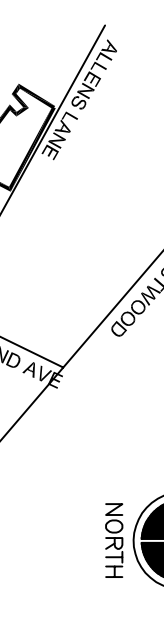
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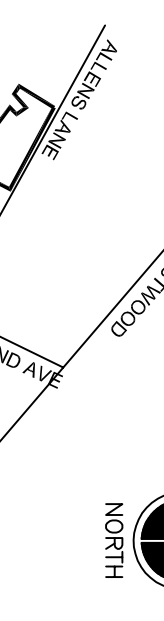
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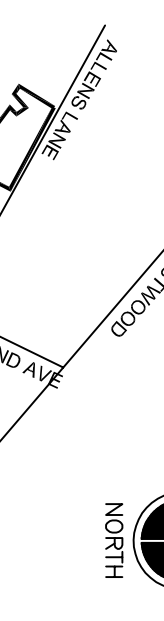
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