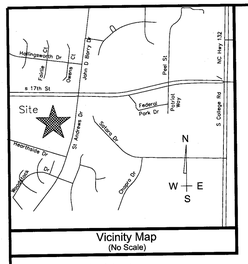
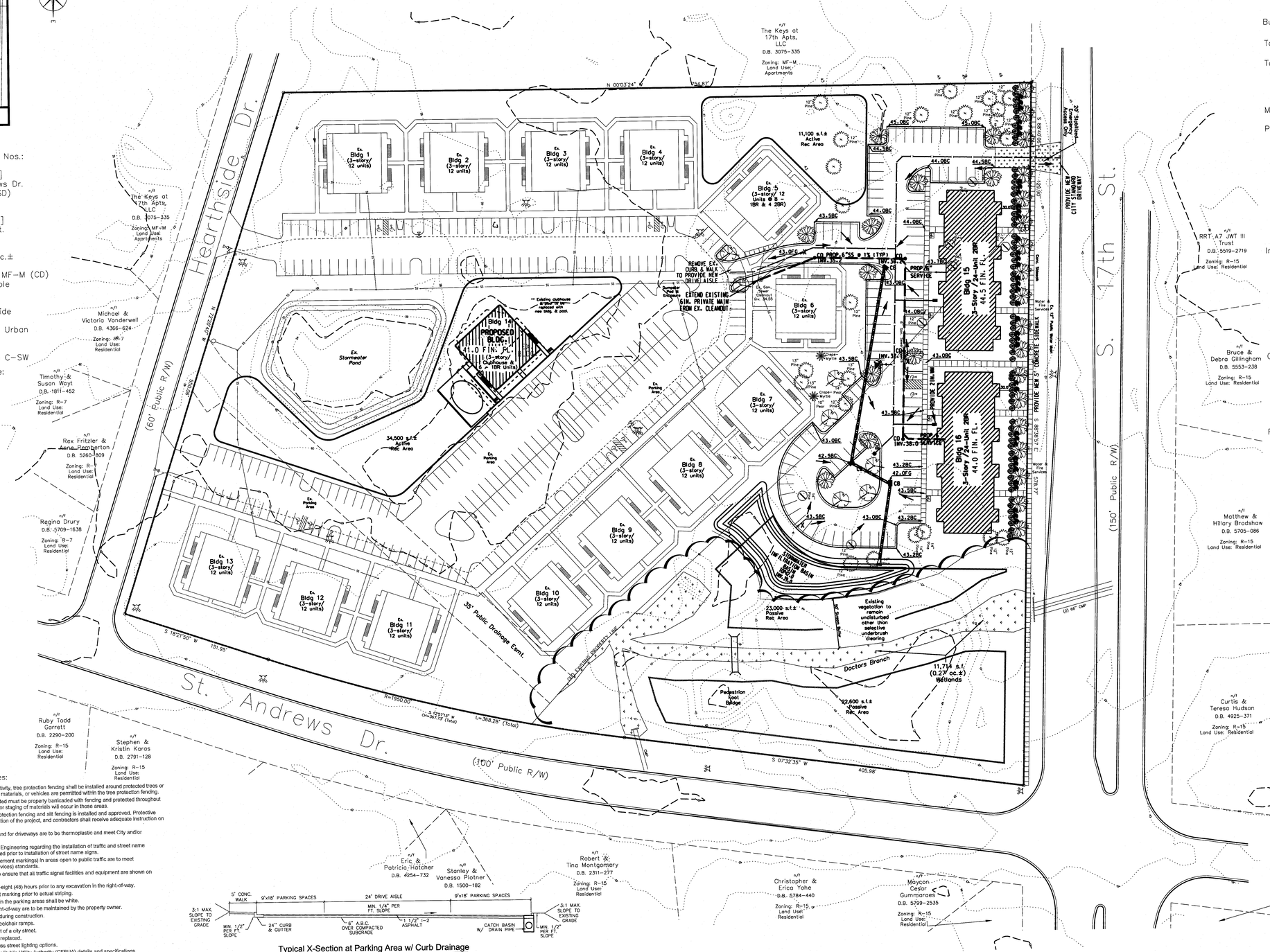


Vicinity Map
(No Scale)

General Notes:

1. New Hanover County Parcel Nos.:
   PIN 313509.26.4140
   [PID 6617-002-001-003]
   Address: 1600 St. Andrews Dr.
   Existing Zone – MF-M (SD)

   PIN 313510.26.7422
   [PID 6600-001-005-005]
   Address: 4196 S. 17th St.
   Existing Zone – R-15
2. Total Tract Area: 12.35 ac.±
3. Proposed Zoning District: MF-M (CD)
   Setbacks – Front – variable
   20' Corner
   25' Rear
   10' Interior Side
4. CAMA Land Classification: Urban
5. Watershed Classification:
   Docter's Branch C-SW
6. Proposed Land Disturbance:
   2.5 Acres



Development Data:

Zoning: MFM
Land Use: Residential

Development Area – 12.35 ac.
Permitted Density (@ 17 units/ac.) = 210 units
Proposed Density = 210 units (156 ex. + 54 new)

Building Coverage – 74,400 s.f.± (13.8%)

Total Heated Gross Floor Area – 182,900 s.f.± GFA

Total Bedrooms – 334
110 – 1BR = 110
84 – 2BR = 168
16 – 3BR = 48

Max. Bldg. Hgt. – 3-story / 35' Max.

Parking –
110 – 1BR @ 1.5/BR = 165
84 – 2BR @ 2.0/BR = 168
16 – 3BR @ 2.25/BR = 36
Total Parking Req'd = 369 Spaces

Max. spaces perm't. @ 2.5/unit = 525 spaces

** Total Spaces Prov'd = 369 **

Bike Parking req'd = 20 min.
Bike Parking prov'd = 20

Impervious Surfaces –

Existing –	162,522 s.f.±
To be Removed –	3,576 s.f.±
New Rooftops –	22,296 s.f.±
New Pvmt –	37,628 s.f.±
New Walks –	4,212 s.f.±
Total –	223,082 s.f.± (41.5%)

Open Space – (min. 35% req'd.)
12.35 ac. – 0.4 ac. (Pond) X 35% = 4.18 ac. req'd.
6.5 ac. (52.3%) Open Space prov'd. **

[Area prov'd. is total tract area minus covered surfaces (223,082 s.f.) minus interior planting islands (9,362 s.f.) minus foundation areas (3,574 s.f.), & Pond Surface (17,424)]
** Note: Data is approximated. Accurate calculations will be made when detailed plans are engineered and landscaped.

Recreation Area – (min. 50% Open Space)
91,040 s.f. req'd.
Active Rec req'd. = 45,520 s.f.
Active Rec prov'd. = 45,600+ s.f.
Passive Rec req'd. = 45,520 s.f.
Passive Rec prov'd. = 45,600+ s.f.

** Total Rec Area prov'd. = 35,014+ s.f. **

Utility Capacity:
Existing Sewer Use – 24,960 GPD
New Sewer Use –
Total Sewer Capacity –

Existing Water Use – 31,200 GPD
New Water Use –
Total Water Capacity –

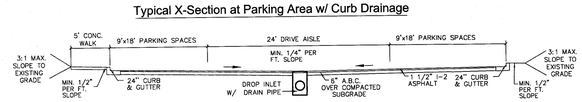
LEGEND

- X GRADING HIGH POINT
- DRAINAGE DIRECTION
- CB PROPOSED CATCH BASIN
- PROPOSED CONTOURS
- EX. NCDOT LIDAR CONTOUR
- PROP. 24IN. RCP STORM DRAIN
- CO INV.38.0 PROPOSED SEWER CLEANOUT
- IRON REBAR SET
- EX. IRON PIPE
- CONTROL MONUMENT SET
- CONTROL PK NAIL SET
- PEAR TREE
- PINE TREE
- CREPE-MYRTLE
- SHRUBBERY TO BE ADDED FOR VEGETATION BUFFER & LANDSCAPING
- TREE TO BE REMOVED

City of Wilmington Required Notes:

1. Prior to any clearing, grading or construction activity, tree protection fencing shall be installed around protected trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
2. Any trees and/or areas designated to be protected must be properly barricaded with fencing and protected throughout construction to insure that no clearing, grading or staging of materials will occur in those areas.
3. No equipment is allowed on site until all tree protection fencing and silt fencing is installed and approved. Protective fencing is to be maintained throughout the duration of the project, and contractors shall receive adequate instruction on tree protection methods.
4. All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
5. Once streets are open to traffic, contact Traffic Engineering regarding the installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.
6. Traffic control devices (including signs and pavement markings) in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.
7. Contact Traffic Engineering at 910-341-7888 to ensure that all traffic signal facilities and equipment are shown on the plan.
8. Call Traffic Engineering at 910-341-7888 forty-eight (48) hours prior to any excavation in the right-of-way.
9. Traffic Engineering must approve of pavement marking prior to actual striping.
10. All parking stall markings and lane arrows within the parking areas shall be white.
11. All traffic control signs and markings off the right-of-way are to be maintained by the property owner.
12. Stop signs and street signs to remain in place during construction.
13. Tactile warning mats will be installed on all wheelchair ramps.
14. A utility cut permit is required for each open cut of a city street.
15. Any broken or missing sidewalk panels will be replaced.
16. Contact Karen Dixon at 910-341-7888 to discuss street lighting options.
17. Water and sewer service shall meet Cape Fear Public Utility Authority (CFPUA) details and specifications.
18. Project shall comply with CFPUA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and the State has given their final approval. Call 910-343-3910 for information.
19. If the contractor desires CFPUA water for construction, he shall apply in advance for this service and must provide a reduced pressure zone (RPZ) backflow prevention device on the developer's side of the water meter box.
20. Any irrigation system supplied by CFPUA water shall comply with the CFPUA Cross Connection Control regulations. Call 919-343-3910 for information.
21. Any irrigation system shall be equipped with a rain and freezer sensor.
22. Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices by USCFCCCHR or ASSE.
23. Contractor to field verify existing water and sewer service locations, sizes and materials prior to construction. Engineer to be notified of any conflicts.
24. Contractor shall maintain all-weather access for emergency vehicles at all times during construction.
25. Underground fire line(s) must be permitted and inspected by the Wilmington Fire Department from the public right-of-way to the building. Contact the Wilmington Fire Department Division of Fire and Life Safety at 910-341-0696.
26. No obstructions are permitted in the space between thirty (30) inches and ten (10) feet above the ground within the triangular sight distance.
27. Contact the North Carolina One Call Center at 1-800-632-4949 prior to doing any digging, clearing, or grading

Typical X-Section at Parking Area w/ Curb Drainage



Typical X-Section at Parking Area w/ Centerline Drainage

50 0 50 100
GRAPHIC SCALE: 1" = 50'

REVISIONS

BY	NO.	DATE	DESCRIPTION

DESIGNED: JHF	DATE: 5/6/15
DRAWN: KBN	SCALE: 1" = 50'
APPROVED: JHF	SHEET 1 OF 1

OWNER: Sea Pines Apartments, LLC
ADDRESS: 10 S Cardinal Dr. Wilmington, NC 28403
PHONE: 910-251-5030

STROUD ENGINEERING, P.A.
C-0647
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX

NORTH CAROLINA PROFESSIONAL SEAL 20643 ENGINEER JAMES H. FENTRESS, JR.
JAMES H. FENTRESS, JR., P.E.
DATE 5/6/2015

PRELIMINARY PLAN FOR

Sea Pines Apartments

WILMINGTON TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

DRAWING NO.: W:/MASTER/PW-1168/DGN/SeaPines.dgn