

ABBERLY LANDING

ANNEXATION AND REZONING

ALEXANDER RD, WILMINGTON, NC 28411

04/03/2024

ABBERLY LANDING



4 VICINITY MAP SCALE: NOT TO SCALE

NAME:
ABBERLY AT WILMINGTON

OWNER:

DEVELOPER:



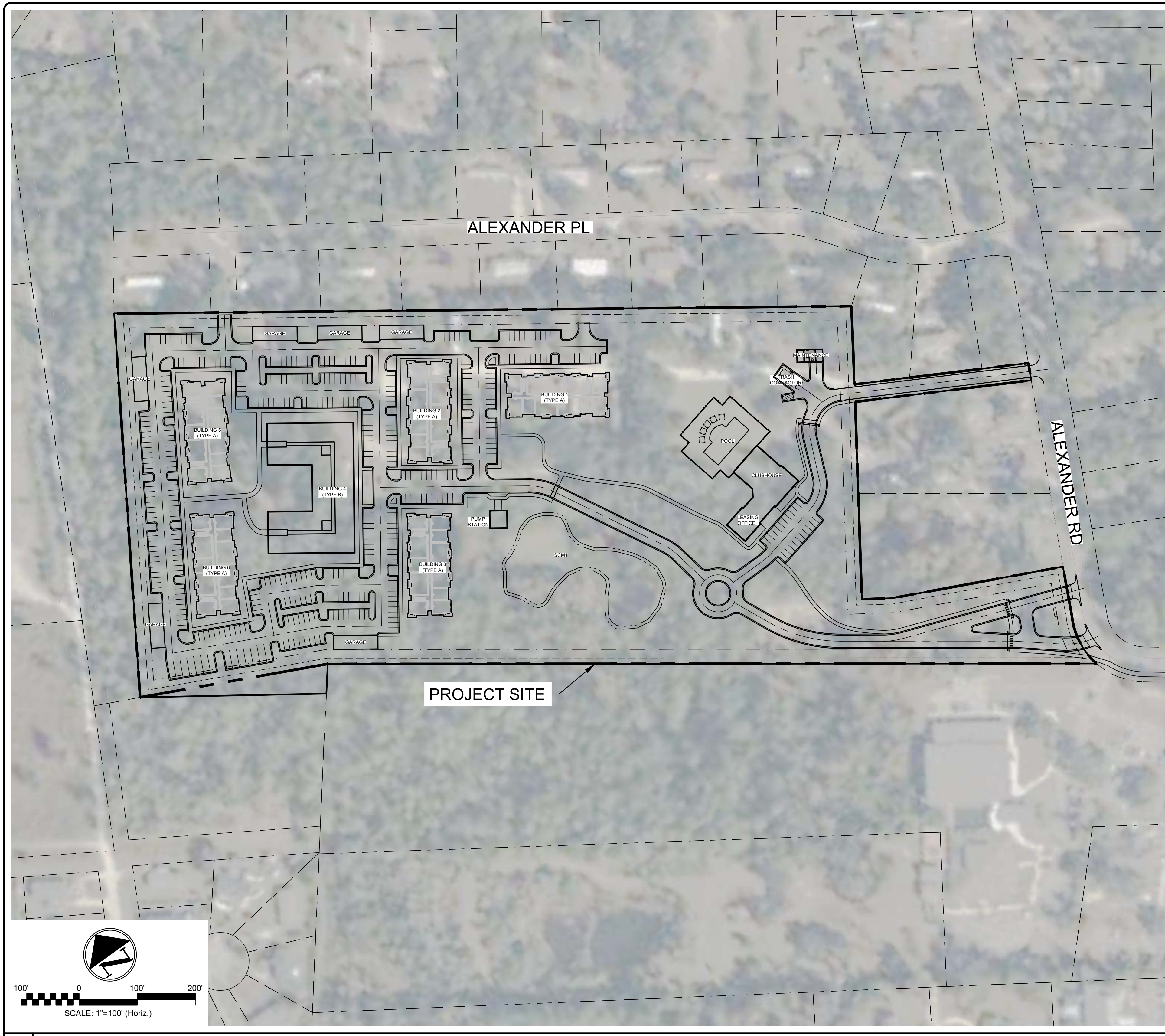
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AJWILLIAMS@MCKIMCREED.COM

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RYAN LOCKHART, PLS
RLOCKHART@MCKIMCREED.COM

3 PROJECT INFORMATION



2 LOCATION MAP SCALE: 1" = 100'

NUMBER	TITLE
C1.0	COVER
C2.0	EXISTING CONDITIONS
C3.0	SITE PLAN - OVERALL
C7.0	GRADING & DRAINAGE PLAN - OVERALL
C8.0	UTILITY PLAN - OVERALL



- COUNTY AND AGENCY CONTACTS
- A. CITY OF WILMINGTON
PLANNING DEPARTMENT
102 NORTH THIRD STREET
PO BOX 1810
WILMINGTON, NC 28402-1810
(910)342-2782
CONTACT: BRIAN CHAMBERS
BRIAN.CHAMBERS@WILMINGTONNC.GOV
 - B. CITY OF WILMINGTON
ENGINEERING
212 OPERATIONS CENTER DRIVE
PO BOX 1810
WILMINGTON, NC 28402-1810
(910)341-5899
CONTACT: ROB GORDON
ROB.GORDON@WILMINGTONNC.GOV
 - C. NEW HANOVER COUNTY
SEDIMENT AND EROSION CONTROL
230 GOVERNMENT CENTER DRIVE,
SUITE 160
WILMINGTON, NC 28403
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CONTACT: BETH WETHERILL
BWETHERILL@NHCGOV.COM
 - D. CAPE FEAR PUBLIC UTILITY
AUTHORITY
235 GOVERNMENT CENTER DRIVE
WILMINGTON, NC 28403
(910)332-6626
CONTACT: DAVID DAILEY
DAVID.DAILEY@CFPUA.ORG
 - E. NCDENR
DIVISION OF ENVIRONMENTAL HEALTH
PUBLIC WATER SUPPLY SECTION
1634 MAIL SERVICE CENTER
RALEIGH, NC 27699-1634
(910)715-3226
CONTACT: CHRISTYN FERTENBAUGH
CHRISTYN.FERTENBAUGH@NCDENR.GOV

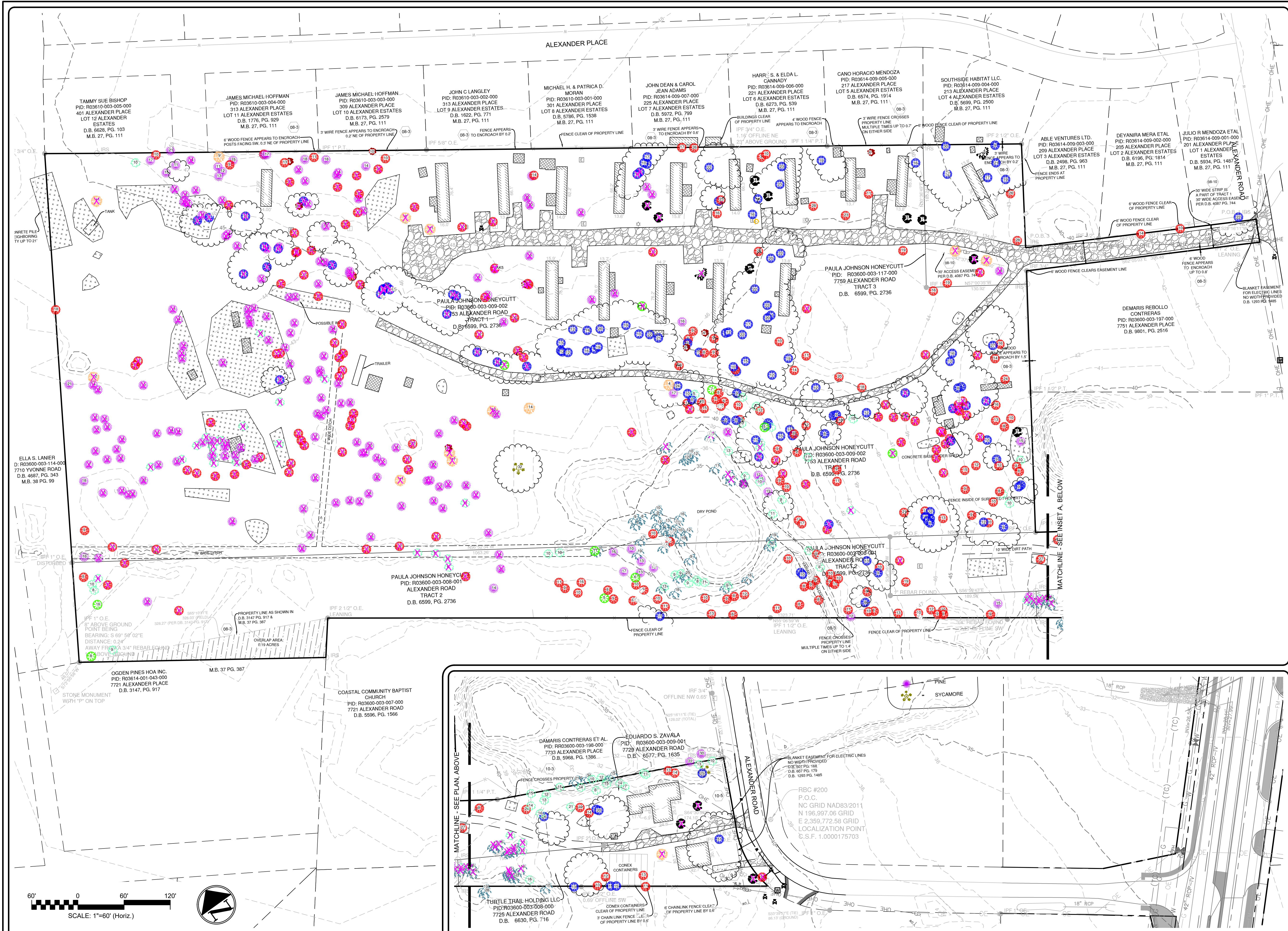


PRELIMINARY DESIGN
NOT FOR
CONSTRUCTION

1 SHEET INDEX

09211-0002

04/03/2024



GENERAL INFORMATION	
PROJECT NAME	ABBERLY AT WILMINGTON
PROJECT ADDRESS	ALEXANDER RD WILMINGTON, NC 28411
PLAN PREPARER	MCKIM & CREED 243 NORTH FRONT ST WILMINGTON, NC 28401
DEVELOPER	HH HUNT 11237 NUCKOLS RD GLEN ALLEN, VA 23059
PROPERTY INFORMATION	
SUBJECT PROPERTY ZONING	-
TAX PARCEL NUMBER	-
OVERLAY	N/A
SITE ACREAGE	±19.19 AC OVERALL PROJECT SITE
SITE CONDITIONS	
100-YR FLOODPLAIN LINE	N/A
404/SECTION 10 WETLAND LOCATION	SEE PLAN
HERITAGE TREES	SEE PLAN
STREAMS	SEE PLAN
SIGNIFICANT NATURAL RESOURCES	N/A
RIVER BASIN	PAGES CREEK

DEMOLITION

✕ TREE TO BE REMOVED
19"

TREE LEGEND

- CEDAR
- CHERRY
- GRAPE MYRTLE
- DOGWOOD
- GUM
- LIVE OAK
- OAK
- MAGNOLIA
- MAPLE
- CYPRESS
- PEAR
- PINE
- SYCAMORE

3 EXISTING CONDITIONS SCALE: 1" = 60'

2 INSET A - DRIVEWAY CONNECTION SCALE: 1" = 60'

1 LEGEND AND NOTES

REV NO.	DESCRIPTIONS	DATE

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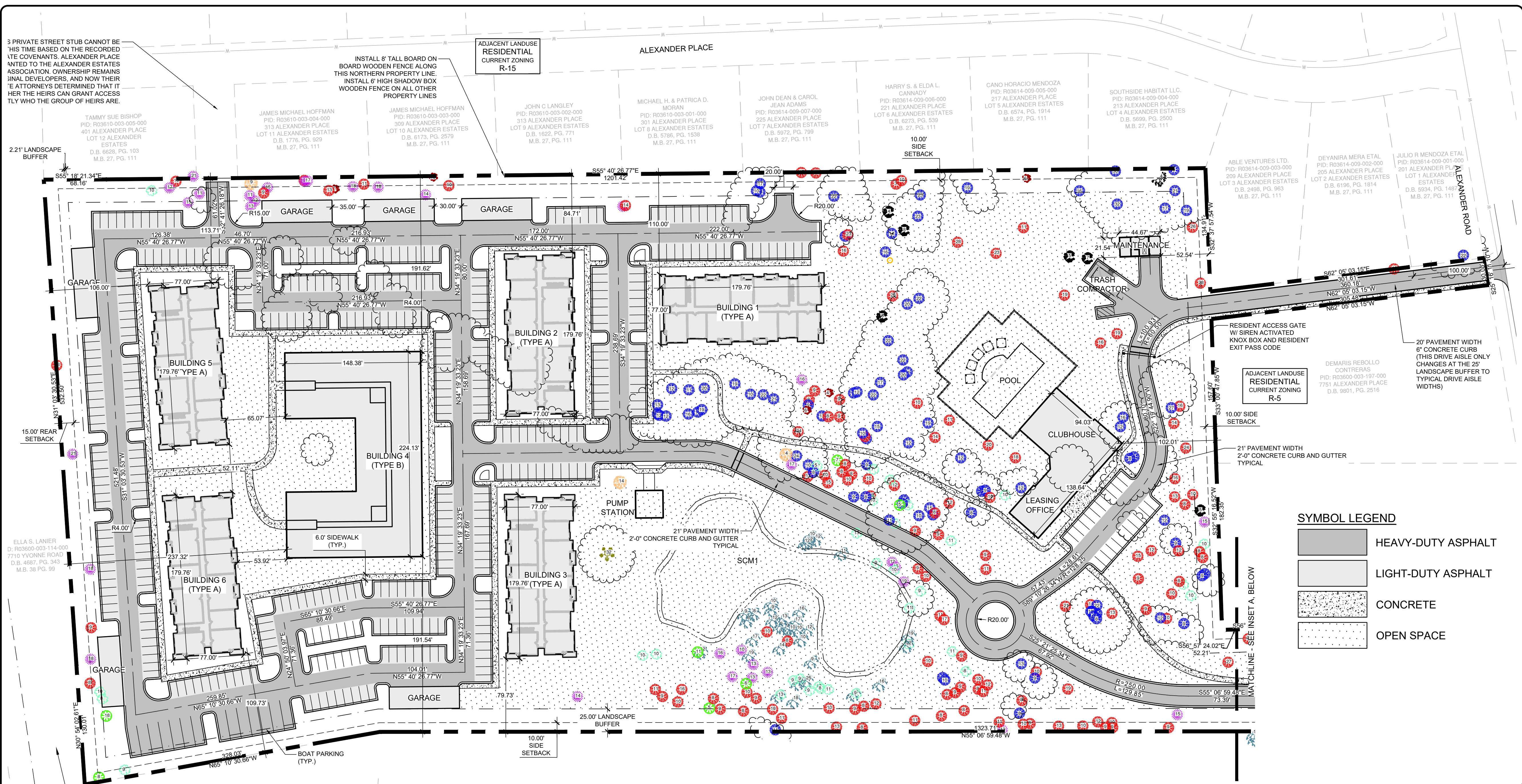
243 North Front Street
Wilmington, North Carolina 28401
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License: F-1222
www.mckimcreed.com

HHHUNT

ABBERLY LANDING
ALEXANDER RD, WILMINGTON, NC 28411

EXISTING CONDITIONS

DATE:	04/03/2024	SCALE:	C2.0
MCE PROJ. #	09211-0002	HORIZONTAL:	1" = 60'
DRAWN:		VERTICAL:	N/A
DESIGNED:			
CHECKED:	RMC/TRC		
PROJ. MGR.	RMC		
STATUS:	ANNEXATION AND REZONING		



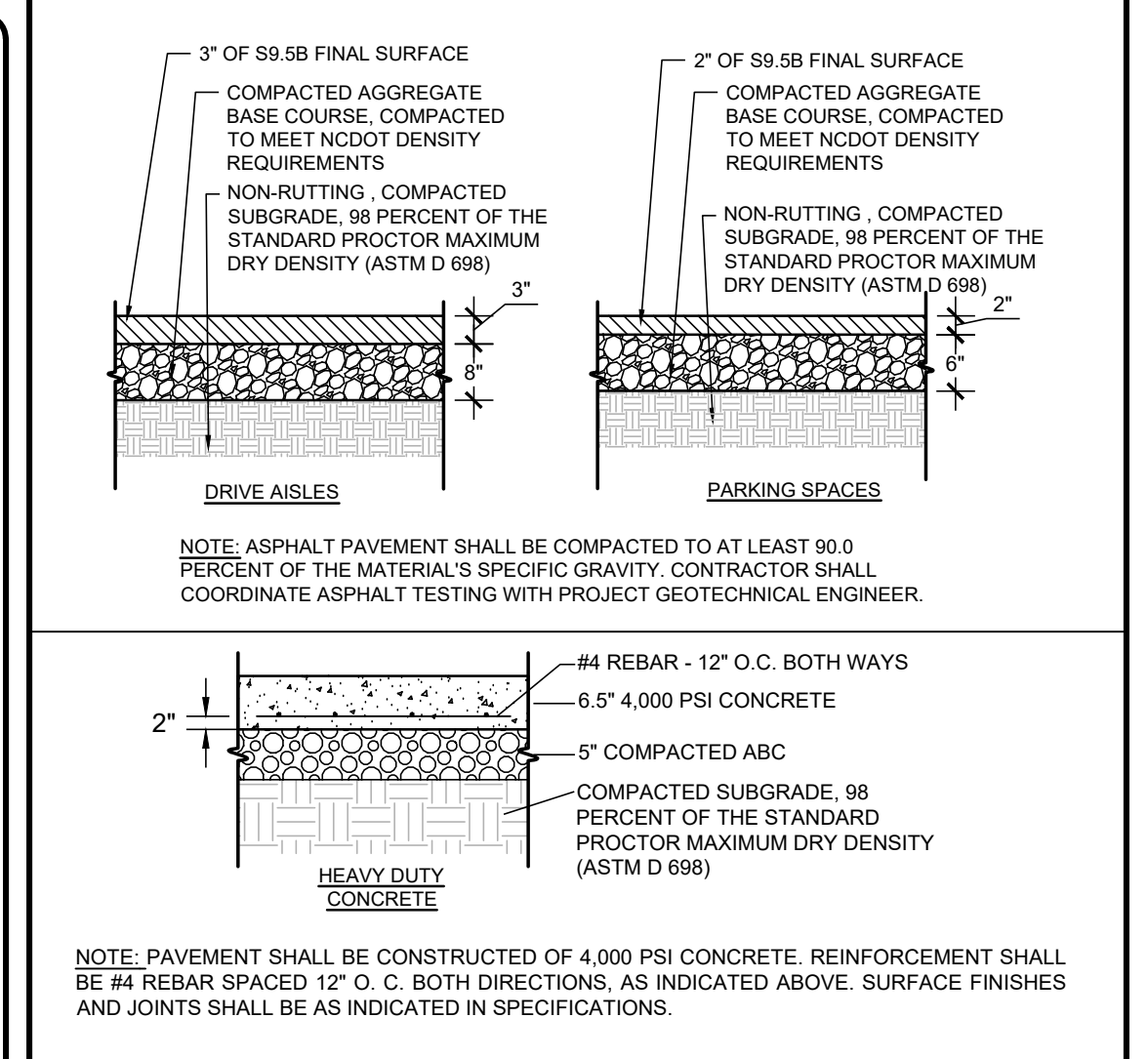
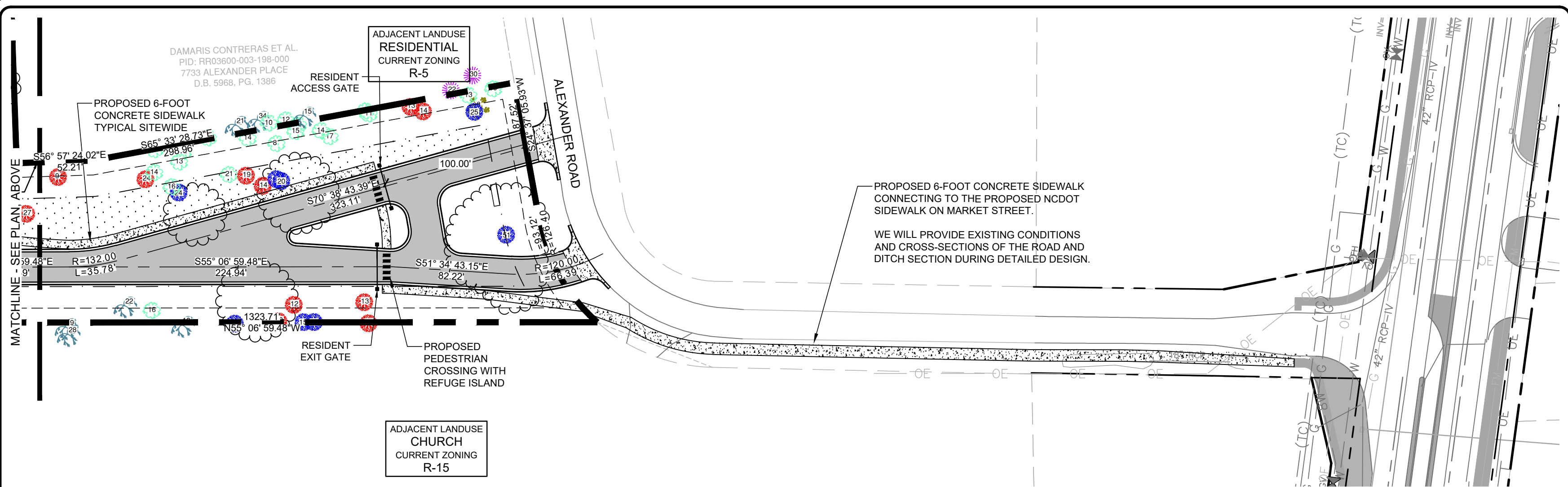
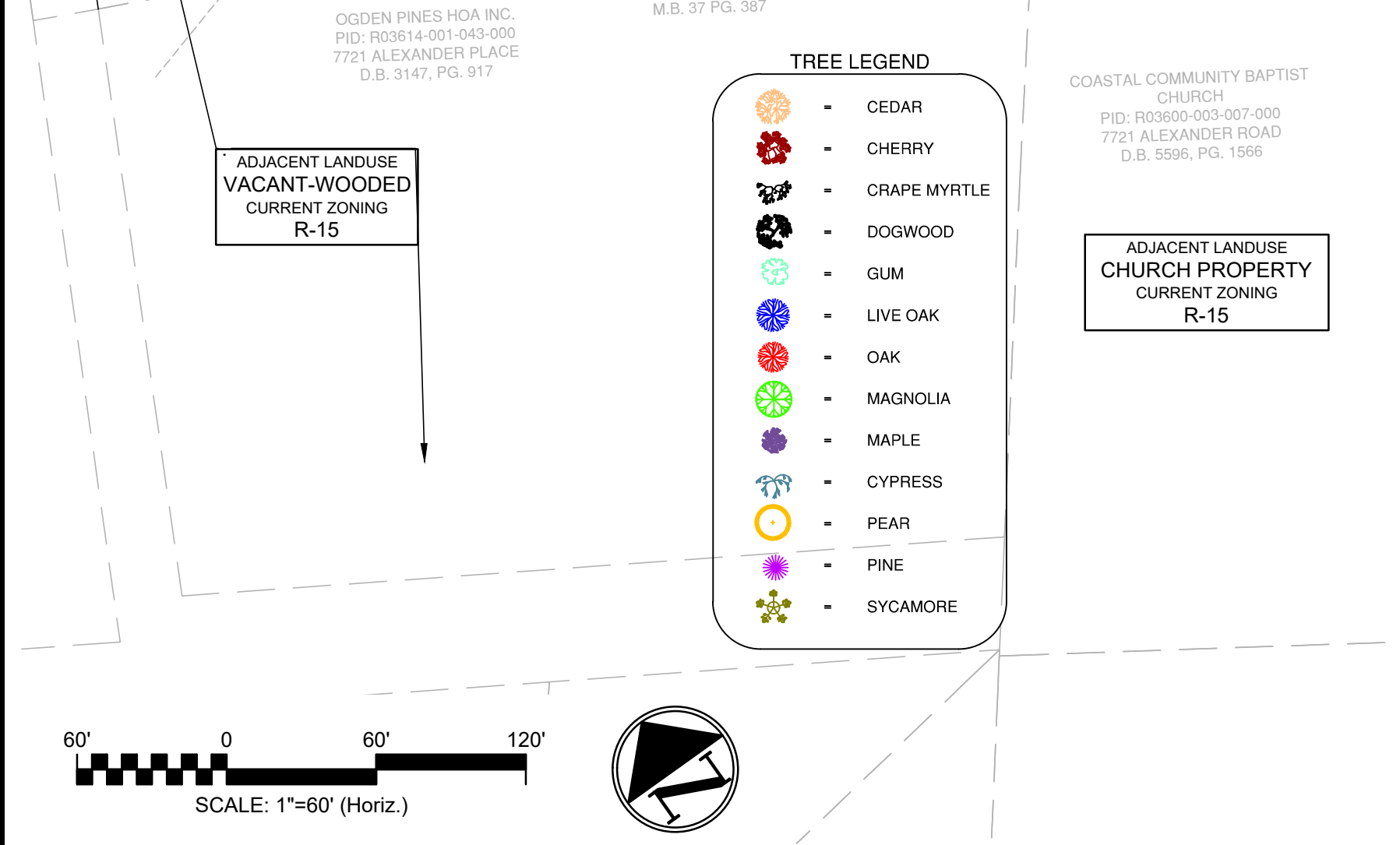
SITE DATA	
PROJECT NAME	ABBERLY LANDING
PROJECT ADDRESS	ALEXANDER RD, WILMINGTON, NC 28411
PARCEL ID	ABBERLY APARTMENTS
PROPERTY DEVELOPER	HH HUNT
PROPOSED ZONING	HIGH-DENSITY MULTIPLE-DWELLING (MD-17 (CD))
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
TOTAL PROPERTY ACREAGE	19.19 AC (835,772 SF)
NC BUILDING CODE CONSTRUCTION TYPE	VA
BUILDING LOT COVERAGE	110,688 SF / 13.24%
NUMBER OF BUILDINGS	6
APARTMENTS (4-STORIES)	103
CLUBHOUSE / POOL AND MAINTENANCE	3
GARAGES	6
TOTAL	15
UNIT COUNT BY BEDROOM COUNT	
1 BDRM UNITS (SITE WIDE)	103
2 BDRM UNITS (SITE WIDE)	119
3 BDRM UNITS (SITE WIDE)	6
1 BDRM (10%) WORK FORCE HOUSING	25
TOTAL UNITS (SITE WIDE)	253
DENSITY	ALLOWED 17 DU/AC PROVIDED 13.2 DU/AC
NON-RESIDENTIAL BUILDING GFA (CLUBHOUSE, POOL BUILDING, PAVILION)	22,258 SF
NUMBER OF PARKING GARAGES	6
BUILDING HEIGHT ALLOWABLE	96'
PROPOSED PARKING TYPES	REQUIRED PROVIDED
SURFACE SPACES - MINIMUM	444 423
0-1 BR = 1.5 SPACES PER UNIT	192
2 BR = 2.0 SPACES PER UNIT	238
3+ BR = 2.25 SPACES PER UNIT	14
SURFACE SPACES - MAXIMUM (2.75 PER UNIT)	696 423
GARAGE SPACES	0 16
BOAT SPACES	0 34
TOTAL PARKING SPACES	0 473
BUILDING SETBACKS	REQUIRED PROVIDED
FRONT	10 SEE PLAN
REAR	15 SEE PLAN
SIDE	10 SEE PLAN
OPEN SPACE	REQUIRED PROVIDED
	20% OF TRACT AREA (221,509 SF) 26.5%
RECREATIONAL SPACE	50% OF OPEN SPACE (110,755 SF) 50%
IMPERVIOUS AREA	EXISTING PROPOSED
BUILDINGS	00,000 SF 110,688 SF
PARKING	00,000 SF 77,979 SF
DRIVEWAYS	00,000 SF 125,632 SF
SIDEWALKS	00,000 SF 28,014 SF
OTHER (POOL, PUMP, EMERGENCY ACCESS)	00,000 SF 7,984 SF
TOTAL IMPERVIOUS	00,000 SF 350,297 SF
PERCENT IMPERVIOUS COVERAGE	0% 41.91%

- NOTES:**
- ALL DIMENSIONS SHOWN ARE FROM FACE OF CURB TO FACE OF CURB, EXCEPT THOSE DIMENSIONING LANDSCAPE ISLANDS.
 - AN APPROVED PHOTOMETRIC LIGHTING PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - ABBERLY AT WILMINGTON APARTMENT COMMUNITY WILL BE GATED FOR RESIDENT INGRESS / EGRESS, AND EMERGENCY SERVICE ACCESS.
 - THERE WILL BE INSTALLED A MINIMUM 6-FOOT HIGH FENCE SURROUNDING THE PROPERTY. FINAL HEIGHT AND FENCE MATERIAL IS TO BE DETERMINED.

253 apartments

ITE 11th Edition Trip Generation Manual

Land USE	Type	ITE Code	24-Hour Volumes	AM Peak		PM Peak		Saturday	
				Hour Trips Enter	Hour Trips Exit	Hour Trips Enter	Hour Trips Exit	Peak Hour Enter	Peak Hour Exit
Multi-Family (AVG RATES)	RES	221	1,705	119	144	144	104		
				29	90	89	55		
Multi-Family (FITTED CURVE)	RES	221	28	117	141	141	104		
				28	89	87	54		



3 SITE PLAN - OVERALL SCALE: 1" = 60'

REV NO.	DESCRIPTIONS / REVISIONS	DATE

2 INSET A - DRIVEWAY CONNECTION SCALE: 1" = 60'

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PROFESSIONAL ENGINEER SEAL 22574 CHARLES W. COLLIER 2024-04-03

MCKIM & CREED
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License: F-1222
www.mckimcreed.com

HHHUNT

ABBERLY LANDING
ALEXANDER RD, WILMINGTON, NC 28411

SITE PLAN - OVERALL

1 LEGEND AND NOTES

DATE:	04/03/2024	SCALE:	
MCE PROJ. #	09211-0002	HORIZONTAL:	1" = 60'
DRAWN:		VERTICAL:	N/A
DESIGNED:			
CHECKED:	RMC/TRC		
PROJ. MGR.	RMC		

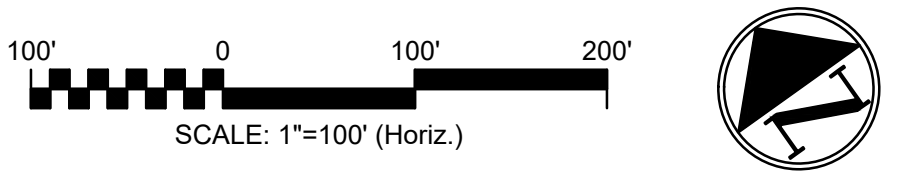
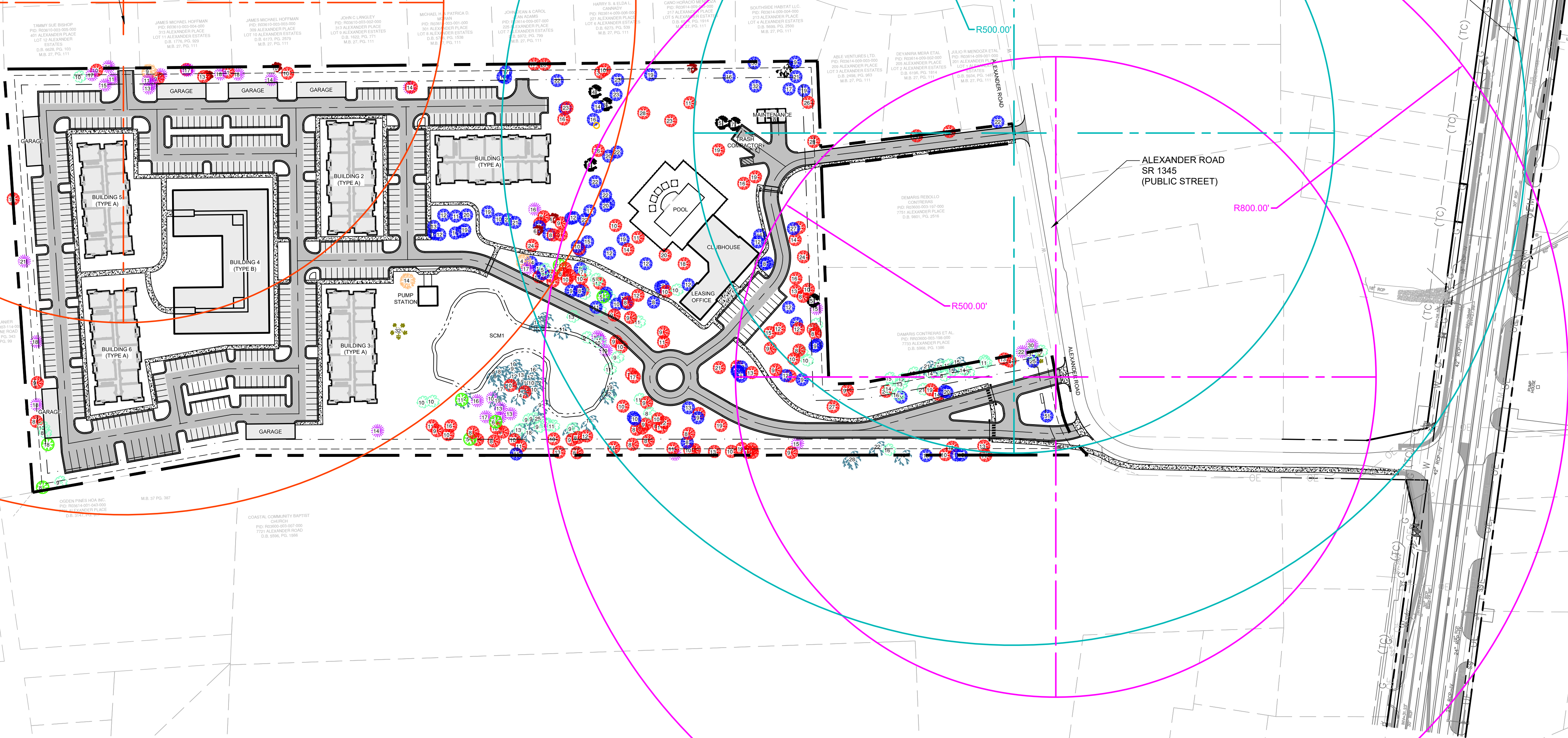
STATUS: ANNEXATION AND REZONING

ACCESS TO THIS PRIVATE STREET STUB CANNOT BE GRANTED AT THIS TIME BASED ON THE RECORDED ALEXANDER ESTATE COVENANTS. ALEXANDER PLACE WAS NEVER GRANTED TO THE ALEXANDER ESTATES HOMEOWNERS ASSOCIATION. OWNERSHIP REMAINS WITH THE ORIGINAL DEVELOPERS, AND NOW THEIR HEIRS. REAL ESTATE ATTORNEYS DETERMINED THAT IT IS UNCLEAR WHETHER THE HEIRS CAN GRANT ACCESS AND EXACTLY WHO THE GROUP OF HEIRS ARE.

ALEXANDER PLACE
(PRIVATE STREET)

MARKET STREET
US HWY 17
(PUBLIC STREET)

ALEXANDER ROAD
SR 1345
(PUBLIC STREET)



REV. NO.	DATE	DESCRIPTIONS / REVISIONS

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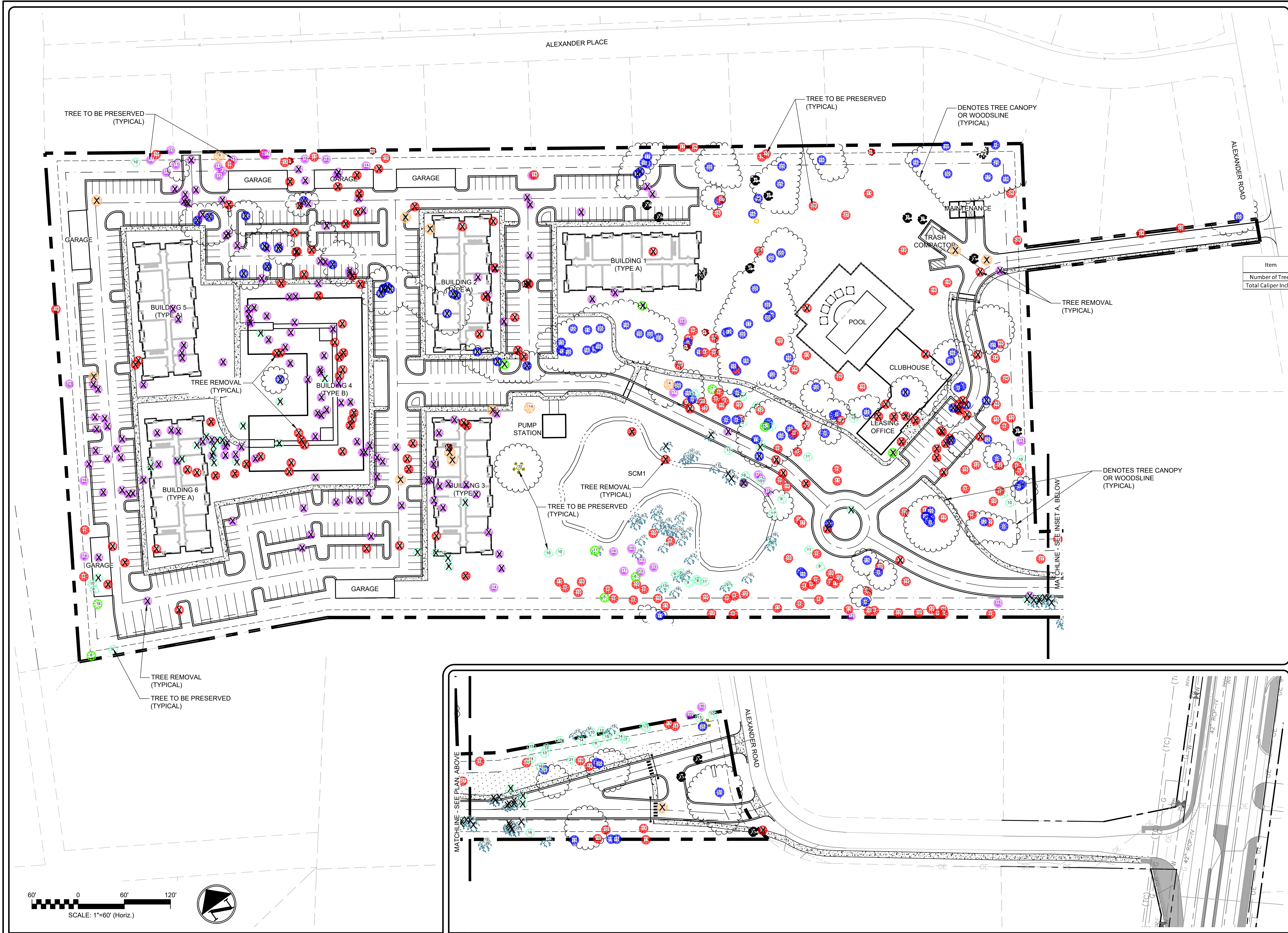
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ABBERLY LANDING
 ALEXANDER RD, WILMINGTON, NC 28411

SITE PLAN - 500-800 EXHIBIT

DATE: 04/03/2024	SCALE: 1" = 100'	C3.1
MCE PROJ. # 09211-0002	HORIZONTAL: 1" = 100'	DRAWING NUMBER
DRAWN: _____	VERTICAL: N/A	0
DESIGNED: _____		REVISION
CHECKED: RMC/TRC		
PROJ. MGR. RMC		
STATUS: ANNEXATION AND REZONING		



Abberly Apartments		Tree Removal	
QUANTITY		Total Trees Surveyed	733
REGULATED*	310	Trees Retained	388 53%
SIGNIFICANT	35		
SPECIMEN	0		
UNPROTECTED	4		
TOTAL REMOVED	345	Caliper Inch Removed	4481
*EXEMPT FROM MITIGATION DUE TO LOCATION WITHIN ESSENTIAL SITE IMPROVEMENTS			

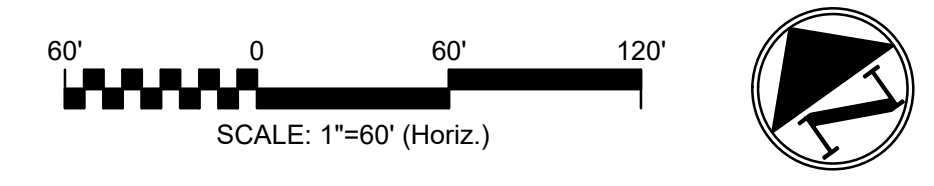
Abberly Apartments		Tree Retention	
QUANTITY		Total Trees Surveyed	733
REGULATED*	290	Trees Removed	349 48%
SIGNIFICANT	50		
SPECIMEN	40		
UNPROTECTED	4		
TOTAL RETAINED	384	Caliper Inch Retained	5073

Item	Total on Property	Trees To be Retained	% Retained	Trees to be Removed	% Removed
Number of Trees	733	384	52.39%	349	47.61%
Total Caliper Inches	9,538	5,073	53.19%	4,481	46.98%

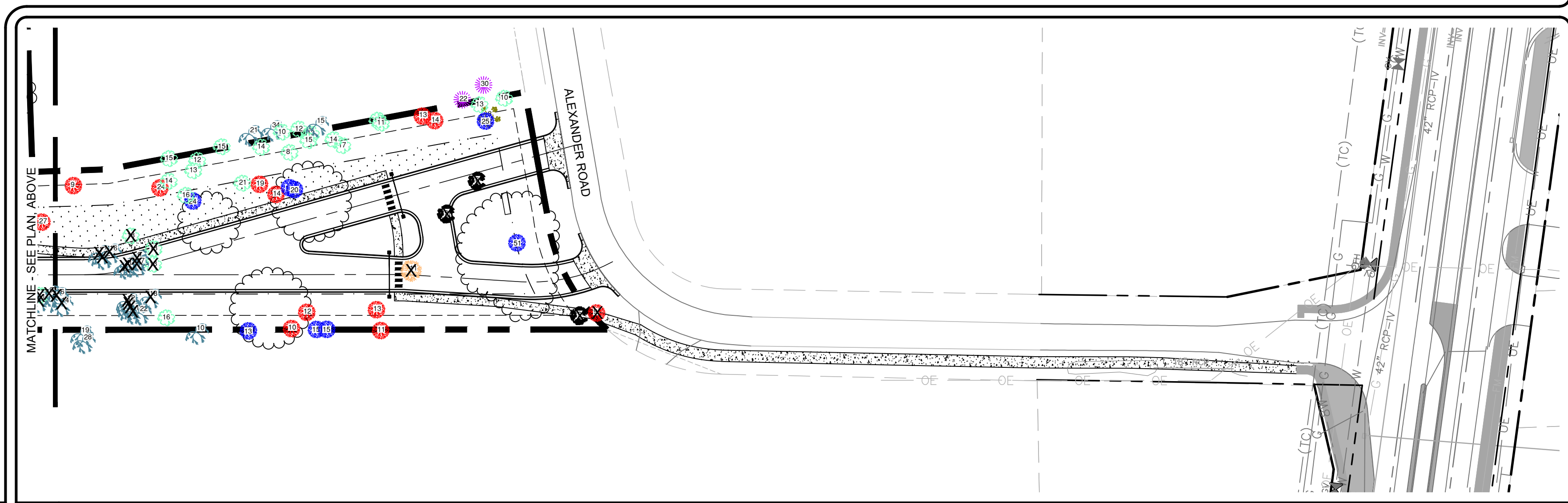
- TREE REMOVAL / MITIGATION NOTES:**
- TREES PROPOSED TO BE REMOVED ARE BASED ON ESSENTIAL SITE IMPROVEMENTS.
 - NO SPECIMEN TREE IS PROPOSED FOR REMOVAL.
 - TREE PROTECTION FENCING WILL BE INSTALLED PER CITY CODE AND TECHNICAL STANDARDS.
 - MITIGATION FOR TREE REMOVAL MAY BE BY PAYMENT IN LIEU, INSTALLATION OF NEW TREES, OR A COMBINATION OF EACH AT THE DEVELOPER'S DISCRETION.

TREE LEGEND

- CEDAR
- CHERRY
- CRAPE MYRTLE
- DOGWOOD
- GUM
- LIVE OAK
- OAK
- MAGNOLIA
- MAPLE
- CYPRESS
- PEAR
- PINE
- SYCAMORE



3 TREE REMOVAL AND MITIGATION - OVERALL SCALE: 1" = 60'



2 INSET A - DRIVEWAY CONNECTION SCALE: 1" = 60'

1 TREE MITIGATION SCALE: 1" = 60'

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

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 License: F-1222
 www.mckimcreed.com



ABBERLY LANDING
 ALEXANDER RD, WILMINGTON, NC 28411

TREE REMOVAL AND MITIGATION - OVERALL

DATE: 04/03/2024	SCALE: 1" = 60'	C3.2
MCE PROJ. # 09211-0002	HORIZONTAL: 1" = 60'	
DRAWN: _____	VERTICAL: N/A	DRAWING NUMBER: 0
DESIGNED: _____		REVISION: _____
CHECKED: RMC/TRC		
PROJ. MGR: RMC		
STATUS: ANNEXATION AND REZONING		

ON-SITE TREES TO BE REMOVED

ON-SITE TREES TO BE RETAINED

Table with columns: POINT NUMBER, EASTING, NORTHING, TYPE, DIAMETER, STATUS, REQUIRED, COMMENTS. Contains 184 rows of tree data for removal.

Table with columns: POINT NUMBER, EASTING, NORTHING, TYPE, DIAMETER, STATUS, REQUIRED, COMMENTS. Contains 184 rows of tree data for removal.

Table with columns: POINT NUMBER, EASTING, NORTHING, TYPE, DIAMETER, STATUS, REQUIRED, COMMENTS. Contains 184 rows of tree data for removal.

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1 TREE REMOVAL AND RETENTION SPREADSHEETS

SCALE: N/A

FOR REVIEW PURPOSES ONLY NOT FOR CONSTRUCTION. Includes MCKIM & CREED logo and seal.

MCKIM & CREED logo and contact information: 243 North Front Street, Wilmington, North Carolina 28401.

HIHINT logo and contact information: 243 North Front Street, Wilmington, North Carolina 28401.

ABBERLY LANDING ALEXANDER RD, WILMINGTON, NC 28411. TREE REMOVAL AND RETENTION CHARTS. Includes project details and scale information.