

SITE DATA
 SITE ADDRESS: 5 KERR AVENUE, WILMINGTON, NC

PARCEL ID NUMBER	PARCEL BBL	ADDRESS
1	R05511-002-007-000	1.14 ACRES, 525 S. KERR AVE.
2	R05511-002-005-000	1.14 ACRES, 525 S. KERR AVE.
3	R05511-002-003-000	1.14 ACRES, 519 S. KERR AVE.
4	R05511-002-001-000	1.14 ACRES, 515 S. KERR AVE.
5	R05507-002-087-000	2.8 ACRES, 507 S. KERR AVE.

JURISDICTION: CITY OF WILMINGTON, NC

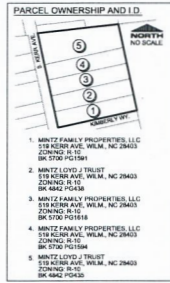
TOTAL PARCEL AREA: +/- 6.56 ACRES (+/- 285,754 SF)

EXISTING ZONING: R-10 RESIDENTIAL
 PROPOSED ZONING: MD-17 MULTIPLE DWELLING (CONDITIONAL REZONING)
 CAMA LAND USE CLASS: URBAN
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: WORKFORCE HOUSING (100%) / APARTMENTS
 CONSTRUCTION TYPE: 3 APARTMENTS, 1 CLUBHOUSE
 NUMBER OF PROPOSED UNITS: 184
 NUMBER OF PROPOSED BEDROOMS: (56) 1-BR; (80) 2-BR; (48) 3-BR
 MAXIMUM DENSITY: 17 DU/AC
 PROPOSED DENSITY: 28 DU/AC

*DENSITY MAY BE INCREASED TO 36 DU/AC IF AT LEAST 10% OF TOTAL NUMBER OF UNITS ARE DESIGNATED AS WORKFORCE HOUSING

STREETS: NO PROPOSED STREETS
 SIDEWALKS: 5' SIDEWALK IN R.O.W. & VARIOUS INTERNAL SIDEWALKS
 TREES: SEE TREE SURVEY
 OPEN SPACE: NO WETLANDS ON SITE
 SURFACE WATERS: EXISTING PONDS ON SITE ARE NON-JURISDICTIONAL
 CONSERVATION RESOURCES: NONE
 HISTORIC AND ARCHITECTURAL RESOURCES: NONE

** APPLICANT SEEKING EXEMPTION FOR TREE REMOVAL MITIGATION FOR CONSTRUCTION OF WORK-FORCE (AFFORDABLE) HOUSING



TRANSITIONAL BUFFER REQUIREMENTS
 TRANSITIONAL BUFFER REQUIRED BETWEEN THE EXISTING R-10 AND PROPOSED MD-17 ZONING DISTRICTS, AS FOLLOWS:

- 1. 10' WIDE
- 2. CANOPY TREES PER 100 LF
- 3. UNDERSTORY TREES PER 100 LF
- 4. SHRUBS PER 100 LF
- NO FENCING REQUIRED

STREETSCAPE LANDSCAPE REQUIREMENTS
 OUTSIDE 15'4" CORPORATE LIMITS

- MINIMUM DEPTH: 15'
- MAXIMUM DEPTH: 45'
- CANOPY TREES: 1 PER 100 LF
- UNDERSTORY TREES: 6 PER 100 LF
- SHRUBS: 8 PER 100 LF

PARKING LOT LANDSCAPE REQUIREMENTS
 (1) CANOPY TREE REQUIRED PER 12 PARKING SPACES
 250 PARKING SPACES = 21 TREES REQUIRED

NO PARKING SPACE SHALL BE LOCATED MORE THAN 70' FROM A CANOPY TREE

30% OF PARKING LOT IMPERVIOUS AREA SHALL BE SHADED PER TABLE 18-318

SITE IMPERVIOUS INFORMATION
 PROPOSED IMPERVIOUS AREA (ON-SITE)

APARTMENT BUILDINGS (2 TOTAL)	63,542 SF
CLUBHOUSE	3,500 SF
SHADE STRUCTURE/TRASH ENCLOSURES	815 SF
SIDEWALKS (ON SITE)	10,251 SF
SIDEWALKS (OFF SITE)	5,102 SF
ASPHALT CONC. CURB & GUTTER AT PARKING LOT	31,968 SF
TOTAL PROPOSED IMP. AREA	175,168 SF (3.33 AC)
PROPOSED PERCENT IMP. (PDR SITE)	175,168 SF / 285,754 SF = 61.3%

TOTAL DISTURBED AREA: +/- 158,000 SF

SITE PARKING
 PARKING SPACES REQUIRED:
 3 SPACE PER UNIT WORKFORCE HOUSING (PER U.O.D.)
 184 UNITS X 3 = 92 PARKING SPACES REQUIRED

TOTAL SPACES PROVIDED = 250 (1.35 SPACES / UNIT)

MINIMUM BICYCLE PARKING SPACES REQUIRED:
 1 SPACE PER 5 UNITS
 184 / 5 = 37 SPACES

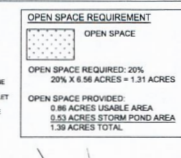
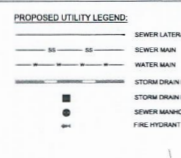
HANDICAPPED PARKING SPACES REQUIRED: 6
 HANDICAPPED PARKING SPACES PROVIDED: 20

FLOOD NOTE
 THIS PARCEL IS AS SHOWN WITHIN ZONE 'X' AND NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD MAP NO. 3720313700K BEARING AN EFFECTIVE DATE OF 9/29/2016

ZONING OVERLAY NOTE
 THE SUBJECT PARCEL DOES NOT LIE WITHIN A SPECIAL OVERLAY DISTRICT

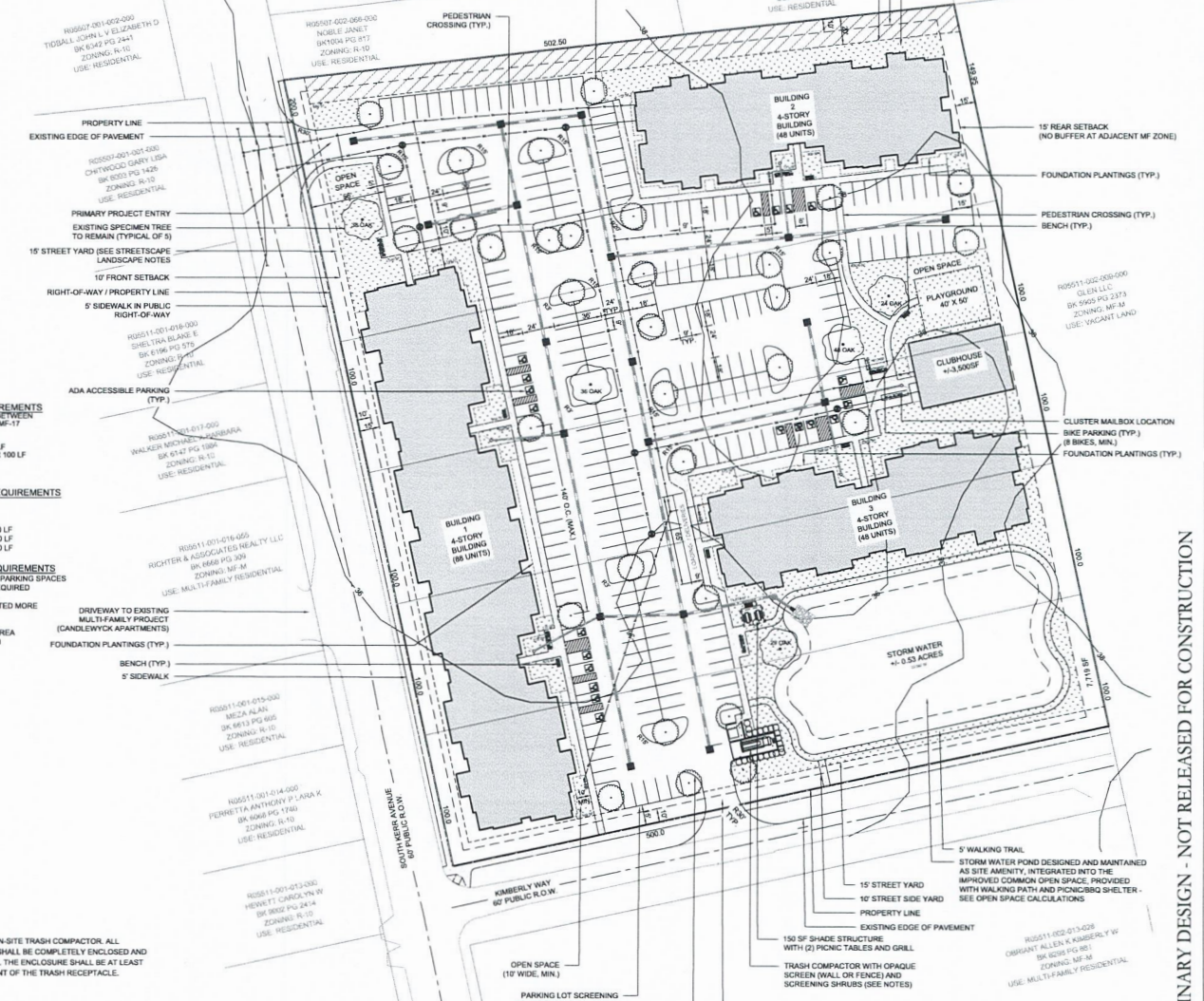
SIGHT DISTANCE TRIANGLE NOTES
 NO PARKING SPACES, FENCES, WALLS, POSTS, LIGHTS, SHRUBS, TREES, OR OTHER TYPE OF OBSTRUCTIONS NOT SPECIFICALLY EXEMPTED SHALL BE PERMITTED IN THE SPACE BETWEEN 30 INCHES AND ABOVE AND 10 FEET ABOVE GROUND LEVEL WITHIN A TRIANGULAR SIGHT DISTANCE (REG. 18-506)

UNDERGROUND INFRASTRUCTURE NOTES
 GENERAL LOCATIONS AND SIZES OF WATER, SEWER, STORM DRAIN LINES, FIRE HYDRANTS AND BEWER LINES ARE SHOWN ON THE PLAN



OPEN SPACE NOTES:

- LAND SET-ASIDE FOR OPEN SPACE SHALL HAVE A MINIMUM UNOBSTRUCTED HORIZONTAL DIMENSION OF 10 FEET
- SPACE DEVOTED TOWARDS AMENITIES INCLUDING WALKING PATHS, PICNIC AREAS AND OTHER PASSIVE RECREATION AREAS ASSOCIATED WITH STORM PONDS SHALL RECEIVE CREDIT TOWARDS REQUIRED OPEN SPACE
- UP TO HALF OF THE REQUIRED OPEN SPACE MAY CONTAIN ACTIVE RECREATIONAL IMPROVEMENTS, SUCH AS PLAY GROUNDS, BENCHES OR TRAILS
- AT LEAST ONE-HALF OF REQUIRED OPEN SPACE MUST BE OUTSIDE WETLANDS



TRIP GENERATION

ITE	Proposed Land Use	Size	Unit	Daily Trips	Peak Hour Type	AM Peak Hour Trips	PM Peak Hour Trips	Total	Data Source
300	Apartment	654	Unit	332	Adj. Street	16	38	69	44
						0	28	28	ITD Equivalent

WASTE DISPOSAL
 WASTE DISPOSAL WILL BE PROVIDED BY AN ON-SITE TRASH COMPACTOR. ALL TRASH-HANDLING AND RELATED EQUIPMENT SHALL BE COMPLETELY ENCLOSED AND SCREENED WITH AN OPAQUE FENCE OR WALL. THE ENCLOSURE SHALL BE AT LEAST ONE (1) FOOT TALLER THAN THE HIGHEST POINT OF THE TRASH RECEIPTAGE.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

AVENUE FLATS PRELIMINARY SITE PLAN
 KERR AVENUE
 WILMINGTON, NC 28403

CLIENT INFORMATION
 BLUE RIDGE ATLANTIC DEVELOPMENT, LLC
 2018 EASTWOOD RD.
 WILMINGTON, NC 28403
 (252) 615-7331

DESIGNER INFORMATION
PARAMOUNT
 122 Greene Drive, Suite 26403
 Wilmington, NC 28403
 (910) 791-6707 / (910) 791-6760 (F)
 NC License #: C-2846

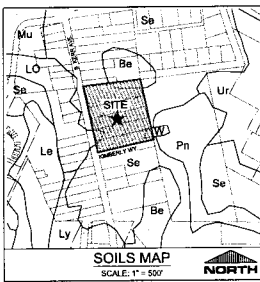
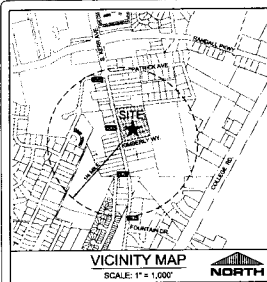
PROJECT STATUS
 CONTRACTUAL POINT
 PRELIMINARY DESIGN
 PRELIMINARY DESIGN

DATE: 11-29-2023
SCALE: 1" = 40'

SEALED:

C-1

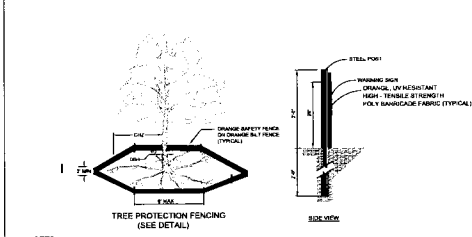
PEI JOB# 24108.PC



SITE DATA
 SITE ADDRESS: 8 KERR AVENUE, WILMINGTON, NC
 JURISDICTION: CITY OF WILMINGTON, NC
 TOTAL PARCEL AREA: ± 9.58 ACRES (± 285,754 SF)
 EXISTING ZONING: R-10 RESIDENTIAL
 PROPOSED ZONING: M-12 MULTIPLE DWELLING
 EXISTING LAND USE CLASS: URBAN
 PROPOSED LAND USE CLASS: RESIDENTIAL
 PROPOSED USE: WORK/OFFICE HOUSING (100%) / APARTMENTS
 NUMBER OF BUILDINGS: 3 APARTMENTS, 1 CLUBHOUSE
 CONSTRUCTION TYPE: IV
 NUMBER OF PROPOSED UNITS: 154
 NUMBER OF PROPOSED RESIDUALS: (56) 1-BR, (80) 2-BR, (48) 3-BR

TREE INVENTORY NOTES
 THERE ARE (5) SPECIMEN TREES ON SITE, ALL (5) WILL REMAIN AND BE PROTECTED IN PLACE.
 TREES LABEL OAKS (OK) THAT EXCEED 24" DIA. HAVE BEEN VERIFIED ON SITE AS WATER OAKS, AS LABELED ON THE PLAN.
 PINES (PN) ARE Loblolly PINES, UNLESS SPECIFIED OTHERWISE.

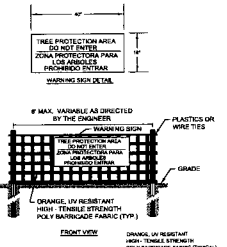
- LEGEND:**
- OK OAK (ASSUME LIVE OAK, UNLESS OTHERWISE NOTED)
 - MG MAGNOLIA
 - PN PINE (OTHER THAN LONG LEAF)
 - CH CHERRY
 - BM BIRCH (SWEET BIRCH)
 - BM BAY MAGNOLIA
 - AM AMERICAN HOLLY
 - MM MIMOSA
 - MA MAPLE (RED MAPLE)
 - SY SYCAMORE (PLANE TREE)
 - HW HAWTHORNE
 - DW DODGEWOOD
 - CE CEDAR (EASTERN RED CEDAR)
 - GM GUM (SWEET GUM)
 - CY CYPRESS (BALD CYPRESS)
 - EL ELM
 - DM DORNY MYRTLE
 - PE PECAN



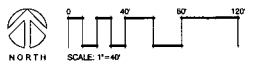
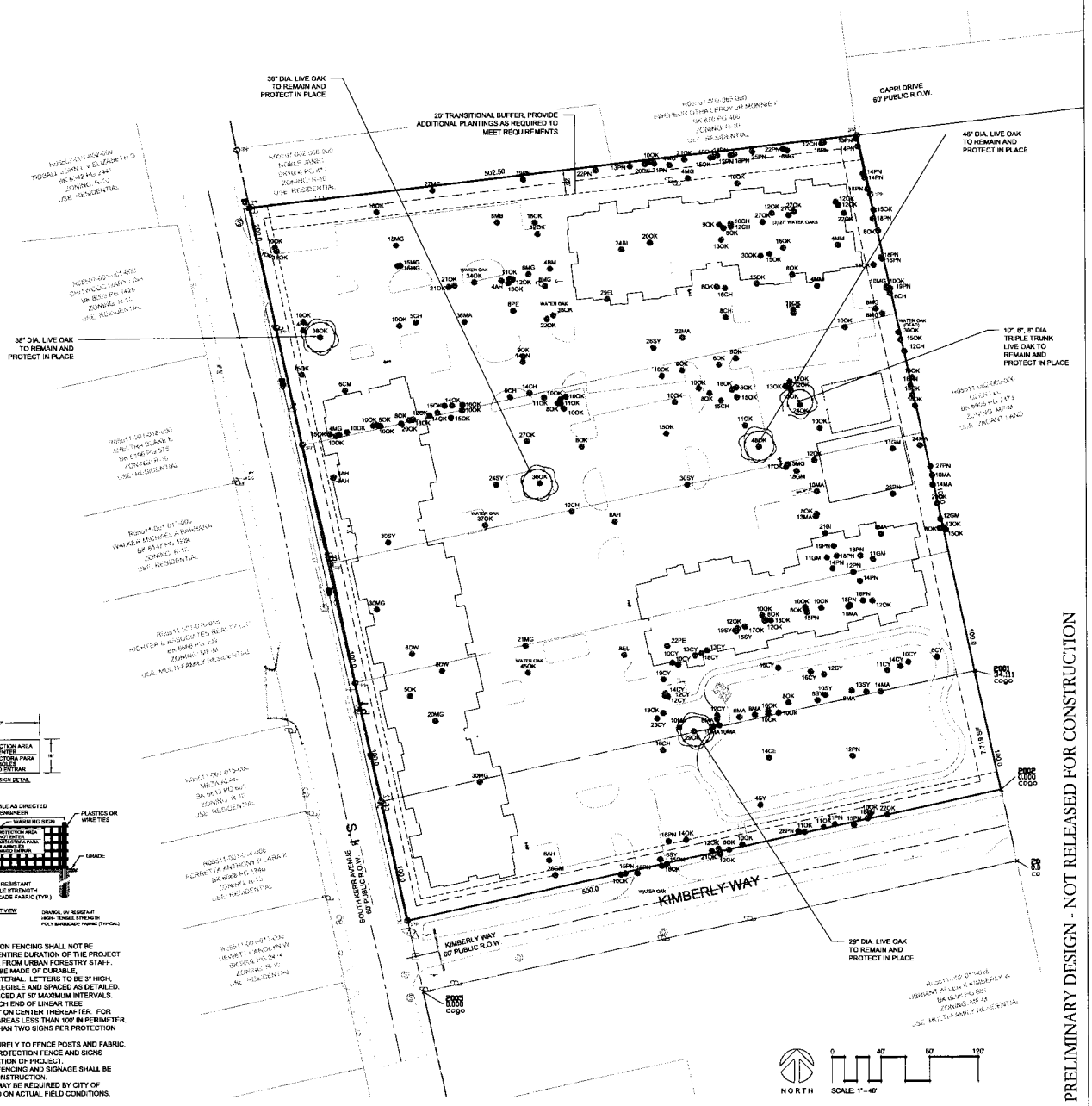
- NOTES:**
- PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
 - CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH).
 - IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR LOGGING MATS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
 - WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
 - FOR ALL TREES, CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO MATERIALS OR EQUIPMENT SHALL BE STORED BENEATH TREES. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
 - FALLING TO INSTALL OR MAINTAIN PROTECTION MEASURES SHALL RESULT IN A STOP WORK ORDER AND FINE OF \$500/DAY OBSTRUCTION OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.

NOTE:
 THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 80% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE. CROWN OF THE TREE IS NEEDED FOR LEAF GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISFIGURE CROWN WITH INTENSIVE PRUNING.
 PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND THAT NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES SHALL BE PERMITTED WITHIN THE TREE PROTECTION FENCING.

TREE PROTECTION FENCE DETAILS
 NOT TO SCALE



- NOTES:**
- THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
 - WARNING SIGNS TO BE MADE OF DURABLE WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
 - SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF THE LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA.
 - ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
 - TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.
 - ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF WILMINGTON, BASED ON ACTUAL FIELD CONDITIONS.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS	
CLIENT INFORMATION BLUE RIDGE ATLANTIC DEVELOPMENT, LLC 2018 WILMINGTON ROAD WILMINGTON, NC 28403 (252) 515-7331	
PARAMOUNT 122 Ocala Drive Wilmington, North Carolina 28403 910.790.0200 NC License # TC 2844	
PROJECT STATUS CONCEPT PLAN PRELIMINARY DESIGN PERMITTING	DRAWING INFORMATION DATE: 11/20/24 DRAWING NO: C-2 SHEET NO: 24108 PE
AVENUE FLATS TREE SURVEY KERR AVENUE WILMINGTON, NC 28403	
C-2	



**SCHEDULE B - PART II
EXCEPTIONS**

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED BY ACTIONS OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I REQUIREMENTS ARE MET - **NOT A SURVEY ISSUE.**
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS - **NOT A SURVEY ISSUE.**
3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF NOT SHOWN BY THE PUBLIC RECORDS - **NOT A SURVEY ISSUE.**
4. ANY LIEN OR RIGHT TO ALLOW FOR SERVICES, LABOR OR MATERIALS HEREON OR ON HEREAFTER FURNISHED IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS - **NOT A SURVEY ISSUE.**
5. ALL TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT NOT YET DUE AND PAYABLE - **NOT A SURVEY ISSUE.**
6. ALL ASSESSMENTS, TAXES AND SPECIAL ASSESSMENTS WHICH ARE NOW A LIEN OR PAYABLE OR WHICH MAY BECOME DUE AND PAYABLE - **NOT A SURVEY ISSUE.**
7. THIS COMMITMENT OF TITLE INSURANCE AFFORDS ASSURANCE AS TO THE LOCATION OF BOUNDARY LINES OF SUBJECT PROPERTY, BUT DOES NOT INSURE THE ENGINEERING CALCULATIONS AND COMPUTATIONS FOR THE EXACT AMOUNT OF SURFACE AND/OR SQUARE FOOTAGE CONTAINED THEREIN - **BOUNDARY LINE AND AREA AS SHOWN HEREON ARE AS CALCULATED BY SURVEYOR'S CERTIFICATE.**
8. ALL MATTERS THAT WERE TO BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE PREMISES, INCLUDING WITHOUT LIMITATION, ENCROACHMENTS, EASEMENTS, MEASUREMENTS, UNRECORDED MARKS OR CONTENT, DEFICIENCIES OR RIPIAN RIGHTS UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY. THIS ITEM MAY BE REPEALED WITH A FUTURE SURVEY READING - **NO ENCROACHMENTS, NOTICED FROM SUBJECT PROPERTY WERE OBSERVED DURING THE SURVEY.**
9. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES AND THE TERMS AND CONDITIONS OF ANY UNRECORDED LEASES - **NOT A SURVEY ISSUE.**
10. ANY LEASE, GRANT, CONVEYANCE, EXCEPTION OR RESERVATION OF MINERAL OR OTHER RIGHTS APPEARING IN THE PUBLIC RECORDS NOTHING HEREIN SHALL INSURE AGAINST LOSS OR DAMAGE RESULTING FROM SUCCESSION - **NOT A SURVEY ISSUE.**

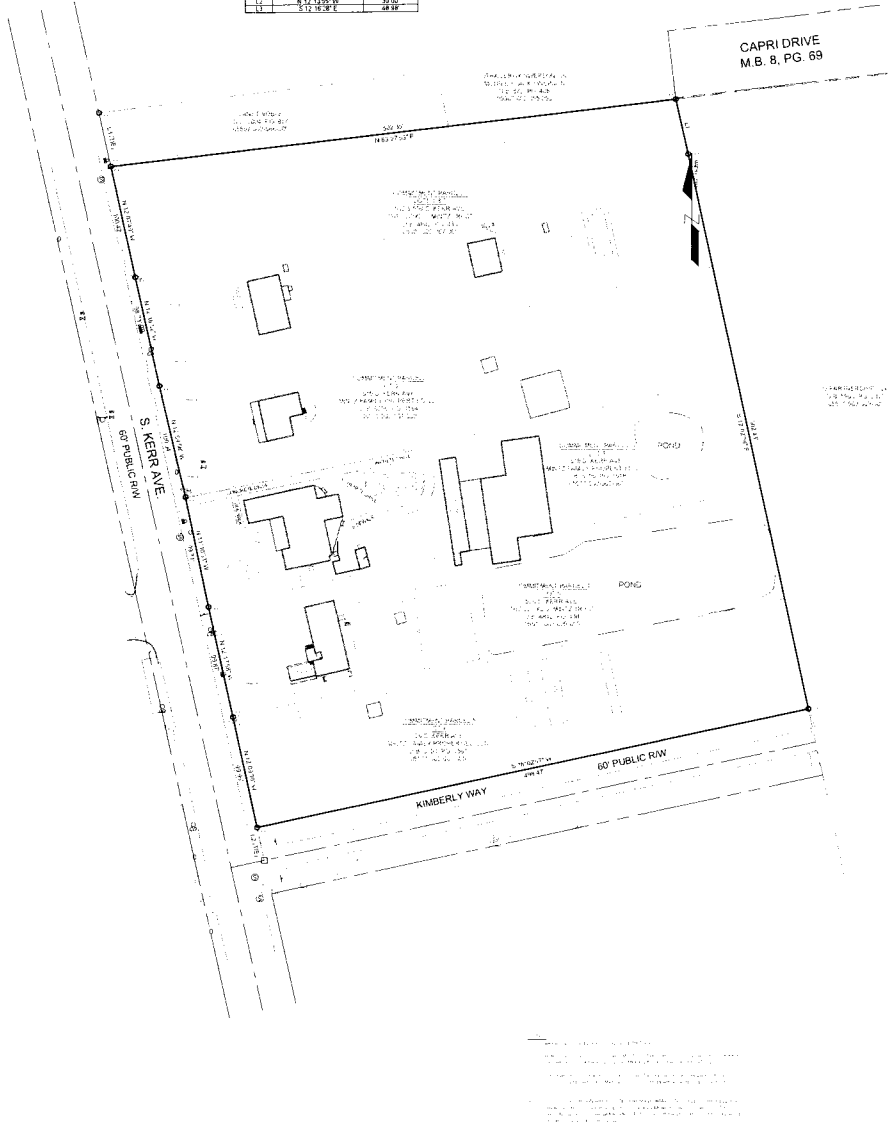
COMMITMENT DESCRIPTIONS

- PARCEL 1**
Being all of Lot 1 and 2 of the Harris Tract, 1 Tract as shown on a Map heretofore duly recorded on Map Book 4 Page 67 of the Office of the Register of Deeds of New Hanover County, North Carolina, reference to which map is hereby made for a more particular description.
- PARCEL 2**
Being all of Lot 3 as recorded on the official map of the Harris Tract as recorded in the Office of the Register of Deeds on Map Book 4 Page 67 and being the same portions conveyed by deed from John S. Harris and wife, Lela Harris, to W. H. Sanner and wife, Agnes M. Sanner, dated November 20, 1951 and recorded in Book 602 of Page 18 of the Office of the Register of Deeds of New Hanover County, enclosing the same portions conveyed by deed from W. H. Sanner and wife, Agnes M. Sanner, to Valdo D. Henderson and wife, Betty L. Henderson, dated January 31, 1962 and recorded in Book 488, Page 116 of the New Hanover County Registry, and also being the same property conveyed to Jack A. Sanner and wife, Agnes A. Sanner, to Wilma, Trade Company as indicated on Book 622 of Page 52 of the Office of the Register of Deeds of New Hanover County.
- PARCEL 3**
Being all of Lot 4 as a water is shown on a map or plat of a division of a portion of the Harris Tract made by W. H. Sanner, C.E. dated September 13, 1948, and recorded in Map Book 4, Page 67 of the Office of the Register of Deeds of New Hanover County, North Carolina, reference to which map is hereby made for a more particular description.
- PARCEL 4**
Being all of Lot 5 as the same is shown on a map or plat of a division of a portion of the Harris Tract made by W. H. Sanner, C.E. dated September 13, 1948, and recorded in Map Book 4, Page 67 of the Office of the Register of Deeds of New Hanover County, North Carolina, reference to which map is hereby made for a more particular description.
- PARCEL 5**
Being all of Lot 6 of the Harris Tract which is situated on the Western Park - Verghobus Road according to the map Book 4 of same record in Map Book 4, Page 67 and being the same portion of land conveyed by Moore - Formerly Realty, Company to Max S. Hudson and wife by deed dated June 12, 1953 and recorded in Book 188 of Page 32 of the Office of the Register of Deeds of New Hanover County, North Carolina.

COMMITMENT DESCRIPTIONS

- Being all of that certain, more or less, parcel of land lying and being situated on the east side of Kerr Avenue in the City of Wilmington, North Carolina, and being all of Lots 1 through 6 as shown on Map Book 4, Page 67 of the New Hanover County Register of Deeds, and being more particularly described as follows:
- BOUNDARIES** as an existing iron pipe, the southeast corner of Lot 6 and the northern corner of Kimberly Way and the eastern margin of Kimberly Way; and as an existing iron pipe, the southeast corner of Lot 5 and the northern corner of Kimberly Way; and as an existing iron pipe, the southeast corner of Lot 4 and the northern corner of Kimberly Way; and as an existing iron pipe, the southeast corner of Lot 3 and the northern corner of Kimberly Way; and as an existing iron pipe, the southeast corner of Lot 2 and the northern corner of Kimberly Way; and as an existing iron pipe, the southeast corner of Lot 1 and the northern corner of Kimberly Way.
- Thence with the margin of Kim Avenue and running with the line of the lot of Neale as shown in Deed Book 1004, Page 877 and the lands of Thompson as shown in Deed Book 870, Page 406 & 2753 of E 502.35 to an existing iron pipe, the southeast corner of Lot 1.
- Thence with the line of the lands of G. Partnership, L.L.C. as shown in Deed Book 5800, Page 2372 of Wilking 1612 0385.
- S 12 31.88 E - 49.78 to an existing iron pipe.
- S 12 32.36 E - 50.43 to an existing iron pipe, the southeast corner of Lot 6 and the southeast corner of Kimberly Way.
- Thence with the northern margin of Kimberly Way S 74 02.57 W - 498.47 to the Beginning.
- Said parcel as described containing 287.476 square feet or 6.60 acres more or less.

LINE	BEARING	DISTANCE
1	S 12 31.88 E	49.78
2	S 12 32.36 E	50.43
3	S 74 02.57 W	498.47



LEGEND

---	BOUNDARY LINE
---	ADJOINING BOUNDARY LINE
---	RIGHT OF WAY
---	CENTERLINE
---	FENCE LINE
○	IRON PIPE FOUND
○	IRON ROD FOUND
□	CONCRETE MONUMENT FOUND
---	POWER POLE
---	SEWER MANHOLE
---	SEWER CLEANOUT
---	DRAINAGE MANHOLE
---	WATER VALVE
---	WATER METER
---	FIRE HYDRANT
---	ROAD SIGN
---	WALL LIGHT
---	MAILBOX

SITE DATA

SITE ADDRESSES	507 529 S. KERR AVE WILMINGTON, NORTH CAROLINA
OWNER INFORMATION	THE ELOYD Z. WATZ TRUST & WATZ FAMILY PROPERTIES, L.L.C.
TOTAL SITE AREA	6.60 AC. ± (267,476 SQ. FT.)
ZONING	R-10 CITY OF WILMINGTON
SETBACKS FRONT	10'
SIDE STREET	15'
REAR	15'
MAXIMUM HEIGHT	35'
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	70'

ALTA'S SURVEYOR'S CERTIFICATION

I, ALTA B. TAYLOR, NATIONAL TITLE INSURANCE COMPANY, FILE NO. 042408021, COMMITMENT DATE: APRIL 18, 2024 AT 8:00 AM, TO:
 1. BLUE RIDGE ATLANTIC DEVELOPMENT, L.L.C.
 2. 100 REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND TITLE SURVEYS' QUALITY ESTABLISHED AND ADOPTED BY ALTA AND NHTIP, AND INCLUDES THE FOLLOWING INFORMATION:
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FIELD WORK AND COMPLETED ON 04/24/2024.
 DATE OF PLAN OR MAP: 04/24/2024

JOSHUA W. TAYLOR, PLS. LICENSE NO. 13217

REVISIONS

NO.	DATE	DESCRIPTION

CLIENT INFORMATION

BLUE RIDGE ATLANTIC DEVELOPMENT, L.L.C.
 815 CHESTNUT ST.
 CLEARWATER, FL 34616

PARAMOUNT
 123 S. W. 10th Ave.
 Wilmington, North Carolina 28403
 (910) 791-6700 (C) (910) 791-6766 (F)
 NC License #: C-2846

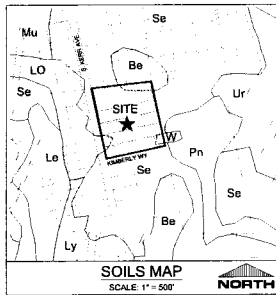
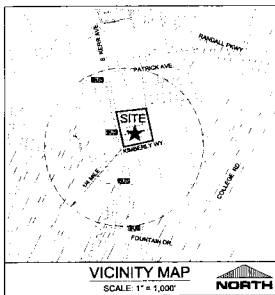
ALTA'S LAND TITLE SURVEY
 507-529 S. KERR AVENUE
 CITY OF WILMINGTON
 NEW HANOVER COUNTY, NC

PROJECT STATUS

	PLANNING PERIOD
	PRELIMINARY SURVEY
	FINAL SURVEY
	AS-BUILT SURVEY
	RECONSTRUCTION SURVEY
	CONSTRUCTION SURVEY
	POST-CONSTRUCTION SURVEY

ISSUING INFORMATION

	DATE
	SCALE
	PROJECT NO.
	DATE OF PLAN



SITE DATA
 SITE ADDRESS: S. KERR AVENUE
 WILMINGTON, NC
 JURISDICTION: CITY OF WILMINGTON, NC
 TOTAL PARCEL AREA: +/- 6.56 ACRES (+/- 285,754 SF)
 EXISTING ZONING: R-10 RESIDENTIAL
 PROPOSED ZONING: MD-17 MULTIPLE DWELLING
 CAMA LAND USE CLASS: URBAN RESIDENTIAL
 PROPOSED USE: WORKFORCE HOUSING (100%) / APARTMENTS
 NUMBER OF BUILDINGS: 4 APARTMENTS, 1 CLUBHOUSE
 CONSTRUCTION TYPE: VA
 NUMBER OF PROPOSED UNITS: 184
 MAXIMUM DENSITY: 17 DU/AC.
 PROPOSED DENSITY: 30 DU/AC.

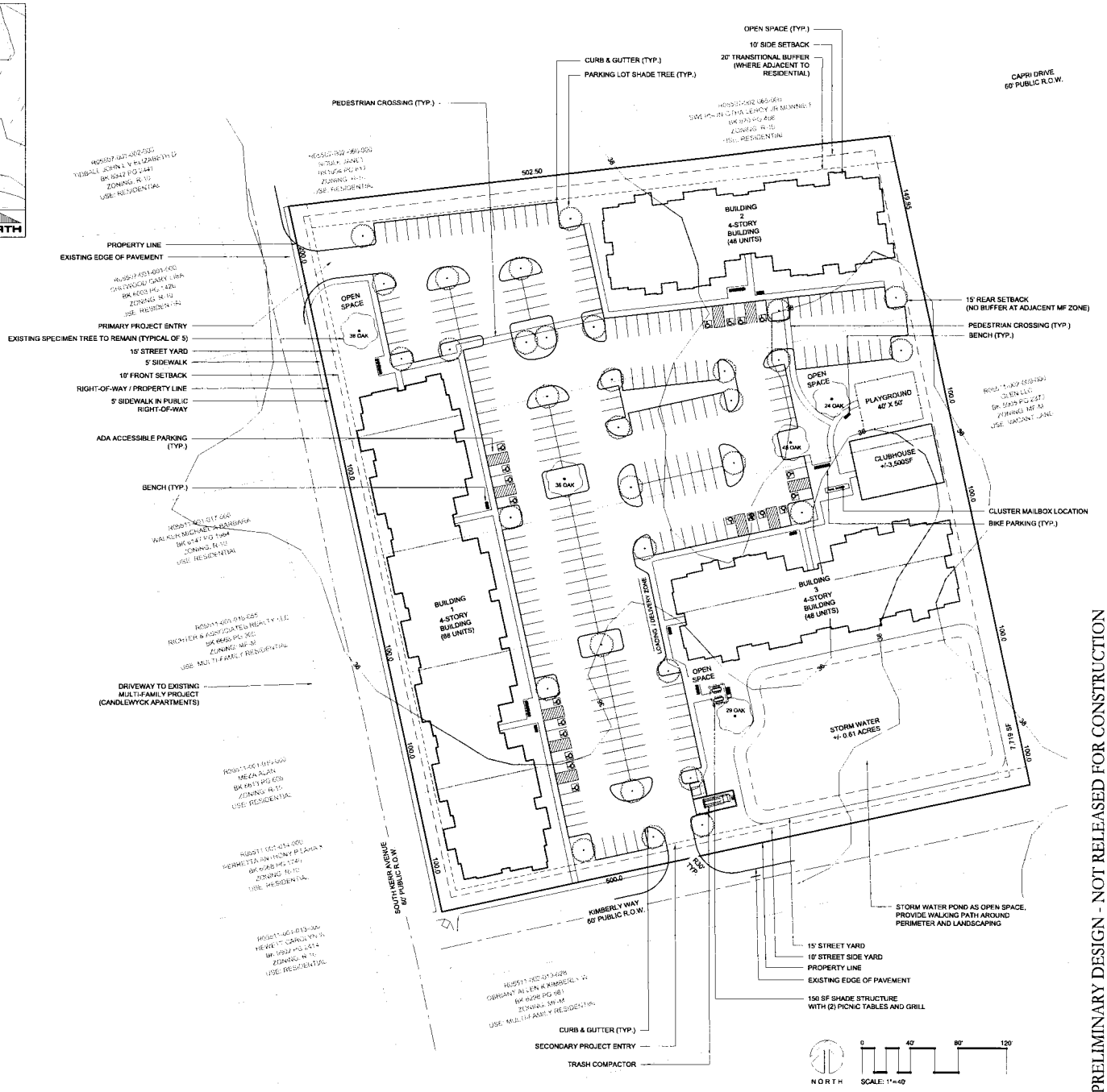
*DENSITY MAY BE INCREASED TO 36 DU/AC, IF AT LEAST 10% OF TOTAL NUMBER OF UNITS ARE DESIGNATED AS WORKFORCE HOUSING

DIMENSIONAL REQUIREMENTS
 MD-17 HIGH DENSITY MULTIPLE DWELLING RESIDENTIAL

	REQUIRED	PROPOSED
MINIMUM FRONT SETBACK:	10'	10'
MINIMUM REAR SETBACK:	15'	15'
MINIMUM INTERIOR SIDE SETBACK:	10'	10'
MINIMUM STREET SIDE:	10'	10'
MAXIMUM BUILDING HEIGHT:	96'	50'
MAX. BUILDING FOOTPRINT:		37.5%

SITE PARKING
 PARKING SPACES REQUIRED:
 5 SPACE PER UNIT WORKFORCE HOUSING
 184 UNITS X 5 = 92 PARKING SPACES REQUIRED BY CITY ORDINANCE
 TOTAL SPACES PROVIDED = 250 (1.30 SPACES / UNIT)
 MINIMUM BICYCLE PARKING SPACES REQUIRED:
 1 SPACE PER 5 UNITS
 184 / 5 = 36.8 (37) SPACES
 HANDICAPPED PARKING SPACES REQUIRED: 8
 HANDICAPPED PARKING SPACES PROVIDED: 30

NOTE: SUBJECT PROPERTY LOCATED WITHIN 1/4 MILE OF PUBLIC TRANSIT STOP, QUALIFYING FOR 15% REDUCTION IN REQUIRED PARKING



REVISIONS

NO.	DATE	DESCRIPTION

CLIENT INFORMATION
 BLUE RIDGE ATLANTIC DEVELOPMENT, LLC
 2018 EASTWOOD RD.
 WILMINGTON, NC 28403
 (252) 515-7351

PARAMOUNTE
 ARCHITECTS
 130 Clifton Drive
 Wilmington, North Carolina 28403
 (910) 791-5707 (O) (910) 791-6760 (F)
 NC License #: C-2846

**AVENUE FLATS
 PRELIMINARY SITE PLAN
 KERR AVENUE
 WILMINGTON, NC 28403**

PROJECT STATUS
 OPERATIONAL LAYOUT FOR PRELIMINARY CONSTRUCTION
SEAL
DRAWING INFORMATION
 DATE: 11-20-24
 DRAWN BY: JACOB
 CHECKED BY: JACOB
 DESIGNED BY: JACOB

C-1
 PUJ JOB#: 24108 PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION