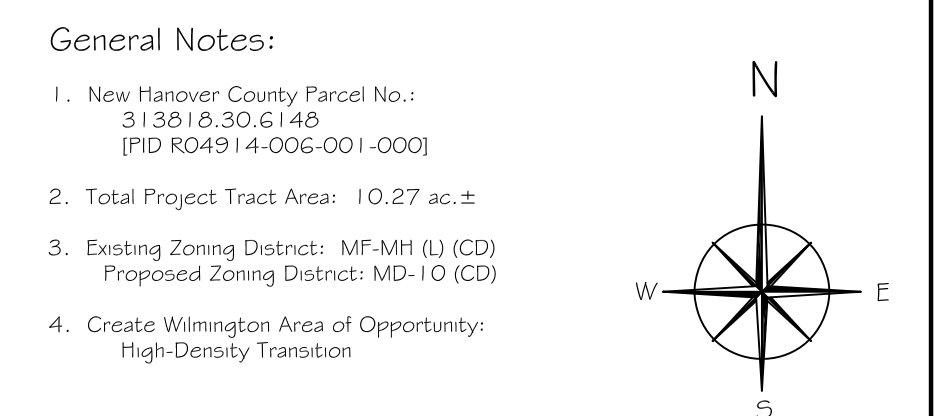


Vicinity Map
(No Scale)

Cinema Drive
(60' Public RW)



Graphic Scale
Boundary, topographic data & tree survey compiled from an actual field survey.



- Utility Notes:**
- Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
 - All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
 - Solid waste disposal will be serviced by privately contracted dumpster pickup.

- Stormwater Management Notes:**
- Stormwater management will meet City & State requirements. Total limits of disturbance will be greater than one (1) acre. An erosion control stormwater permit will be required.

- Tree Preservation Notes:**
- Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
 - Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
 - Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
 - Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per area, in both English & Spanish "Tree Protection Area - Do Not Enter."



Development Data:

Development Area - 10.27 ac.
 Permitted Density (@ 10 units/acre) = 102 units
 Proposed Density 60 units = 5.8 units/acre.

Building Coverage - 146,800 s.f. ± (10.5%)
 (60) 3-Story @ 780 s.f. ±

Total Bedrooms - 180 (60 @ 3BR)

Max. Bldg. Hgts. - 3-story / 35' ±

Parking -
 60 - 3BR units @ min. 2.25 sp/unit = 135
 60 - 3BR units @ max. 2.75 sp/unit = 165
 ** 2 Garage-front Parking Pad spaces per unit = 120
 + 38 Guest spaces = Total 158**

Trnp Generation:

Land Use (ITE Code)	Intensity	24-Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
			Enter	Exit	Enter	Exit
Single-Family / Attached (215)	GD DU	571	11	34	38	22

Existing Surface Coverage: 0 s.f.

New Surfaces:
 Rooftops - 46,800 s.f. ±
 Drive Pmt & Parking - 57,100 s.f. ±
 Total - 103,900 s.f. ± (23.3%)

Open Space - @ min. 20% req'd. = 2.05 ac.
 ** 6.0 ac. + prov'd **

Approximate Area of Disturbance: 4.9 ac. ±

- Development Notes:**
- All development shall be in accordance with the City of Wilmington Land Development Code.
 - Project shall comply with all Federal, State & New Hanover County regulations.

- Site Inventory Notes:**
- Soils Type: Se (Seagate fine sand).
 - This property is not impacted by any AEC.
 - There are no Conservation Overlay boundaries affecting this property.
 - This site is not impacted by any recognized historic or archeological significance.
 - No cemeteries were evidenced on the site.
 - Regulated vegetation within the development area has been located.
 - There are no jurisdictional wetlands within the project boundaries.
 - There is no evidence of endangered species or habitat issues on the site.
 - This property is not within any flood hazard area as evidenced on N.C. Flood Maps 37203 I 3700K, & 37203 I 3800K, dated August 28, 2018.
 - The site drainage flows into the Burnt Mill Creek watershed.

Project No.: 24-22	Owner: PBW Holdings, L.L.C. 18 Palmetto Dr. Wrightsville Beach, NC 28480
Scale: 1" = 50'	Developer: TBM Partners 6131 Falls of Neuse Rd., Ste. 200 Raleigh, NC 27609
Date: 05/28/24	
Revision:	

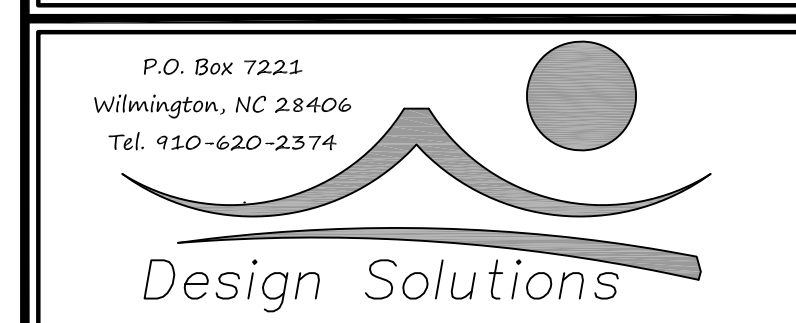
Conditional District
Concept Plan

Case # CD - 724

Property Address: 120 Switchyard Road

Switchyard Townhomes

Wilmington Township / New Hanover County / North Carolina



P.O. Box 7221
Wilmington, NC 28406
Tel. 910-620-2374

Design Solutions