

**SITE INFORMATION**

- OWNER: MONSTER MOUNTAIN, LLC
- APPLICANT: LAUREL COMPANIES, LLC
- PHYSICAL ADDRESS:  
216 SPARTANBURG AVE.  
CAROLINA BEACH, NC 28428
- MAILING ADDRESS:  
101 SEAVIEW RD.  
WILMINGTON, NC 28409
- PARCEL ID: R09010-027-001-000
- AREA OF LOT: 14,000 SF (0.32 AC)
- PROPOSED USE:  
MULTIFAMILY RESIDENTIAL
- ZONING: R-1-WB RESIDENTIAL SF
- SETBACKS:  
FRONT YARD: 20'  
SIDE YARD: 7.5'  
REAR YARD: 10'  
CORNER: 12.5'
- DEED BOOK: 5638  
PAGE NUMBER: 2070
- PROPOSED BUILT UPON AREA (BUA):  
UNITS 1 & 2 = 2,046 SF  
UNIT 3 = 1,024 SF  
UNITS 4 & 5 = 2,046 SF  
DRIVEWAYS = 1,560 SF  
TOTAL PROPOSED BUA = 6,676 SF  
STRUCTURES LOT COVERAGE = 37%  
IMPERVIOUS LOT COVERAGE = 48%
- PARKING  
EACH UNIT PROVIDES 4 PARKING SPACES: 2 UNDERNEATH THE STRUCTURE (OPEN CARPORT) AND 2 ON THE DRIVEWAY.
- LANDSCAPING  
TYPE A BUFFER REQUIRED: ONE CANOPY TREE OR TWO UNDERSTORY TREES, AND THREE SHRUBS FOR EVERY 50 LINEAR FEET WITHIN THE BUFFER YARD.  
FOR A PERIMETER OF ROUGHLY 500 LINEAR FEET AT LEAST 10 CANOPY TREES OR 20 UNDERSTORY TREES, AND 30 SHRUBS SHALL BE PROVIDED.  
LANDSCAPING PROVIDED: 14 CANOPY TREES AND 30 SHRUBS.  
ALL BUFFER YARDS SHALL BE LANDSCAPED WITH A COMBINATION OF LIVE VEGETATION, GROUND COVER, GRASS, TREES, AND/OR SHRUBS. VEGETATION TO BE PLANTED SHALL BE INDIGENOUS WITH OR COMPATIBLE TO THE TOWN AREA AND BE APPROVED BY THE ZONING ADMINISTRATOR.
- TOPOGRAPHY  
THE SITE IS FLAT WITH ELEVATIONS RANGING FROM 4-5'.
- TRASH  
TRASH AND RECYCLING CARTS WILL BE USED FOR EACH UNIT AND WILL BE COLLECTED BY THE TOWN OF CAROLINA BEACH.
- UTILITIES  
WATER AND SEWER SERVICE TO BE PROVIDED BY THE TOWN OF CAROLINA BEACH.
- BUILDING INFORMATION (ALL UNITS)  
BEDROOMS: 3-BEDROOM  
STORIES: 3 STORIES AND CARPORT  
HEIGHT: 43'-8 1/2"  
GROUND FLOOR: ± 5'  
FINISHED 1ST FLOOR: ± 14'  
\*ENCLOSURE BELOW THE LOWEST ELEVATED FLOOR WILL BE REQUIRED TO MEET AE FLOOD ZONE REQUIREMENTS.

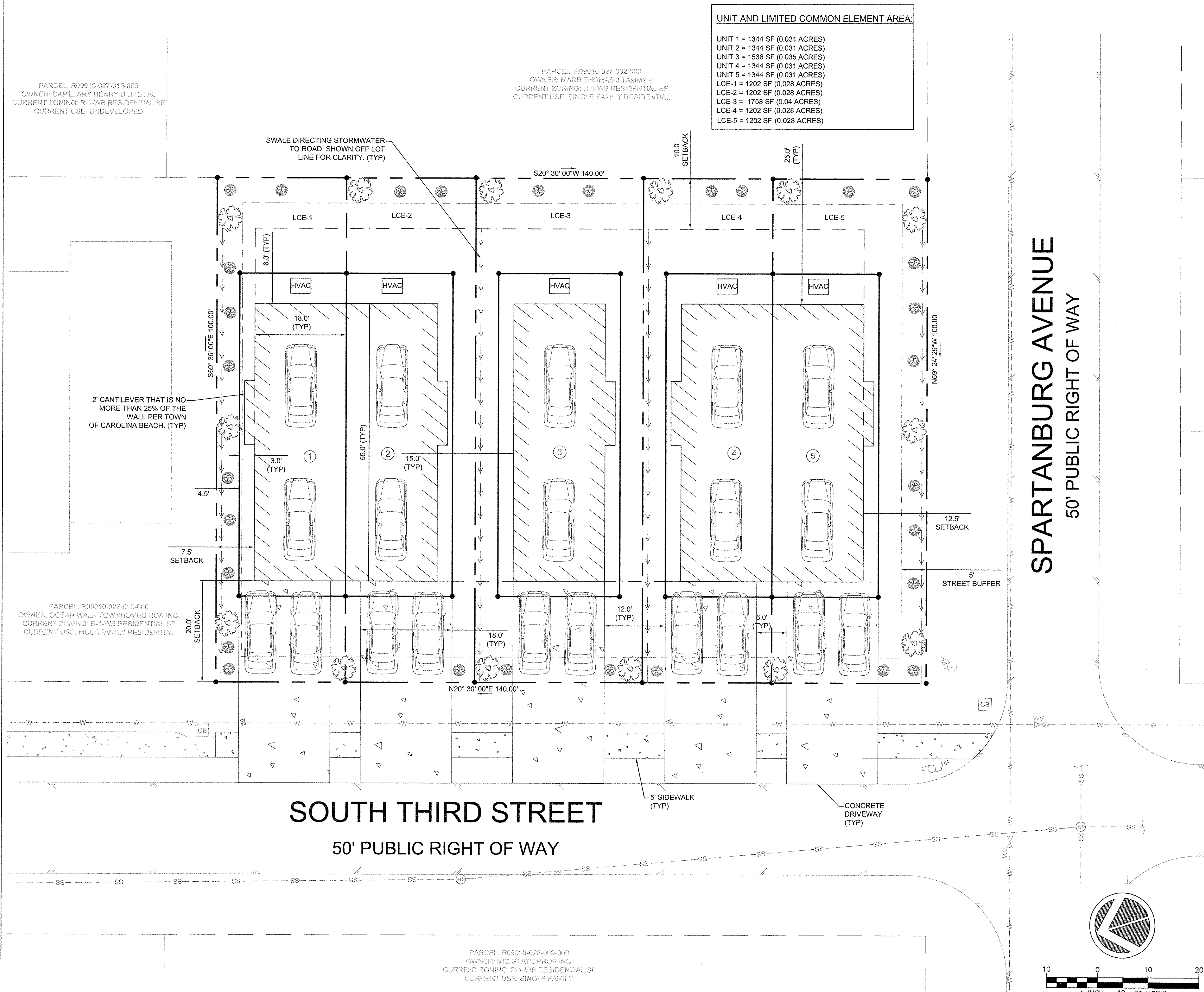
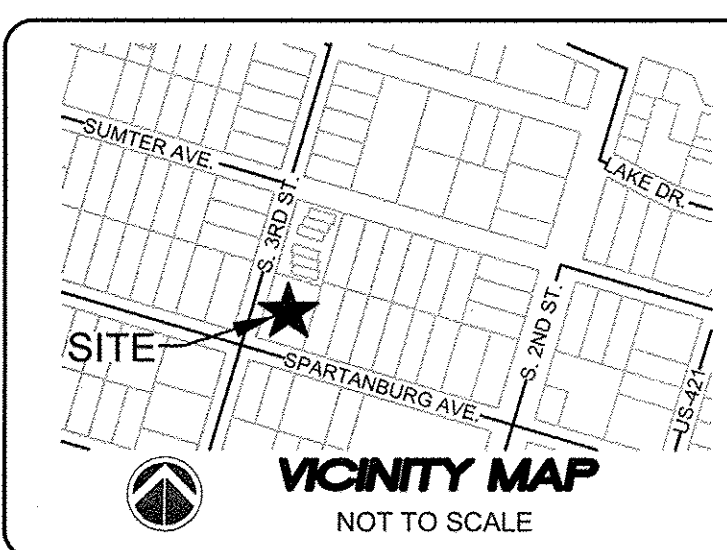
**PROJECT NARRATIVE**

THIS PROJECT PROPOSES THE CONSTRUCTION OF TWO 2-UNIT TOWNHOMES AND ONE 1-UNIT TOWNHOME. THE PROJECT IS LOCATED WHERE SIMILAR 2-UNIT AND 1-UNIT TOWNHOMES ARE CONSTRUCTED. FURTHERMORE, THE PROPOSED BUILDINGS WILL MATCH THE HOMES SURROUNDING THE PROPERTY.

ALL DRIVEWAYS WILL BE ACCESSED VIA THIRD STREET. WATER AND SEWER SERVICES WILL BE INSTALLED FOR EACH UNIT. STATE STORMWATER PERMIT IS NOT REQUIRED AS TOTAL IMPERVIOUS AREA FOR THE PROJECT IS BELOW 10,000 SF.

**EXISTING CONDITION NOTES:**

- EXISTING CONDITIONS SHOWN IN THIS DRAWING ARE BASED ON AERIAL VIEW FROM GOOGLE EARTH. EXISTING CONDITIONS ARE NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- THE SITE IS LOCATED IN ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAP FOR CAROLINA BEACH, N.C. COMMUNITY-PANEL NUMBER 37203138000K DATED AUGUST 28, 2018. THE DESIGNATION OF ZONE "AE" IS FOR AREAS DETERMINED TO BE WITHIN THE 1.0% ANNUAL CHANCE FLOODPLAIN. THE BASE FLOOD ELEVATION IS 11 FEET.



**UNIT AND LIMITED COMMON ELEMENT AREA:**

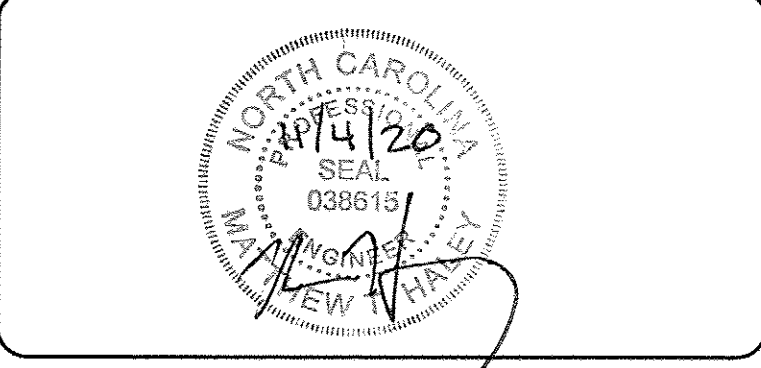
UNIT 1 = 1344 SF (0.031 ACRES)
UNIT 2 = 1344 SF (0.031 ACRES)
UNIT 3 = 1536 SF (0.035 ACRES)
UNIT 4 = 1344 SF (0.031 ACRES)
UNIT 5 = 1344 SF (0.031 ACRES)
LCE-1 = 1202 SF (0.028 ACRES)
LCE-2 = 1202 SF (0.028 ACRES)
LCE-3 = 1758 SF (0.04 ACRES)
LCE-4 = 1202 SF (0.028 ACRES)
LCE-5 = 1202 SF (0.028 ACRES)

**LEGEND**

SHRUB	
CANOPY TREE	
EXISTING STORM CATCH BASIN	
EXISTING WATER	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING SEWER	
EXISTING SEWER MANHOLE	
EXISTING POWER POLE	
ADJOINER	

**ISSUED FOR REGULATORY REVIEW**

REV. #	DESCRIPTION	DATE
A	ISSUED FOR REGULATORY REVIEW	MTH 11/4/20



**CAPE FEAR ENGINEERING**  
151 Poole Rd., Suite 100, Beville, NC, 28451  
TEL (910) 383-1044; FAX (910) 383-1045  
www.capefearengineering.com  
N.C. LICENSE # C-1621

PROJECT NUMBER:	205-69
SCALE:	AS NOTED
DATE:	10/26/2020

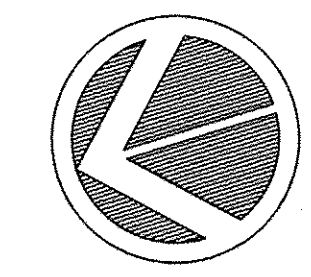
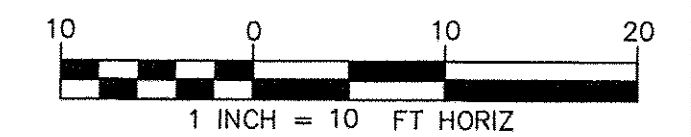
LAUREL COMPANIES, LLC  
SPARTANBURG TOWNHOMES  
216 SPARTANBURG AVE.  
CAROLINA BEACH, NC

**SITE PLAN**  
CONDITIONAL USE PERMIT

PROJECT NUMBER	SHEET NUMBER
205-69	CS100

**SPARTANBURG AVENUE**  
50' PUBLIC RIGHT OF WAY

**SOUTH THIRD STREET**  
50' PUBLIC RIGHT OF WAY



PARCEL: R09010-026-009-000  
OWNER: MID STATE PROP INC.  
CURRENT ZONING: R-1-WB RESIDENTIAL SF  
CURRENT USE: SINGLE FAMILY

PARCEL: R09010-027-015-000  
OWNER: CAPILARY HENRY D JR ETAL  
CURRENT ZONING: R-1-WB RESIDENTIAL SF  
CURRENT USE: UNDEVELOPED

PARCEL: R09010-027-002-000  
OWNER: MARR THOMAS J TAMMY E  
CURRENT ZONING: R-1-WB RESIDENTIAL SF  
CURRENT USE: SINGLE FAMILY RESIDENTIAL