

LOCATION MAP
NOT TO SCALE

LINE TABLE

— PROPERTY LINE
- - - LINE NOT SURVEYED
- - - CENTER LINE
- - - RIGHT OF WAY (R/W or ROW)
- - - EASEMENT

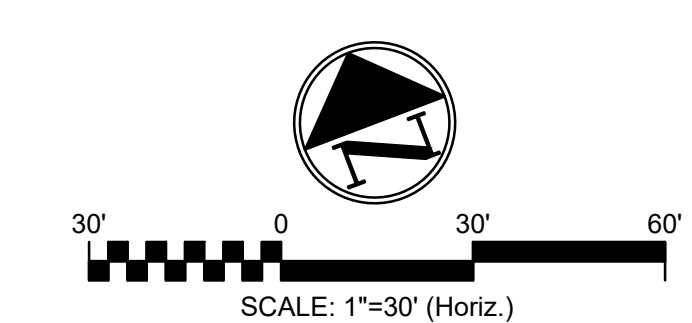
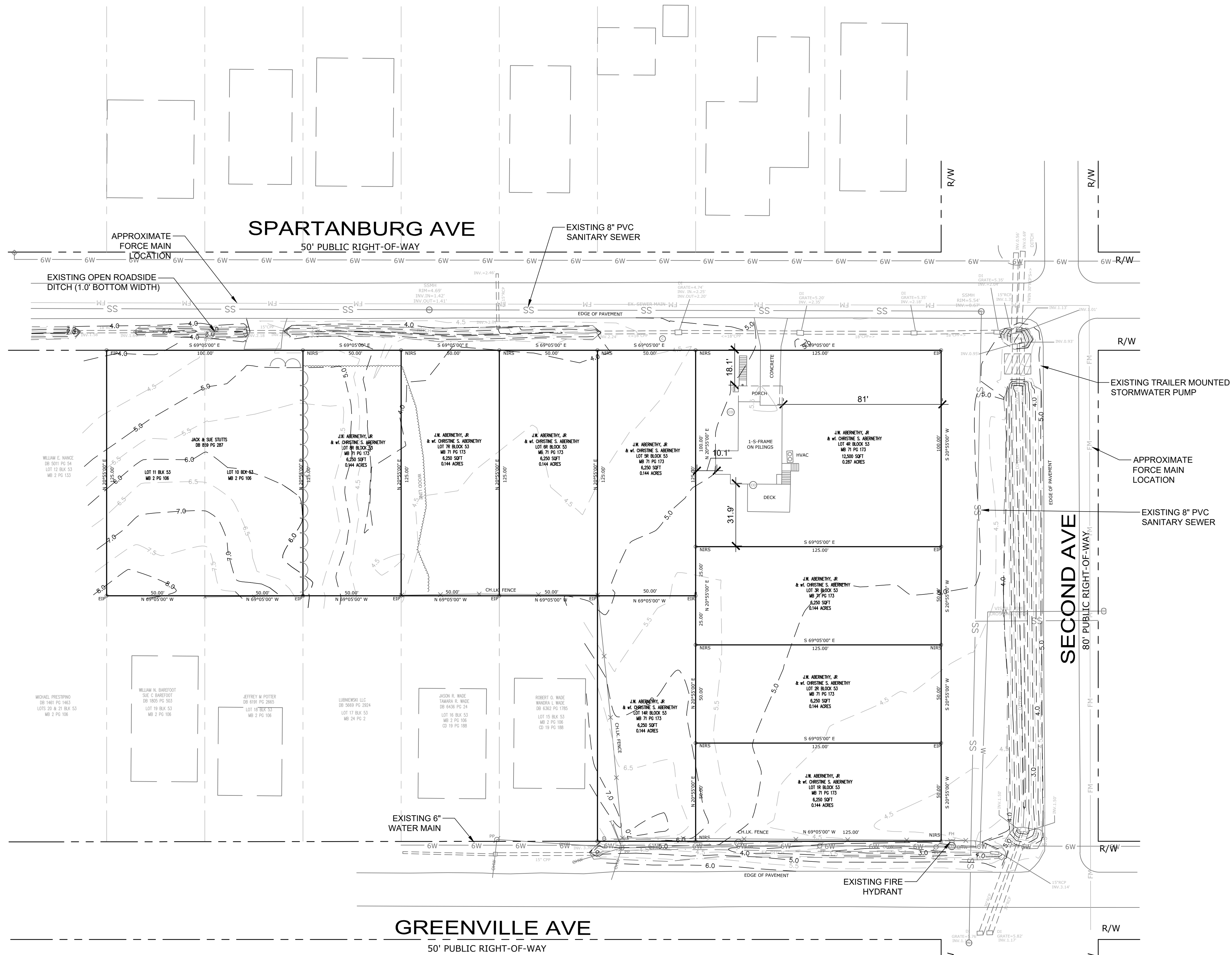
— OHW — OHW OVERHEAD WIRE(S)

SYMBOL TABLE

○ CATV FEDESTAL
● FIRE HYDRANT
× 24.19' SPOT ELEVATION
⊙ WATER METER

ABBREVIATIONS

BC BACK OF CURB
CB CATCH BASIN
CO CLEANOUT
DB, PG DEED BOOK, PAGE
DI DRAINAGE INLET
EP EXISTING IRON PIPE
EV EXISTING IRON ROD
INV INVERT
MB, PG MAP BOOK, PAGE
NIRS NEW IRON ROD SET
NAVD NORTH AMERICAN VERTICAL DATUM
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAINAGE MANHOLE



EXISTING SITE DATA

PROJECT NAME	SOCIAL ON 2nd
PROJECT ADDRESS	205, 211 SPARTANBURG AVENUE
PARCEL ID	R09010-032-004-000, R09010-032-005-000
PROPERTY DEVELOPER	WB COASTAL DEVELOPMENT, LLC
ZONING	R-1
PROPOSED USE	TOWNHOUSE RESIDENTIAL
TOTAL PROPERTY ACREAGE	62,500 SF (1.43 AC)

- EXISTING CONDITIONS NOTES:**
- THE ENTIRE PROPERTY FOR THE PROPOSED DEVELOPMENT IS WITHIN FLOOD ZONE AE10. FINISHED FLOOR OF EACH BUILDING WILL BE 2-FEET ABOVE THE BASE FLOOD ELEVATION OF 10-FEET, OR 12-FEET AMSL.
 - WETLANDS ARE NOT PRESENT ON THE EXISTING PROPERTY.
 - EXISTING ZONING IS R-1.
 - PROJECT WILL REQUIRE RECOMBINATION MAPPING INTO A SINGLE PARCEL.
 - THE TOWN OF CAROLINA BEACH PUBLIC UTILITIES MAINTAINS THE DRAINAGE DITCH AND PUMP SYSTEM ALONG S SECOND STREET.

- SURVEY NOTES:**
- PARCEL ID: R09010-032-004-000 AND R09010-032-005-000.
 - ALL DISTANCES ARE HORIZONTAL GROUND IN FEET UNLESS OTHERWISE NOTED.
 - ZONING: R-1 WB
 - BOUNDARY AREA: 1.43 ACRES.
 - AREA COMPUTED BY COORDINATED METHOD.
 - PROPERTY IS SUBJECT TO ALL ZONING AND PLANNING REGULATIONS OF THE TOWN OF CAROLINA BEACH, NC.
 - MINIMUM BUILDING SETBACKS:
FRONT = 20'
SIDE = 7.5'
REAR = 10'
MAX. HEIGHT = 50'
 - CONTOURS SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY. DATUM NAVD '88.
 - THIS MAP WAS DRAWN WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. THE OWNERSHIP INFORMATION WAS OBTAINED FROM THE TAX RECORDS OF THE COUNTY REGISTRY.
 - NO NCGS MONUMENT WITHIN 2000' OF SITE.
 - PURPOSE OF THIS MAP IS TO DEPICT THE EXISTING TOPOGRAPHIC FEATURES OF THE SITE FOR FUTURE DEVELOPMENT.
 - THE PREMISES SURVEYED IS WITHIN A FLOOD HAZARD AREA (ZONE AE) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CAROLINA BEACH, NEW HANOVER COUNTY (COMMUNITY PANEL No. 375347 3130 K, EFFECTIVE DATE AUGUST 26, 2019).
 - BASE FLOOD ELEV. = 11.0'; DATUM: NAVD '88

SURVEY REFERENCES:
M.B. 71, PG. 173,
M.B. 2, PG. 106,
C.D. 19, PG. 188,
M.B. 2, PG. 133,
NEW HANOVER
COUNTY REGISTRY.

OWNER OF RECORD: (ALL LOTS EXCEPT #215)
J W ABERNETHY JR & Wf CHRISTINE S ABERNETHY
NEWTON, NC 28658

OWNER OF RECORD: (#215 SPARTANBURG)
JACK & SUE STUTTS
YADKINVILLE, NC 27055

PENDING PURCHASER:
WB COASTAL DEVELOPMENT, LLC
206 TEXAS AVE.
CAROLINA BEACH, NC 28428

EXISTING IMPERVIOUS SURFACE (SQ.FT.):
HOUSE = 2267
PORCHES = 300
DRIVEWAY = 612
HVAC = 6
TOTAL = 3185

BOUNDARY AND TOPOGRAPHIC SURVEY FOR WB COASTAL DEVELOPMENT, LLC
205, 211, 215 SPARTANBURG AVENUE
TOWN OF CAROLINA BEACH, FEDERAL POINT TOWNSHIP
LOTS 1R THRU 8R, 14R, MAP BOOK 71 PAGE 173
LOTS 10, 11, MAP BOOK 2 PAGE 106
NEW HANOVER COUNTY, NORTH CAROLINA 28428
SCALE 1"= 20' DATE: SEPTEMBER 23, 2022



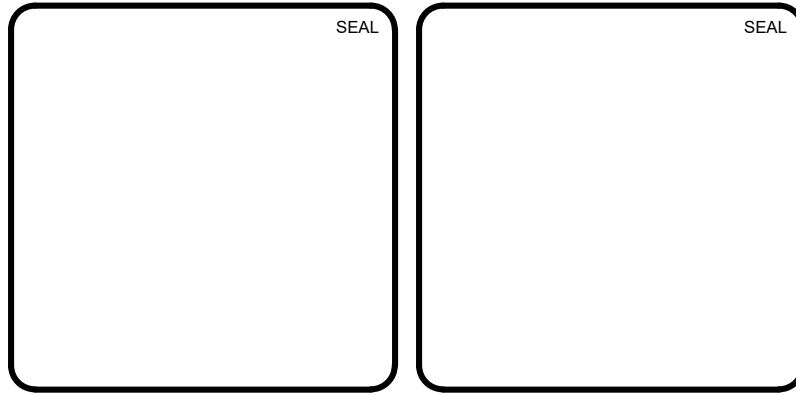
1 SITE PLAN

SCALE: 1"=30'

1 NOTES

SCALE: NTS

REV. NO.	DESCRIPTIONS/REVISIONS	DATE



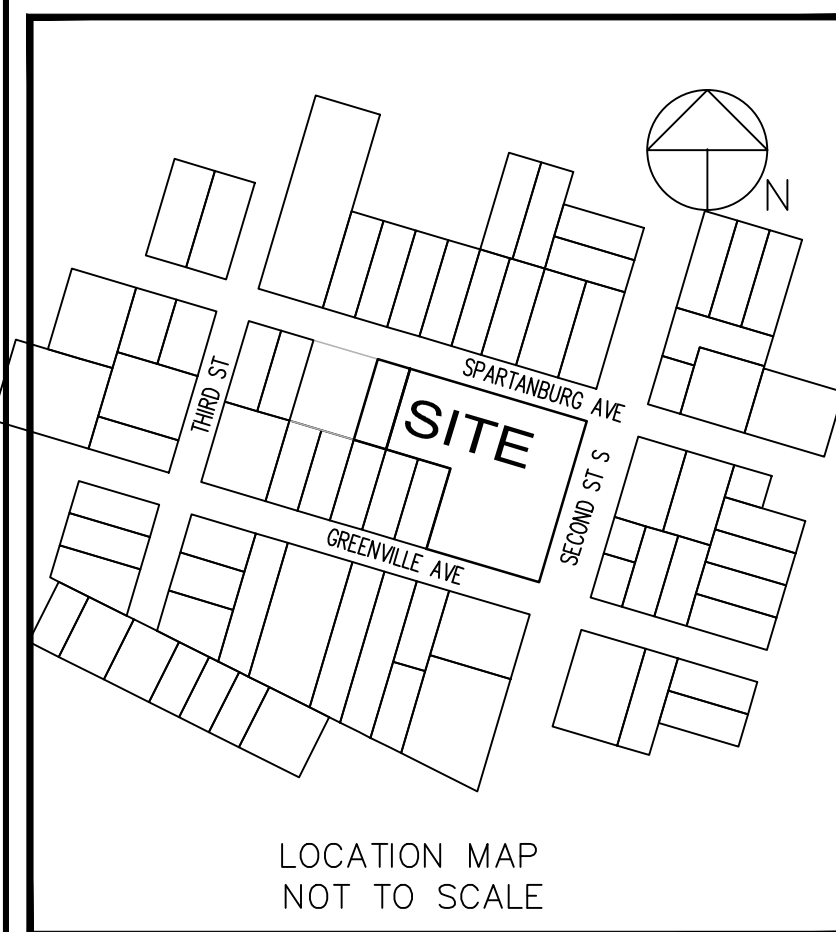
MCKIM & CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELE: (910) 343-1048
FAX: (910) 251-8282
NC License # C-0342

WB COASTAL DEVELOPMENT

SOCIAL ON 2nd
INTERSECTION SECOND STREET AND SPARTANBURG AVENUE - CAROLINA BEACH, NC

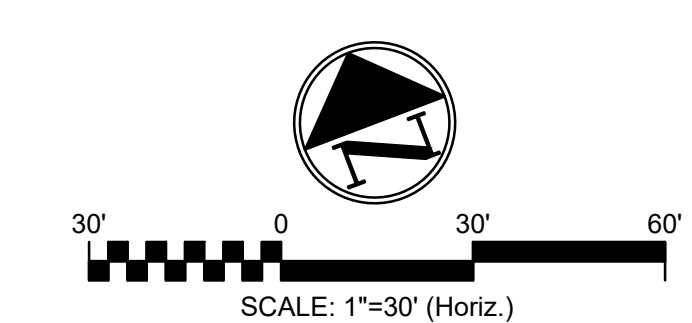
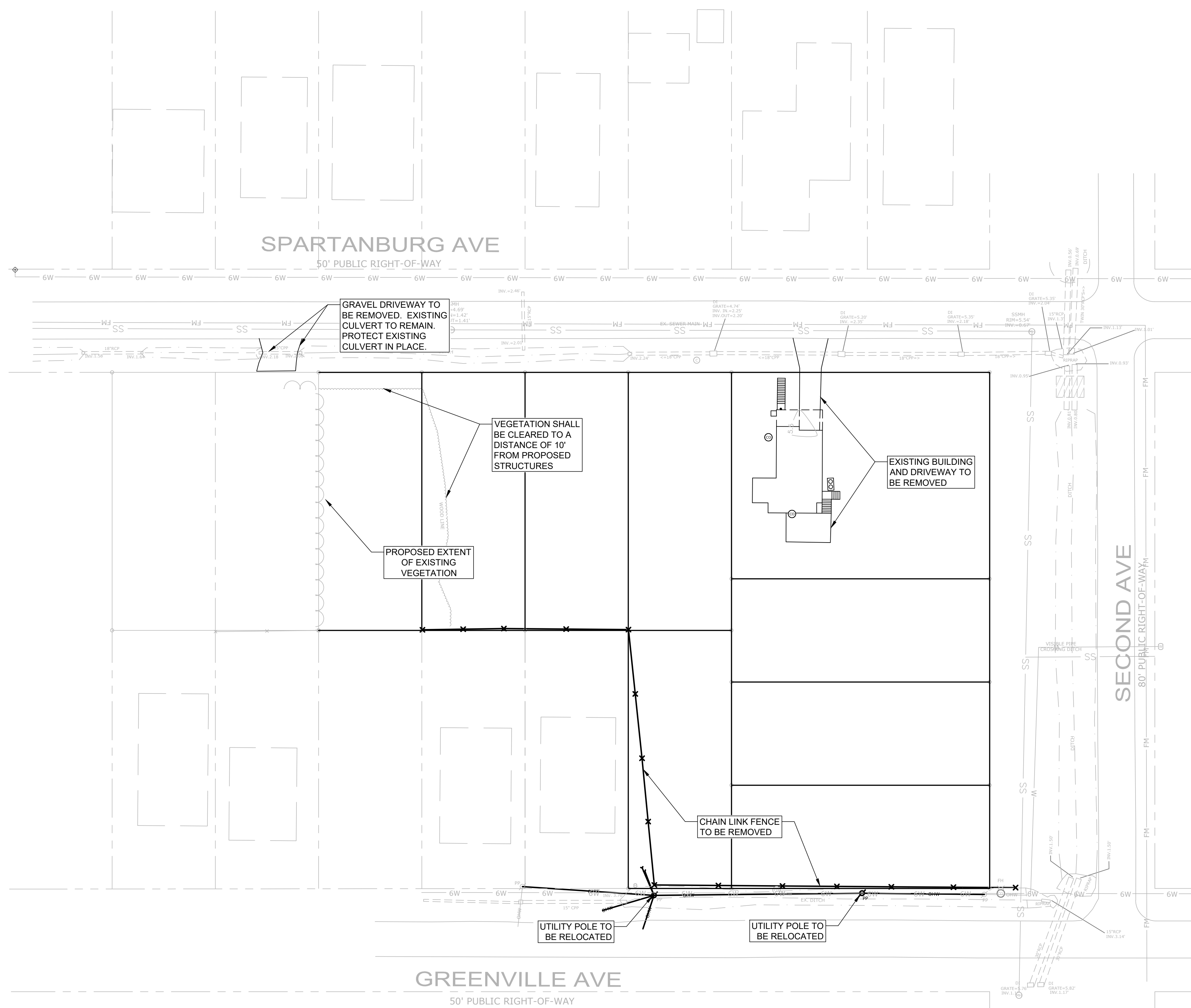
EXISTING CONDITIONS

DATE:	10/05/2022	SCALE:	
MCE PROJ. #	----	HORIZONTAL:	C2.0
DRAWN:	RMC	VERTICAL:	----
DESIGNED:	RMC		
CHECKED:	RMC		
PROJ. MGR.	RMC		
STATUS: PRELIMINARY PLANS			



LOCATION MAP
NOT TO SCALE

LINE TABLE	
---	PROPERTY LINE
---	LINE NOT SURVEYED
---	CENTER LINE
---	RIGHT OF WAY (R/W or ROW)
---	EASEMENT
OHW	OVERHEAD WIRE(S)
SYMBOL TABLE	
⊙	CATV PEDESTAL
⊙	FIRE HYDRANT
⊙	SPOT ELEVATION
⊙	WATER METER
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DB, PG	DEED BOOK, PAGE
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INV	INVERT
MB, PG	MAP BOOK, PAGE
NRS	NEW IRON ROD SET
NAVD	NORTH AMERICAN VERTICAL DATUM
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAINAGE MANHOLE



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PROPERTY DEVELOPER	WB COASTAL DEVELOPMENT, LLC
ZONING	R-1
PROPOSED USE	TOWNHOUSE RESIDENTIAL
TOTAL PROPERTY ACREAGE	62,500 SF (1.43 AC)

- EXISTING CONDITIONS NOTES:**
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 4. PROJECT WILL REQUIRE RECOMBINATION MAPPING INTO A SINGLE PARCEL.
 5. THE TOWN OF CAROLINA BEACH PUBLIC UTILITIES MAINTAINS THE DRAINAGE DITCH AND PUMP SYSTEM ALONG S SECOND STREET.

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CAROLINA BEACH, NC 28428

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PORCHES = 300
DRIVEWAY = 612
HVAC = 6
TOTAL = 3185

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
WB COASTAL DEVELOPMENT, LLC
205, 211, 215 SPARTANBURG AVENUE
TOWN OF CAROLINA BEACH, FEDERAL POINT TOWNSHIP
LOTS 1R THRU 8R, 14R, MAP BOOK 71 PAGE 173
LOTS 10, 11, MAP BOOK 2 PAGE 106
NEW HANOVER COUNTY, NORTH CAROLINA 28428
SCALE 1" = 20' DATE: SEPTEMBER 23, 2022

PORT CITY LAND SURVEYING, PLLC
FIRM LICENSE No. P-1493
1144 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
(910) 791-0080

1 SITE PLAN

SCALE: 1"=30'

1 NOTES

SCALE: NTS

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

SEAL

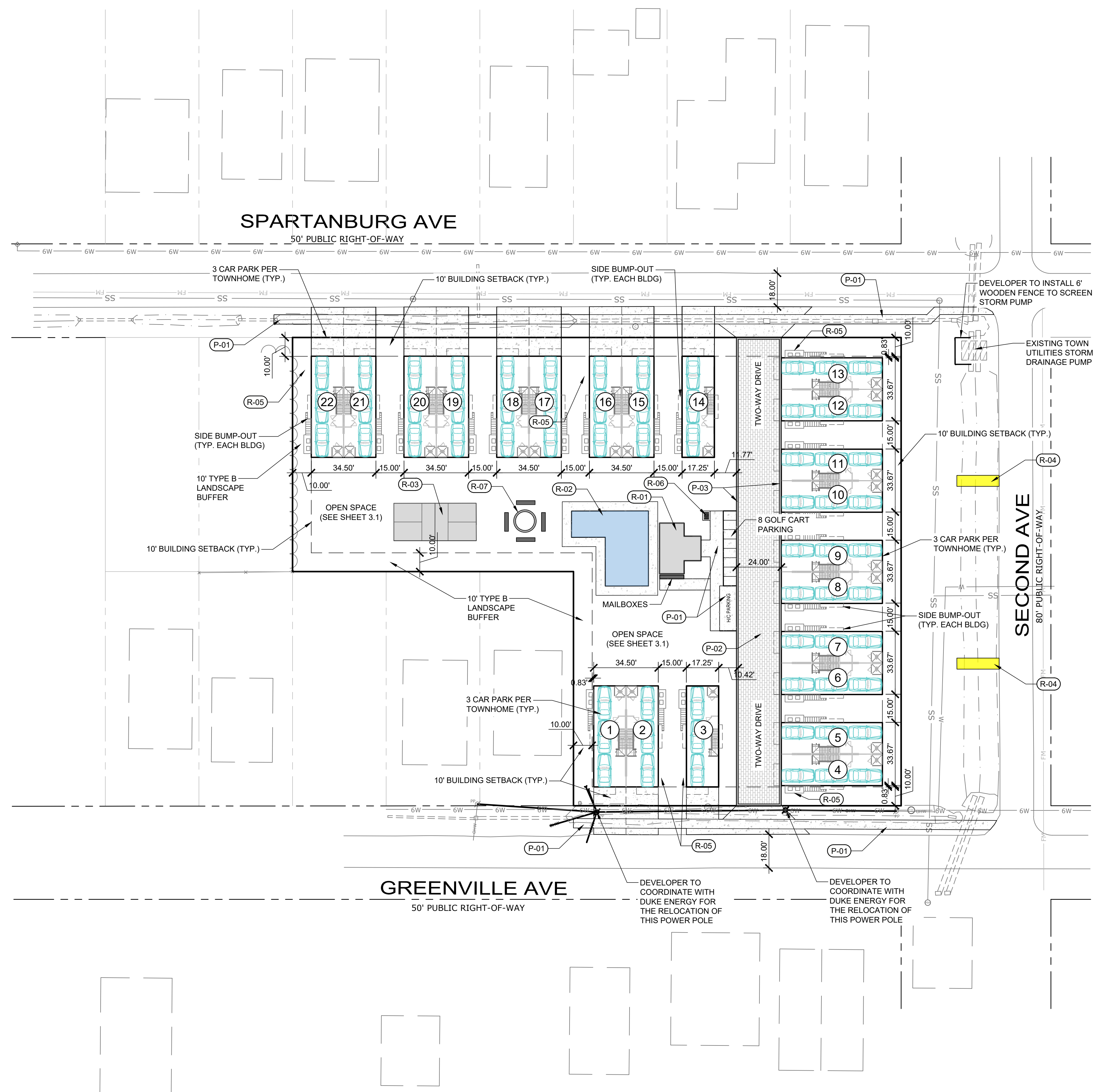
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WILMINGTON, NORTH CAROLINA 28401
TELE: (910) 343-1048
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WB COASTAL DEVELOPMENT

SOCIAL ON 2nd
INTERSECTION SECOND STREET AND SPARTANBURG AVENUE - CAROLINA BEACH, NC

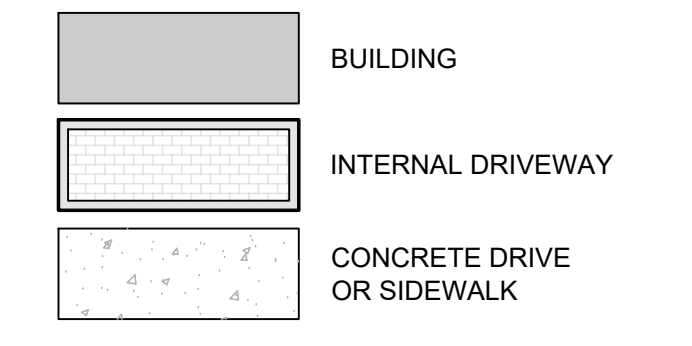
SITE DEMOLITION PLAN

DATE: 10/05/2022	SCALE	C2.1 DRAWING NUMBER
MCE PROJ. #	HORIZONTAL: --	
DRAWN: RMC	VERTICAL: --	
DESIGNED: RMC		
CHECKED: RMC		
PROJ. MGR: RMC		REVISION
STATUS: PRELIMINARY PLANS		



SITE DATA		
PROJECT NAME	SPARTANBURG TOWNHOMES	
PROJECT ADDRESS	S. SECOND STREET CAROLINA BEACH, NC	
PARCEL ID		
PROPERTY OWNER	W3 BUILT, LLC	
ZONING	RESIDENTIAL	
PROPOSED USE	MULTI-FAMILY RESIDENTIAL	
TOTAL PROPERTY ACREAGE	62,500 SF (1.43 AC)	
NC BUILDING CODE CONSTRUCTION TYPE	V-8	
BUILDING LOT COVERAGE	19,235 SF / 31%	
NUMBER OF BUILDINGS	20	
TOWNHOMES	20	
SINGLE-FAMILY	2	
OTHER	1	
TOTAL	23	
DENSITY	ALLOWED XX DU/AC	PROVIDED 15 DU/AC
NON-RESIDENTIAL BUILDING GFA (CLUBHOUSE, POOL BUILDING, PAVILION)	468 SF	
BUILDING HEIGHT ALLOWABLE	50'	
PARKING SPACES	66	66
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	10'	SEE PLAN
REAR	10'	SEE PLAN
SIDE	10'	SEE PLAN
OPENSACE	REQUIRED 29,969 SF	PROVIDED 34,060 SF
IMPERVIOUS AREA	EXISTING	PROPOSED
BUILDINGS	2,500 SF	19,235 SF
ROADS / DRIVES	00,000 SF	5,915 SF
SIDEWALKS (INCLUDES STREET SW ADDITION)	00,000 SF	9,286 SF
OTHER (POOL)	00,000 SF	1,500 SF
TOTAL IMPERVIOUS	00,000 SF	34,936 SF
PERCENT IMPERVIOUS COVERAGE	4%	56%

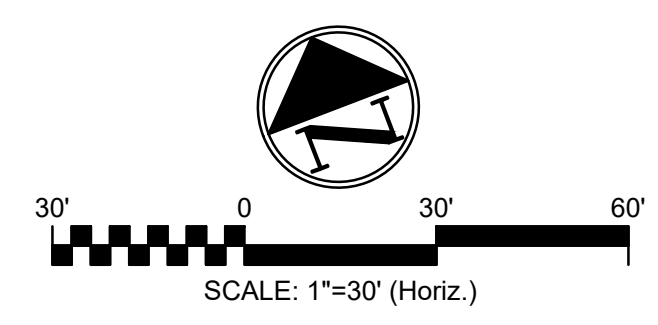
SURFACE MATERIAL LEGEND



PAVEMENTS AND CURBING		
KEY CODE	DESCRIPTION	DETAIL REFERENCE
P-01	CONCRETE DRIVE OR SIDEWALK	
P-02	BRICK PAVERS	
P-03	12" FLAT CONCRETE BAND	

BUILDINGS AND RECREATION		
KEY CODE	DESCRIPTION	DETAIL REFERENCE
R-01	CLUBHOUSE WITH MAILBOX	
R-02	POOL AND POOL DECK	
R-03	PICKLE BALL COURT (44'X20')	
R-04	PEDESTRIAN BRIDGE CROSSING	
R-05	HVAC PLATFORM AND STAIRS (HVAC PLATFORM 10'X4')	
R-06	5-RACK BIKE RACK	
R-07	FIRE PIT AND SEATING AREA	

- LIGHTING NOTES:**
- ALL OUTDOOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE FROM TRESPASSING ONTO ADJACENT PROPERTIES, ADJACENT STREETS, OR OTHERWISE CREATE A NUISANCE OR SAFETY HAZARD.
 - ALL OUTDOOR LIGHTING SHALL BE DOWNWARD FACING, AND/OR ARRANGED OR SHIELDED AS TO:
 - AVOID CASTING LIGHT UPON ADJACENT PROPERTIES AND STREETS
 - AVOID CASTING LIGHT INTO THE RIGHT-OF-WAY CREATING A HAZARD FOR MOTOR VEHICLES AND/OR PEDESTRIANS.



1 SITE PLAN

SCALE: 1"=30'

1 DETAIL TITLE

SCALE: NTS

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

MCKIM & CREED
 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELE: (910) 343-1048
 FAX: (910) 251-8282
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WB
 COASTAL DEVELOPMENT I

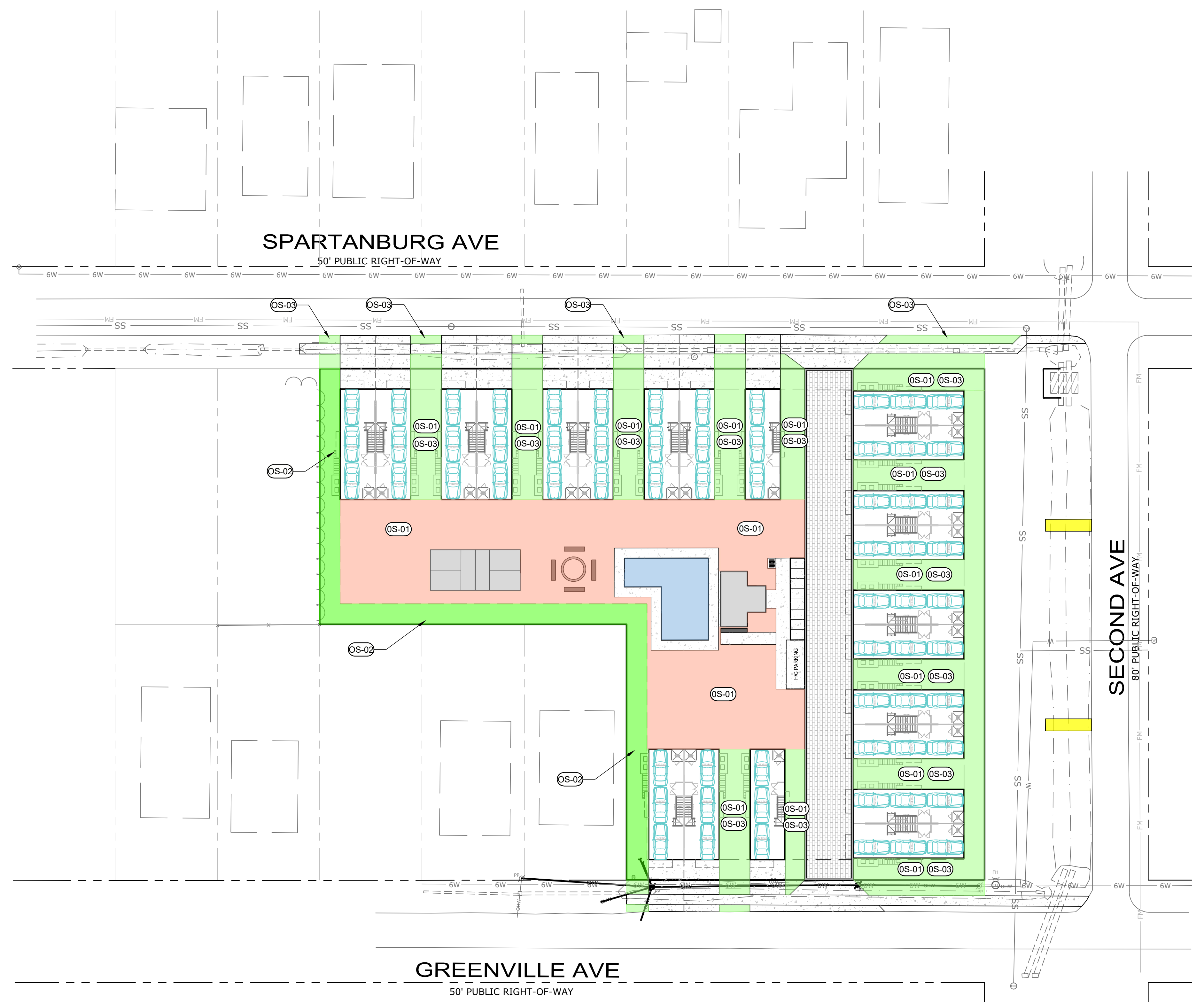
SOCIAL ON 2nd
 INTERSECTION SECOND STREET AND SPARTANBURG AVENUE - CAROLINA BEACH, NC

SITE PLAN


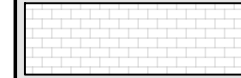



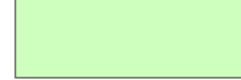
DATE:	10/05/2022
MCE PROJ. #	----
DRAWN	RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE	C3.0
HORIZONTAL: 1"=30'	
VERTICAL: N/A	
DRAWING NUMBER	----
REVISION	----

STATUS: PRELIMINARY PLANS



SURFACE MATERIAL LEGEND

-  BUILDING
-  INTERNAL DRIVEWAY
-  CONCRETE DRIVE OR SIDEWALK
-  OPEN SPACE (TBD)
-  10' TYPE - B LANDSCAPE BUFFER
-  PROPOSED LANDSCAPED AREA (NOT IN BUFFER)

OPEN SPACE AND LANDSCAPING		
KEY CODE	DESCRIPTION	DETAIL REFERENCE
OS-01	OPEN SPACE	
OS-02	10' TYPE B BUFFER	
OS-03	OTHER LANDSCAPED AREAS	

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1 LANDSCAPE AND BUFFER PLAN

SCALE: 1"=30'

1 DETAIL TITLE SCALE: NTS

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

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 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELE: (910) 343-1048
 FAX: (910) 251-8282
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WB
 COASTAL DEVELOPMENT I

SOCIAL ON 2nd
 INTERSECTION SECOND STREET AND SPARTANBURG AVENUE - CAROLINA BEACH, NC

LANDSCAPE AND BUFFER

DATE:	10/05/2022
MCE PROJ. #	----
DRAWN	RMC
DESIGNED	RMC
CHECKED	RMC
PROJ. MGR.	RMC

SCALE	
HORIZONTAL:	--
VERTICAL:	--
DRAWING NUMBER	C3.1
REVISION	----
STATUS:	PRELIMINARY PLANS

