

**SITE INFORMATION**

- OWNER: DENNIS D. EDWARDS; MARCEDES EDWARDS
- APPLICANT: LAUREL COMPANIES, LLC
- PHYSICAL ADDRESS:  
905 BASIN RD.  
CAROLINA BEACH, NC 28428
- MAILING ADDRESS:  
101 SEAVIEW RD.  
WILMINGTON, NC 28409
- PARCEL ID: R08818-003-005-000
- AREA OF LOT: 21,895 SF (0.5 AC)
- CURRENT USE:  
  
MANUFACTURED HOME PARK

- PROPOSED USE:  
  
MULTIFAMILY RESIDENTIAL
- ZONING: MB-1-MARINA
- SETBACKS:  
FRONT YARD: 30'  
SIDE YARD: 10'  
REAR YARD: 10'  
CORNER: 12.5'
- DEED BOOK: 6419  
PAGE NUMBER: 1220
- PROPOSED BUILT UPON AREA (BUA):  
  
BUILDINGS = 6,680 SF  
DRIVEWAYS = 3,250 SF  
TOTAL PROPOSED BUA = 9,980 SF  
STRUCTURES LOT COVERAGE = 31%

IMPERVIOUS LOT COVERAGE = 45%

- PARKING  
  
EACH UNIT PROVIDES 3 PARKING SPACES: 2 UNDERNEATH THE STRUCTURE (OPEN CARPORT) AND 1 ON THE DRIVEWAY.

- LANDSCAPING  
  
TYPE B BUFFER REQUIRED: TWO CANOPY TREES OR FOUR UNDERSTORY TREES, AND SIX SHRUBS FOR EVERY 50 LINEAR FEET WITHIN THE BUFFER YARD.

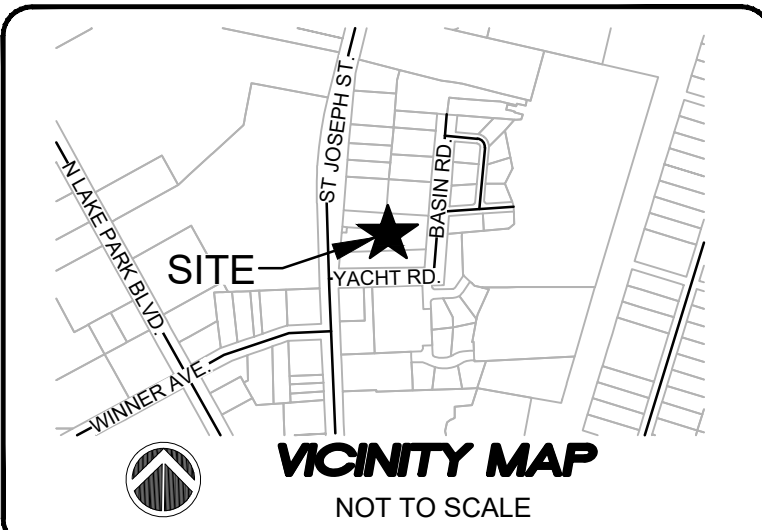
- TOPOGRAPHY  
  
THE SITE IS RELATIVELY FLAT WITH ELEVATIONS RANGING FROM 8-12'.

- TRASH  
  
TRASH AND RECYCLING ROLL-OUT 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.

- STORMWATER  
  
A STATE STORMWATER PERMIT IS NOT REQUIRED AS TOTAL IMPERVIOUS AREA FOR THE PROJECT IS BELOW 10,000 SF. A STORMWATER DRAINAGE PLAN THAT IS COMPLIANT WITH THE TOWN OF CAROLINA BEACH ORDINANCE SHALL BE SUBMITTED.

- FIRE  
  
FIRST 75' OF SHARED DRIVEWAY TO BE RATED 7,500 PSI FOR FIRE TRUCK.

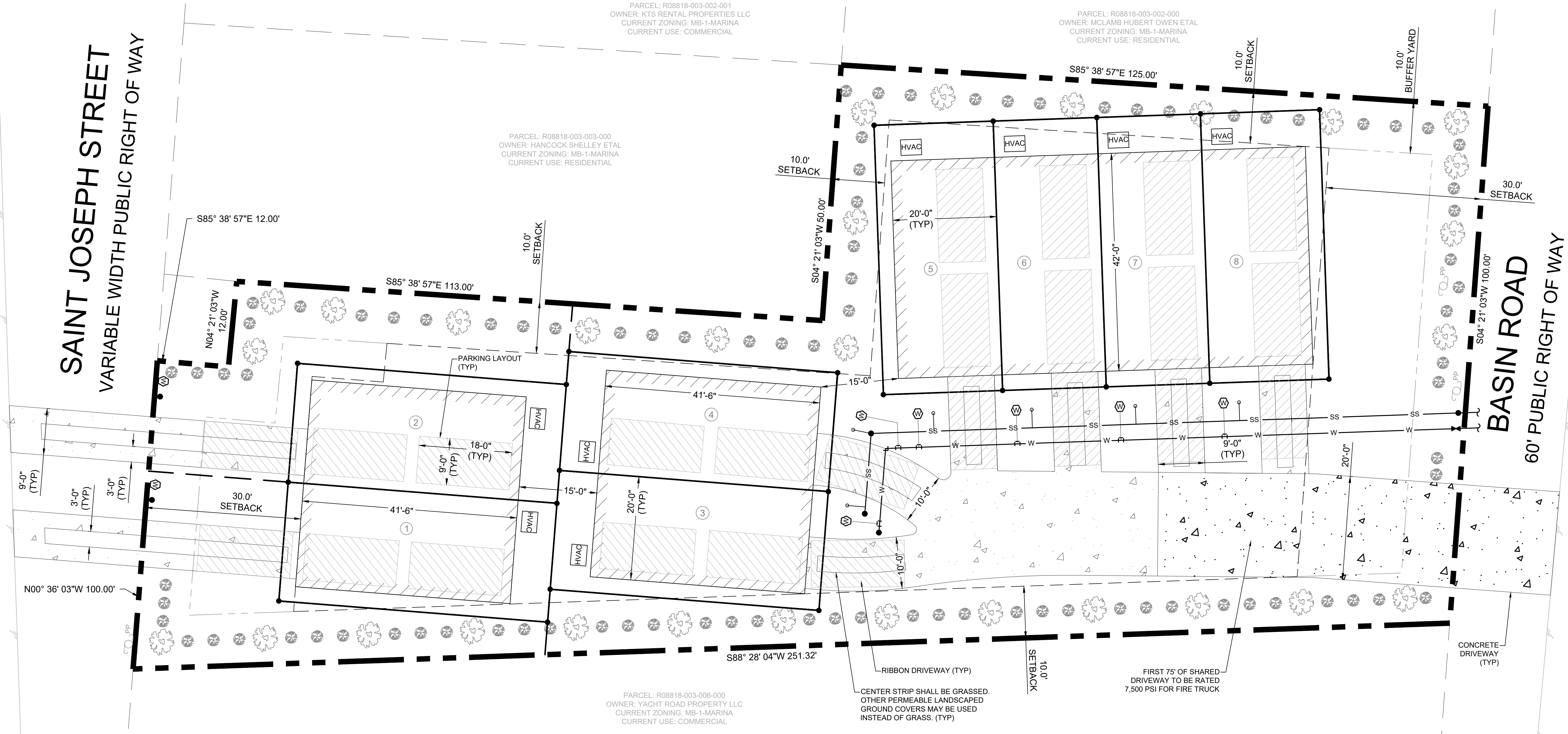


**LEGEND**

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	REV. BY	DATE
B	ISSUED FOR REGULATORY REVIEW	MKM	11/24/21
A	ISSUED FOR REGULATORY REVIEW	MKM	11/01/21
REVISIONS			



**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.

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

PROJECT NUMBER:	205-72
SCALE:	AS NOTED
DATE:	11/24/2021

LAUREL COMPANIES, LLC  
 BASIN PARK TOWNHOMES  
 905 BASIN ROAD  
 CAROLINA BEACH, NC

SITE PLAN  
 CONDITIONAL USE PERMIT

PROJECT NUMBER	SHEET NUMBER
205-72	CS100