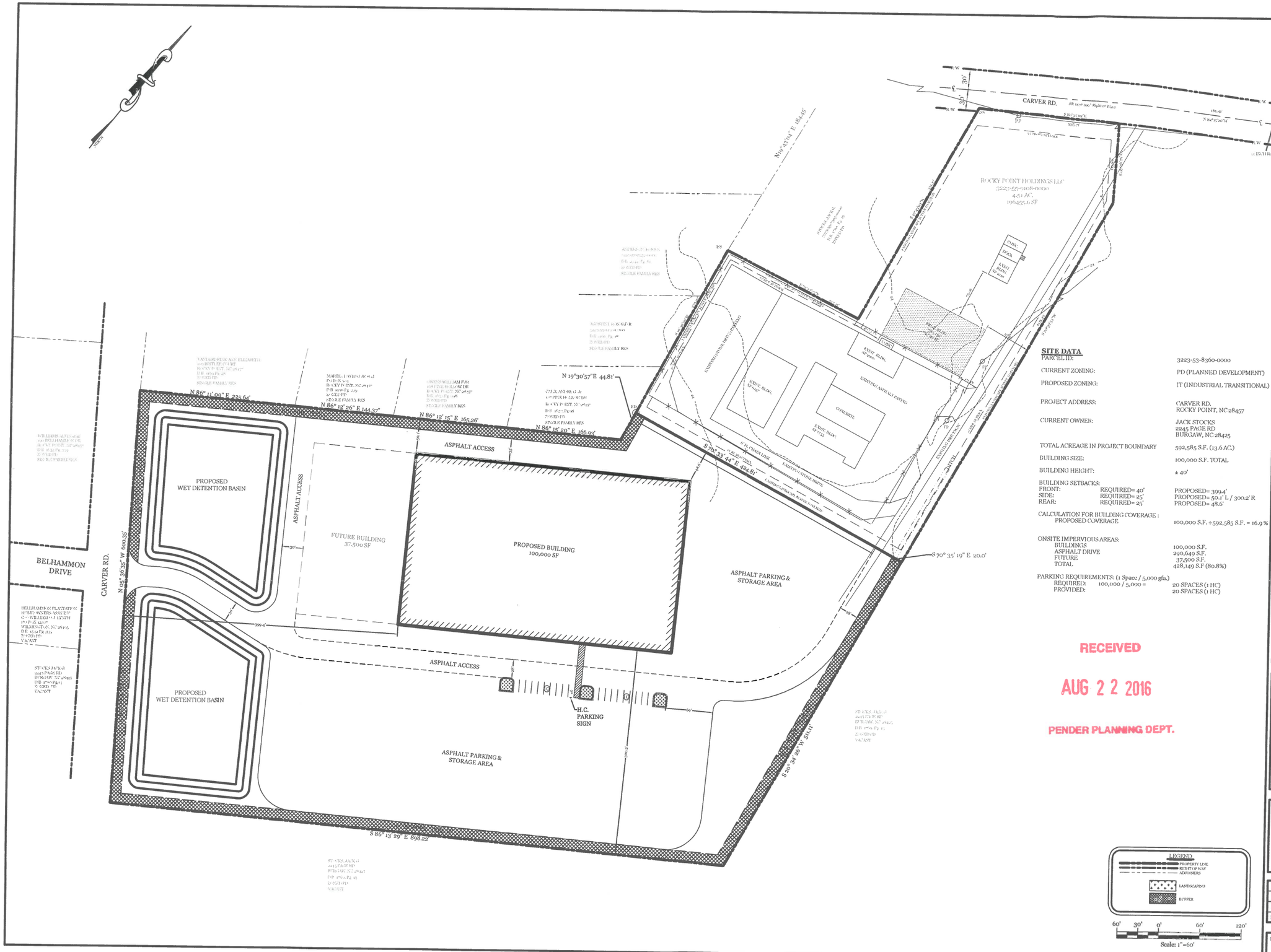


SITE DATA

PARCEL ID:	3223-53-8360-0000
CURRENT ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED ZONING:	IT (INDUSTRIAL TRANSITIONAL)
PROJECT ADDRESS:	CARVER RD. ROCKY POINT, NC 28457
CURRENT OWNER:	JACK STOCKS 2245 PAGE RD BURGAW, NC 28425
TOTAL ACREAGE IN PROJECT BOUNDARY	592,585 S.F. (13.6 AC.)
BUILDING SIZE:	100,000 S.F. TOTAL
BUILDING HEIGHT:	± 40'
BUILDING SETBACKS:	
FRONT: REQUIRED= 40'	PROPOSED= 399.4'
SIDE: REQUIRED= 25'	PROPOSED= 50.1' L / 300.2' R
REAR: REQUIRED= 25'	PROPOSED= 48.6'
CALCULATION FOR BUILDING COVERAGE :	
PROPOSED COVERAGE	100,000 S.F. ÷592,585 S.F. = 16.9 %
ONSITE IMPERVIOUS AREAS:	
BUILDINGS	100,000 S.F.
ASPHALT DRIVE	290,649 S.F.
FUTURE	37,500 S.F.
TOTAL	428,149 S.F (80.8%)
PARKING REQUIREMENTS: (1 Space / 5,000 gfa.)	
REQUIRED: 100,000 / 5,000 =	20 SPACES (1 HC)
PROVIDED:	20 SPACES (1 HC)

RECEIVED

AUG 2 2 2016

PENDER PLANNING DEPT.

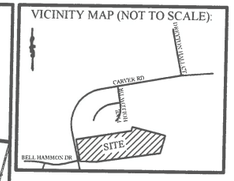
LEGEND

PROPERTY LINE
RIGHT OF WAY
ADJOINERS
LANDSCAPING
BUFFER

60' 30' 0' 60' 120'

Scale: 1"=60'

VICINITY MAP (NOT TO SCALE):



REVISIONS

INTRACOASTAL ENGINEERING, PLLC
5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number P-0662

CONDITIONAL DISTRICT ZONING PLAN FOR FILMWERKS EXPANSION

PENDER COUNTY, NC

NORTH CAROLINA PRELIMINARY DESIGN FOR CONSTRUCTION
CHARLES D. CAZIER

CLIENT INFORMATION:

Rocky Point Holdings LLC
PO Box 12348
Wilmington, NC 28405
910-675-1145

DRAWN:	CMG	SHEET SIZE:	24X36
CHECKED:	CDC	DATE:	08 22 16
APPROVED:	CDC	SCALE:	1" = 60'
PROJECT NUMBER:	2016-025		

DRAWING NUMBER: C-1

1 OF 1