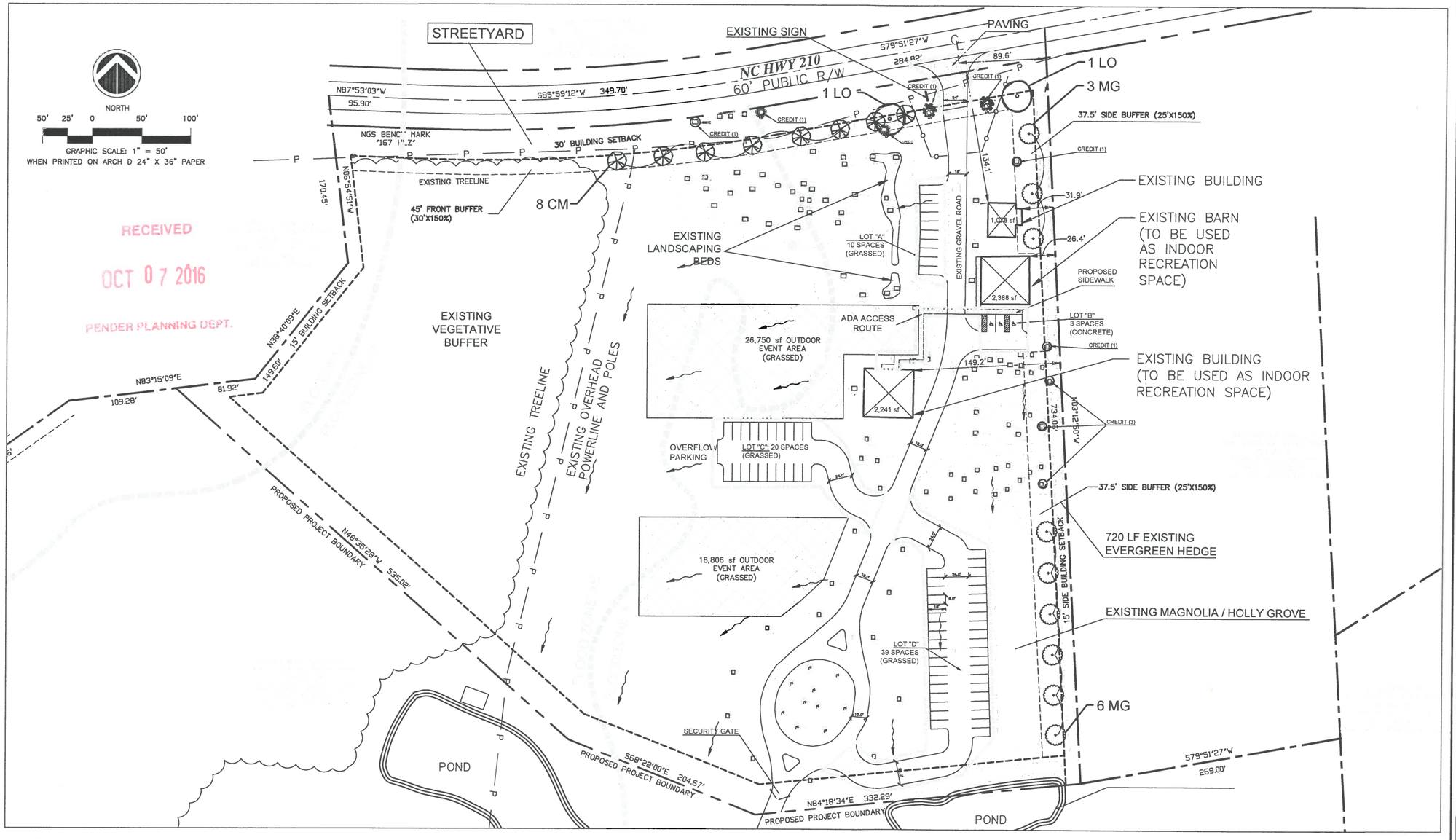


RECEIVED
OCT 07 2016
PENDER PLANNING DEPT.

SITE DATA:
OWNER: LONG CREEK PROPERTIES, LLC
PIN: 2294-48-0610-0000
ZONING: RA
PARCEL ACREAGE: 269.7 ACRES
PROPOSED PROJECT AREA: 11.24 ACRES
AREA OF DISTURBANCE: .88 ACRES

EXISTING LAND USE: AGRICULTURE
PROPOSED LAND USE: INDOOR /OUTDOOR RECREATION

BUILDING SETBACKS
FRONT – 30'
SIDE – 15'
REAR – 30'

PARKING:
INDOOR RECREATION (OFFICE BUILDING) = 1 SPACE/250SF
1,000SF/250SF = **4 SPACES**
INDOOR RECREATION (BARN)= 1 SPACE/250SF
2,500SF/250SF = **10 SPACES**
OUTDOOR RECREATION AREA = 1 SPACE/1,000 SF
45,556 SF/1,000 = **46 SPACES**

TOTAL REQUIRED PARKING = **60 SPACES**
MAX SPACES = 60 X 125% = 75 SPACES
PROPOSED PARKING = **72 SPACES**
REQUIRED HANDICAPPED SPACES = 3
PROPOSED HANDICAPPED = **3**

AREA OF DISTURBANCE = 38,300 sf /.88 ACRES

ENTRANCE: **2.609 SF**
PARKING LOT A: **3,006 SF**
PARKING LOT B & SIDEWALK: **3,790 SF**
PARKING LOT C: **10,917 SF**
PARKING LOT D: **20,552 SF**

LANDSCAPE CALCULATIONS

STREETYARD & BUFFER LANDSCAPING

STREETYARD–HWY 210 500 LF (730' TOTAL–230' EX. FOREST)
REQUIRED: BUFFER A–4
1 CANOPY TREE /100 LF=.....5 TREES
2 UNDERSTORY TREES/100 LF=.....10 UNDERSTORY TREES
PROPOSED:
NEW TREES=.....2 CANOPY TREE + 3 EXISTING LOBLOLLY/SYCAMORE
8 UNDERSTORY + 2 EX. CRAPE MYRTLE

SIDEYARD–A 690 LF
REQUIRED: BUFFER C–4
2 UNDERSTORY TREES/100 LF =.....14 UNDERSTORY TREES
PROPOSED:
NEW TREES.....9 UNDERSTORY TREES + 5 EXISTING TREES
CONTINUOUSE EVERGREEN HEDGE, 6' HT.....EX. 12–15' HT. CRYPTOMERIA JAPONICA HEDGE

SIDEYARD–B & REARYARD
*NO ADDITIONAL BUFFER IS REQUIRED FOR THE SIDEYARD B OR THE REARYARD. ADJACENT PARCELS BELONG TO THE SITE PROPERTY OWNER.

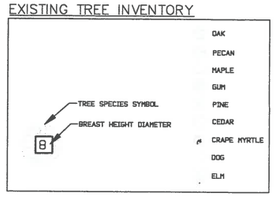
PARKING LOT LANDSCAPING

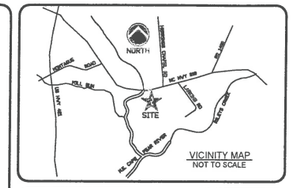
REQUIRED:
NO ADDITIONAL LANDSCAPING IS REQUIRED FOR PROPOSED GRASS PARKING AREAS. LOTS WILL ONLY BE UTILIZED DURING OCCASIONAL EVENTS.

PLANT LIST

QTY	COMMON NAME	BOTANICAL NAME	SIZE	CALIPER	COMMENT	CODE
	LARGE TREES					
2	LIVE OAK	Quercus virginiana		2"	B-B	LO
	SMALL TREES					
8	NATCHEZ CRAPE MYRTLE	Lagerstroemia indica x fauriei			4' MIN.	CM
9	MAGNOIA	Magnolia grandiflora			4' MIN.	MG

EXISTING TREE INVENTORY





VICINITY MAP
NOT TO SCALE

LEGEND:
- CENTERLINE
- RIGHT OF WAY
- OUTDOOR EVENT SPACE
- OVERHEAD POWERLINE AND POLE
- FLOW DIRECTION
- EXISTING GRAVEL ROAD
- PARCEL BOUNDARY
- PROJECT BOUNDARY
- BUILDING SETBACK
- BUFFER BOUNDARY

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

REV. #	DESCRIPTION	REV.BY DATE

REVISIONS

OWNER:
LONG CREEK PROPERTIES, LLC
P.O. BOX 12221
WILMINGTON, NC 28405

Coastal Land Design,PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License No: P-0369
P.O.Box 1172 Wilmington, NC 28402 www.cldeng.com
Phone: 910-254-9033 Fax: 910-254-0502

DRAWN :	N ALLEN	PROJECT NUMBER :	107-01
DESIGN :	F BRAXTON		
CHECK :	J PETROFF	SCALE :	1"=50'
APPROVED :	F BRAXTON	DATE :	30 SEPT. 2016
FILE NAME :			

LONG CREEK FARMS
SPECIAL USE PERMIT

PROPOSED EVENT FACILITIES SITE

JOB NUMBER	SHEET NUMBER
107-01	SITE