

Clemmons Place Apartments

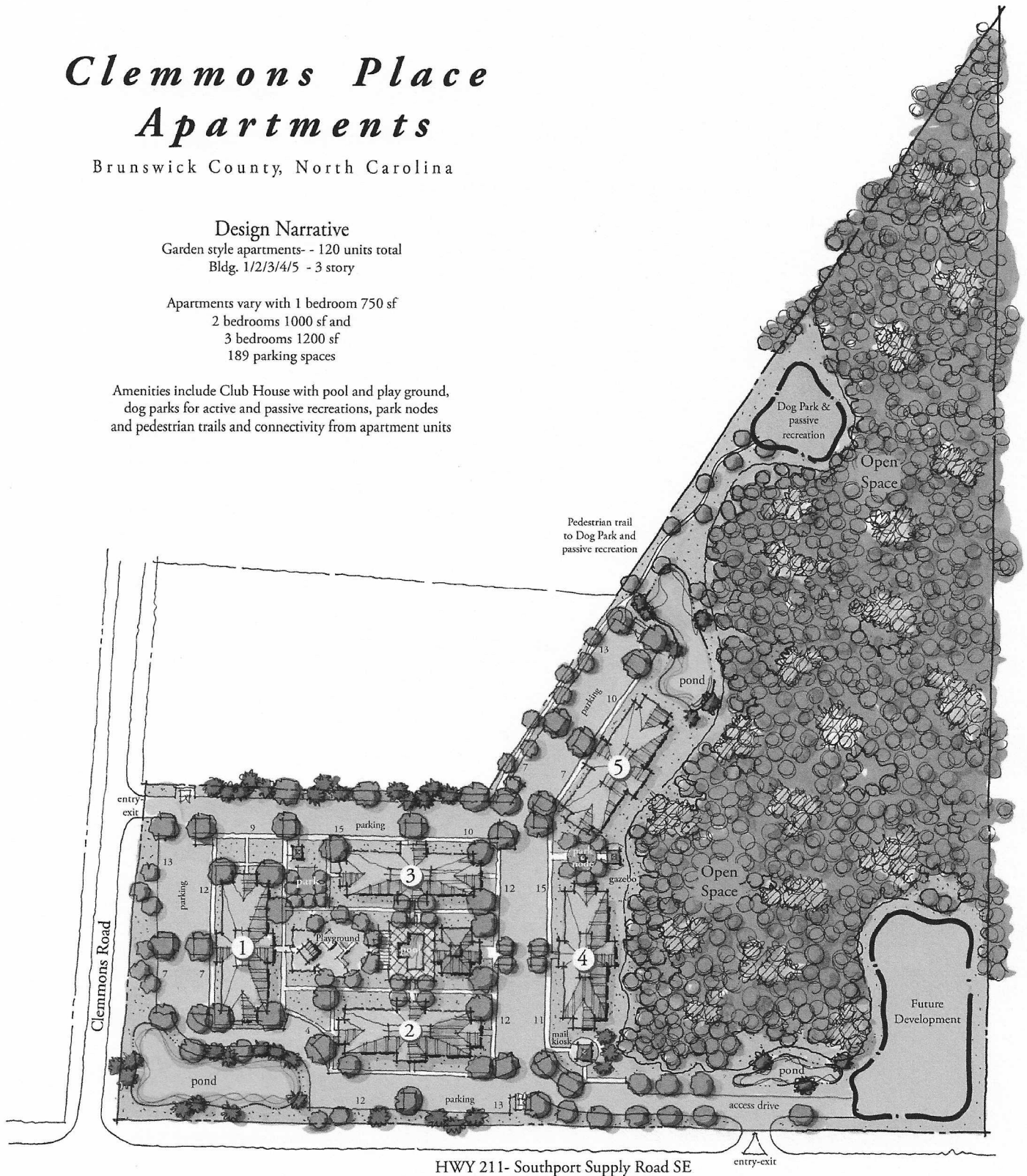
Brunswick County, North Carolina

Design Narrative

Garden style apartments- - 120 units total
Bldg. 1/2/3/4/5 - 3 story

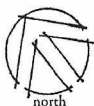
Apartments vary with 1 bedroom 750 sf
2 bedrooms 1000 sf and
3 bedrooms 1200 sf
189 parking spaces

Amenities include Club House with pool and play ground,
dog parks for active and passive recreations, park nodes
and pedestrian trails and connectivity from apartment units

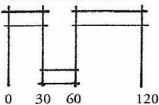


HWY 211- Southport Supply Road SE

H+W DESIGN
2 5 1 2
Independence Blvd.
Suite 200
Wilmington, NC
2 8 4 1 2



Date: 26.April.2019 rev.7.Jan.2020
Scale: 1 inch = 60 ft



This site plan is a graphic representation and should be utilized for discussion purposes only. The site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation, and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at the time of approvals and/or development activity.

Clemmons Road Tract

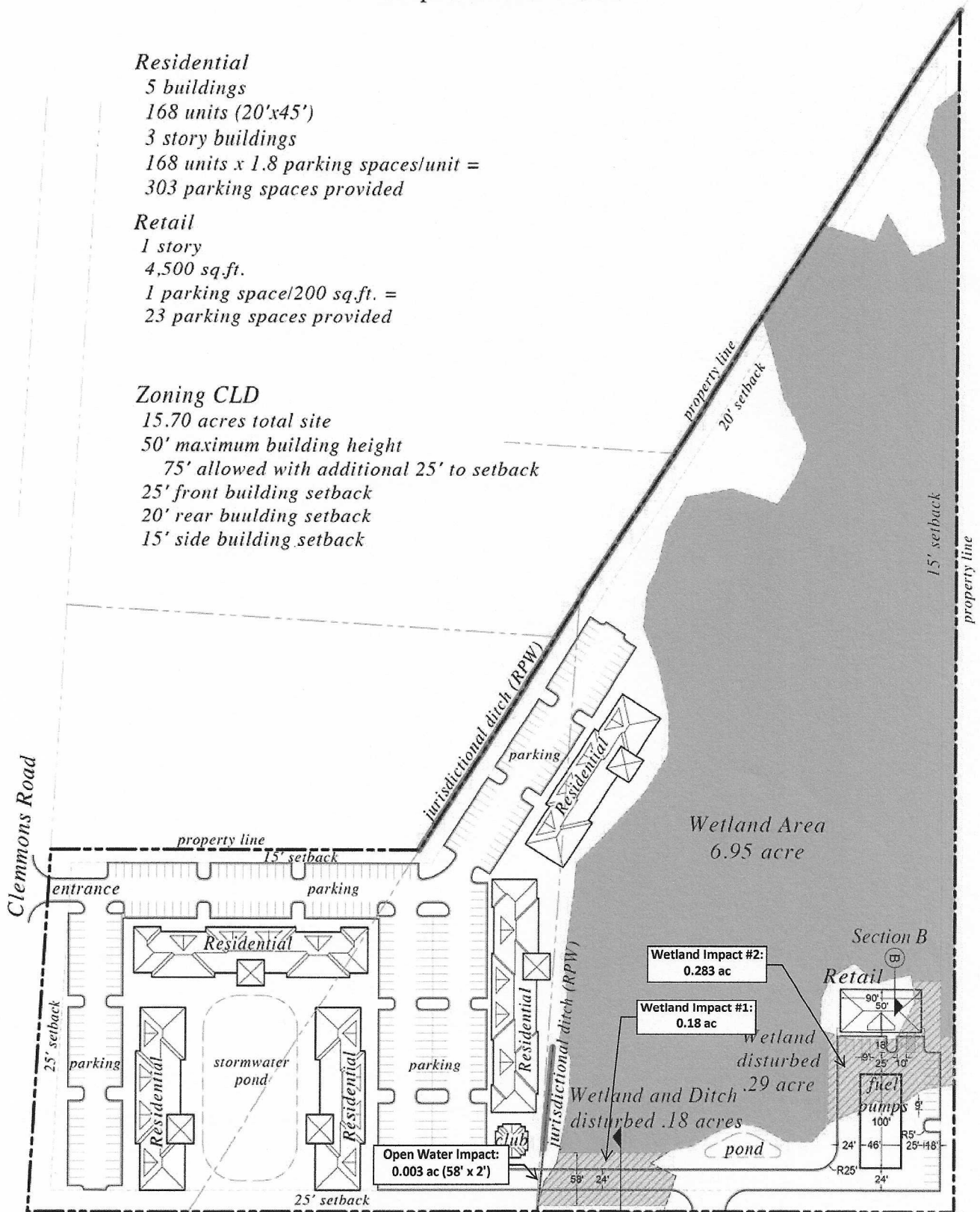
Brunswick County, North Carolina
Conceptual Site Plan

Permit Drawing 1 of 1
Approved June 1, 2017

Residential
5 buildings
168 units (20'x45')
3 story buildings
168 units x 1.8 parking spaces/unit =
303 parking spaces provided

Retail
1 story
4,500 sq.ft.
1 parking space/200 sq.ft. =
23 parking spaces provided

Zoning CLD
15.70 acres total site
50' maximum building height
75' allowed with additional 25' to setback
25' front building setback
20' rear building setback
15' side building setback



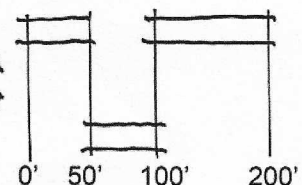
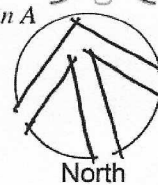
H+W DESIGN
2 5 1 2
Independence Blvd.
Suite 2009
Wilmington, NC
2 8 4 1 2

Highway 211 - Southport Supply Road SE

May 22, 2017

Preliminary - not for construction
This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at the time of approvals and/or development activity.

Revised Site Plan
5/22/17



Clemmons Road Tract

Brunswick County, North Carolina

Conceptual Site Plan

Residential

20 units at 25'x45' = 1125 sq.ft.
 8 units (duplex) at 2/25'x45'
 7 units at 20'x45' = 900 sq.ft.
 35 total residential units

1 and 2 story buildings
 2 car garage for each unit
 35 parallel guest parking spaces

± 6.5 acres Residential Parcel
 35 units / 6.5 = 5.4 du/ac (net density)

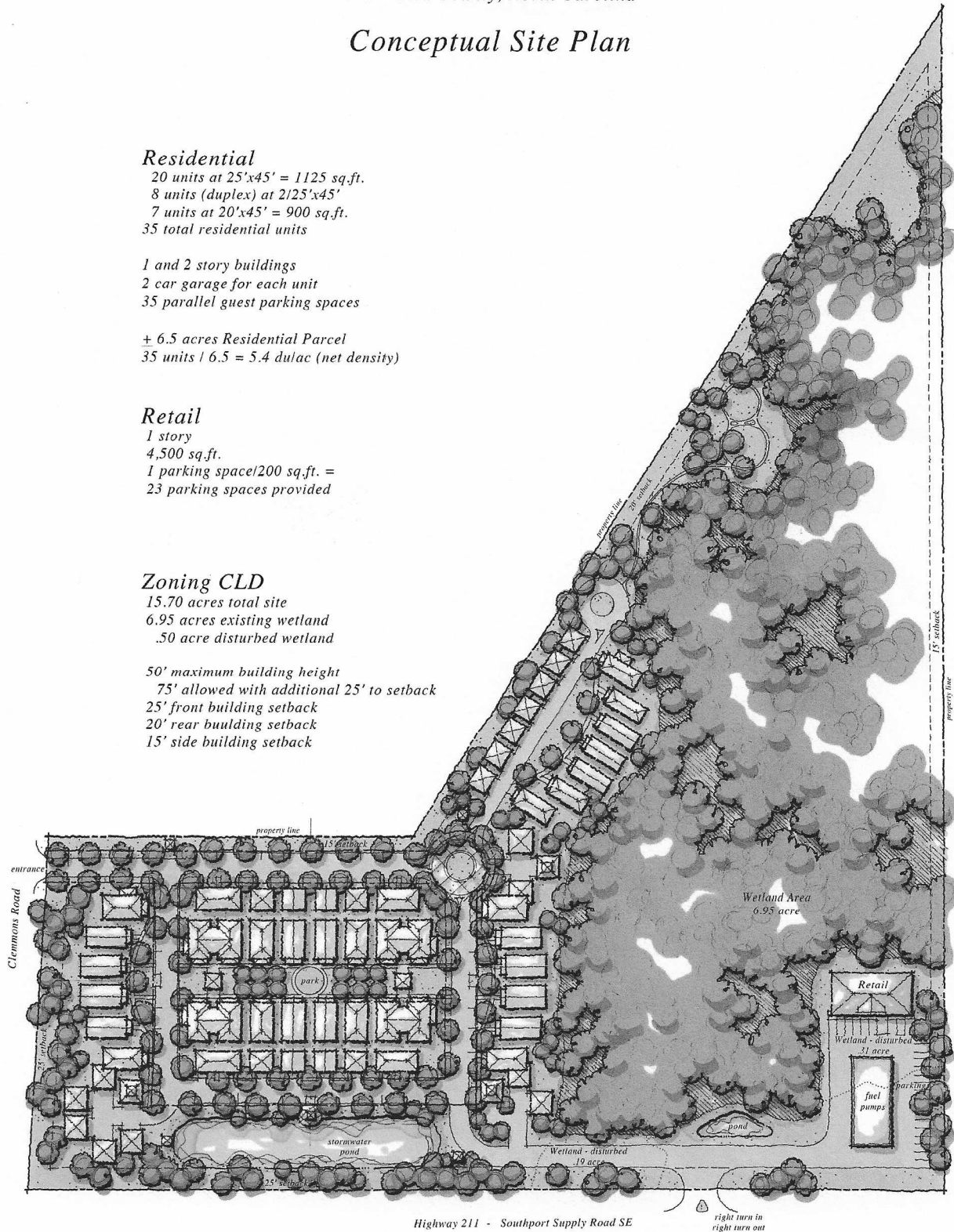
Retail

1 story
 4,500 sq.ft.
 1 parking space/200 sq.ft. =
 23 parking spaces provided

Zoning CLD

15.70 acres total site
 6.95 acres existing wetland
 .50 acre disturbed wetland

50' maximum building height
 75' allowed with additional 25' to setback
 25' front building setback
 20' rear building setback
 15' side building setback



H+W DESIGN
 2 5 1 2
 Independence Blvd.
 Suite 200-9
 Wilmington, NC
 2 8 4 1 2

January 16, 2017

Preliminary - not for construction
 This site plan is a graphic representation and should be utilized for discussion purposes only. This site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at the time of approvals and/or development activity.

