

EXISTING SITE DATA
 PROJECT ADDRESS: 7241 MARKET ST.
 PARCEL ID: R04400-001-006-000
 TOTAL PARCEL AREA: ± 9.67 AC OR 421,225 SF
 DEVELOPMENT AREA: ± 3.96 AC OR 173,494 SF
 ZONING DISTRICT: B-2
 OWNER INFORMATION: FRONT 7241 MARKET STREET LLC
 332 MILITARY CUTOFF ROAD
 WILMINGTON, NC 28405
 THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720315900J, DATED APRIL 3, 2006.

DEVELOPMENT DATA
 COMMERCIAL SF: 29,250 SF TOTAL
 OFFICE/RETAIL/RESTAURANT: 6,000 SF
 OUTDOOR PLAZA / SEATING AREA: 6,000 SF
 BUILDING HEIGHT: 1 STORY / 26' MAX
 TOTAL BUILDING AREA (FOOTPRINT): 29,250 SF
 BUILDING LOT COVERAGE: 6.9% (29,250 / 421,255)
 DISTURBED AREA: ±3.9 AC

DIMENSIONAL STANDARDS B-2
 FRONT SETBACK: 25'
 SIDE SETBACK, STREET: 25'
 SIDE SETBACK, INTERIOR: N/A (B-2 ZONING)
 REAR SETBACK: N/A (B-2 ZONING)
 MAX BUILDING HEIGHT: 3 STORIES OR 50'

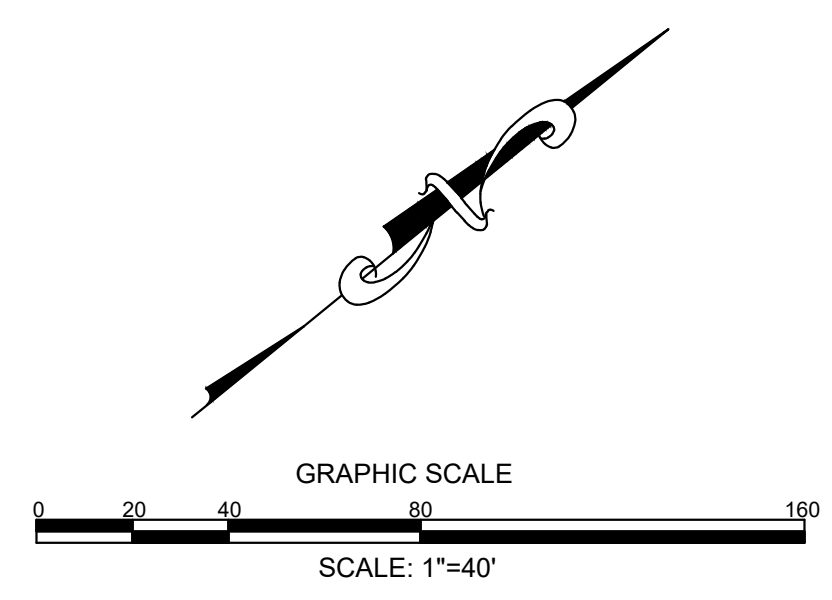
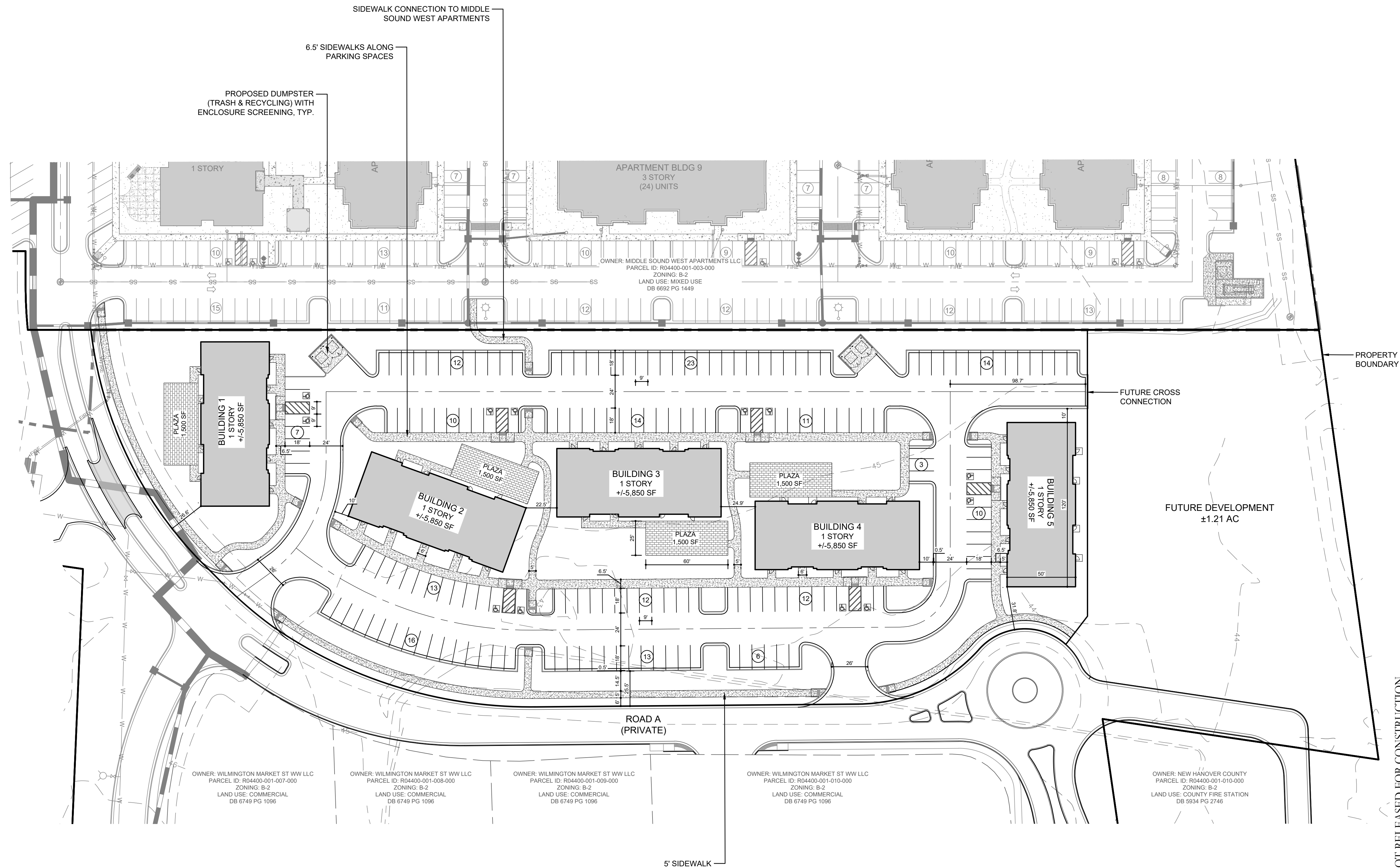
PARKING STANDARDS
 PARKING (NHC REQUIRED)
 OFFICE: 2.5 / 1,000 SF
 RETAIL: 2.5 / 1,000 SF
 RESTAURANT: 6 / 1,000 SF SEATING AREA
 PARKING (PROVIDED): 176 SPACES
 (6.0 PER 1,000 SF OF BUILDING AREA)
 (5.0 PER 1,000 SF INCLUDING PLAZA AREAS)

GENERAL NOTES
 1. ALL EXTERIOR SIGNS TO BE PERMITTED SEPARATELY AND SHALL COMPLY WITH SECTION 5.6 OF THE UDO.
 2. NO CONSERVATION AREAS EXIST ON THE SITE.
 3. NO WETLANDS EXIST ON THE SITE.

WASTE DISPOSAL
 WASTE DISPOSAL WILL BE PROVIDED WITH A CENTRAL DUMPSTER LOCATION. THIS LOCATION HAS BEEN NOTED ON THE PLAN. ALL TRASH AND RELATED EQUIPMENT SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY.

UTILITY INFORMATION
 CONTRACTOR SHALL INSTALL WATER AND SEWER SERVICES IN ACCORDANCE WITH CFPWA STANDARD DETAILS AND SPECIFICATIONS.

EXTERIOR LIGHTING
 EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 5.5 OF THE UDO.



ISSUED FOR: PRELIMINARY PERMITTING CONSTRUCTION NOT RELEASED FOR CONSTRUCTION

PROJECT STATUS
 CONCEPTUAL LAYOUT:
 FINAL DESIGN:
 RELEASED FOR CONST:
DRAWING INFORMATION
 DATE: _____
 SCALE: _____
 DESIGNED: _____
 CHECKED: _____

SEAL
 PEI JOB#: 26133 PE

REVISIONS STATUS:

CLIENT INFORMATION:
 MIDDLE SOUND WEST APARTMENTS LLC & APARTMENTS LLC
 FRONT 7241 MARKET STREET LLC
 332 MILITARY CUTOFF ROAD
 WILMINGTON, NC 28405

PARAMOUNT ENGINEERING
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 NC License # C-2846

MIDDLE SOUND WEST VILLAGE SQUARE
 NEW HANOVER COUNTY
 NORTH CAROLINA