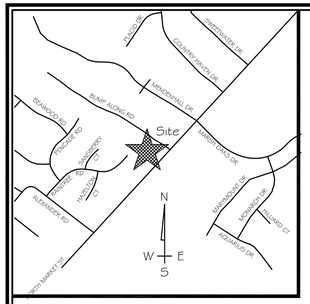

Vicinity Map
(No Scale)

Site Inventory Notes:

1. Soils Type: Mu (Munville fine sand)
2. This property is not impacted by any AEC.
3. There are no Conservation Overlay boundaries affecting this property.
4. This site is not impacted by any recognized historic or archeological significance.
5. No cemeteries were evidenced on the site.
6. A visual inventory was made and no significant trees were observed within the development area. All regulated vegetation will be located during detailed design & permitting.
7. Jurisdictional wetlands have been delineated on the site, but will be permitted for filling.
8. There is no evidence of endangered species or habitat issues on the site.
9. This property is not within a special flood hazard area as evidenced on N.C. Flood Map 3720316DJ.
10. The site drainage flows into the Pages Greek drainage basin, SC classified waters.

Utility Notes:

1. Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
2. All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
3. All water & sewer utilities to be installed per CFPUA Technical Specifications & Standards.
4. Project shall comply with CFPUA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and N.C.D.E.N.R. has issued their "Final Approval.". Call 343-3910 for information.
5. Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices by USCFCCCHR or ASSE.
6. The contractor is responsible for the location and protection or existing utilities during construction. Call U-LOCO at 1-800-632-4949.
   Contractor is responsible for the repair and replacement of any utilities, curb & gutter, pavement, etc. that may be damaged during construction. Damaged items shall be repaired to at least the quality or workmanship found in the original item.
7. Solid waste disposal will be by dumpster pickup by private contractor / hauler.

Tree Preservation Notes:

1. Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
2. Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
3. Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
4. Protective fencing will be labelled with signs to be placed every fifty (50) linear feet, or at least two (2) signs per area, in both English & Spanish - "Tree Protection Area / Do Not Enter."

nf
Liberty Baptist Church
of Wilmington, Inc.
D.B. 5777-2392

Zoning: O&I
Land Use:
Religious
Institution

nf
Yosef, Inc.
M.B. 62 / 325

Zoning: O&I
Land Use:
Vacant

Stormwater
Pond

20' Bufferyard

20' Bufferyard

nf
Grathwol Property
Holdings, LLC etal
D.B. 5790-961

Zoning: R-15
Land Use:
Vacant

Bump Along Road
(Variable Width Private Access Esmt.)

S 53°27'50" E
22.00'

N 36°32'00" E
132.79'

S 53°27'50" E
129.09'

& Private Access Esmt.

Variable Width Public Utility

N 45°55'07" E
13.97'

Public Util. Esmt.

Dumpster
Pad & Enclosure

3000 s.f.
Retail
1-Story /
Bldg. Hgt. 25'

4800 s.f.
Offices over
4800 s.f. Retail
2-Story /
Bldg. Hgt. 30'

2200 s.f.
Retail
1-Story /
Bldg. Hgt. 18'

24' Setback

30' Bldg. Setback for 30' Bldg. Hgt.

50' Bldg. Setback for 18' Bldg. Hgt.

41-25' Planted Bufferyard

75 SHOPS Parking

NCDOT
Temp.
Construction
Esmt.

Freestanding
Monument Sign
(Design shall meet
Stds. & Reqmts.
of Article 90.)

Proposed Median

18' R/W Expansion Proposed by NCDOT

274.75'

N 52°52'11" W
9.95'

N 52°56'26" W
30.35'

Raintree Road
(60' Public R/W)

N 45°55'07" E
264.52'

Limits of <0.5 ac.
wetland pocket
to be filled by
Nationwide Permit
for impacts of essential
site improvements

nf
Cape Fear Public
Utility Authority
D.B. 5330-1728

Zoning: R-15
Land Use:
Abandoned
Well Site

Hearthside
Estates
M.B. 16/31

Market Street / U.S. Hwy. 17 (100' Public R/W)

S 45°45'00" W

15' Setback by NCDOT

nf
Amberleigh
Shores, LLC
D.B. 5788-1053

Zoning: MF-M (City)
Land Use:
Apartments

nf
WQGoodman
Properties, LLC
D.B. 5580-1644

Zoning: B-2
Land Use:
School

nf
REMY, LLC
D.B. 6051-313

Zoning: B-2
Land Use:
Offices

Right-in
Only
ALDI
Entrance

nf
ALDI, LLC
D.B. 5990-2007

Zoning: B-2
Land Use:
Grocery

New Right-turn lane with
taper & staking as req'd.
by TIA approval

Mendenhall
Dr.

Signalized
Intersection

Development Notes:

1. All development shall be in accordance with the New Hanover County Zoning Ordinance.
2. Project shall comply with all Federal, State & New Hanover County regulations.

Development Data:

Proposed Land Use: Shopping Center & Offices

Total Bldg. Area - 15,000 s.f. GFA±

Bldg. Hgt. - 1 & 2-Story / <35'

Parking Req'd. @ 1 sp / 400 s.f. = 38
** 74 spaces provd. **

Impervious Surfaces -

Rooftops -	10,200 s.f.±
Pavement -	35,800 s.f.±
Walks -	3,000 s.f.±
Total -	49,000 s.f. (63.1%)

General Notes:

1. New Hanover County Parcel Nos.: 3169051862
2. Total Tract Area: 1.783 ac.±
3. Existing Zoning Distrnct: O&I
   Proposed Zoning Distrnct - CZD / B-2
4. Comprehensive Plan Classification: Community Mixed-Use

Graphic Scale
30 20 10 0 15 30 60

Contour Interval - 2'
(Contour data from NHCo GIS)

N
W E
S

P.O. Box 7221
Wilmington, NC 28406
Tel. 910-620-2374
Design Solutions

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT SEAL 732 CYNTHIA A. WOLF

Project No.:	17-62
Scale:	1" = 30'
Date:	02/01/18
Revisions:	02/14/18 for prelim review comments

Owner:
Yosef, Inc.
311 Cottonwood Drive
Durham, NC 27705

Developer:
Bailey & Associates
405-D Western Blvd.
Jacksonville, NC 28546

Conditional District
Rezoning Site Plan

Property Address: 7957 Market Street

Bailey Shoppes on Market

Harnett Township / New Hanover County / North Carolina