

SITE INVENTORY NOTES:

- SOILS TYPE: B₀ (BAYMEDE FINE SAND) & S₀ (SEAGATE FINE SAND)
- THIS PROPERTY IS NOT IMPACTED BY ANY AEC.
- THERE ARE CONSERVATION OVERLAY BOUNDARIES AFFECTING THIS PROPERTY.
- THIS SITE IS NOT IMPACTED BY ANY RECOGNIZED HISTORIC OR ARCHEOLOGICAL SIGNIFICANCE.
- NO CEMETERIES WERE EVIDENCED ON THE SITE.
- THERE IS NO EVIDENCE OF JURISDICTIONAL WETLANDS ON THE SITE BUT THE CREEK ADJACENT TO THE DEVELOPMENT IS CONSIDERED AN RPTK.
- THERE IS NO EVIDENCE OF ENDANGERED SPECIES OR HABITAT ISSUES ON THE SITE.
- THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS EVIDENCED ON N.C. FLOOD MAP NO. 372032400A.
- THE SITE DRAINAGE FLOWS INTO THE SMITH CREEK DRAINAGE BASIN (CLASSIFICATION SC).

TREE PRESERVATION NOTES:

- TREE PRESERVATION/REMOVAL PERMIT & LANDSCAPE PLAN APPROVAL IS REQUIRED PRIOR TO CLEARING & LAND DISTURBANCE.
- 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.
- 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.
- PROTECTIVE FENCING WILL BE LABELED 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."

UTILITY NOTES:

- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
- ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
- ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CPWA TECHNICAL SPECIFICATIONS & STANDARDS.
- SOLID WASTE DISPOSAL WILL BE BY DUMPSTER PICKUP BY PRIVATE CONTRACTOR/AULER.

DEVELOPMENT DATA:

TOTAL TRACT AREA = 350,488 SF = 8.05 AC.±
 PROPOSED LAND USE: CONDITIONAL B-2 (SUBJECT TO THOSE CONDITIONS NOTED IN THE APPLICATION)
 TOTAL BUILDING AREA: 75,000 SF - 150,000 SF APPROXIMATE SQUARE FOOTAGE. ALL ABOVE GROUND STRUCTURES, SUCH AS BUILDING, SHALL BE LOCATED WITHIN THE PERMITTED BUILDING AREAS AS SHOWN ON THE PLAN.
 BUILDING HEIGHT:
 BUILDING AREA #1 - NOT TO EXCEED 24'
 BUILDING AREA #2 - NOT TO EXCEED 14'
 IMPERVIOUS SURFACES -
 PROPOSED BUA - NOT TO EXCEED 50% OF TOTAL TRACT AREA
 ACCESS IS BY AN EXISTING 45' ACCESS EASEMENT NOTED ON THE PLAN AND ALL PARKING SHALL MEET THE REQUIREMENTS FOR THE PERMITTED USES.

GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL #S:
 324017.00.8285
 324017.00.5059
 324017.00.5301
 PROPERTY ADDRESS: 2608, 2618 & 2624 N. COLLEGE ROAD
- EXISTING ZONING DISTRICT: R-10 (DU)
 PROPOSED ZONING DISTRICT: B-2 (C2D)
- CAMA LAND CLASSIFICATION: COMMUNITY MIXED USE

SITE NOTES:

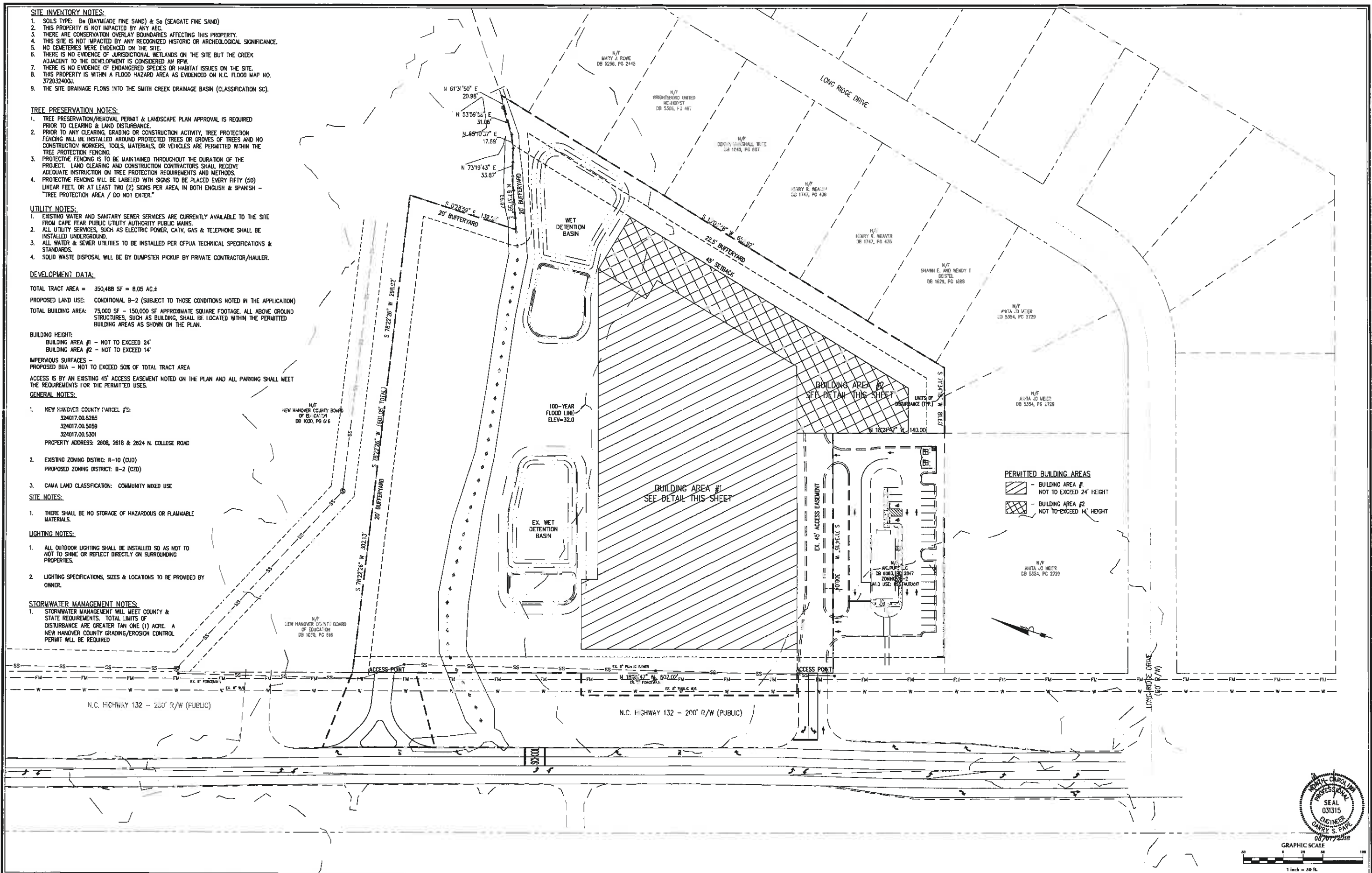
- THERE SHALL BE NO STORAGE OF HAZARDOUS OR FLAMMABLE MATERIALS.

LIGHTING NOTES:

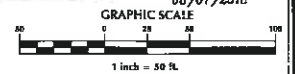
- ALL OUTDOOR LIGHTING SHALL BE INSTALLED SO AS NOT TO NOT TO SHINE OR REFLECT DIRECTLY ON SURROUNDING PROPERTIES.
- LIGHTING SPECIFICATIONS, SIZES & LOCATIONS TO BE PROVIDED BY OWNER.

STORMWATER MANAGEMENT NOTES:

- STORMWATER MANAGEMENT WILL MEET COUNTY & STATE REQUIREMENTS. TOTAL LIMITS OF DISTURBANCE ARE GREATER THAN ONE (1) ACRE. A NEW HANOVER COUNTY GRADING/EROSION CONTROL PERMIT WILL BE REQUIRED.



PERMITTED BUILDING AREAS
 - BUILDING AREA #1
 NOT TO EXCEED 24' HEIGHT
 - BUILDING AREA #2
 NOT TO EXCEED 14' HEIGHT



No.	Revision	Date	By	Designer GSP	Scale 1" = 50'	Drawn By GSP	Date July 2018	License # P-0718	Job No. 2018-0003	Wilmington	New Hanover County	North Carolina	PRELIMINARY PLAN	PREPARED FOR: College Road Development Partners, LLC. 6626-C Gordon Road Wilmington, NC 28411 910-799-3096	GSP CONSULTING, PLLC ENGINEERING 6626 Gordon Road Unit C Wilmington, North Carolina 28411 Tel: 910-442-7870 Fax: 910-799-6658	Sheet No. C-1