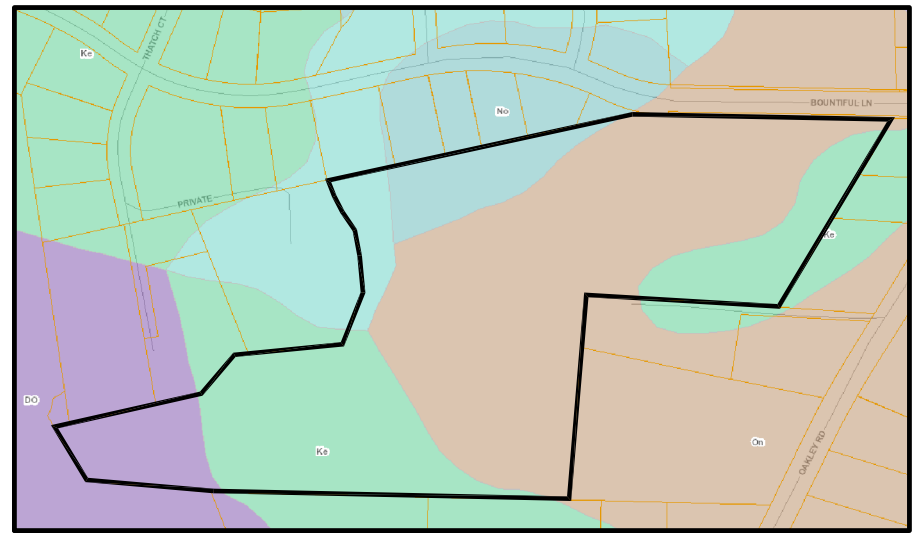


Vicinity Map
(No Scale)

Site Inventory Notes:

1. Soils Type: Do (Dorovan)
Ka (Kansville fine sand)
No (Norfolk fine sandy loam)
On (Onslow loamy fine sand)
Wr (Wrightsville fine sandy loam)
2. This property is not impacted by any AEC.
3. There are no Conservation Overlay boundaries affecting the limited development area.
4. This site is not impacted by any recognized historic or archeological significance.
5. No cemeteries were evidenced on the site.
6. Existing vegetation will be located during detailed design & permitting.
7. There is no evidence of jurisdictional wetlands within the limited development area.
8. There is no evidence of endangered species or habitat issues on the site.
9. The limited development area of this project is not within any flood hazard area as evidenced on N.C. Flood Map No. 37203220000, dated 04/03/06.
10. The site drainage flows into the Cape Fear River drainage basin.



Soils Map
(Scale: 1" = 400')

Utility Notes:

1. Existing water and sanitary sewer services are currently available to extend 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 USFCCGHR 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 private contractor / hauler.

Tree Preservation Notes:

1. Tree Preservation / Removal Permit is required prior to cleaning & land disturbance.
2. Prior to any cleaning, 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 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."



Development Data:

Total Tract Area -	16.76 ac. ±
minus Class IV Soils -	0.0
(not applicable)	
minus Natural water features -	0.0
(not applicable)	
Total Development Area -	16.76 ac. ±

Performance Residential Density -
16.76 ac. @ 3.3 units/ac. (R-10 Density) =
Total Units Permitted - 55
** 35 Lots Proposed **

Total Area in Lots - 5.36 ac. ±
Total Area in RW - 0.97 ac. ±
Total Area in Common Area - 10.43 ac. ±

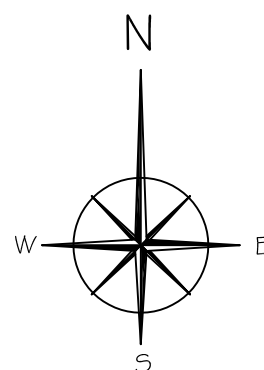
Min. Lot Size - 5739 s.f.
Max. Lot Size - 10,880 s.f.
Avg. Lot Size - 6674 s.f.

Recreation Space -
35 x 0.03 ac./unit = 1.05 ac. required
Active Rec Area Prov'd. - 2.0 ac. ±
Passive Rec Area Prov'd. - 8.1 ac. ±

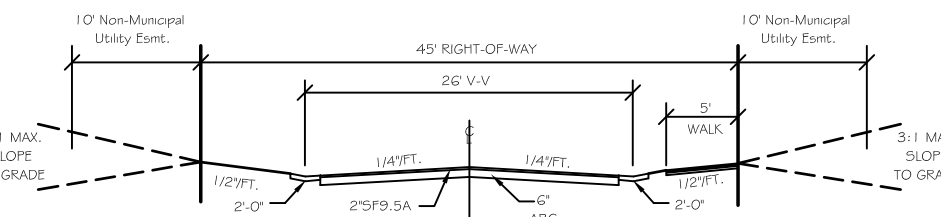
Height - 2-story / 35' max.
Typical Home - 3-bedroom

General Notes:

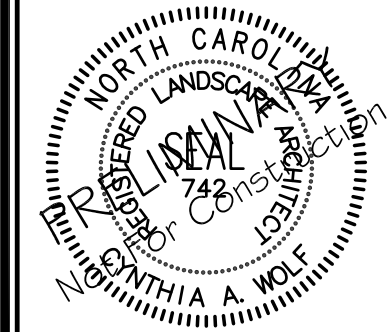
1. New Hanover County Parcel No.: 322017.01.6766
2. Tract Area: 16.76 ac. ±
3. Zoning District: Existing - R-20
Proposed - (CZD) R-10
4. Comprehensive Plan Classification: General Residential



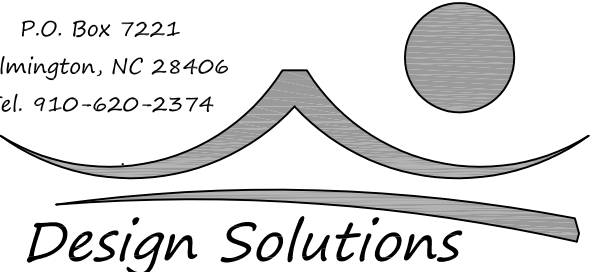
Graphic Scale



Typ. Private Road X-Section
(w/ Valley Gutter)



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



Project No.:	18-12
Scale:	1" = 60'
Date:	10/08/19
Revised:	10/14/19 for 1.1 Transmittal

Owner / Developer:
CH Bountiful Operating, L.L.C.
P.O. Box 1328
Wrightsville Beach, NC 28480

Modified
Conditional Zoning
District Site Plan

Property Address: 561 Bountiful Lane
Bountiful Village Homes
a Performance Residential Development
Cape Fear Township / New Hanover County / North Carolina

Sheet No.
1
of 1