

Vicinity Map
(No Scale)



N. College Rd. / NC Hwy. 132

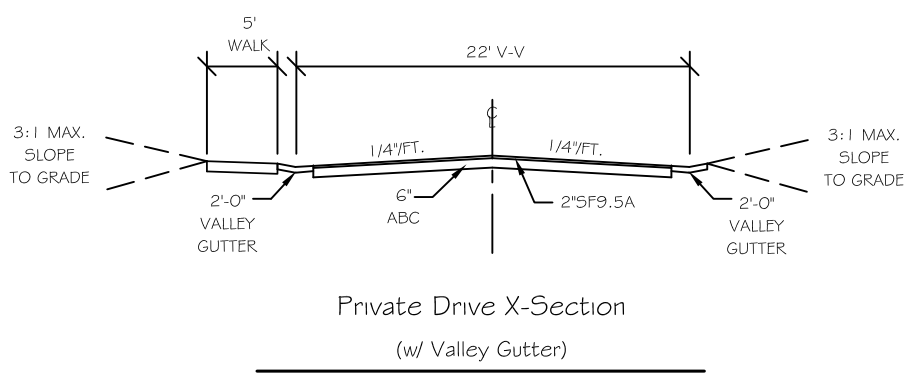
Utility Notes:

- 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 CFPUA Technical Specifications & Standards.
- Project shall comply with CFPUA Cross Connection Control requirements. Water meter(s) cannot be retained until all requirements are met and H.C.D.E.N.R. has issued their "Final Approval." Call 343-3310 for information.
- Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices by USCCECON or ASDE.
- The contractor is responsible for the location and protection or avoiding utilities during construction. Call U-1000 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.
- Solid waste disposal will be by individual residence cart pickup by a private contractor / hauler.

Tree Preservation Notes:

- Tree Preservation / Removal Forms 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 50' linear feet, or at least two (2) signs per area, in both English & Spanish - "Tree Protection Area / Do Not Enter."

Martin Luther King Pkwy.



Development Notes:

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

Site Inventory Notes:

- Soils Type: B6 (Maymacle fine sand)
- This property is not impacted by any AEC.
- There are no 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.
- Existing vegetation will be located during detailed design & permitting.
- There is no evidence of jurisdictional wetlands on the site.
- There is no evidence of endangered species or habitat issues on the site.
- A small portion of this property is within a special flood hazard area as evidenced on FIRMA Panel 37203148001 / AE 14.2.
- The site drainage flows into the Smith Creek drainage basin.

Development Data:

Total Tract Area -	4.79 ac.
minus Class IV Soils -	-0-
(not applicable)	
minus Natural water features -	-0-
(not applicable)	
Total Development Area -	4.79 ac.

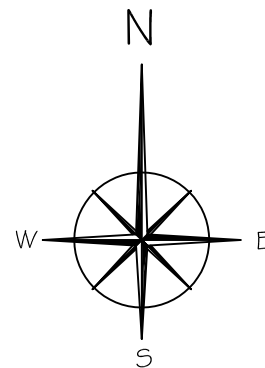
Performance Residential Density -
4.79 ac. @ 6.0 units/ac. (R-7 Density) =
Total Units Permitted - 29
** 28 Units Proposed **

Recreation Space -
28 x 0.03 ac./unit = 36,590 s.f. required
** Total Rec Area Prov'd. - 36,590+ s.f. **
(Note: There are no wetlands or specific impediments to the recreation areas being active or passive in their use.)

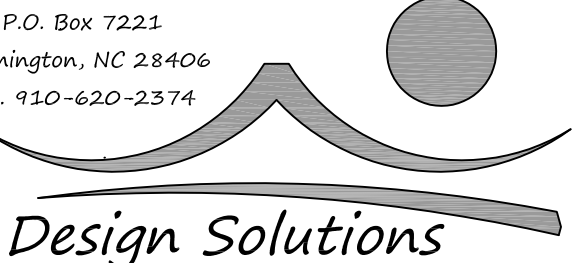
Surface Coverage:	
Rooftops -	27,720 s.f. ±
Access Drive -	21,816 s.f. ±
Sidewalk -	4,622 s.f. ±
Parking Pads -	12,040 s.f. ±
Entry Walks -	960 s.f. ±
Total -	66,758 s.f. ± (32.0%)

General Notes:

- New Hanover County Parcel No.:
314809.06.7039 (620 Spring Branch Dr.)
314809.05.9964 (615 N College Rd)
314809.16.0005 (619 N College Rd)
314809.16.0126 (623 N College Rd)
- Rezoning Tract Area: 4.79 ac. ±
- Zoning District:
Existing - R-15
Proposed - (CZD) R-7
- Comprehensive Plan Classification:
General Residential



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



Project No.:	20-15
Scale:	1" = 40'
Date:	04/06/20
Revised:	

Owners:
Ripwood Company, Inc.
4608 Cedar Ave., Unit 100
Wilmington, NC 28403

Conditional Zoning
District Site Plan

Property Addresses: 620 Spring Branch Road / 615, 619 & 623 N College Road
Spring Ridge Townhomes
a Performance Residential Development
Harnett Township / New Hanover County / North Carolina