



Conservation Resources



Soils Overlay

Site Inventory Notes:

- I. Soils Type: Le (Leon sand); Mu (Murville fine sand)
- 2. This property is impacted by an AEC.
- 3. Reference map inset for possible Conservation Resources 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. All ponds within the project have been man-made. Although they are considered "jurisdictional surface waters" because of their nexuus to a drainage system, they are not regulated as 404 wetlands by the Corps of Engineers. No filling of any existing pond is proposed.
- 7. There is no evidence of endangered species or habitat issues on the site.
- 8. The entire property is within a special flood hazard area as evidenced on N.C. Flood Map 3720313100K, dated August 28, 2018. There are areas within Zone AE-12, AE-13, VE-13 \$ VE-14.
- 9. The site drainage flows into the Intracoastal Waterway.

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Design Solutions

10. The site has been visually inspected for significant trees. There were none found within the road rights-of-way or other improvements areas.



Area Lot

39,816 s.f.±

7875 s.f.±

LOMA / LOMR is obtained.



UTIL. ESMT.

Utility Notes:

Living Trust

7422 Sea Lilly Lane

Wilmington, NC 28409

Plat

03/11/20

5: 04/29/20 for

Vicinity Map

04/29/2020

Development Notes:

a 10% grade.

I. All development shall be in accordance with

2. Roads proposed to be dedicated as "Private

Rights-of-Way," and maintained privately by

construction to still be in conformance with NCDOT standards for subdivision roads.

or on-street parking shall be permitted on

a Homeowners' Association. All design \$

3. No gates, obstructions, traffic calming devices

4. Fire apparatus access roads shall not exceed

5. All common areas, inclusive of recreation areas,

6. Street lighting shall be provided in accordance with Sec. 6.3.3.1 of the UDO.

9. It is assumed that a State Stormwater Permit

was issued for the original development, prior

to Sept 5, 2000. If there is not an existing permit, a pond will need to be added to meet NHCo stormwater management requirements.

shall be dedicated to and maintained by a

streets without TRC approval.

Homeowners' Association.

7. Clearing limits will be limited to street right-of-way and utility easements.

8. Maximum structure height = 35'.

1. New Hanover County Parcel No.: 313107.68.4377

Setbacks - 25' Street Front

4. Comprehensive Land Use Place-Type: General Residential

Federal Point Township / New Hanover County / North Carolina

20' R*e*ar

10' Interior Side

15' Street Side

2. Total Tract Area: 8.95 ac.±

3. Zoning District: R-15

General Notes:

the New Hanover County Unified

Development Ordinance (UDO).

(No Scale)