

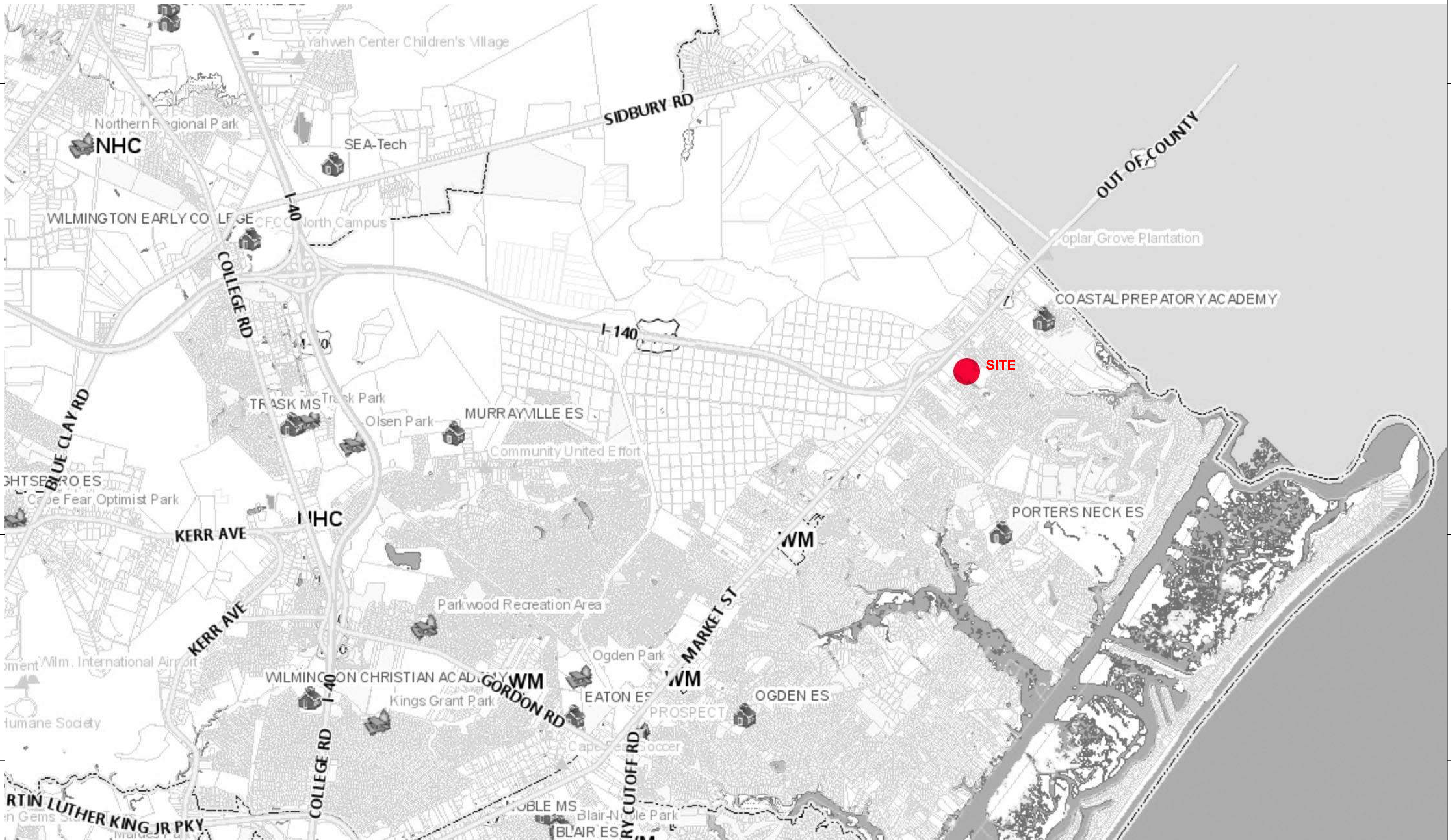
8/U4 MARKET STREET

[illegible]

SHEET NAME:
SITE LOCATION

RIG SUBMISSION: 07/08/20
CURRENT:

HEET: **A-100**



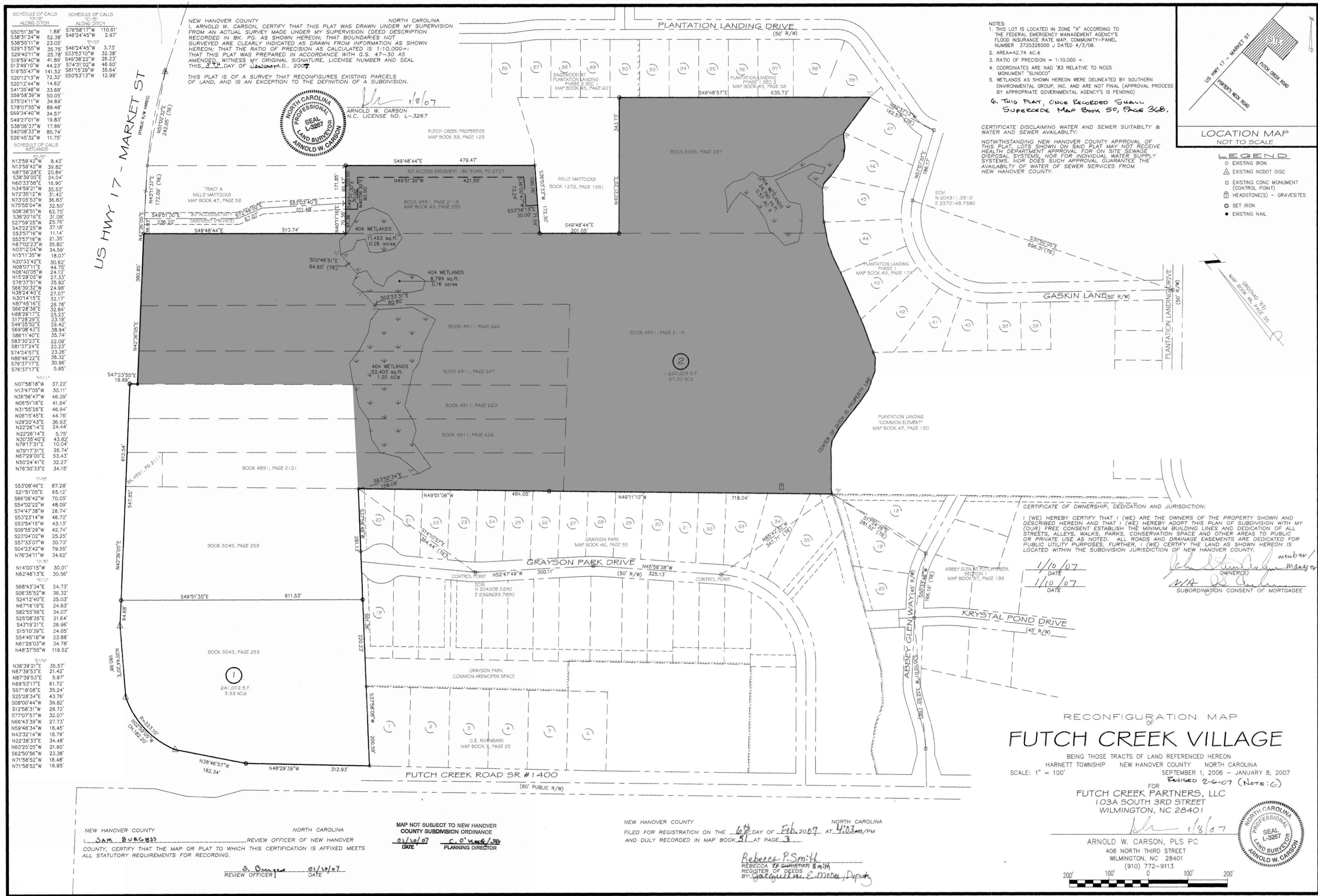
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SHEET NAME:
SITE SURVEY

ORIGINAL SUBMISSION: 07/08/20
CURRENT:

SHEET:

A-101



MAP Book 51 Page 3

#2007006134

PRELIMINARY DESIGN

NOT FOR
CONSTRUCTION

8/U4 MARKEI SIREI

[illegible]

SHEET NAME:
WHITE PLAN W/ CONTEXT
CONDITIONAL DISTRICT
REZONING

ORIGINAL SUBMISSION: 07/28/20
CURRENT:

HEET: **A-102**



VICINITY MAP



SITE DATA

PROJECT ADDRESS: 8704 MARKET STREET, LOT 2 FUTCH CREEK VILLAGE
PARCEL ID: R02900-003-513-000

CURRENT ZONING:	B-1 and R-15 RESIDENTIAL DISTRICT
PROPOSED ZONING:	UMXZ
PROPOSED USE:	URBAN MIXED USE
PROJECT SITE AREA:	29.956 ACRES / 1,304,883 SF

OWNER INFORMATION: RIDGEWOOD GARDEN HEALTH INVESTORS LLC
WILMINGTON, NC 28403

FLOOD INFORMATION: THIS PARCEL IS NOT LOCATED IN A FLOOD ZONE AS DETERMINED BY FEMA FLOOD MAP 3720326000K, EFFECTIVE 28 AUG 2018

CAMA LAND USE CLASSIFICATION:

TOTAL NUMBER OF BUILDINGS: 1 MIXED USE (OFFICE AND/OR HAIR SALON & RESIDENTIAL - 4 UNITS)
1 HEALTHCARE FACILITY (110 BEDS = 100 TOTAL UNITS W/ 10% DOUBLE OCC.)
1 INDEPENDENT LIVING RETIREMENT COMMUNITY (186 TOTAL)
16 INDEPENDENT LIVING RETIREMENT COMMUNITY COTTAGES (52 UNITS)

ALLOWABLE DENSITY: 25 DUAC (MULTI-FAMILY)
PROPOSED DENSITY: 11.4 DUAC (748 MAX UNITS ALLOWED, 342 PROPOSED UNITS)

MAXIMUM BUILDING HEIGHT:

DEFINITION: BUILDING HEIGHT:
(NHC ZONING ORDINANCE,
SECTION 18-812)

DEFINITION: BUFFER:
(NHC ZONING ORDINANCE,

OFF-STREET PARKING DESIGN:

NHC ZONING ORDINANCE,
SECTION 18-529)

HOUSING MIX TYPES:

4 STORIES OR 45 FEET BY-RIGHT
75 FEET WITH ADDITIONAL HEIGHT ALLOWANCE SPECIAL USE PERMIT

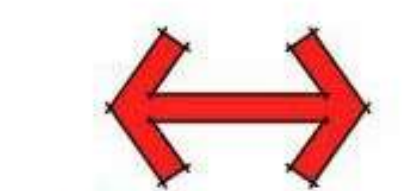
BUILDING HEIGHT IS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE UNDISTURBED GRADE AT THE FOUNDATION TO THE HIGHEST FINISHED ROOF SURFACE IN THE CASE OF A FLAT ROOF, OR N THE CASE OF A PITCHED ROOF, TO A POINT HALFWAY BETWEEN THE HIGHEST PEAK AND THE HIGHEST EAVE.

BUFFER YARDS SHALL HAVE A BASE WIDTH EQUAL TO AT LEAST FIFTY (50) PERCENT OF THE REQUIRED SETBACK. IN ALL CASES THE BASE OF THE BUFFER YARD SHALL BE EQUAL TO OR GREATER THAN TWENTY (20) FEET.

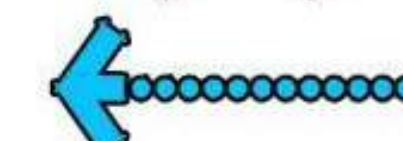
ALL PARKING AND LOADING FACILITIES SHALL BE CONSTRUCTED SO THAT ALL MANEUVERING WILL TAKE PLACE ENTIRELY WITHIN THE PROPERTY LINES OF THE FACILITY.

1-BR, 2-BR, 3-BR INDEPENDENT LIVING RETIREMENT COMMUNITY
2-BR, 3-BR INDEPENDENT LIVING RETIREMENT COMMUNITY COTTAGES
STUDIO, 1-BR, 2-BR ASSISTED LIVING UNITS

SYMBOL LEGEND



VEHICULAR ACCESS POINT



PERIMETER SIDEWALK TO BE
COORDINATED WITH NCDOT



INTERNAL SIDEWALK NETWORK



STREET TREES AS REQUIRED



NOTE: STORMWATER FACILITIES SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE PENDING DESIGN DEVELOPMENT AND FURTHER ENGINEERING ANALYSIS OF SOILS AND SITE CONDITIONS.

Proposed Master Development Plan Terms & Conditions

Ridgewood Gardens Healthy Investors, LLC – 8704 Market Street

1. Conditions related to approval of the application for the master planned development zoning district classification:
 - a) The use, density of use, and maximum building heights shall comply with the approved Master Development Plan ("MDP") as the MDP may be amended or modified in accordance with County requirements from time to time
 - b) The use and development of the subject property shall comply with all applicable regulations and requirements imposed by the New Hanover County Unified Development Ordinance ("UDO"), and any other applicable federal, state, or local law;
 - c) Approval of this rezoning does not constitute technical approval of the site plan. Issuance of all required permits must occur prior to construction commencing;
2. References to the MDP, including any density/intensity standards, dimensional standards, and development standards:
 - a) Maximum density permitted in UMXZ – twenty five (25) dwelling units per acre ("DUAC"). Total site area is 29.956 acres, maximum number of dwelling units would be 748.
 - b) Proposed density – 342 proposed dwelling units or 11.42 DUAC
 - c) Developed in accordance with County, state, and federal building and environmental regulations
3. Conditions related to the approval of the MDP Master Plan, including any conditions related to the form and design of development shown in MDP Master Plan:

No conditions currently proposed.

4. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development:
 - a) Transportation will be provided by access to public rights of way. A NCDOT driveway permit will be acquired prior to any access to Market Street.
 - b) Potable water will be provided by Cape Fear Public Utility Authority ("CFPUA").
 - c) Wastewater services will be provided by CFPUA.
 - d) Stormwater will be managed on site in accordance with NCDEQ restrictions and regulations, will comply with all County and State regulations, and any permit issued for the site. The engineers who will coordinate and implement the stormwater management plan have not yet been selected.
 - e) Infrastructure will be designed in accordance with the North Carolina building code, all other applicable government regulations, laws, and ordinances, and developed consistent with the approved MDP.

5. Provisions related to environmental protection and monitoring:

Any 404 wetlands determined to exist on the site from time to time will be handled in accordance with all applicable government regulations, laws, and ordinances including Army Corp. of Engineers requirements. Twenty-five foot (25') wide buffers described on the Master Plan include existing mature landscaping and trees which will not be materially disturbed in connection with development of the site. The property owner will comply with all applicable regulations, laws, and ordinances from local, state, and federal sources with jurisdiction over the site.

6. Any other provisions relevant and necessary to the development of the master planned development in accordance with applicable standards and regulations:

None.