

Vicinity Map  
(No Scale)

Fire & Life Safety Notes:

1. New hydrants must be available for use prior to construction of the buildings within any development.
2. Hydrants must be located within 8' of the curb.
3. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles.
4. Contractor shall maintain an all weather access for emergency vehicles at all times during construction.
5. A minimum of 5' shall separate underground fire lines or private water mains from other underground utilities.
6. Underground fire line & private water mains must be permitted & inspected by the Fire Dept. from the public right-of-way to the building.
7. Construction Type - SB
8. Buildings will be sprinkled.
9. The FDC must be within 150' of a fire hydrant & within 40' of fire apparatus placement.
10. Landscaping or parking can not block or impede the FDC or fire hydrants. A 3-foot (3') clear space shall be maintained around the circumference of hydrants and FDC.
11. Installation of security gates across a fire apparatus road of parking lot shall be approved by the fire department.

Utility Notes:

1. Existing water and sanitary sewer services are currently available 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 CFFUA Technical Specifications & Standards.
4. Solid waste disposal will be by private contracted dumpster pickup.

Tree Preservation Notes:

1. Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
2. 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.
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. Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per area, in both English & Spanish "Tree Protection Area: Do Not Enter."

Stormwater Management Notes:

1. Stormwater management will meet County & State requirements. Total limits of disturbance are greater than one (1) acre. A New Hanover Co. Grading / Erosion Control Permit will be req'd.

Site Inventory Notes:

1. Soils: Le (Leon sand) & Ly (Lynn Haven fine sand).
2. This property is not impacted by any AEC.
3. There are no Conservation Overlay boundaries 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. There are no significant trees within the development area. A detailed survey of all regulated trees will be completed during the detailed design & permitting process.
7. There are no jurisdictional wetlands on the site.
8. There is no evidence of endangered species or habitat issues on the site.
9. This tract is not impacted by any Special Flood Hazard Area as evidenced on N.C. Flood Map 37203260000, Dated August 28, 2018.
10. The site runoff will flow into the Futch Creek Watershed.

Development Notes:

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

\*\* Note - All security and decorative lighting shall be located so as not to shine or reflect directly onto any adjacent residential property.

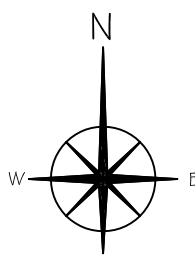
Preliminary Development Data:

Gross Site Area = 7.15 ac.±  
RMF-L Development - 6.43 ac.±  
@ 1.0 units per acre = max. 64 units.  
\*\* 60 Units Proposed (9.3 units/ac) \*\*  
Building Height - (2) Two-story @ max. 35'  
Parking - 60 Units @ 2 sp./unit = 120 spaces req'd.  
\*\* Total 136 Spaces prov'd. \*\*  
Impervious Surfaces:  
Rooftops - 54,016 s.f.±  
Pavement - 119,464 s.f.±  
Walks - 15,278 s.f.±  
Total - 188,758 s.f.± (67.5%)  
\*\* 32.5% Open Space prov'd. \*\*

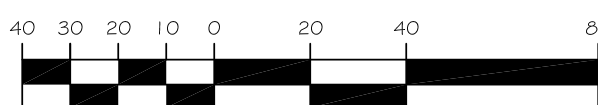
CB Development - 0.72 ac.±  
Proposed Use - 8000 s.f.± Retail / Office  
Building Height - (2) Two-story @ max. 35'  
Parking - @ 1 sp/400 s.f GFA = 20 spaces req'd.  
\*\* Total 36 Spaces prov'd. \*\*  
Impervious Surfaces:  
Rooftops - 4,000 s.f.±  
Pavement - 12,161 s.f.±  
Walks - 735 s.f.±  
Total - 16,896 s.f.± (53.1%)

General Notes:

1. New Hanover County Parcel Nos.: 3260.12.96.5171 (R02900-003-032-000)
2. Total Rezoning Tract Area: 7.15 ac.
3. Existing Zoning District: R-15 & B-1  
Proposed Zoning Districts: 0.73 ac.± CB (CZD) / 6.42 ac.± RMF-L (CZD)
4. CAMA Land Classification: Transition
5. Comprehensive Land Plan Place-type: Community Mixed-use



Graphic Scale



Property Address: 8814 Market Street

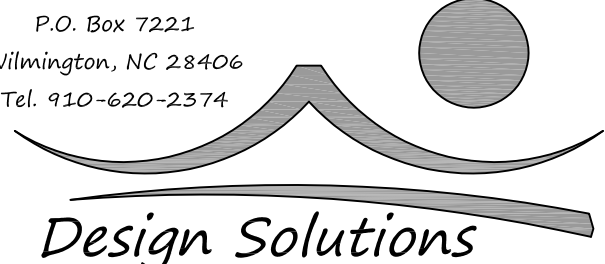
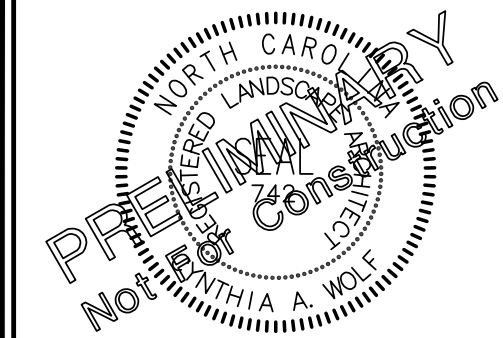
Conditional Zoning  
Concept Plan

Developer: Redland Development  
6622A Gordon Road  
Wilmington, NC 28405

The Pinnacle

A Single-family Townhome Development

Harnett Township / New Hanover County / North Carolina



Project No.: 20-06  
Scale: 1" = 40'  
Date: 08/06/20  
Revised: 08/11/20 for Prelim Review Comments