



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 CFPUA Technical Specifications & Standards.
4. Project shall comply with CFPUA Cross Connection Control requirements. Water meter(s) cannot be released until the following items are met and N.C.D.E.N.R. has issued their "Final Approval".
344-39.310 for information.
5. Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices by USFCCGCHCR or ASSE.
6. The contractor is responsible for the location and protection of 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 individual residence cart pickup by a private contractor / hauler.

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. 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."

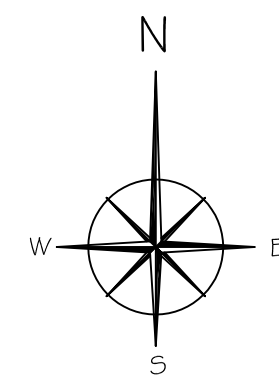
3. Soils Type: Kf (Kureb sand)
4. This property is not impacted by any AEC.
5. There are no Conservation Overlay boundaries affecting this property.
6. This site is not impacted by any recognized historic or archeological significance.
7. No cemeteries were evidenced on the site.
8. A visual inventory was made of the existing trees. There were no significant Live Oaks or Mature Identification. An actual field survey of all regulated > 4" significant trees will be made before detailed design & permitting.
9. There is no evidence of jurisdictional wetlands on the site.
10. There is no evidence of endangered species or habitat issues on the site.
11. This parcel is not within any Special Flood Hazard Area (SFHA) as evidenced on FIRM # 177003J (SFOJ).
12. The site drainage flows into the Howe Creek drainage basin.

Lot Area - 96,634 s.f.±
Total Bldg. Area: 21,000 s.f. GFA
Bldg. Hgts.: 1-Story / max. 25'
Parking -
16,000 s.f. Retail / 40
Min. req'd. @ 1 sp/400 s.f. GFA
5,000 s.f. Warehouse =
Min. req'd. @ 1 sp/1000 s.f. GFA
•• 45 spaces providd. ••

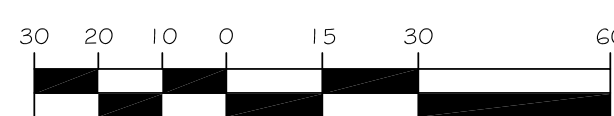
Impervious Surfaces -
Roof-top - 21,710 s.f.±
Pavement - 18,480 s.f.±
Walks - 2,894 s.f.±
Total - 43,084 s.f.± (44.6%)

I. New Hanover County Parcel Nos.:
PIN - 315919.60.0880
PID - R04400-005-016-000
PIN - 315919.60.0724
PID - R04400-005-017-000

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 PIN - 1 3519.60.0880
 PID - R04400-005-016-000
 PIN - 1 3519.60.0724
 PID - R04400-005-017-000
2. Tract Area: 2.22 ac. ±
3. Zoning District:
 Existing - R-15
 Proposed - (CZD) CB
4. Comprehensive Plan Classification:
 Community Mixed-Use



Graphic Scale



Developer:
Paul & Mary Maki
6821 Market Street
Wilmington, NC 28405

Conditional Zoning District Site Plan

Property Address: 7036 & 7038 Market Street

Porch Concepts

Harnett Township / New Hanover County / North Carolina