



1. Existing water service is currently available to the site from a Cape Fear Public Utility Authority public main. Sanitary sewer service is provided by either a private sewer system, to be located and approved by the NHCOC Health Dept., under the detailed design & permitting process, or connection to the public force main running along the frontage of the tract.
2. All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
3. Project shall comply with CFPWA CRO Connection Control requirements. Water meter(s) connected to released utility requirements are met and N.C.D.E.N.R. has issued their "Final Approval". Call 343-3910 for information.
4. Any backflow prevention devices required by the CFPWA will need to be on the list of approved devices by USCCHHS or ASSE.
5. The contractor is responsible for the location and protection or 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.
6. Solid waste disposal will be by dumpster pickup by a private contractor / hauler.

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. 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."

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.

Site Inventory Notes:

1. **Soils Types:** On (Onslow loamy sand) & Ra (Rain forest clayey sand)
2. The 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 archaeological significance.
5. No cemetaries were evidenced on the site.
6. A visual inventory was made of the existing trees. There were no 'significant' or 'specimen' Live Oaks, nor other 'significant' hardwood trees identified within the proposed development area. An actual field survey of all regulated & significant trees will be made before detailed design & permitting.
7. There is no evidence of jurisdictional wetlands on the site.
8. There is no evidence of endangered species or habitat issues on the site.
9. This parcel is not within any Special Flood Hazard Area (SFHA) as evidenced on FIRM Panel 372031 22900K, dated August 28, 2018.
10. The site drainage flows into the Ness Creek watershed.

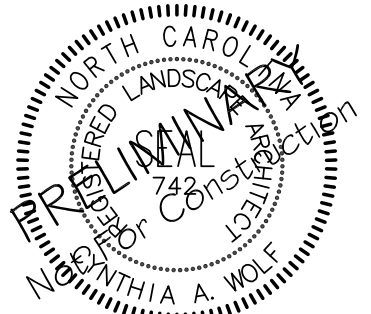
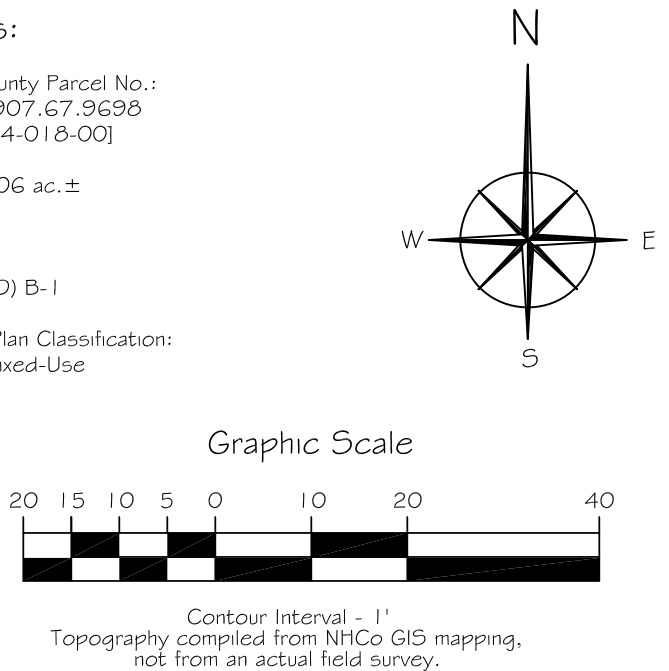
Development Data:

Lot Area - 35,107 s.f.±
Total Bldg. Area: 6000 s.f. GFA
Bldg. Hgt.: 1-Story / max. 25'
Parking Spaces:
3 / 1000 s.f. office & waiting (1200 s.f.)
+ 1 / repair bay (6' = 8 spaces req'd.)
** 13 spaces prov'd. **

Surface Coverage -
Rooftop - 6,300 s.f.±
Pavement - 11,650 s.f.±
Gravel - 950 s.f.±
Walks - 500 s.f.±
Total - 19,400 s.f.± (55.3%)

General Notes:

1. New Hanover County Parcel No.:
p/o PIN - 312907.67.9698
[R03316-004-018-00]
2. Tract Area: 0.806 ac. ±
3. Zoning District:
Existing - RA
Proposed - (CZD) B-1
4. Comprehensive Plan Classification
Community Mixed-Use



Project No.:	21-03
Scale:	1" = 20'
Date:	02/06/21
Revisions:	03/22/21 for prelim review comments

Developer:
David & Bonnie Narron
3415 N. Kerr Avenue
Wilmington, NC 28405

Conditional Zoning District Site Plan

Property Address: 3419 N. Kerr Avenue

First Quality Imports

Cape Fear Township / New Hanover County / North Carolina