

- 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."

- 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. Residential 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.

- 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.

- 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 CFPWA Technical Specifications & Standards.
 4. Solid waste disposal will be by private contracted dumpster pickup.

- 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: Kc (Kensville fine sand) 12% ±
Ks (Kureb sand) - 29% ±
Ly (Lynn Haven fine sand) 22% ±
Lc (Leon sand) 2% ±
Mu (Munville fine sand) 28% ±
Wa (Wakulla sand) 7% ±
 2. This property is not impacted by any AEC.
 3. The delineated wetlands are considered to be a "Swamp Forest" Conservation Resource & have been buffered.
 4. This site will be reviewed for any recognized historic or archeological significance during detailed design & permitting.
 5. No cemeteries were evidenced on the site.
 6. Existing trees within the development area are comprised primarily of Loblolly Pines & non-significant regulated hardwoods. No "heritage" trees have been identified. A certified tree survey will be completed prior to the detailed design & permitting process. Regulated & significant trees can only be removed for essential site improvements. Significant trees, necessary for removal, will be mitigated.
 7. Jurisdictional wetlands have been delineated on the site. No impacts or fill permitting are proposed.
 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 37203260000K, Dated August 28, 2018.
 10. The site runoff will flow into the Futch Creek Watershed.

Preliminary Development Data:

Gross Tract Area - 19.04 ac.

Performance Density - 12.99 ac. @ 25 units/ac. (RMF-MH Density) = 325
6.05 ac. @ 2.5 units/ac. (R-15 Density) = 15
Total Units Permitted - 340

** 256 Units Proposed = 13.4 units/ac. **

Building Height - (2) Two-story @ max. 25'
(4) Four-story @ max. 50'

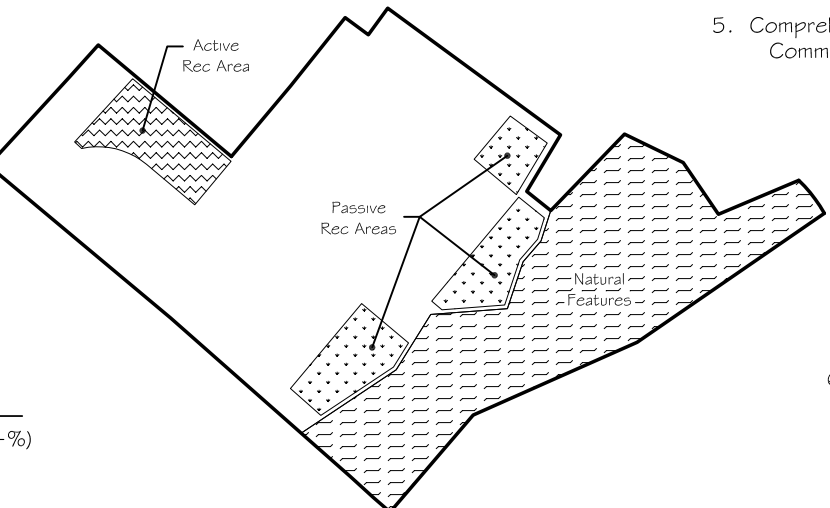
Parking -
Min. req'd @ 120 - 1BR X 1.5 sp/unit = 180 spaces
Min. req'd @ 136 - 2+BR X 2.0 sp/unit = 272 spaces
Total Min. req'd spaces = 452
** Total 469 Spaces prov'd. **

Surface Coverage:

Roof tops -	98,700 s.f. ±
Pavement -	172,900 s.f. ±
Patio & Walks -	45,200 s.f. ±
Total -	316,800 s.f. ± (38.2%)

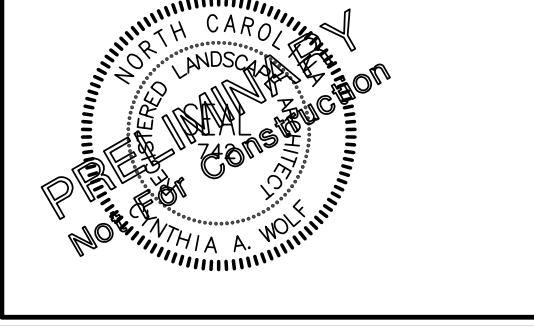
Open Space -
19.04 ac. X 20% = 3.81 ac. required
Natural Features - 6.0 ac. ±
(100% R-15 adjacent Wetlands)
Active Recreation Area - 0.8 ac. ±
Open Yards - 1.5 ac. ±
Total Open Space Prov'd. - 8.3 ac. ± (44+%)

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



- General Notes:**
1. New Hanover County Parcel Nos.:
p10 327005.17.0649 [R02900-002-068-000]
327005.17.5590 [R02900-003-032-000]
 2. Total Tract Area = 19.04 ac. ±
Zoning Tract Area = 12.99 ac. ±
 3. Existing Zoning Districts: B-1 & R-15
Proposed Conditional Zoning District: RMF-MH
 4. CAMA Land Classification: Transition
 5. Comprehensive Land Plan Place-type: Community Mixed-use

P.O. Box 7221
Wilmington, NC 28406
Tel. 910-620-2374



Project No:	21-17
Scale:	1" = 60'
Date:	06/01/21
Revisions:	

Developer:

Comet Development
309 Gallimore Dairy Road
Suite 102
Greensboro, NC 27409

Conditional Zoning
Concept Plan

Property Address: 9000 Market Street

Comet - Scotts Hill
Harnett Township / New Hanover County / North Carolina