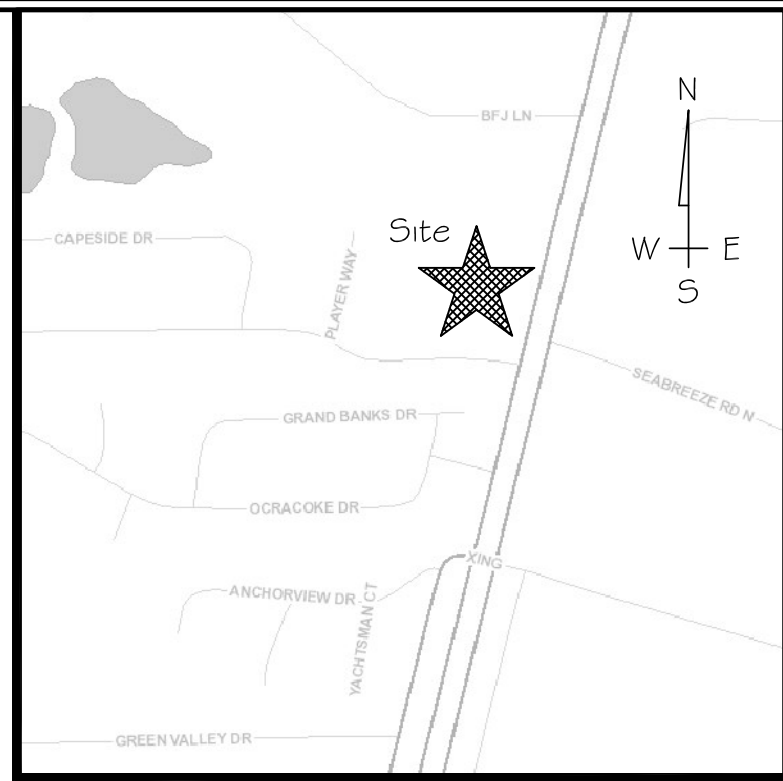
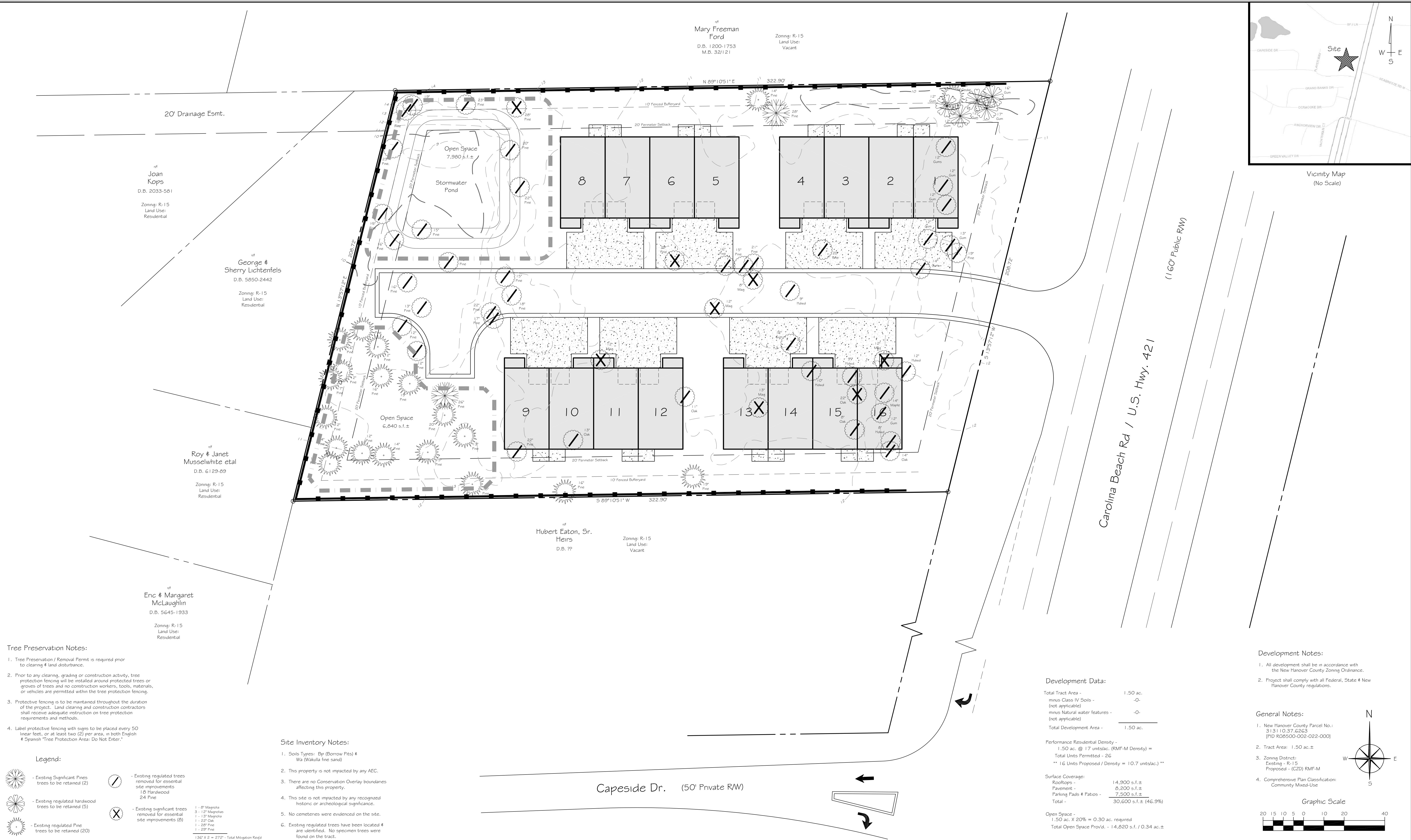




Vicinity Map
(No Scale)



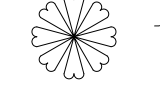
Tree Preservation Notes:

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.

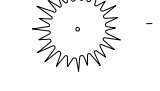
Legend:

 - Existing Significant Pines trees to be retained (2)

 - Existing regulated trees removed for essential site improvements (18 Hardwood 24 Pine)

 - Existing regulated hardwood trees to be retained (5)

 - Existing significant trees removed for essential site improvements (8)

 - Existing regulated Pine trees to be retained (20)

1 - 8" Magnolia
3 - 12" Magnolia
1 - 13" Magnolia
1 - 22" Oak
1 - 28" Pine
1 - 28" Pine

136' X 2 = 272' - Total Magnolia Reg'd

Site Inventory Notes:

1. Soils Types: Bg (Borrow Pits) & Wa (Wakulla 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. Existing regulated trees have been located & are identified. No specimen trees were found on the tract.
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. No portion of this tract is within a Special Flood Hazard Area as evidenced on FIRM Panel 372031S100, dated August, 2018.
10. The site drainage flows into the Tellars Creek watershed.

Utility Notes:

1. Existing water and sanitary sewer services are currently available to the site from AQUA America private utility mains.
2. All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
3. Solid waste disposal will be by individual residence cart pickup by a private contractor / hauler.

Development Data:

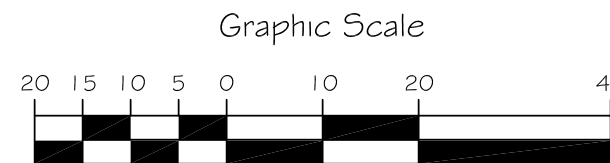
Total Tract Area -	1.50 ac.
minus Class IV Soils -	-0-
(not applicable)	
minus Natural water features -	-0-
(not applicable)	
Total Development Area -	1.50 ac.
Performance Residential Density -	1.50 ac. @ 17 units/ac. (RMF-M Density) =
Total Units Permitted - 26	
** 16 Units Proposed / Density = 10.7 units/ac. **	
Surface Coverage:	
Rooftops -	14,900 s.f. ±
Pavement -	8,200 s.f. ±
Parking Pads & Patios -	7,500 s.f. ±
Total -	30,600 s.f. ± (46.9%)
Open Space -	1.50 ac. X 20% = 0.30 ac. required
Total Open Space Provided -	14,820 s.f. / 0.34 ac. ±

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.

General Notes:

1. New Hanover County Parcel No.: 813111337.6263 [PID R06500-002-022-000]
2. Tract Area: 1.50 ac. ±
3. Zoning District: Existing - R-15 Proposed - (CZD) RMF-M
4. Comprehensive Plan Classification: Community Mixed-Use



Project No.:	21-20
Scale:	1" = 20'
Date:	07/01/21
Revised:	

Current Property Owner:
Sanjeev B. & Hita S. Badhiwala
5424 Aventura Drive
Wilmington, NC 28409

Developer:
ASMW Properties, L.L.C.
519 Monroe Avenue
Carolina Beach, NC 28428

Conditional Zoning
District Site Plan

Property Address: 7578 Carolina Beach Road

ASMW Townhomes

a Performance Residential Development

Federal Point Township / New Hanover County / North Carolina