

Basis of Bearings
NAD83 (2011B)
Epoch: 2010.00

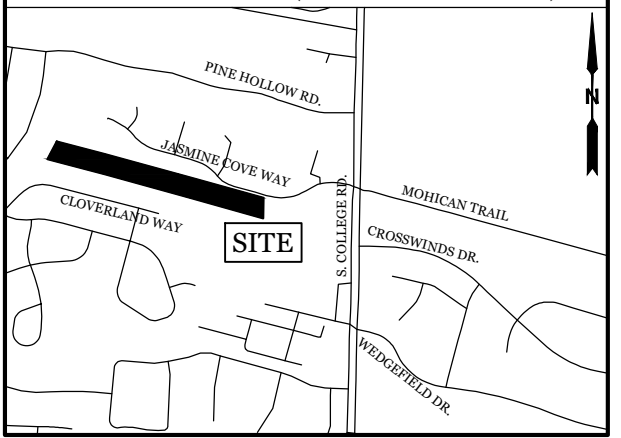
SITE DATA

PARCEL ID: R07100-003-046-000, R07100-003-568-000, R07100-003-567-000
 CURRENT ZONING: R-15
 PROPOSED ZONING: R-5 (PERFORMANCE RESIDENTIAL)
 PROJECT ADDRESS: 4606, 4618, 4626 S. COLLEGE RD. WILMINGTON, NC 28412
 CURRENT OWNER: SOCOL LLC
 5087 EDINBORO LN.
 WILMINGTON, NC 28409
 TOTAL ACREAGE IN PROJECT BOUNDARY: 225,432 S.F. (±5.18 AC.)
 MAXIMUM DENSITY: 8 D.U./ACRE (8 X 5,18=41 D.U. ALLOWED)
 PROPOSED UNITS: 40 SINGLE FAMILY DETACHED
 MAXIMUM BUILDING HEIGHT: 40'
 ON-SITE IMPERVIOUS AREAS:
 40 LOTS 80,000 S.F. (2,000 S.F. Per Lot)
 ASPHALT ROAD 37,220 S.F.
 CONCRETE SIDEWALK 6,150 S.F.
 FUTURE 4,000 S.F.
 TOTAL 127,370 S.F. (56.6%)
 TOTAL OPEN SPACE REQUIREMENT: (20% OF SITE AREA)
 5.18 AC. X 20%= 1.04 AC
 PROVIDED: 1.11 AC

SITE NOTES:

- EXISTING SURVEY DATA PROVIDED BY VERNON DEREK DANFORD, PLS L-4528.
- THESE LOTS ARE LOCATED IN ZONE "X" PER FRIS ON FIRM MAP NUMBER 3720313500K & 3720313400K DATED: 08/28/2018.
- THESE LOTS ARE SUBJECT TO ALL EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHT OF WAYS NOT SHOWN HEREIN.
- "BEST FIT MODEL" UTILIZED BASED UPON THE PREPONDERANCE OF EVIDENCE FOUND.
- NC GRID BEARINGS DERIVED USING TOPCON UNIT, UTILIZING NORTH CAROLINA VRS SYSTEM.
- ALL BEARINGS SHOWN ARE NC GRID (NAD83 2011B) EXCEPT AS SHOWN.
- ALL DISTANCES ARE HORIZONTAL GROUND.
- BENCHMARK ELEVATIONS DETERMINED USING TOPCON GPS UNIT, UTILIZING THE NORTH CAROLINA VRS SYSTEM.
- ELEVATIONS BASED ON NAVD 88 DATUM.
- COMBINED FACTOR: 1.00006542.
- ALL LOTS AS DEPICTED ON THE PLAT MEET OR EXCEED THE MINIMUM AREA DIMENSIONAL REQUIREMENTS OF THE ZONING DISTRICT IN WHICH LOCATED.
- TREE SURVEY BASED ON NEW HANOVER COUNTY TREE ORDINANCE.
- THIS TOPOGRAPHIC SURVEY REPRESENTS ABOVE GROUND VISUAL EVIDENCE. IT IS NECESSARY TO CALL AN UNDERGROUND LOCATOR BEFORE ANY EXCAVATION.
- NO WETLANDS PRESENT AS PER LETTER BY DAVID SCIBETTA OF SOUTHERN ENVIRONMENTAL GROUP, INC. (SEGI), DATED JUNE 21, 2021.

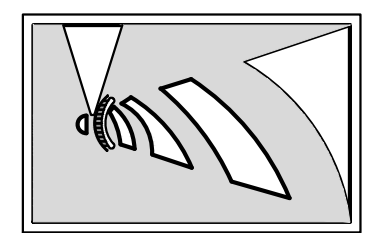
VICINITY MAP (NOT TO SCALE):



REVISIONS

NO.	DATE	DESCRIPTION

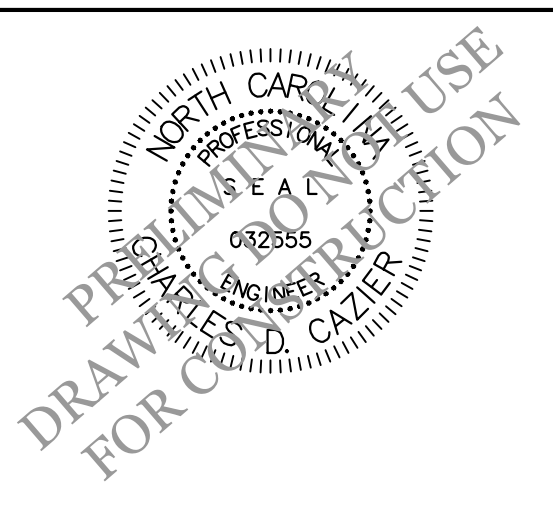
INTRACOASTAL ENGINEERING, PLLC
 5725 Oleander Dr. Unit E-7
 Wilmington, North Carolina 28403
 Phone: 910.859.8983
 Email: Charlie@intracoastalengineering.com
 License Number: P-0662



PRELIMINARY SITE PLAN

FOR
JASMINE SOUTH

NEW HANOVER COUNTY, NC

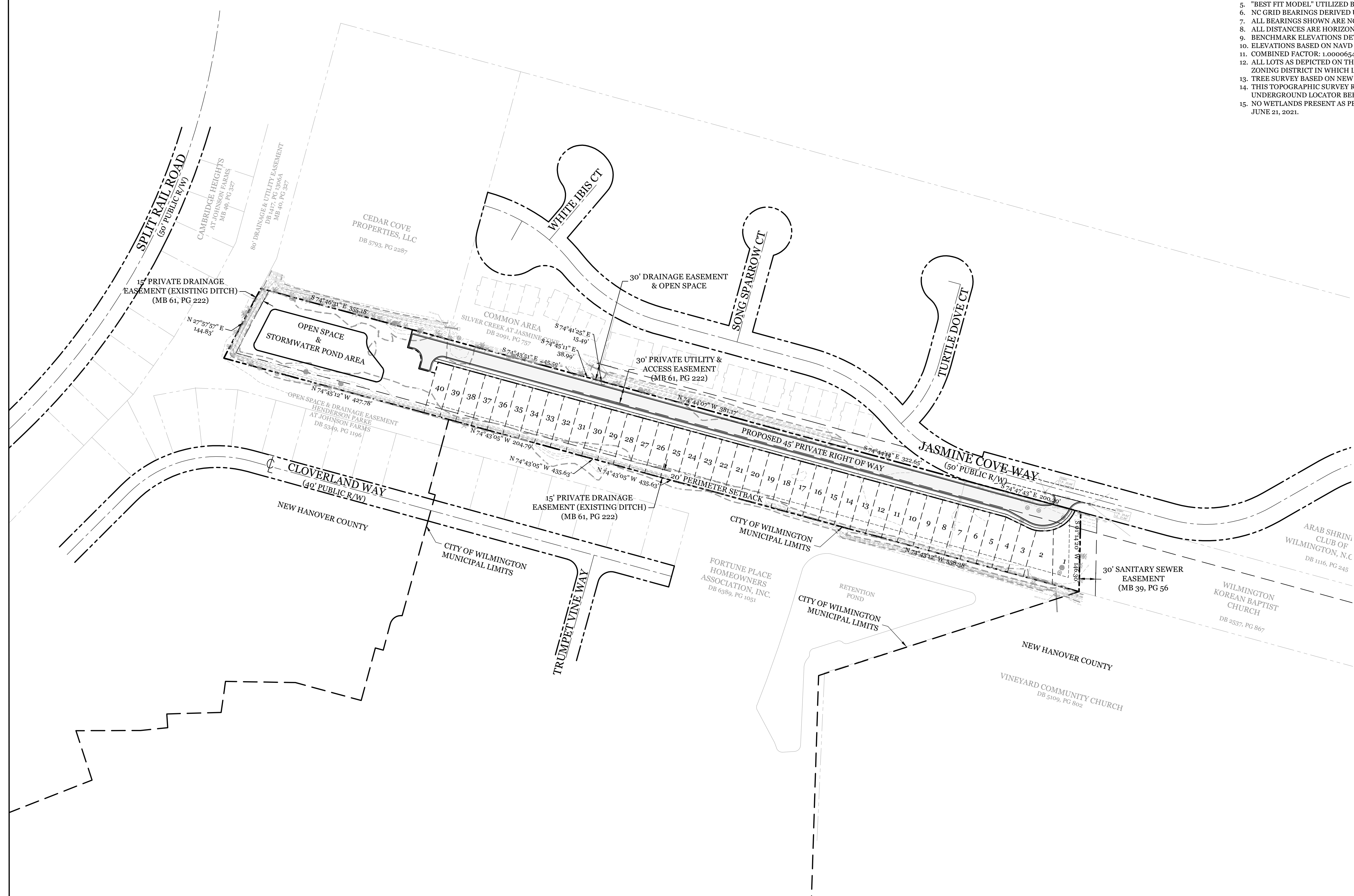


CLIENT INFORMATION:

River Birch Investments, LLC
 PO Box 538
 Wrightsville Beach, NC 28480
 Ph. 910-399-5688

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	7/1/2021
APPROVED:	CDC	SCALE:	1" = 100'
PROJECT NUMBER:	2021-030		

DRAWING NUMBER: **C-1**
 1 OF 1



LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	ADJOINERS
	PROPOSED LOTLINE
	EX. EOP

