

Basis of Bearings  
 NAD83 (2011B)  
 Epoch 2011.00

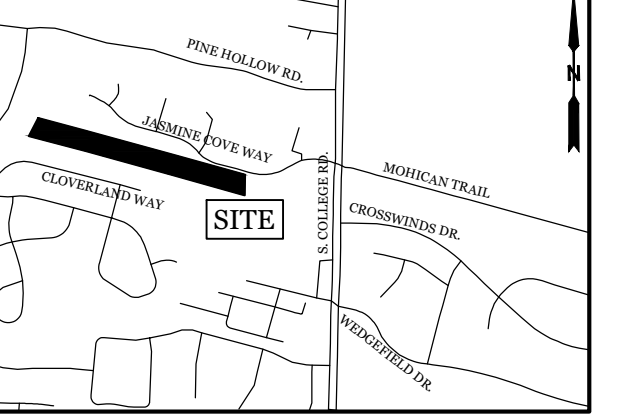
**SITE DATA**

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: 20 DUPLEX LOTS (40 UNITS)  
 MAXIMUM BUILDING HEIGHT: 40'  
 ON-SITE IMPERVIOUS AREAS:  
 20 LOTS 80,000 S.F. (4,000 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

**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.

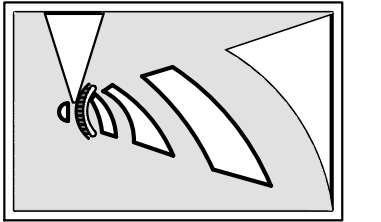
**VICINITY MAP (NOT TO SCALE):**



**REVISIONS**

NO.	DATE	DESCRIPTION

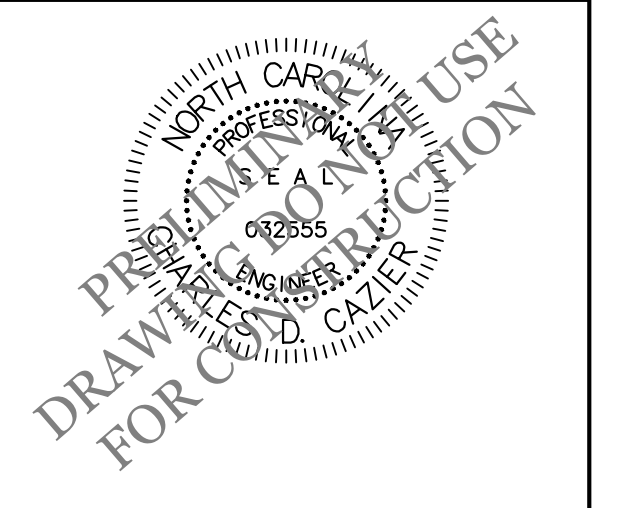
**INTRACOASTAL ENGINEERING, PLLC**  
 5725 Oleander Dr. Unit E-7  
 Wilmington, North Carolina 28403  
 Phone: 910.859.8983  
 Email: charlie@intracoastalengineering.com  
 License Number: P-0662



**PRELIMINARY SITE PLAN**

FOR  
**JASMINE SOUTH**

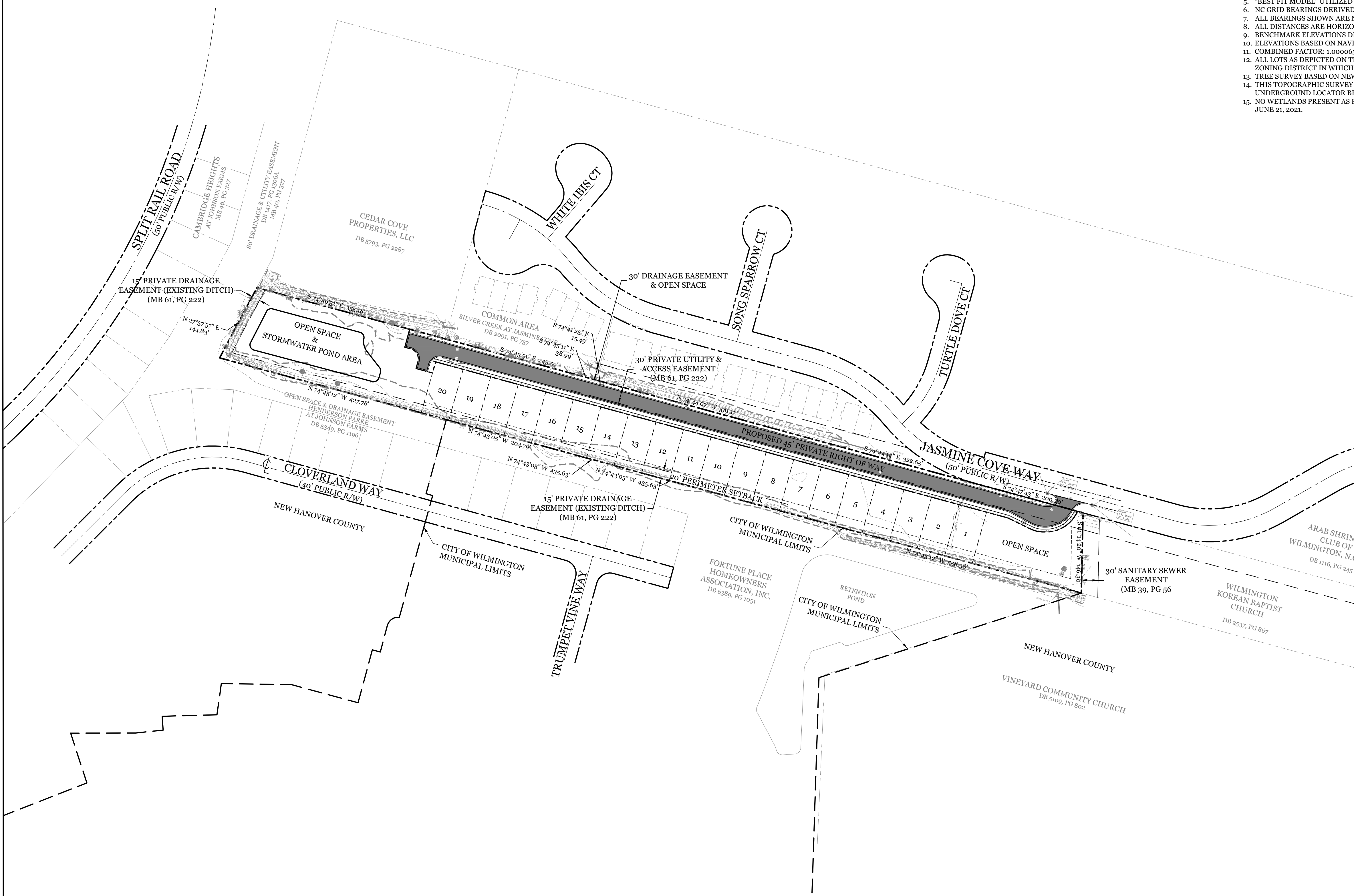
**NEW HANOVER COUNTY, NC**



**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:	8/17/2021
APPROVED:	CDC	SCALE:	1" = 100'
PROJECT NUMBER:	2021-030		

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



**LEGEND**

	PROPERTY LINE
	RIGHT OF WAY
	ANNOUNCES
	PROPOSED LOTLINE
	EX. 80P

