

Site Inventory Notes:

1. Soils Type: Kc (Kenansville 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. 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 3720323200K, dated August 20, 2018.
10. The site drainage flows into the Sturgeon Creek watershed.

Utility Notes:

1. Existing sanitary sewer service is currently available to the site from a Cape Fear Public Utility Authority public main. Water service is intended to be provided by the extension of a public main currently stubbed at Castle Avenue.
2. All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
3. 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:

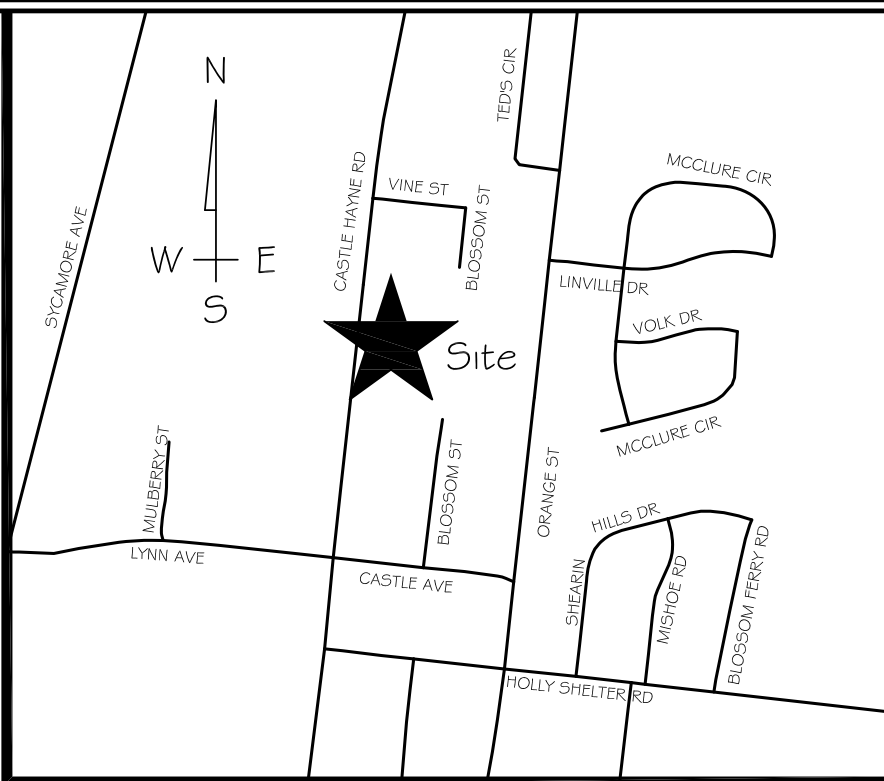
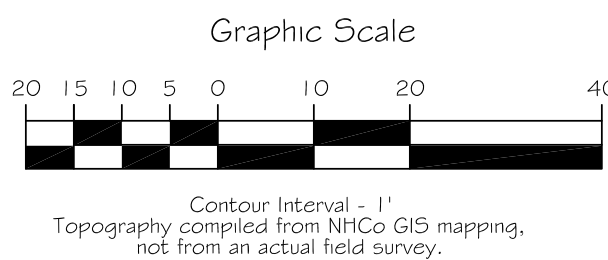
1. All development shall be in accordance with the New Hanover County Zoning Ordinance.
2. Project shall comply with all Federal, State & New Hanover County regulations.

Development Data:

Lot Area - 1.15 ac.±
Total Bldg. Area: 11,000 s.f. GFA
Bldg. Hgt.: 1-Story / max. 25'
Parking Spaces -
20% Offices (2200 s.f.±) @ 1 space / 400 s.f.
+ 80% Warehouse (8800 s.f.±) @ 1 space / 1000 s.f.
= 14 spaces req'd.
** 19 spaces prov'd. **
Surface Coverage -
Rooftops - 11,000 s.f.±
Pavement - 25,500 s.f.±
Walks - 1,550 s.f.±
Total - 38,050 s.f.± (76.3%)

General Notes:

1. New Hanover County Parcel Nos.:
p/c# PIN - 323213.22.2956
[R01103-005-001-000]
p/c# PIN - 323213.23.3046
[R01103-004-003-000]
2. Tract Area: 2.00 ac.±
Proposed Rezoning Area - 1.15 ac.± (49,875 s.f.)
3. Zoning District:
Existing - B-2 & R-15
Proposed - C20 / B-2
4. Comprehensive Plan Classification:
Community Mixed-Use



Vicinity Map
(No Scale)

nt
Lorne Williams &
William Vann
D.B. 2310-910
Zoning District: R-15
Land Use: Vacant

nt
Lorne Williams &
William Vann
D.B. 2310-910
Zoning District: R-15
Land Use: Residential

nt
EMC 3, LLC
D.B. 6163-1573
Zoning District: R-15
Land Use: Residential

Boundary of
Conditional Zoning
District
(1.15 ac.±)

nt
Giron Construction
Exterior, LLC
D.B. 6394-1843
Zoning District: B-2 & R-15
Land Use: Vacant

nt
Coastal Carolina
Car Wash, LLC
D.B. 4894-736
Zoning District: B-2
Land Use: Commercial

nt
Coastal Carolina
Car Wash, LLC
D.B. 4894-736
Zoning District: B-2
Land Use: Vacant

nt
Katharina B
Schwartz Heirs
D.B. 523-387
Zoning District: B-2
Land Use: Residential

nt
Bennett Residential
Property, LLC
D.B. 2793-723
Zoning District: B-2
Land Use: Vacant

nt
Bennett Residential
Property, LLC
D.B. 2793-723
Zoning District: B-2
Land Use: Vacant

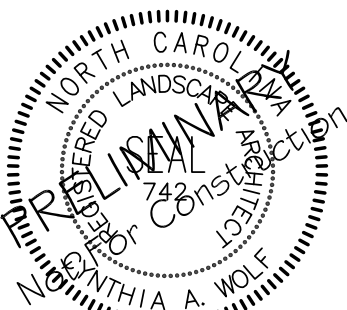
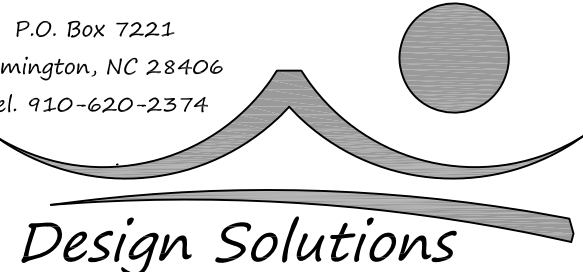
nt
McClure
Memorial
Presbyterian
D.B. 849-191
Zoning District: B-2 & R-15
Land Use: Religious

(50' Public RW)
Castle Hayne Road / NC 117
(50' Unimproved Public RW)
Blossom Street

4000 s.f.
(50' x 80')
"Flex"
Commercial Units
(1-Story /
Max. Bldg
Hgt. 25')

7000 s.f.
(50' x 140')
"Flex"
Commercial Units
(1-Story /
Max. Bldg
Hgt. 25')

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



Project No.:	21-28
Scale:	1" = 20'
Date:	10/01/21
Revisions:	

Developer:
Coastal Carolina
Car Wash, L.L.C.
1202 N. Lake Park Blvd.
Carolina Beach, NC 28428

Conditional Zoning
District Site Plan

Property Address: 6100 Castle Hayne Road

Coastal Carolina Flex Space

Cape Fear Township / New Hanover County / North Carolina