

Lot 9
Pine Crest Terrace
MB 246 Pg 294

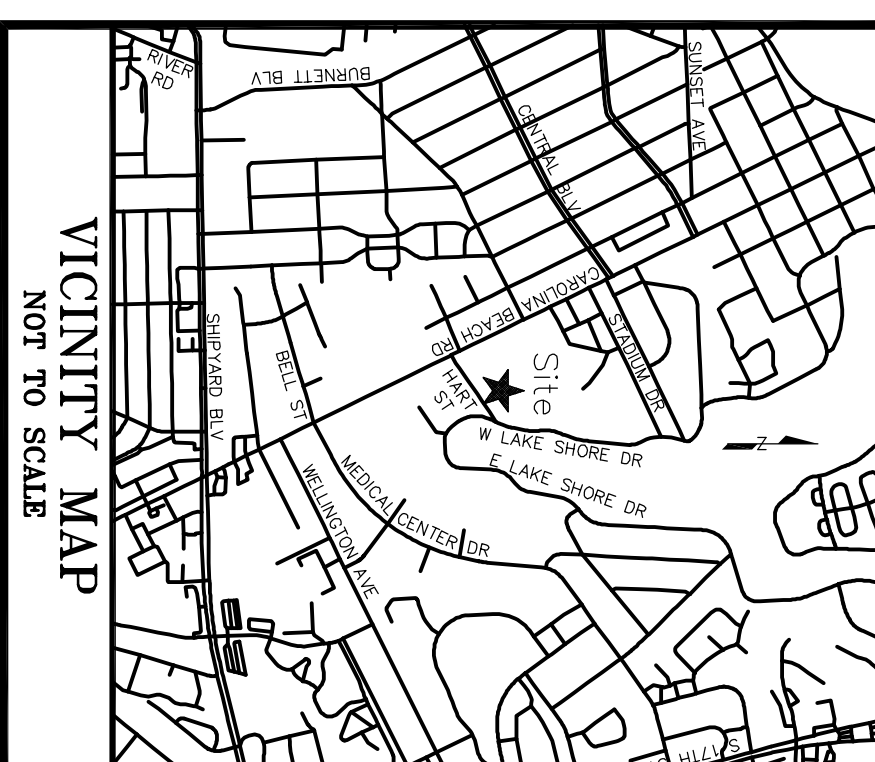
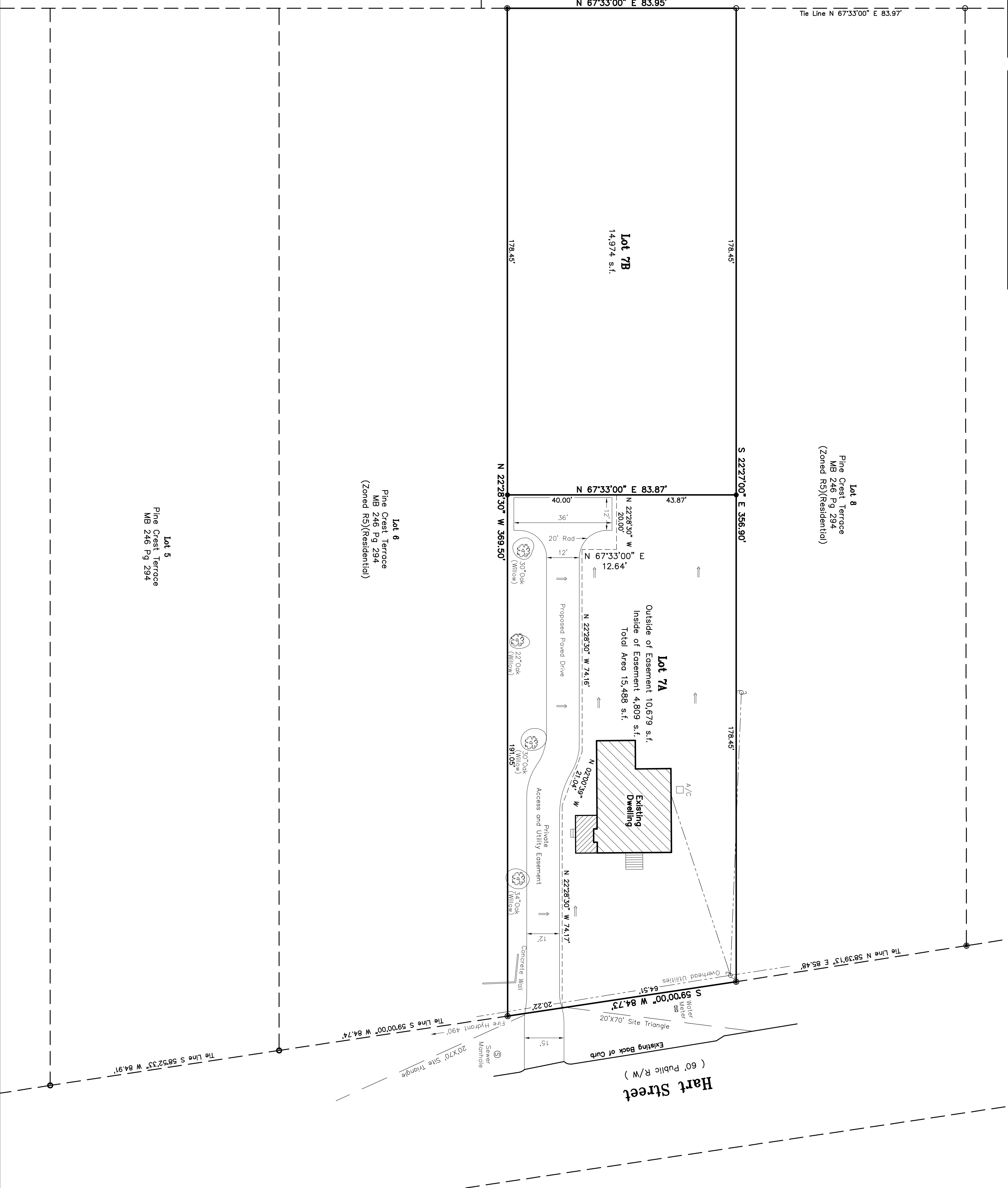
Lot 8
Pine Crest Terrace
MB 246 Pg 294
(Zoned R5)(Residential)

Lot 6
Pine Crest Terrace
MB 246 Pg 294
(Zoned R3)(Residential)

Lot 5
Pine Crest Terrace
MB 246 Pg 294

State of
North Carolina
DB 474 Pg 591

Job# 2174
Drafted by: PPT
Drawing Name: 2174.dwg



Legend:
 Existing Iron Pipe
 Existing Iron Space
 New Iron Pipe
 Drainage Easement

- NOTES:
- 1) Boundary referenced to Deed Book 6461, Page 251, Map Book 246, Page 294, references as shown, and existing field conditions.
 - 2) This property is not located within a Flood Hazard Area.
 - 3) Area computed by coordinate method.
 - 4) Lot 7B will be required to connect to Cape Fear Utility Authority's water and sewer system at the time of building permit. Well and septic will not be permitted.
 - 5) This property is Zoned R5.
 - 6) No trees will be removed for this subdivision.
 - 7) No certificate of occupancy will be issued for lot 7B unless the private access and utility easement is constructed to City Standards by the applicant and inspected by the City.
 - 8) Landscaping or parking cannot block or impede fire hydrants. A 3-foot clear space shall always be maintained around the circumference of hydrants.
 - 9) Additional fire protection and/or accessibility requirements may be required due to any special circumstances concerning the project.
 - 10) This subdivision is exempt per NCCS 160D-802.
 - 11) There are no street signs or street markings in front of these parcels.
 - 12) No parking spaces, fences, walls, posts, lights, shrubs, trees, or other type of structures not specifically exempted shall be permitted in the space between 30 feet above ground and 10 feet above ground level within a triangular sight distance.
 - 13) Any required installation or relocation of traffic signs/pavement markings in the responsibility of the project developer.
 - 14) All pavement markings in public rights-of-way and for driveways are to be thermoplastic and meet City and/or NCDOT standards.
 - 15) All signs and pavement markings in areas open to public traffic are to meet MUTCD standards.
 - 16) All traffic control signs and markings off the right-of-way are to be maintained by the property owner in accordance with MUTCD standards.
 - 17) It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. Proposed street names must be approved prior to installation of street name signs.
 - 18) Contact 810 prior to contacting City of Wilmington, Traffic Engineering regarding the utilities in ROW.

Preliminary
 For Review Purposes Only
 Not for recordation,
 conveyances, or sales

Pine Crest Terrace

PLAN
 FOR
 607 Hart Street
 Lot 7, Pine Crest Terrace
 Wilmington Township, New Hanover County
 North Carolina
 July 19, 2022



Talbot Land Surveying, P.C.
 170 Lafayette Street
 Wilmington, North Carolina 28411
 Firm License C-2722
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