

**PARCEL DATA**  
 SITE NAME: MELTON OAKS SUBDIVISION  
 CURRENT ZONING: R-15 RESIDENTIAL DISTRICT  
 NEW HANOVER COUNTY TAX PARCEL ID#: R06600-005-006-000  
 CAVA LAMB USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION

- ZONING REQUIREMENTS (R-15 ZONING) CLUSTER**
- NO MINIMUM LOT SIZE.
  - NO STRUCTURES WITHIN 10' OF RIGHT-OF-WAY.
  - MINIMUM ROADWAY FRONTAGE PER PARCEL IS 30'.
  - MINIMUM 10' BETWEEN STRUCTURES, OR AS REQUIRED BY BUILDING CODE, WHICHEVER IS GREATER.
  - 25' PERIMETER BUFFER SHALL BE MAINTAINED IN NATURAL STATE.
  - ZERO LOT LINE SUBDIVISION IS PERMITTED.

**SPECIAL INFORMATION**

CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO ANY DIGGING (1-800-632-4949).

THE BILLSOUTH CONTRACT IS STEVE DAYVAULT, THE BUILDING INDUSTRY CONSULTANT. CONTACT HIM AT 910-396-8712 PRIOR TO STARTING PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.

THE PROCSBS FOR TELEPHONE/CABLE PLACEMENT IS  
 - FINAL GRADE WILL NEED TO BE ESTABLISHED  
 - POWER WILL PLACE THEIR CABLE FIRST. APPROX 3' DEEP  
 - BILLSOUTH/CABLE WILL THEN PLACE THEIR CABLE APPROX 2' DEEP

**DENSITY CALCULATIONS**  
 GROSS TRACT AREA = 9.45 ACRES  
 ENTIRE TRACT IS LOCATED IN CAVA RESOURCE PROTECTION AREA  
 MAXIMUM DENSITY FOR APPLICABLE ZONE IS 2.5 UNITS PER ACRE  
 TOTAL NUMBER OF UNITS PERMITTED = 24 UNITS

- SITE DATA AND LOT INFORMATION**
- TAX PARCEL ID # R06600-005-006-000
  - TOTAL ACREAGE IN TRACT: 9.45 AC.  
TOTAL ACREAGE IN PERIMETER BUFFER: 1.74 AC.  
TOTAL ACREAGE IN RIGHT-OF-WAY: 0.64 AC  
TOTAL LOT AREA: 3.25 AC
  - AVERAGE LOT SIZE: 55' x 116' (6325 SF)
  - PRIMARY CONSERVATION AREA  
REQUIRED = 0; PROVIDED = 0  
OPEN SPACE  
REQUIRED = 3.78 AC; PROVIDED = 3.81 AC  
AREA RESERVED FOR ACTIVE OPEN SPACE USE: MAX PROVIDED = 1.91 AC
  - ALL OPEN SPACE AND RECREATION AREA TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
  - TOTAL WETLAND AREA = 0 SF (0 AC)
  - PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.
  - TOTAL NUMBER OF LOTS: 20 SINGLE FAMILY
  - SINGLE FAMILY RESIDENCE WITH APPROXIMATELY 3 BEDROOMS.
  - ALL LOTS SUBJECT TO A 10' NON-MUNICIPAL UTILITY EASEMENT ALONG THE RIGHT OF WAY OF ALL STREETS.
  - THE SOILS ON SITE CONSIST OF POCOSIN SOILS.
  - EXISTING IMPERVIOUS AREA = 3,114 SF  
PROPOSED IMPERVIOUS AREA = 102,263 SF
  - SITE DRAINS TO WHISKEY CREEK (STATE SURFACE WATER CLASSIFICATION SAHQW)

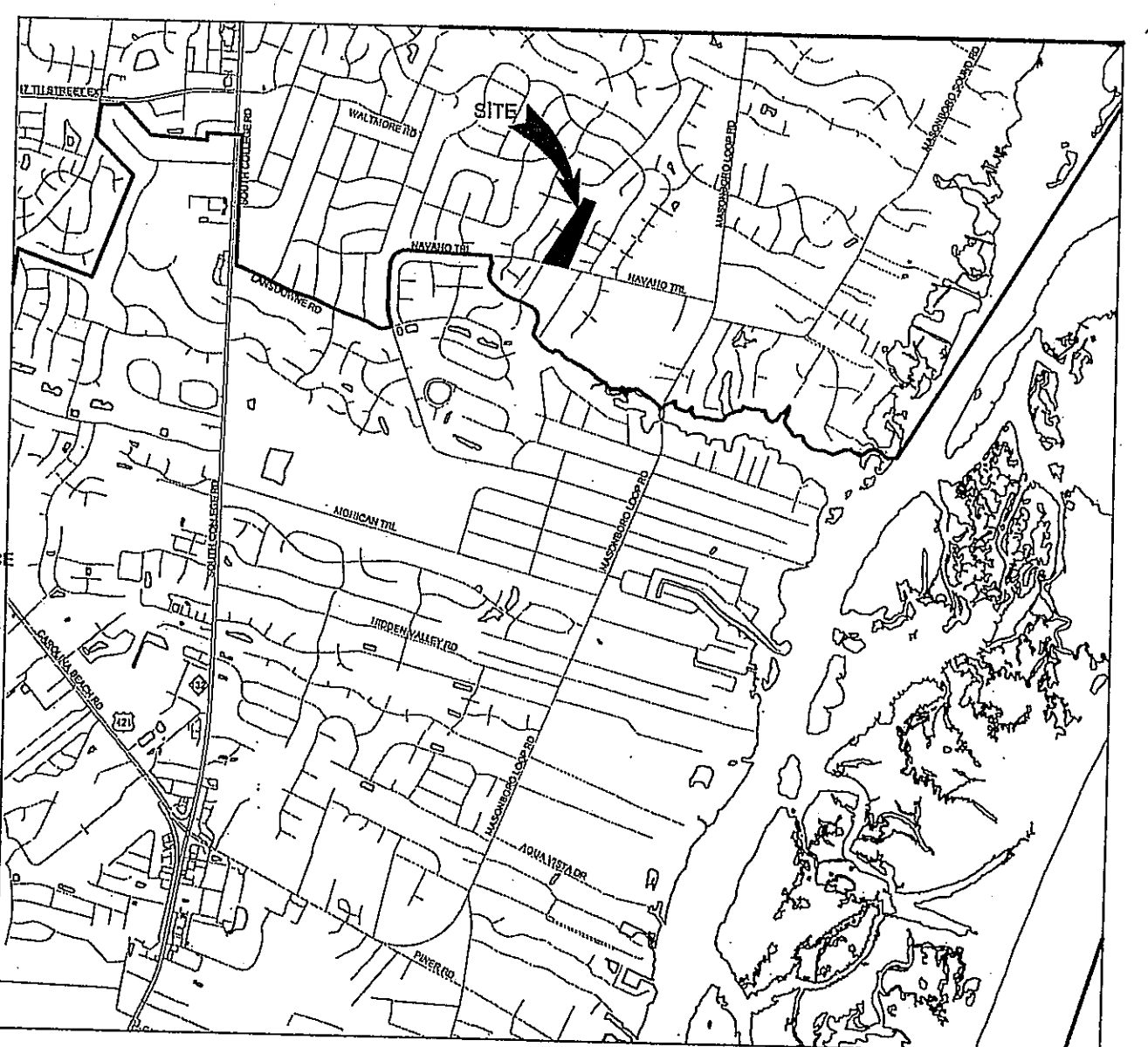
- ROADS**
- ALL STREETS SHALL BE PUBLIC AND CONSTRUCTED TO CITY OF WILMINGTON STANDARDS. ALL STREETS SHALL BE INSPECTED AND CERTIFIED BY THE ENGINEER TO VERIFY THEY WERE BUILT TO CITY STANDARDS.
  - ALL ROADS SHOWN ON THE PLAN AS PUBLIC MUST BE PAVED AND DESIGNATED AS PUBLIC ON THE FINAL PLAN PRIOR TO APPROVAL.
  - AREA WITHIN STREET RIGHT OF WAY = 27876 SF (0.64 AC)
  - NO GATES OR OBSTRUCTIONS ARE PERMITTED ON THE ROADS IN PERPETUITY.

- UTILITIES**
- WATER PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.
  - SANITARY SEWER PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.
  - STREET LIGHTS WILL BE PROVIDED BY PROGRESS DUKE ENERGY. OWNER TO CONTACT K. DIXON (COW STREETS) TO DISCUSS STREET LIGHTING OPTIONS.
  - VERTICAL OBSTRUCTIONS, FENCES, WALLS, ETC. ARE NOT ALLOWED IN UTILITY/DRAINAGE EASEMENTS.
  - ALL PROPOSED UTILITIES WILL BE UNDERGROUND.

- CONSERVATION RESOURCE REGULATIONS**
- THIS PARCEL IS SUBJECT TO CITY LAND DEVELOPMENT CODE SECTION 18-214. A CURRENT RESOURCE DELINEATION IS REQUIRED PER CITY CODE. CONSERVATION RESOURCE SETBACKS SHALL BE REQUIRED AND MUST BE SHOWN ON ANY SITE PLAN SUBMISSION.

**LEGEND**

EXISTING	PROPOSED
—▲— SIGN	—▲— PROPOSED FIRE HYDRANT
—W— WATER VALVE	—W— PROPOSED WATER VALVE
—C— CLEAN OUT	—C— PROPOSED WATER LINE
—T— TELEPHONE FINDER	—T— PROPOSED STORM SEWER
—IP— IRON PIPE FOUND	—IP— PROPOSED DRAINAGE INLET
—CM— CONCRETE MONUMENT FOUND	—SM— PROPOSED SANITARY SEWER MANHOLE
—RF— IRON ROD FOUND	—SS— PROPOSED SANITARY SEWER
—W— EXISTING WETLANDS	—PO— PROPOSED PASSIVE OPEN SPACE
	—AO— PROPOSED ACTIVE OPEN SPACE



LOCATION MAP  
NOT TO SCALE

MINOR REVISION APPROVED BY SRB 95617 original  
CHAIRMAN APPROVAL DATE 8/20/14  
All Revisions see 10/14/14 letter to applicant

**REVISIONS:**

NO.	DESCRIPTION
1	PER CITY SRB COMMENTS
2	INDICATORS TO STREET LAYOUT

**CLIENT INFORMATION:**  
 LOT 2 DEVELOPMENT  
 1015 ASHES DR., SUITE 202  
 WILMINGTON, NC 28405

**PARAMOUNT ENGINEERING, INC.**  
 5911 Oleander Drive, Suite 201  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (C) (910) 791-6760 (F)

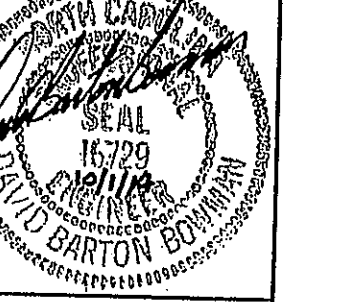
**PRELIMINARY SUBDIVISION PLAN**  
 MELTON OAKS SUBDIVISION  
 WILMINGTON  
 NORTH CAROLINA

**PROJECT STATUS**

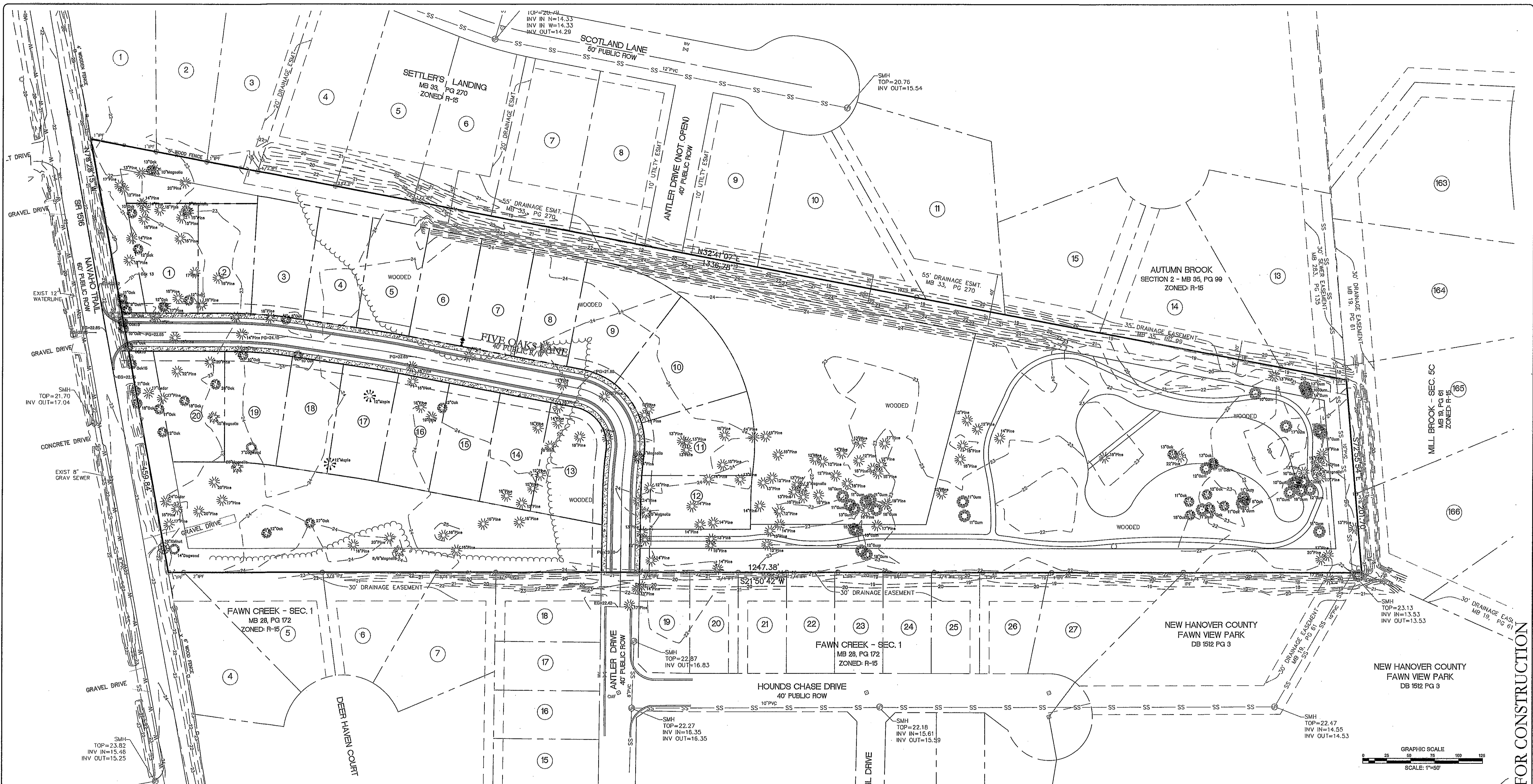
CONCEPTUAL LAYOUT:	DATE:
PRELIMINARY LAYOUT:	DATE:
RELEASED FOR CONSTRUCTION:	DATE:

**DRAWING INFORMATION**

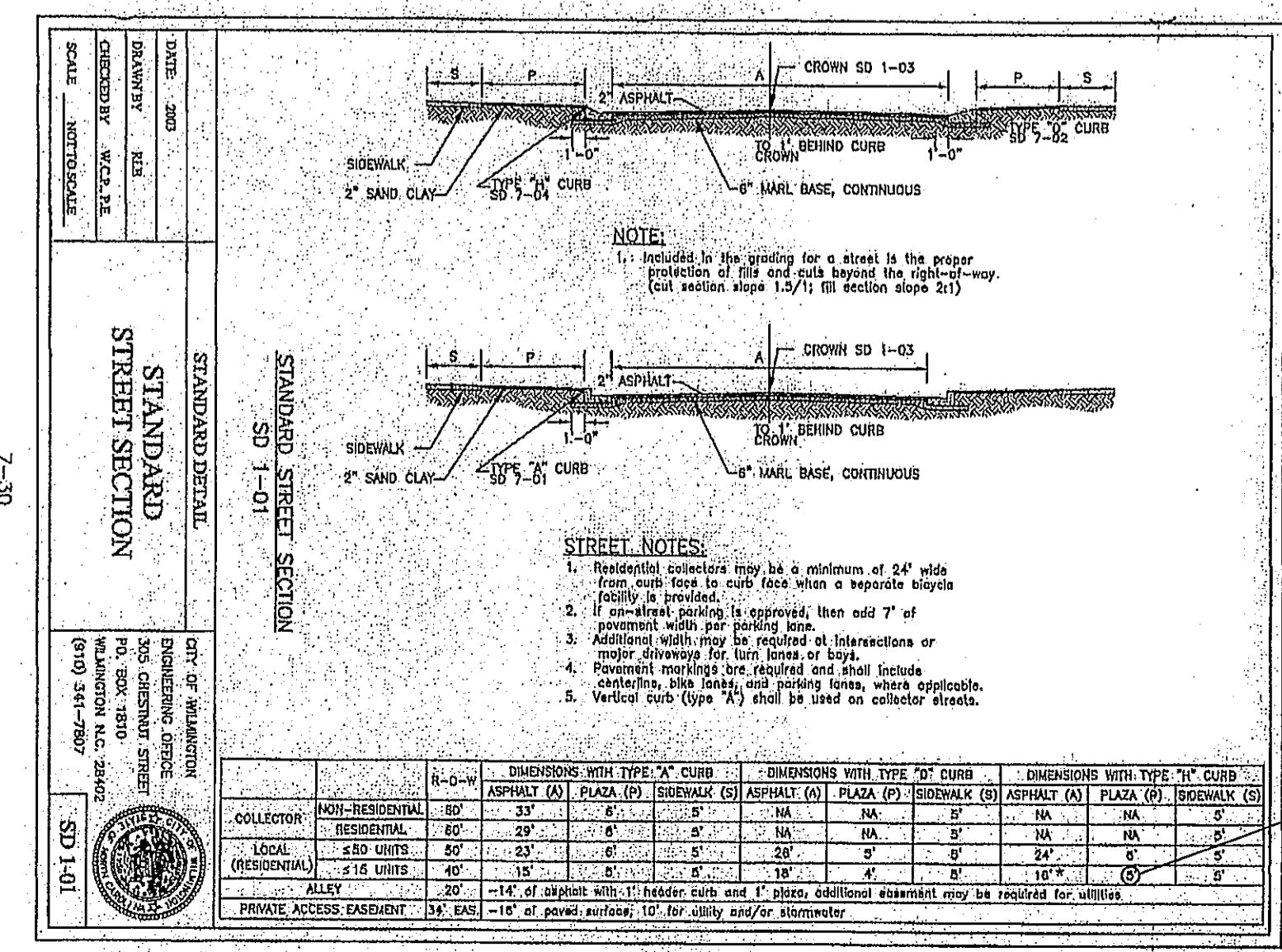
DATE:	DATE:
DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



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 NEW HANOVER COUNTY TAX PARCEL ID#: R0890-005-005-000  
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 5. 28' PERIMETER BUFFER SHALL BE MAINTAINED IN NATURAL STATE.  
 6. ZERO LOT LINE SUBDIVISION IS PERMITTED.



**LEGEND**

**EXISTING**

- SIGN
- WATER VALVE
- CLEAN OUT
- TELEPHONE RISER
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- EXISTING WETLANDS

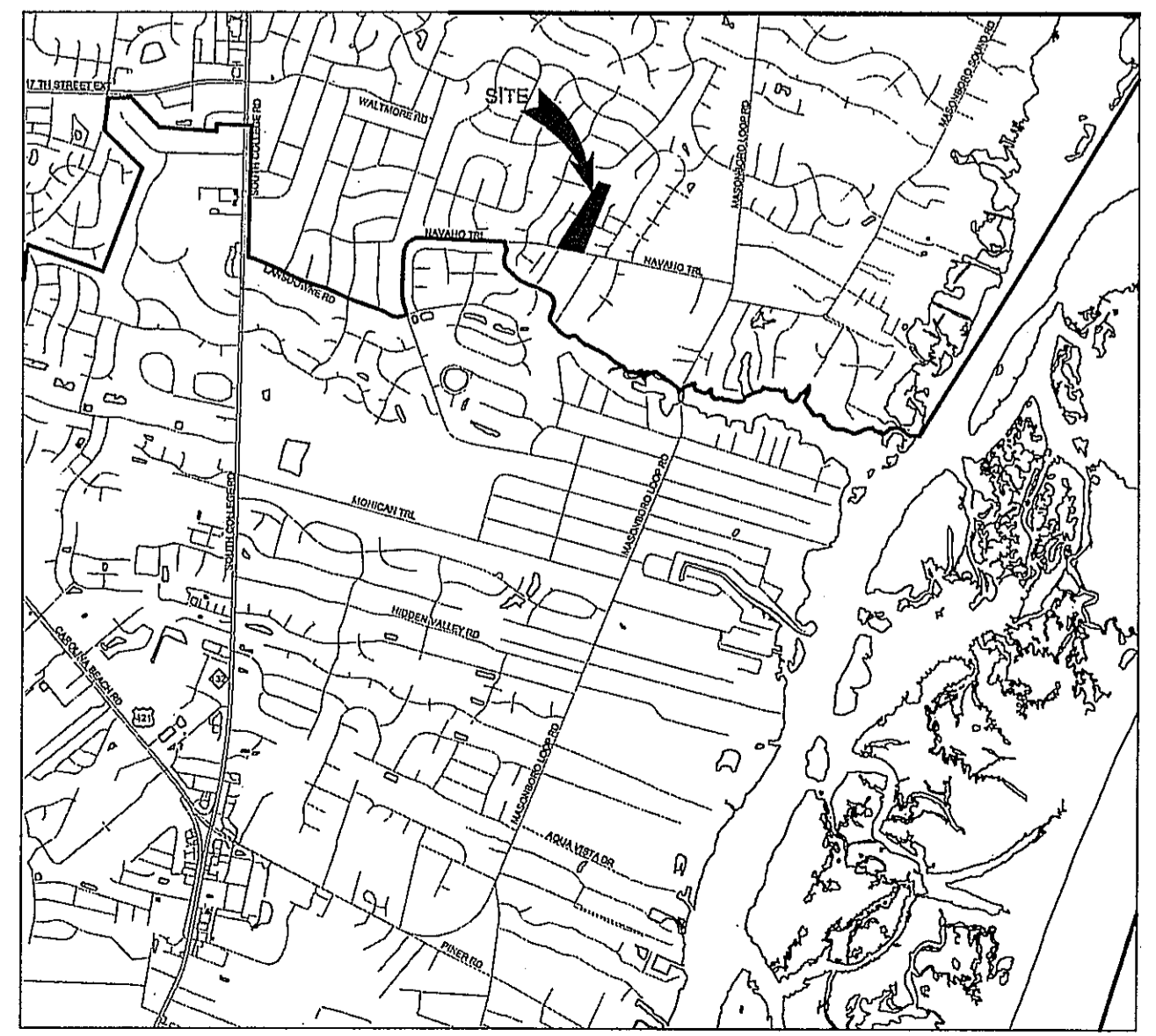
**PROPOSED**

- PROPOSED FIRE HYDRANT
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- PROPOSED STORM SEWER
- PROPOSED DRAINAGE INLET
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED OPEN SPACE

**NOTES:**

- ALL DEVELOPMENT IN THE CITY OF WILMINGTON SHALL CONFORM TO CITY TECHNICAL STANDARDS AND ALL RECOMMENDATIONS OF THE TECHNICAL REVIEW COMMITTEE.
- CROSS-SECTION REVIEWED BY CITY SRB MAY RESULT IN THE USE OF A 4-FOOT WIDE PLAZA, RATHER THAN 6-FOOT AS LISTED IN THE C.O.W. TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL.
- CROSS SECTION REVIEWED BY CITY SRB FEATURED 22-FOOT BACK-TO-BACK STREET CROSS SECTION FROM NAWAHO TRAIL TO THE PROPOSED CUL-DE-SAC, AND A 20' BACK-TO-BACK STREET CROSS SECTION AROUND THE CUL-DE-SAC. BOTH SECTIONS ARE SUBJECT TO REVIEW AND APPROVAL OF AN ENGINEERED SITE PLAN BY TRC.

*MINOR REVISION APPROVED BY SRB #5617 original CHAIRMAN approval Date 8/20/14 J. D. Cooper, Jr. see 10/8/14 letter to applicant*



**REVISIONS:**

NO.	DATE	DESCRIPTION

**CLIENT INFORMATION:**

**PARAMOUNT ENGINEERING**  
 5911 Oleander Drive, Suite 201  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6760 (F)

**EXISTING CONDITIONS PLAN**

**MELTON OAKS SUBDIVISION**  
 WILMINGTON  
 NORTH CAROLINA

**PROJECT STATUS:**  
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 DESIGNED:  
 CHECKED:

**SEAL:**

**C-2**

PEI JOB#: 14186.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION