

**PARCEL DATA**

SITE NAME: MELTON OAKS SUBDIVISION  
 CURRENT ZONING: R-15 RESIDENTIAL DISTRICT  
 NEW HANOVER COUNTY TAX PARCEL ID#: R08806020000  
 OWNER: MELTON OAKS SUBDIVISION  
 WATERSHED RESOURCE PROTECTION

**ZONING REQUIREMENTS (R-15 ZONING) CLUSTER**

- NO MINIMUM LOT SIZE.
- NO STRUCTURES WITHIN 10' OF RIGHT-OF-WAY.
- MINIMUM 10' BEYOND STRUCTURES OR AS REQUIRED BY BUILDING CODE.
- MINIMUM 10' BEYOND STRUCTURES OR AS REQUIRED BY BUILDING CODE.
- 25' PERMETER BUFFER SHALL BE MAINTAINED IN NATURAL STATE.
- ZERO LOT LINE SUBDIVISION IS PERMITTED.

**SITE DATA AND LOT INFORMATION**

- 24 LOTS: AVE LOT 57' X 90' OR 5139 SF
- TOTAL ACREAGE IN TRACT: 9.45 AC.
- AREA OF PERMETER BUFFER: 174 AC.
- AREA OF RIGHT OF WAY: 1.0 AC.
- NO PRIMARY CONSERVATION AREAS ARE LOCATED ON THIS TRACT.
- TOTAL AREA RECD (40%): 3.78 AC
- TOTAL AREA PROVIDED: 3.78 AC
- NOTE: ROAD TO BE DESIGNED AS OPEN SPACE WITH PLANTINGS AND MULCHED WALKING TRAIL.
- ALL OPEN SPACE AND RECREATION AREA TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- TOTAL AREA FOR LOTS: 2.83 AC.

**SITE DATA AND LOT INFORMATION**

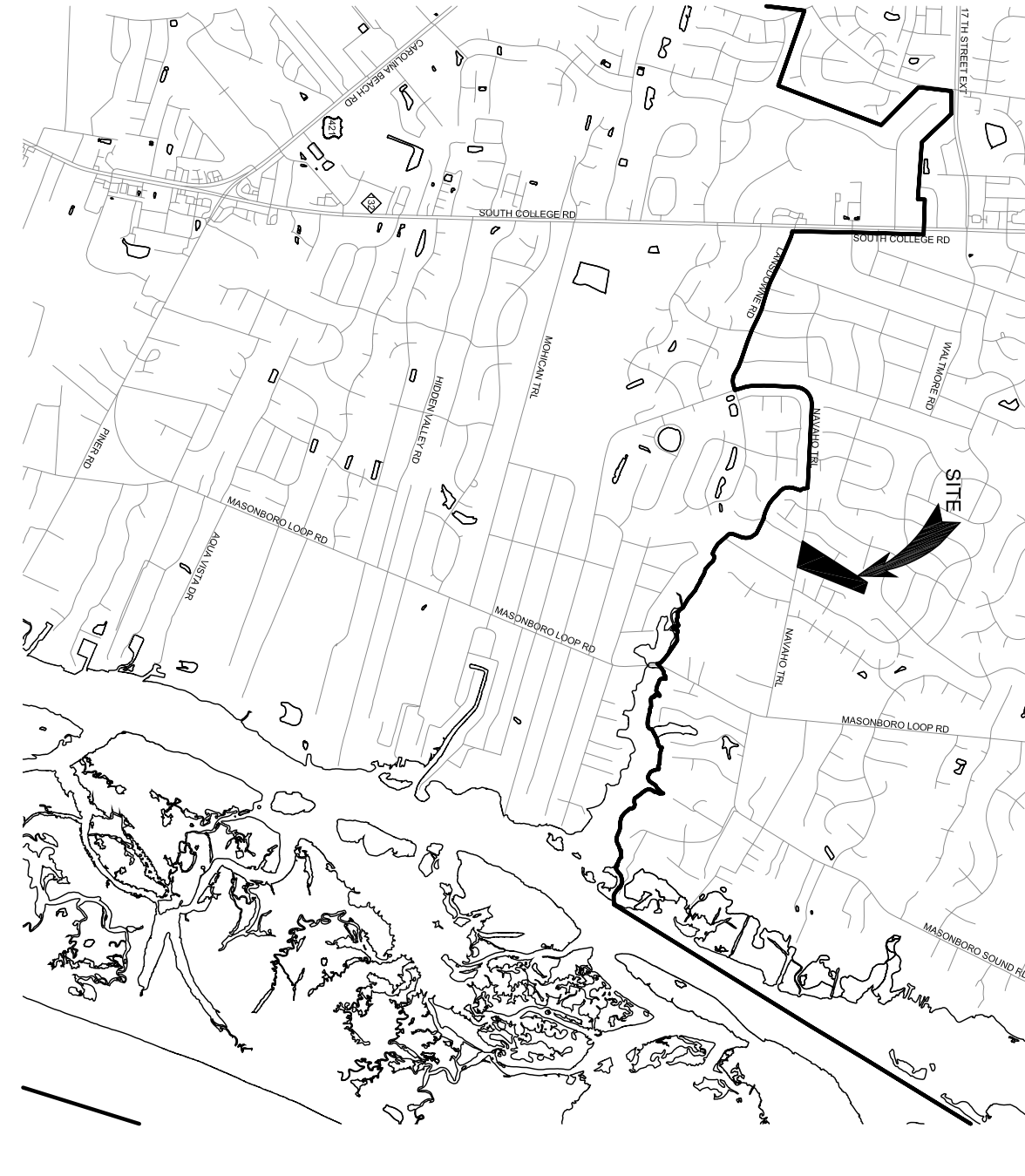
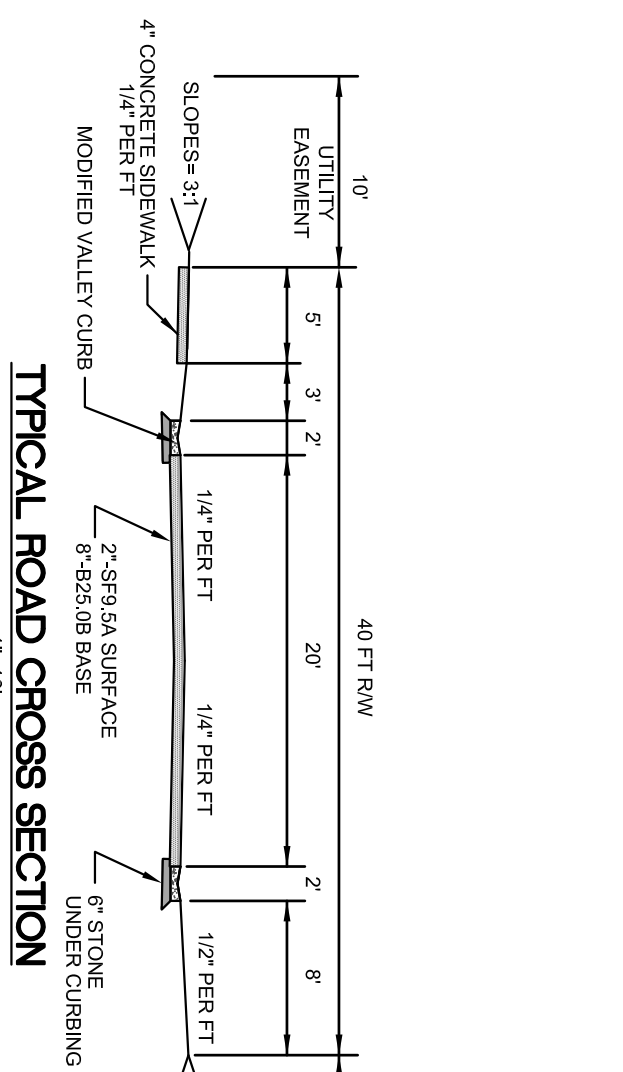
- TAX PARCEL ID: R08806020000
- TOTAL ACREAGE IN TRACT: 9.45 AC.
- AVERAGE LOT SIZE: 9865 S.F. (0.13 AC)
- NO PRIMARY CONSERVATION AREAS ARE LOCATED ON THIS TRACT.
- RECREATIONAL/RECREATION SPACE: TOTAL AREA PROVIDED: 3.80 AC
- NOTE: ROAD TO BE DESIGNED AS OPEN SPACE WITH PLANTINGS AND MULCHED WALKING TRAIL.
- ALL OPEN SPACE AND RECREATION AREA TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- TOTAL WETLAND AREA = 0 SF (0 AC)
- PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.
- TOTAL NUMBER OF LOTS: 24 SINGLE FAMILY
- SINGLE FAMILY RESIDENCE WITH APPROXIMATELY 3 BEDROOMS.
- ALL LOTS SUBJECT TO A 10' PUBLIC UTILITY EASEMENT ALONG THE RIGHT OF WAY OF ALL STREETS
- THE SOILS ON SITE CONSIST OF POOCSIN SOILS.
- EXISTING IMPERVIOUS AREA = 3,114 SF
- PROPOSED IMPERVIOUS AREA = 122,691 SF
- SITE DRAINS TO WHISKEY CREEK (STATE SURFACE WATER CLASSIFICATION S4HOW)

**SPECIAL INFORMATION**

CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO ANY DIGGING 1-800-632-2489.  
 THE DESIGN CONTACT IS STEVE PAYVAULT, THE DESIGN/INSURANCE CONSULTANT.  
 CONTACT HIM AT 310-926-2772 PRIOR TO STARTING PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.  
 THE PROCESS FOR TELEPHONE CABLE PLACEMENTS:  
 - FINAL GRADE WILL NEED TO BE ESTABLISHED  
 - POWER WILL PLACE THEIR CABLE FIRST - APPROX 3' DEEP  
 - BELL SOUTH CABLE WILL THEN PLACE THEIR CABLE APPROX 2' DEEP

**LEGEND**

- |                       |                                   |
|-----------------------|-----------------------------------|
| <b>EXISTING</b>       | <b>PROPOSED</b>                   |
| • = SIGN              | - PROPOSED FIRE HYDRANT           |
| □ = WATER VALVE       | - PROPOSED WATER VALVE            |
| ○ = CLEAN DOT         | - PROPOSED WATER TOWER            |
| ⊙ = TELEPHONE RISER   | - PROPOSED STORM SEWER            |
| ⊙ = IRON PIPE FOUND   | - PROPOSED SANITARY SEWER MANHOLE |
| ⊙ = CONCRETE MONUMENT | - PROPOSED SANITARY INLET         |
| ⊙ = IRON WOOD FOUND   | - PROPOSED OPEN SPACE             |
| ⊙ = PROPOSED WETLANDS |                                   |



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

PEI JOB#: 14188.PE <b>C-1</b>	<b>PROJECT STATUS</b> CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: FINAL DESIGN: RELEASED FOR CONST:	<b>PRELIMINARY SUBDIVISION PLAN</b>  MELTON OAKS SUBDIVISION WILMINGTON NORTH CAROLINA	<b>PARAMOUNT ENGINEERING</b> 5911 Oleander Drive, Suite 201 Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F)	CLIENT INFORMATION:  <b>LOT 2 DEVELOPMENT</b> 1015 ASHES DR., SUITE 202 WILMINGTON, NC 28405	<b>REVISIONS:</b>
	<b>DRAWING INFORMATION</b> DATE: 7/7/14 SCALE: 1"=50' DESIGNED: DHW DRAWN: DHW CHECKED:				