

PARCEL DATA
 SITE NAME: MELTON OAKS SUBDIVISION
 CURRENT ZONING: R-15 RESIDENTIAL DISTRICT
 NEW HANOVER COUNTY TAX PARCEL ID#: R06600-005-000
 CAMA LAND 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 (1-800-632-4849).
 THE BELLSOUTH CONTACT IS STEVE DAYVAULT, THE BUILDING INDUSTRY CONSULTANT.
 CONTACT HIM AT 910-862-4712 PRIOR TO STARTING PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.

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

DENSITY CALCULATIONS
 GROSS TRACT AREA= 0.45 ACRES
 ENTIRE TRACT IS LOCATED IN CAMA 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 # R06600-005-000-000
- TOTAL ACRES IN TRACT: 9.45 AC.
TOTAL ACRES IN PERIMETER BUFFER: 1.74 AC.
TOTAL ACRES IN RIGHT-OF-WAY: 1.10 AC
TOTAL LOT AREA: 2.83 AC
- AVERAGE LOT SIZE: 57x90' (5136 SF)
- PRIMARY CONSERVATION AREA REQUIRED = 0; PROVIDED = 0
OPEN SPACE REQUIRED = 3.78 AC; PROVIDED = 3.78 AC
AREA RESERVED FOR ACTIVE OPEN SPACE USE; MAX PROVIDED = 1.89 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: 24 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 = 120,626 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 PLAT PRIOR TO APPROVAL.
- AREA WITHIN STREET RIGHT OF WAY = 45,914 SF (1.05 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 16-341. 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

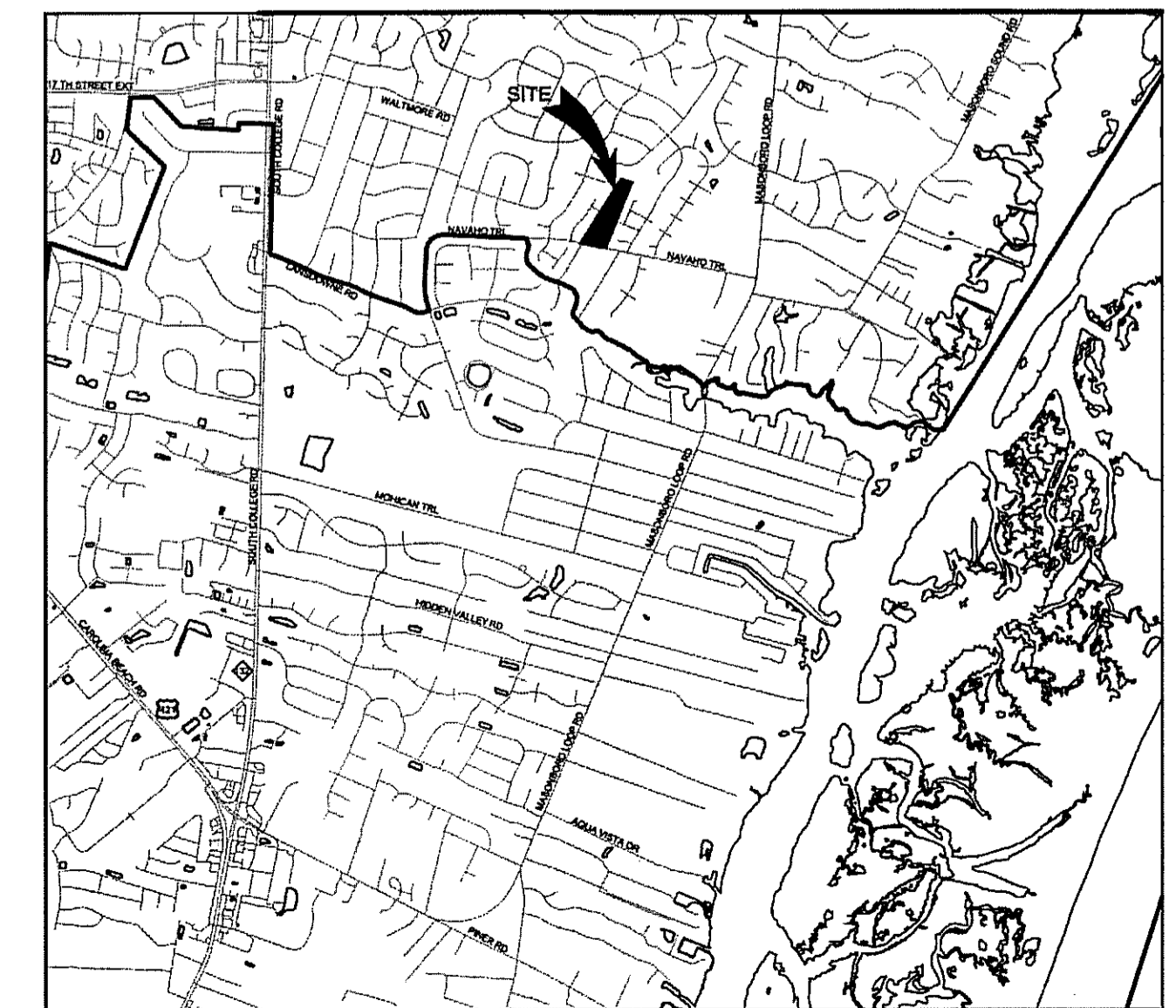
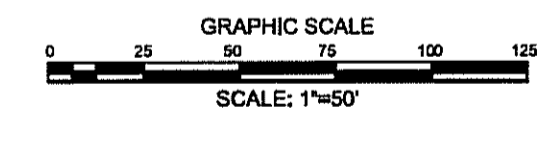
EXISTING

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

PROPOSED

- = PROPOSED FIRE HYDRANT
- = PROPOSED WATER VALVE
- = PROPOSED WATER LINE
- = PROPOSED STORM SEWER
- = PROPOSED DRAINAGE INLET
- = PROPOSED SANITARY SEWER MANHOLE
- = PROPOSED SANITARY SEWER
- = PROPOSED OPEN SPACE

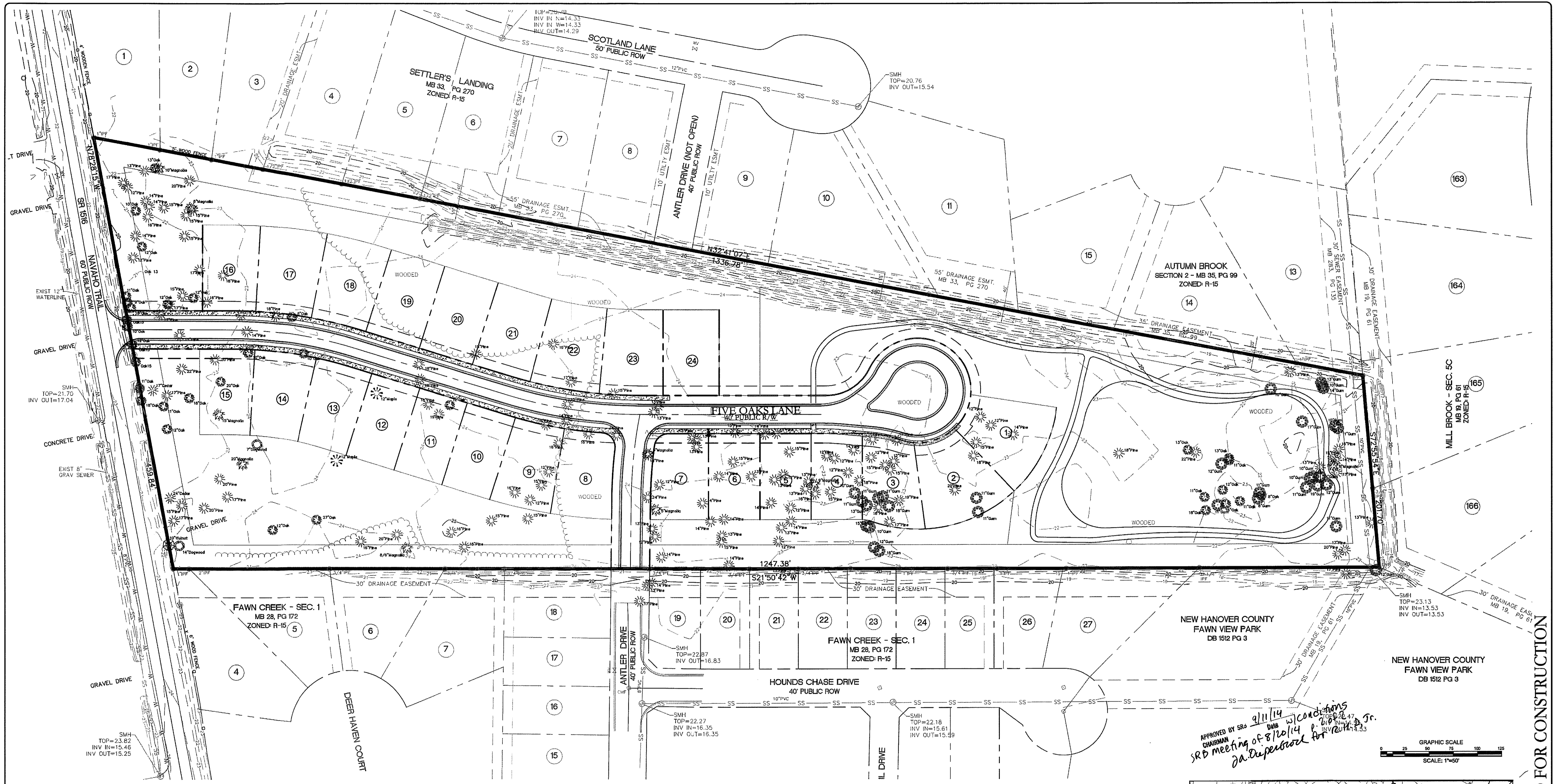
APPROVED BY SRB 9-11-14
 CHAIRMAN
 SRB meeting of 3/10/14 p.1 of 2
 per paper book for R.H.S., Jr.



LOCATION MAP
 NOT TO SCALE
 PS 617
 1 of 2

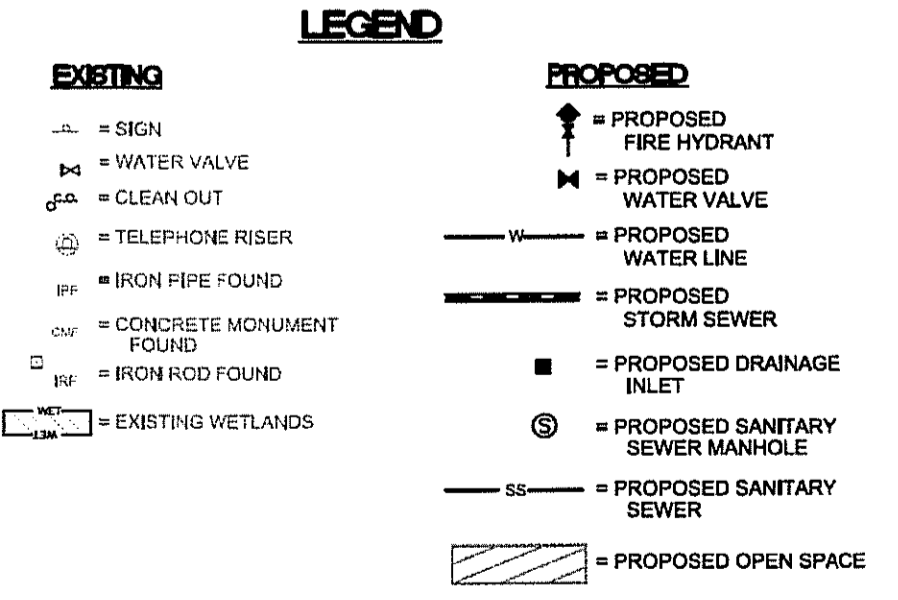
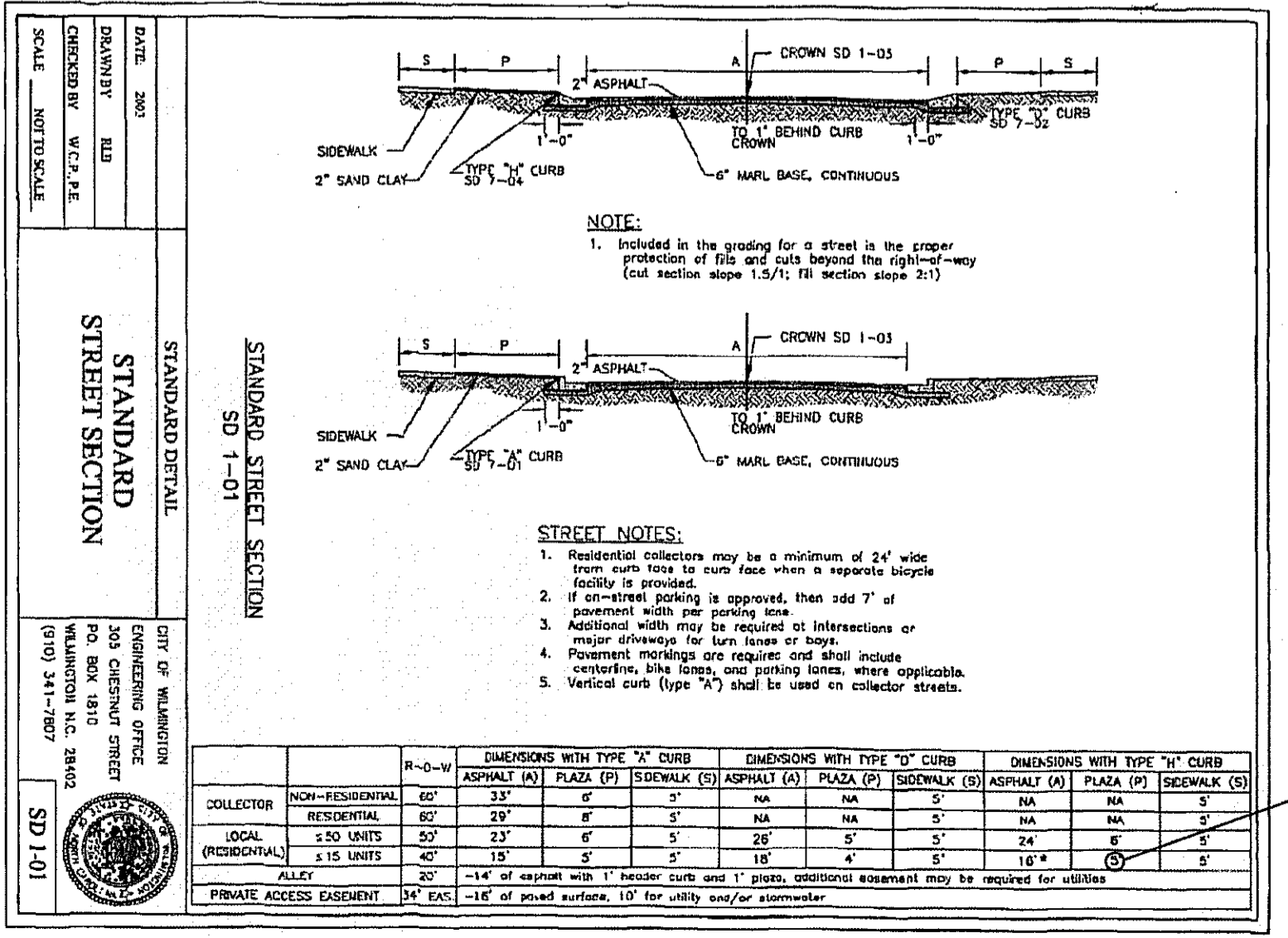
PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS: SIZE: PER CITY SRS COMMENTS	
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: PRELIMINARY LAYOUT: RELEASED FOR CONSTRUCTION:	DRAWING INFORMATION: DATE: 7/14/14 DESIGNED: DRW CHECKED: DRW
C-1 PEI JOB#: 14186.PE	

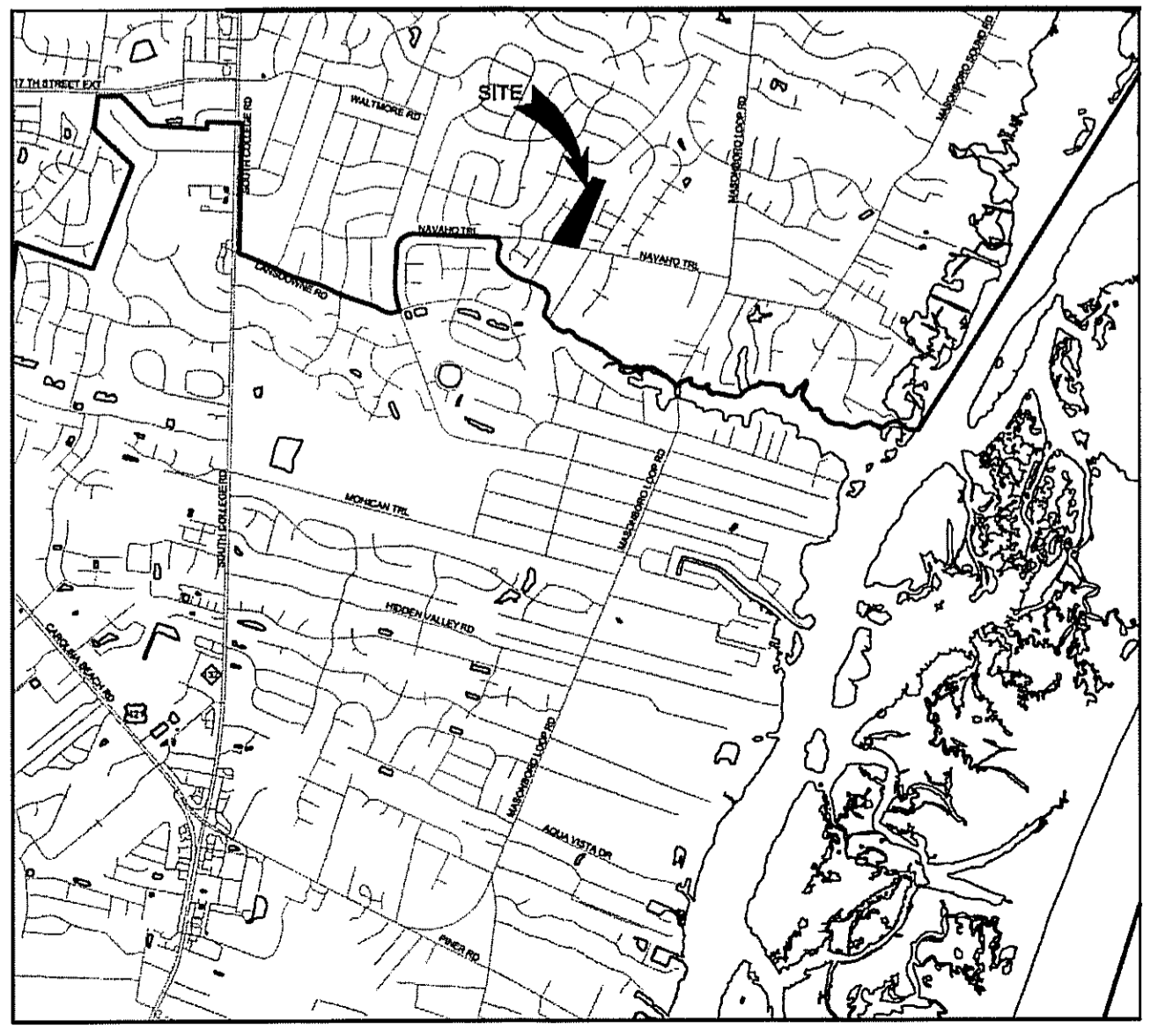
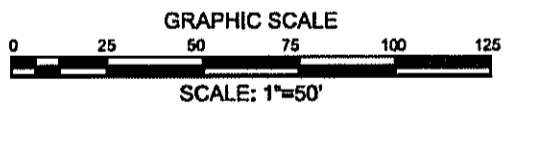


PARCEL DATA
 SITE NAME: MELTON OAKS SUBDIVISION
 CURRENT ZONING: R-15 RESIDENTIAL DISTRICT
 NEW HANOVER COUNTY TAX PARCEL ID#: R06600-005-006-000
 CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION

- ZONING REQUIREMENTS (R-15 ZONING) CLUSTER**
1. NO MINIMUM LOT SIZE.
 2. NO STRUCTURES WITHIN 10' OF RIGHT-OF-WAY.
 3. MINIMUM ROADWAY FRONTAGE PER PARCEL IS 30'.
 4. MINIMUM 10' BETWEEN STRUCTURES, OR AS REQUIRED BY BUILDING CODE, WHICHEVER IS GREATER.
 5. 25' PERIMETER BUFFER SHALL BE MAINTAINED IN NATURAL STATE.
 6. ZERO LOT LINE SUBDIVISION IS PERMITTED.



APPROVED BY SRB 9/11/14
 CHAIRMAN DAB w/ conditions
 SRB meeting of 8/12/14 P. 6/8/24
 J.A. Dupree Sr. for [signature]



- NOTES:**
1. ALL DEVELOPMENT IN THE CITY OF WILMINGTON SHALL CONFORM TO THE CITY TECHNICAL STANDARDS AND ALL RECOMMENDATIONS OF THE TECHNICAL REVIEW COMMITTEE.
 2. CROSS-SECTION REVIEWED BY CITY SRB MAY RESULT IN THE USE OF A 4-FOOT WIDE PLAZA, RATHER THAN 5-FOOT AS LISTED IN THE C.O.W. TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL.
 3. CROSS SECTION REVIEWED BY CITY SRB FEATURED 22-FOOT BACK-TO-BACK STREET CROSS SECTION FROM NAVAHO 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.

REVISIONS:

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)

EXISTING CONDITIONS PLAN

MELTON OAKS SUBDIVISION
 WILMINGTON
 NORTH CAROLINA

PROJECT STATUS:
 CONCEPTUAL LAYOUT:
 PRELIMINARY LAYOUT:
 RELEASED FOR CONSTRUCTION

DRAWING INFORMATION:
 SCALE: AS SHOWN
 DESIGNED: [signature]
 CHECKED: [signature]

SEAL

C-2

PEL JOB#: 14188.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

PS 617
 20F2