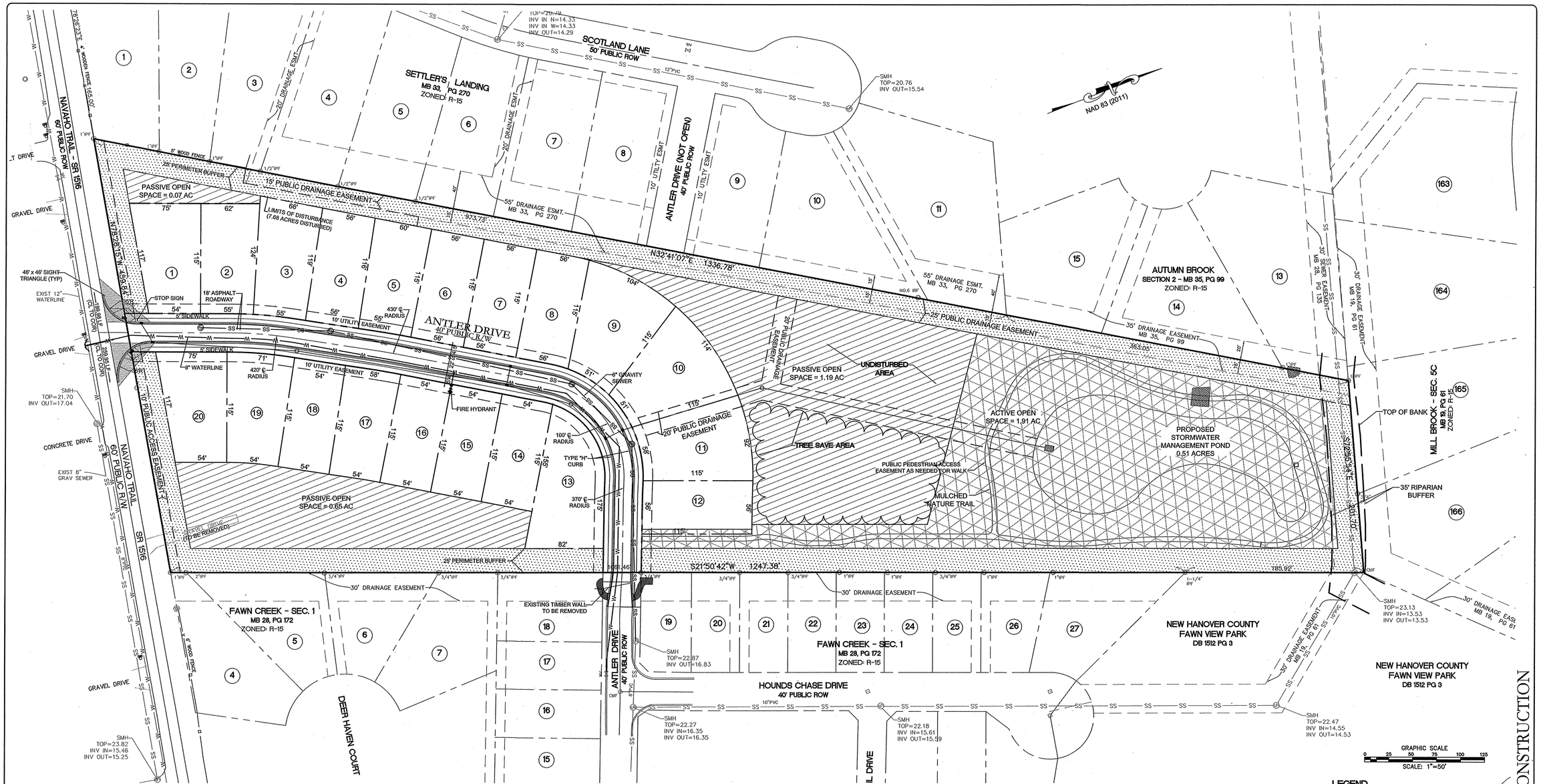

PARCEL DATA

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.

SPECIAL INFORMATION

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

THE BELLSOUTH CONTACT IS STEVE DAYVAULT, THE BUILDING INDUSTRY CONSULTANT. CONTACT HIM AT 910-392-6712 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= 9.45 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

LANDSCAPING PLAN

A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.

SITE DATA AND LOT INFORMATION

1. PROPERTY ADDRESS: 1115 NAVAHO TRAIL, WILMINGTON, NC
2. TAX PARCEL ID # R06600-005-006-000
2. TOTAL ACREAGE IN TRACT: 9.46 AC.
   TOTAL ACREAGE IN PERIMETER BUFFER: 1.74 AC.
   TOTAL ACREAGE IN RIGHT-OF-WAY: 0.64 AC
   TOTAL LOT AREA: 3.25 AC
3. AVERAGE LOT SIZE: 55' x 115' (6325 SF)
4. 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
5. ALL OPEN SPACE AND RECREATION AREA TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
6. TOTAL WETLAND AREA = 0 SF (0 AC)
7. PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, PER FIRM MAP PANEL 3145
8. TOTAL NUMBER OF LOTS: 20 SINGLE FAMILY
9. SINGLE FAMILY RESIDENCE WITH APPROXIMATELY 3 BEDROOMS.
10. ALL LOTS SUBJECT TO A 10' NON-MUNICIPAL UTILITY EASEMENT ALONG THE RIGHT OF WAY OF ALL STREETS.
11. THE SOILS ON SITE CONSIST OF POCOSIN SOILS.
12. EXISTING IMPERVIOUS AREA = 3,114 SF (0.76%)
    PROPOSED IMPERVIOUS AREA = 93,823 SF (22.77%)
    PROPOSED BUILT-UPON AREA PER LOT = 3600 SF
13. SITE DRAINS TO WHISKEY CREEK (STATE SURFACE WATER CLASSIFICATION (SA;HQW)

ROADS

1. 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.
2. ALL ROADS SHOWN ON THE PLAN AS PUBLIC MUST BE PAVED AND DESIGNATED AS PUBLIC ON THE FINAL PLAT PRIOR TO APPROVAL.
3. AREA WITHIN STREET RIGHT OF WAY = 27878 SF (0.64 AC)
4. NO GATES OR OBSTRUCTIONS ARE PERMITTED ON THE ROADS IN PERPETUITY.
5. CENTERLINE OF PROPOSED ANTLER DRIVE IS LOCATED APPROXIMATELY 612' FROM FAWN CREEK DRIVE AND 410' FROM SCOTLAND LANE.

UTILITIES

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

CONSERVATION RESOURCE REGULATIONS

1. THIS PARCEL IS SUBJECT TO CITY LAND DEVELOPMENT CODE SECTION 18-341; A CURRENT RESOURCE DELINEATION IS REQUIRED PER CITY CODE. CONSERVATION RESOURCE SETBACKS SHALL BE REQUIRED AND MUST BE SHOWN ON ANY SITE PLAN SUBMISSION.

GENERAL CITY OF WILMINGTON NOTES

1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
2. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING, OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
3. NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
5. ONCE STREETS ARE OPEN TO TRAFFIC, CONTACT TRAFFIC ENGINEERING REGARDING THE INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
6. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
7. CONTACT TRAFFIC ENGINEERING AT 910-341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
8. CALL TRAFFIC ENGINEERING AT 910-341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
9. TRAFFIC ENGINEERING MUST APPROVE OF ANY PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
11. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
12. STOP SIGNS AND STREET SIGNS ARE TO REMAIN IN PLACE DURING CONSTRUCTION.
13. TACTILE WARNING MAPS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
14. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
15. ANY MISSING OR BROKEN SIDEWALK PANELS WILL BE REPLACED.
16. CONTACT KAREN DIXON AT 910-341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
17. WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
18. PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 910-343-3910 FOR MORE INFORMATION.
19. IF THE CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
20. ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS. CALL 910-343-3910 FOR MORE INFORMATION.
21. ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
22. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCCHR OR ASSE.
23. CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
24. CONTRACTOR SHALL MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
25. UNDERGROUND FIRE LINES MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT-OF-WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-341-0696.
26. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
27. CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949PRIOR TO DOING ANY DIGGING, CLEARING, OR GRADING.

LEGEND

EXISTING

- SIGN
- WATER VALVE
- CLEAN OUT
- TELEPHONE RISER
- IPF = IRON PIPE FOUND
- CMF = CONCRETE MONUMENT FOUND
- IRF = 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

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan

	Name	Date
Planning		2-13-15
Traffic		2-17-15
Fire		2-18-15

CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date: 2/17/15 Permit # 2015003
Signed:

NCDENR PWSS WATER PERMIT #:
WATER CAPACITY: GPD
DWQ SEWER PERMIT #:
SEWER CAPACITY: GPD
SEWER SHED # AND PLANT:
SEWER TO FLOW THROUGH NEI: YES or NO (CIRCLE ONE)

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:	
PER CFPUA COMMENTS	1/10/14
REVISED SIGHT TRIANGLES	2/9/15

CLIENT INFORMATION:

LOT 2 DEVELOPMENT
1015 ASHES DR., SUITE 202
WILMINGTON, NC 28405

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

SITE PLAN
MELTON OAKS SUBDIVISION
WILMINGTON
NORTH CAROLINA

PROJECT STATUS: CONCEPTUAL/LAYOUT; PRELIMINARY LAYOUT; FINAL DESIGN; READY FOR CONST.

DRAWING INFORMATION
DATE: 10/31/14
SCALE: 1"=50'
DESIGNED: DHW
DRAWN: GLM
CHECKED: DHW

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 16729 ENGINEER DAVID B. BOWMAN

C-3.1

PEI JOB#: 14186.PE