

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.

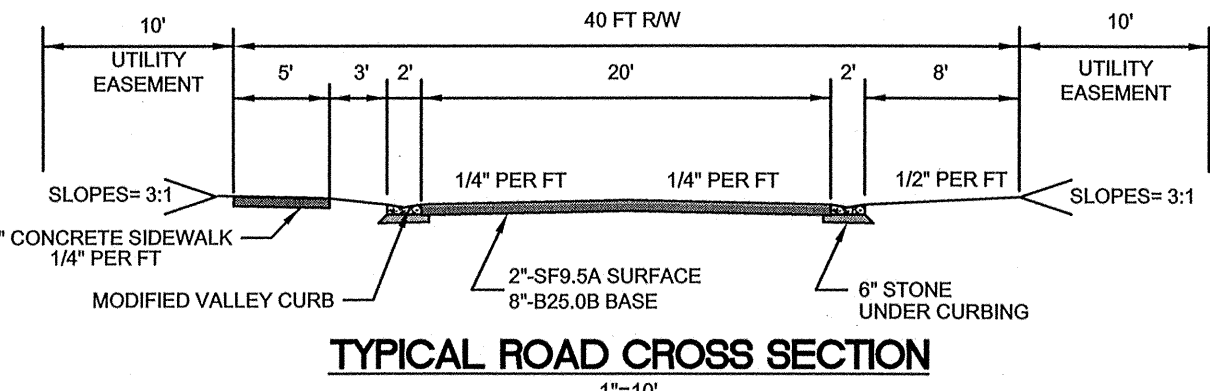
ROADS
 1. ALL STREETS SHALL BE PUBLIC AND CONSTRUCTED TO CITY OF WILMINGTON STANDARDS. ALL STREETS SHALL BE INSPECTED AND CERTIFIED BY THE ENGINEER TO VERIFY THEY WERE BUILT TO CITY STANDARDS.
 2. ALL ROADS SHOWN ON THE PLAN AS PUBLIC MUST BE PAVED AND DESIGNATED AS PUBLIC ON THE FINAL PLAT PRIOR TO APPROVAL.
 3. AREA WITHIN STREET RIGHT OF WAY = 45,914 SF (1.05 AC)
 4. NO GATES OR OBSTRUCTIONS ARE PERMITTED ON THE ROADS IN PERPETUITY.

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.
 4. VERTICAL OBSTRUCTIONS, FENCES, WALLS, ETC. ARE NOT ALLOWED IN UTILITY/DRAINAGE EASEMENTS.
 5. ALL PROPOSED UTILITIES WILL BE UNDERGROUND.

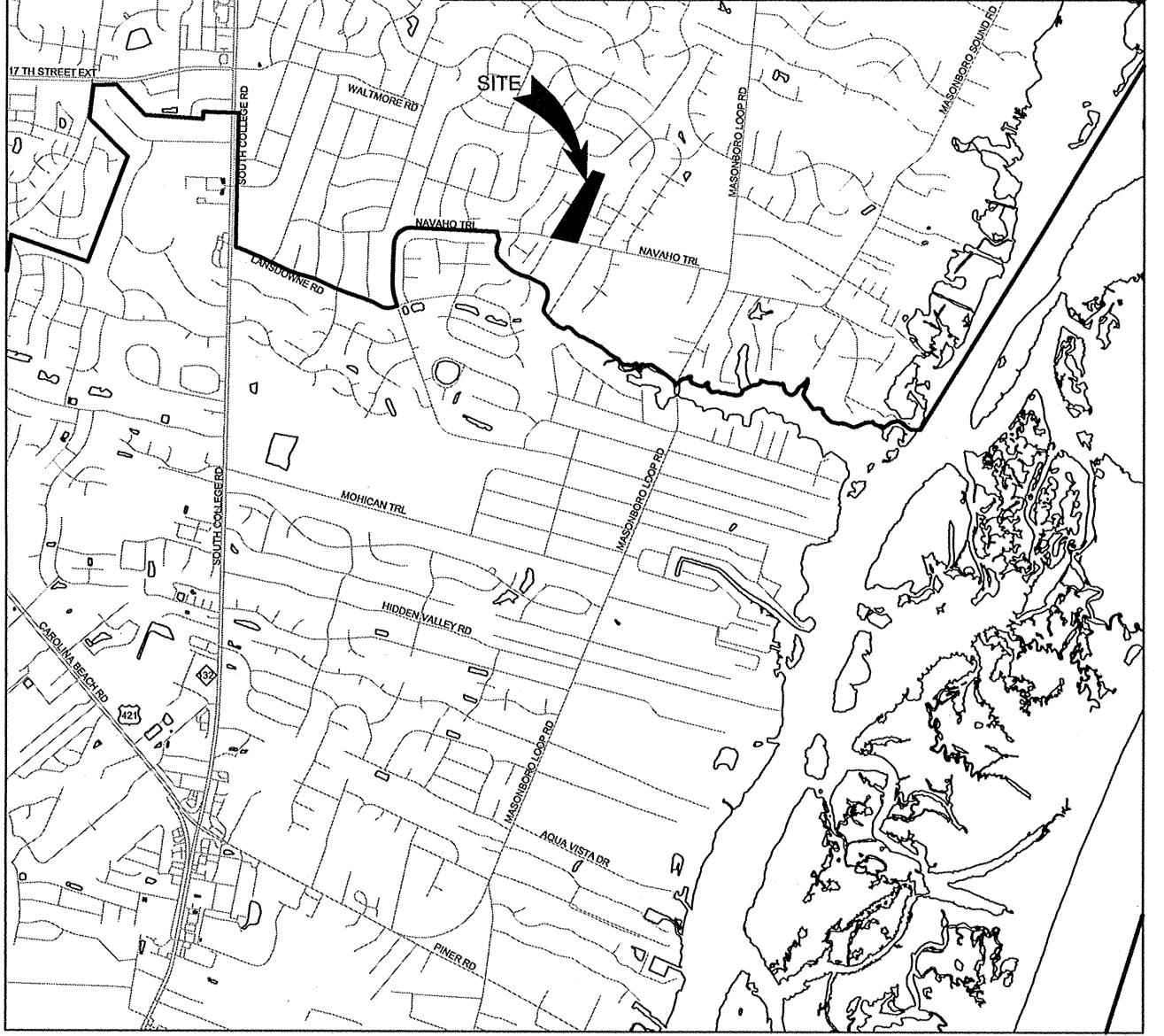
SITE DATA AND LOT INFORMATION
 1. TAX PARCEL ID # R06600-005-006-000
 2. TOTAL ACREAGE IN TRACT: 9.45 AC.
 3. AVERAGE LOT SIZE: 5886 S.F. (0.13 AC)
 4. NO PRIMARY CONSERVATION AREAS ARE LOCATED ON THIS TRACT. RECREATIONAL AREA/OPEN SPACE: TOTAL AREA REQ'D (40%): 3.78 AC TOTAL AREA PROVIDED: 3.80 AC NOTE: POND TO BE DESIGNED AS OPEN SPACE WITH PLANTINGS AND MULCHED WALKING TRAIL.
 5. ALL OPEN SPACE AND RECREATION AREA TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 6. TOTAL WETLAND AREA = 0.00 AC (0 AC)
 7. PARCEL DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.
 8. TOTAL NUMBER OF LOTS: 24 SINGLE FAMILY
 9. SINGLE FAMILY RESIDENCE WITH APPROXIMATELY 3 BEDROOMS.
 10. ALL LOTS SUBJECT TO A 10' PUBLIC 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 PROPOSED IMPERVIOUS AREA = 122,651 SF
 13. SITE DRAINS TO WHISKEY CREEK (STATE SURFACE WATER CLASSIFICATION SA/HOW)

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

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 910-392-8712 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



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



LOCATION MAP
 NOT TO SCALE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS: 	
CLIENT INFORMATION: LOT 2 DEVELOPMENT 1015 ASHES DR., SUITE 202 WILMINGTON, NC 28405	
PARAMOUNT ENGINEERING 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: FINAL DESIGN: RELEASED FOR CONSTRUCTION:	DRAWING INFORMATION: SCALE: DATE: DESIGNED: CHECKED:
C-1	
PEI JOB#: 14186.PE	