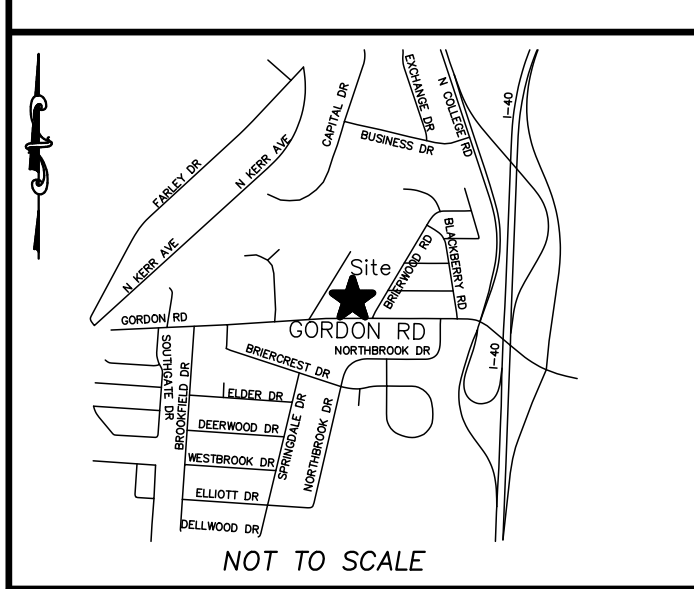
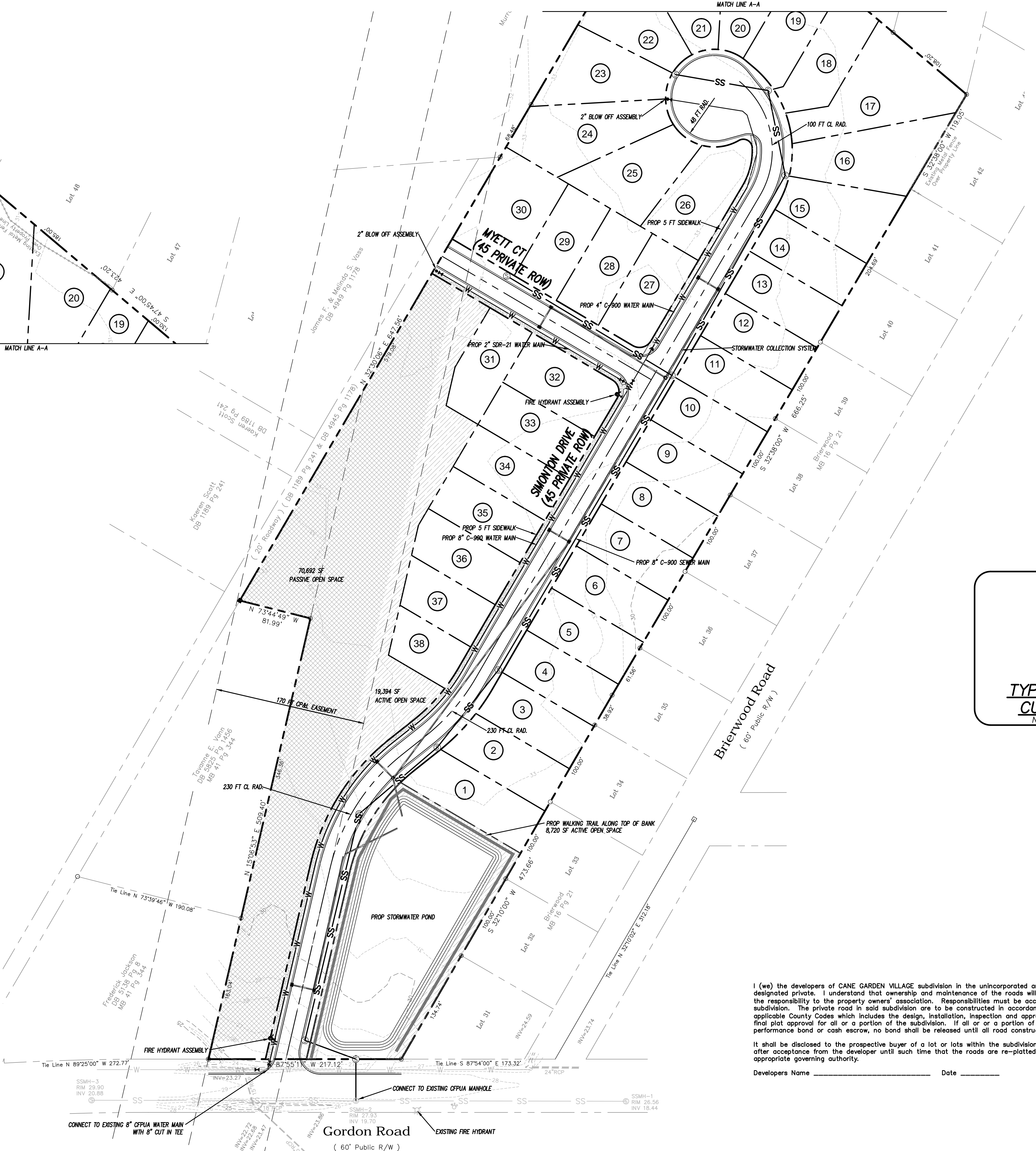


LOCATION MAP

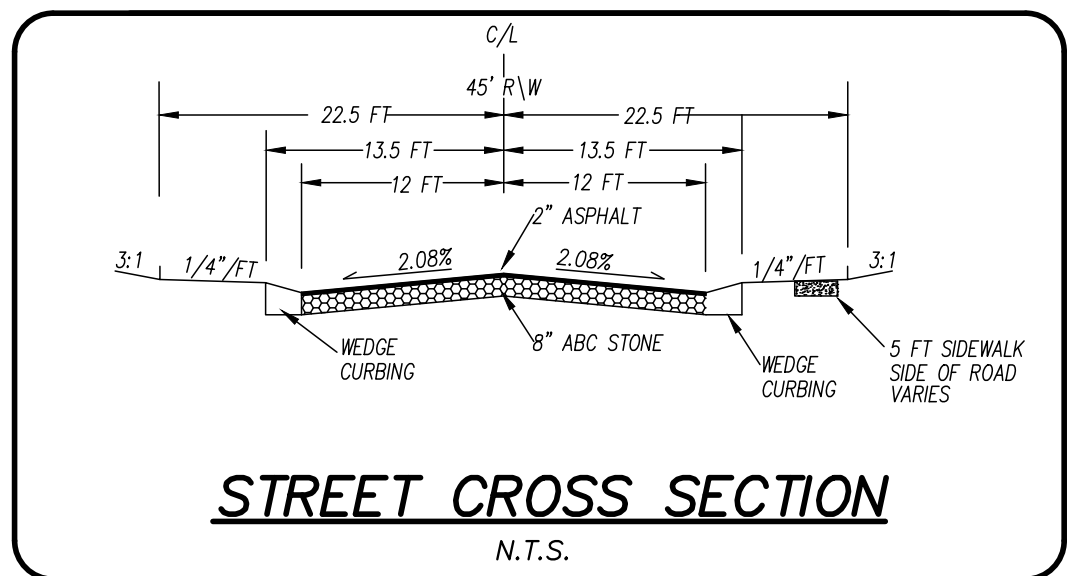
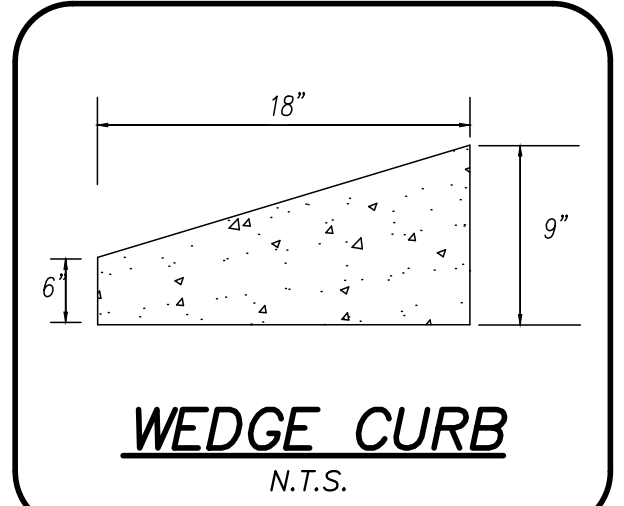
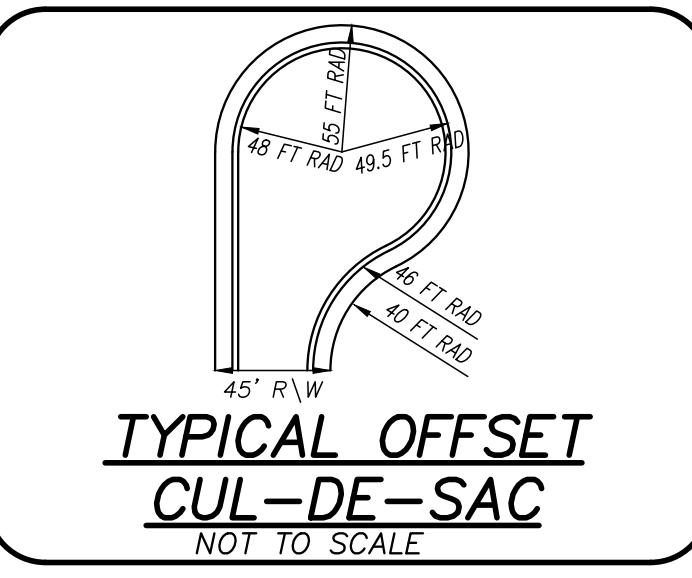


LEGEND

- EXISTING BOUNDARY
- CENTERLINE OF RIGHT OF WAY
- CONTOUR LINE & ELEVATION
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- PROP STORM DRAIN
- PROP FIRE HYDRANT
- PROP GATE VALVE
- PROP WATER METER
- PROP SANITARY SEWER & MANHOLE
- PROP WATER MAIN
- PASSIVE RECREATION SPACE
- ACTIVE RECREATION SPACE



- NOTES:**
1. SITE AREA = 500,567 SF or 11.49 AC.±
 2. SITE ZONING = R-10 (3.3 UNITS PER ACRE) PERFORMANCE DEVELOPMENT
 3. TOTAL NUMBER OF LOTS = 38 PROPOSED
 4. ALL LOTS ARE SUBJECT TO A 10 FT UTILITY EASEMENT ALONG ALL STREET RIGHT OF WAYS
 5. NEW HANOVER COUNTY PID'S# R03400-003-008-001, R03400-003-008-000, R03400-003-007-000
 6. ELEVATIONS ARE RELATIVE TO M.S.L. (N.A.V.D. '86)
 7. NO CONSTRUCTION SHALL COMMENCE UNTIL A PERMIT IS OBTAINED UNDER THE NORTH CAROLINA DEPARTMENT OF HEALTH, ENVIRONMENT AND NATURAL RESOURCES (SEDIMENTATION POLLUTION CONTROL ACT OF 1973).
 8. STORMWATER MANAGEMENT TO MEET NEW HANOVER COUNTY PRE/POST DEVELOPMENT REQUIREMENTS FOR THE 2-YR, 10-YR, AND 25-YR STORMS. PROJECT TO MEET STATE DENR DMO STORMWATER MANAGEMENT HIGH DENSITY REQUIREMENTS.
 9. CFPWA WATER.
 10. CFPWA SEWER.
 11. PRELIMINARY - NOT FOR RECORDATION, CONVEYANCES OR SALES.
 12. AREAS OCCUPIED BY STRUCTURES (STREET R.O.W.) = 1.76 AC±
 13. WATER & SEWER TO BE INSTALLED IN ACCORDANCE WITH N.C.D.O.T. POLICY AND PROCEDURES FOR ALL UTILITIES ON HIGHWAY RIGHT OF WAYS.
 14. DRAINAGE EASEMENTS AND DRAINAGE INFRASTRUCTURE ARE SUBJECT TO REVISION/RELOCATION AS A RESULT OF FUTURE STATE AND COUNTY CONSTRUCTION PLAN APPROVALS.
 15. STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH NEW HANOVER COUNTY REGULATIONS.
 16. TYPE HOUSING = SINGLE FAMILY APPROX. # BEDROOMS = 114
 17. PARK AREA REQUIRED = 38 LOTS X 0.03 = 1.14 AC. REQ'D ACTIVE PARK AREA = 0.57 AC. REQ'D / 0.65 AC. PROPOSED PASSIVE PARK AREA = 0.57 AC. REQ'D / 1.62 AC. PROPOSED
 18. NO SIGNIFICANT TREES (2\"/>



I (we) the developers of CANE GARDEN VILLAGE subdivision in the unincorporated area of New Hanover County understand that the roads in said subdivision are designated private. I understand that ownership and maintenance of the roads will be the responsibility of the developer until such time that the developer designates the responsibility to the property owners' association. Responsibilities must be accepted by the homeowners association as specified in the homeowner covenants for said subdivision. The private road in said subdivision are to be constructed in accordance with Section 52-4 of the New Hanover County Subdivision Ordinance and all applicable County Codes which includes the design, installation, inspection and approval by a licensed Professional Engineer (PE) recognized in the State of NC prior to final plat approval for all or a portion of the subdivision. If all or a portion of the road infrastructure system within the subdivision is bonded through a surety, performance bond or cash escrow, no bond shall be released until all road construction improvements are complete and certified by the Professional Engineer.

It shall be disclosed to the prospective buyer of a lot or lots within the subdivision that road maintenance shall run through the property owners association in perpetuity after acceptance from the developer until such time that the roads are re-platted as publicly designated roads and taken over for maintenance through the NCDOT or appropriate governing authority.

Developers Name _____ Date _____

CSD ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

PRELIMINARY PLAN for
CANE GARDEN VILLAGE
PRELIMINARY PLAN for
CANE GARDEN VILLAGE

PRELIMINARY PLAN for
CANE GARDEN VILLAGE
LOCATED IN HARNETT TOWNSHIP
NEW HANOVER COUNTY, NORTH CAROLINA
OWNER: BAKER STEVENS INVESTMENTS, LLC
919 LEE'S CUT
WRIGHTSVILLE BEACH, NC 28480

PRELIMINARY

REV. NO.	BY	DATE	REMARKS

DATE: 2-20-17
HORZ. SCALE: 1" = 60'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 16-0375

