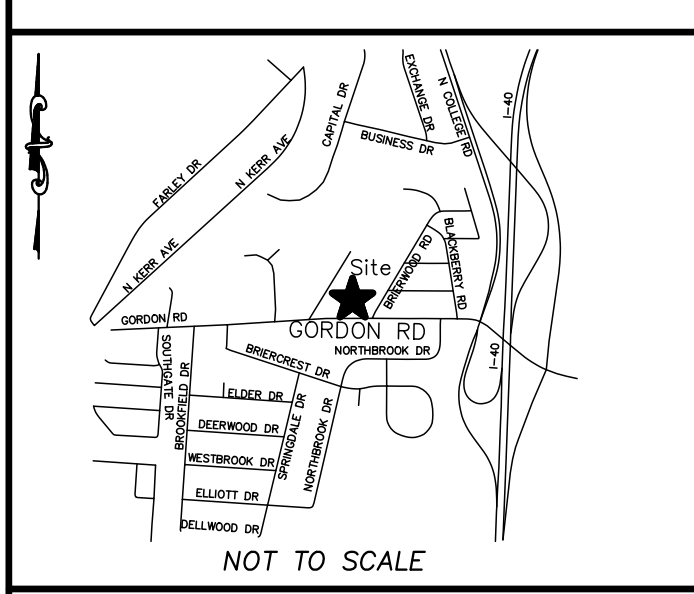
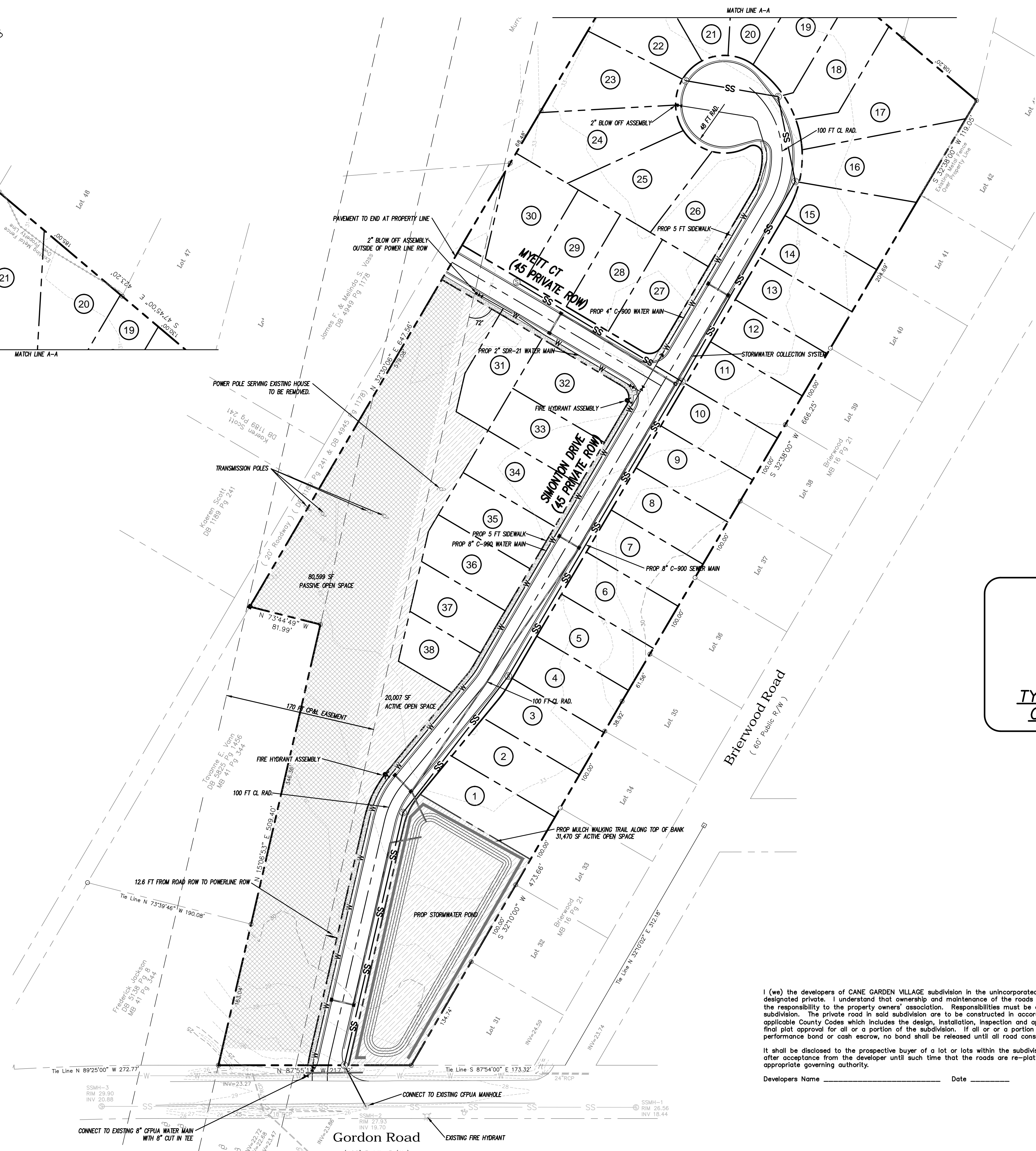


LOCATION MAP

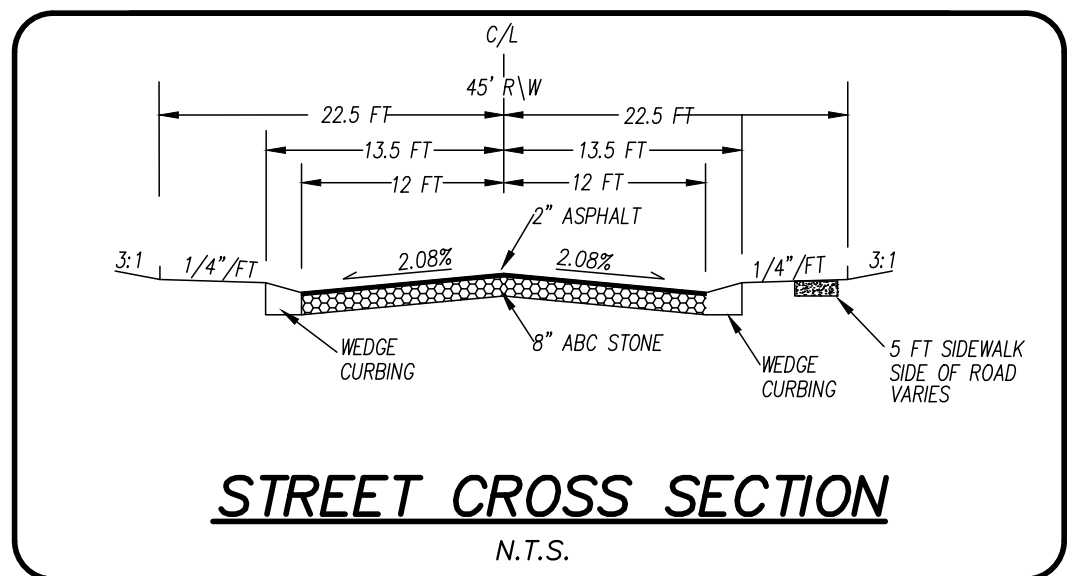
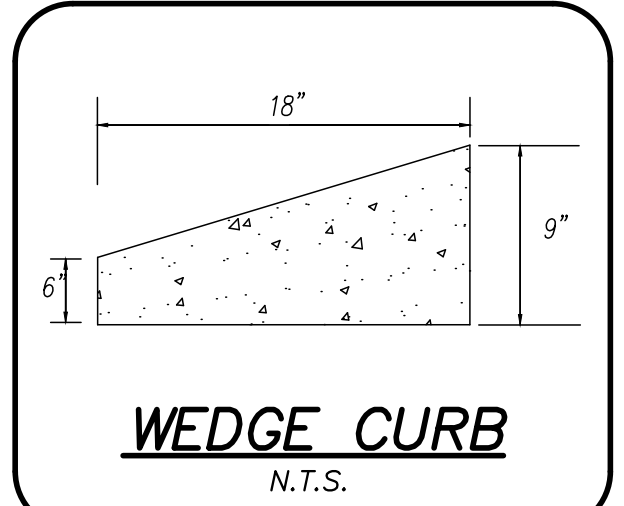
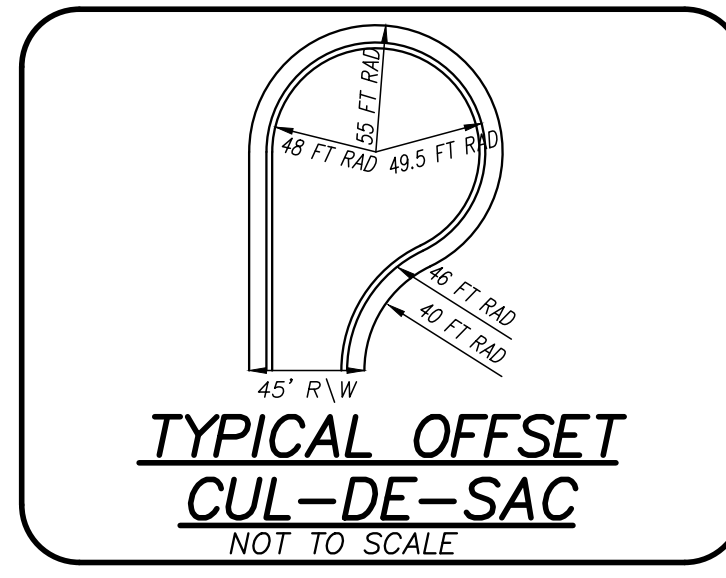


LEGEND

- 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
- W --- PROP WATER MAIN
- PASSIVE RECREATION SPACE
- ACTIVE RECREATION SPACE



- NOTES:**
- SITE AREA = 500,567 SF or 11.49 AC±
 - SITE ZONING = R-10 (3.3 UNITS PER ACRE) PERFORMANCE DEVELOPMENT
 - TOTAL NUMBER OF LOTS = 38 PROPOSED
 - ALL LOTS ARE SUBJECT TO A 10 FT UTILITY EASEMENT ALONG ALL STREET RIGHT OF WAYS
 - NEW HANOVER COUNTY PID'S# R03400-003-008-001, R03400-003-008-000 R03400-003-007-000
 - ELEVATIONS ARE RELATIVE TO M.S.L. (N.A.V.D. '88)
 - 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).
 - 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.
 - CPWA WATER.
 - CPWA SEWER
 - PRELIMINARY - NOT FOR RECORDATION, CONVEYANCES OR SALES.
 - AREAS OCCUPIED BY STRUCTURES (STREET R.O.W.) = 1.76 AC±
 - WATER & SEWER TO BE INSTALLED IN ACCORDANCE WITH N.C.D.O.T. POLICY AND PROCEDURES FOR ALL UTILITIES ON HIGHWAY RIGHT OF WAYS.
 - DRAINAGE EASEMENTS AND DRAINAGE INFRASTRUCTURE ARE SUBJECT TO REVISION/RELOCATION AS A RESULT OF FUTURE STATE AND COUNTY CONSTRUCTION PLAN APPROVALS.
 - STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH NEW HANOVER COUNTY REGULATIONS.
 - TYPE HOUSING = SINGLE FAMILY APPROX. # BEDROOMS = 114
 - PARK AREA REQUIRED = 38 LOTS X 0.03 = 1.14 AC. REQ'D ACTIVE PARK AREA = 0.57 AC. REQ'D / 1.18 AC. PROPOSED PASSIVE PARK AREA = 0.57 AC. REQ'D / 1.85 AC. PROPOSED
 - NO SIGNIFICANT TREES (2" OR ABOVE) OR FLOWERING TREES (8" OR ABOVE) WERE OBSERVED WITHIN STREET RIGHT-OF-WAYS.
 - ALL OPEN SPACE TO BE DEDICATED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - THIS SITE IS LOCATED WITHIN ZONE "2" ACCORDING TO FEMA FIRM "COMMUNITY PANEL NUMBER 37203 1400A, EFFECTIVE DATE 4/3/06.
 - ALL SEWER TO BE 8".
 - TOPOGRAPHY AND BOUNDARY SURVEY PERFORMED BY TALBOT LAND SURVEYING, PC
 - HOUSES WILL TYPICALLY BE THREE BEDROOM STRUCTURES.
 - PARKING WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE.
 - NO PARKING ALLOWED ON THE STREETS
 - NO SPEED CALMING DEVICES TO BE INSTALLED ON STREETS.
 - ALL DRAINAGE EASEMENTS TO BE MAINTAINED BY DEVELOPER / HOA.
 - NO JURISDICTIONAL WETLANDS LOCATED ONSITE.
 - CAMA LAND CLASSIFICATION = TRANSITION
 - NO CLASS IV SOILS ONSITE



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 _____



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

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

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.	DATE	REMARKS
1	1	3-17-17	REVISED PER DAME ENERGY COMMENTS
2	1	3-13-17	REVISED PER AGENCY COMMENTS

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

