PROPERTY BOUNDARY CURVE TABLE

CURVE TABLE						
CURVE	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	S 24°54'29" W	83.46'	4°33'19"	41.76'	1050.00'	83.48'
C2	S 34°55'20" W	282.70'	15°28'23"	142.65'	1050.00'	283.56'

GENERAL NOTES:

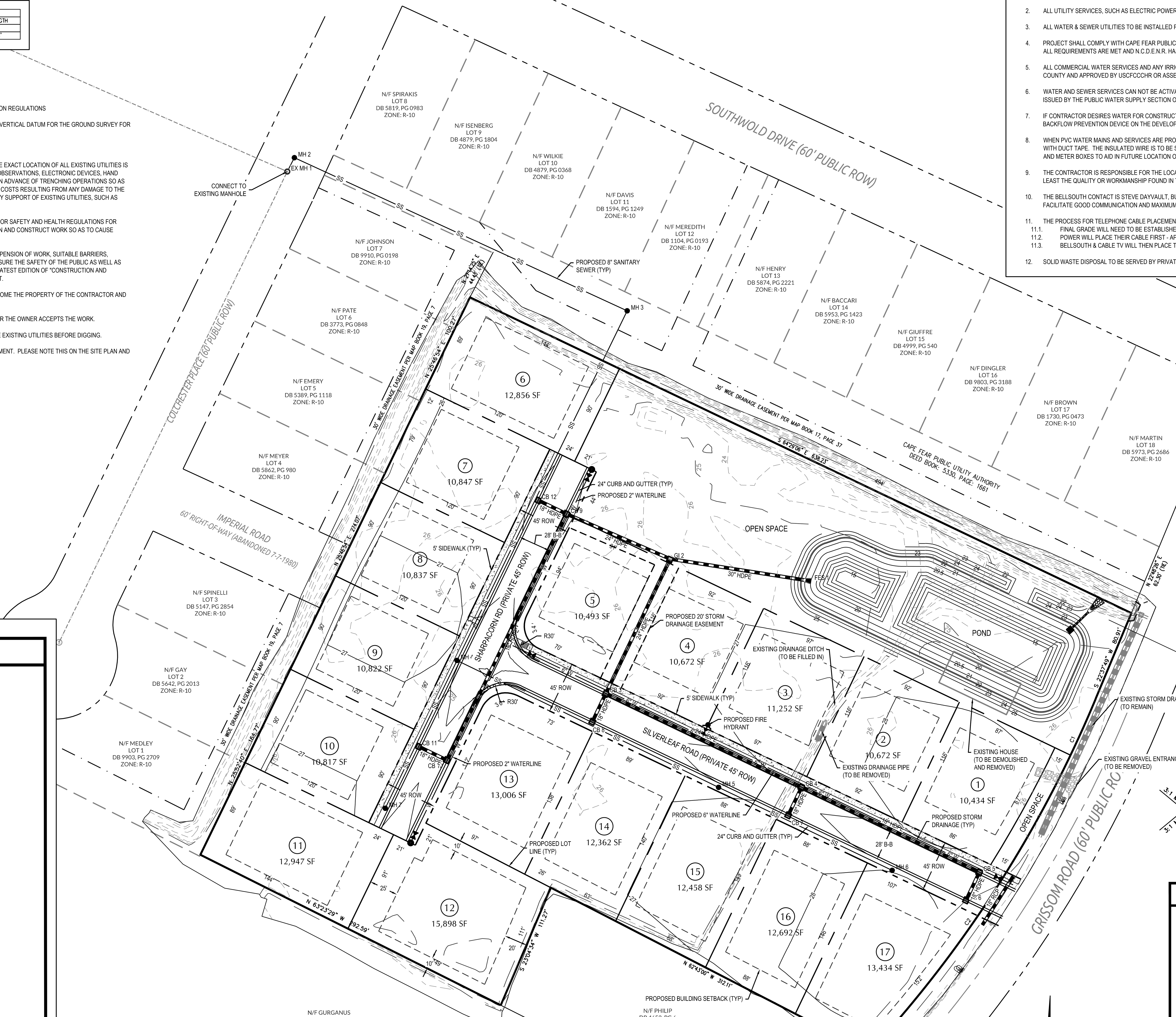
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH NEW HANOVER COUNTY ZONING ORDINANCE AND SUBDIVISION REGULATIONS
2. THE BOUNDARY, TOPOGRAPHY AND UTILITIES SURVEY HAVE BEEN PROVIDED BY ATLANTIC COAST SURVEY. THE VERTICAL DATUM FOR THE GROUND SURVEY FOR THIS PROJECT IS NAVD 88. CONTRACTOR TO VERIFY ALL ELEVATIONS IN THE FIELD.
3. THE TREE SURVEY HAS BEEN PROVIDED BY ATLANTIC COAST SURVEY, LLC.
4. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC.
5. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC.
6. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE DOT.
7. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
8. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
9. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
10. IF THESE UNITS ARE SOLD AT ANY POINT, THE BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT. PLEASE NOTE THIS ON THE SITE PLAN AND ADVISE THE PROPERTY OWNER OF THIS REQUIREMENT.
11. THIS PROPERTY IS NOT WITHIN ANY FLOOD HAZARD AREA AS EVIDENCED ON N.C. FLOOD MAP 3701683134J.
12. THERE IS NO EVIDENCE OF JURISDICTIONAL WETLANDS ON SITE.
13. THERE IS NO EVIDENCE OF ENDANGERED SPECIES OR HABITAT ISSUES ON THE SITE.
14. THERE ARE CONSERVATION RESOURCE AREAS AFFECTING THIS PROPERTY.

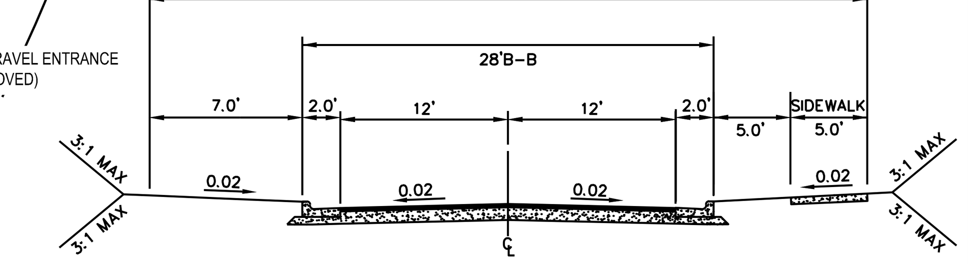
STORMWATER MANAGEMENT NOTES:

1. STORMWATER MANAGEMENT WILL MEET COUNTY AND STATE REQUIREMENTS.
2. SITE DRAINAGE FLOWS TO INTRACOASTAL WATERWAY WITHIN THE WHITE OAK RIVER BASIN CLASS SA WATERS.

UTILITY NOTES:

1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM PUBLIC SYSTEMS. WATER SERVICE AND SANITARY SEWER SERVICE WILL BE PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.
2. ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS, AND TELEPHONE SHALL BE INSTALLED UNDERGROUND.
3. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPUA TECHNICAL SPECIFICATIONS & STANDARDS.
4. PROJECT SHALL COMPLY WITH CAPE FEAR PUBLIC UTILITY AUTHORITY CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 332-6560 FOR INFORMATION.
5. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY C.F.P.U.A. WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE COUNTY AND APPROVED BY USCFCCCHR OR ASSE. CALL 332-6560 FOR INFORMATION.
6. WATER AND SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDENR, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF N.C.D.E.N.R.
7. IF CONTRACTOR DESIRES 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.
8. WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THIS WIRE IS TO BE ACCESSIBLE IN ALL VALVE AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
10. THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
11. THE PROCESS FOR TELEPHONE CABLE PLACEMENT:
    - 11.1. FINAL GRADE WILL NEED TO BE ESTABLISHED.
    - 11.2. POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP.
    - 11.3. BELLSOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
12. SOLID WASTE DISPOSAL TO BE SERVED BY PRIVATELY CONTRACTED DUMPSTER PICKUP.

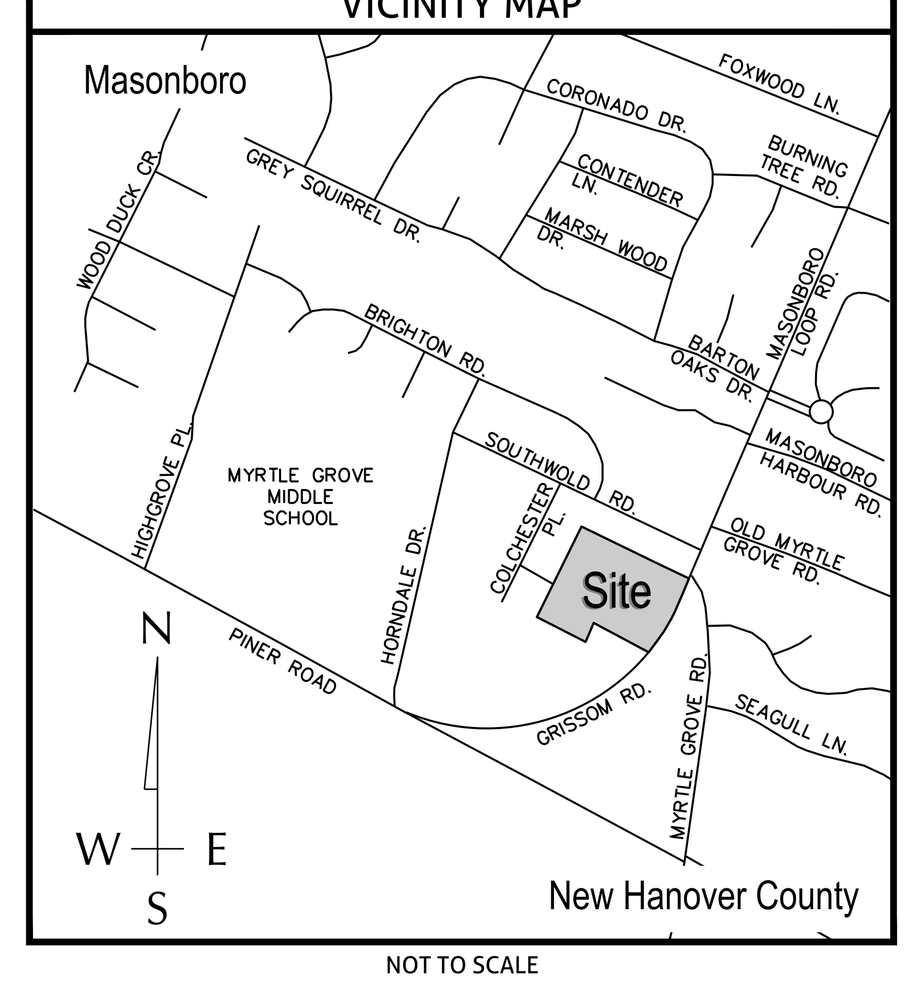




TYPICAL STREET SECTION

MINIMUM PAVEMENT DESIGN
2" S-9.5 B
6" A.B.C.

VICINITY MAP



NOT TO SCALE

SITE DEVELOPMENT DATA

GENERAL NOTES:

OWNER: ATLANTIC LAND PARTNERS
ADDRESS: 2030 EASTWOOD ROAD, SUITE 5
WILMINGTON, NC 28403
PHONE: (910) 679-8638
ATTN: JORDY RAWL

NEW HANOVER COUNTY PARCEL NOS.:
R07612-001-002-000
R07612-001-002-001

ALT ID NOS.:
313416.92.2632.000
313416.92.5750.000

TOTAL TRACT AREA: 7.07 AC.±
ZONING DISTRICT: R-15
LAND CLASSIFICATION: PERFORMANCE RESIDENTIAL

DEVELOPMENT DATA:

AREA OF LOTS - 4.78 AC.±
AREA OF R/W - 0.78 AC.±
REC. AREA ACTIVE/PASSIVE - 0.60 AC.±
POND AREA - 0.91
TOTAL TRACT AREA - 7.07 AC.

PERMITTED DENSITY -
7.07 AC. @ 2.5 UNITS/AC. (R-15 - PERFORMANCE RESIDENTIAL)
TOTAL UNITS PERMITTED - 17
TOTAL LOTS PROPOSED - 17

OVERALL DENSITY - 2.41 UNITS/AC.
AVERAGE LOT SIZE - 12,146 S.F.
TOTAL LINEAR FEET IN ROADS - 871 L.F.
TOTAL ROAD SURFACES - 20,904 S.F.
RECREATION SPACE - 17 LOTS @ .03 AC./UNIT = 0.51 AC. REQUIRED
ACTIVE RECREATION AREA - 26,536 S.F. = 0.61 AC.
PASSIVE RECREATION AREA - 39,592 S.F. = 0.91 AC.
TOTAL RECREATION AREA - 1.51 AC.

BUILDING SETBACKS:

FRONT - 25 FT
SIDES - 10 FT
REAR - 20 FT

COORDINATION NOTES:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL WORK IS TO BE IN ACCORDANCE WITH CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
4. ANY TIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.
5. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE NEW HANOVER COUNTY INSPECTOR AND NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE MEETING. AT A MINIMUM; THE CONTRACTOR, COUNTY INSPECTOR, AND ENGINEER SHALL ATTEND THIS MEETING.
6. CONTRACTOR TO COORDINATE WITH TRAFFIC ENGINEERING FOR THE REMOVAL AND STORAGE OF ANY TRAFFIC EQUIPMENT OR SIGNS DURING DEMOLITION, CONSTRUCTION, AND OPENING OF THIS DEVELOPMENT.
7. CONTRACTOR TO COORDINATE WITH THE NEW HANOVER COUNTY ABOUT ANY EQUIPMENT REMOVED, RELOCATED, OR DEMOLISHED DURING THE DEMOLITION, CONSTRUCTION AND OPENING OF THIS DEVELOPMENT.
8. CONTRACTOR TO COORDINATE DIRECTLY WITH ENGINEERING TO DETERMINE IF ANY DRIVEWAY PERMITS/REVISIONS/REVIEW PROCESSES ARE REQUIRED.
9. CONTRACTOR TO COORDINATE WITH TRAFFIC ENGINEERING AT TRAFFIC PLAN FOR THE CLOSURE OF STREETS, SIDEWALKS, OR DRIVEWAYS AND IMPLEMENTATIONS OF THE VEHICLE AND PEDESTRIAN TRAFFIC PLAN TO BE USED FOR THE DURATION OF THIS PROJECT. THE PLAN MUST INCLUDE LOCATIONS OF SIDEWALKS AND CROSSWALKS THAT WILL BE CLOSED, AS WELL AS, LOCATION OF CONSTRUCTION FENCING, AND PROTECTION AREAS.
10. A TEMPORARY DETOUR AND CLOSURE PLAN WILL NEED TO BE FILED WITH NHC 911 FOR THE CLOSURE OF ANY PUBLIC STREETS.

WithersRavenel
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MYRTLE OAKS SUBDIVISION

NEW HANOVER COUNTY, NC

PRELIMINARY PLAT

Job No. 03160600.00	Drawn By AEW
Date 05/02/2017	Designer JSB

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL JOSEPH S. BOYD

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

Revisions

W:\16\16-0600\160600-Grissom Rd Subdivision\CAD\Const Drawings_Archive\Preliminary Plat.dwg- Tuesday, May 09, 2017 2:29:37 PM - WHITE, ALEX