

TYPICAL 45' ROW PRIVATE STREET X-SECTION NTS (w/ No Curb & Gutter)

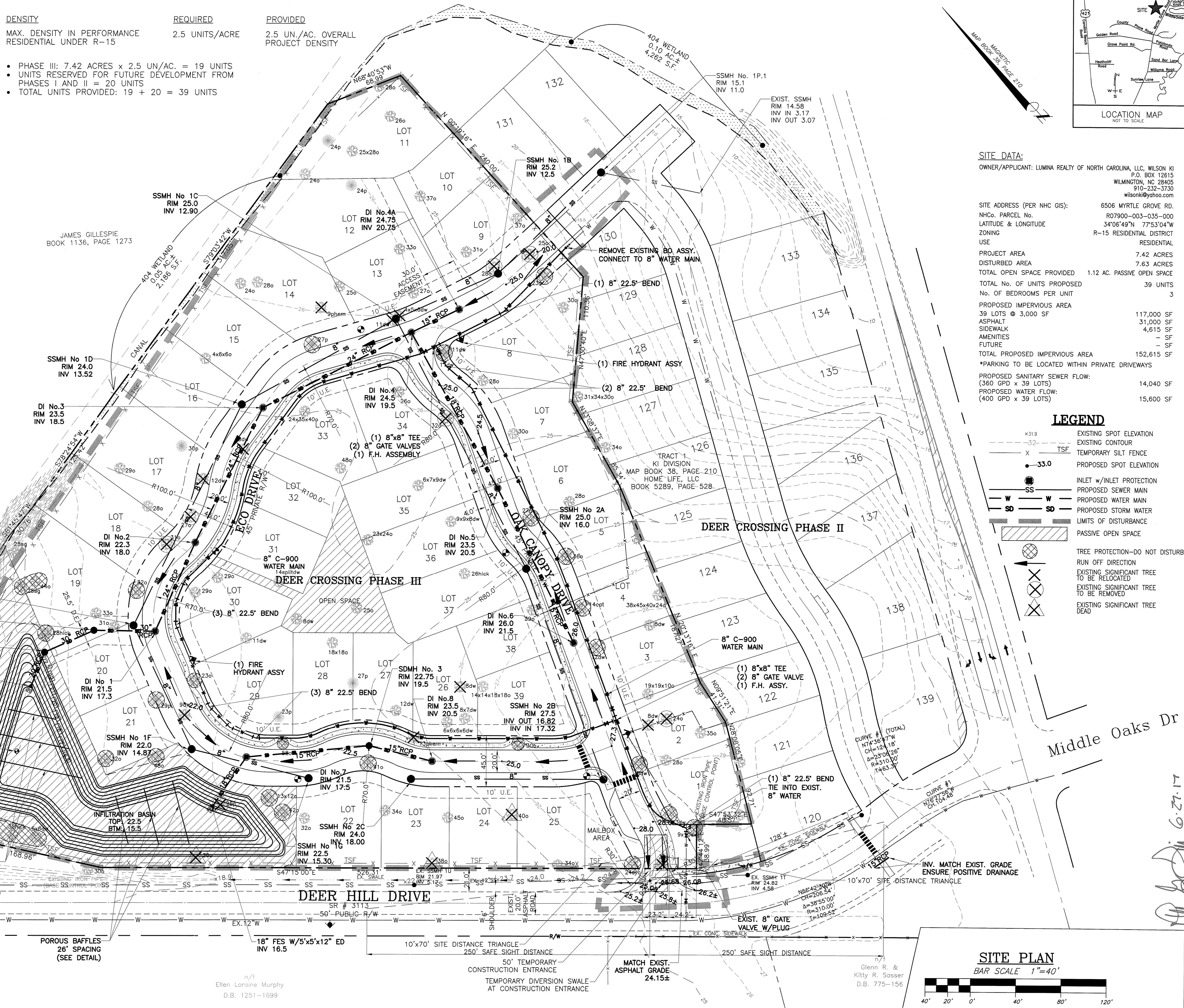
DENSITY	REQUIRED	PROVIDED
MAX. DENSITY IN PERFORMANCE RESIDENTIAL UNDER R-15	2.5 UNITS/ACRE	2.5 UN./AC. OVERALL PROJECT DENSITY

- PHASE III: 7.42 ACRES x 2.5 UN/AC. = 19 UNITS
- UNITS RESERVED FOR FUTURE DEVELOPMENT FROM PHASES I AND II = 20 UNITS
- TOTAL UNITS PROVIDED: 19 + 20 = 39 UNITS

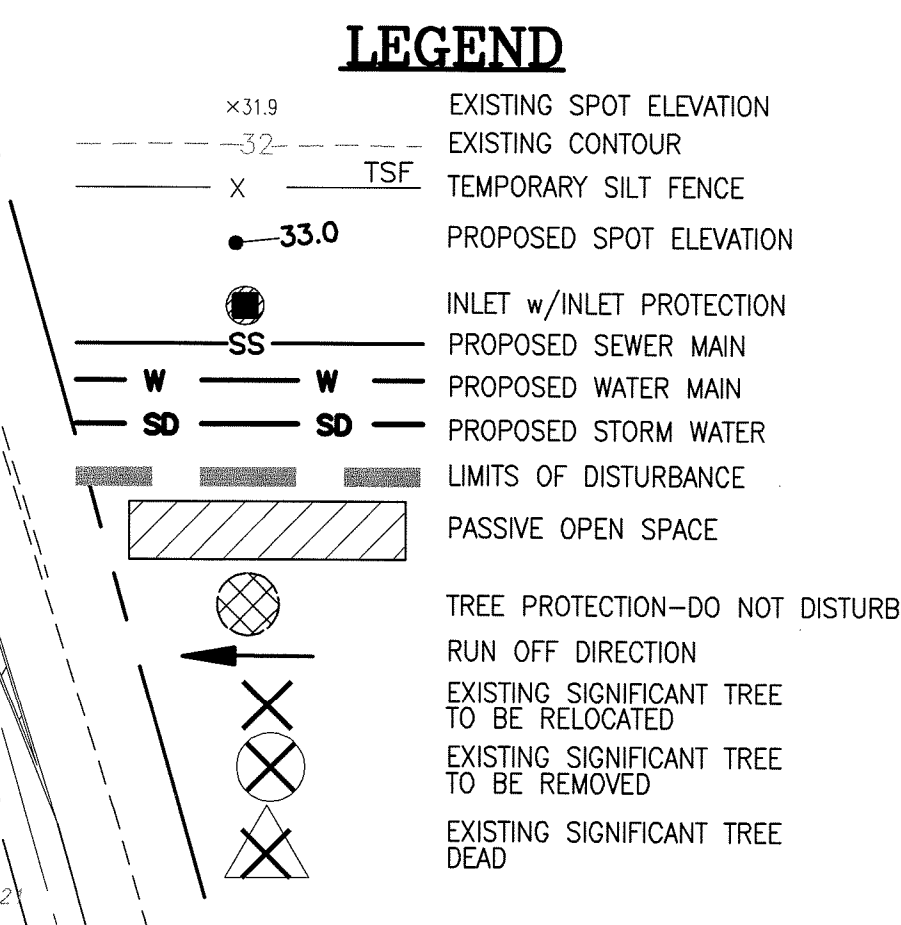
- GENERAL NOTES**
1. SITE BOUNDARY, ADJACENT PROPERTY LINES, WETLAND INFORMATION, AND EXISTING TREES TAKEN FROM SURVEY PROVIDED BY ARNOLD W. CARSON, P.L.S.
 2. SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE.
 3. SITE IS NOT LOCATED WITHIN A CONSERVATION OVERLAY DISTRICT.
 4. STREET LIGHT LOCATIONS TO BE DETERMINED IN FIELD AS NECESSARY TO ACCOMMODATE EXISTING TREES.
 5. ROADS ARE PRIVATE.
 6. ALL IMPERVIOUS AREAS ARE TO DRAIN TO THE ENGINEERED STORM DRAINAGE SYSTEM.
 7. CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.
 8. 10' UTILITY EASEMENT ALONG ALL STREET FRONTAGE.
 9. NO PARKING, OBSTRUCTIONS, TRAFFIC CALMING DEVICES, OR GATES WILL BE ALLOWED WITHIN THE RIGHT-OF-WAY.

Certificate of Disclosure: PRIVATE ROADS
 I (we) the developers of DEER CROSSING III subdivision located 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 roads 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 North Carolina 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 publically designated roads and taken over for maintenance through the North Carolina Department of Transportation (NCDOT) or appropriate governing authority.

Developer's Name LUMINA REALTY OF NORTH CAROLINA, LLC; WILSON KI
 Date 01/13/2017



SITE DATA:
 OWNER/APPLICANT: LUMINA REALTY OF NORTH CAROLINA, LLC, WILSON KI P.O. BOX 12615 WILMINGTON, NC 28405 910-232-3730 wilsonki@yahoo.com
 SITE ADDRESS (PER NHC GIS): 6506 MYRTLE GROVE RD.
 NHC. PARCEL No. R07900-003-035-000
 LATITUDE & LONGITUDE 34°06'49"N 77°53'04"W
 ZONING R-15 RESIDENTIAL DISTRICT USE RESIDENTIAL
 PROJECT AREA 7.42 ACRES
 DISTURBED AREA 7.63 ACRES
 TOTAL OPEN SPACE PROVIDED 1.12 AC. PASSIVE OPEN SPACE
 TOTAL No. OF UNITS PROPOSED 39 UNITS
 No. OF BEDROOMS PER UNIT 3
 PROPOSED IMPERVIOUS AREA 117,000 SF
 ASPHALT @ 3,000 SF 31,000 SF
 SIDEWALK 4,615 SF
 AMENITIES - SF
 FUTURE - SF
 TOTAL PROPOSED IMPERVIOUS AREA 152,615 SF
 *PARKING TO BE LOCATED WITHIN PRIVATE DRIVEWAYS
 PROPOSED SANITARY SEWER FLOW: (360 GPD x 39 LOTS) 14,040 SF
 PROPOSED WATER FLOW: (400 GPD x 39 LOTS) 15,600 SF

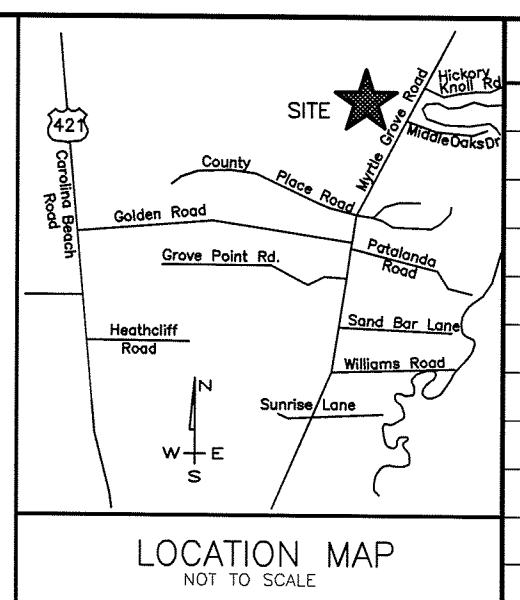


SITE PLAN
 BAR SCALE 1"=40'

DATE 06-27-17
 DESIGN PGT
 DRAWN EJW

Glenn R. & Kitty R. Sasser
 D.B. 775-156

REVISIONS			
No.	Date	Description	By



TRC PLAN PERFORMANCE RESIDENTIAL
DEER CROSSING III
 WILMINGTON, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
 419 Chestnut Street
 Wilmington, North Carolina 28401
 Phone 910-763-5100
 Fax 910-763-5631

DATE 06-27-17
 DESIGN PGT
 DRAWN EJW

C1
 SHEET 1 OF 1
 12042