

**SITE INFORMATION**  
OWNER: ESTON C. BRINKLEY, JR.  
PROJECT ADDRESS: 8971 STEPHENS CHURCH RD WILMINGTON, NC 28411  
CURRENT ZONING: R-15 PERFORMANCE RESIDENTIAL  
PROPOSED ZONING: R-15 PERFORMANCE RESIDENTIAL  
RECORDED DEED BOOK: DB 2724 PG 228  
RECORDED DEED PLAT: PL 1000 PG 1000  
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL (3 BEDROOM) COMPREHENSIVE LAND USE:  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL (3 BEDROOM) COMPREHENSIVE LAND USE:

**SITE DATA**  
AVERAGE SINGLE FAMILY LOT SIZE: 60' X 120'  
MAX BUILDING HEIGHT: 35'  
TOTAL UNITS: 42 DWELLING UNITS  
EXISTING WETLANDS: 1.56 AC  
DENSITY: 2.500/AC

**DIMENSION STANDARDS**  
PERFORMANCE RESIDENTIAL DIMENSION STANDARDS  
99.11.2.1 BUILDINGS ON THE PERIPHERY OF A PERFORMANCE RESIDENTIAL DEVELOPMENT SHALL SETBACK NO LESS THAN TWENTY (20) FEET FROM THE ADJOINING PROPERTY LINE. (6/18/88)

**OPEN SPACE CALCULATIONS**  
REQUIRED (0.03 X 42 LOTS): 1.26 AC  
1.56 AC  
0.63 AC ACTIVE OPEN SPACE  
0.63 AC PASSIVE OPEN SPACE  
± 2.11 AC TOTAL OPEN SPACE  
± 0.94 AC PASSIVE OPEN SPACE

**ASSOCIATION MAINTENANCE**  
ALL BUFFERS, DRAINAGE AREAS AND PASSIVE/ACTIVE OPEN SPACE AND AREAS NOT DESIGNATED AS LOT AREA SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**ROADS**  
1. ALL STREETS SHALL BE PRIVATE AND CONSTRUCTED TO NCDOT STANDARDS AND INSPECTED AND CERTIFIED BY ENGINEER TO VERIFY THEY WERE BUILT TO NCDOT STANDARDS  
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH ADA  
3. STREET NAMES TO BE VERIFIED BY E911 PRIOR TO RECOGNITION OF SINGLE FAMILY LOTS  
4. CONNECTIVITY RATIO REQUIRED: 1.40 PROVIDED: 1.75

**UTILITIES**  
1. ALL WATER UTILITIES WILL BE COORDINATED WITH CPWA  
2. PRIVATE SEWER MAINS SHALL BE INSTALLED BY ENGINEER AND CONNECTION TO CPWA EXISTING SEWER COORDINATED DURING PERMITTING PROCESS  
3. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND LOCAL STORMWATER STANDARDS  
4. VERTICAL OBSTRUCTIONS, FENCES, WALLS, ETC. ARE NOT ALLOWED  
5. UTILITIES SHALL BE MAINTAINED AS PER SECTION 52.9 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE.

**TRAFFIC**  
1. PROPOSED SUBDIVISION DOES NOT REQUIRE TRAFFIC IMPROVEMENTS. SEE TRIP GENERATION TABLE PROVIDED THIS SHEET.

**LANDSCAPE**  
1. LANDSCAPE PLAN WILL COMPLY WITH NEW HANOVER COUNTY ORDINANCES AND AS NECESSARY.  
2. EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.  
3. REMOVAL OF EXISTING VEGETATION SHALL PERTAIN TO NECESSARY AND ESSENTIAL SITE IMPROVEMENTS CONCERNING DEVELOPMENT.  
4. EXISTING VEGETATION SHALL BE MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.  
5. FOOT BUFFER STRIP ALONG THE PERIMETER SHALL NOT BE REMOVED FROM A TWENTY (20) FOOT BUFFER STRIP SURROUNDED BY RESIDENTIALLY ZONED PROPERTY AND DOES NOT REQUIRE ADDITIONAL BUFFERING.

**SURVEY NOTE:** ALL BOUNDARY SURVEY COMPLETED BY ROBT CITY LAND SURVEYING, P.L.C. AND SEALED BY STEVEN L. BLUE, P.L.S. ON MARCH 22, 2017.

**LAND DISTURBANCE NOTE:** STATE PERMITS WILL HAVE TO BE SECURED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

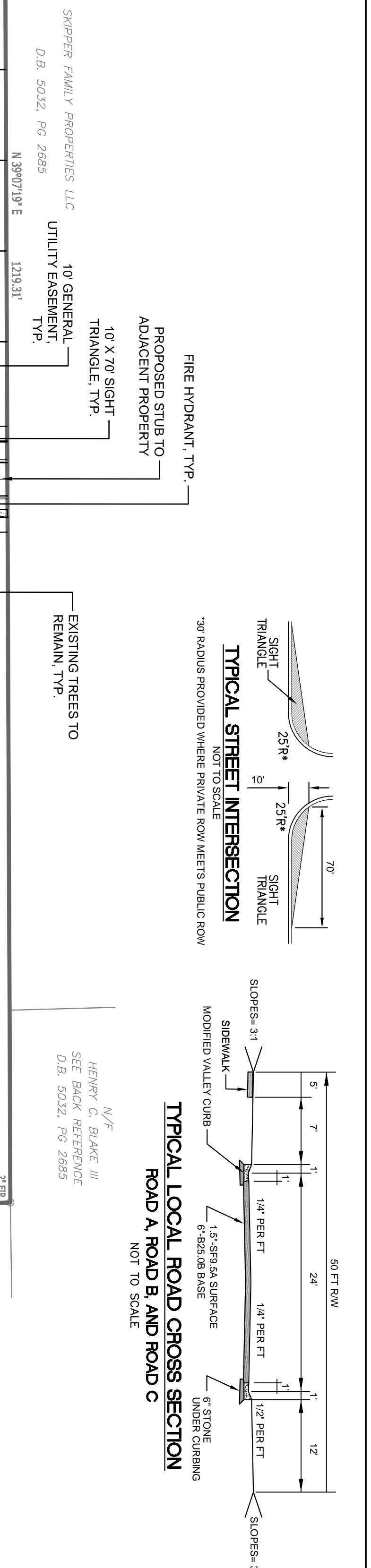
**FEMA NOTE:** ALL LOTS EXIST WITHIN FLOOD ZONE X. AS SHOWN BY FEMA FLOOD PANEL 3720328000 WITH AN EFFECTIVE DATE OF APRIL 3, 2006 AND PANEL 3720327000K WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

**LEGEND**

- PROPERTY LINE
- WETLANDS
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- SETBACK
- PROPOSED UTILITY EASEMENT
- CURVE RADIUS
- WATERLINE
- SEWER LINE
- FIRE HYDRANT

**TRIP GENERATION CALCULATIONS - PRELIMINARY**

Use	Land Use Code	Residential
Number of Dwelling Units	210	42
Weekday: Ln(T) = 0.92Ln(X) + 2.71	T = 468	AVG. VTE
Weekday Peak AM: T = 0.70(X) + 9.43	T = 39	AVG. VTE
Weekday Peak PM: Ln(T) = 0.90Ln(X) + 0.53	T = 49	AVG. VTE



**PRIVATE ROADS CERTIFICATION**  
I, THE DEVELOPERS OF BRINKLEY TRACT SUBDIVISION LOCATED IN THE COUNTY OF NEW HANOVER, STATE OF NORTH CAROLINA, HEREBY CERTIFY THAT THE ROADS IN SAID SUBDIVISION ARE DESIGNATED PRIVATE AND 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 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 52.9 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE (NCDOT STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION) AND APPROVED BY A LICENSED ENGINEER (PE) RECOGNIZED IN THE STATE OF NORTH CAROLINA PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION. IF ALL SUCH CONDITIONS OF THE ROAD CONSTRUCTION SYSTEM WITHIN THE ROAD ARE NOT MET, THE DEVELOPERS WILL BE RESPONSIBLE FOR THE COST OF 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 ALL LOTS WITHIN A SUBDIVISION THAT ROAD MAINTENANCE SHALL RUN THROUGH THE PROPERTY OWNERS ASSOCIATION IN PERPETUITY AFTER ACCEPTANCE FROM THE DEVELOPER UNTIL SUCH TIME THAT THE DEVELOPER DESIGNATES THE RESPONSIBILITY TO 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 52.9 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE (NCDOT STANDARD SPECIFICATIONS FOR ROAD CONSTRUCTION) AND APPROVED BY A LICENSED ENGINEER (PE) RECOGNIZED IN THE STATE OF NORTH CAROLINA PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION. IF ALL SUCH CONDITIONS OF THE ROAD CONSTRUCTION SYSTEM WITHIN THE ROAD ARE NOT MET, THE DEVELOPERS WILL BE RESPONSIBLE FOR THE COST OF CASH ESCROW. NO BOND SHALL BE RELEASED UNTIL ALL ROAD CONSTRUCTION IMPROVEMENTS ARE COMPLETE AND CERTIFIED BY THE PROFESSIONAL ENGINEER.

ESTON C. BRINKLEY, JR.  
DATE: \_\_\_\_\_

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<b>PROJECT STATUS</b> CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: FINAL DESIGN: RELEASED FOR CONSTRUCTION:	<b>DRAWING INFORMATION</b> DATE: 7/26/17 SCALE: 1" = 60' DESIGNED: JCB DRAWN: JCB CHECKED: JCB	<b>CLIENT INFORMATION:</b>  ESTON C. BRINKLEY, JR. 8971 STEPHENS CHURCH RD. WILMINGTON, NC 28411	<b>REVISIONS:</b> _____ _____ _____
<b>PARAMOUNT ENGINEERING</b> 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846		<b>GRAPHIC SCALE</b> 0 30 60 120 240 SCALE: 1" = 60' SEAL: _____ PE: JCB: 17188 PE	