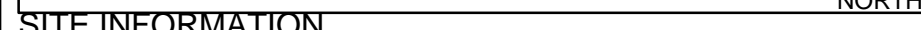


VICINITY MAP
SCALE: NTS



SITE INFORMATION

OWNER: ESTON C. BRINKLEY, JR.
8971 STEPHENS CHURCH RD
WILMINGTON, NC 28411

PROJECT ADDRESS: 8971 STEPHENS CHURCH RD
R02900-001-059-000

CURRENT ZONING: R-15

PROPOSED ZONING: R-15 PERFORMANCE RESIDENTIAL

TOTAL SITE AREA: 18.25 AC

RECORDED DEED BOOK: DB 2734, PG 239

CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION AREA

EXISTING LAND USE: UNDEVELOPED

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL (3 BEDROOM)

COMPREHENSIVE LAND USE: GENERAL RESIDENTIAL

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: 2.5 DU/AC

DIMENSION STANDARDS

PERFORMANCE RESIDENTIAL DISTRICT REQUIREMENTS

59.1.1-2.1 BUILDINGS ON THE PERIPHERY OF A PERFORMANCE RESIDENTIAL DEVELOPMENT SHALL SETBACK NO LESS THAN TWENTY (20) FEET FROM THE ADJOINING PROPERTY LINE. (6/16/06)

59.1.1-2.2 IN NO CASE SHALL ANY PART OF A DETACHED SINGLE-FAMILY DWELLING UNIT BE LOCATED CLOSER THAN TEN (10) FEET TO ANY PART OF ANY OTHER DETACHED SINGLE-FAMILY DWELLING; AND IN NO CASE SHALL ANY PART OF A MULTIPLE DWELLING UNIT BE LOCATED CLOSER THAN TWENTY (20) FEET TO ANY PART OF ANOTHER DWELLING UNIT. (6/16/02)

OPEN SPACE CALCULATIONS

REQUIRED (0.03 X 42 LOTS): 1.26 AC

0.63 AC ACTIVE OPEN SPACE

0.63 AC PASSIVE OPEN SPACE

PROVIDED: ± 2.11 AC

± 1.47 AC ACTIVE OPEN SPACE

± 0.64 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 HOMEOWNER'S ASSOCIATION.

ROADS

- ALL STREETS SHALL BE PRIVATE AND CONSTRUCTED TO NCDOT STANDARDS AND INSPECTED AND CERTIFIED BY ENGINEER TO VERIFY THEY WERE BUILT TO NCDOT STANDARDS.
- ALL SIDEWALKS WILL BE CONSTRUCTED IN COMPLIANCE WITH ADA REQUIREMENTS.
- STREET NAMES TO BE VERIFIED BY E-911 PRIOR TO RECORDATION OF SINGLE FAMILY LOTS.
- CONNECTIVITY RATIO REQUIRED: 1.40
PROVIDED: 1.75

UTILITIES

- ALL WATER UTILITIES WILL BE COORDINATED WITH CFPJA.
- PRIVATE LOW PRESSURE SEWER TO BE PROVIDED BY OWNER AND CONNECTION TO CFPJA EXISTING SEWER COORDINATED DURING PERMITTING PROCESS.
- STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND LOCAL STORMWATER STANDARDS.
- VERTICAL OBSTRUCTIONS, FENCES, WALLS, ETC. ARE NOT ALLOWED IN UTILITY/DRAINAGE EASEMENTS.
- STREET LIGHTS WILL BE PROVIDED AS PER SECTION 52-9 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE.

TRAFFIC

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

LANDSCAPE

- ALL LANDSCAPE WILL COMPLY WITH NEW HANOVER COUNTY ORDINANCES AND A LANDSCAPE PLAN WILL BE SUPPLIED AS PART OF THE PERMITTING DOCUMENTS AS NECESSARY.
- EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. REMOVAL OF EXISTING VEGETATION SHALL PERTAIN TO NECESSARY AND ESSENTIAL SITE IMPROVEMENTS CONCERNING DEVELOPMENT.
- EXISTING TREES GREATER THAN 8" DBH SHALL NOT BE REMOVED FROM A TWENTY FOOT BUFFER STRIP ALONG THE PERIMETER.
- THIS PROJECT IS SURROUNDED BY RESIDENTIALLY ZONED PROPERTY AND DOES NOT REQUIRE ADDITIONAL BUFFERING.

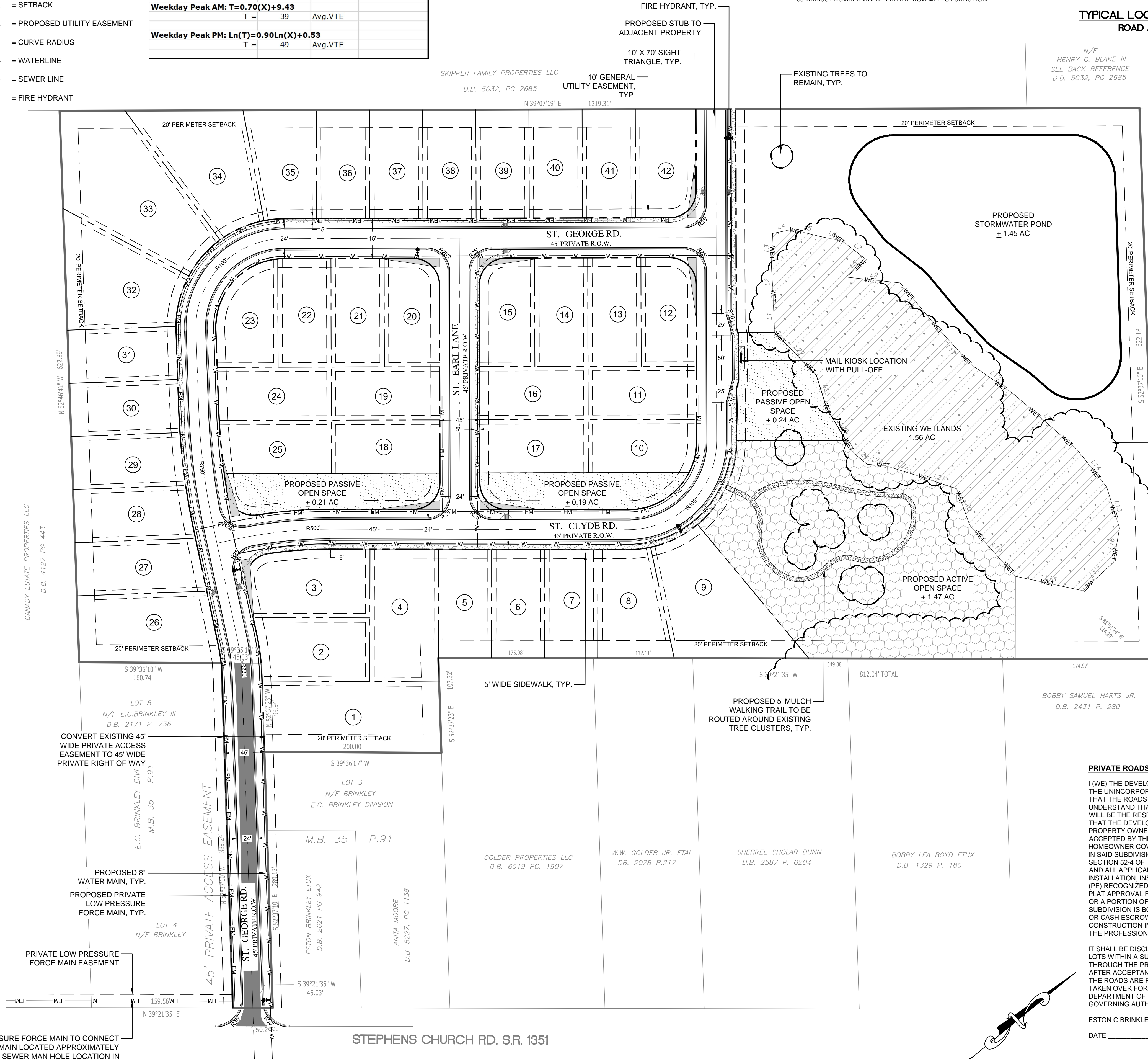
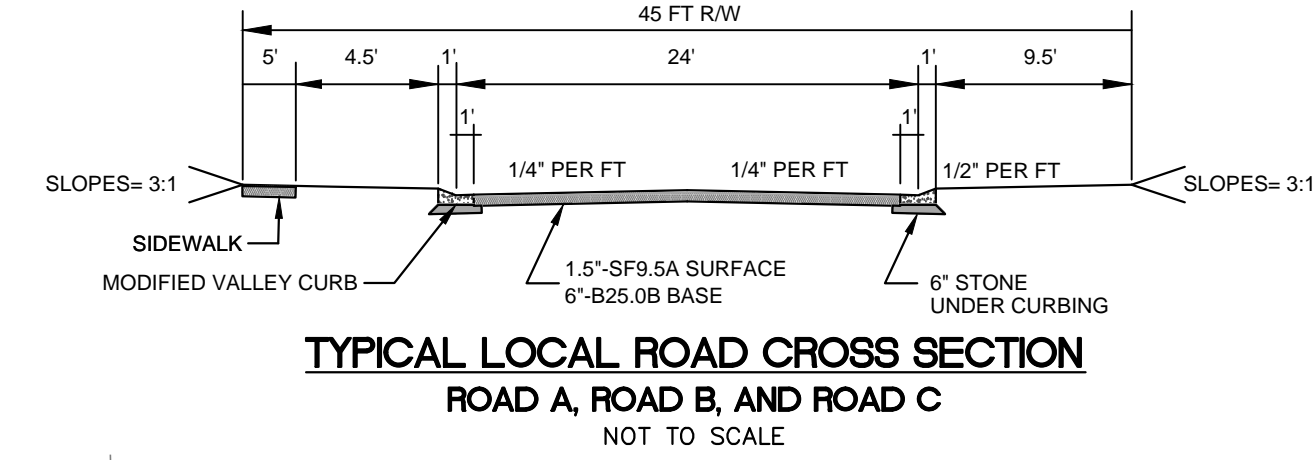
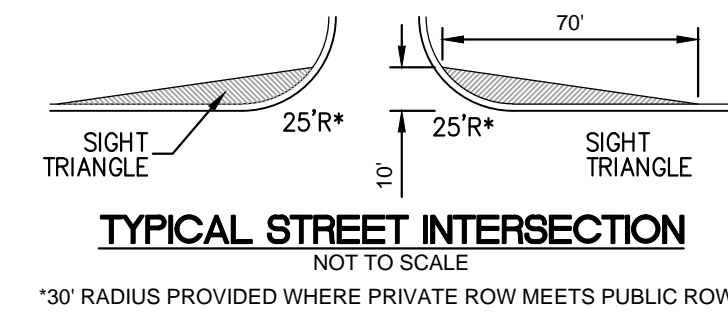
SURVEY NOTE:
TOPOGRAPHIC AND BOUNDARY SURVEY COMPLETED BY PORT CITY LAND SURVEYING, PLLC, AND SEALED BY STEVEN L. BUIE, PLS, ON MARCH 22, 2017.

LAND DISTURBANCE NOTE:
SITE EXCEEDS ONE ACRE IN DISTURBANCE, ALL 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 3720326000J WITH AN EFFECTIVE DATE OF APRIL 3, 2006 AND PANEL 3720327000K WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

TRIP GENERATION CALCULATIONS - PRELIMINARY

Use:	Residential
Land Use Code	210
Number of Dwelling Units	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	

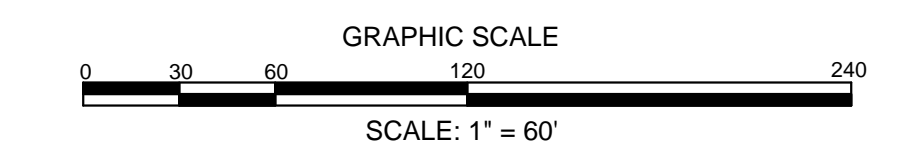


PRIVATE ROADS CERTIFICATION

I (WE) THE DEVELOPERS OF BRINKLEY TRACT 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 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 A 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 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) OR APPROPRIATE GOVERNING AUTHORITY.

ESTON C BRINKLEY, JR.
DATE _____



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>REVISIONS:</p> <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>CLIENT INFORMATION:</p> <p>SCR8977, LLC 5730 MARKET STREET WILMINGTON, NC 28405</p>
<p>PROJECT STATUS:</p> <p>CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: RELEASED FOR CONST:</p>	<p>DRAWING INFORMATION:</p> <p>DATE: 7/26/17 DESIGNED: JON JOHNSON DRAWN: JON JOHNSON CHECKED: JON JOHNSON</p>										
<p>SEAL</p>	<p>ST. GEORGE PERFORMANCE RESIDENTIAL SUBDIVISION STEPHENS CHURCH RD NEW HANOVER COUNTY NORTH CAROLINA</p>										
<p>C-2.0</p>	<p>PEI JOB#: 17188.PE</p>										