

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

SITE INFORMATION

OWNERS:
 RALEIGH-WILMINGTON INVESTORS, LLC
 6131 FALLS OF NEUSE ROAD
 RALEIGH, NC 27609

PAT'S HOLDINGS, LLC
 1005 CAROLINA BEACH AVE. NORTH, APT. 3
 CAROLINA BEACH, NC 28428

PROJECT ADDRESS: 1318 LT CONGLETON RD, WILMINGTON, NC 28409

PARCEL IDS: R07900-003-039-000, R07900-003-039-002, R07900-003-089-000

CURRENT ZONING: R-15

PROPOSED ZONING: R-15 PERFORMANCE RESIDENTIAL

TOTAL SITE AREA: 68.90 AC

RECORDED DEED BOOK: DB 9908, PG 2816

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 130' & 50' X 120'

MAX BUILDING HEIGHT: 35'

TOTAL UNITS: 171 LOTS (170 DWELLING UNITS / 1 CELL TOWER)

DENSITY: 2.48 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. (6/16/86)

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. (6/1/92)

OPEN SPACE CALCULATIONS

REQUIRED (0.03 X 171 LOTS): 5.13 AC

- 2.565 AC ACTIVE OPEN SPACE
- 2.565 AC PASSIVE OPEN SPACE

PROVIDED: ± 18.17 AC

- ± 3.63 AC ACTIVE OPEN SPACE
- ± 14.54 AC PASSIVE OPEN SPACE

ASSOCIATION MAINTENANCE

ALL BUFFERS, DRAINAGE AREAS AND PASSIVE / ACTIVE OPEN SPACE 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: 1.60

UTILITIES

- ALL WATER AND SEWER UTILITIES WILL BE COORDINATED WITH CFWA.
- 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

- THERE IS TIA APPROVAL FROM WMPA, NCDOT AND NEW HANOVER COUNTY, DATED FEBRUARY 7, 2018

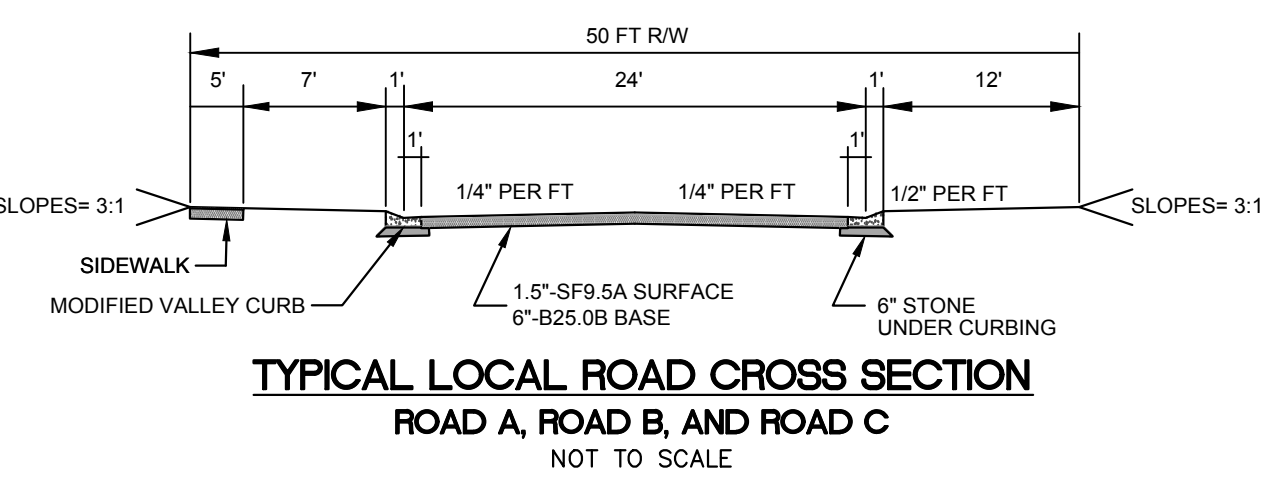
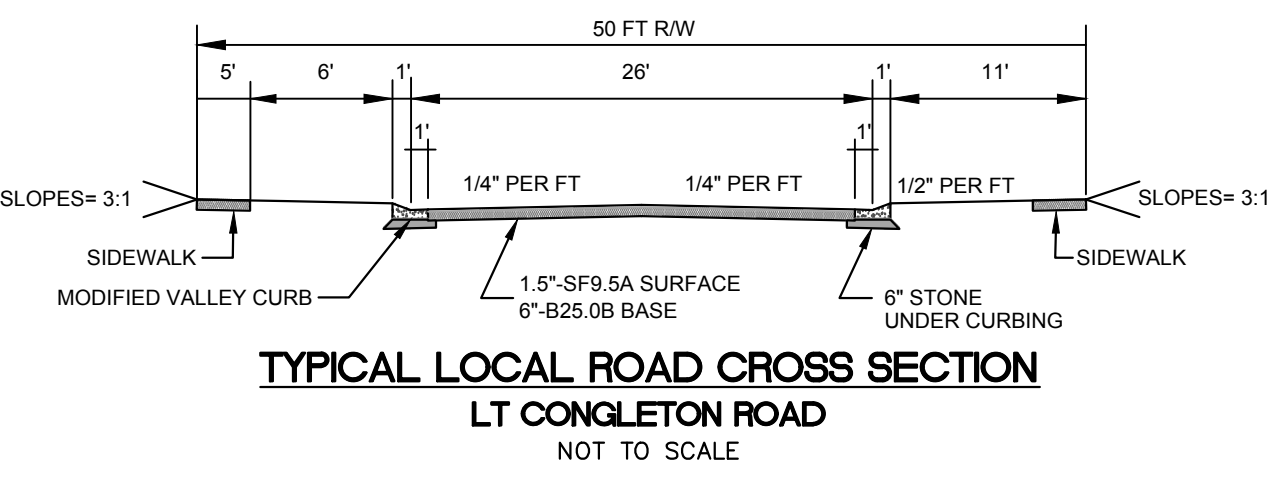
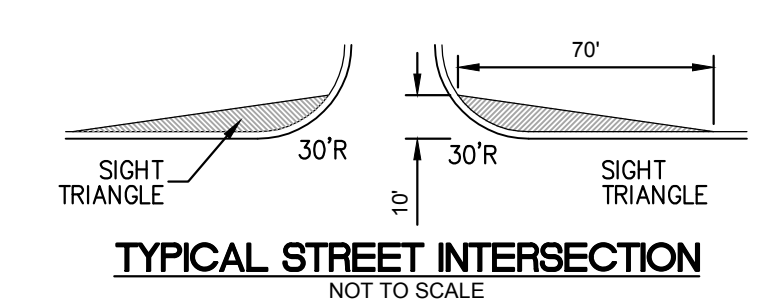
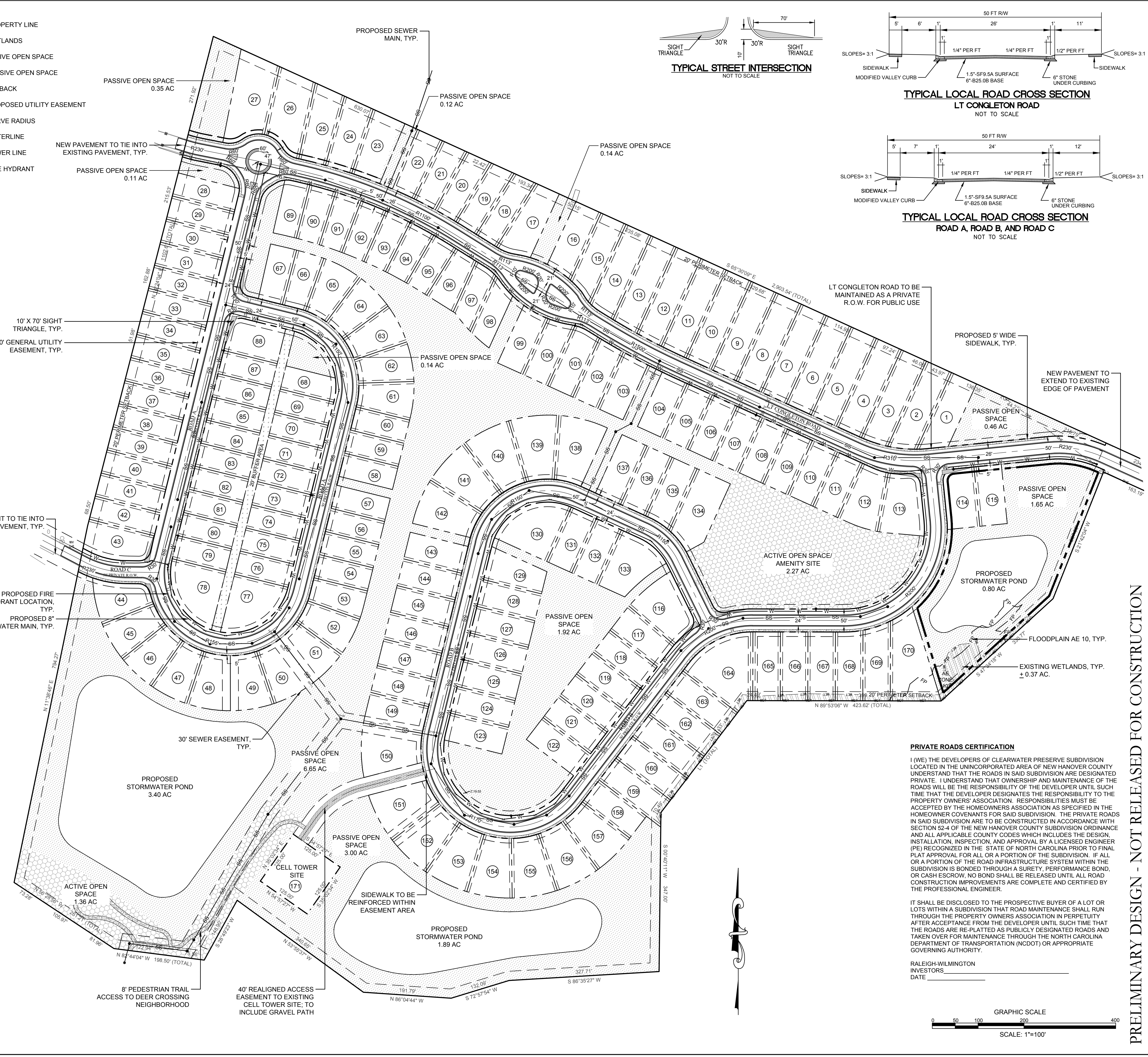
LANDSCAPE

- 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 PARAMOUNT ENGINEERING, INC. AND SEALED BY CHRISTOPHER J. GAGNE, PLS. ON APRIL 25, 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:
 MOST LOTS EXIST WITHIN FLOOD ZONE 'X', AS SHOWN BY FEMA FLOOD PANEL 3720313300J WITH AN EFFECTIVE DATE OF APRIL 3, 2006. PORTIONS OF LOTS LIE WITHIN FLOOD ZONE 'AE' WITH A BASE ELEVATION OF 10'.



LT CONGLETON ROAD TO BE MAINTAINED AS A PRIVATE R.O.W. FOR PUBLIC USE

PROPOSED 5' WIDE SIDEWALK, TYP.

NEW PAVEMENT TO EXTEND TO EXISTING EDGE OF PAVEMENT

PASSIVE OPEN SPACE 0.46 AC

PASSIVE OPEN SPACE 1.65 AC

ACTIVE OPEN SPACE/ AMENITY SITE 2.27 AC

PROPOSED STORMWATER POND 0.80 AC

EXISTING WETLANDS, TYP. ± 0.37 AC.

FLOODPLAIN AE 10, TYP.

PROPOSED STORMWATER POND 3.40 AC

PROPOSED STORMWATER POND 1.89 AC

PROPOSED STORMWATER POND 6.65 AC

PROPOSED STORMWATER POND 3.00 AC

PROPOSED STORMWATER POND 1.92 AC

PROPOSED STORMWATER POND 0.12 AC

PROPOSED STORMWATER POND 0.14 AC

PROPOSED STORMWATER POND 0.11 AC

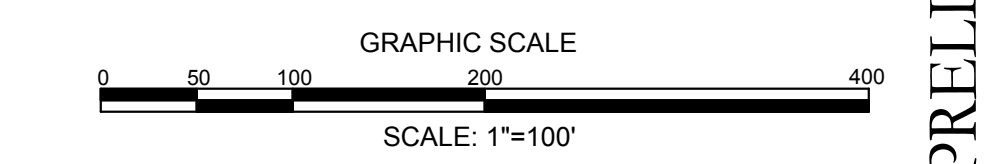
PROPOSED STORMWATER POND 0.35 AC

PRIVATE ROADS CERTIFICATION

I (WE) THE DEVELOPERS OF CLEARWATER PRESERVE 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 PUBLICLY DESIGNATED AS PUBLICLY DESIGNATED ROADS AND TAKEN OVER FOR MAINTENANCE THROUGH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) OR APPROPRIATE GOVERNING AUTHORITY.

RALEIGH-WILMINGTON INVESTORS
 DATE _____



REVISIONS:

| | |
|---------|---|
| 5/27/17 | REVISED PER TIG COMMENTS RECEIVED 4/25/17 |
| 6/6/17 | REVISED PER TIG COMMENTS |
| 3/14/18 | REVISED PER INCREASE IN SITE ACREAGE |

CLIENT INFORMATION:

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6760 (F)
 NC License #: C-2846

CONGLETON FARMS PERFORMANCE RESIDENTIAL SUBDIVISION
 1318 LT CONGLETON ROAD
 NEW HANOVER COUNTY
 NORTH CAROLINA

PROJECT STATUS:
 PRELIMINARY LAYOUT
 RELEASED FOR CONSTRUCTION

DRAWING INFORMATION:
 DATE: 3/14/18
 SCALE: 1" = 100'
 DRAWN: JON
 CHECKED: TIG

SEAL:

C-2.0

PEI JOB#: 16384.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION