

SITE DEVELOPMENT DATA

GENERAL NOTES:

OWNER: JOHN C. DIEFFENBAUCH & MICHAEL D. HRITZ
ADDRESS: 530 CAUSEWAY DRIVE, SUITE D1
WRIGHTSVILLE BEACH, NC 28480
PHONE: (910) 239-9277
ATTN: CHRIS DIEFFENBAUCH

NEW HANOVER COUNTY PARCEL NO.:
R04500-004-007-001

ALT ID NOS.:
316808.99.5990.000

TOTAL TRACT AREA: 4.20 AC.±

ZONING DISTRICT: R-20S

LAND CLASSIFICATION: GENERAL RESIDENTIAL

DEVELOPMENT DATA:

AREA OF LOTS - 2.23 AC.±

AREA OF RW - 0.74 AC.±

REC. AREA ACTIVE/PASSIVE - 1.23 AC.±

WETLAND AREA - 0.30 AC

TOTAL TRACT AREA - 4.20 AC.

PERMITTED DENSITY -

4.20 AC. @ 1.9 UNITS/AC. (R-20 - PERFORMANCE RESIDENTIAL)

TOTAL UNITS PERMITTED - 8

TOTAL LOTS PROPOSED - 8

OVERALL DENSITY - 1.91 UNITS/AC.

AVERAGE LOT SIZE - 12,174 S.F.

TOTAL LINEAR FEET IN ROADS - 685 L.F.

TOTAL ROAD SURFACES - 18,880 S.F.

RECREATION SPACE - 8 LOTS @ .03 AC./LOT = 0.24 AC. REQUIRED

ACTIVE RECREATION AREA - 16.076 S.F. = 0.37 AC.±

PASSIVE RECREATION AREA - 37,210 S.F. = 0.85 AC.±

TOTAL RECREATION AREA - 1.22 AC.

BUILDING SETBACKS:

FRONT - 10 FT

SIDES - 10 FT

REAR - 20 FT

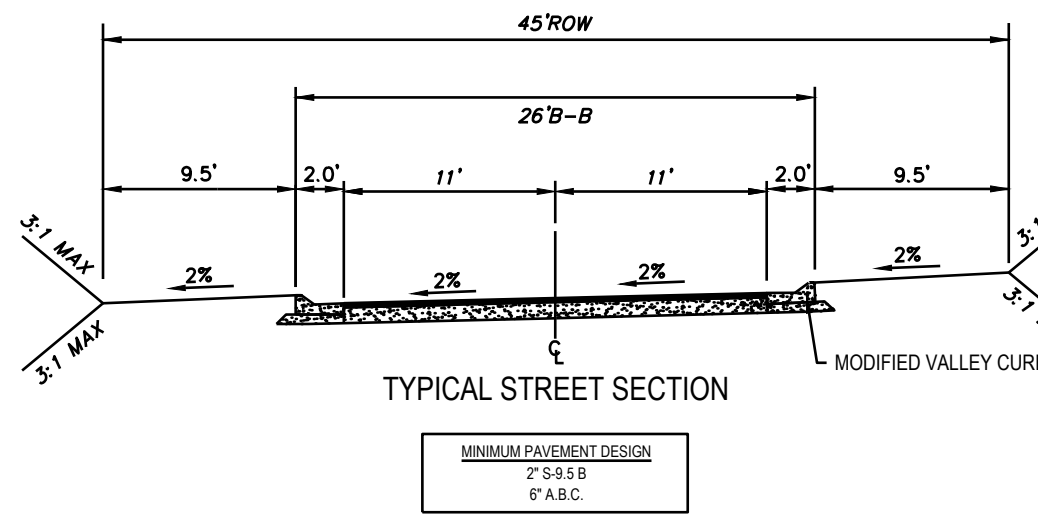
APPROXIMATE # OF BEDROOMS/LOT = 3

UTILITY NOTES:

- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM PUBLIC SYSTEMS. WATER SERVICE PROVIDED BY CAROLINA WATER SERVICE INC. OF NC AND SANITARY SEWER SERVICE WILL BE PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY.
- ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS, AND TELEPHONE SHALL BE INSTALLED UNDERGROUND.
- ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CPUPA AND CAROLINA WATER SERVICE INC. OF NC TECHNICAL SPECIFICATIONS & STANDARDS.
- WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL".
- ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY UTILITIES, INC. WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE COUNTY AND APPROVED BY USGFCOHR OR ASSE.
- 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. BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
- 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.
- 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.
- 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.
- 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.
- THE PROCESS FOR TELEPHONE CABLE PLACEMENT:
 - FINAL GRADE WILL NEED TO BE ESTABLISHED.
 - POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP.
 - BELLSOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
- SOLID WASTE DISPOSAL TO BE SERVED BY PRIVATELY CONTRACTED DUMPSTER PICKUP.
- FIRE HYDRANTS WILL REQUIRE STORTZ CONNECTOR WHEN INSTALLED AND A FLOW TEST AFTER WATER IS RELEASED FROM PROVIDER.

STORMWATER MANAGEMENT NOTES:

- STORMWATER MANAGEMENT WILL MEET COUNTY AND STATE REQUIREMENTS.
- SITE DRAINAGE FLOWS TO PAGES CREEK WITHIN THE WHITE OAK RIVER BASIN CLASS SA WATERS.



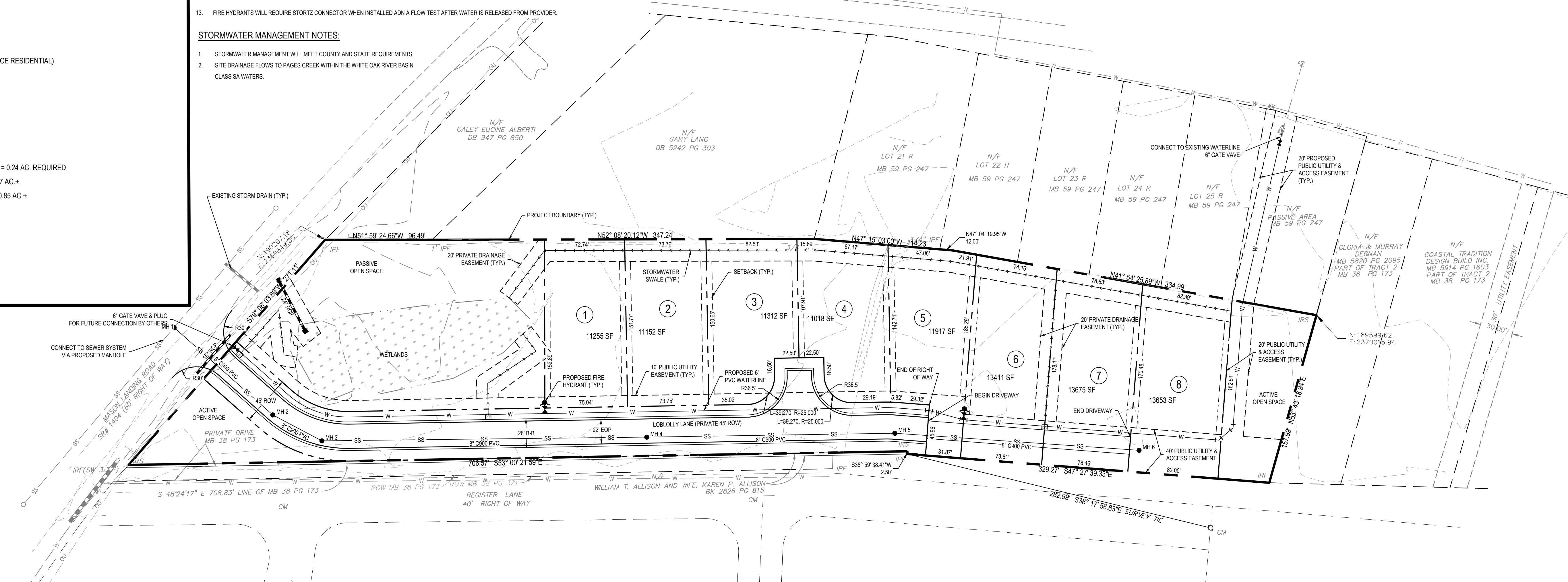
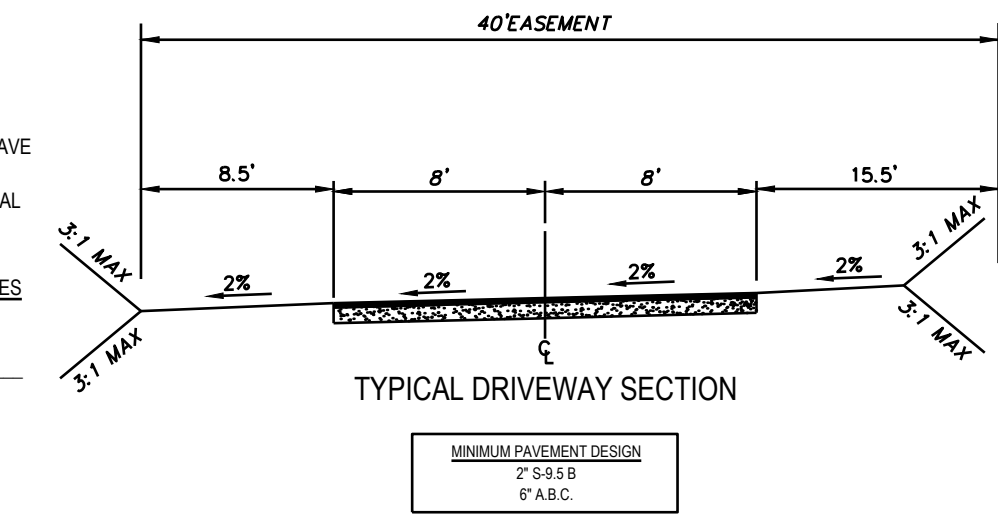
PRIVATE ROADS CERTIFICATION:

I (WE) HEREBY CERTIFY THAT ALL PRIVATE ROADS AS DEPICTED ON SUBDIVISION PLAT _____ HAVE BEEN DESIGNED, INSTALLED, INSPECTED, AND APPROVED IN ACCORDANCE WITH SECTION 52.4 OF THE NEW HANOVER COUNTY SUBDIVISION ORDINANCE AND ALL APPLICABLE NEW HANOVER COUNTY CODES PRIOR TO FINAL PLAT APPROVAL FOR ALL OR A PORTION OF THE SUBDIVISION.

BY CERTIFYING THE CONSTRUCTION OF THESE ROADS AS PRIVATE, THERE ARE NO GUARANTEES OR ASSURANCES OF ACCEPTANCE OF SAID ROADS BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

CERTIFIED PROFESSIONAL ENGINEER _____ DATE _____

SEAL _____

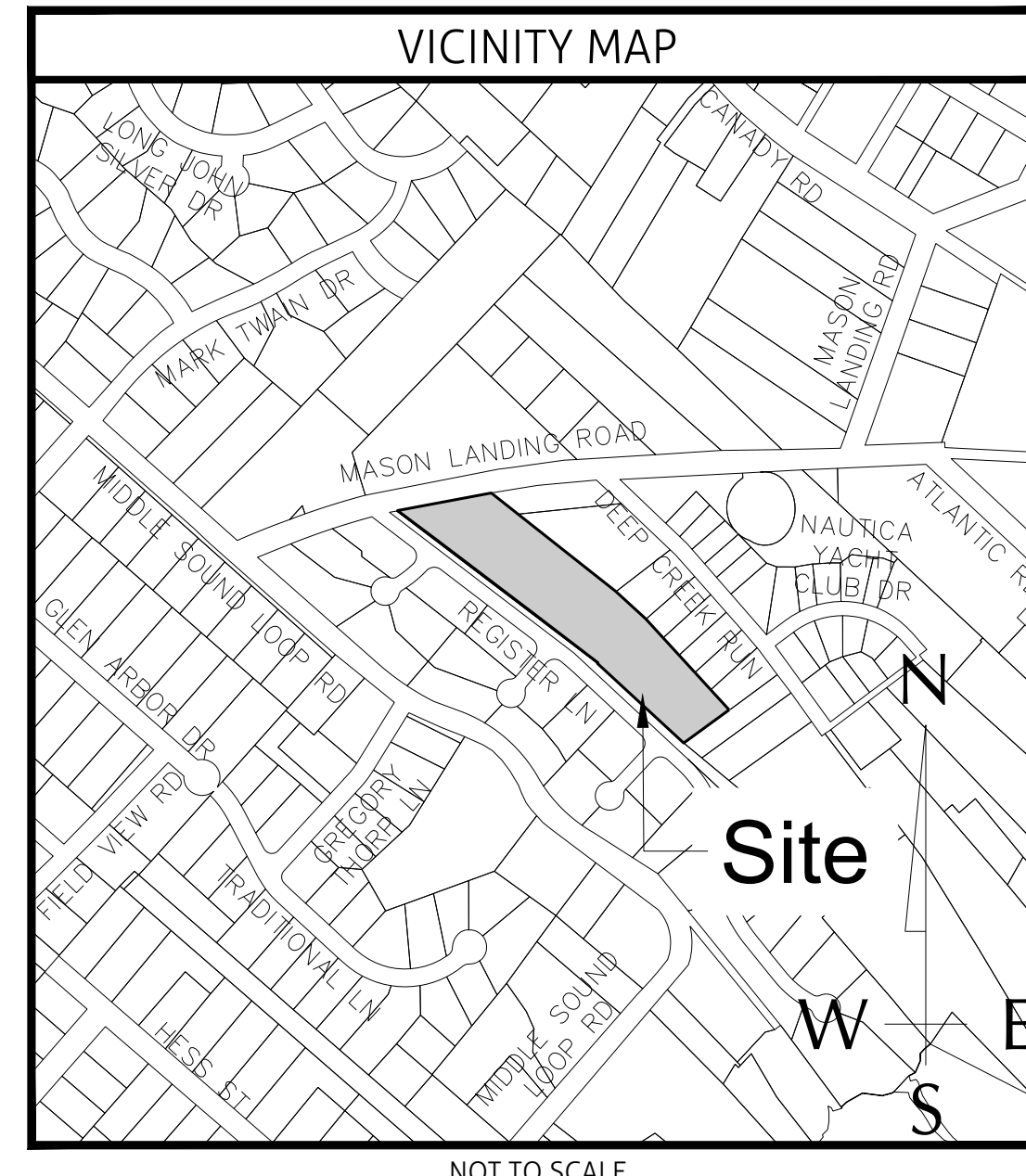
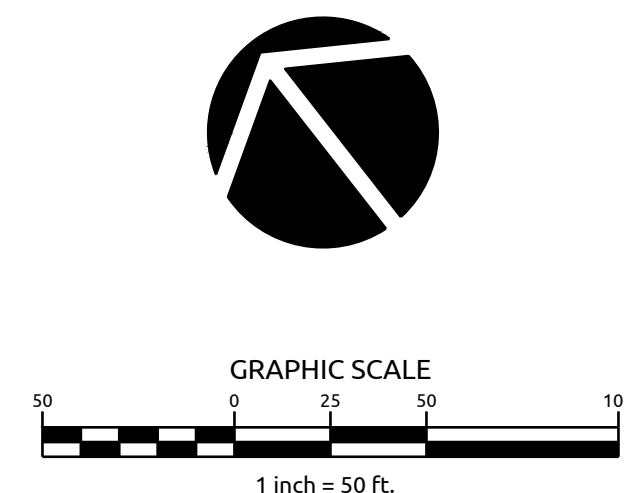


GENERAL NOTES:

- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH NEW HANOVER COUNTY ZONING ORDINANCE AND SUBDIVISION REGULATIONS.
- PROPERTY IS ZONED R-20S.
- THE BOUNDARY, TOPOGRAPHY AND UTILITIES SURVEY HAVE BEEN PROVIDED BY GEOINNOVATION, PC. THE VERTICAL DATUM FOR THE GROUND SURVEY FOR THIS PROJECT IS NAVD 88. CONTRACTOR TO VERIFY ALL ELEVATIONS IN THE FIELD.
- THE TREE SURVEY HAS BEEN PROVIDED BY DIEFFENBAUCH & HRITZ, PLLC.
- 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 EXISTING 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 SERVICES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC.
- 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.
- 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.
- 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.
- ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
- CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 811 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
- 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.
- THIS PROPERTY IS NOT WITHIN ANY FLOOD HAZARD AREA AS EVIDENCED ON N.C. FLOOD MAP 3720316800J, 3720316900J & 3720317800J.
- THERE IS NO EVIDENCE OF ENDANGERED SPECIES OR HABITAT ISSUES ON THE SITE.
- THERE ARE CONSERVATION RESOURCE AREAS AFFECTING THIS PROPERTY.
- NO GATES, TRAFFIC CALMING DEVICES OR ON-STREET PARKING (PRIVATE ROADS) PERMITTED UNLESS REVIEWED BY TRC.
- WITHERSRAVENEL WILL SUBMIT A LIGHTING PLAN CONFORMING TO ALL NEW HANOVER COUNTY REQUIREMENTS AT A LATER DATE.

COORDINATION NOTES:

- THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
- ALL WORK IS TO BE IN ACCORDANCE WITH CAPE FEAR PUBLIC UTILITY AUTHORITY, CAROLINA WATER SERVICE INC. OF NC, NEW HANOVER COUNTY, AND THE STATE OF NORTH CAROLINA.
- 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 STAKEOUTS.
- 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.
- 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.
- CONTRACTOR TO COORDINATE WITH NCDOT FOR THE REMOVAL AND STORAGE OF ANY TRAFFIC EQUIPMENT OR SIGNS DURING DEMOLITION, CONSTRUCTION, AND OPENING OF THIS DEVELOPMENT.
- CONTRACTOR TO COORDINATE WITH THE NEW HANOVER COUNTY ABOUT ANY EQUIPMENT REMOVED, RELOCATED, OR DEMOLISHED DURING THE DEMOLITION, CONSTRUCTION AND OPENING OF THIS DEVELOPMENT.
- CONTRACTOR TO COORDINATE DIRECTLY WITH ENGINEERING TO DETERMINE IF ANY DRIVEWAY PERMITS/REVISIONS/REVIEW PROCESSES ARE REQUIRED.
- CONTRACTOR TO COORDINATE WITH NCDOT 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.
- A TEMPORARY DETOUR AND CLOSURE PLAN WILL NEED TO BE FILED WITH NHC 911 FOR THE CLOSURE OF ANY PUBLIC STREETS.



LOBLOLLY LANDING
NEW HANOVER COUNTY, NC

PERFORMANCE
RESIDENTIAL
PRELIMINARY PLAT

Job No. 03170198.01
Date 3-6-18
Drawn By WSR
Designer JSB



Revisions