

20'	20'	20'	20'	20'	20'	20'	20'	20'	20'
20.33'	20.33'	20.33'	20.33'	20.33'	20.33'	20.33'	20.33'	20.33'	20.33'
STREET R/W									
TYPICAL TOWNHOME BUILDING (NOT TO EXCEED 35 FT. HT. LIMIT) NOT TO SCALE									

52.00'	42.00'	40.00'	40.00'
STREET R/W			
TYPICAL SINGLE FAMILY LOT (NOT TO EXCEED 35 FT. HT. LIMIT) NOT TO SCALE			

- (COMMON AREA DATA)
- C.A. 1 5.46 ACRES (ACTIVE RECREATION)
  - C.A. 2 1.71 ACRES (ACTIVE RECREATION)
  - C.A. 3 2.90 ACRES (PASSIVE)
  - C.A. 4 .75 ACRES (PASSIVE)
  - C.A. 5 1.72 ACRES (PASSIVE)
  - C.A. 6 3.51 ACRES (PASSIVE)
  - C.A. 7 2.19 ACRES (PASSIVE)
  - C.A. 8 2.00 ACRES (PASSIVE)
  - C.A. 9 0.15 ACRES (PASSIVE)
  - C.A. 10 8.26 ACRES (PASSIVE TOWNHOME AREA)
  - C.A. 11 14.15 ACRES (UNDISTURBED NATURAL AREA)
- TOTAL C.A. 42.65 ACRES

SITE DATA FOR PARSONS MILL FARM	
TOTAL ACREAGE OF SITE	107.17 ACRES
ZONED R-10 (3.3 UNITS/ACRE)	353.7 UNITS ALLOWED
PROPOSED UNITS TO BE BUILT	354 TOTAL
TOTAL AREA TO BE DEVELOPED (S.F. LOTS TOWNHOMES)	40.52 ACRES
TOTAL ACRES OF COMMON AREA (PASSIVE/ACTIVE)	42.65 ACRES
TOTAL POND AREA	8.60 ACRES
TOTAL AREA WITHIN R/W	15.4 ACRES
PROPOSED UNITS IN TOWNHOMES SITE	131 UNITS PROPOSED
PROPOSED SINGLE FAMILY LOTS	223 LOTS SHOWN
REQUIRED RECREATION SPACE (TOT. # OF UNITS x 0.03)	354 UNITS
PARSONS MILL FARM	10.62 ACRES REQ.
TOTAL RECREATION SPACE REQUIRED x 0.5 MUST BE ACTIVE OPEN SPACE (PARKS, TOT. LOTS, SOCCER FIELDS, ETC.)	10.62 ACRES REQ. x 0.5 (ACTIVE)
	5.31 AC. REQUIRED
THE ACTIVE OPEN SPACE IS LOCATED AT THE ENTRANCE OFF HWY. 132 WITH PROPOSED AMENITIES	7.17 AC. SHOWN
TOTAL PASSIVE OPEN SPACE PROVIDED	5.31 AC.
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA	
PROPOSED HOMES TO BE 3 BEDROOM	
DISTURBED AREA LIMITS	78.18 ACRES
TOTAL IMPERVIOUS AREA	31.88 ACRES
SOIL TYPES	LEON - Le LYNCHBURG - Ls LYNN HAVEN - Ly ONSLOW - On PANTEGO - Pn TORHUNTA - To WRIGHTSBORO - Wr

- NOTES:
- THIS MAP IS PRELIMINARY AND IS NOT FOR RECORDATION, SALES OR CONVEYANCE.
  - BOUNDARY AND WETLAND INFORMATION PREPARED BY MICHAEL UNDERWOOD AND ASSOCIATES.
  - TOPOGRAPHIC INFORMATION TAKEN FROM N.H. CO. TOPOGRAPHIC MAPS.
  - WETLANDS PREPARED BY MICHAEL UNDERWOOD AND ASSOCIATES.
  - AREA COMPUTED BY COORDINATE METHOD.
  - ALL ROADWAYS WILL BE PRIVATE AND WITHIN A PUBLIC ACCESS AND UTILITY EASEMENT.
  - SANITARY SEWER TO BE CONNECTED TO CFWPA SYSTEM.
  - WATER TO BE CONNECTED TO CFWPA WATER SUPPLY.
  - TAX MAP #R01800-007-008-000, #R01800-007-005-000.
  - SIDEWALKS ARE REQUIRED AND TO BE PLACED PER THE ZONING REQUIREMENTS.
  - APPROX. PROPOSED BEDROOMS FOR PROJECT S.F. LOTS - 3 BDRM. MULTI-FAMILY UNITS - 2BDRM.
  - STREET LIGHTS WILL BE PLACED PER THE REQUIREMENTS OF THE ZONING ORDINANCE.
  - THIS PROPERTY IS ZONED R-10.
  - ALL COMMON AREAS AND STORM WATER FACILITIES TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
  - ALL RECREATION OPEN SPACE (ACTIVE AND PASSIVE) TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
  - STORM WATER TO BE PROVIDED BY STORM WATER PONDS AND WILL BE APPROVED BY N.H. COUNTY ENGINEERING AND BY THE NORTH CAROLINA WATER QUALITY DIVISION.
  - PARKING FOR MULTI-FAMILY SITE WILL HAVE A MINIMUM OF 2 SPACES PER UNIT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - STREET CONNECTIVITY = 27 LIEB / 20 NODES = 1.35
  - SETBACK REQUIREMENTS: 10' BETWEEN S.F. STRUCTURES, 20 FT. BETWEEN MULTI-FAMILY STRUCTURES.
  - THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL 100 YR. FLOOD HAZARD AREA.
  - ALL STREETS ARE TO BE BUILT TO NCDOT STANDARDS AND ALSO MEET THE FIRE SERVICES ACCESS ROADS REQUIREMENTS.
  - NO CLASS IV SOILS ARE LOCATED ON SITE ACCORDING TO THE NEW HANOVER COUNTY SOILS MAPS.
  - A 10' NON-MUNICIPAL UTILITY EASEMENT IS RESERVED ALONG THE RIGHT OF WAY OF ALL ROADS.
  - THE TALLEST STRUCTURE NOT TO EXCEED 35 FEET.
  - CAMA LAND CLASSIFICATION: AQUIFER RESOURCE PROTECTION AREA.

Property Owner Certification:

"I (We) hereby certify that I (we) am (are) the current owner of the property and that upon receipt of "Authorization-To-Construct" any clearing, grading, construction or development, will be performed in accordance with this plan and that the applicable ordinances and rules of New Hanover County, the State of North Carolina and the Federal Government and its agencies which are hereby made part of this plan. As owner, I (we) accept full responsibility for the construction and operation and maintenance of the proposed facilities. I (We) will not attempt to transfer this responsibility without the written authorization of New Hanover County."

Signature: \_\_\_\_\_  
Printed Name and Title: \_\_\_\_\_  
Date: \_\_\_\_\_

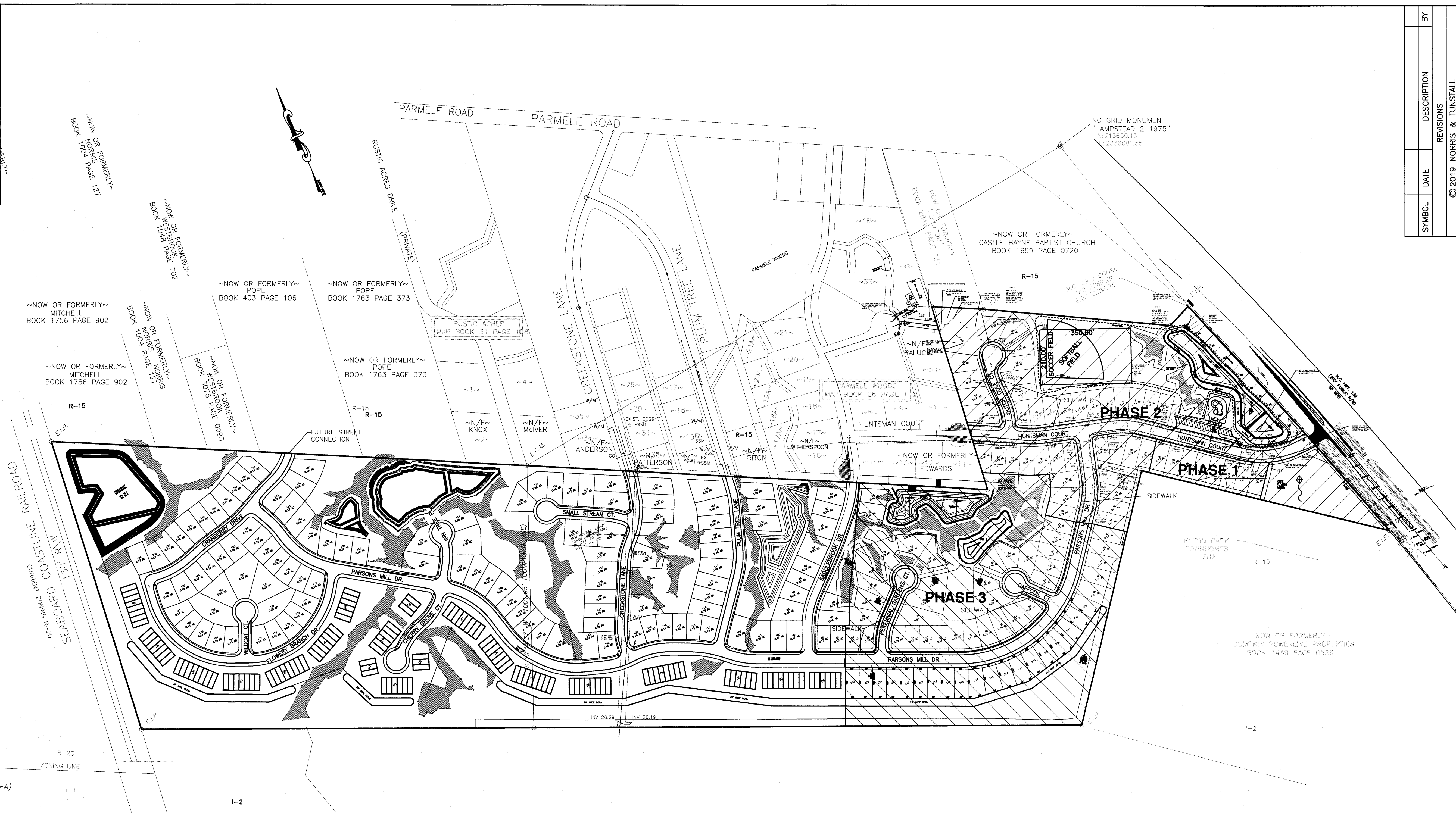
Designers Plan Certification:

"I hereby certify that this plan has been prepared in accordance with the latest New Hanover County Ordinances and Storm Water Design Manual."

Signature: \_\_\_\_\_  
Printed Name and Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Registration Number: \_\_\_\_\_

DETENTION PONDS TO BE LOCATED INSIDE PERMANENT PUBLIC EASEMENT OR OTHER LEGAL INSTRUMENT TO GUARANTEE PERMANENCE OF FACILITY AND FUTURE MAINTENANCE RESPONSIBILITY. PERMANENT EASEMENT IS TO BE RECORDED WITH PROVISIONS THAT MAINTENANCE IS TO BE PERFORMED BY THE PROPERTY OWNER.

I, \_\_\_\_\_, HEREBY CERTIFY THAT I AM THE OWNER OF THE PUBLIC EASEMENTS SHOWN AND DESCRIBED HEREON WHICH IS FOR THE PURPOSE OF STORM WATER DETENTION AND THAT PUBLIC EASEMENT WILL BE MAINTAINED BY THE OWNERS, HIS HEIRS, OR ASSIGNS, FOR THAT PURPOSE AT NO EXPENSE TO THE DEPARTMENT OF TRANSPORTATION.



INDEX OF SHEETS

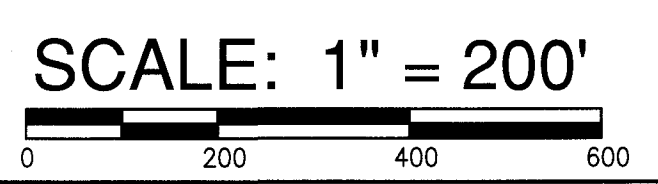
C0	COVER SHEET
C1	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C2	UTILITY PLAN
PR1	PLAN AND PROFILE
PR2	PLAN AND PROFILE
PR3	PLAN AND PROFILE

"Certificate of Approval - New Hanover County Planning & Land Use"

Date: 04/21/2020

Date: 02/05/20

\*Please see the condition referenced in the Preliminary Plan Modification Approval Letter dated April 21, 2020.



SYMBOL	DATE	DESCRIPTION	BY

© 2019 NORRIS & TUNSTALL

OVERALL SITE PLAN

PARSONS MILL FARM

NEW HANOVER COUNTY, NORTH CAROLINA

OWNER:  
DOMINION LAND CORP.  
P.O. BOX 3167  
WILMINGTON, N.C. 28406  
910-791-1196

NORRIS & TUNSTALL  
CONSULTING ENGINEERS P.C.

1900 EASTWOOD RD., SUITE #11  
WILMINGTON, NC 28403  
PHONE: (910) 343-9653  
license #C-3641

13017

DES. JPN  
CKD. JPN  
DRWN. EDB

DATE 02/05/20

PRELIMINARY

04/14/2020

SCALE: 1" = 200'

C0