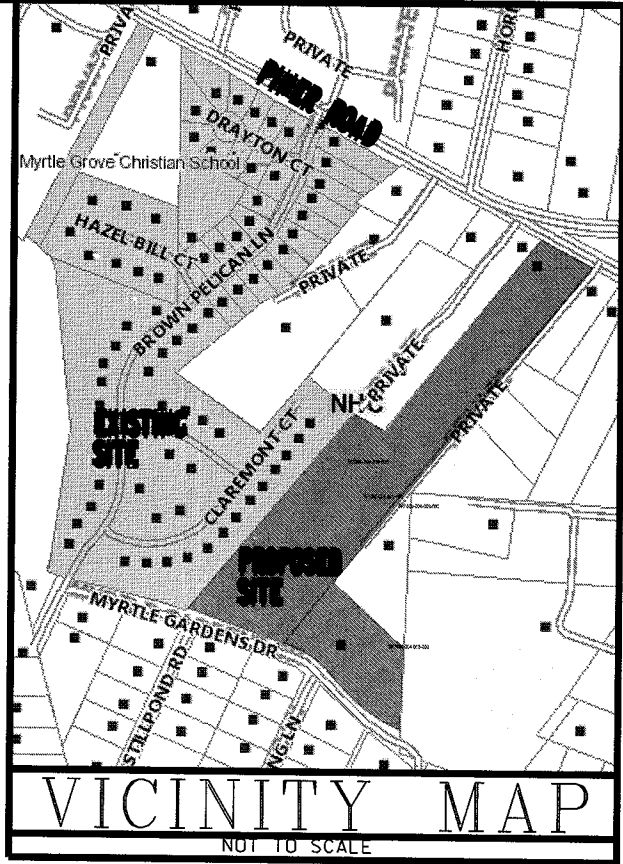
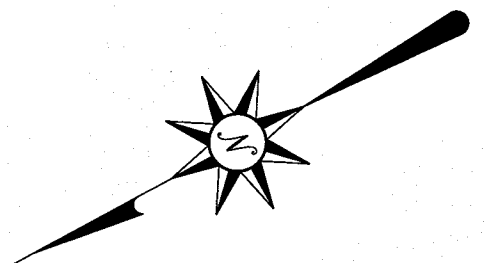
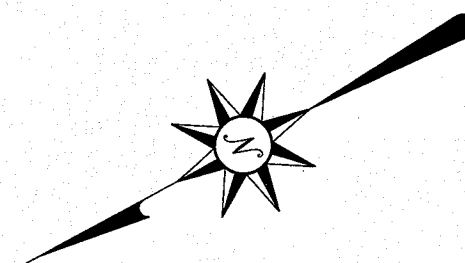
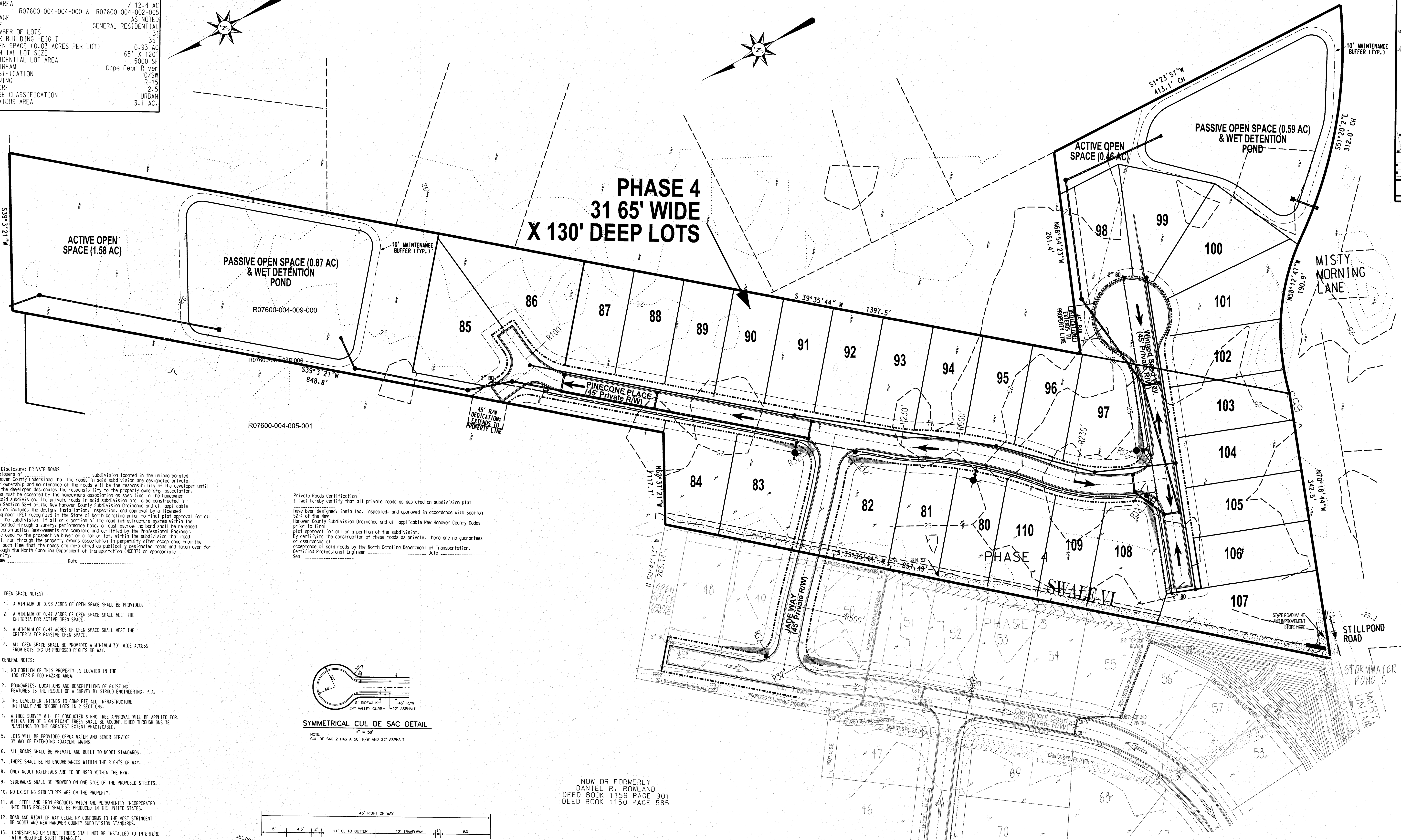


**SITE DATA**

TOTAL SITE AREA	47-12.4 AC
PARCEL ID	R07600-004-000 & R07600-004-002-005
DEED BOOK/PAGE	AS NOTED
PROPOSED USE	GENERAL RESIDENTIAL
PROPOSED NUMBER OF LOTS	31
PROPOSED MAX BUILDING HEIGHT	35'
REQUIRED OPEN SPACE (0.03 ACRES PER LOT)	0.93 AC
AVG. RESIDENTIAL LOT SIZE	65' X 120'
MINIMUM RESIDENTIAL LOT AREA	5000 SF
RECEIVING STREAM	Cape Fear River
STREAM CLASSIFICATION	C/SW
EXISTING ZONING	R-15
UNITS PER ACRE	2.5
CAMA LAND USE CLASSIFICATION	URBAN
TOTAL IMPERVIOUS AREA	3.1 AC



**PHASE 4  
31 65' WIDE  
X 130' DEEP LOTS**



**Certificate of Disclosure: PRIVATE ROADS**  
 I (we) the developer of this 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 homeowners' 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 Professional 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. If all or a portion of the road infrastructure system within the subdivision is not 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. 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 \_\_\_\_\_

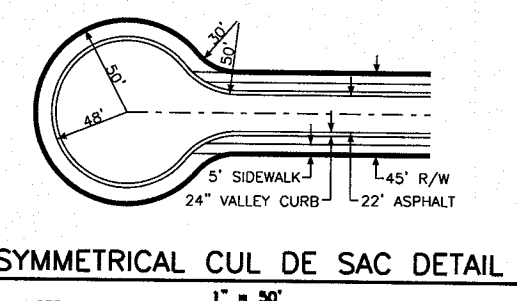
**Private Roads Certification**  
 I (we) hereby certify that all private roads as depicted on subdivision plat have been designed, installed, inspected, and approved in accordance with Section 52-4 of the New Hanover County Subdivision Ordinance and all applicable New Hanover County Codes prior to final 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 \_\_\_\_\_

**OPEN SPACE NOTES:**

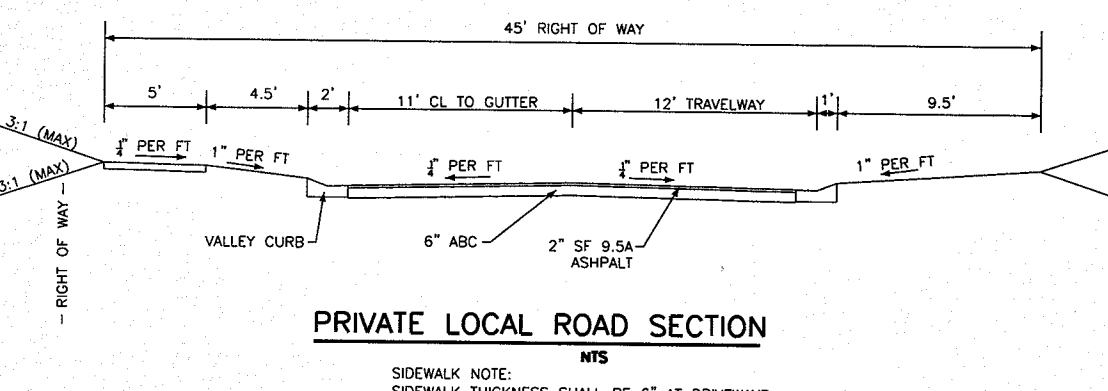
1. A MINIMUM OF 0.93 ACRES OF OPEN SPACE SHALL BE PROVIDED.
2. A MINIMUM OF 0.47 ACRES OF OPEN SPACE SHALL MEET THE CRITERIA FOR ACTIVE OPEN SPACE.
3. A MINIMUM OF 0.47 ACRES OF OPEN SPACE SHALL MEET THE CRITERIA FOR PASSIVE OPEN SPACE.
4. ALL OPEN SPACE SHALL BE PROVIDED A MINIMUM 30' WIDE ACCESS FROM EXISTING OR PROPOSED RIGHTS OF WAY.

**GENERAL NOTES:**

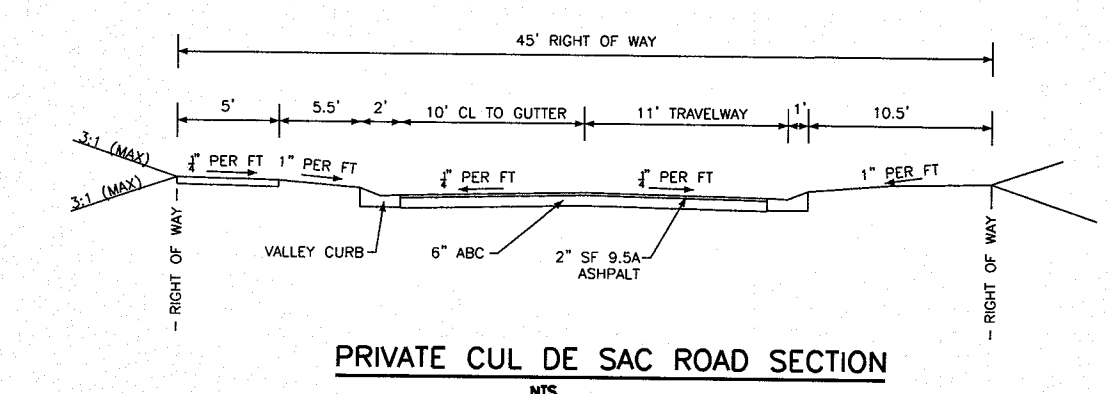
1. NO PORTION OF THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD HAZARD AREA.
2. BOUNDARIES, LOCATIONS AND DESCRIPTIONS OF EXISTING FEATURES IS THE RESULT OF A SURVEY BY STROUD ENGINEERING, P.A.
3. THE DEVELOPER INTENDS TO COMPLETE ALL INFRASTRUCTURE INITIALLY AND RECORD LOTS IN 2 SECTIONS.
4. A TREE SURVEY WILL BE CONDUCTED A NTC TREE APPROVAL WILL BE APPLIED FOR. MITIGATION OF SIGNIFICANT TREES SHALL BE ACCOMPLISHED THROUGH ONSITE PLANTINGS TO THE GREATEST EXTENT PRACTICABLE.
5. LOTS WILL BE PROVIDED OFF-ROAD WATER AND SEWER SERVICE BY WAY OF EXTENDING ADJACENT MAINS.
6. ALL ROADS SHALL BE PRIVATE AND BUILT TO NCDOT STANDARDS.
7. THERE SHALL BE NO ENCUMBRANCES WITHIN THE RIGHTS OF WAY.
8. ONLY NCDOT MATERIALS ARE TO BE USED WITHIN THE R/W.
9. SIDEWALKS SHALL BE PROVIDED ON ONE SIDE OF THE PROPOSED STREETS.
10. NO EXISTING STRUCTURES ARE ON THE PROPERTY.
11. ALL STEEL AND IRON PRODUCTS WHICH ARE PERMANENTLY INCORPORATED INTO THIS PROJECT SHALL BE PRODUCED IN THE UNITED STATES.
12. ROAD AND RIGHT OF WAY GEOMETRY CONFORMS TO THE MOST STRINGENT OF NCDOT AND NEW HANOVER COUNTY SUBDIVISION STANDARDS.
13. LANDSCAPING OR STREET TREES SHALL NOT BE INSTALLED TO INTERFERE WITH REQUIRED SIGHT TRIANGLES.
14. LOTS SHALL BE FOR TYPICALLY THREE BEDROOM HOMES.
15. TOPOGRAPHICAL SURVEY DEVELOPED UTILIZING FEMA LIDAR DATA.
16. TREE SURVEY WILL BE PROVIDED PRIOR TO AUTHORIZATION TO CONSTRUCT.
17. OPEN SPACE, SIDEWALKS, STORM DRAINAGE ASPECTS AND ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
18. NO 404 WETLANDS EXIST ON THE PROPERTY.
19. NO LOTS SHALL ACCESS WHITTE GARDENS DRIVE.
20. SUBDIVISION WILL PROVIDE LED STREET LIGHTS.
21. NO GATES, TRAFFIC CALMING DEVICES, OR ON-STREET PARKING PERMITTED UNLESS REVIEWED AND APPROVED BY THE NEW HANOVER COUNTY TRC.
22. NCDOT STORMWATER PERMIT WILL BE MODIFIED TO REFLECT 31 PROPOSED LOTS A CUMULATIVE BUN.
23. RIGHT OF WAY SOIL TYPES AND CONDITIONS SHALL BE VERIFIED TO SUBSTANTIATE PAVING SECTION CONSISTENT WITH NCDOT STANDARDS.



**SYMMETRICAL CUL DE SAC DETAIL**  
 NOTE: CUL DE SAC 2 HAS A 50' R/W AND 22' ASPHALT.



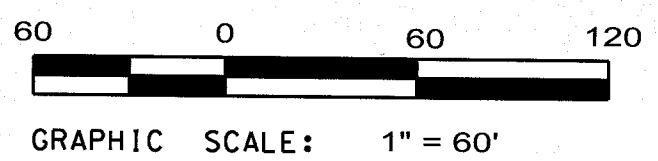
**PRIVATE LOCAL ROAD SECTION**  
 SIDEWALK NOTE: SIDEWALK THICKNESS SHALL BE 6" AT DRIVEWAYS.



**PRIVATE CUL DE SAC ROAD SECTION**  
 NOTE: THIS SECTION IS APPLICABLE TO DEAD END ROADS LESS THAN 0.1 MILES IN LENGTH.  
 SIDEWALK NOTE: SIDEWALK THICKNESS SHALL BE 6" AT DRIVEWAYS.

NOW OR FORMERLY  
 DANIEL R. ROWLAND  
 DEED BOOK 1159 PAGE 901  
 DEED BOOK 1150 PAGE 585

- CFPIA NOTES:**
1. A UTILITY PLAN REVIEW IS REQUIRED.
  2. WATER AND SEWER WILL BE PROVIDED THROUGH CFPIA.
  3. CAPACITY WILL BE AVAILABLE THROUGH THE NEW PUMP STATION.
  4. CAPACITY WILL ALSO BE DEPENDENT UPON THE COLLECTION SYSTEM ANALYSIS.
  5. CAPACITY DETERMINATION DEPENDENT ON PRESENTATION OF FTA/ITSE & PRELIMINARY PLAN.
- NCDOT NOTES:**
1. A NCDOT DRIVEWAY PLAN MAY BE REQUIRED.



**LEGEND**

PROJECT BOUNDARY	---
WATER MAIN	—●—
GRAVITY SEWER	—○—
STORMWATER	—■—
WETLAND LINE	—x—
EX CONTOURS	---
PROP. HIGH POINT	x
PROP. DRAINAGE DIR.	→
DISTURBED AREA	---
GATE VALVE	⊕
HYDRANT ASSEMBLY	⊕
PROP. SWALE	---
DRAINAGE DIRECTION	→
DIVERSION BERM	---
DEV. PH. SILT FENCE	---
CONST. PH. SILT FENCE	---
CLEARING LIMITS	---
DRAINAGE AREA BOUNDARY	---
STOP SIGN	⊕
STREET SIGN	⊕
10' X 70' SIGHT TRIANGLE	⊕

PERFORMANCE RESIDENTIAL PRELIMINARY PLAN

# KAYLIES COVE

PHASE 4

MASONBORO TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

OWNER: Bill Clark Homes of Wilmington, LLC  
 ADDRESS: 127 Racine Drive, Suite 201  
 WILMINGTON, NC 28403  
 PHONE: 910-355-1744

DESIGNED: JHF  
 DRAWN: KBN  
 APPROVED: JHF  
 DATE: 11/2/2017  
 SCALE: 1" = 60'  
 SHEET 1 OF 1

**STROUD ENGINEERING, P.A.**  
 102-D CINEMA DRIVE  
 WILMINGTON, NORTH CAROLINA 28403  
 (910) 815-0775 (910) 815-0593 FAX

Professional Engineer Seal for James H. Fentress, Inc.