

Narrative for Drainage System Review
Downstream of a Townhome Project
Proposed at 5308 Carolina Beach Road

The project proposes to develop ninety-five (95) townhome units with associated parking and other improvements. An existing drainage system flows through the tract from the Southeast and into the Marquis Hills neighborhood. This area is within the Motts Creek watershed which flows into the Cape Fear River.

The attached map shows the project location and a general routing of the drainage downstream of it. The system flows primarily in open ditches, but is piped under any road crossings. Those pipe crossings are under the control of NC Department of Transportation, and it is their responsibility to maintain them. Issues of blockage are normally identified by registered complaints, and work orders are created for remedying the problem.

Maintenance of the open ditches that run over the privately-owned property are currently the responsibility of those individual owners, as defined on the NHC Co Stormwater flyer. The following pictures show the varying condition of the ditches along the reviewed system. Good maintenance of the ditches translates into better flow and greater capacity during heavy rain events.

New Hanover County is regulated by a Stormwater Ordinance.

Sec. 23-284. - Purpose.

The purpose of this article is to protect and promote the public health, safety and general welfare, and to safeguard the natural and manmade resources of the county by regulating stormwater runoff. This purpose is accomplished by imposing conditions and requirements upon existing and proposed development activities, and by establishing procedures by which these requirements and conditions are to be administered and enforced.

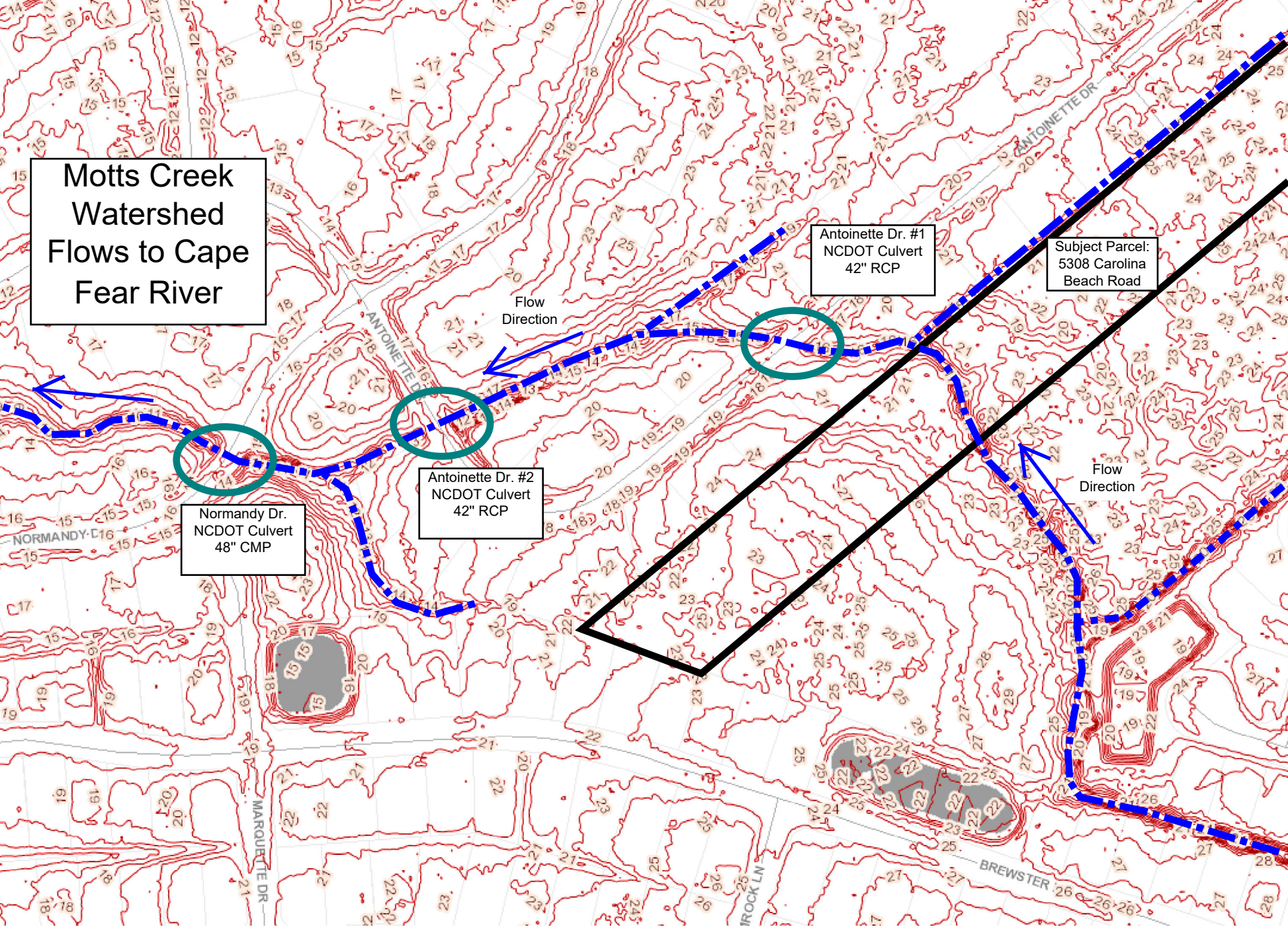
Any current development project must be designed and permitted prior to construction release, and meet specific criteria.

Sec. 23-343. - New development.

It is the policy of the county that all land within the unincorporated areas of the county to be developed, shall have sufficient stormwater management controls to provide adequate protection of life, property and natural resources. To this end, as a minimum, all land disturbing activity subject to this article, shall provide sufficient management of post-development runoff from the two-year, ten-year and 25-year frequency storms such that the discharge rates of post-development stormwater runoff do not exceed the pre-development rates.

Development of the proposed project will include a stormwater management pond that will be designed and built to all regulations. Continued maintenance of the pond will initially be the responsibility of the developer, and then will be turned over to a Homeowners' Association at the completion of the project.

Motts Creek
Watershed
Flows to Cape
Fear River



Antoinette Dr. #1
NCDOT Culvert
42" RCP

Subject Parcel:
5308 Carolina
Beach Road

Antoinette Dr. #2
NCDOT Culvert
42" RCP

Normandy Dr.
NCDOT Culvert
48" CMP

Flow
Direction

Flow
Direction

STATE OF NORTH CAROLINA NEW HANOVER COUNTY :
THE FOREGOING CERTIFICATE OF MARILYN W. McRAY NOTARY PUBLIC
OF NEW HANOVER COUNTY, IS CERTIFIED TO BE CORRECT THIS THE 25
DAY OF NOVEMBER 1970.
DRAWN BY _____

LOIS C. LE RAY, REGISTER OF DEEDS
BY Lois M. Helland, Dep

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA NEW HANOVER COUNTY:
FILED FOR REGISTRATION ON THE 25 DAY OF November AT 2:52
A.M./P.M. AND DULY RECORDED IN MAP BOOK 11 AT PAGE 42

NEW HANOVER COUNTY NORTH CAROLINA
JACK G. STOCKS, A REGISTERED LAND SURVEYOR BEING DULY SWORN
SAYS THAT THIS MAP WAS MADE BY HIM FROM AN ACTUAL SURVEY DURING
NOV. 1970 AND THAT THIS MAP WAS PREPARED IN ACCORDANCE
WITH G.S. 47.30 AS AMENDED THAT THE ERROR OF CLOSURE AS CALCULATED
BY LATITUDES AND DEPARTURES IS 1: 5000 THAT THIS MAP IS TRUE
AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

Jack G. Stocks
JACK G. STOCKS
REGISTERED LAND SURVEYOR

SWORN TO AND SIGNED BEFORE ME THIS 24th DAY OF November 1970.

Marilyn W. McRay
Marilyn W. McRay
NOTARY PUBLIC

MY COMMISSION EXPIRES May 31, 1975

CERTIFICATE OF APPROVAL OF STREETS AND STREETS DRAINAGE PLANS

THIS IS TO CERTIFY THAT ALL STREETS AND STREETS DRAINAGE PLANS IN
THE SECTION 6 MARQUIS HILLS SUBDIVISION HAVE BEEN EXAMINED AND
FOUND TO COMPLY WITH THE SPECIFICATIONS OF THE NORTH CAROLINA
STATE HIGHWAY COMMISSION.

DATE _____ DISTRICT ENGINEER, N.C.S.H.C.

(See Letter on file)

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM

I HEREBY CERTIFY THAT THE WATER SUPPLY AND THE SEWAGE DISPOSAL
SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN SECTION 6
MARQUIS HILLS SUBDIVISION ARE APPROVED BY THIS DEPARTMENT

Nov. 24, 1970
DATE

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

THE WILMINGTON - NEW HANOVER PLANNING COMMISSION HEREBY
APPROVES THE FINAL PLAT FOR THE SECTION 6 MARQUIS HILLS SUBDIVISION

Nov 24, 1970
DATE

J. John Jingo
CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE NEW HANOVER COUNTY BOARD OF COMMISSIONERS
PROVIDED THAT THIS PLAT IS RECORDED WITHIN NINETY (90) DAYS OF
FINAL APPROVAL.

Nov 25, 1970
DATE

Jim B. Hitt
CHAIRMAN

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY
SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF
SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING
LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND PRIVATE
USE AS NOTED, I (WE) ALSO CERTIFY THAT THE LAND SHOWN ON THIS PLAT
FALLS WITHIN THE SUBDIVISION JURISDICTION OF NEW HANOVER COUNTY.

11-24-70
DATE

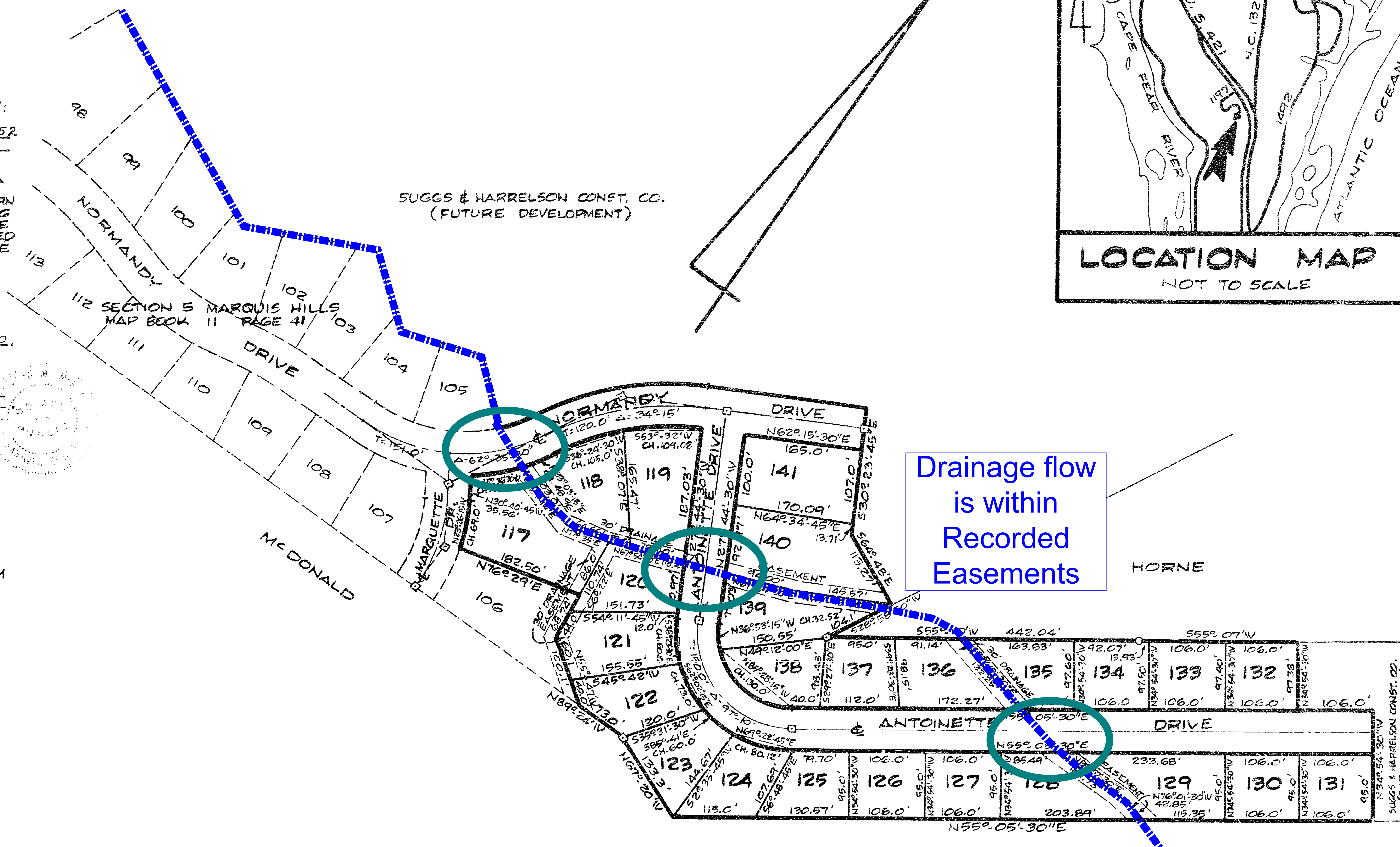
Betty W. Davidson
OWNER

James I. Jingo
OWNER

NOTES:

ALL STREET RIGHT OF WAYS 60.0' IN WIDTH UNLESS OTHERWISE
NOTED.
MINIMUM BUILDING LINES 25.0' FROM FRONT STREET LINE.

42



LOCATION MAP
NOT TO SCALE

SECTION 6 MARQUIS HILLS

FEDERAL POINT TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

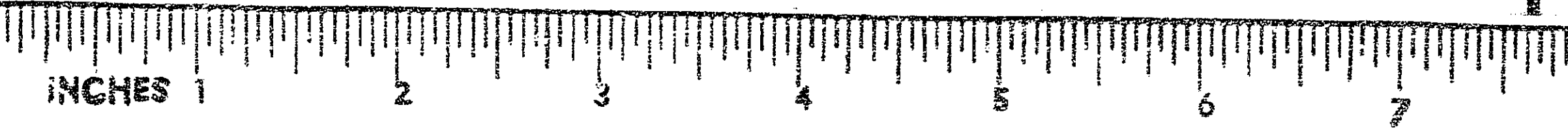
SCALE 1" = 100'

JULY 1970

DEVELOPED BY
SUGGS & HARRELSON CONSTRUCTION CO.



STOCKS & MATZKE
SURVEYING & ENGINEERING
WILMINGTON, N.C.





Stormwater

Drainage Easements

New Hanover County



PROPERTY OWNER RESPONSIBILITY FOR STORM WATER CONVEYANCE.

It shall be the **responsibility of individual property owners** of developed or undeveloped land within the unincorporated areas of the county, to maintain stormwater conveyance facilities, such as waterways, streams, creeks, ditches, swales, channels, canals, conduits and culverts, and stormwater control facilities, such as ponds and lakes **within their property**. Where conditions of existing stormwater facilities are determined to be deficient and a public nuisance, and the property owner fails to correct the deficiencies after being notified by the county, the county may arrange for the deficiencies to be corrected and recover all costs thereto from the property owner.

Owner/ Developer/ Home Builder shall not:

- Construct fences, buildings, structures, electrical boxes, light poles, HVAC units, etc. within a drainage easement.
 - Plant trees, bushes, or other permanent plantings within a drainage easement.
- Impede or obstruct the flow of stormwater runoff through a stream, channel, swale, pipe, sheet flow, etc.

Restriction on Owner/ Developer's Use of Utility Easements.

Owner/ Developer shall not erect buildings, structures, trees, fences, berms or ponds within the utility easement. Owner/ Developer shall grant no additional utility easements on, over, or within the easement without first securing the written authorization of the New Hanover County Engineering Department.

ALL ENCROACHMENTS & OBSTRUCTIONS MUST BE REMOVED

If have any questions or are aware of any encroachments or obstructions into easements or drainage ways, please contact the New Hanover County Engineering :

Jerry May
Drainage Specialist
(910) 798 – 7129

or

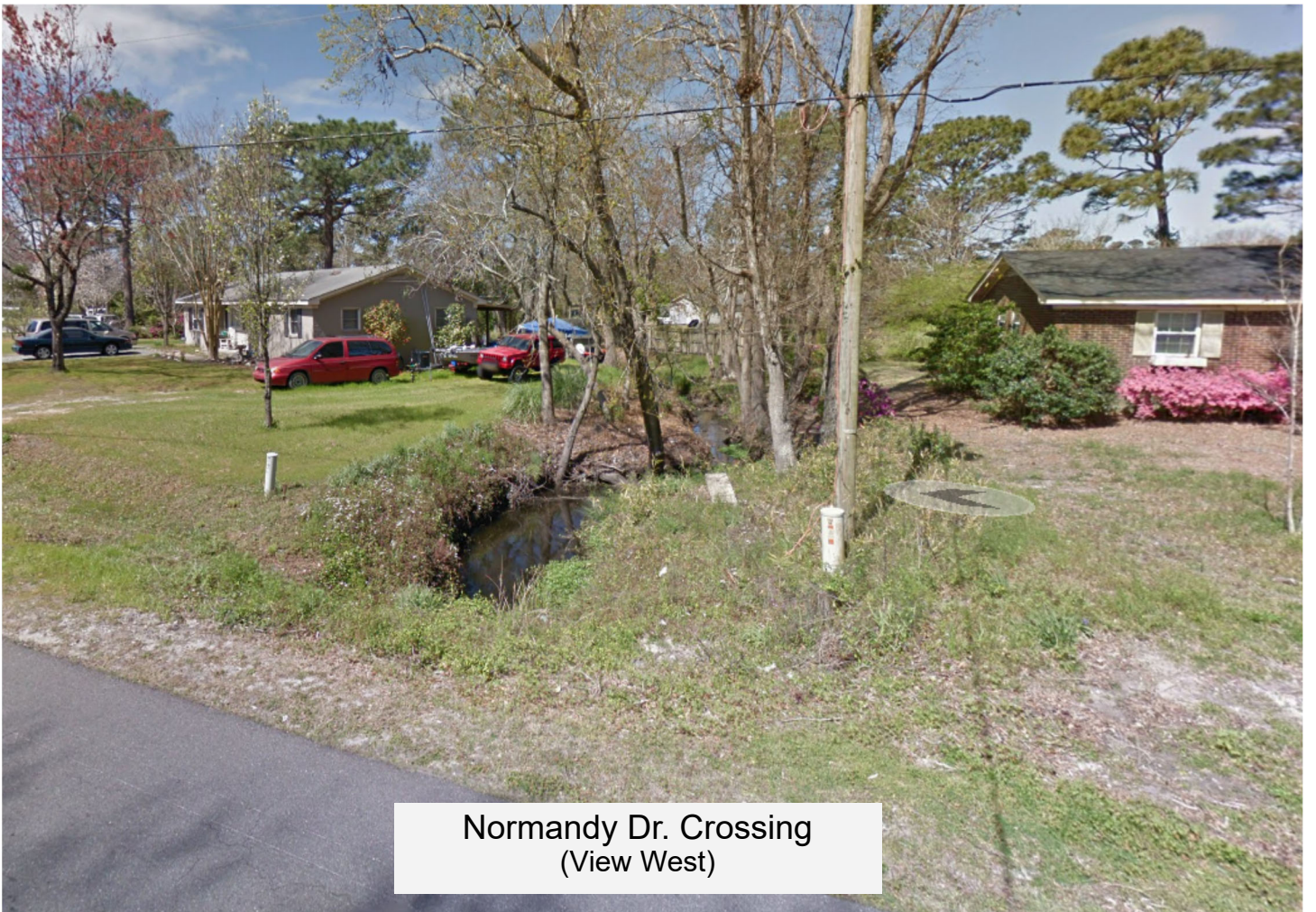
Tim Lowe, PE
Chief Project Engineer
(910) 798 - 7072







Normandy Dr. Crossing
(View East)



Normandy Dr. Crossing
(View West)

Project # 7: Monkey Junction Floodway Mott Creek

