

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

**SITE INFORMATION**

**OWNERS:** CLAYTON PROPERTIES GROUP LLC, PO BOX 4098, MARYVILLE, TN 37801

**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:** 88.90 AC

**RECORDED DEED BOOK:** DB 9908, PG 2816

**CAMA LAND USE CLASSIFICATION:** WATERSHED RESOURCE PROTECTION AREA

**EXISTING LAND USE:** GENERAL RESIDENTIAL

**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. (6/1/82)

**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: ± 17.92 AC

- ± 2.797 AC ACTIVE OPEN SPACE
- ± 15.40 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 CPWA.
- 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 WMPO, 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.

**TREE PRESERVATION**

- ANY SIGNIFICANT TREES REQUIRING REMOVAL WILL BE MITIGATED / PAID FOR IN-LIEU IN ACCORDANCE WITH SECTIONS 62.1-3 AND 67

**WETLAND DELINEATION NOTES**

- THERE IS A SIGNED JURISDICTIONAL DETERMINATION (JD) FOR THIS PROPERTY, DATED SEPTEMBER 1, 2017

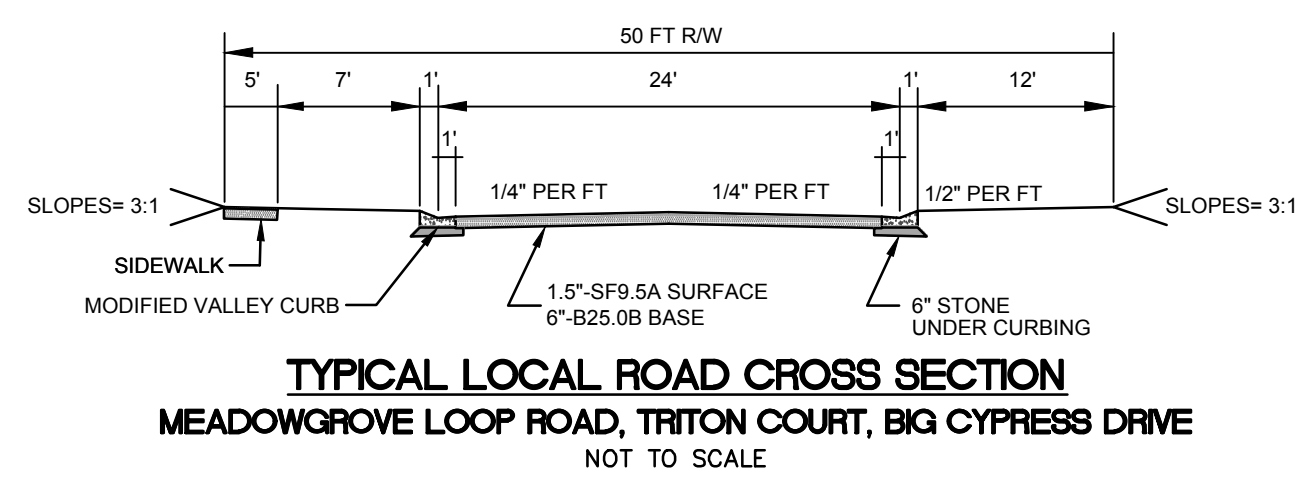
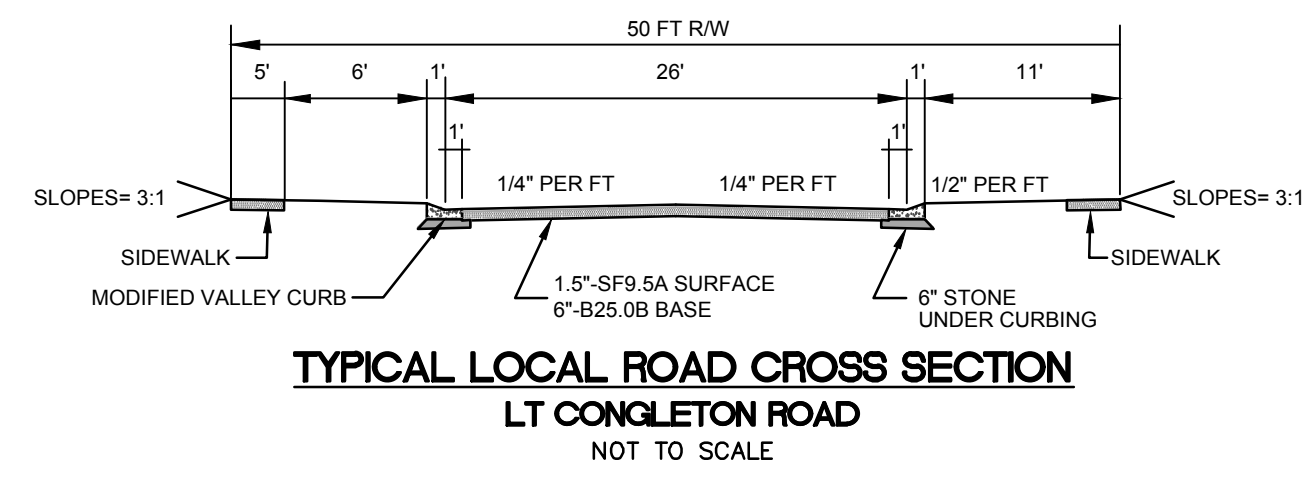
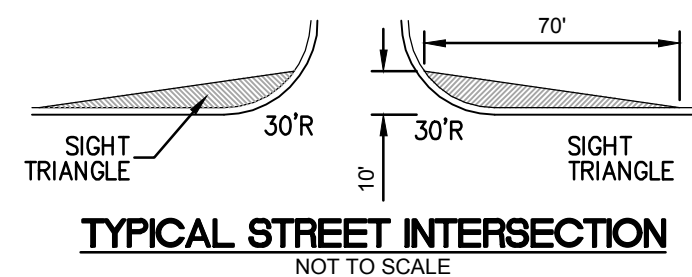
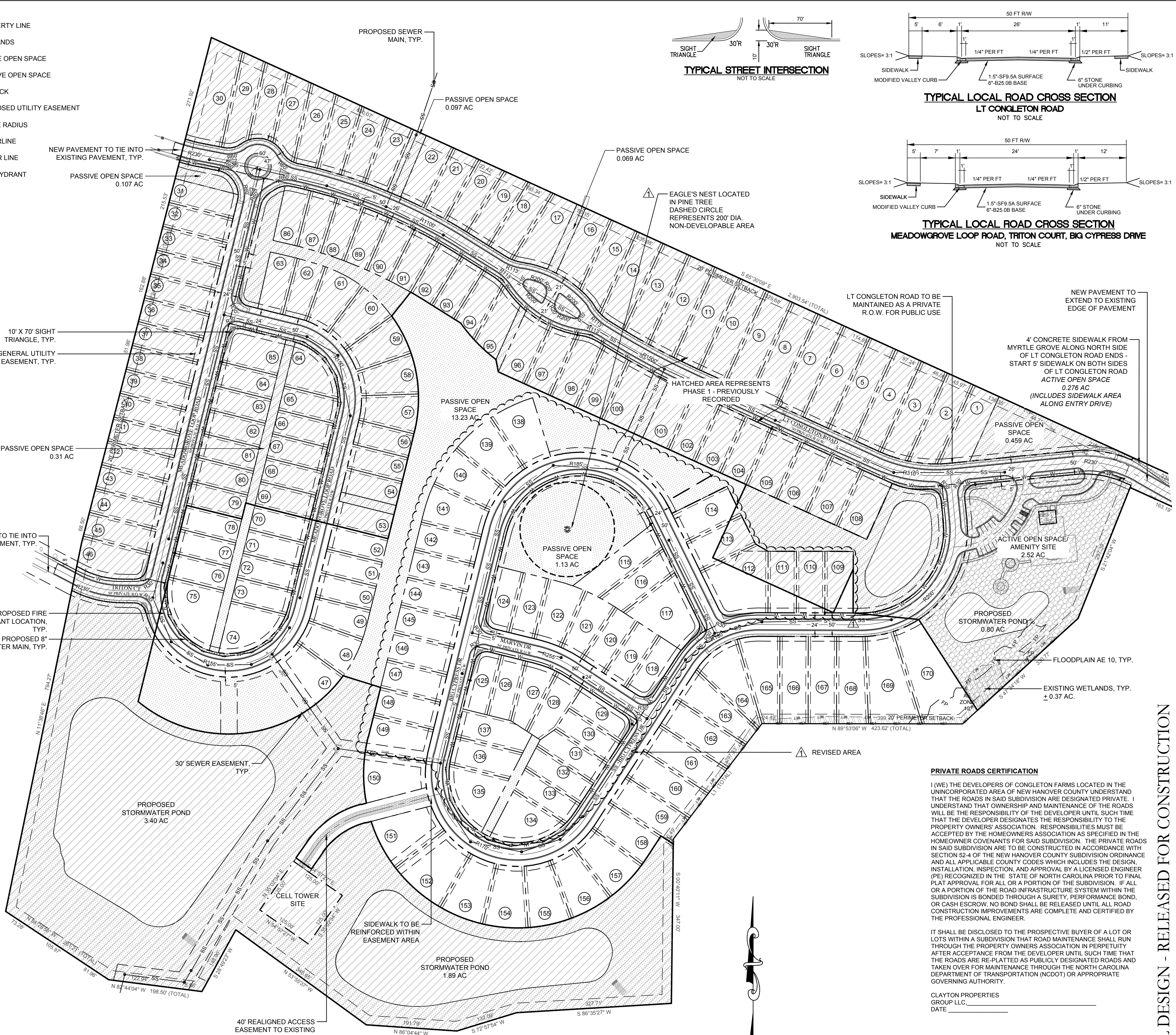
**MULTI-USE PATH**

- AN EASEMENT OF 20' (MULTI-USE PATH) IN CONJUNCTION WITH THE ADOPTED GREENWAY PLAN WILL BE RESERVED ALONG THE PROJECT'S ROAD FRONTAGE OF MYRTLE GROVE ROAD

**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:**  
SITING OF THIS PROJECT WILL 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

NEW PAVEMENT TO EXTEND TO EXISTING EDGE OF PAVEMENT

4' CONCRETE SIDEWALK FROM MYRTLE GROVE ALONG NORTH SIDE OF LT CONGLETON ROAD ENDS - START 5' SIDEWALK ON BOTH SIDES OF LT CONGLETON ROAD ACTIVE OPEN SPACE 0.276 AC (INCLUDES SIDEWALK AREA ALONG ENTRY DRIVE)

PASSIVE OPEN SPACE 0.459 AC

ACTIVE OPEN SPACE/ AMENITY SITE 2.52 AC

PROPOSED STORMWATER POND 0.80 AC

FLOODPLAIN AE 10, TYP.

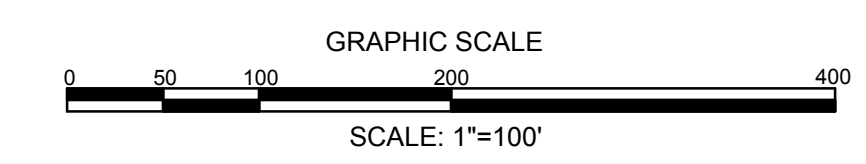
EXISTING WETLANDS, TYP. ± 0.37 AC.

**PRIVATE ROADS CERTIFICATION**

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

CLAYTON PROPERTIES GROUP LLC,  
DATE \_\_\_\_\_



**REVISIONS:**

5/27/17	REVISED PER TRC COMMENTS RECEIVED 5/15/17
6/8/17	REVISED PER TRC COMMENTS
3/14/18	REVISED PER TRC COMMENTS RECEIVED IN SITE ACQUISITION
4/8/18	REVISED PER TRC COMMENTS RECEIVED 4/2/18
11/8/19	REVISED PER TRC COMMENTS RECEIVED 11/1/19
3/26/20	REVISED PER UPDATED LAYOUT (FOUND EAGLES NEST)

**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:**  
FINAL DESIGN LAYOUT  
RELEASED FOR CONSTRUCTION

**DRAWING INFORMATION:**  
DATE: 3/26/20  
SCALE: 1" = 100'  
DRAWN: JRC  
CHECKED: JFC

**SEAL:**

**C-2.0**

PEI JOB#: 16384-PE

FINAL DESIGN - RELEASED FOR CONSTRUCTION