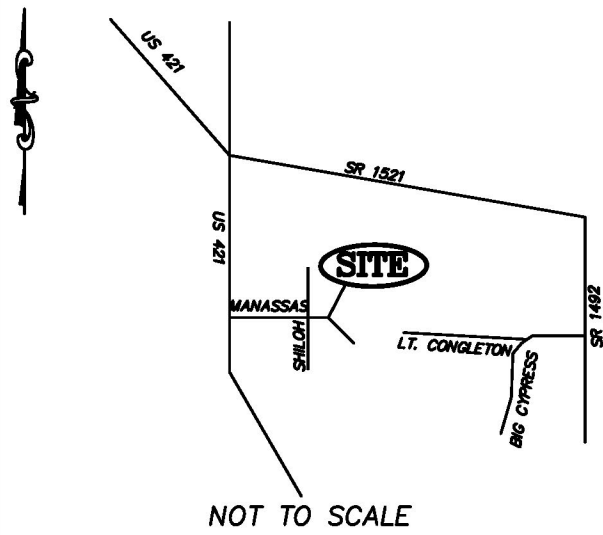


LOCATION MAP

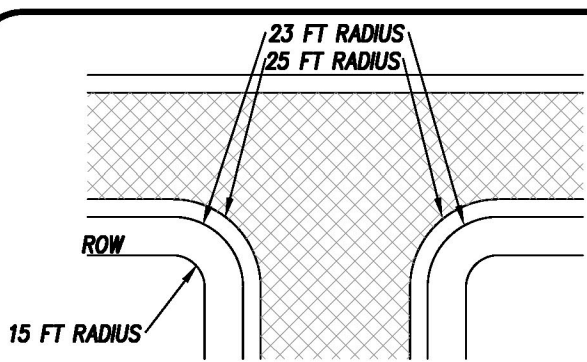


PRELIMINARY PLAN for TARIN WOODS II

PERFORMANCE RESIDENTIAL DEVELOPEMENT

1. REQUESTING TO MOVE SIDEWALK TO BACK OF CURB INSTEAD OF ALONG ROW LINE
REASON: PUTTING SIDEWALK ALONG ROW CREATES ISSUES WITH INSTALLING CURB CLEANOUTS AND METERS AND CARS PARKED IN DRIVEWAYS TEND TO BLOCK A PORTION OF SIDEWALK.
2. REQUESTING TO MAINTAIN SWEET GUM AS LOCAL ROAD
REASON: PORTION OF SWEET GUM IS ALREADY CONSTRUCTED TO LOCAL STANDARDS, TRYING TO KEEP SAME CROSS SECTION ADDITIONALLY ONCE FUTURE PHASES ARE DESIGNED THERE WILL BE MULTIPLE POINTS OF EXIT FROM SWEET GUM DECREASING TRIPS ALONG WHAT IS CURRENTLY SHOWN FOR SWEET GUM DRIVE.

VARIANCES REQUESTED



TYPICAL INTERNAL INTERSECTION

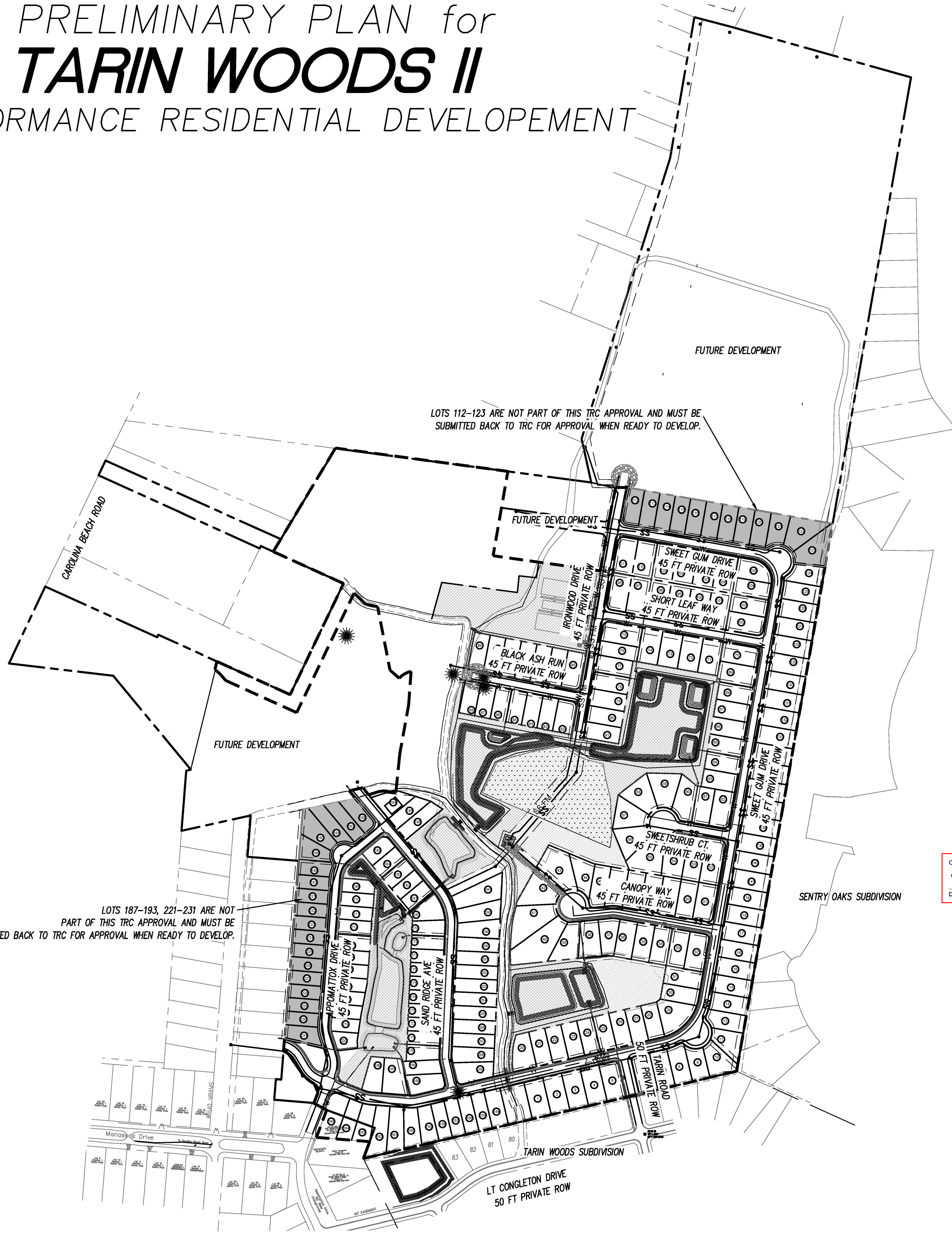
NOT TO SCALE

LEGEND

- W EXISTING WATER LINE
- SS PROP SS MANHOLE AND MAIN
- CULVERT AND RIP RAP
- PROPOSED LOTLINE WITH DRAINAGE EASEMENT
- EXISTING CONTOUR LINE WITH ELEVATION
- PROJECT BOUNDARY
- ACTIVE RECREATION SPACE
- PASSIVE RECREATION SPACE
- AREA NOT PART OF SUBMITTAL

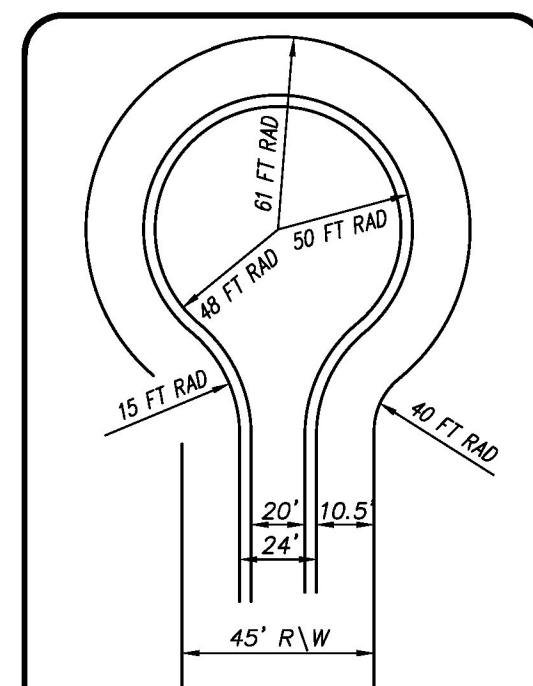
LOTS 187-193, 221-231 ARE NOT PART OF THIS TRC APPROVAL AND MUST BE SUBMITTED BACK TO TRC FOR APPROVAL WHEN READY TO DEVELOP.

LOTS 112-123 ARE NOT PART OF THIS TRC APPROVAL AND MUST BE SUBMITTED BACK TO TRC FOR APPROVAL WHEN READY TO DEVELOP.



NOTES:

1. SITE AREA = 3,536,200 SF or 81.18 AC±
2. SITE ZONING = R-15 (2.5 UNITS PER ACRE) "PERFORMANCE DEVELOPMENT"
3. TOTAL NUMBER OF LOTS = 189 PROPOSED
4. ALL LOTS ARE SUBJECT TO A 10 FT UTILITY EASEMENT ALONG ALL STREET RIGHT OF WAYS.
5. PORTION NEW HANOVER COUNTY PD# 107800-004-002-000 NEW HANOVER COUNTY PD# 107806-003-001-000
6. ELEVATIONS ARE RELATIVE TO M.S.L. (N.A.V.D. '88)
7. NO CONSTRUCTION SHALL COMMENCE UNTIL A PERMIT IS OBTAINED UNDER THE NORTH CAROLINA DEPARTMENT OF HEALTH, ENVIRONMENT AND NATURAL RESOURCES (SEDMIMENTATION POLLUTION CONTROL ACT OF 1973).
8. STORMWATER MANAGEMENT TO MEET NEW HANOVER COUNTY PRE/POST DEVELOPMENT REQUIREMENTS FOR THE 2-1R, 10-1R, AND 25-1R STORMS.
9. PROJECT TO MEET STATE DENR DM2 STORMWATER MANAGEMENT HIGH DENSITY REQUIREMENTS.
10. OFF-PAV WATER.
11. OFF-PAV SLOPE.
12. PRELIMINARY - NOT FOR RECORDATION, CONVEYANCES OR SALES.
13. AREAS PARTIALLY OCCUPIED BY STRUCTURES (STREET R.O.W.) = 9.87 AC±
14. WATER & SEWER TO BE INSTALLED IN ACCORDANCE WITH N.C.D.O.T. POLICY AND PROCEDURES FOR ALL UTILITIES ON HIGHWAY RIGHT OF WAYS.
15. DRAINAGE EASEMENTS AND DRAINAGE INFRASTRUCTURE ARE SUBJECT TO REVISION/RELOCATION AS A RESULT OF FUTURE STATE AND COUNTY CONSTRUCTION PLAN APPROVALS.
16. STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH NEW HANOVER COUNTY REGULATIONS.
17. TYPE HOUSING = SINGLE FAMILY APPROX. # BEDROOMS = 567
18. PARK AREA REQUIRED = 189 LOTS X 0.03 = 5.67 AC. REQ'D ACTIVE PARK AREA = 2.84 AC. REQ'D / 15.22 AC. PROPOSED PASSIVE PARK AREA = 2.84 AC. REQ'D / 4.42 AC. PROPOSED
19. FIVE SIGNIFICANT TREES (24" OR ABOVE) OR FLOWERING TREES (8" OR ABOVE) WERE OBSERVED WITHIN STREET RIGHT-OF-WAYS.
20. ALL OPEN SPACE (ACTIVE, PASSIVE AND COMMON) TO BE DEDICATED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
21. THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 37203 13304, EFFECTIVE DATE 4/3/06.
22. ALL SEWER TO BE 8", UNLESS OTHERWISE NOTED.
23. BOUNDARY SURVEY PERFORMED BY ROBERT GOSLEE & ASSOCIATES, PA TOPOGRAPHIC SURVEY PERFORMED BY CAROLINA RESOURCES MAPPING
24. HOUSES WILL TYPICALLY BE THREE BEDROOM STRUCTURES.
25. PARKING WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE.
26. NO PARKING ALLOWED ON THE STREETS
27. NO SPEED CALMING DEVICES TO BE INSTALLED ON STREETS, UNLESS APPROVED BY TRC.
28. ALL DRAINAGE EASEMENTS TO BE MAINTAINED BY DEVELOPER / HOA.
29. PORTIONS OF PROJECT AREA HAVE NOT BEEN REVIEWED FOR JURISDICTIONAL WETLANDS
30. REQUESTING WAIVER OF NHC STANDARD 500 FT CUL-DE-SAC LENGTH
31. SETBACKS: 20 FT PERIMETER, 10 FT MINIMUM BETWEEN BUILDINGS.
32. LOTS THAT HAVE A TEMPORARY TURNAROUND SHOWN WILL HAVE A TEMPORARY EASEMENT ON THE LOTS UNTIL SUCH TIME THE ROAD IS EXTENDED. THE AREA WITHIN THE EASEMENT TO THE 45 FT ROW LINE WILL REVERT BACK TO THE PROPERTY OWNER. IF THE ROAD NEVER GETS EXTENDED THEN THE TURN AROUND WILL BE CONVERTED TO A NHC STD. CUL-DE-SAC AND THE EASEMENT WILL BECOME A PERMANENT ROW.
33. ANY FUTURE PHASES OF TARIN WOODS II WILL BE REQUIRED TO HAVE A TIA PERFORMED AND MUST INCLUDE THE 95 LOTS OF THIS PHASE OF DEVELOPMENT.
34. 2.42 AC OF WETLANDS EXIST ON SITE.
35. ADDITIONAL ROADWAY IMPROVEMENTS ARE REQUIRED PRIOR TO RECORDING OF 215+ UNLESS AN ALTERNATIVE APPROVED PLAN IS DETERMINED OF GREATER VALUE AND INTEREST FOR THE PUBLIC, NHC AND DOT BENEFIT



TYPICAL CUL-DE-SAC

NOT TO SCALE

Certificate of Approval - New Hanover County Planning & Land Use
9/24/2020
Date: _____
Administrator: _____

I (we) the developers of TARIN WOODS II subdivision 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 road 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 NC 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 the 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 re-platted as publically designated roads and taken over for maintenance through the NCDOT or appropriate governing authority.

Developer Name _____
Date _____

100 50 0 100 200 300
SCALE IN FEET: 1" = 100'



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

PERFORMANCE RESIDENTIAL
PRELIMINARY PLAN for
TARIN WOODS II

PRELIMINARY PLAN for
TARIN WOODS II
LOCATED IN CAPE FEAR TOWNSHIP
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: HOOSIER DADDY, LLC
10000 WILMINGTON ROAD
WILMINGTON, NC 28412
910-443-3060

PRELIMINARY

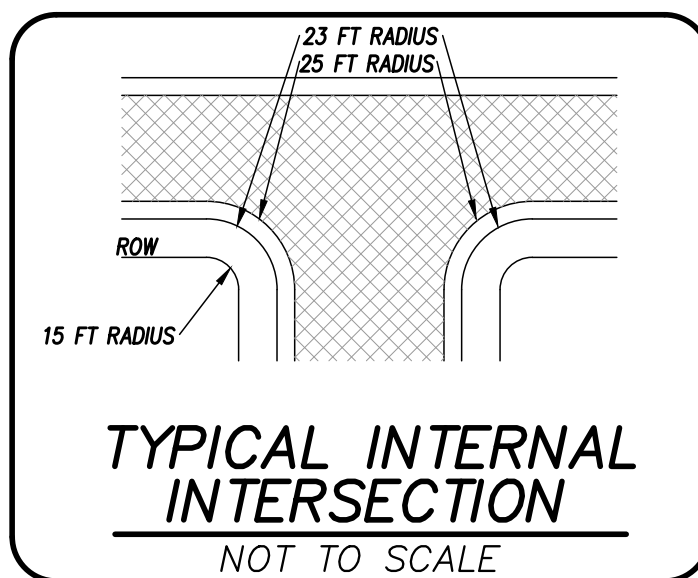
REV.	DATE	BY	REMARKS
1	7-2-19	RLW	REVISED PER NHC PLANNING
2	12-17-19	RLW	REVISED LAYOUT
3	4-5-17	RLW	REVISED PER NHC COMMENTS ON LOTS NOT PART OF SUBMITTAL
4	9-25-20	RLW	REVISED PER NHC COMMENTS
5	7-25-20	RLW	REVISED PER TRC COMMENTS
6	8-12-20	RLW	REVISED LOT COUNT, PROJECT LIMITS, ROAD LAYOUT
7	9-23-19	RLW	REVISED PROJECT LIMITS AND PHASE 3B
8	7-12-19	RLW	REVISED PHASE 3A, LOT COUNT
9		RLW	

DATE: 11-4-15
HORZ. SCALE: 1" = 100'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 06-0134

Sheet No. 1 of 4

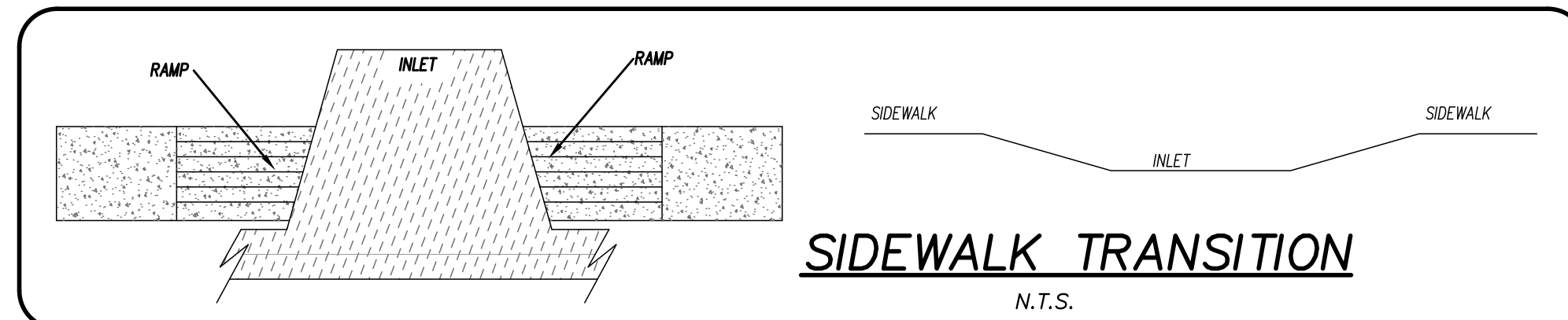


LOTS 187-193, 221-231 ARE NOT PART OF THIS TRC APPROVAL AND MUST BE SUBMITTED BACK TO TRC FOR APPROVAL WHEN READY TO DEVELOP.

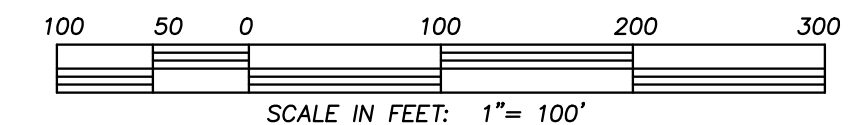


LEGEND

- W EXISTING WATER LINE
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- ACTIVE RECREATION SPACE
- PASSIVE RECREATION SPACE
- AREA NOT PART OF SUBMITTAL



**LOTS 1-51 ARE RECORDED IN MB 63 PG 131-134
**LOTS 52-62,137-141 ARE RECORDED IN MB 66 PG 51-53
**LOTS 154-162, 166-180,197-209 ARE RECORDED IN MB 65 PG 377-380



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PERFORMANCE RESIDENTIAL
PRELIMINARY PLAN for
TARN WOODS II

PRELIMINARY PLAN for
TARN WOODS II
LOCATED IN CAPE FEAR TOWNSHIP
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: HOOSIER DADDY, LLC
2000 ROSS ROAD
WILMINGTON, NC 28412
910-443-3060

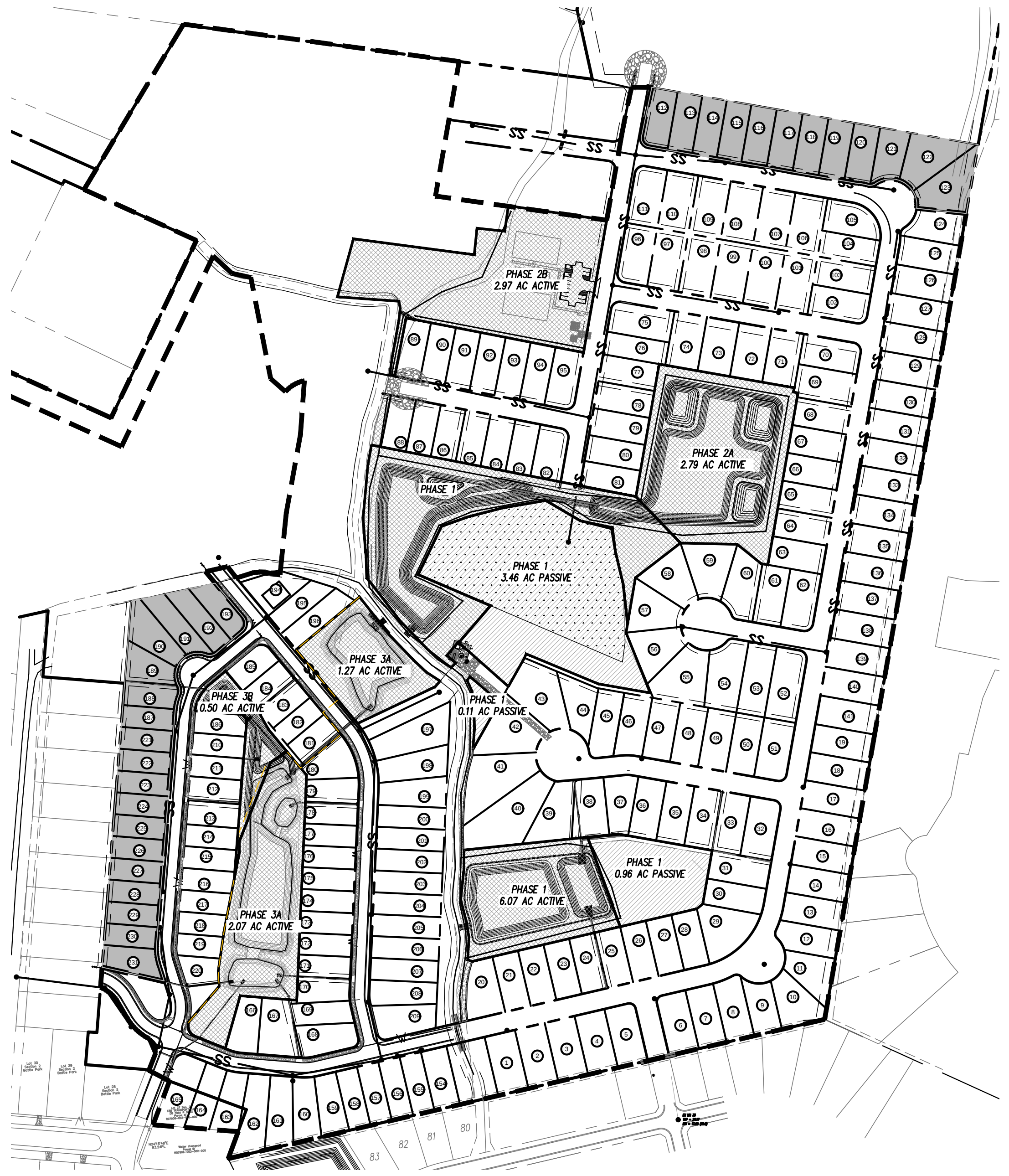
PRELIMINARY

REV.	NO.	DATE	BY	REMARKS
8		1-2-19	RLW	REVISED PER TRC COMMENTS
7		12-17-18	RLW	REVISED LAYOUT
6		3-29-17	RLW	REVISED PER TRC COMMENTS
13		9-2-20	RLW	REVISED PER TRC COMMENTS ON LOTS NOT PART OF SUBMITTAL
12		7-23-20	RLW	REVISED PER TRC COMMENTS
11		6-12-20	RLW	REVISED LOT COUNT, PROJECT LIMITS, ROAD LAYOUT
10		9-23-19	RLW	REVISED PHASE 3B
9		7-12-19	RLW	REVISED PHASE 3B, LOT NUMBERS

DATE: 11-4-15
HORIZ. SCALE: 1" = 100'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 06-0134

Sheet No. 2 of 4

PHASE	LOT #S	LOT COUNT	REQUIRED OPEN SPACE LOT X 0.03 = (ACRES)	AMOUNT OF ACTIVE OPEN SPACE BEING RECORDED IN PHASE	AMOUNT OF PASSIVE OPEN SPACE BEING RECORDED IN PHASE	REQUIRED AREA FOR DENSITY	AREA USED FOR DENSITY	AREA CARRIED FORWARD FOR DENSITY
1	1-51	51	1.53	6.07	4.42	20.40	22.42	2.02
2A	52-62, 137-141	16	0.48	2.79		6.40	7.16	0.76
2B	69-70, 130-136	15	0.45	2.97		6.00	6.00	
2C	71-81, 96-111, 124-129	33	0.99	-		13.2	13.2	
2D	82-95	14	0.42	-		5.60	5.60	
3A	154-161,166-180,197-209	36	1.08	3.36		14.40	11.70+2.02+0.68	
3B	162-165,181-186,194-196,210-220	24	0.72	0.50		9.60	9.60	
TOTAL			189	5.67	15.69	75.6	78.38	0.08

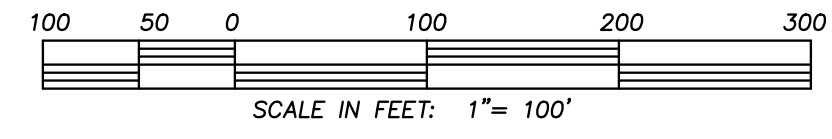
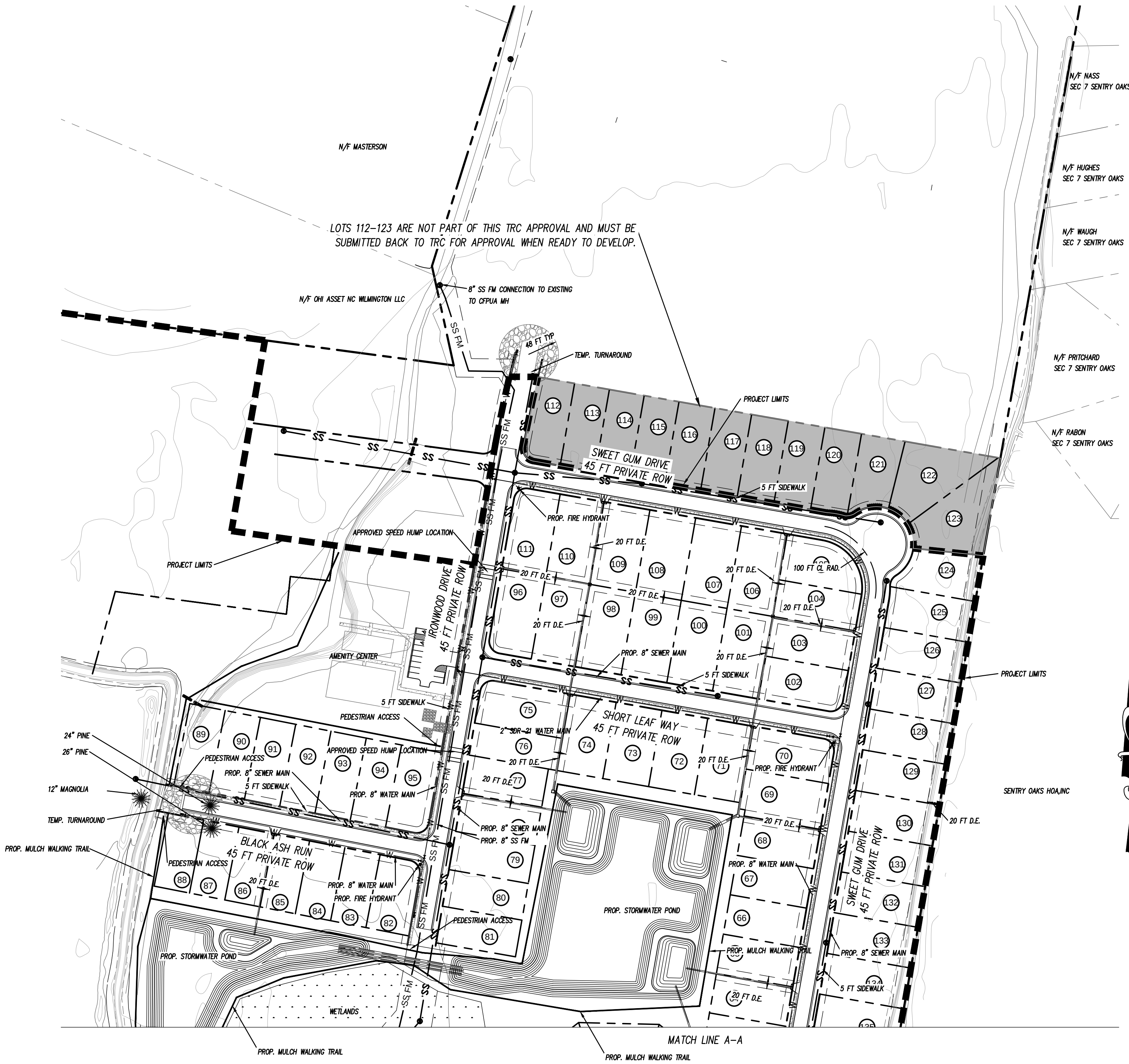


OPEN SPACE EXHIBIT

1" = 200'

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TARNI WOODS II

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LOCATED IN CAPE FEAR TOWNSHIP
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: HOOSIER DADDY, LLC
3000 WILMINGTON ROAD
WILMINGTON, NC 28412
910-443-3060

PRELIMINARY

REV.	NO.	DATE	BY	REMARKS
8		7-23-20		REVISED PER TRC COMMENTS
7		6-12-20		REVISED PER TRC COMMENTS
6		9-23-19		REVISED PER TRC COMMENTS
5		7-12-19		REVISED PER TRC COMMENTS
4		12-17-18		REVISED PER TRC COMMENTS
3		4-4-17		REVISED PER TRC COMMENTS
2		3-29-17		REVISED PER TRC COMMENTS
1				REVISED PER TRC COMMENTS

DATE: 3-14-17
HORIZ. SCALE: 1" = 100'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 06-0134

Sheet No. 3 of 4

