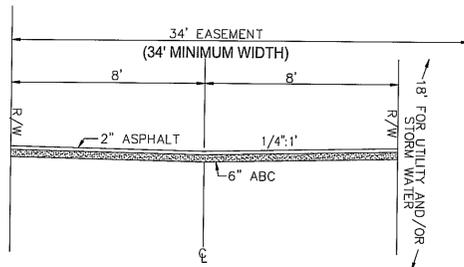


STANDARD DRIVEWAY DETAIL
SD 8-02
NOT TO SCALE



PRIVATE ACCESS EASEMENT
SEE NOTES

ALLEY NOTES:
1. NOT TO CONTAIN WATER AND SEWER UTILITY LINES

PRIVATE ACCESS EASEMENT NOTES:
1. 400' MAXIMUM LENGTH TO FURTHEST UNIT FROM PUBLIC STREET.
2. SERVES A MAXIMUM OF 4 SINGLE FAMILY OR DUPLEX UNITS.
3. 23' WIDTH REQUIRED AT STREET INTERSECTION.

SECTION BETWEEN ANDREWS REACH LOOP AND LOT 2R SHALL BE CROWNED TO DRAIN TOWARD EXISTING DETENTION BASINS
PROPOSED PRIVATE ACCESS DRIVE LENGTH IS 493' MEASURED ALONG THE CENTERLINE FROM ANDREWS REACH LOOP RW TO LOT 41.

Project: PW-476
Engineer: DLM
Date: 9/22/2014

Andrews Reach Phase 2--Project Narrative

Introduction
The site is located at 3300 Masonboro Loop Road in New Hanover County. A total of 4 single family homes are proposed on the remaining 2.28 acres of the site. The site is bounded to the east by Masonboro Loop Road, to the south by an existing phase of Andrews Reach and to the north and west by existing residential development.

Roadways
Access to the 4 proposed homesites will be by way of a shared 18 foot wide asphalt driveway located in a 34 foot (minimum) wide private access easement. The length of the shared drive, as measured along its centerline from the existing Andrews Reach Loop R/W to the lot 41 property line, is 494 feet. All 4 proposed lots adjoin Masonboro Loop Road, however, no access direct is proposed.

Utilities
The site is afforded water and sewer by CFPWA. Realignment and/or extension of the existing mains will be required to provide service to the 4 proposed residences. A core will be made on an existing manhole and 179 linear feet of new gravity main will be extended along the Masonboro Loop Road frontage. Each of the 4 proposed lots will be served by gravity services. An 8 inch water main presently bisects the site. A portion of this main will be realigned to follow the proposed access easement along the western edge of the site. Taps will be made to the realigned section of the 8 inch main. No new hydrants are proposed along the realigned water main. A total of 460 linear feet of 8 inch water main will be removed and 455 linear feet of 8 inch water main will be installed.

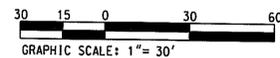
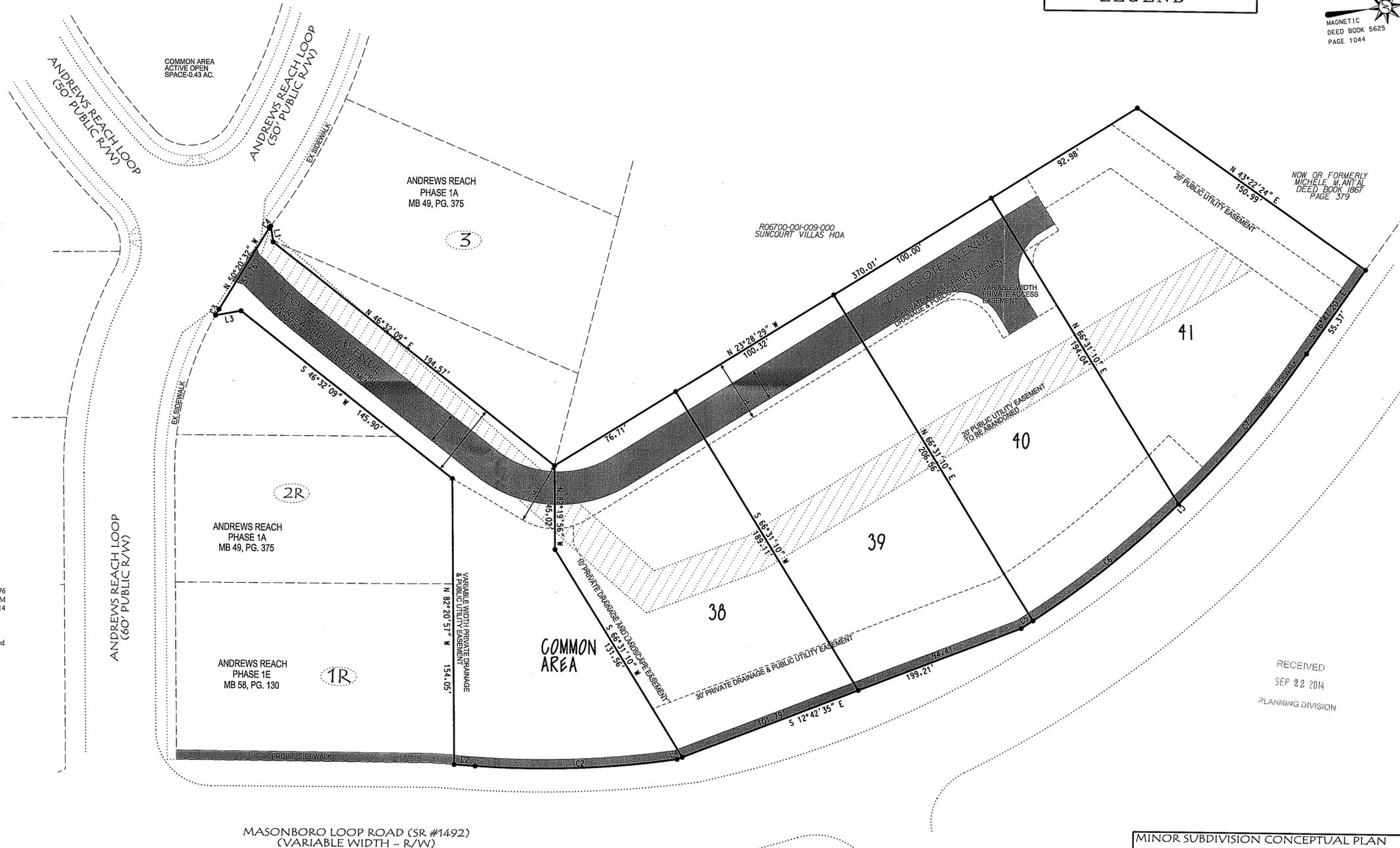
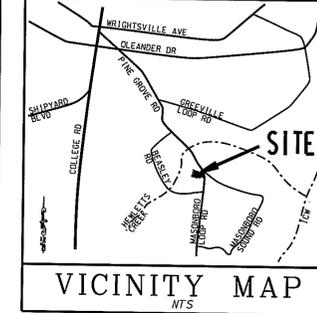
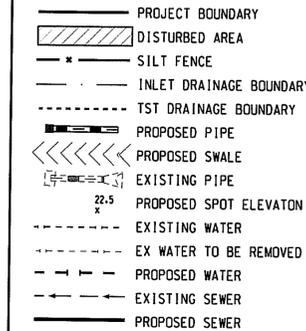
Stormwater
The entire Andrews Reach project is covered by state stormwater permit SW8 050141. The NCDENR stormwater system was oversized to account for future development. Proposed improvements will utilize a permitted BUA reserve to satisfy NCDENR treatment requirements. City of Wilmington detention requirements will be satisfied by the addition of a dry detention basin.

Erosion Control
Silt fence will be used to contain sediment around portions of the site which will drain towards adjoining property or existing roadways. Proposed inlets in the interior of the site will be protected with traditional hardware cloth and stone protection. A shallow swale will be used to direct drainage to and along the perimeter of the project. The detention basin will be used as a temporary sediment basin to treat concentrated runoff from the collection system and the swale. A stone construction entrance will be used at the access point to the site.

Name	Delta	Radius	Arc Length	Chord Length	Tangent Length	Curve Chord Direction
L1	N 89°22'46\"/>					

PROJECT AREA	
TAX PIN	R06700-001-012-000
ZONING	R-15
CAMA LAND CLASS	CONSERVATION
RECEIVING STREAM	BRIDGES CREEK
CLASSIFICATION	SA
IMPERVIOUS AREA	10,666 SF
STREETS	3,694 SF
SIDEWALKS	20,000 SF
RESERVE	1,500 SF
TOTAL	35,860 SF
PERCENT BUA	36.1 %
DISTURBED AREA	2.0 AC

SITE DATA



MINOR SUBDIVISION CONCEPTUAL PLAN
ANDREW'S REACH
- PHASE 2 -
WILMINGTON TOWNSHIP CITY OF WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA
OWNER: ANDREWS REACH DEVELOPERS, LLC
ADDRESS: 8204 FAZIO DRIVE WILMINGTON, NC 28411
PHONE: (910) 686-8100
DESIGNED: DLM
DRAWN: DLM
APPROVED: JHF
DATE: 9/10/2014
SCALE: 1" = 30'
SHEET 1 OF 8



RECEIVED
SEP 22 2014
PLANNING DIVISION