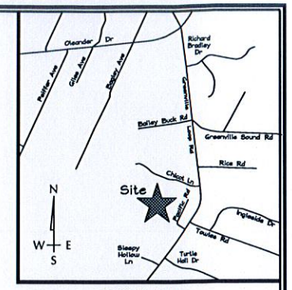
Utility Notes:

1. Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
2. All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
3. All water & sewer utilities to be installed per CFPUA Technical Specifications & Standards.
4. Project shall comply with CFPUA Cross Connection Control requirements. Meter(s) cannot be released until all requirements are met and N.C.D.E.N.R. has issued their "Final Approval.". Call 343-3960 for information.
5. Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices by USCFCCCHR or ASSE.
6. Water & sewer services can not be activated on new mains until the Engineer's Certification and as-builts are received and "Final Approval" issued by the Public Water Supply Section of NCDENR, and "Final Engineering Certification" issued by Division of Water Quality Section of NCDENR.
7. If contractor desires CFPUA water for construction, he shall apply in advance for this service and must provide a reduced pressure zone (RPZ) backflow prevention device on the developer's side of the water meter box.
8. When PVC water mains and services are proposed, the pipes are to be marked with No. 10 insulated, single-strand copper wire installed & strapped to the pipes with duct tape. This is to be accessible in all valves and meter boxes to aid in future location of facilities.
9. The contractor is responsible for the location and protection or existing utilities during construction. Call U-LOCO at 1-800-632-4949.
   Contractor is responsible for the repair and replacement of any utilities, curb & gutter, pavement, etc. that may be damaged during construction. Damaged items shall be repaired to at least the quality or workmanship found in the original item.
10. The BellSouth contact is Steve Daycott, Building Industry Consultant, at 910-342-8712. Contact him prior to starting the project in order to facilitate good communication and maximum flexibility.
11. The process for telephone cable placement:
    - Final grade will need to be established.
    - Power will place their cable first - approximately 3' deep.
    - BellSouth & Cable TV will then place their cable at approximately 2' deep.
12. Solid waste disposal will be serviced by City cart pickup at streetside.

Typical Domestic Water & Sanitary Sewer Services

Note: All water & sanitary sewer mains 8" unless otherwise noted.

Proposed Public City Street X-Section



Vicinity Map
(No Scale)

Traffic Notes:

1. All pavement markings in public rights-of-way & for driveways are to be thermoplastic & meet City and/or NCDOT standards.
2. Traffic control devices (including signs and pavement markings) in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.
3. Contact Traffic Engineering, at 341-7888 to ensure that all traffic signal facilities and equipment are shown on the plan. Add a note to call Traffic Engineering a min. of forty-eight (48) hours prior to any connection in the R/W.
4. Any broken or missing sidewalk panels and/or curbing shall be replaced.
5. Tactile warning mats to be installed at all wheelchair ramps.
6. A landscaping plan, indicating the location of required street trees shall be submitted to the Traffic Engineering Division and Parks & Recreation Department for review and approval prior to the recording of the Final Plat. Plan shall adhere to SO 15-17.

Fire & Life Safety Notes:

1. New hydrants must be available for use prior to construction of the buildings within any development.
2. Hydrants must be located within 6' of the curb.
3. Contractor shall maintain an all weather access for emergency vehicles at all times during construction.
4. A minimum of 6' shall separate underground fire lines or private water mains from other underground utilities.
5. Underground fire line & private water mains must be permitted & inspected by the Wilmington Fire Dept. from the public right-of-way to the building. Contact the INFD - Division of Fire & Life Safety at 910-343-0696 for additional information.
6. Construction Type - 5B
7. Residences will not have a sprinkler systems.
8. The FDC must be within 150' of a fire hydrant & within 40' of fire apparatus placement.
9. Landscaping or parking can not block or impede the FDC or fire hydrants. A 3-foot (3') clear space shall be maintained around the circumference of hydrants and FDC.
10. Installation of security gates across a fire apparatus road or parking lot shall be approved by the fire department.

Stormwater Management Notes:

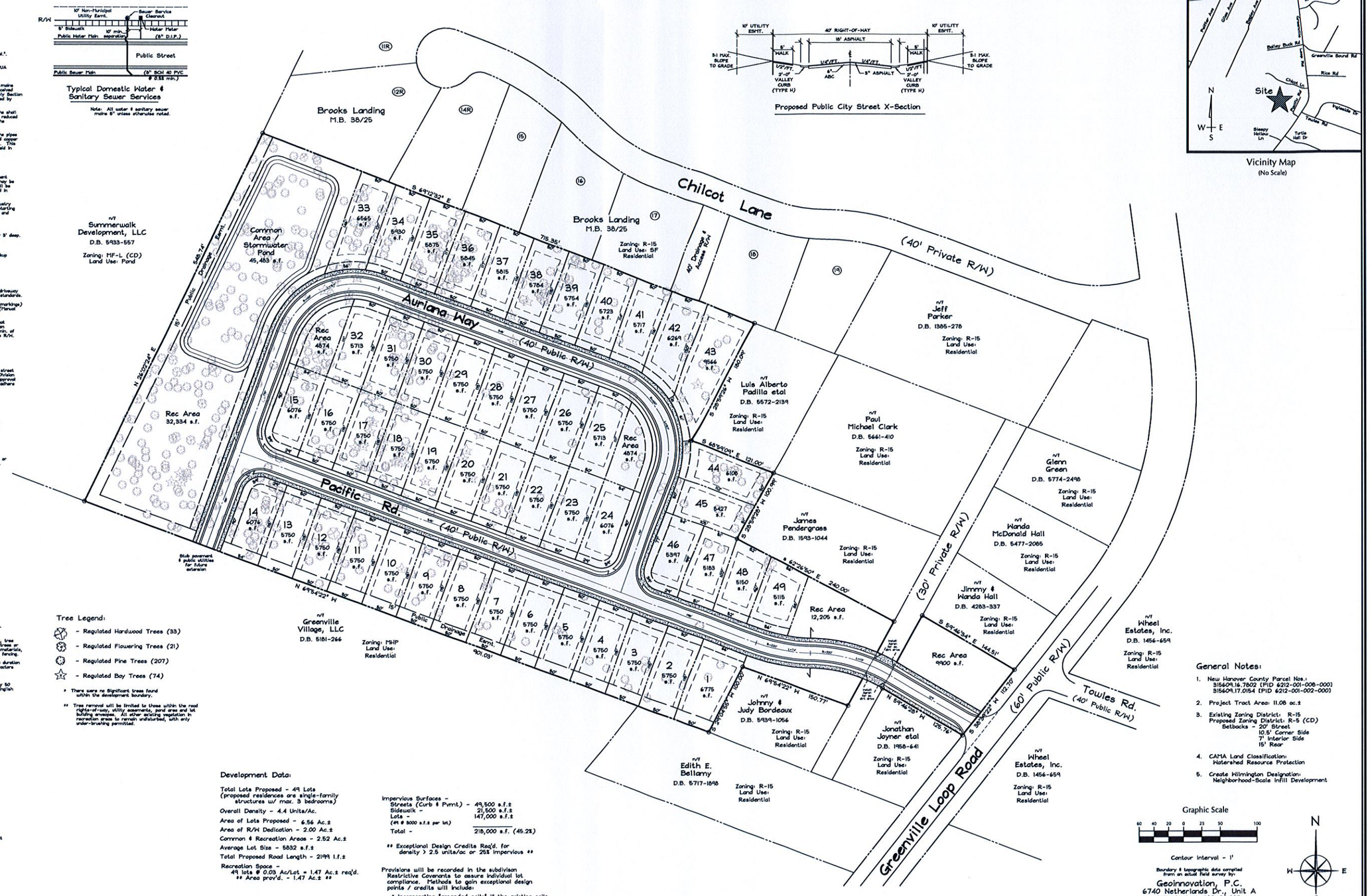
1. Stormwater management will meet City & State requirements.

Tree Preservation Notes:

1. Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
2. Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
3. Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
4. Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per area, in both English & Spanish "Tree Protection Area: Do Not Enter."

Site Inventory Notes:

1. Soils Type: Le (Lean sand)
2. This property is not impacted by any AEC.
3. There are no Conservation Overlay boundaries affecting this property.
4. This site is not impacted by any recognized historic or archeological significance.
5. No cemeteries were evidenced on the site.
6. There is regulated vegetation within the development area has been located and is identified.
7. There are no jurisdictional wetlands within the project boundaries.
8. There is no evidence of endangered species or habitat issues on the site.
9. This property is not within any Special Flood Hazard Area as evidenced on N.C. Flood Map 3720815600J.
10. The site drainage flows into the Bradley Creek watershed / BC class waters.



Tree Legend:

- Regulated Hardwood Trees (33)
- Regulated Flowering Trees (21)
- Regulated Pine Trees (207)
- Regulated Bay Trees (74)

* There were no Significant trees found within the development boundary.

** Tree removal will be limited to those within the road rights-of-way, utility easements, pond area and lot building envelopes. All other existing vegetation in recreation areas to remain undisturbed, with only under-brushing permitted.

Development Data:

Total Lots Proposed - 49 Lots
(proposed residences are single-family structures w/ max. 3 bedrooms)
Overall Density - 4.4 Units/Ac.
Area of Lots Proposed - 6.56 Ac.±
Area of R/W Dedication - 2.00 Ac.±
Common & Recreation Areas - 2.52 Ac.±
Average Lot Size - 5832 s.f.±
Total Proposed Road Length - 2199 l.f.±
Recreation Space -
49 lots @ 0.03 Ac/Lot = 1.47 Ac.± req'd.
** Area prov'd. - 1.47 Ac.± **

Proposed Utility Capacities -
Sanitary Sewer = 17,640 GPD
(@ 360 GPD / lot)
Domestic Water = 19,600 GPD
(@ 400 GPD / lot)

Impervious Surfaces -
Streets (Curb & Pvmt.) - 49,500 s.f.±
Sidewalk - 21,500 s.f.±
Lots - 147,000 s.f.±
(49 @ 3000 s.f.± per lot)
Total - 218,000 s.f. (45.2%)

** Exceptional Design Credits Req'd. for density > 2.5 units/ac or 25% impervious **

Provisions will be recorded in the subdivison Restrictive Covenants to assure individual lot compliance. Methods to gain exceptional design points / credits will include:

- Incorporating "amended soils" if the existing soils are not suitable to support the proposed pervious pavement
- Disconnecting roof drains from the stormwater piping network
- Directing sidewalk runoff to adjacent vegetation to capture, infiltrate and treat for water quality
- Landscaping with native vegetation

General Notes:

1. New Hanover County Parcel Nos.:
   3156091.16.7802 (PID 6212-001-008-000)
   3156091.17.0154 (PID 6212-001-002-000)
2. Project Tract Area: 11.08 ac.±
3. Existing Zoning District: R-15
   Proposed Zoning District: R-5 (CD)
   Setbacks - 20' Street
   10.5' Corner Side
   7' Interior Side
   15' Rear
4. CAMA Land Classification:
   Watershed Resource Protection
5. Create Wilmington Designation:
   Neighborhood-Scale Infill Development

Graphic Scale
60 40 20 0 25 50 100
Contour Interval = 1'

Boundary & topographic data compiled from an actual field survey by:
Geoinnovation, P.C.
6740 Netherlands Dr., Unit A
Wilmington, NC 28405
Tel. (910) 799-0099

P.O. Box 7221
Wilmington, NC 28406
Tel. 910-620-2374
Design Solutions

Preliminary Not for Construction

Project No.:	16-08
Scale:	1" = 60'
Date:	10/04/16
Revisions:	

Developer:
Blanton Building, Inc.
6303 Oleander Drive, #102
Wilmington, NC 28403

Preliminary Layout for Subdivision

Property Addresses: 6561 Greenville Loop Road & 6505 Pacific Road

Pacific Place

Wilmington Township / New Hanover County / North Carolina

Sheet No. 1 of 2

SRB-4-1116

Utility Notes:

1. Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
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5. Any backflow prevention devices required by the CFPUA will need to be on the list of approved devices by USC/FCCCHR or ASSE.
6. Water & sewer services can not be activated on new mains until the Engineer's Certification and as-builts are received and "Final Approval" issued by the Public Water Supply Section of NCDENR, and "Final Engineering Certification" issued by Division of Water Quality Section of NCDENR.
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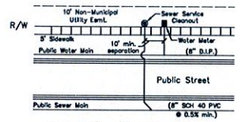

Typical Domestic Water & Sanitory Sewer Services

Note: All water & sanitory sewer mains 8" unless otherwise noted.

General Notes:

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   315609.16.7802 (PID 6212-001-008-000)
   315609.17.0154 (PID 6212-001-002-000)
2. Project Tract Area: 11.08 ac.±
3. Existing Zoning District: R-15
   Proposed Zoning District: R-5 (CD)
   Setbacks – 20' Street
   10.5' Corner Side
   7' Interior Side
   15' Rear
4. CAMA Land Classification:
   Watershed Resource Protection
5. Create Wilmington Designation:
   Neighborhood-Scale Infill Development

Graphic Scale

Contour interval – 2'
Contour lines compiled from New Hanover County aerial topographic maps, not from an actual field survey.

N / W / E / S

P.O. Box 7221
Wilmington, NC 28406
Tel. 910-620-2374
Design Solutions

WithersRavenel
Engineers | Planners | Surveyors
1410 Commonwealth Drive, Suite 101 | Wilmington, NC 28403 | t 910 256 9277 | license # C-0832 | www.withersravenel.com

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL JOSEPH S. BOYD

Project No.	16-03
Scale	1" = 60'
Date	10/04/16
Revisions	

Developer:
Blanton Building, Inc.
6303 Oleander Drive, #102
Wilmington, NC 28403

Preliminary Utilities for Subdivision

Property Addresses: 6561 Greenville Loop Road & 6505 Pacific Road

Pacific Place

Wilmington Township / New Hanover County / North Carolina

Sheet No. 2 of 2

SRB-4-116