



DATE: 01.15.2019

TO: ProTrak

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Traffic Engineering

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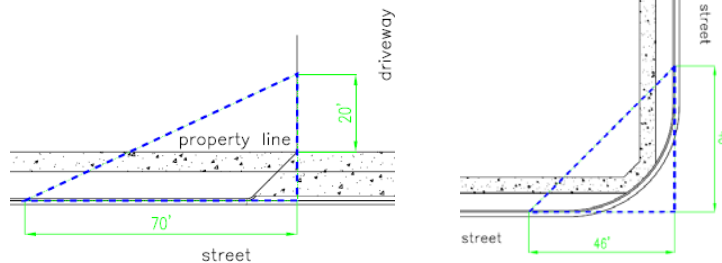
POINTE AT BARCLAY STREET AND UTILITY EXTENSIONS [Subdivision Plan Review #2]

TECHNICAL STANDARDS – NEW ROADS:

1. Show the stop sign/bar at the intersection of Stone Crop Dr and Chippenham Dr.
2. Show all the existing traffic signage, pavement markings and ADA ramps for the intersection of Dusty Miller Lane and Chippenham Dr.
3. Show the pavement markings for the standard parallel crosswalk across Chippenham Dr at the intersection of Stone Crop Dr.
4. Show location of all the signs as provided in the signing schedule on sheet SRB-5 and 7.

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

5. Dimension Cicero Way driveway width and flares.
6. Show and apply the City's 20'x70' sight distance triangle at each driveway and City's 46'x46' sight distance triangle at each street corner intersection abutting to this project, on the site plan and landscaping plan. [[Sec.18-529\(c\)\(3\)CofW LDC](#)]



STREET LIGHTING [City of Wilmington Street Lighting Policy]:

1. The standard streetlight shall be a DEP enclosed cutoff (Cobra type), high pressure sodium vapor (HPSV) or DEP designated LED equivalent fixture installed within the recommended range of mounting heights for the specific fixture. The standard streetlight shall be installed on a wooden pole in areas served from overhead facilities and on a fiberglass pole in areas served from underground facilities.
2. A layout for the Standard street lighting has been provided with the review. Minimum of six street lights are required for this sub-division.
3. Although, developers may choose to provide any extra lights or ornamental. Any installations above the criteria of Standard street lighting, will be considered as non-standard and has to conform to the City's non-standard street lighting procedure as per the policy.
4. Developers shall bear any installation costs associated with streetlights, if applicable. In areas served from underground facilities, the developers shall pay the one-time underground contribution charge, if applicable.
5. The Planning, Development and Transportation Director or designee and the City Landscape Designer will coordinate plaza plantings and streetlight locations to minimize the obstruction of light by vegetation.
6. All the street light shall be installed within the public ROW.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.

- LEGEND**
- WV = WATER VALVE
 - WM = WATER METER
 - C/O = SANITARY SEWER CLEAN OUT
 - INV. = INVERT
 - B/O = BLOW OFF ASSEMBLY
 - BFP = BACK FLOW PREVENTOR
 - GW = GUY WIRE
 - SWMH = STORM MANHOLE
 - GT. = GREASE TRAP
 - F.H. = FIRE HYDRANT ASSEMBLY
 - I.S. = IRON SET
 - ⊙ = SANITARY SEWER MH
 - ⊕ = CURB INLET
 - ⊗ = TREE
 - ⊕ = CURB RAMP
 - ⊕ = WATER SERVICE
 - ⊕ = SEWER CLEANOUT
 - ⊕ = WATER VALVE
 - ⊕ = SIGN LOCATION
 - LP = LIGHT POLE
- PROPERTY LINE
- BUILDING SETBACK
- CENTERLINE
- EASEMENT
- COMPUTED PROPERTY LINE
- EXISTING CONTOUR
- STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED SIDEWALK
- TRAFFIC FLOW ARROWS

- STANDARD NOTES:**
1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
 2. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
 3. ALL TREES WHICH ARE NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL BE PRESERVED WHEREVER POSSIBLE UNLESS OTHERWISE DIRECTED.
 4. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE AND CURB BOXES TO THE FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
 5. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. ROADS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
 6. NO GEOTECHNICAL TESTING HAS BEEN PERFORMED ON SITE. NO WARRANTY IS MADE FOR SUITABILITY OF SUBGRADE, AND UNDERCUT AND ANY REQUIRED REPLACEMENT WITH SUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
 8. CONTRACTOR TO ENSURE THAT PAVEMENT IS PLACED SO AS TO DRAIN POSITIVELY TO THE CURB OUTLETS AND CATCH BASINS. ALL ROOF DRAIN DOWNSPOUTS TO BE DIRECTED TO THE STORM SEWER SYSTEM.
 9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
 10. THIS PLAN IS FOR SITE GRADING, ROADWORK & SEWER INSTALLATION ONLY.
 11. NO ENCUMBRANCES IN R/W EXCEPT AS SHOWN.
 12. AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT. AT THE MINIMUM THIS SHOULD INCLUDE BELL SOUTH AND DUKE ENERGY.
 13. TEMPORARY PROJECT AREA LIMITS ARE AS SHOWN.
 14. THIS PROPERTY IS ZONED: O&I-1.
 15. SEWER AND WATER TO BE PROVIDED BY CFPWA. SPECIFIC LOCATION, SIZING, AND DETAILS WILL BE PROVIDED ON THE CONSTRUCTION PLANS AND TO BE APPROVED BY CFPWA AND CITY ENGINEERS.
 16. SITE WILL MEET ALL ZONING REQUIREMENTS.
 17. ANY REGULATED TREES ON SITE TO BE PRESERVED AS SHOWN.
 18. STRIPING AND LANES TO CITY STANDARDS (THERMOPLASTIC).
 19. NO VEHICULAR ACCESS TO SITE EXCEPT AS SHOWN.
 20. ALL UTILITIES UNDERGROUND.
 21. LANDSCAPING AND LIGHTING PLAN BY OTHERS. LIGHTING SHOWN ON THIS PLAN ARE FOR APPROXIMATE LOCATIONS ONLY.

- UTILITY NOTES**
- CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD NOTES:
1. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
 2. WATER AND SEWER SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SEWER SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN THE END OF LINE MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
 3. ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50, DIP, WITH PROTECTO 401 CERAMIC EPOXY LINING.
 4. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
 5. NO FLEXIBLE COUPLINGS SHALL BE USED.
 6. ALL STAINLESS STEEL FASTENERS SHALL BE 316.
 7. CLEANOUTS SHALL BE LOCATED A MINIMUM OF 12 FEET FROM
 8. ALL PROPERTY CORNERS. WATER METER BOXES ARE TO BE A MINIMUM OF 5 FEET FROM THE PROPERTY CORNER.
- ADDITIONAL NOTES:
CFPWA PERMIT REQUIRED FOR ANY UTILITY SERVICES WORK. CONTRACTOR RESPONSIBLE FOR PERMIT AND COORDINATION WITH CFPWA. ALL SERVICES TO BE INSTALLED IN ACCORDANCE WITH CITY and CFPWA TECHNICAL STANDARDS.

SITE AREA DESCRIPTION	STABILIZATION
Perimeter dikes, swales, ditches and slopes	7 DAYS
High Quality Water (HQW) Zones	7 DAYS
Slopes steeper than 3:1	7 DAYS
Slopes 3:1 or flatter	14 DAYS
All other areas with slopes flatter than 4:1	14 DAYS

STABILIZATION TIME FRAMES:
ANY AREAS ON-SITE WITHOUT ACTIVITY SHALL BE STABILIZED WITHIN 15 WORKING DAYS OR 21 CALENDAR DAYS AND AS ABOVE. ALL SLOPES MUST BE STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY ACTIVITY.

DETAILS SHOWN ARE TYPICAL OF INSTALLATIONS REQUIRED BY THE TOWN AND COUNTY. THIS SHEET DOES NOT PURPORT TO SHOW ALL REQUIRED CONSTRUCTION DETAILS, BUT BATHER SERVES AS A GUIDE. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL CITY, COUNTY AND STATE CODES AND CONSTRUCTION STANDARDS.

No geotechnical testing has been performed on site. No warranty is made for suitability of subgrade, and undercut and any required replacement with suitable material shall be the responsibility of the contractor.

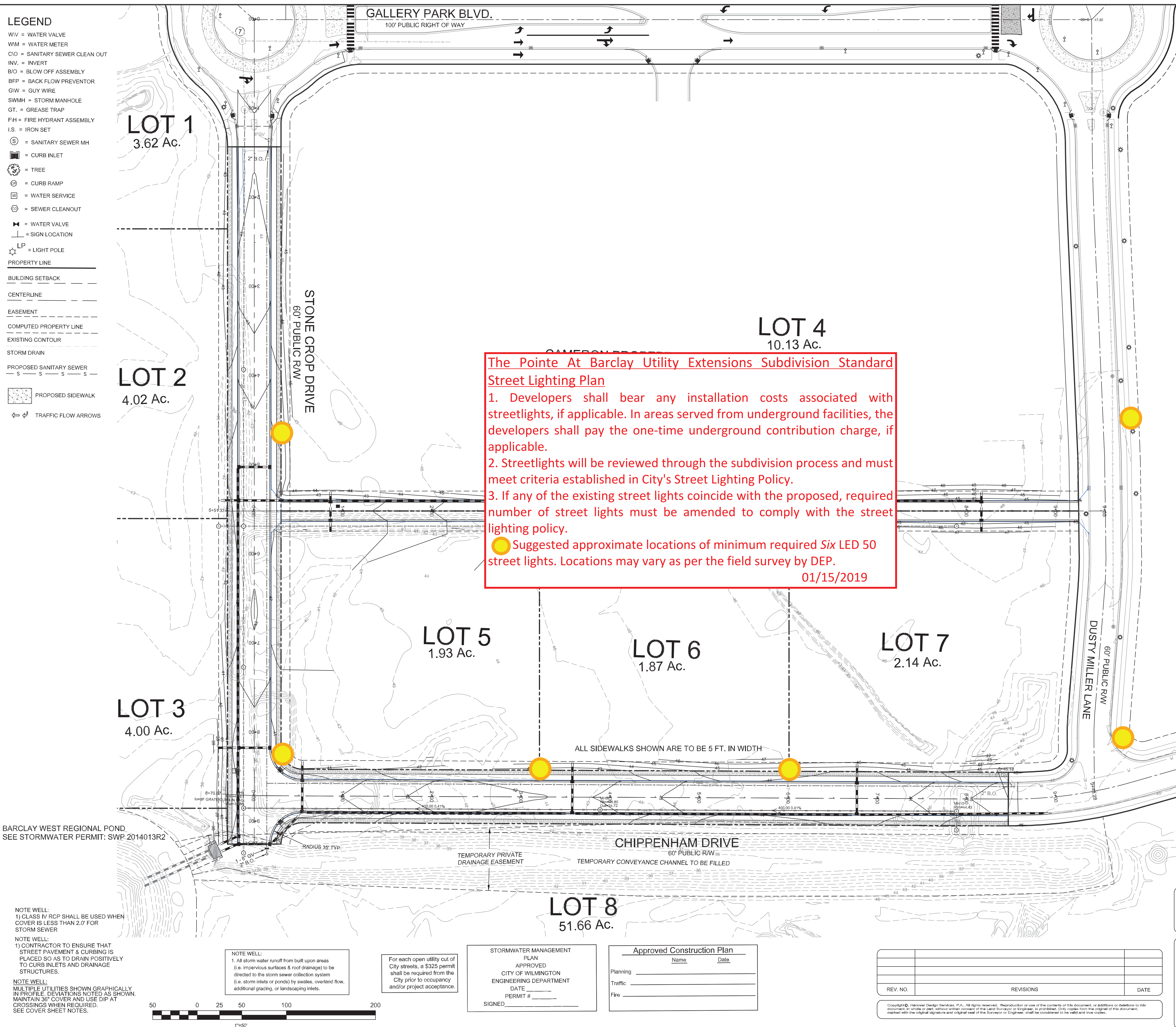
NOTE WELL:
SEWER PIPE (SIZED 8" THROUGH 12") SHALL BE CLASS 150, SDR18, CONFORMING TO AWWA C900 REQUIREMENTS.
SEE SPECIFICATIONS FOR ADDITIONAL PIPE SIZES, CLASSES AND SCHEDULES. (TYPICAL)

NOTE WELL:
C-900 PVC OR DIP IS TO BE USED FOR ANY SEWERS WITH A DEPTH GREATER THAN 12' (TYPICAL).
INSIDE DROP MANHOLES SHALL BE A MINIMUM OF 5' DIAMETER
A DROP PIPE SHALL BE PROVIDED FOR SEWER ENTERING A MANHOLE 30" ABOVE MANHOLE INVERT. SEE DETAIL SHEET

NOTE WELL: IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE MINIMUM SEWER SLOPES SPECIFIED BY STATE REGULATIONS ARE ACHIEVED.

THESE MINIMUM SLOPES ARE:
0.60% FOR 8" DIAMETER PIPE
0.40% FOR 9" DIAMETER PIPE
0.28% FOR 10" DIAMETER PIPE
0.22% FOR 12" DIAMETER PIPE

The Pointe At Barclay Utility Extensions Subdivision Standard Street Lighting Plan
 1. Developers shall bear any installation costs associated with streetlights, if applicable. In areas served from underground facilities, the developers shall pay the one-time underground contribution charge, if applicable.
 2. Streetlights will be reviewed through the subdivision process and must meet criteria established in City's Street Lighting Policy.
 3. If any of the existing street lights coincide with the proposed, required number of street lights must be amended to comply with the street lighting policy.
 ● Suggested approximate locations of minimum required Six LED 50 street lights. Locations may vary as per the field survey by DEP.
 01/15/2019



NOTE WELL:
1) CLASS IV RCP SHALL BE USED WHEN COVER IS LESS THAN 2.0' FOR STORM SEWER

NOTE WELL:
1) CONTRACTOR TO ENSURE THAT STREET PAVEMENT & CURBING IS PLACED SO AS TO DRAIN POSITIVELY TO CURB INLETS AND DRAINAGE STRUCTURES.

NOTE WELL:
MULTIPLE UTILITIES SHOWN GRAPHICALLY IN PROFILE DEVIATIONS NOTED AS SHOWN. MAINTAIN 36" COVER AND USE DIP AT CROSSINGS WHEN REQUIRED. SEE COVER SHEET NOTES.

NOTE WELL:
1. All storm water runoff from built upon areas (i.e. impervious surfaces & roof drainage) to be directed to the storm sewer collection system (i.e. storm inlets or ponds) by swales, overland flow, additional grading, or landscaping inlets.

For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

STORMWATER MANAGEMENT PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____
PERMIT # _____
SIGNED _____

Approved Construction Plan

Name	Date
Planning _____	_____
Traffic _____	_____
Fire _____	_____

REV. NO.	REVISIONS	DATE

SITE PLAN (PROPOSED INFRASTRUCTURE AREA)
The Pointe at Barclay Street and Utility Extensions
 CITY OF WILMINGTON NEW HANOVER COUNTY, NORTH CAROLINA

OWNER:
CAMERON PROPERTIES LAND COMPANY, LLC
1201 GLEN MEADE ROAD PO BOX 3649
WILMINGTON, NC 28406
910-762-2676

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: 910-344-0002
LICENSE # C-0597

North Carolina Professional Seal:
GREG A. WYMAN
11-07-19

City of Wilmington Seal:
L-2876

Drawn: GW
Checked: GW
Project No: 5834
Sheet No: SRB-4, SRB-7

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