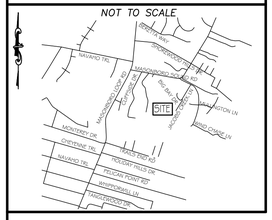
LOCATION MAP

NOT TO SCALE



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_____

TRAFFIC ENGINEERING NOTES:

1. A LANDSCAPING PLAN INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE CITY OF WILMINGTON TRAFFIC ENGINEERING DIVISION AND PARKS AND RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING OF THE FINAL PLAT. PLAN SHALL ADHERE SD 15-17.
2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT PARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
3. OPEN CUT NOTES:
   A. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS.
   B. CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
   C. SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
   D. OPEN CUT TO BE SAW CUT.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
5. IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER TO ERECT OFFICIAL STREET NAME SIGNS AT ALL INTERSECTIONS ASSOCIATED WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY ACQUIRE AND ERECT OFFICAL STREET NAME SIGNS OR MAY CHOOSE TO CONTRACT WITH THE CITY TO INSTALL THE STREET SIGNS AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
6. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
7. CONTACT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
8. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
9. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.
10. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
11. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
12. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKINGS LAYOUT PRIOR TO ACTUAL STRIPING.
13. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON PLAN.

ENVIRONMENTAL NOTES:

1. NO LAND DISTURBANCE IS PERMITTED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE FOR SITE IMPROVEMENTS OTHER THAN WHAT IS NECESSARY TO TIE INTO EXISTING CONTOURS OR MEET LANDSCAPING REQUIREMENTS.

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 3,360 GPD
CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 3,360 GPD

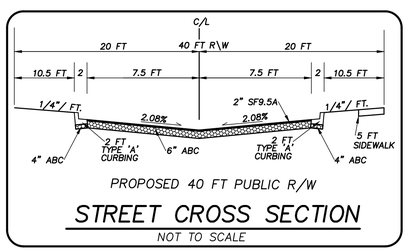
28 BEDROOMS X 120 GPD = 3,360 GPD

FIRE & LIFE SAFETY NOTES:

1. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
2. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
3. UNDERGROUND FIRE LINE MUST BE PERMITTED AND INSPECTED BY THE CITY OF WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT OF WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910-343-0696 FOR ADDITIONAL INFORMATION.
4. FIRE INSPECTOR MUST WITNESS THE HYDROSTATIC TESTING. MINIMUM TESTING TIME IS 30 MIN.
5. A 24 HOUR MINIMUM NOTIFICATION IS NEEDED PRIOR TO ANY OF THE ABOVE TEST(s) OR INSPECTIONS BEING PERFORMED.
6. FDC CONNECTIONS CAN BE NO FURTHER THAN 40 FT FROM FIRE VEHICLE ACCESS.
7. FDC CONNECTIONS CAN BE NO FURTHER THAN 150 T FROM A FIRE HYDRANT.
8. NEWLY INSTALLED FIRE HYDRANTS MUST BE OPERATIONAL PRIOR TO COMBUSTIBLE CONSTRUCTION MATERIALS BEING BROUGHT ONSITE

UTILITY NOTES:

1. PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE SET AND ACTIVATED ON NEW MAINS UNTIL ALL REQUIREMENTS ARE MET. CALL 343-3910 FOR INFORMATION.
2. IF THE CONTRACTOR DESIRES WATER FOR CONSTRUCTION HE/SHE 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.
3. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CFPUA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CFPUA AND APPROVED BY USCFCCCHR OR ASSE. CALL 799-6064 FOR INFORMATION.
4. WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS. THE WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
5. 36"MINIMUM COVER OVER ALL WATER MAINS AND LOW PRESSURE SEWER MAIN.
6. ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CFPUA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
7. AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
8. WATER SERVICES CAN NOT BE ACTIVATED ON NEW WATER MAINS UNTIL ENGINEER'S CERTIFICATION AND APPLICANT'S APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO NCDENR AND "FINAL APPROVAL" ISSUED.

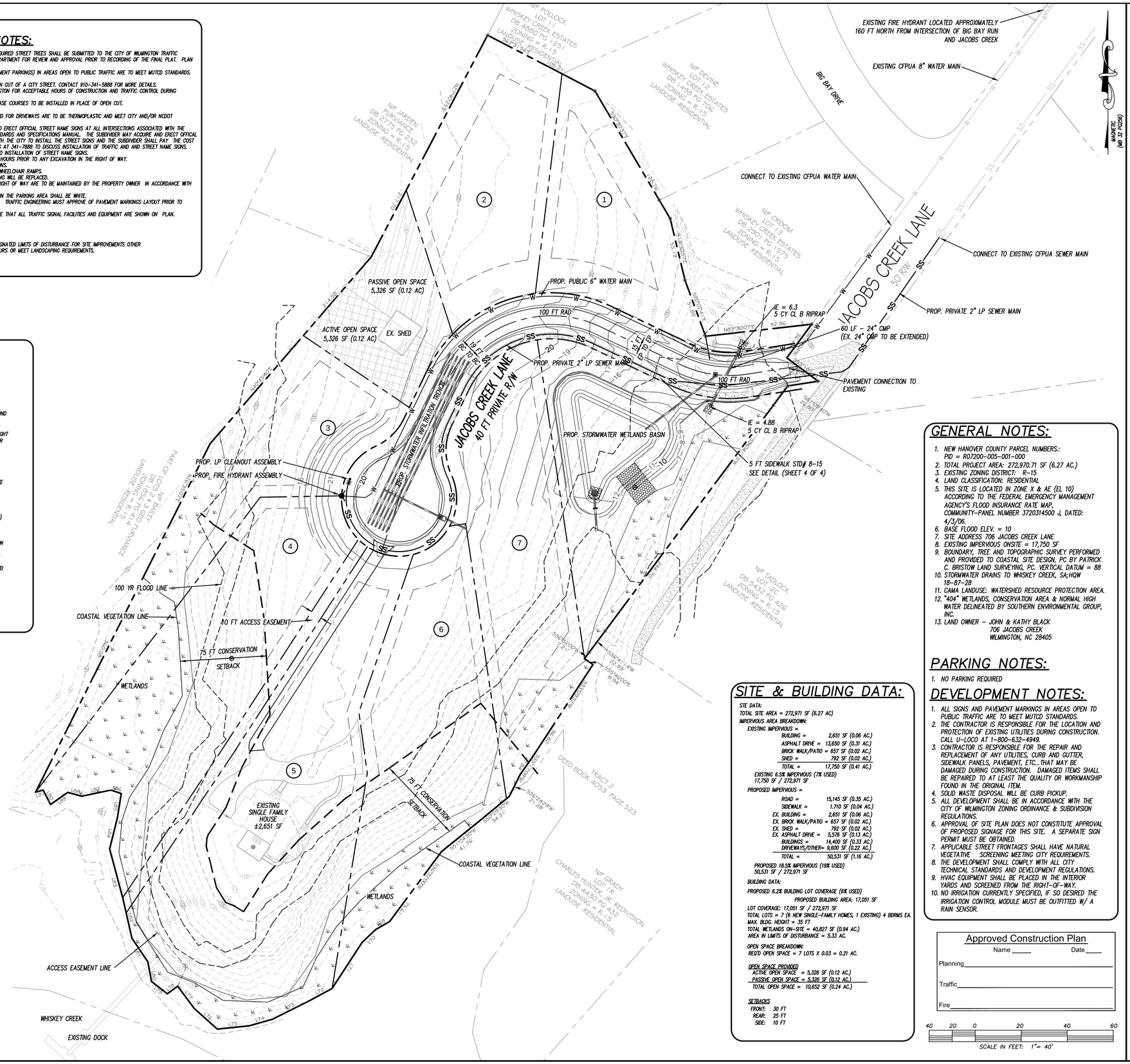


STREET CROSS SECTION

NOT TO SCALE

LEGEND

- EXISTING BOUNDARY
- CENTERLINE OF RIGHT OF WAY
- CONTOUR LINE & ELEVATION
- SS — EXISTING SANITARY SEWER & MANHOLE
- W — EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- PROP STORM DRAIN
- PROP FIRE HYDRANT
- PROP GATE VALVE
- PROP WATER METER
- SS — PROP SANITARY SEWER & MANHOLE
- W — PROP WATER MAIN



SITE & BUILDING DATA:

SITE DATA:
TOTAL SITE AREA = 272,971 SF (6.27 AC)
IMPERVIOUS AREA BREAKDOWN:
EXISTING IMPERVIOUS =

BUILDING =	2,651 SF (0.06 AC.)
ASPHALT DRIVE =	13,650 SF (0.31 AC.)
BRICK WALK/PATIO =	657 SF (0.02 AC.)
SHED =	792 SF (0.02 AC.)
TOTAL =	17,750 SF (0.41 AC.)

EXISTING 6.5% IMPERVIOUS (7% USED)
17,750 SF / 272,971 SF

PROPOSED IMPERVIOUS =

ROAD =	15,145 SF (0.35 AC.)
SIDEWALK =	1,710 SF (0.04 AC.)
EX. BUILDING =	2,651 SF (0.06 AC.)
EX. BRICK WALK/PATIO =	657 SF (0.02 AC.)
EX. SHED =	792 SF (0.02 AC.)
EX. ASPHALT DRIVE =	5,576 SF (0.13 AC.)
BUILDINGS =	14,400 SF (0.33 AC.)
DRIVEWAYS/OTHER=	9,600 SF (0.22 AC.)
TOTAL =	50,531 SF (1.16 AC.)

PROPOSED 18.5% IMPERVIOUS (19% USED)
50,531 SF / 272,971 SF

BUILDING DATA:
PROPOSED 6.2% BUILDING LOT COVERAGE (6% USED)
PROPOSED BUILDING AREA: 17,051 SF

LOT COVERAGE: 17,051 SF / 272,971 SF
TOTAL LOTS = 7 (6 NEW SINGLE-FAMILY HOMES, 1 EXISTING) 4 BDRMS EA.
MAX. BLDG. HEIGHT = 35 FT
TOTAL WETLANDS ON-SITE = 40,827 SF (0.94 AC.)
AREA IN LIMITS OF DISTURBANCE = 5.33 AC.

OPEN SPACE BREAKDOWN:
REQ'D OPEN SPACE = 7 LOTS X 0.03 = 0.21 AC.

OPEN SPACE PROVIDED

ACTIVE OPEN SPACE =	5,326 SF (0.12 AC.)
PASSIVE OPEN SPACE =	5,326 SF (0.12 AC.)
TOTAL OPEN SPACE =	10,652 SF (0.24 AC.)

SETBACKS

FRONT:	30 FT
REAR:	25 FT
SIDE:	10 FT

GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NUMBERS.:
   PID = R07200-005-001-000
2. TOTAL PROJECT AREA: 272,970.71 SF (6.27 AC.)
3. EXISTING ZONING DISTRICT: R-15
4. LAND CLASSIFICATION: RESIDENTIAL
5. THIS SITE IS LOCATED IN ZONE X & AE (EL 10) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720314500 J, DATED: 4/3/06.
6. BASE FLOOD ELEV. = 10
7. SITE ADDRESS 706 JACOBS CREEK LANE
8. EXISTING IMPERVIOUS ONSITE = 17,750 SF
9. BOUNDARY, TREE AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO COASTAL SITE DESIGN, PC BY PATRICK C. BRISTOW LAND SURVEYING, PC. VERTICAL DATUM = 88
10. STORMWATER DRAINS TO WHISKEY CREEK, SA;HQW 18-87-28
11. CAMA LANDUSE: WATERSHED RESOURCE PROTECTION AREA.
12. "404" WETLANDS, CONSERVATION AREA & NORMAL HIGH WATER DELINEATED BY SOUTHERN ENVIRONMENTAL GROUP, INC.
13. LAND OWNER – JOHN & KATHY BLACK
    706 JACOBS CREEK
    WILMINGTON, NC 28405

PARKING NOTES:

1. NO PARKING REQUIRED

DEVELOPMENT NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949.
3. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, 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.
4. SOLID WASTE DISPOSAL WILL BE CURB PICKUP.
5. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
6. APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
7. APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
8. THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
9. HVAC EQUIPMENT SHALL BE PLACED IN THE INTERIOR YARDS AND SCREENED FROM THE RIGHT-OF-WAY.
10. NO IRRIGATION CURRENTLY SPECIFIED, IF SO DESIRED THE IRRIGATION CONTROL MODULE MUST BE OUTFITTED W/ A RAIN SENSOR.

Approved Construction Plan
Name _____ Date _____
Planning_____
Traffic_____
Fire_____

40 20 0 20 40 60
SCALE IN FEET: 1"= 40'

CSD
LICENSE # C-2710
COASTAL SITE DESIGN, PC
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL
P.O. Box 4041
Wilmington, NC 28406
(910) 791-4441

SITE PLAN for JACOBS CREEK

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SITE PLAN for
JACOBS CREEK
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: JOHN AND KATHY BLACK
706 JACOBS CREEK LANE
WILMINGTON, NC 28405

PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 4-14-14
HORZ. SCALE: 1" = 40'
VERT. SCALE: N/A
DRAWN BY: JSM
CHECKED BY: HSR
PROJECT NO.: 13-0309

Sheet No. 1 of 2

"404" WETLANDS LINE TABLE		
LINE	LENGTH	BEARING
L1	9.39	S36°41'15"W
L2	21.21	N67°27'26"W
L3	37.15	S56°15'36"W
L4	14.54	S62°15'22"W
L5	44.65	S22°49'09"W
L6	18.58	S67°31'57"W
L7	21.00	S51°36'17"W
L8	42.11	S23°18'29"W
L9	20.35	S09°33'25"W
L10	44.49	S22°04'35"W
L11	35.46	S15°07'22"W
L12	27.42	S52°36'30"W
L13	35.48	N88°04'56"W
L14	33.62	S26°13'31"W
L15	31.24	S07°08'25"W
L16	46.70	S13°59'29"W
L17	40.76	S64°58'42"W
L18	49.14	S54°09'37"W
L19	34.90	S58°03'25"W
L20	42.32	S41°41'32"W
L21	40.56	S18°09'37"W
L22	42.756	S35°29'52"W
L23	35.48	S84°43'14"W
L24	24.47	N72°32'08"W
L25	39.09	N67°44'54"W
L26	41.31	N40°03'49"W
L27	17.13	N31°39'04"W
L28	121.54	N05°08'21"E
L29	29.47	N33°45'22"E
L30	30.97	N19°55'38"E
L31	34.32	N19°06'25"E
L32	41.77	N05°32'13"W
L33	34.96	N06°40'29"W
L34	20.00	N04°18'37"E
L35	27.64	N31°31'52"E
L36	21.15	N35°25'06"E
L37	30.06	N16°50'43"E
L38	28.49	N02°17'15"W
L39	23.68	N11°27'06"W
L40	38.15	S36°41'15"W
L41	33.16	N77°28'42"W
L42	32.13	S24°41'11"W
L43	36.42	S23°26'00"W
L44	35.87	S11°34'37"W

GENERAL NOTES:

1. CITY OF WILMINGTON PIN NUMBER: 314318-41-9545-000
2. NEW HANOVER COUNTY PARCEL ID NUMBER: R07200-005-001-000
3. TOTAL TRACT AREA: 272,970.71 SF (6.27 AC.)
4. EXISTING ZONING DISTRICT: R-15
5. CAMA LANDUSE CLASSIFICATION: RESIDENTIAL
6. THIS SITE IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720314500 J, DATED: 4/3/06.
7. SITE ADDRESS IS 706 JACOB'S CREEK LANE.
8. DEED IBOOK 4053, PAGE 523 & MAPBOOK 32 PG 256
9. TOPO, BOUNDARY & TREE SURVEYS PROVIDED BY PATRICK BRISTOW LAND SURVEYING, PC.
10. "404" WETLANDS, CONSERVATION AREA & NORMAL HIGH WATER DELINEATED BY SOUTHERN ENVIRONMENTAL GROUP, INC.

LEGEND

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- SS — EXISTING SANITARY SEWER & MANHOLE
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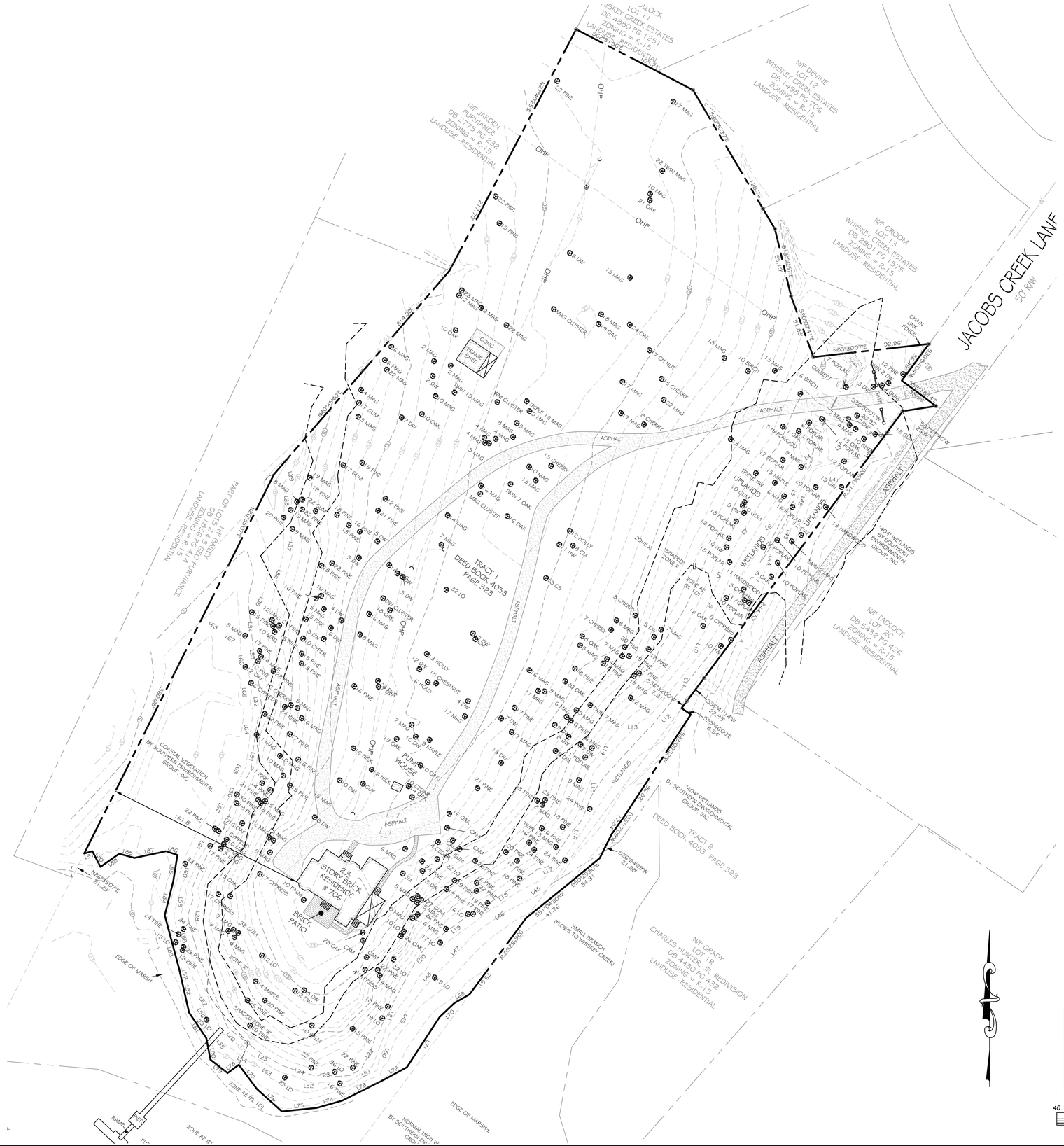

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CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE _____ PERMIT # _____
SIGNED_____

Approved Construction Plan
Name _____ Date _____
Planning_____
Traffic_____
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SITE INVENTORY for
JACOBS CREEK

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SITE PLAN for
JACOBS CREEK
LOCATED IN CITY OF WILMINGTON
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: JOHN AND KATHY BLACK
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Sheet No. 2 of 2