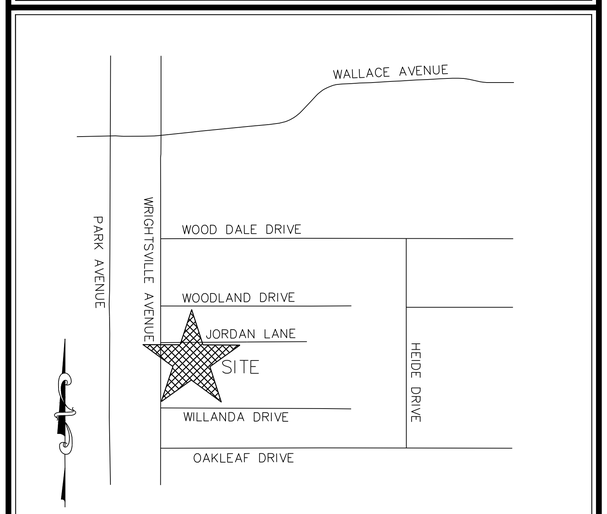
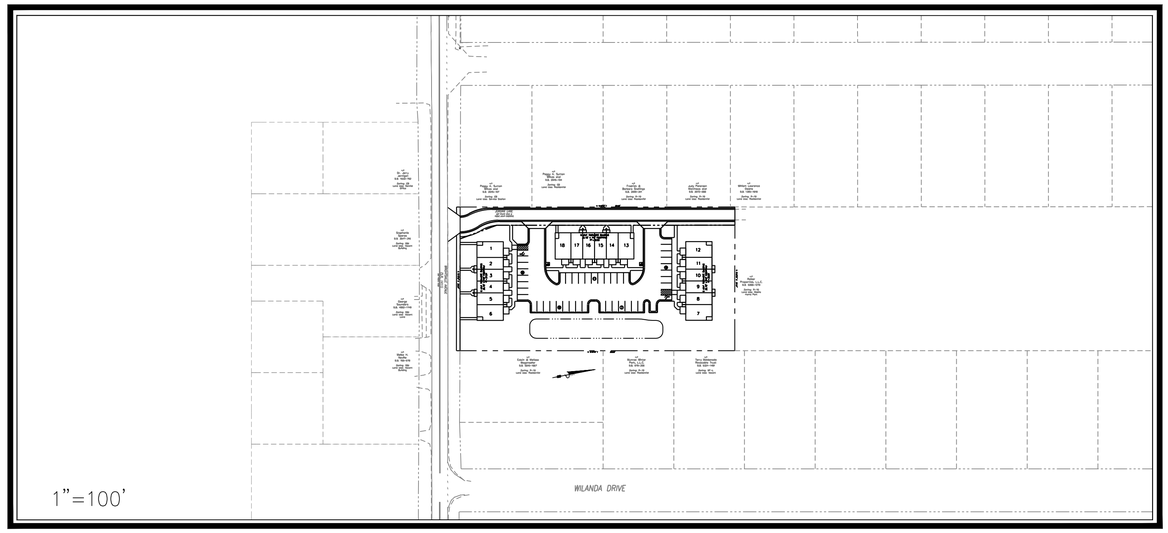
SITE DEVELOPMENT PLAN
FOR
JORDAN LANE TOWNHOMES
WILMINGTON, NORTH CAROLINA
MARCH 2013

VICINITY MAP



VICINITY MAP
(NTS)



LEGEND

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL		
5' CONTOUR INTERVAL		
PROPERTY LINE		
ROADWAY CENTERLINE		
RIGHT OF WAY LIMITS		
EASEMENT LINE		
CURB & GUTTER		
SANITARY SEWER FACILITIES		
STORM SEWER FACILITIES		
WATERLINE		
FIRE HYDRANT ASSEMBLY		
WATERWAYS		N/A

	PROPOSED
PROPOSED LOT AND S.F.	X 5,000 s.f.
OPEN SPACE LABEL	A
OPEN SPACE	
BUILDING SET BACKS	
PRIVATE SANITARY SET BACKS	
STREET SIGN	
404 WETLANDS	
FLOW DIRECTION	

DEVELOPER/OWNER

Jordan Lane Town Homes, LLC.
6626 GORDON ROAD, UNIT C
WILMINGTON, NC 28411
PHONE: (910) 799-3006

PREPARED BY:

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659 License # P-0718

INDEX OF SHEETS

SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2	EXISTING CONDITIONS PLAN
SHT C-2.1	SITE INVENTORY PLAN
SHT C-3	SITE PLAN
SHT C-4	UTILITY PLAN
SHT C-5	GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN
SHT C-6	INFILTRATION BASIN/SWALE DETAILS
SHT C-7	STANDARD DETAILS
SHT C-8	STANDARD DETAILS

CITY OF WILMINGTON NORTH CAROLINA
Public Services ● Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date:_____ Permit #_____
Signed: _____

Approved Construction Plan
Name Date
Planning_____
Traffic_____
Fire_____

SITE DATA TABLE

GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NOS.:
   PIN 314717.10.4469 / PID 5520-008-038-000
   PIN 314717.10.5442 / PID 5520-008-041-000
   SITE ADDRESS: 5045 & 5047 WRIGHTSVILLE AVENUE

2. TOTAL TRACT AREA: 1.77 AC.± (77,144 S.F.)

3. ZONING DISTRICT: MF-L (CD)
   [W/ WRIGHTSVILLE AVE. CORRIDOR OVERLAY]

REQ'D.		PROV'D	
SETBACKS –	20' FRONT	SETBACKS –	23.6' FRONT
	20' CORNER		(N/A) CORNER
	25' REAR		31.7' REAR
	20' INTERIOR SIDE		48.4' WEST INTERIOR SIDE
			42.4' EAST INTERIOR SIDE

4. CAMA LAND CLASSIFICATION: URBAN

5. THERE ARE NO WETLANDS LOCATED ON THIS PROPERTY.

6. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720314700J, EFFECTIVE DATE APRIL 3, 2006

DEVELOPMENT DATA:

TOTAL TRACT AREA = 1.77 AC.

DEVELOPMENT AREA – 1.77 AC.
PERMITTED DENSITY (@ 10 UNITS/AC.) = 18 UNITS
PROPOSED DENSITY 18 UNITS

BUILDING COVERAGE – 12,510 S.F. (16.2%)

TOTAL HEATED GROSS FLOOR AREA – 23,760 S.F. GFA
12 X 2 BR = 1188 S.F.±
6 X 3 BR = 1584 S.F.±

TOTAL BEDROOMS – 42
12 X 2 BR = 24 BR
6 X 3 BR = 18 BR

MAX. BLDG. HGT. – 2-STORY / 28' MEAN ROOF

PARKING –
12 – 2 BR UNITS X 2.00 MIN. SP./UNIT = 24
6 – 3 BR UNITS X 2.25 MIN. SP./UNIT = 14
MINIMUM TOTAL SPACES REQ'D. = 38
18 UNITS X 2.5 MAX. SP./UNIT = 45
MAXIMUM TOTAL SPACES PREMIT'D. = 45
25% INCREASE WITH PERVIOUS PARKING = 56
** 44 TOTAL SPACES PROV'D. (2 H/C) **
PER ADA REGS FOR PARKING FACILITY WITH 26-50 SPACES 2 H/C SPACES REQUIRED
BIKE PARKING REQ'D = 5 MIN.
BIKE PARKING PROV'D = 10

IMPERVIOUS SURFACES –

ROOFTOP –	12,638 S.F.
ASPHALT PAVEMENT –	19,930 S.F.
POROUS PVM'T (3,540 S.F. @ 25%) –	885 S.F.
CONC. WALKS –	4,648 S.F.
CONC. PATIOS –	1,440 S.F.
TOTAL –	39,541 S.F. (51.3%)

OPEN SPACE – (MIN. 35% REQ'D.)
1.77 AC. X 35% = 26,985 S.F.
** 27,576 S.F. (35.8%) OPEN SPACE PROV'D. **

[AREA PROV'D. IS TOTAL TRACT AREA MINUS COVERED SURFACES (42,127 S.F.), INTERIOR PLANTING ISLANDS (1,156 S.F.), FOUNDATION PLANTING AREAS (792 S.F.) & FENCED BUFFERS (5,450 S.F.)]

RECREATION AREA – (MIN. 50% OPEN SPACE)
0.31 AC. / 13,500 S.F. REQ'D.

ACTIVE REC REQ'D. = 6,750 S.F.
ACTIVE REC PROV'D. = 10,078 S.F.
PASSIVE REC REQ'D. = 6,750 S.F.
PASSIVE REC PROV'D. = 7,440 S.F.

** TOTAL REC AREA PROV'D. = 17,518 S.F. **

UTILITY CAPACITY REQUESTS:
EXISTING SEWER USE – 0 GPD
PROPOSED SEWER CAPACITY –
42 BR @ 120 GPD/BR = 5,040 GPD
EXISTING WATER USE – 0 GPD
PROPOSED WATER CAPACITY –
18 UNITS @ 400 GPD/UNIT = 7,200 GPD

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

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER CARRY S. PAPE
03/14/2013

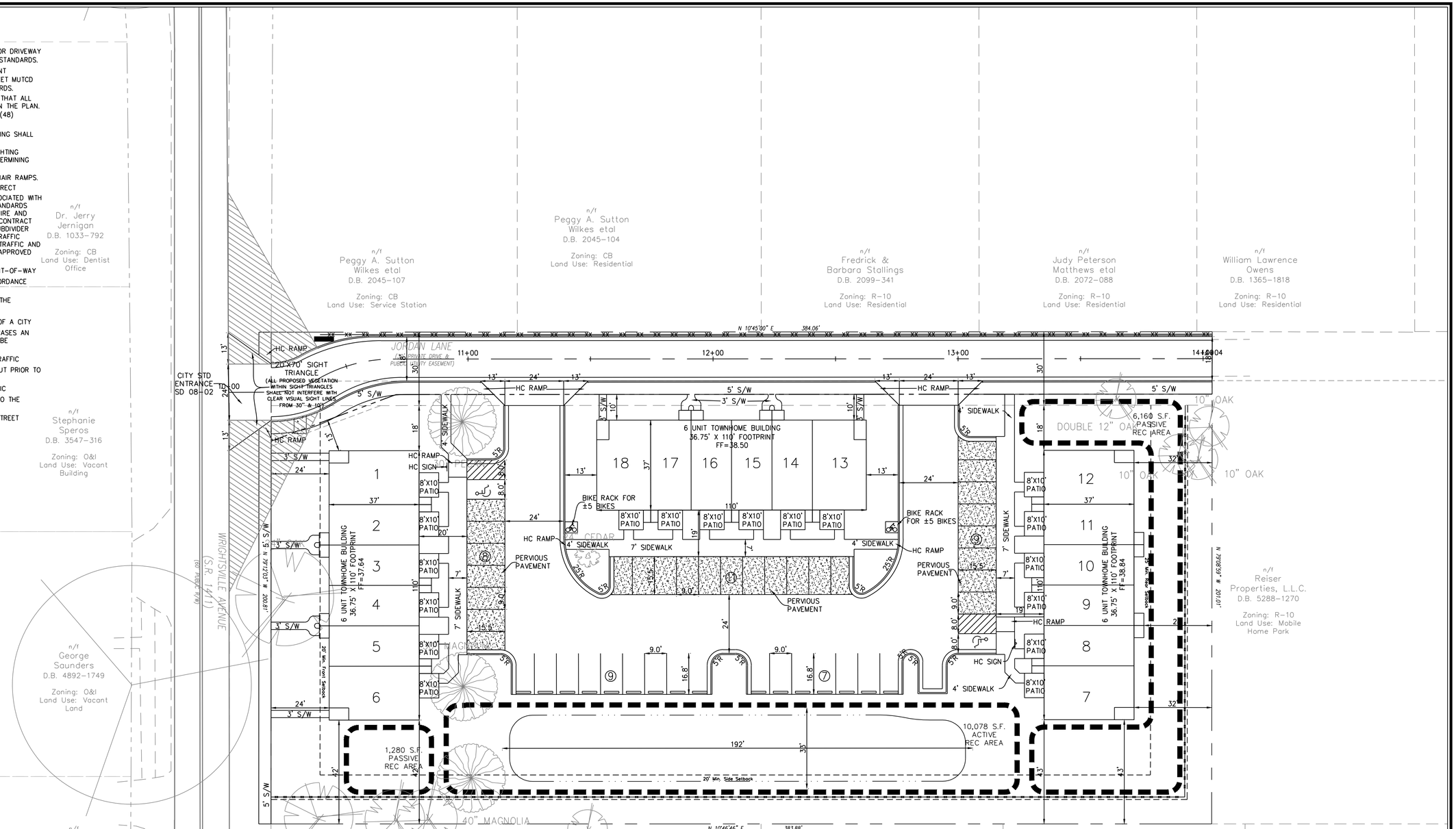
NOTE:
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE, TECHNICAL STANDARDS MANUAL & THE STATE OF NORTH CAROLINA

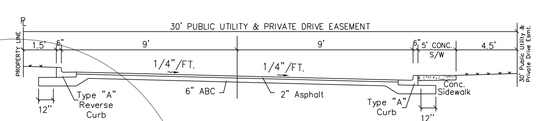
CITY OF WILMINGTON CASE #'S:
CD-3-604 / M1205 / M406
SU-1-704 / E905 / M1205 / M406
SRB-13-0606

PROJECT NAME: JORDAN LANE TOWNHOMES
GSP CONSULTING PROJECT #: 2013-0001

TRANSPORTATION NOTES:

1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY 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 FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE R/W.
4. ANY BROKEN OR MISSING SIDEWALK PANELS AND/OR CURBING SHALL BE REPLACED.
5. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS SITE LIGHTING OPTIONS. THE LANDSCAPING PLAN WILL BE NEEDED TO DETERMINING SITE LIGHT LOCATIONS.
6. TACTILE WARNING MATS TO BE INSTALLED AT ALL WHEELCHAIR RAMPS.
7. 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 OFFICIAL 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 STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
8. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
9. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
10. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CALL 341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
11. INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING LAYOUT PRIOR TO ACTUAL STRIPING.
12. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.
13. IF UNITS ARE SOLD BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.





JORDAN LANE CROSS SECTION
NTS

Approved Construction Plan

	Name	Date
Planning		
Traffic		
Fire		

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CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date:_____ Permit #_____
Signed: _____

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARRY S. PAPE 03/14/2013

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft.

No.	Revision	Date	By

Designer GSP	Scale 1" = 20'
Drawn By GSP	Date MARCH 2013
License # P-0718	Job No. 2013-0001

JORDAN LANE TOWNHOMES

Wilmington New Hanover County North Carolina

SITE PLAN

PREPARED FOR:
JORDAN LANE TOWN HOMES, LLC
6626 GORDON ROAD, UNIT C
WILMINGTON, NC 28411
910-799-3006

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-3