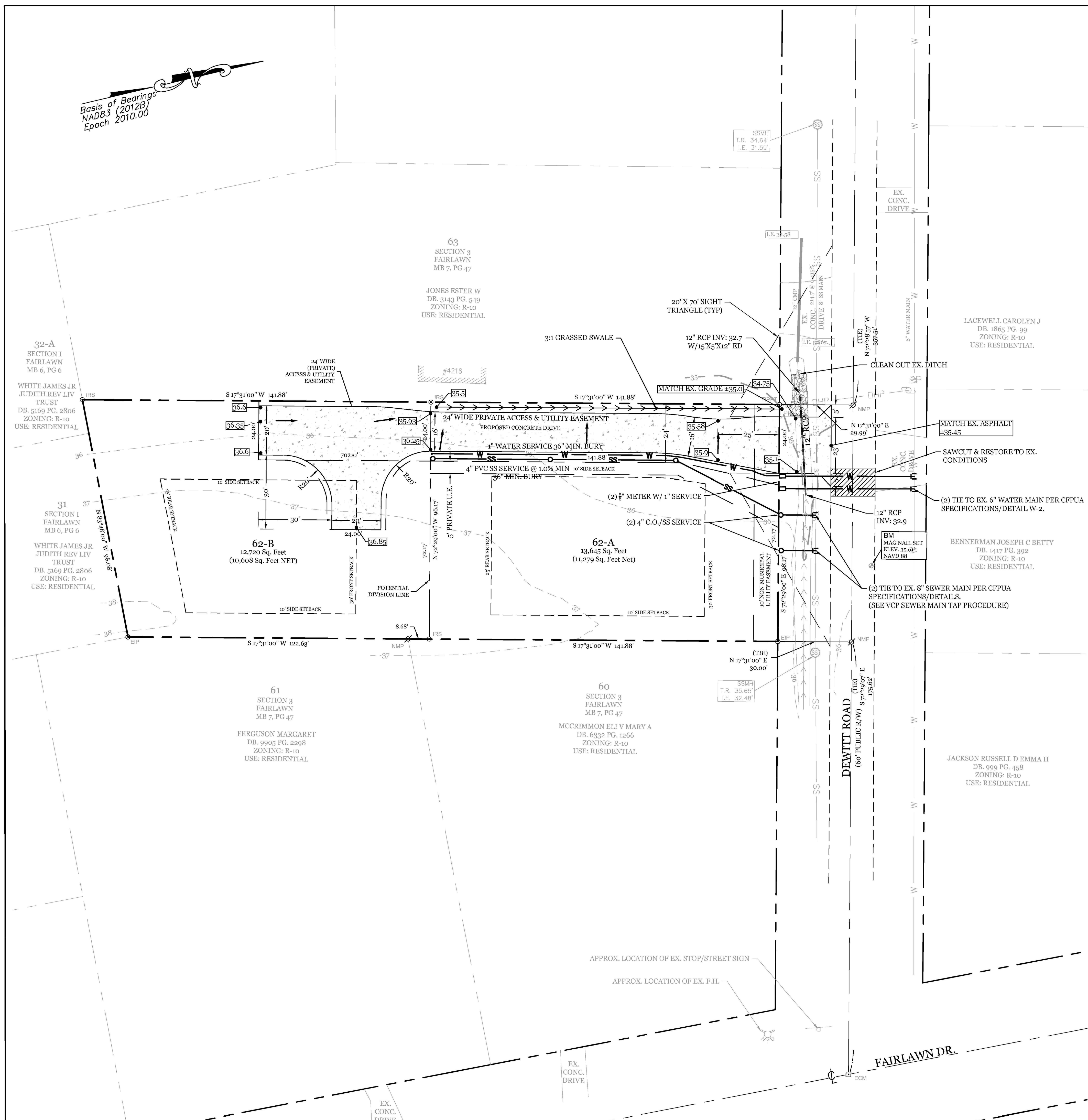


Basis of Bearings
NAD83 (2012B)
Epoch
2010.00



SITE DATA

PARCEL ID:	R04910-006-031-000
CURRENT ZONING:	R-10
CAMA LAND USE CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
PROJECT ADDRESS:	4220 DEWITT RD WILMINGTON, NC 28405
CURRENT OWNER:	OUR HOUSE YOUR HOME LLC 1114 MERCHANT LN. CAROLINA BEACH, NC 28428
TOTAL ACREAGE IN PROJECT BOUNDARY:	26,364 S.F. (0.605 AC.)
TOTAL DISTURBED AREA:	±0.6 AC.
PROPOSED USED:	SINGLE FAMILY RESIDENTIAL
BUILDING HEIGHT:	35' MAX
MAXIMUM BUILDING LOT COVERAGE:	50%
BUILDING SETBACKS:	
FRONT:	REQUIRED= 30'
SIDE:	REQUIRED= 10'
REAR:	REQUIRED= 25'
EXISTING ON-SITE IMPERVIOUS AREAS:	0 S.F.
PROPOSED ON-SITE IMPERVIOUS AREAS:	CONCRETE DRIVEWAY 4,477 S.F. (17.0%)
PROPOSED OFF-SITE IMPERVIOUS AREAS:	CONCRETE DRIVEWAY APRON 512 S.F.
EXISTING SEWER AND WATER DEMAND:	0 GPD
PROPOSED SEWER AND WATER DEMAND:	(2) 3 BDRM RES. @ 360 GAL/RES. = 720 GPD
ESTIMATED ADDITIONAL TRIP GENERATION:	
(2) DU Single Family Residential (ITE CODE 210)	PM PEAK: 2 DAILY: 19

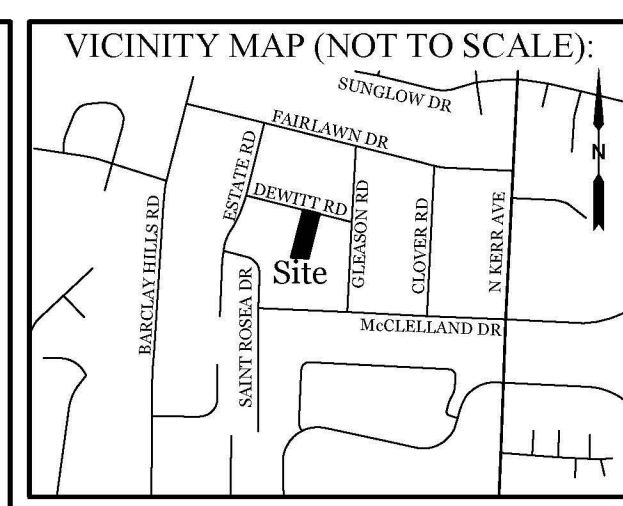
SURVEY NOTES:
1. EXISTING SURVEY INFORMATION PROVIDED BY VERNON DEREK DANFORD PLS# L-4528
2. SITE IS LOCATED IN FLOOD ZONE "X" PER FIRM MAP# 3720313800K DATED: 8/28/2018.

DEVELOPMENT NOTES:
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.

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 PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CAVY, 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. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 332-6558 FOR INFORMATION.
5. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCCOR OR ASSE.
6. 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.
7. 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.
8. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
9. SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
10. ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50 D.I.P. WITH PROTECTO 401 CERAMIC EPOXY LINING.
11. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
12. NO FLEXIBLE COUPLINGS SHALL BE USED.
13. ALL STAINLESS STEEL FASTENERS SHALL BE 316.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL NCSU AT 811 OR 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.
15. THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
16. 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.
17. SOLID WASTE DISPOSAL IS COW CURBSIDE PICKUP.
18. SHOULD ADDITIONAL SERVICES BE LOCATED DURING CONSTRUCTION, THEY MUST EITHER BE UTILIZED OR ABANDONED.
19. SEPARATION BETWEEN JOINTS, FITTINGS, SERVICE SADDLES AND WYES ARE REQUIRED FOR SS AND WATER TAPS.

FIRE & SAFETY NOTES:
1. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

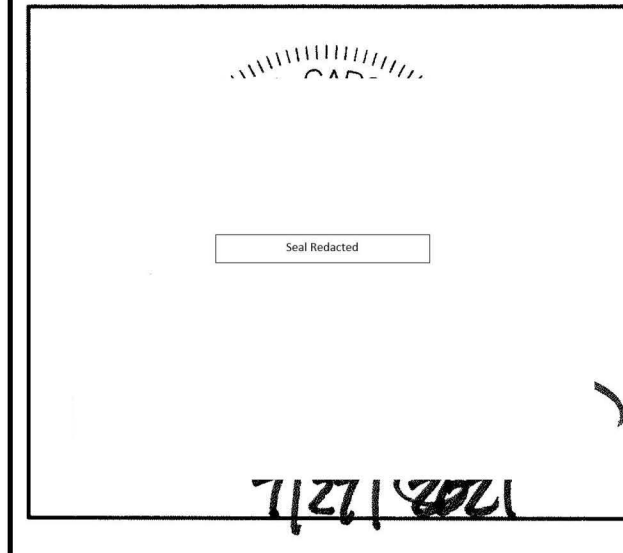
TRAFFIC NOTES:
1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. [DETAIL SD 15-13 & SD 11-3 COFW TECH STDS]
2. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 & SD 11-3 COFW TECH STDS]
3. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
4. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5899 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
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 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.
6. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
7. CONTACT 811 PRIOR TO CONTACTING THE CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE RIGHT OF WAY.
8. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10' [SEC. 18-556 COFW LDC]
9. CONTACT TRAFFIC ENGINEERING AT (910) 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.



REVISIONS

INTRACOASTAL ENGINEERING, PLLC
5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: charlie@intracoastalengineering.com
License Number: P-0662

SITE, GRADING, DRAINAGE, & UTILITIES PLAN
FOR
DEWITT RD. DIVISION
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC



CLIENT INFORMATION:
Herrington Classic Homes
P.O. Box 538
Wrightsville Beach, NC 28480
Ph. 910-399-5688

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	7/27/2021
APPROVED:	CDC	SCALE:	1" = 20'
PROJECT NUMBER:	2021-016		

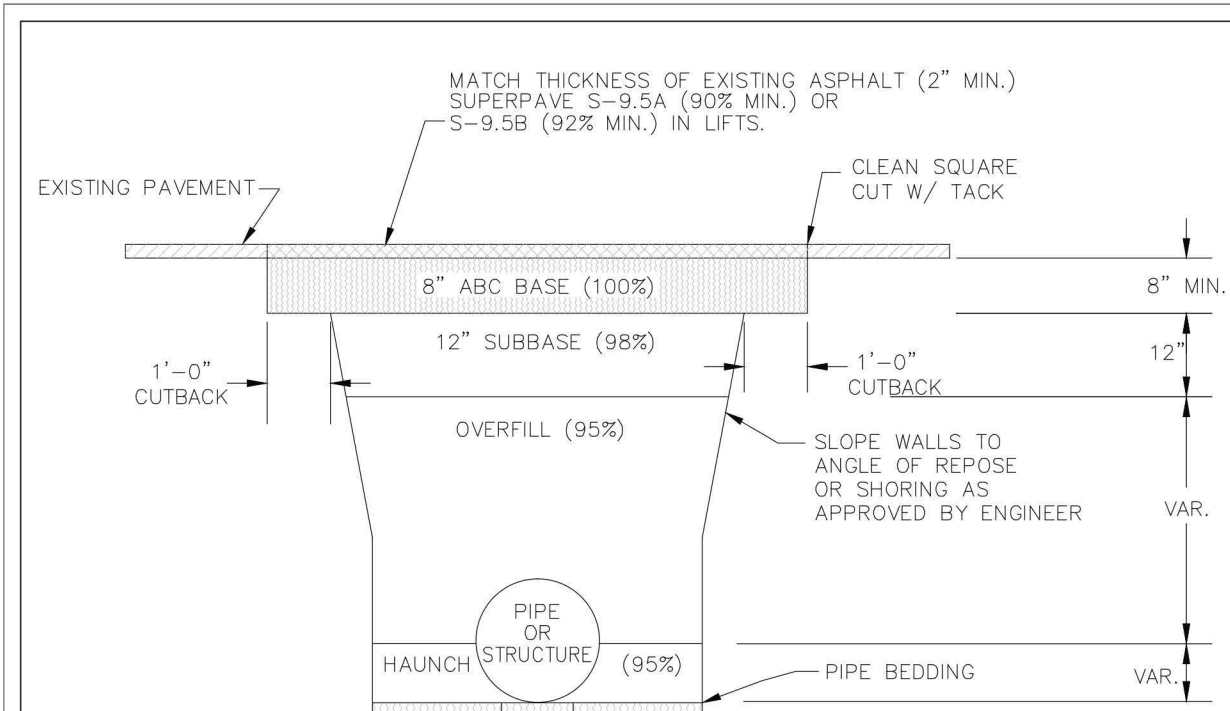
DRAWING NUMBER: **C-1**
1 OF 3

LEGEND

- PROPERTY LINE
- - - PROPOSED LOTLINE
- SETBACKS
- RUPROF DIRECTION
- CENTER LINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER LINE
- SPOT ELEVATION
- EX. FIRE HYDRANT

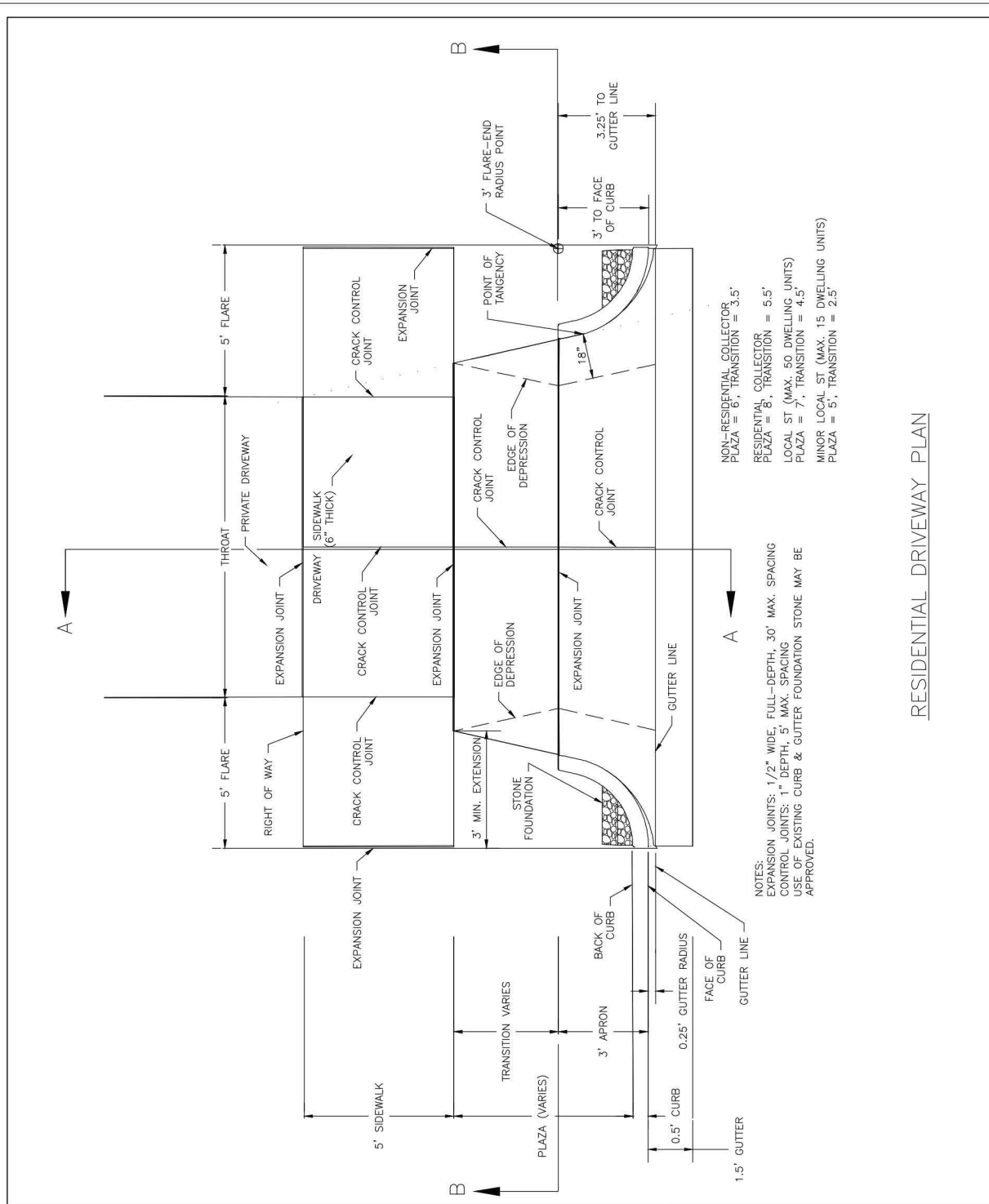
Scale: 1"=20'

Approved Construction Plan
Date: 8/5/21
20201035
SWP #: 2021035
JW, CW, TB, MB, BM

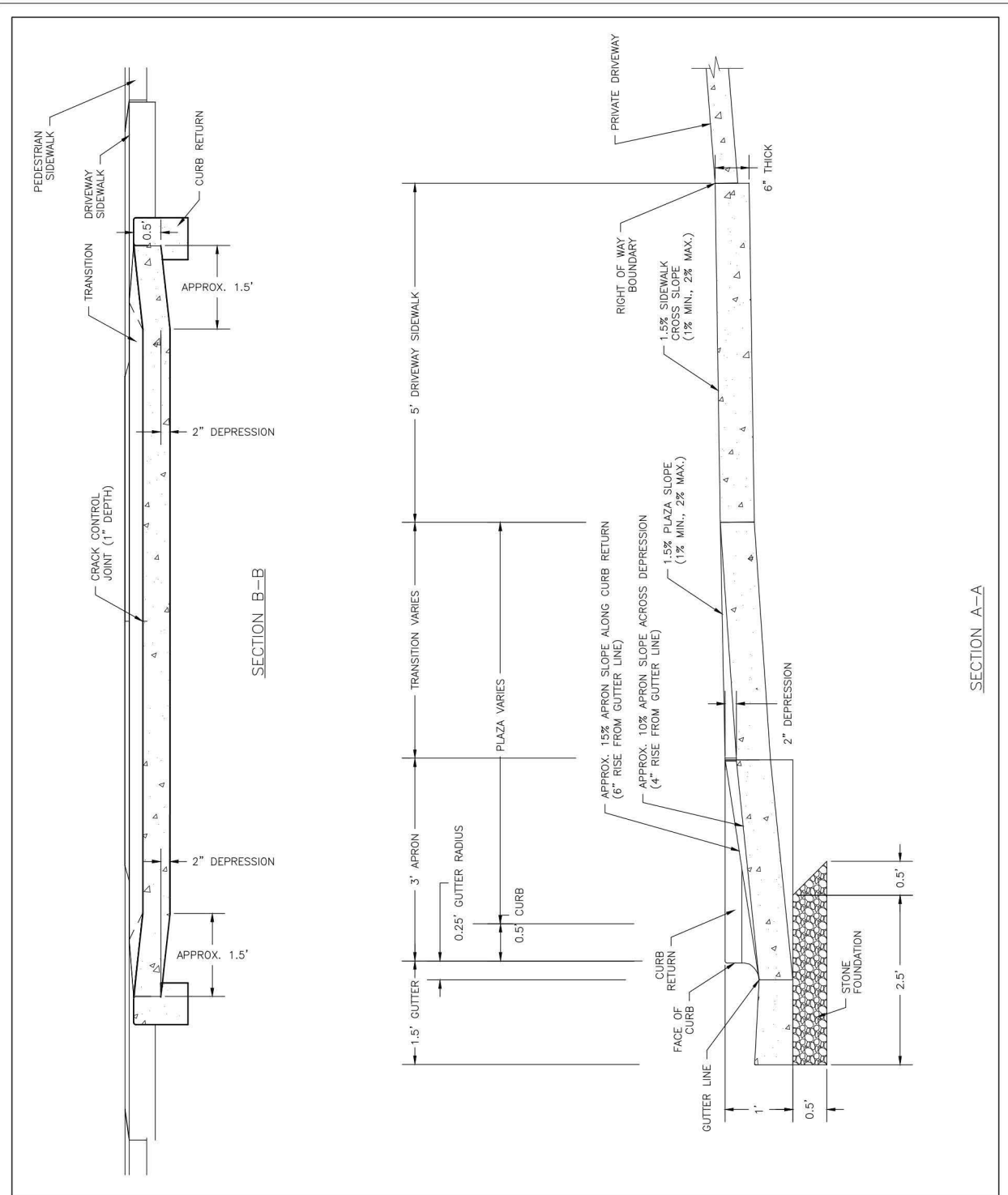


- NOTES:
- CONTRACTOR SHALL ENSURE BOTTOM OF TRENCH IS SUITABLE FOR INSTALLATION AND DOES NOT REQUIRE FOUNDATION CONDITIONING STONE.
 - FILL SHALL BE SUITABLE MATERIAL THAT IS FREE FROM HEAVY CLAY, GUMBOS, DEBRIS, ORGANICS AND LITTLE TO NO EXCESSIVE MOISTURE.
 - SELECT BACKFILL MAY BE SUBSTITUTED OR REQUIRED BY CITY TO ACHIEVE COMPACTION, (I.E. #57, ABC, CRUSHED LIMESTONE, CLEAN SAND, FLOWABLE FILL, ETC).
 - SOIL SHALL BE INSTALLED IN 6"-8" LIFTS AND COMPACTED BY A MECHANIZED TAMPER (I.E. JUMPING JACK), HOWEVER, VIBRATORY ROLLERS > 18" WIDTH MAY BE USED FOR LARGER EXCAVATIONS. THE PLATE TAMP METHOD SHALL NOT BE USED.
 - ALL APPROVED CASTINGS SHALL BE SET FLUSH TO GRADE AND SUPPORTED IF APPLICABLE.
 - COMPACT MATERIALS TO MINIMUM % DENSITY SHOWN IN DIAGRAM AS DETERMINED BY THE STANDARD PROCTOR METHOD ASTM D-698-A FOR SOILS; AND ASTM D-698-C FOR ABC STONE; AND BY NUCLEAR GAUGE OR CORE SAMPLE FOR ASPHALT.
 - CUTBACKS OF ASPHALT SHALL BE PREPARED ON EDGE OF EXCAVATION OVER TOP OF UNDISTURBED SOIL.

DATE: MAY, 2013	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING OFFICE 212 OPERATIONS CENTER DRIVE WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 1-05
DRAWN BY: JSR	PAVEMENT REPAIRS-UTILITY CUTS		
CHECKED BY: D.E.C., P.E.			
SCALE: NOT TO SCALE			



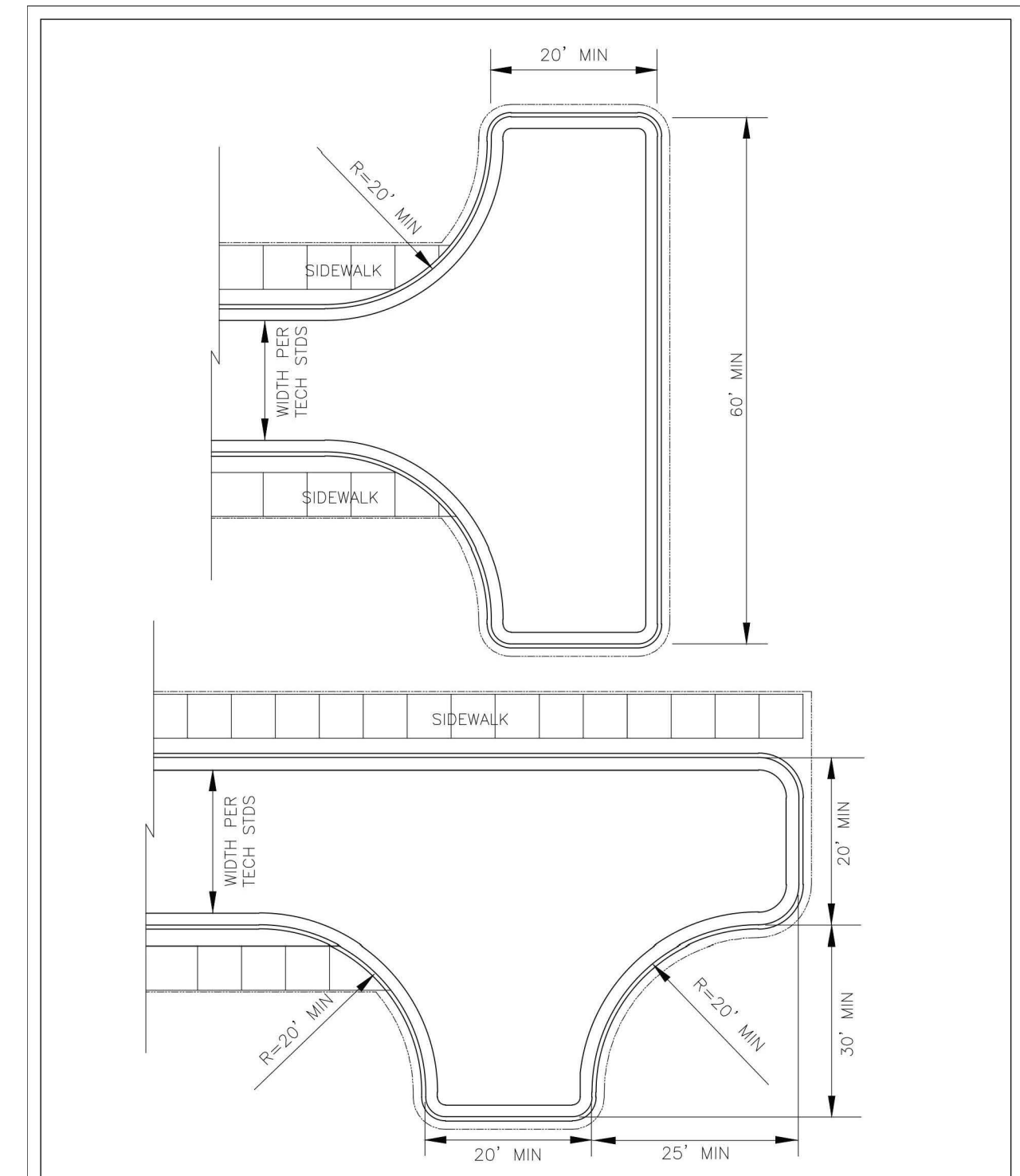
DATE: JUNE 1, 2015	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-03.1
DRAWN BY: JSR	RESIDENTIAL DRIVEWAY PLAN (VERTICAL CURB)		1 of 2
CHECKED BY: D.E.C., P.E.			
SCALE: NOT TO SCALE			



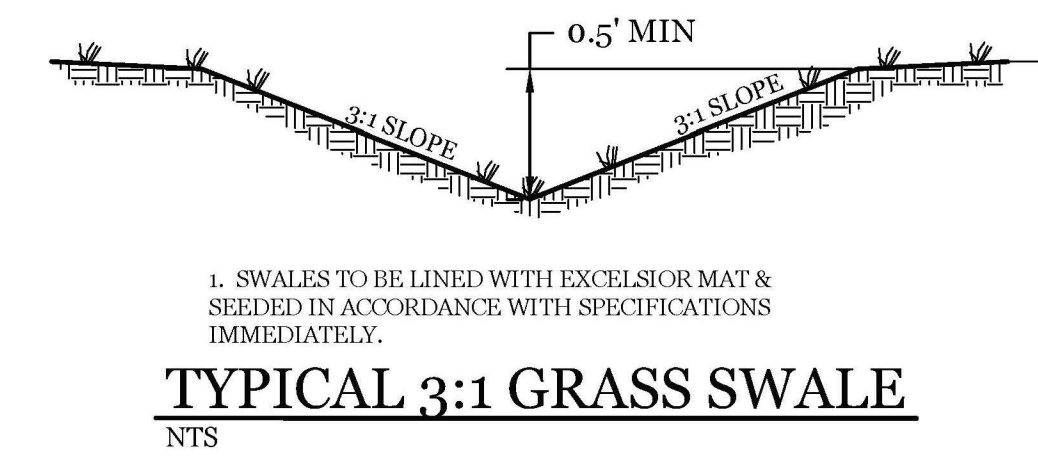
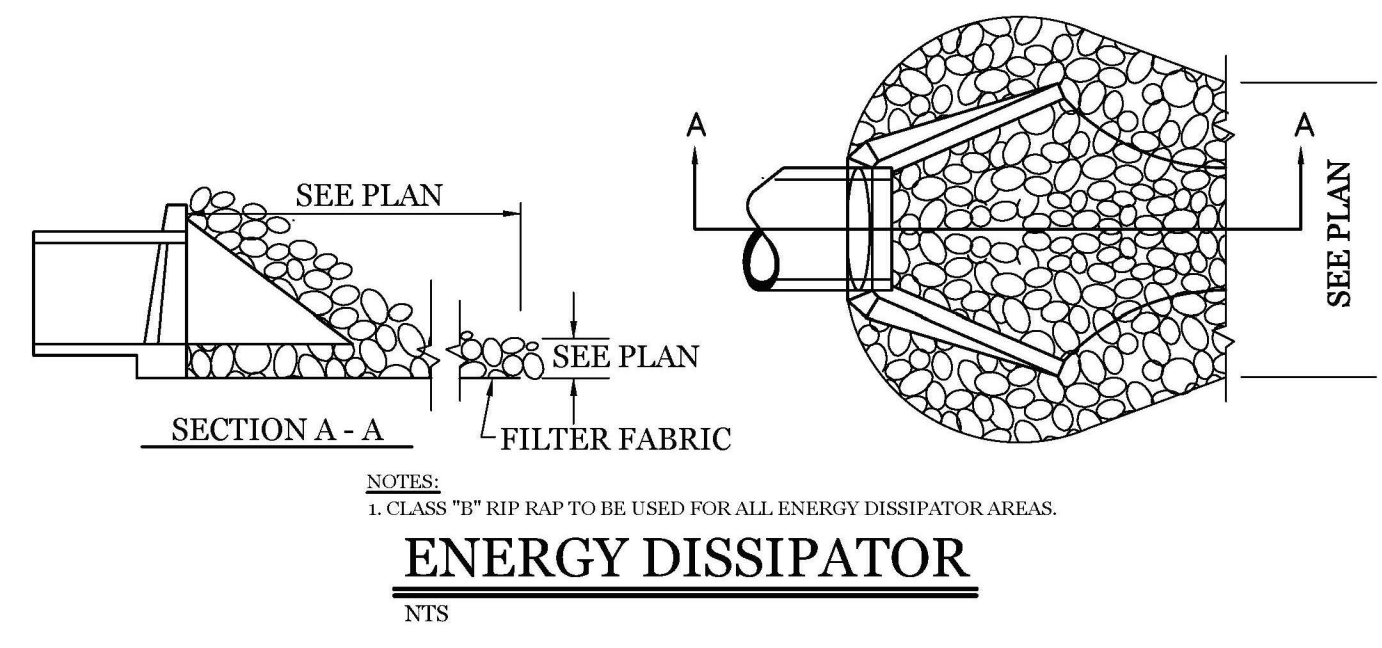
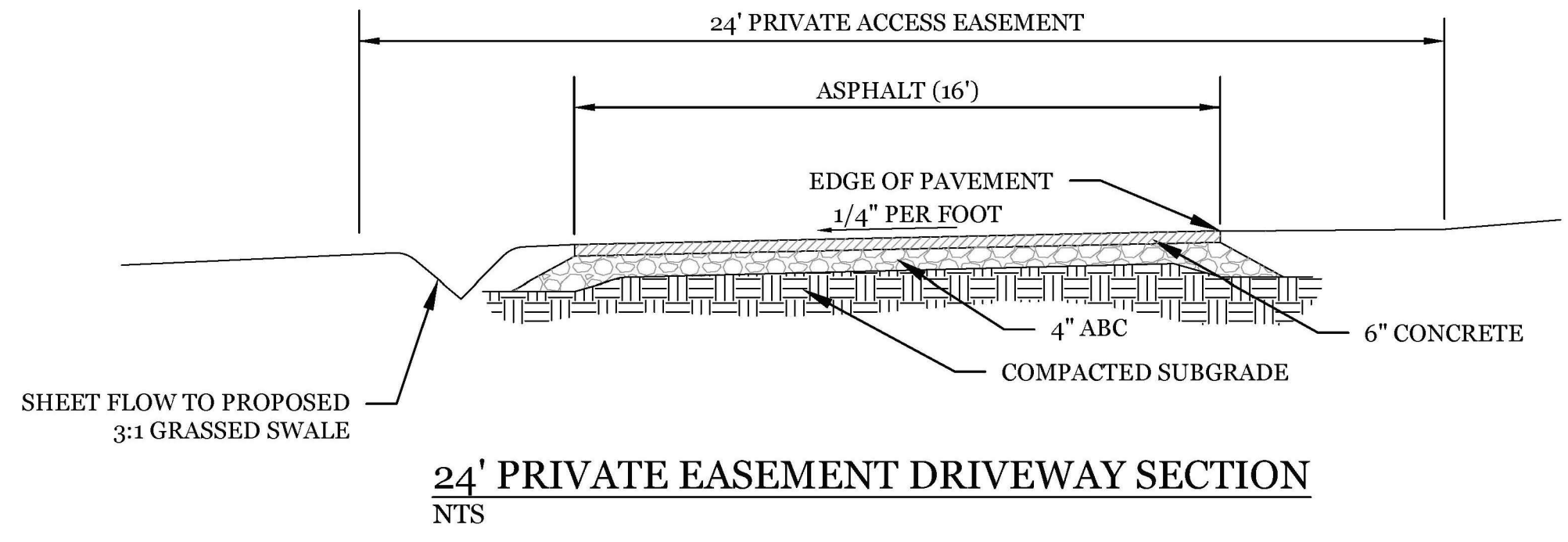
DATE: JUNE 1, 2015	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-03.2
DRAWN BY: JSR	RESIDENTIAL DRIVEWAY SECTIONS (VERTICAL CURB)		2 of 2
CHECKED BY: D.E.C., P.E.			
SCALE: NOT TO SCALE			

SITE WORK NOTES:

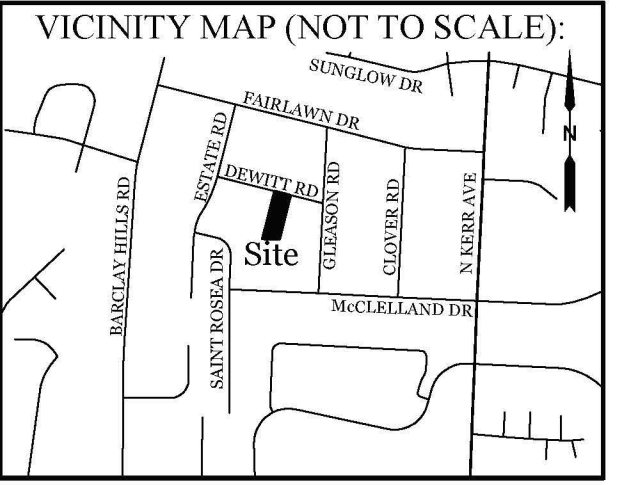
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
- CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
- GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
- MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
- DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
- FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
- THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
- 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.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
- CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO 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.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CPUSA CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
- ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTOR'S COST AS NECESSARY.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
- CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.



DATE: 10/26/11	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, N.C. 28402 (910) 341-7807</p>	SD 3-05
DRAWN: PBJ/JSR	TURNAROUNDS		
CHECKED: DEC			
SCALE: NOT TO SCALE			



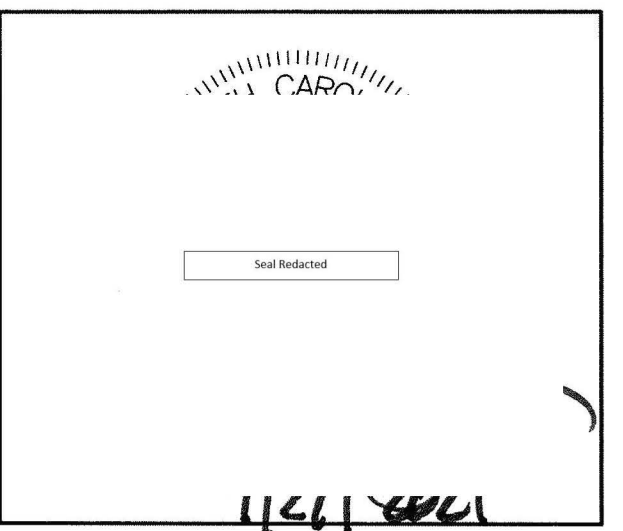
Approved Construction Plan
Date: 8/5/21
20201035
SWP #: 2021035
JW, CW, TB, MB, BM



REVISIONS	

INTRACOASTAL ENGINEERING, PLLC
5725 Olander Dr. Unit E-7
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Phone: 910.859.8983
Email: charlie@intracoastalengineering.com
License Number: P-0662

DETAILS FOR
DEWITT RD. DIVISION
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC



CLIENT INFORMATION:
Herrington Classic Homes
P.O. Box 538
Wrightsville Beach, NC 28480
Ph. 910-399-5688

DRAWN: JAE	SHEET SIZE: 24x36
CHECKED: CDC	DATE: 7/27/2021
APPROVED: CDC	SCALE: NTS
PROJECT NUMBER: 2021-016	

DRAWING NUMBER: **C-2**