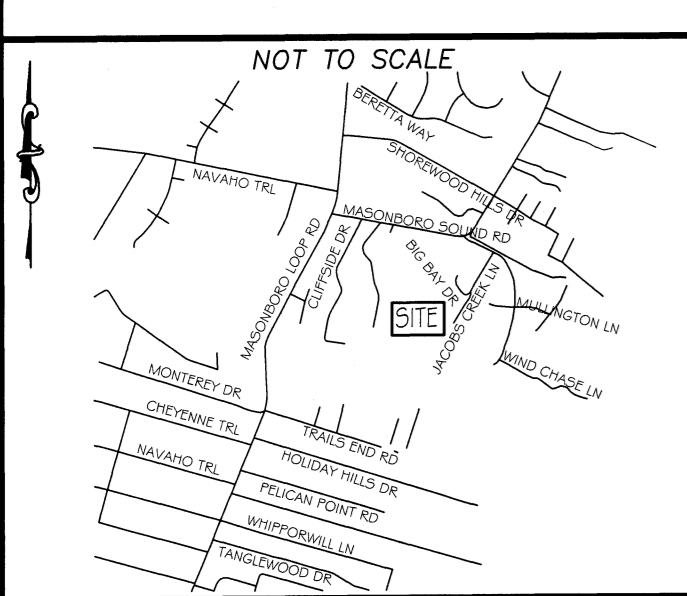


# LOCATION MAP



## WATER & SEWER USAGE NOTES:

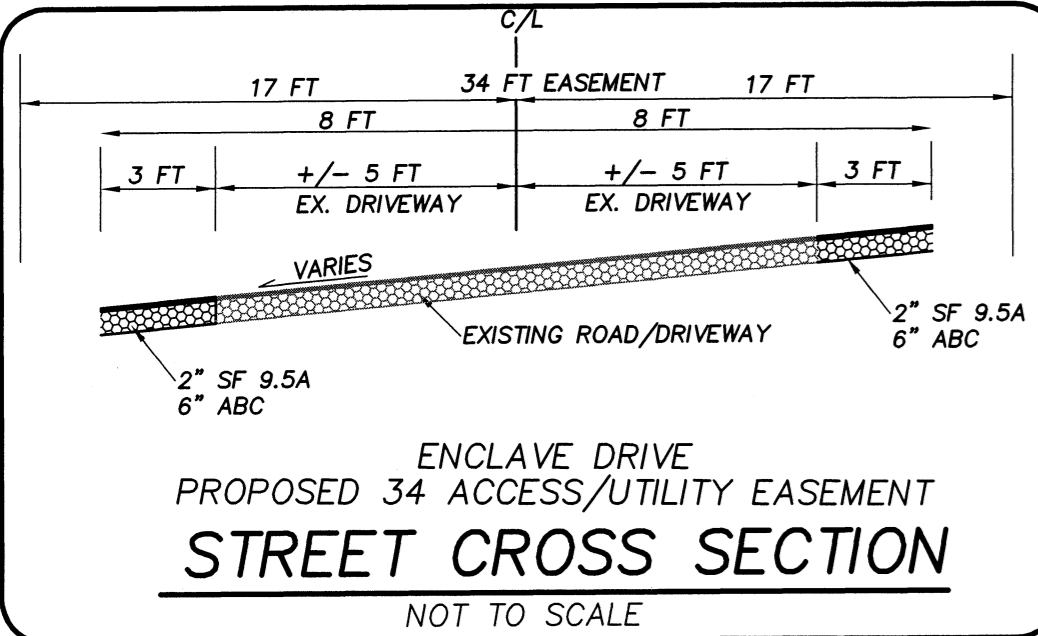
CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 1,800 GPD  
 CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 1,800 GPD  
 15 BEDROOMS x 120 GPD = 1,800 GPD

## FIRE & LIFE SAFETY NOTES:

- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3 FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- 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.
- FIRE INSPECTOR MUST WITNESS THE HYDROSTATIC TESTING. MINIMUM TESTING TIME IS TWO HOURS.
- A 24 HOUR MINIMUM NOTIFICATION IS NEEDED PRIOR TO ANY OF THE ABOVE TEST(S) OR INSPECTIONS BEING PERFORMED.
- FDC CONNECTIONS CAN BE NO FURTHER THAN 40 FT FROM FIRE VEHICLE ACCESS.
- FDC CONNECTIONS CAN BE NO FURTHER THAN 150 FT FROM A FIRE HYDRANT.
- NEWLY INSTALLED FIRE HYDRANTS MUST BE OPERATIONAL PRIOR TO COMBUSTIBLE CONSTRUCTION MATERIALS BEING BROUGHT ONSITE.

## UTILITY NOTES:

- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND OFPIA 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.
- 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.
- ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY OFPIA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE OFPIA AND APPROVED BY USDF/CPOR OR ASSE. CALL 799-0864 FOR INFORMATION.
- 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 STRAPPED 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 LOCATIONS.
- 2" MINIMUM COVER OVER ALL WATER MAINS AND LOW PRESSURE SEWER MAIN.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND OFPIA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
- AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION.
- WATER SERVICES CAN NOT BE ACTIVATED ON NEW WATER MAINS UNTIL ENGINEER'S CERTIFICATION AND APPLICANT'S CERTIFICATION HAVE BEEN PROVIDED TO NCCENR AND "FINAL APPROVAL" ISSUED.



## 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
- W PROP WATER MAIN
- 75 FT SETBACK
- LIMITS OF DISTURBANCE
- WETLANDS
- EX. ACCESS ROAD TO REMAIN
- EX. ACCESS ROAD TO BE REMOVED
- PROP. ACCESS ROAD ADDITION

## TRAFFIC ENGINEERING NOTES:

- 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 TO SD 15-17.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- OPEN CUT NOTES:
  - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS.
  - CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.
  - SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF OPEN CUT.
  - OPEN CUT TO BE SAW CUT.
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- 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.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT OF WAY.
- CONTACT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
- INSTALL REFLECTORS PER CITY AND NCDOT STANDARDS. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKINGS LAYOUT PRIOR TO ACTUAL STRIPING.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON PLAN.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' - 10'.

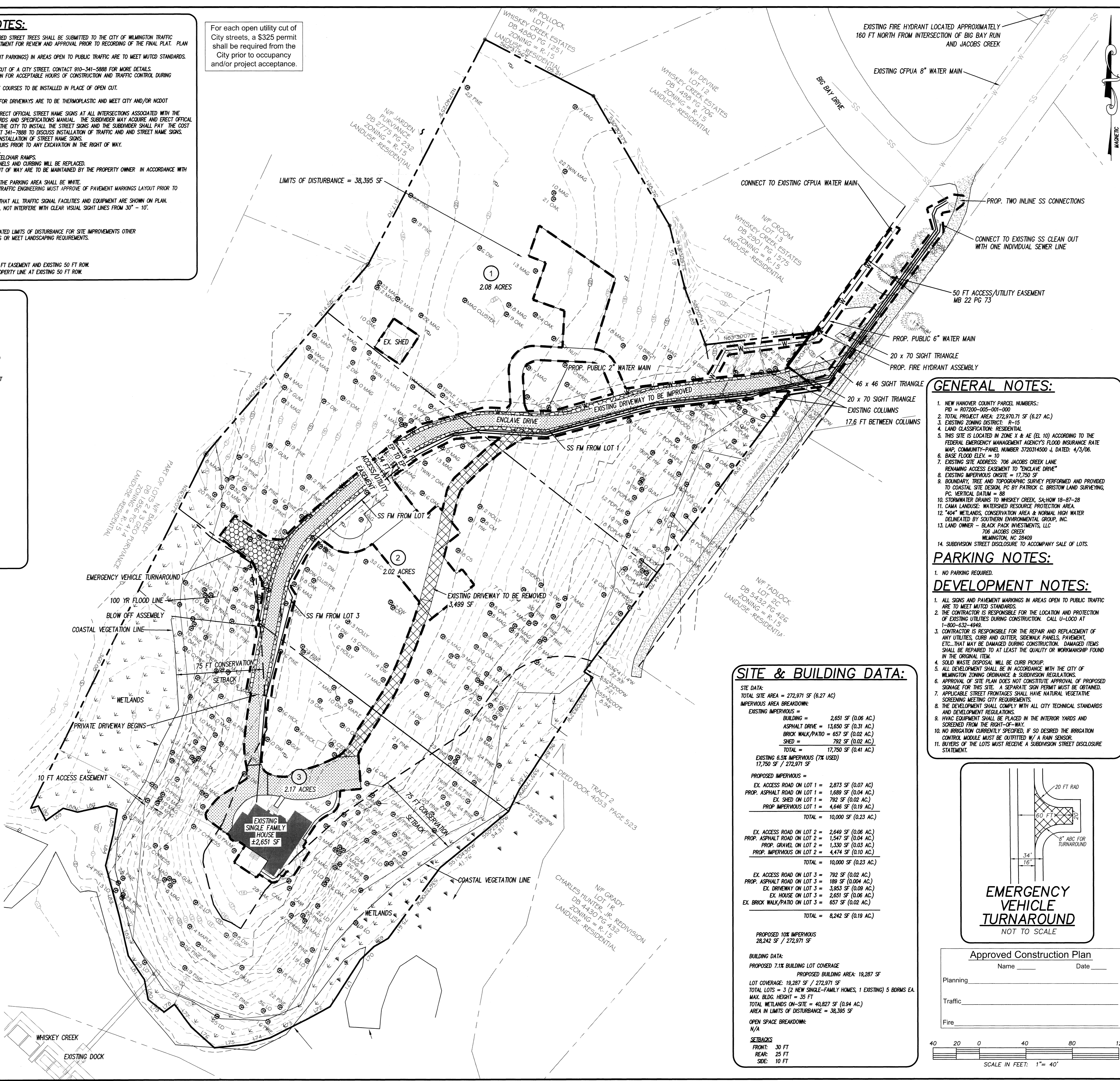
## ENVIRONMENTAL NOTES:

- 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.

## WAIVERS REQUESTED

- DRIVEWAY ANGLE OF 90 DEGREES AT INTERSECTION OF 34 FT EASEMENT AND EXISTING 50 FT ROW.
- DRIVEWAY CURB RETURN OF 26 FT FROM INTERSECTING PROPERTY LINE AT EXISTING 50 FT ROW.

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



## GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS:
  - PRO = 072700-005-001-001
  - TOTAL PROJECT AREA: 272,971 SF (6.27 AC)
  - EXISTING ZONING DISTRICT: R-15
  - LAND CLASSIFICATION: RESIDENTIAL
  - THIS SITE IS LOCATED IN ZONE Y & AE (EL 10) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720314500 J, DATED: 4/3/06.
  - BASE FLOOD ELEV. = 10'
  - EXISTING SITE ADDRESS: 706 JACOBS CREEK LANE
  - RENAMING ACCESS EASEMENT TO "ENCLAVE DRIVE"
  - EXISTING IMPERVIOUS ONSITE = 17,750 SF
  - BOUNDARY, TREE AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO COASTAL SITE DESIGN, PC BY PATRICK G. BRISTOW LAND SURVEYING, PC. VERTICAL DATUM = 88
  - STORMWATER DRAINS TO WHISKEY CREEK, SA-HOW 18-87-28
  - CANA LANDUSE WATERSHED RESOURCE PROTECTION AREA.
  - "404" WETLANDS, CONSERVATION AREA & NORMAL HIGH WATER DELINEATED BY SOUTHERN ENVIRONMENTAL GROUP, INC.
  - LAND OWNER - BLACK PACK INVESTMENTS, LLC
  - 706 JACOBS CREEK WILMINGTON, NC 28409
- SUBDIVISION STREET DISCLOSURE TO ACCOMPANY SALE OF LOTS.

## PARKING NOTES:

- NO PARKING REQUIRED.

## DEVELOPMENT NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL 1-800-432-4949.
- 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.
- SOLID WASTE DISPOSAL WILL BE CURB PICKUP.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
- APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SERVICE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
- APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY REQUIREMENTS.
- THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
- HVAC EQUIPMENT SHALL BE PLACED IN THE INTERIOR YARDS AND SCREENED FROM THE RIGHT-OF-WAY.
- NO IRRIGATION CURRENTLY SPECIFIED. IF SO DESIRED THE IRRIGATION CONTROL MODULE MUST BE OUTFITTED W/ A RAIN SENSOR.
- BUYERS OF THE LOTS MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.

## 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 = 17,950 SF (0.41 AC)  
 EXISTING 6.5% IMPERVIOUS (7% USED)  
 17,750 SF / 272,971 SF

PROPOSED IMPERVIOUS =  
 EX. ACCESS ROAD ON LOT 1 = 2,873 SF (0.07 AC)  
 PROP. ASPHALT ROAD ON LOT 1 = 1,689 SF (0.04 AC)  
 EX. SHED ON LOT 1 = 792 SF (0.02 AC)  
 PROP. IMPERVIOUS LOT 1 = 4,646 SF (0.19 AC)  
 TOTAL = 10,000 SF (0.23 AC)

EX. ACCESS ROAD ON LOT 2 = 2,649 SF (0.06 AC)  
 PROP. ASPHALT ROAD ON LOT 2 = 1,547 SF (0.04 AC)  
 PROP. GRAVEL ON LOT 2 = 1,330 SF (0.03 AC)  
 PROP. IMPERVIOUS ON LOT 2 = 4,474 SF (0.10 AC)  
 TOTAL = 10,000 SF (0.23 AC)

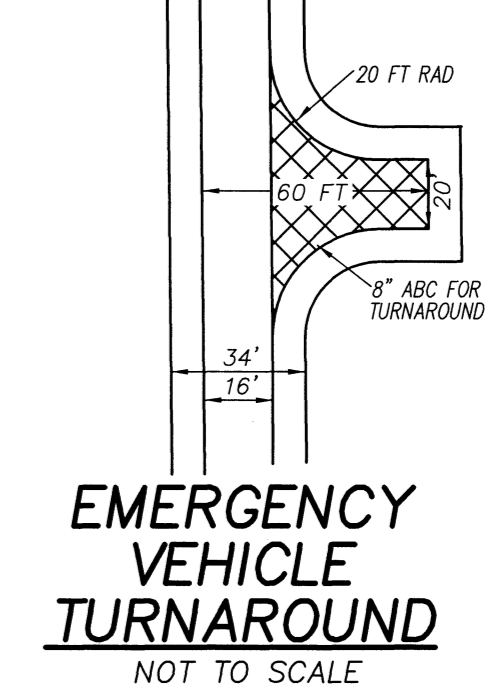
EX. ACCESS ROAD ON LOT 3 = 792 SF (0.02 AC)  
 PROP. ASPHALT ROAD ON LOT 3 = 189 SF (0.004 AC)  
 EX. DRIVEWAY ON LOT 3 = 3,953 SF (0.09 AC)  
 EX. HOUSE ON LOT 3 = 2,651 SF (0.06 AC)  
 EX. BRICK WALK/PATIO ON LOT 3 = 657 SF (0.02 AC)  
 TOTAL = 8,242 SF (0.19 AC)

PROPOSED 10% IMPERVIOUS  
 28,242 SF / 272,971 SF

BUILDING DATA:  
 PROPOSED 7.1X BUILDING LOT COVERAGE  
 PROPOSED BUILDING AREA: 19,287 SF  
 LOT COVERAGE: 19,287 SF / 272,971 SF  
 TOTAL LOTS = 3 (2 NEW SINGLE-FAMILY HOMES, 1 EXISTING) 5 BORNAS EA.  
 MAX. BLDG. HEIGHT = 35 FT  
 TOTAL WETLANDS ON-SITE = 40,827 SF (0.94 AC)  
 AREA IN LIMITS OF DISTURBANCE = 38,395 SF

OPEN SPACE BREAKDOWN:  
 N/A

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



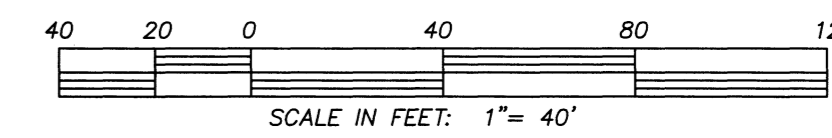
## EMERGENCY VEHICLE TURNAROUND

NOT TO SCALE

## Approved Construction Plan

Name \_\_\_\_\_ Date \_\_\_\_\_

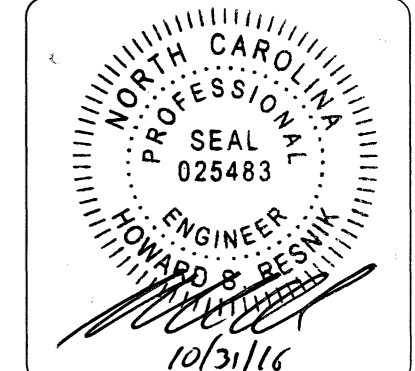
- Planning
- Traffic
- Fire



LICENSE # C-2710  
 ENGINEERING  
 LAND PLANNING  
 COMMERCIAL / RESIDENTIAL  
 P.O. BOX 4041  
 WILMINGTON, NC 28406  
 (910) 791-4441

SITE PLAN for  
**JACOBS RIDGE**  
 "CONSERVATION TRACT"

LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA  
 OWNER: BLACK PACK INVESTMENTS, LLC  
 706 JACOBS CREEK LANE  
 WILMINGTON, NC 28409



REV.	DATE	BY	REMARKS
10-10-16			
9-27-16			
6-20-16			
5-28-16			
4-12-16			
1-1-16			
11-25-15			
10-31-16			

DATE: 7-23-15  
 HORIZ. SCALE: 1" = 40'  
 VERT. SCALE: N/A  
 DRAWN BY: JSM  
 CHECKED BY: HSR  
 PROJECT NO.: 13-0309