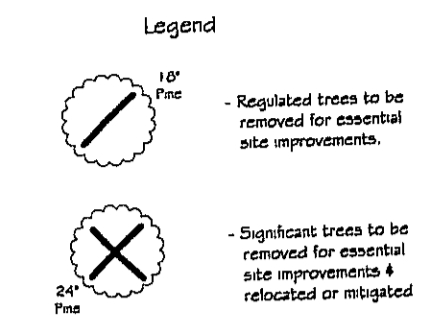


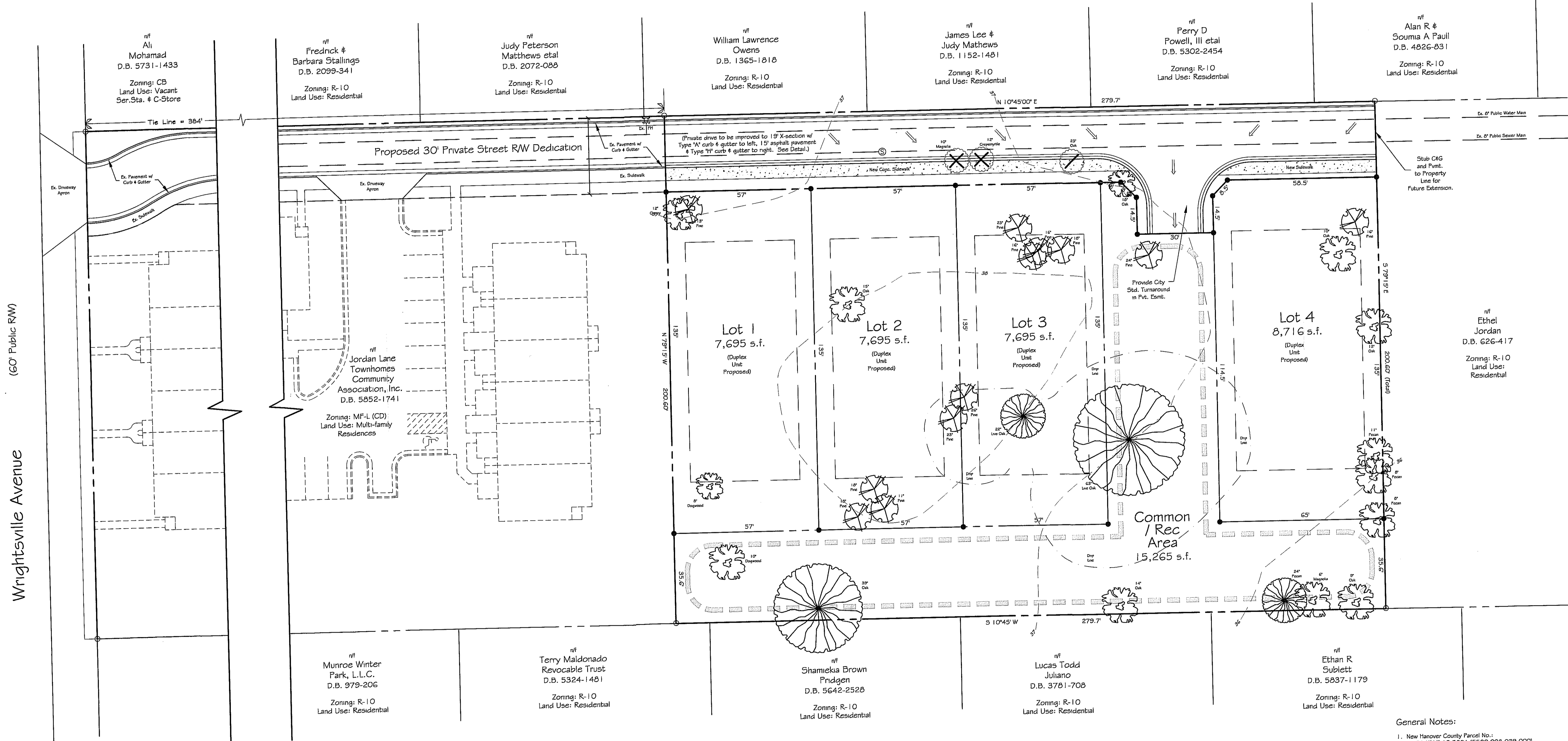
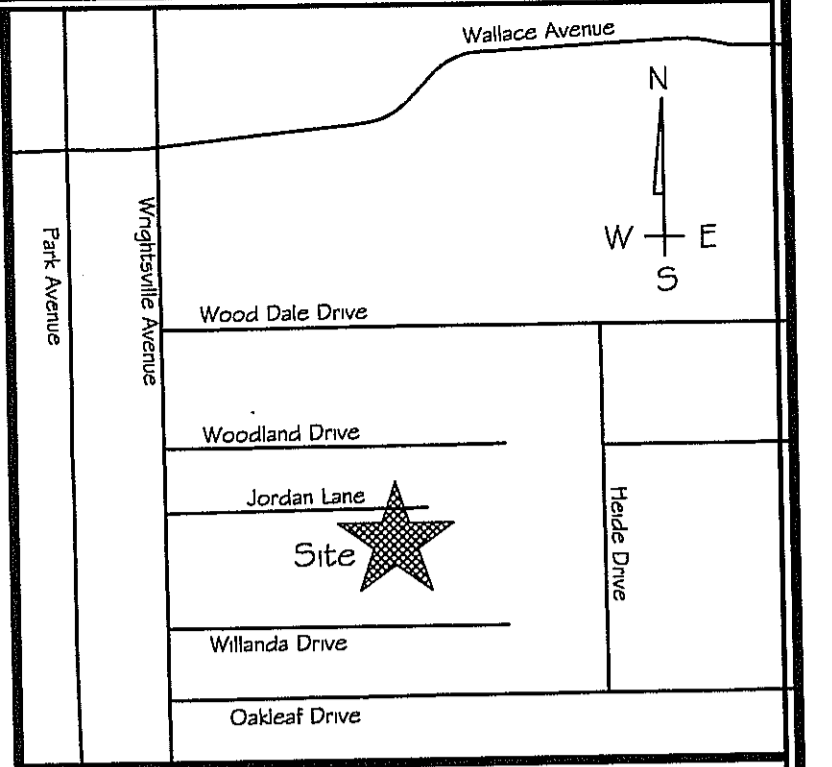
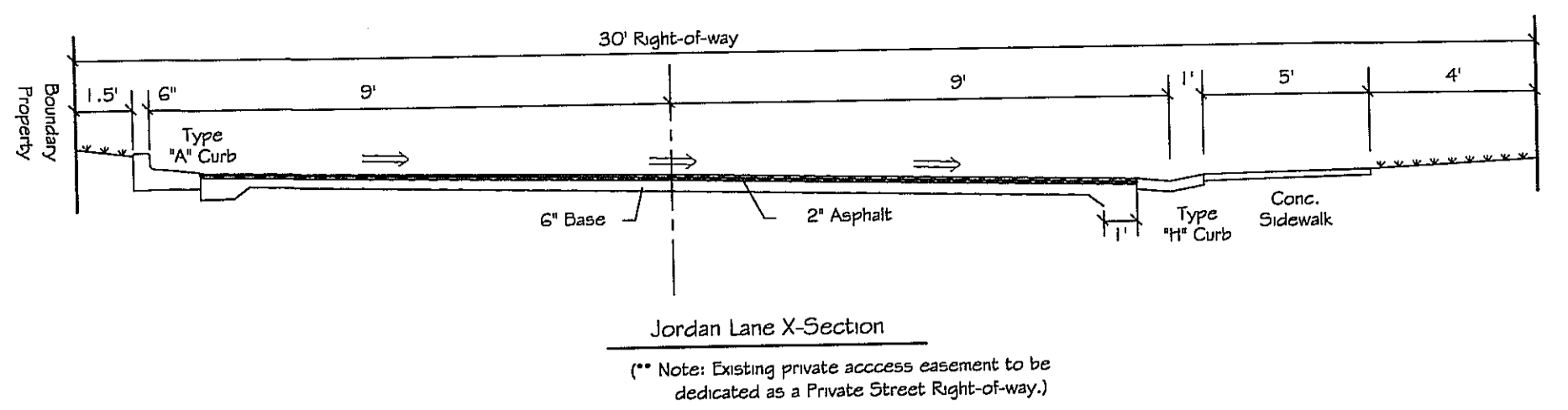
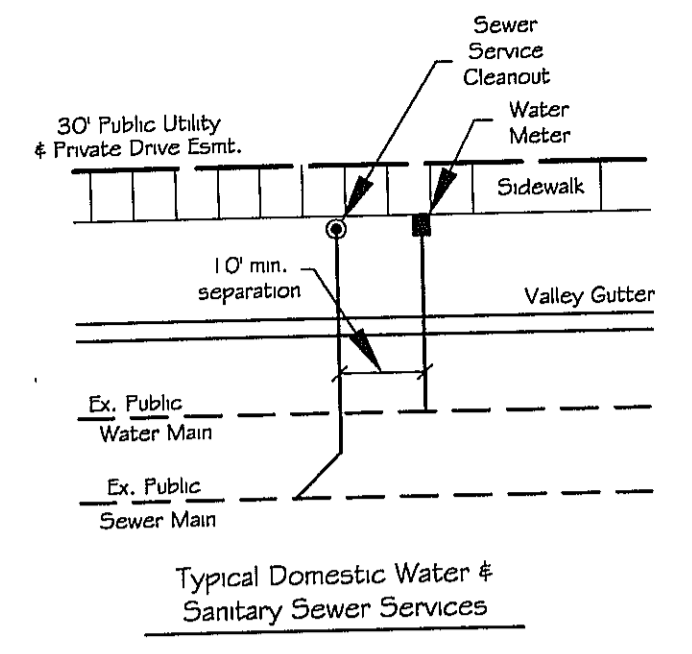
- Development Notes:**
- All development shall be in accordance with the City of Wilmington Land Development Code.
  - Project shall comply with all Federal, State & New Hanover County regulations.



- Utility Notes:**
- Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
  - All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
  - All water & sewer utilities to be installed per CPTUA Technical Specifications & Standards.
  - The contractor is responsible for the location and protection of existing utilities during construction. Call U-LOCO at 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.
  - Solid waste disposal is by private contract for cart pickup along private access drive curb.

- Stormwater Management Notes:**
- Stormwater management will meet City & State requirements. Total limits of disturbance will be less than one (1) acre.
- Fire & Life Safety Notes:**
- New hydrants must be available for use prior to construction of the buildings within any development.
  - Hydrants must be located within 6' of the curb.
  - Contractor shall maintain an all weather access for emergency vehicles at all times during construction.
  - Construction Type - 5B
  - Buildings will not be sprinkled.

- Site Inventory Notes:**
- Soils Type: Bh (Baymeade Urban land complex)
  - This property is not impacted by any AEC.
  - There are no Conservation Overlay boundaries affecting this property.
  - This site is not impacted by any recognized historic or archeological significance.
  - No cemeteries were evidenced on the site.
  - There is no evidence of jurisdictional wetlands on the site.
  - There is no evidence of endangered species or habitat issues on the site.
  - This property is not within any flood hazard area as evidenced on N.C. Flood Map 3720314700U.
  - The site drainage flows into the Bradley Creek drainage basin, into SC classified waters.



**Development Data:**

Total Tract Area: 1.29 ac.±  
 No. of Lots: 4  
 Total Units: 8  
 Density: 6.2 units/ac

Total RW Area: 0.21 ac.±  
 Total Lot Area: 0.73 ac.±  
 Total Common Area: 0.35 ac.±

Rec Area Req'd @ 0.03/unit = 10,454 s.f.  
 Open Space / Rec Area Prov'd. = 14,580 s.f.

New Surfaces:  
 Private Street - 6,400 s.f.±  
 Sidewalk - 1,200 s.f.±

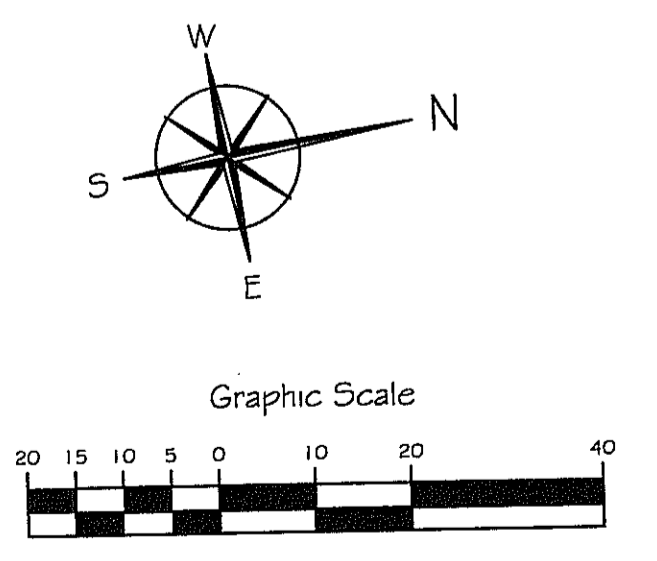
Lot Development - 10,400 s.f.±  
 (4 @ 2600 s.f. per unit)  
 Total - 18,000 s.f.± (32.0%)

Utility Capacity Request:  
 8 units @ 360 GPD = 2880 GPD  
 8 units @ 500 GPD = 4000 GPD

\*\* Exceptional Design Req'd. for Credits over 25% Impervious \*\*

Methods to gain ED points shall include:  
 • Incorporating "amended soils" if the existing soils are not suitable to support the proposed previous pavement.  
 • Disconnecting roof drains from the stormwater piping network.  
 • Directing sidewalk runoff to adjacent vegetation to capture, infiltrate and treat for water quality.  
 • Landscaping with native vegetation.

- General Notes:**
- New Hanover County Parcel No.: 314717.10.5821 [5520-008-039-000]
  - Total Tract Area: 56,108 s.f. (1.29 ac.±)
  - Existing Zoning District: R-10  
 Proposed District: R-5 (CD)  
 Setbacks - 20' Front  
 15' Rear  
 7' Interior Side
  - 2006 CAMA Land Classification: Urban



P.O. Box 7221  
 Wilmington, NC 28406  
 Tel. 910-620-2374



Project No.:	16-47
Scale:	1" = 20'
Date:	09/06/17
Revised:	

Owner / Developer:  
 Reiser Properties, L.L.C.  
 2029 Eastwood Rd., Unit 143  
 Wilmington, NC 28403

**Preliminary Plat**  
 Case #: SRB - 1017

Property Address: 210 Jordan Lane

**Jordan Lane Duplexes**

Wilmington Township / New Hanover County / North Carolina

Sheet No. 1 of 1

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 PLANNING DIVISION