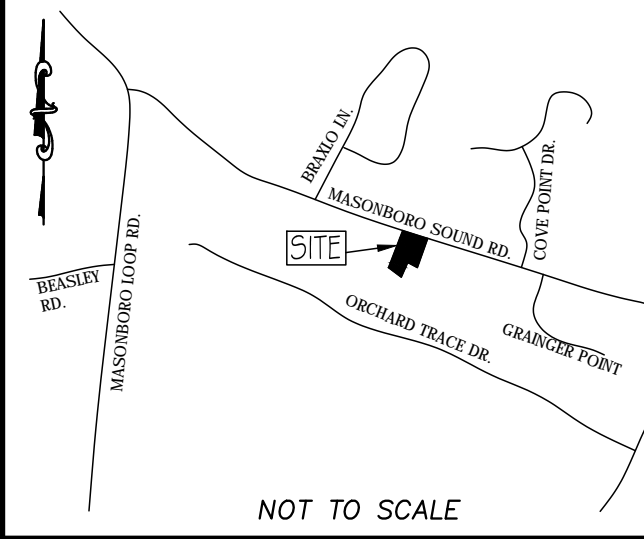


**LOCATION MAP**



CONSTRUCTION DRAWINGS for  
**MASONBORO PLACE**  
**7054 MASONBORO SOUND ROAD**

LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA

**Approved Construction Plan**

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services Engineering Division  
 APPROVED DRAINAGE PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_



LICENSE # C-2710  
 ENGINEERING  
 LAND PLANNING  
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041  
 WILMINGTON, NC 28406  
 (910) 791-4441

COVER SHEET  
**MASONBORO PLACE**  
**7054 MASONBORO SOUND RD**  
 EXEMPT SUBDIVISION

COVER SHEET FOR  
**MASONBORO PLACE**  
**7054 MASONBORO SOUND RD**  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA

OWNER:  
 BLANCHARD BUILDING AND PROPERTIES, INC.  
 4143 DONNELLY LANE  
 WILMINGTON, NC 28409

PRELIMINARY

REV.	DATE	BY	REMARKS
1	3-17-17	MRB	
2	3-17-17	HSR	

DATE: 1-31-17  
 HORZ. SCALE: 1" = 200'  
 VERT. SCALE: N/A  
 DRAWN BY: MRB  
 CHECKED BY: HSR  
 PROJECT NO.: 16-0370

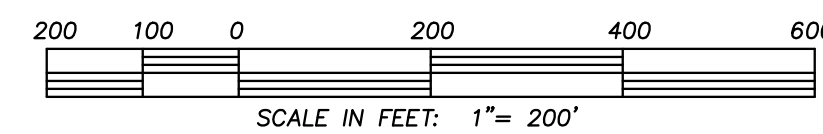
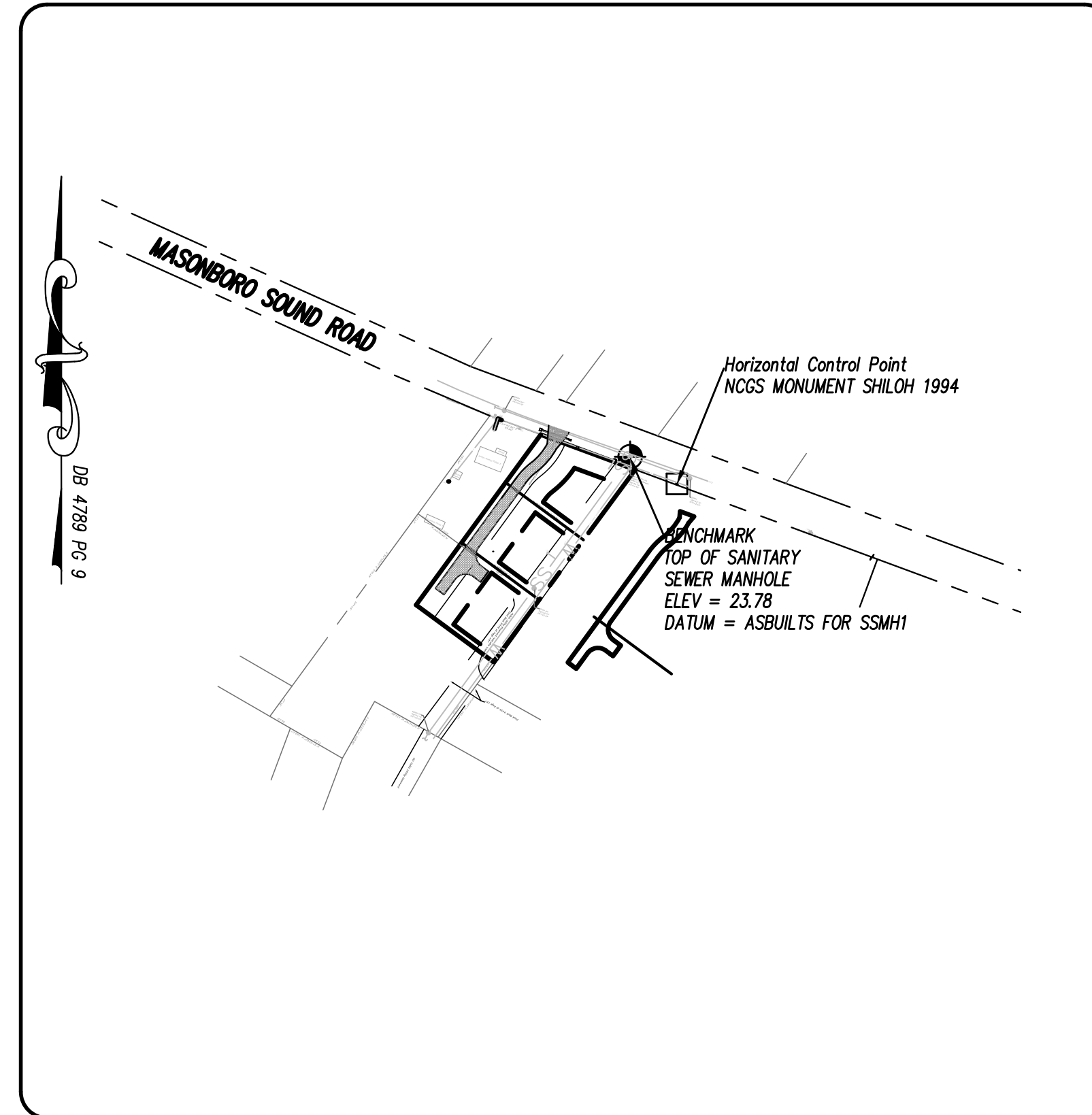
Sheet No. **1** of **6**

**GENERAL NOTES:**

- NEW HANOVER COUNTY PARCEL NUMBERS: PORTION PD = 806700-005-018-000
- TOTAL PROJECT AREA: 50,898 SF (1.16 AC.)
- EXISTING ZONING DISTRICT: R-15
- LAND CLASSIFICATION: RESIDENTIAL
- THIS SITE IS LOCATED IN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720314500J, DATED: 4/3/06.
- EXISTING SITE ADDRESS: 7054 MASONBORO SOUND ROAD
- EXISTING IMPERVIOUS ONSITE = 17,750 SF
- BOUNDARY, TREE AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY MARK A STOCKS, PA SURVEYING. VERTICAL DATUM = BASED ON ASBUILTS FROM CFPUA FOR SSMH 1
- STORMWATER DRAINS TO HEWLETT'S CREEK, SA-HOW 18-87-26
- CAMA LANDUSE: WATERSHED RESOURCE PROTECTION AREA
- LAND OWNER - BLANCHARD BUILDING & PROPERTIES, INC 4143 DONNELLY LANE WILMINGTON, NC 28409

**WATER & SEWER USAGE NOTES:**

CURRENT WATER USAGE 360 GPD PROPOSED WATER USAGE 1,440 GPD  
 CURRENT SEWER USAGE 360 GPD PROPOSED SEWER USAGE 1,440 GPD  
 12 BEDROOMS X 120 GPD = 1,440 GPD



**LEGEND**

- |  |   |
|--|---|
| --- EXISTING BOUNDARY                  | --- W --- EXISTING WATERLINE                      |
| - - - PROPOSED LOTLINE                 | - - - W - - - PROPOSED WATERLINE                  |
| --- CENTERLINE OF RIGHT OF WAY         | --- EXISTING / PROPOSED STORM SEWER & CATCH BASIN |
| --- 21 --- CONTOUR LINE & ELEVATION    | E.I.P. EXIST. IRON PIPE                           |
| → DRAINAGE FLOW                        | □ WATER METER SERVICE CONNECTION                  |
| 30' DRAINAGE EASEMENT                  | E.C.M. EXIST. CONCRETE MONUMENT                   |
| 15' DRAINAGE EASEMENT                  | ⊕ GATE VALVE                                      |
| --- PROPOSED DRAINAGE PIPE             | ▲ REDUCER   |
| ⊕ SS PROPOSED SANITARY SEWER & MANHOLE | ▤ HANDICAP RAMP                                   |
| ⊕ SS EXISTING SANITARY SEWER & MANHOLE |   |

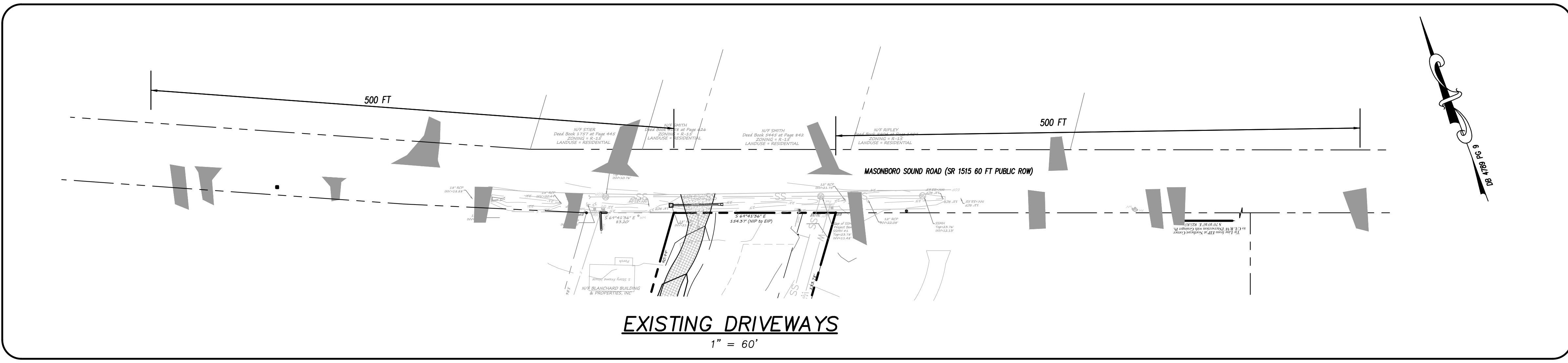
**OWNER: BLANCHARD BUILDING AND PROPERTIES, INC.**  
 4143 DONNELLY LANE  
 WILMINGTON, NC 28409

**INDEX TO DRAWINGS**

SHEET No.	DESCRIPTION	DRAWING No.
1 OF 6	COVER SHEET	CD_COVER
2 OF 6	EX. CONDITIONS, DRAINAGE AND UTILITY PLAN	SP1
3 OF 6	SITE PLAN	SP1
4 OF 6	CITY OF WILMINGTON DETAILS	COW_DET-1
5 OF 6	CFPUA STANDARD WATER DETAILS	WSD-1
6 OF 6	CFPUA STANDARD SEWER DETAILS	SSD-1

**NOTES:**

- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY MARK A STOCKS, PA SURVEYING. VERTICAL DATUM = BASED ON ASBUILTS FROM CFPUA FOR SSMH 1
- THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL #3720314500J, EFFECTIVE DATE 4/3/06
- THIS PROPERTY IS ZONED R-15
- CFPUA WATER
- CFPUA SEWER
- ALL CONSTRUCTION TO CONFORM TO NEW HANOVER COUNTY STANDARDS AND APPLICABLE STATE & LOCAL CODES.
- CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH CITY OF WILMINGTON AND OR NCDOT.
- CARE SHALL BE TAKEN DURING FINAL GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO RECEIVING STRUCTURES. ROOF DRAIN DOWNSPOUTS TO BE CONNECTED TO STORM DRAINAGE STUBOUTS OR DIRECTED TO STREET/PARKING AREAS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS, RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING UTILITIES WITH APPLICABLE AUTHORITIES.
- CLEARING AND GRUBBING OF SITE TO INCLUDE REMOVAL OF EXISTING CURB, ASPHALT, INLETS, AND ANY OTHER STRUCTURES INCLUDING TREES, STUMPS AND DEBRIS EXISTING ON SITE. TREES NOT REQUIRED TO BE CLEARED FOR CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE DIRECTED.
- 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.
- 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 IS RESPONSIBLE FOR CONTROLLING DUST AND EROSION DURING CONSTRUCTION AT HIS EXPENSE. PARKING AREAS SHALL BE WATERED TO CONTROL DUST WHEN ORDERED BY THE ENGINEER.
- NO GEOTECHNICAL TESTING HAS BEEN PERFORMED ON SITE. NO WARRANTY IS MADE FOR SUITABILITY OF SUBGRADE, AND UNDERCUT AND ANY REQUIRED REPLACEMENT WITH SUITABLE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO ENSURE THAT PAVEMENT IS PLACED SO AS TO DRAIN POSITIVELY TO THE STREET INLETS AND CATCH BASINS. ALL FUTURE ROOF DRAIN DOWNSPOUTS TO BE DIRECTED TO THE STORM DRAINAGE STUBOUTS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- THIS PLAN IS FOR SITE GRADING, UTILITIES, SITING, AND DRAINAGE ONLY. SEE BUILDING PLANS FOR DETAILED HOOKUPS TO BUILDINGS, ETC.
- CONTRACTOR AND BUILDER ARE RESPONSIBLE FOR COORDINATING FINISHED FLOOR ELEVATION OF ALL BUILDINGS WITH THE OWNER. ELEVATIONS GIVEN ARE MINIMUM GROUND ELEVATIONS AT THE BUILDING SITE AND DO NOT PURPORT TO BE FINISHED FLOOR. MINIMUM RECOMMENDED FF ELEVATIONS SHOWN ON PLANS.
- AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED WITH PLANS AND OTHER PERTINENT INFORMATION, WHEN FEASIBLE, TO COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT.
- EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS AT ALL UTILITY CROSSINGS.
- MINIMUM SEPARATION SHALL BE MAINTAINED AS FOLLOWS:
  - HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER AND WATER MAINS AND STORM SEWER.
  - WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND WATER OR WHERE SEWER LINE CROSSES ABOVE WATER MAIN, BOTH PIPES SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10" EITHER SIDE OF CROSSING.
  - WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10 FEET EITHER SIDE OF CROSSING.
  - WHERE VERTICAL CLEARANCE IS LESS THAN 12" BETWEEN SANITARY SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON PIPE FOR A MINIMUM OF 10" EITHER SIDE OF CROSSING, AND BRIDGING SHALL BE INSTALLED PER APPLICABLE UTILITY AUTHORITY'S DETAILS.
  - IN NO CASE SHALL THERE BE LESS THAN 18" OF SEPARATION BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER OR STORM DRAINAGE.
  - MINIMUM COVER OF 36" SHALL BE PROVIDED FOR ALL BURIED WATER MAINS AND SANITARY SEWER MAINS.
- SEE DETAIL SHEETS FOR TYPICAL UTILITIES HOOKUPS.
- ALL SANITARY SEWER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
- ALL WATER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.
- TWO VALVES ARE REQUIRED AT "T" INTERSECTIONS AND ONE VALVE ON THE WATER LINE TO FIRE HYDRANTS.
- A BLOW-OFF VALVE IS REQUIRED AT THE TERMINUS OF ALL "DEAD END" WATER LINES.



**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services Engineering Division  
APPROVED DRAINAGE PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_  
Signed: \_\_\_\_\_

**Approved Construction Plan**  
Name \_\_\_\_\_ Date \_\_\_\_\_

Planning \_\_\_\_\_  
Traffic \_\_\_\_\_  
Fire \_\_\_\_\_

**CSD**  
ENGINEERING

LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL

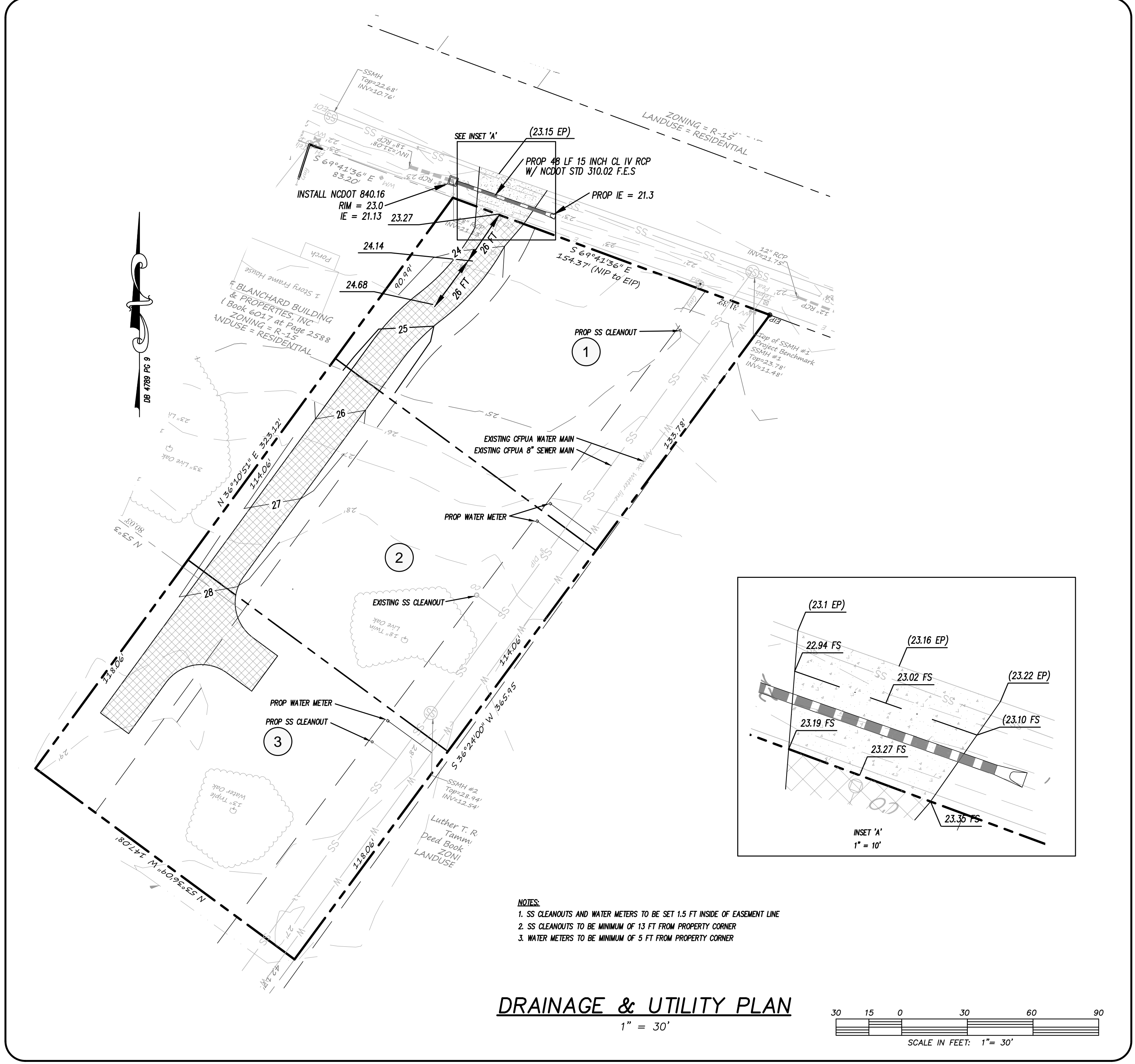
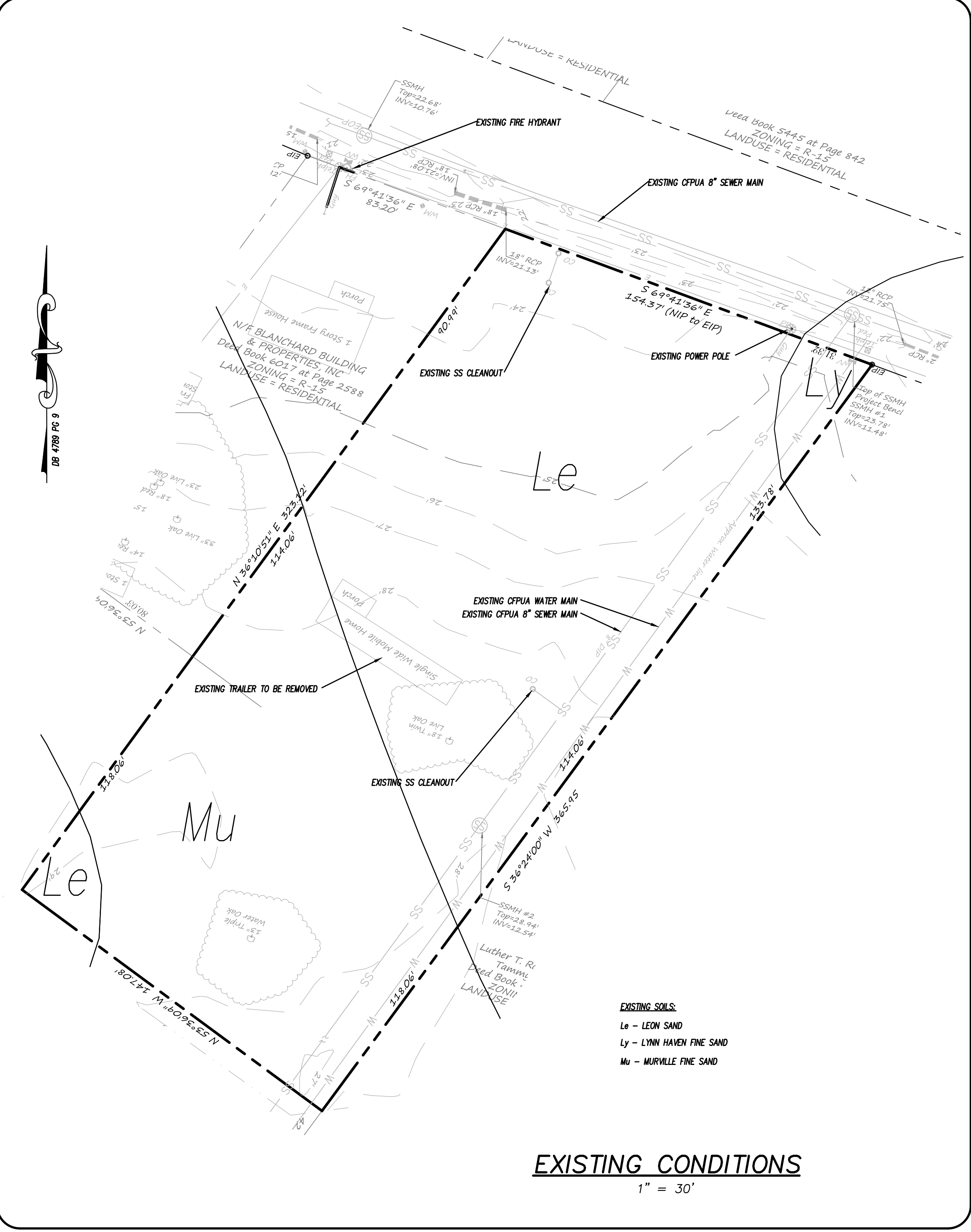
P.O. BOX 4041  
WILMINGTON, NC 28406  
(910) 791-4441

**EX. CONDITION, DRAINAGE  
AND UTILITY PLAN FOR  
MASONBORO PLACE**

**EX. CONDITION, DRAINAGE AND UTILITY PLAN  
MASONBORO PLACE**  
LOCATED IN CITY OF WILMINGTON  
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER:  
BLANCHARD BUILDING AND PROPERTIES, INC.  
4143 DONNELLY LANE  
WILMINGTON, NC 28409

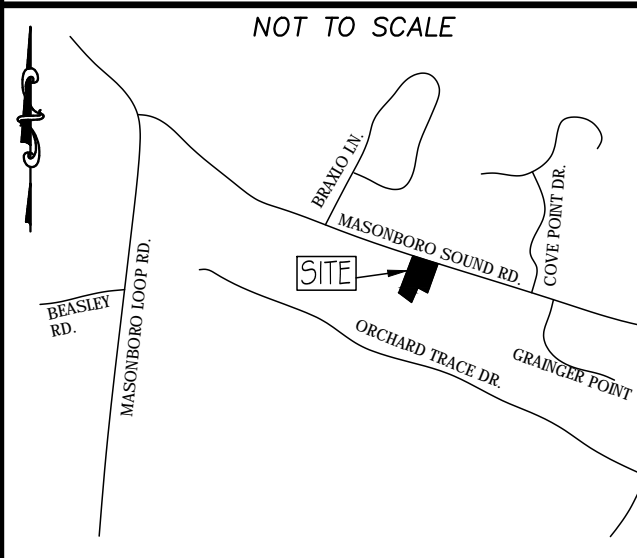
**PRELIMINARY**



REV. NO.	DATE	BY	REMARKS
2	3-9-17	RLW	REVISED PER TRC COMMENTS
1	3-10-17	RLW	REVISED PER TRC COMMENTS

DATE: 1-31-17  
HORIZ. SCALE: 1" = 30'  
VERT. SCALE: N/A  
DRAWN BY: RLW  
CHECKED BY: HSR  
PROJECT NO.: 17-0394

# LOCATION MAP



## 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 PLAN. PLAN SHALL ADHERE TO SD 15-17.
- TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT PARKINGS) 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 DIRECT 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 SHOWN PRIOR TO ACTUAL STRIPING.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE LAYOUT 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.

## WATER & SEWER USAGE NOTES:

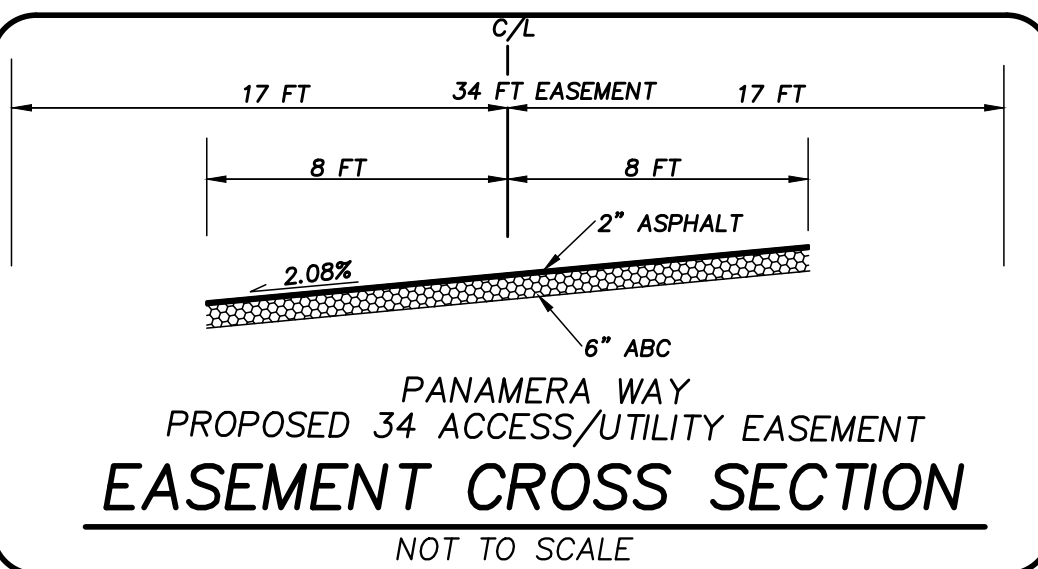
CURRENT WATER USAGE 360 GPD PROPOSED WATER USAGE 1,440 GPD  
 CURRENT SEWER USAGE 360 GPD PROPOSED SEWER USAGE 1,440 GPD  
 12 BEDROOMS X 120 GPD = 1,440 GPD

## 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 910-343-0686 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.

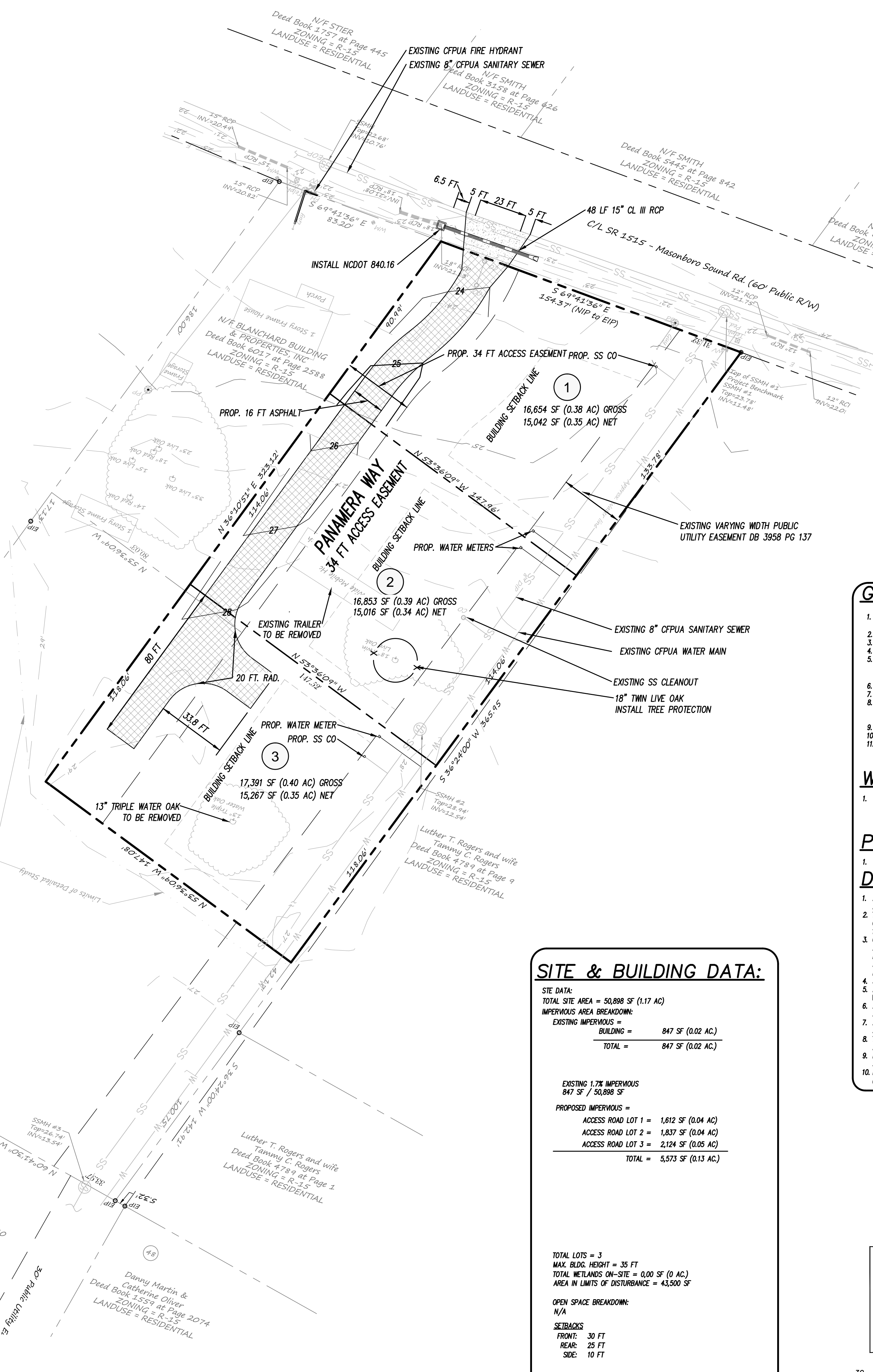
## UTILITY NOTES:

- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CPFA 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 CPFA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CPFA AND APPROVED BY USPOUCHOR OR ASSE. CALL 799-6064 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 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.
- 36" MINIMUM COVER OVER ALL WATER MAINS AND LOW PRESSURE SEWER MAIN.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CPFA 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 NCDENR 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
- x PROP GATE VALVE
- PROP WATER METER
- W PROP WATER MAIN
- LIMITS OF DISTURBANCE
- ▨ PROP ACCESS ROAD



### SITE & BUILDING DATA:

SITE DATA:  
 TOTAL SITE AREA = 50,898 SF (1.17 AC)  
 IMPERVIOUS AREA BREAKDOWN:  
 EXISTING IMPERVIOUS = 847 SF (0.02 AC)  
 BUILDING = 847 SF (0.02 AC)  
 TOTAL = 847 SF (0.02 AC)

EXISTING 1.7% IMPERVIOUS  
 847 SF / 50,898 SF

PROPOSED IMPERVIOUS =  
 ACCESS ROAD LOT 1 = 1,612 SF (0.04 AC)  
 ACCESS ROAD LOT 2 = 1,837 SF (0.04 AC)  
 ACCESS ROAD LOT 3 = 2,124 SF (0.05 AC)  
 TOTAL = 5,573 SF (0.13 AC)

TOTAL LOTS = 3  
 MAX. BLDG. HEIGHT = 35 FT  
 TOTAL WETLANDS ON-SITE = 0.00 SF (0 AC)  
 AREA IN LIMITS OF DISTURBANCE = 43,500 SF

OPEN SPACE BREAKDOWN:  
 N/A

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

### GENERAL NOTES:

- NEW HANOVER COUNTY PARCEL NUMBERS: PORTION PD = R06700-005-016-000
- TOTAL PROJECT AREA: 50,898 SF (1.16 AC)
- EXISTING ZONING DISTRICT: R-15
- LAND CLASSIFICATION: RESIDENTIAL
- THIS SITE IS LOCATED IN ZONE X ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 370345004, DATED: 4/5/06.
- EXISTING SITE ADDRESS: 7054 MASONBORO SOUND ROAD
- EXISTING IMPERVIOUS ONSITE = 847 SF
- BOUNDARY, TREE AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY MARK A. STOCKS/PA SURVEYING. VERTICAL DATUM = BASED ON ASBLTS FROM CPFA FOR SSMH 1
- STORMWATER DRAINS TO HEWLETT'S CREEK, SAKHOW 18-87-28
- 10 CAMA LANDUSE: WATERSHED RESOURCE PROTECTION AREA
- LAND OWNER = BLANCHARD BUILDING & PROPERTIES, INC. 4143 DONNELLY LANE WILMINGTON, NC 28409

### WAIVERS REQUESTED

1. NO SIDEWALK ACROSS FRONTAGE.  
 JUSTIFICATION: NO SIDEWALKS EXISTING ALONG ANY PORTION OFF MASONBORO SOUND ROAD.

### PARKING NOTES:

1. NO PARKING REQUIRED.

### DEVELOPMENT NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- 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 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 SIGNAGE 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.

Public Services Engineering Division  
 APPROVED DRAINAGE PLAN

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_

### Approved Construction Plan

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

DATE: 1-31-17  
 HORZ. SCALE: 1" = 30'  
 VERT. SCALE: N/A  
 DRAWN BY: RLW  
 CHECKED BY: HSR  
 PROJECT NO.: 17-0394

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

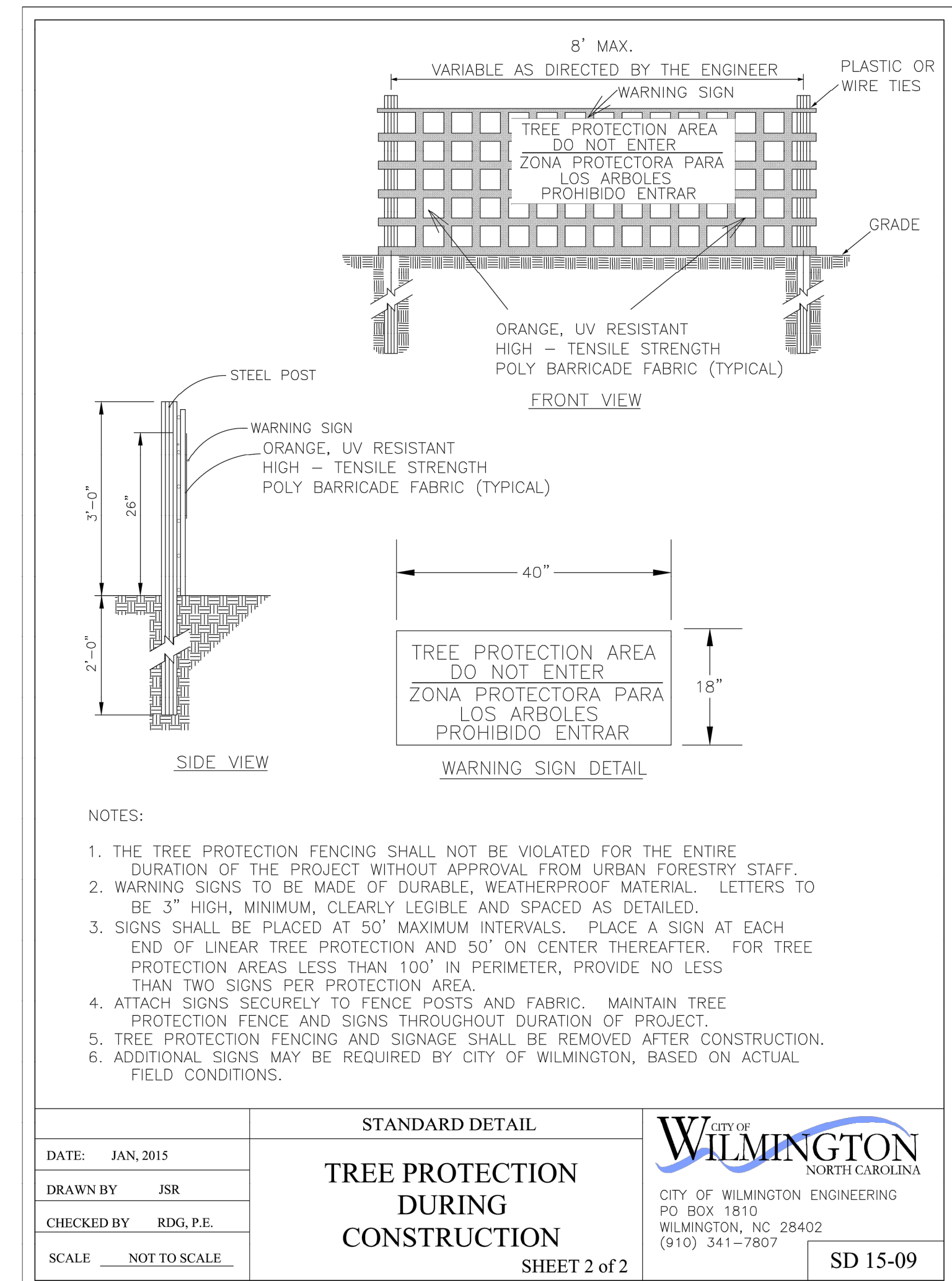
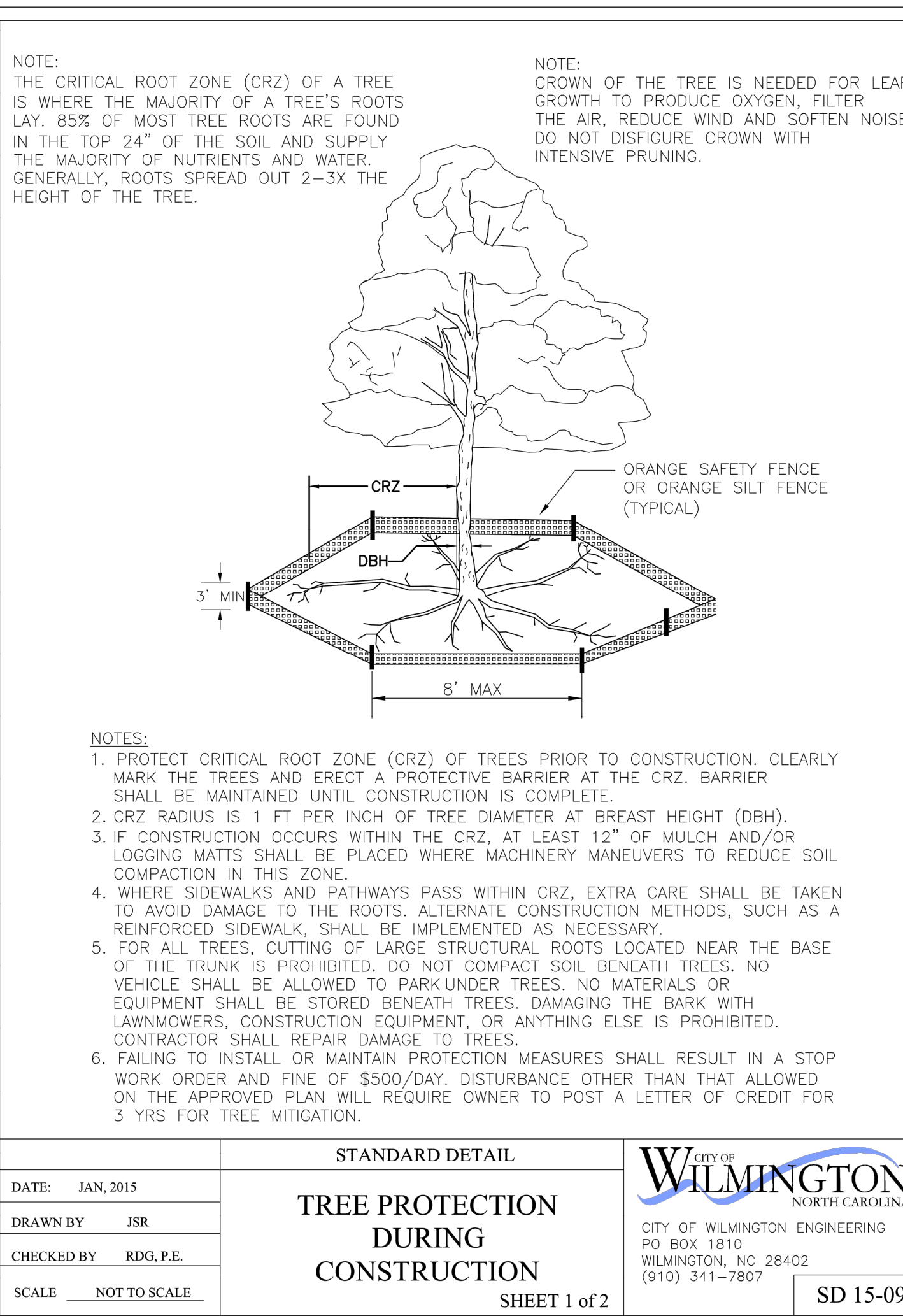
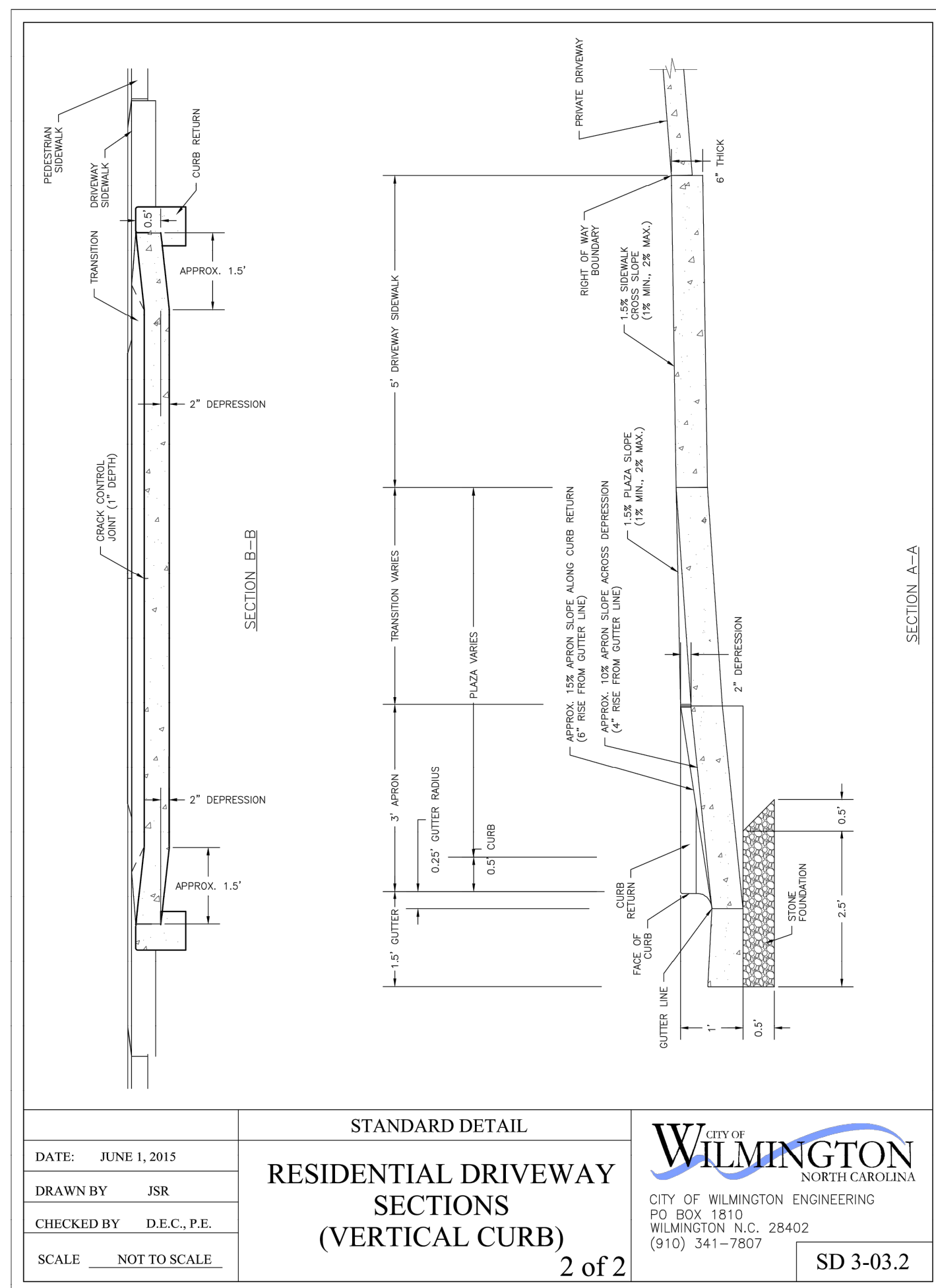
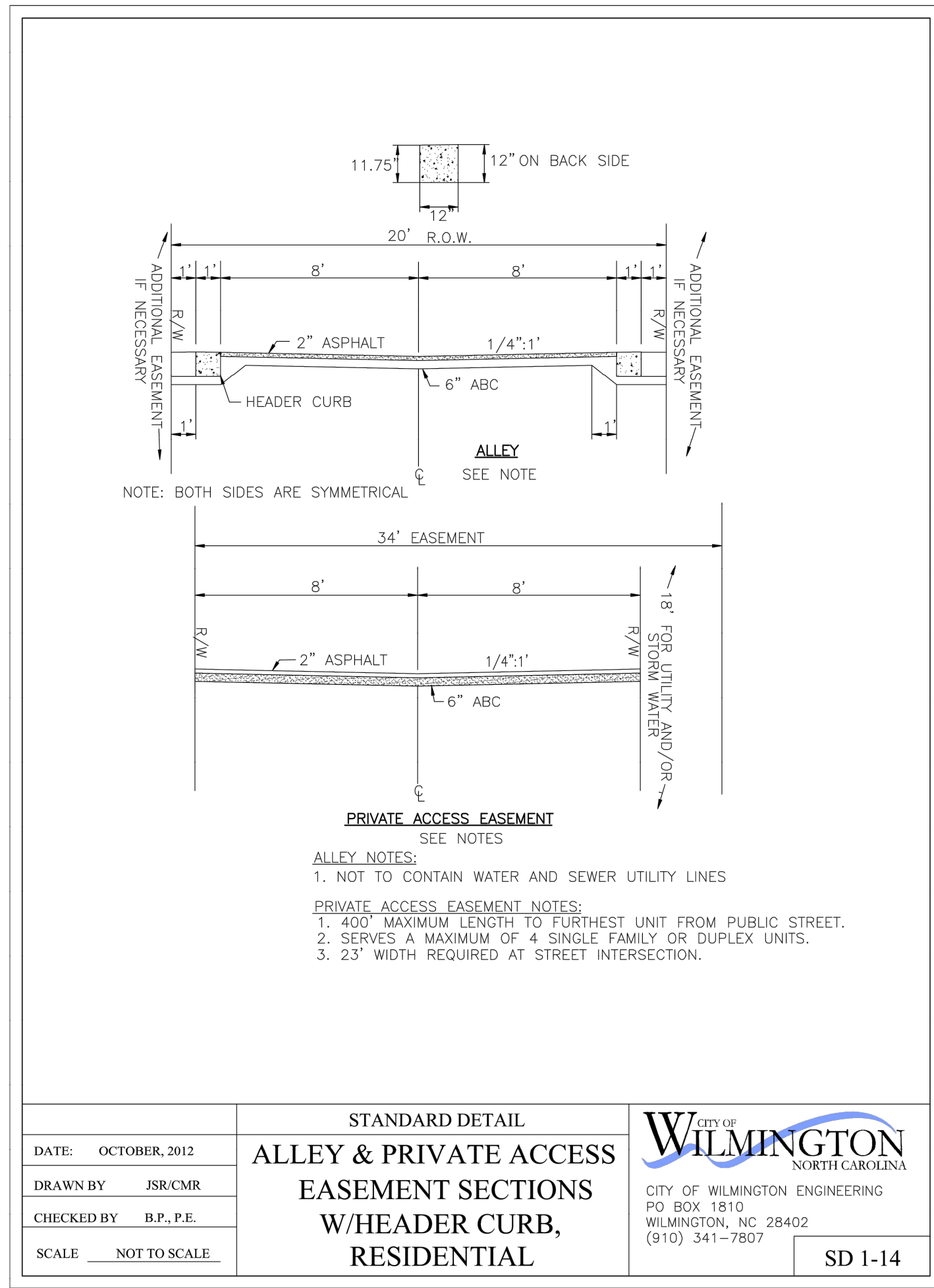
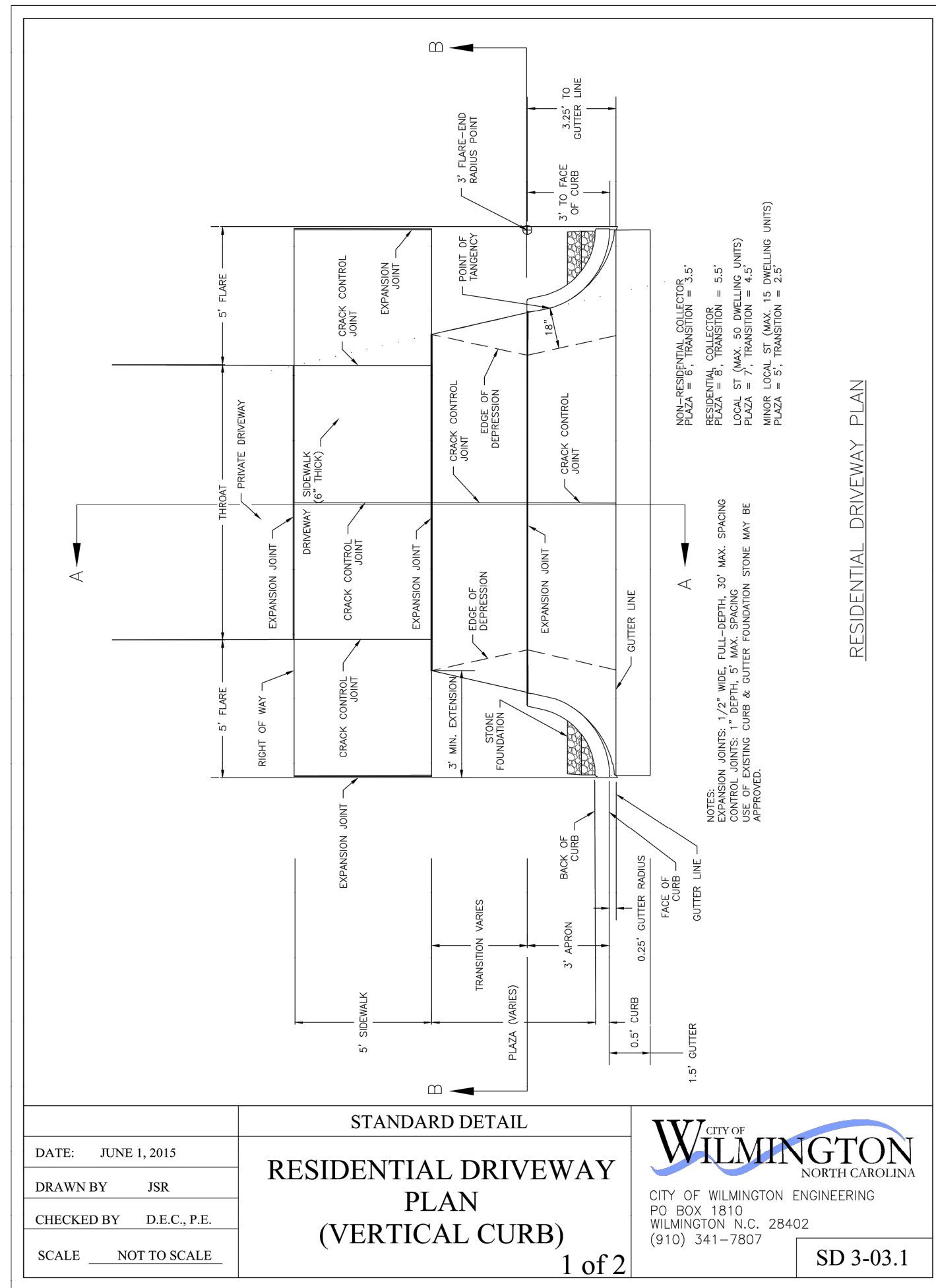
SITE PLAN for  
**MASONBORO PLACE**  
 EXEMPT SUBDIVISION

SITE PLAN for  
**MASONBORO PLACE**  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA  
 OWNER:  
 BLANCHARD BUILDING AND PROPERTIES, INC.  
 4143 DONNELLY LANE  
 WILMINGTON, NC 28409

PRELIMINARY

REV.	DATE	BY	REMARKS
1	3-9-17	RLW	REVISED PER TRC COMMENTS
2	3-10-17	RLW	REVISED PER TRC COMMENTS

DATE: 1-31-17  
 HORZ. SCALE: 1" = 30'  
 VERT. SCALE: N/A  
 DRAWN BY: RLW  
 CHECKED BY: HSR  
 PROJECT NO.: 17-0394  
 Sheet No. **3** of **6**



**Approved Construction Plan**

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

**CITY OF WILMINGTON NORTH CAROLINA**  
 Public Services Engineering Division  
**APPROVED DRAINAGE PLAN**

Date: \_\_\_\_\_ Permit # \_\_\_\_\_

Signed: \_\_\_\_\_



LICENSE # C-2710  
 ENGINEERING  
 LAND PLANNING  
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041  
 WILMINGTON, NC 28406  
 (910) 791-4441

SITE PLAN DETAILS for  
**MASONBORO PLACE**

SITE PLAN DETAILS for  
**MASONBORO PLACE**  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA

OWNER:  
**BLANCHARD BUILDING AND PROPERTIES, INC.**  
 4143 DONNELLY LANE  
 WILMINGTON, NC 28409

**PRELIMINARY**

REV.	DATE	BY	REMARKS
2	3-21-17	MRB	REVISED SURVEYOR NAME
1	3-10-17	RLW	REVISED PER CIV. COMMENTS

DATE: 1-31-17  
 HORZ. SCALE: 1" = 30'  
 VERT. SCALE: N/A  
 DRAWN BY: RLW  
 CHECKED BY: HSR  
 PROJECT NO.: 17-0394