

SITE DATA

PARCEL ID: R05618-006-016-000

CURRENT ZONING:

CAMA LAND USE CLASSIFICATION: WATERSHED RESOURCE PROTECTION

PROJECT ADDRESS: 5806 MICHELLE DR WILMINGTON, NC 28403

> HARBOR ISLAND INVESTORS, LLC PO BOX 1377

WRIGHTSVILLE BEACH, NC 28480

DAILY: 19

TOTAL ACREAGE IN PROJECT BOUNDARY: 44,045 S.F. (1.01 AC.)

MAXIMUM BUILDING LOT COVERAGE: 50%

±0.8 AC. SINGLE FAMILY RESIDENTIAL

BUILDING HEIGHT: 35' MAX

MAXIMUM BUILDING LOT COVERAGE:

BUILDING SETBACKS: REQUIRED= 30' REQUIRED= 10' REQUIRED= 25'

EXISTING ON-SITE IMPERVIOUS AREAS: o S.F.

PROPOSED ON-SITE IMPERVIOUS AREAS: ASPHALT DRIVEWAY 5,380 S.F. (12.2%)

PROPOSED OFF-SITE IMPERVIOUS AREAS:

CONCRETE DRIVEWAY APRON 465 S.F. EXISTING SEWER AND WATER DEMAND: o GPD

PROPOSED SEWER AND WATER DEMAND:

(2) 3 BDRM RES. @ 360 GAL/RES. = 720 GPD

ESTIMATED TRIP GENERATION: (2) DU Single Family Residential (ITE CODE 210)

AM PEAK: 2 PM PEAK: 2

1. EXISTING SURVEY DATA PROVIDED BY MILES O. MCCALL III - PROFESSIONAL LAND SURVEYOR (L-3518) 2. THIS LOT IS LOCATED IN ZONE X AS PER FIRM COMMUNITY # 370171, MAP# 3720314700 - K, DATED: AUGUST 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. 3. NO OBSTACLES OR FENCES SHALL BE INSTALLED WITHIN THE PUBLIC DRAINAGE EASEMENT THAT WOULD HAMPER CITY STORMWATER

4. DEVELOPER TO INSTALL AN ADDRESS SIGN AT THE DRIVEWAY ENTRANCE FOR EMERGENCY SERVICES.

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, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.

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.

ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY

USCFCCCHR OR ASSE. 6. IF CONTRACTOR DESIRES CFPUA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A

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

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.

ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50 D.I.P. WITH PROTECTO 401 CERAMIC EPOXY

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

NC811 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 BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST

THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM. 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.

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. 3' SEPARATION BETWEEN JOINTS, FITTINGS, SERVICE SADDLES AND WYES ARE REQUIRED FOR SS AND WATER TAPS. 20. SHOWN PER "WRIGHTSVILLE AVE.-MICHELL DR. NEW HANOVER COUNTY SEWER SYSTEM PH-1 AREA 2-A" AS-BUILT PLAN SHEET NO. 19

1. ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES

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]

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]

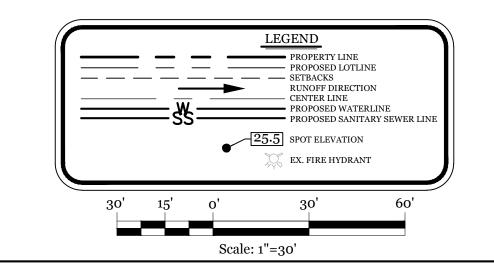
ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN

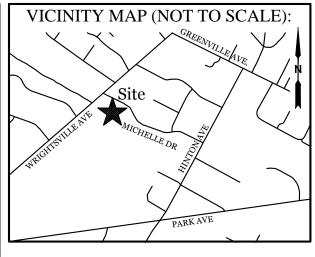
A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5899 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED. WITH THE SUBDIVISION IN ACCORDANCE WITH THE TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL. THE SUBDIVIDER MAY

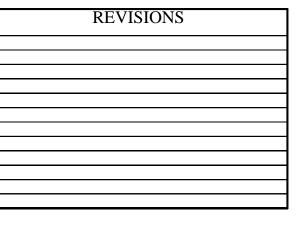
AND THE SUBDIVIDER SHALL PAY THE COST OF SUCH INSTALLATION. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.

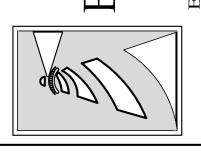
CONTACT 811 PRIOR TO CONTACTING THE CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE RIGHT OF

ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30"-10'. [SEC.18-556 COFW LDC]

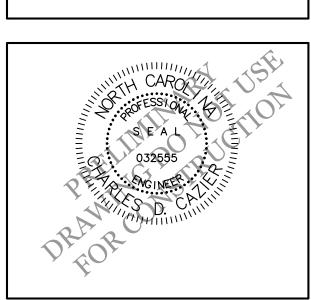








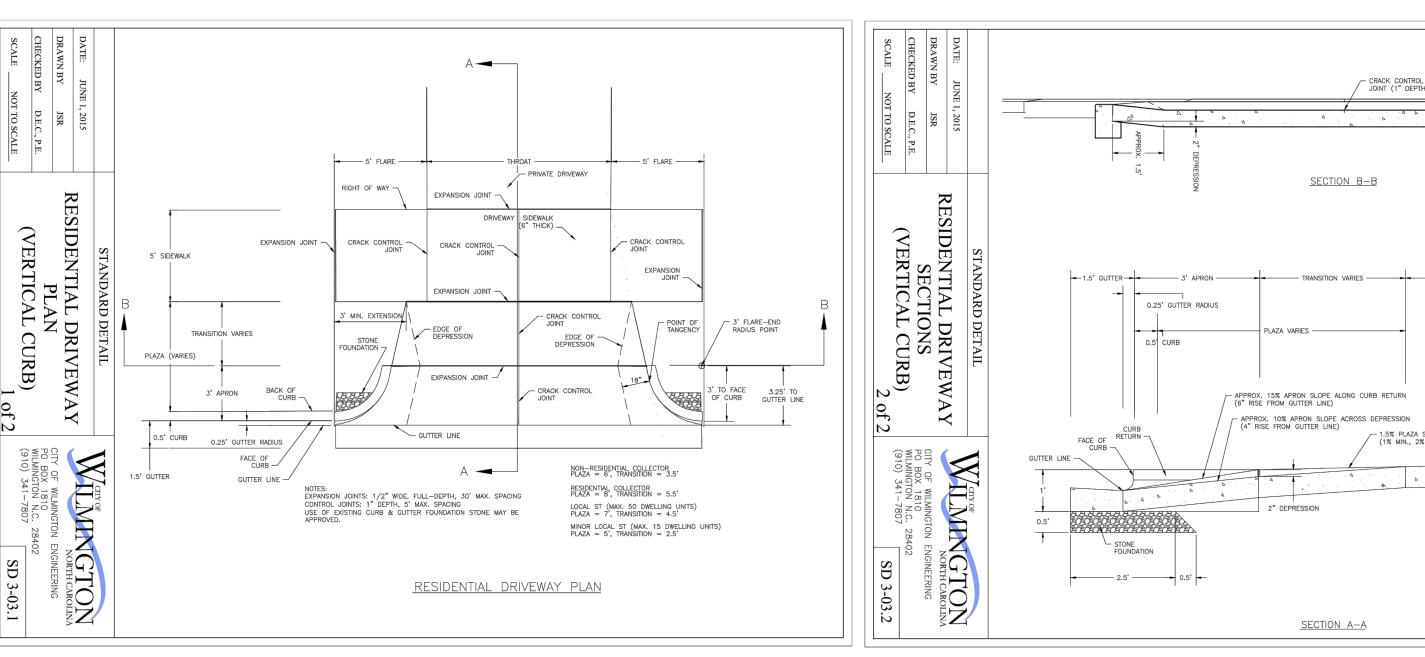
BRADING, UTILITIES

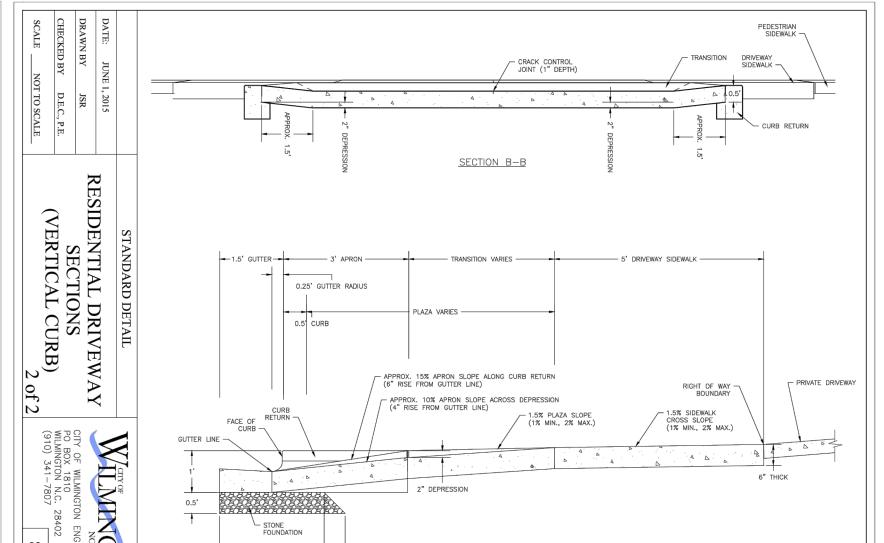


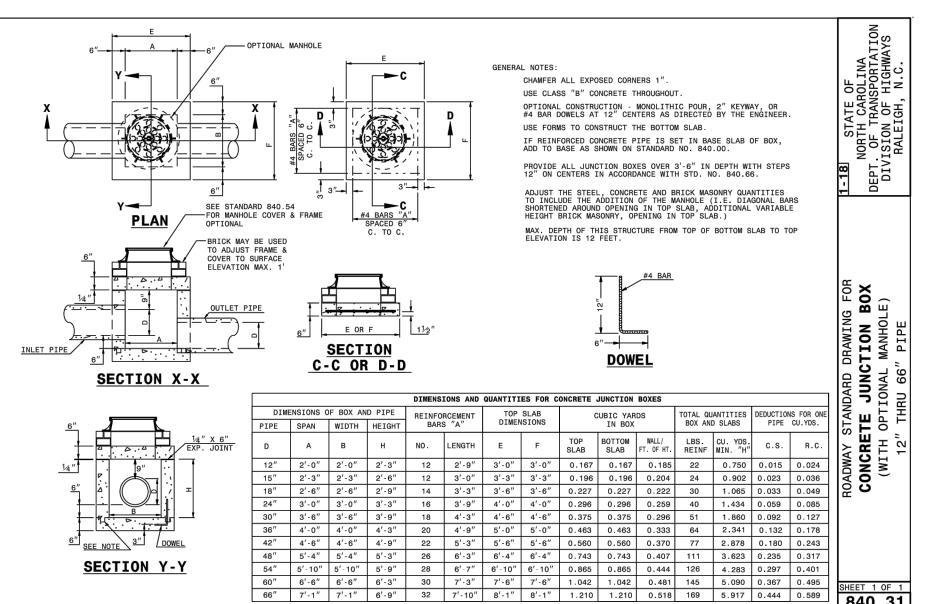
CLIENT INFORMATION: Jordy Rawl **Coastal Home Company** 2030 Eastwood Rd., Suite 5 Wilmington, NC 28403 Phone: (252) 916-4575

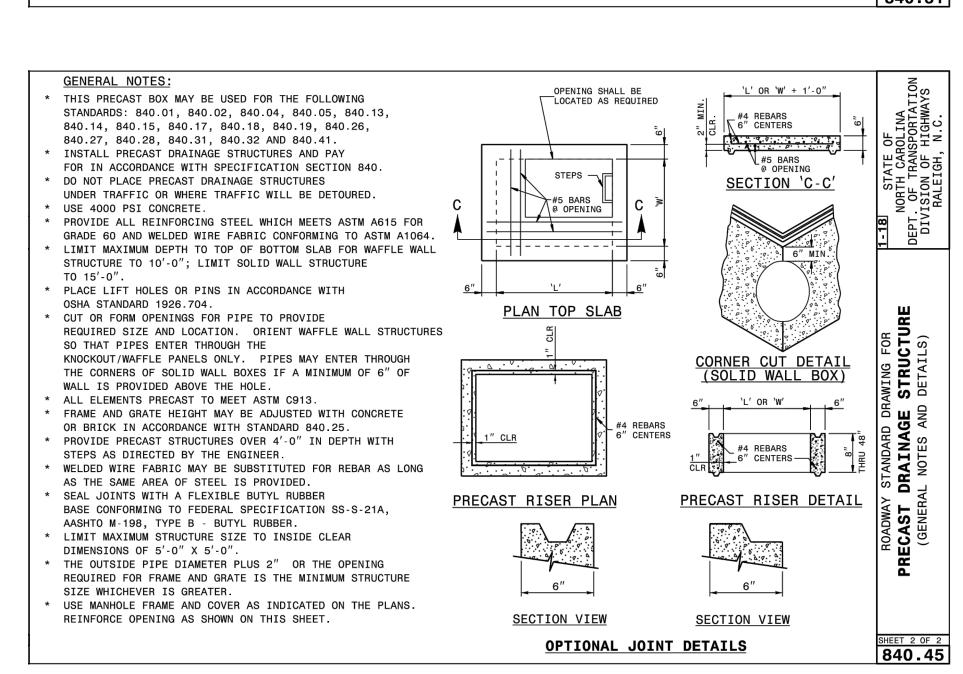
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l	DRAWN:	JAE	SHEET SIZE:	24x36
	CHECKED:	CDC	DATE:	1/5/2022
	APPROVED:	CDC	SCALE:	1" = 30'
l	PROJECT NUMBER:		2021-020	

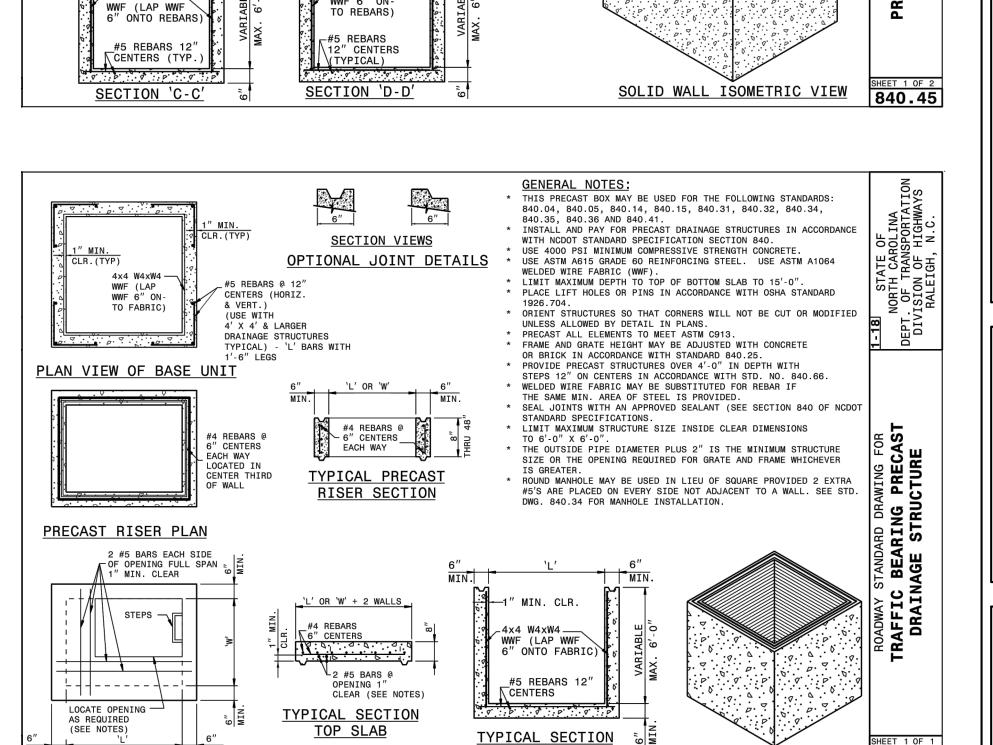
DRAWING NUMBER: C-1



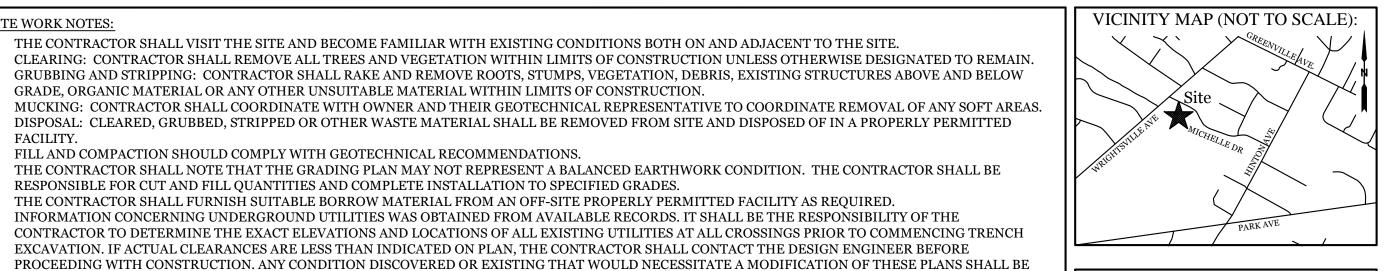








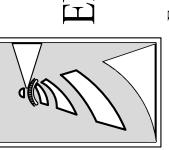
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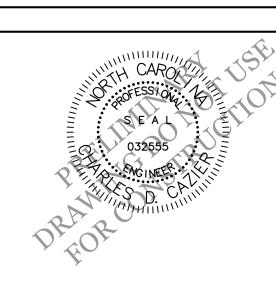


REVISIONS

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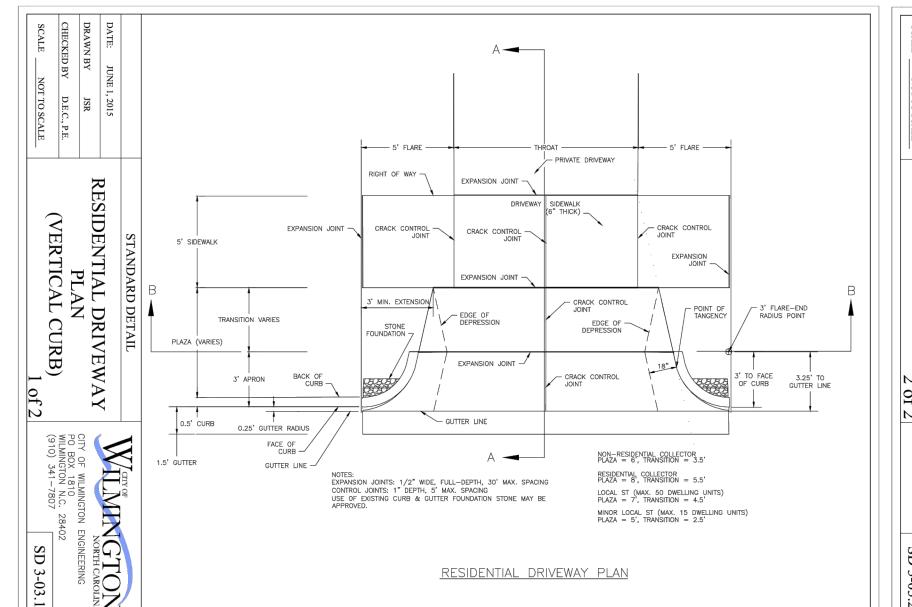


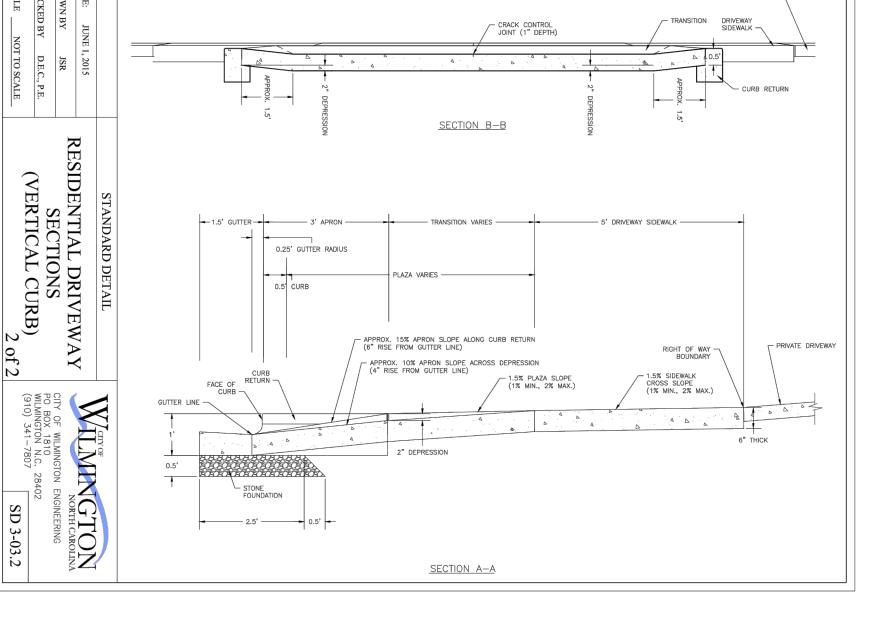
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SITE WORK NOTES:

COMMENCING CONSTRUCTION

WITH APPROPRIATE PERSONNEL.

BE CONSULTED AT CONTRACTORS COST AS NECESSARY.

ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.

REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.

U V -112" CLR. TYP-

CENTERS (TYP.

WAFFLE WALL PLAN VIEW

-1" MIN. CLR.

∠4x4 W4xW4—

PLAN TOP SLAB MIN

THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.

10. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED, CALL "NC ONE-CALL" AT LEAST 48 HOURS BEFORE

11. 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

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES

15. THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.

19. CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.

21. ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

'\[12"CENTERS

1" MIN. CLR.

4x4 W4xW4

13. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED

16. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CFPUA CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL

17. ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO

THE PATTERN OF THE KNOCK-OUT

PANELS ARE SHOWN

FOR ILLUSTRATIVE PURPOSES ONLY.

CENTERS (HORIZ. & VERT.)

(USE WITH 4' X 4' & LARGER

DRAINAGE STRUCTURES

WAFFLE WALL ISOMETRIC VIEW

<u>ISOMETRĬC VIEW</u>

840.46

18. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION.

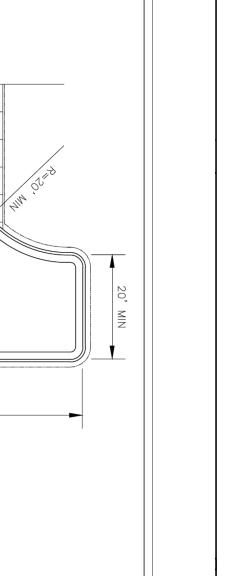
20. FIELD TESTING OF PERVIOUS CONCRETE SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING

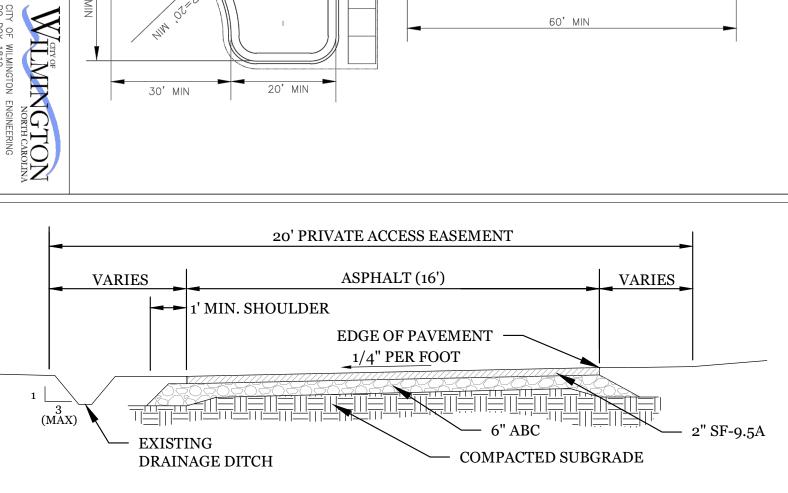
BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING

OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REOUIREMENTS.

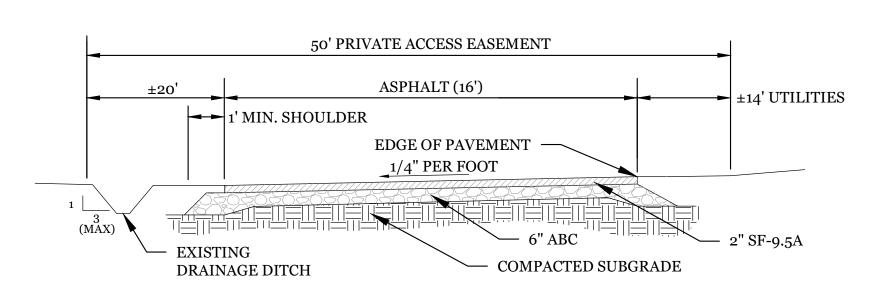




TURN,

30' MIN

20' PRIVATE EASEMENT DRIVEWAY SECTION NTS



50' PRIVATE EASEMENT DRIVEWAY SECTION