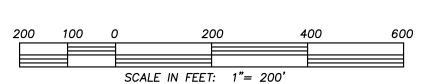
LOCATION MAP NOT TO SCALE

CONSTRUCTION DRAWINGS for

SIERRA HEIGHTS

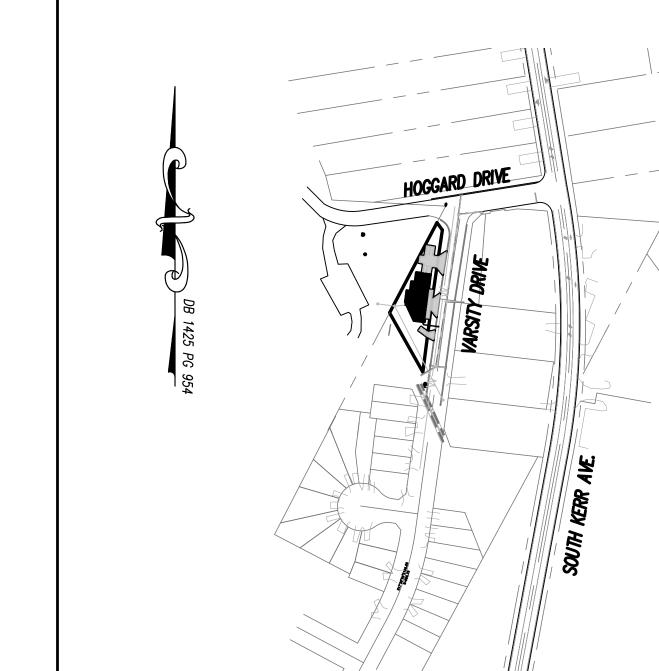
LOCATED IN CITY OF WILMINGTON NEW HANOVER COUNTY, NORTH CAROLINA



	1		WAILN		}
	SIZE	2"]
	TYPE	SDR-21			
	LF	X)
		SE	WER (PUBL	.IC)	
SIZE	8"				
TYPE	C-900				
LF	X				
		SE	WER (PRIV	ATE)	
SIZE	8"				
TVDE	C-900				

SHEET No.	DESCRIPTION	DRAWING No
1 OF 9	COVER SHEET	CD_COVER
2 OF 9	EXISTING BOUNDARY AND TOPOGRAPHY, ADJACENT TRAFFIC	CD_EX-COND
3 OF 9	SITE PLAN	SITE_PLAN
4 OF 9	CITY OF WILMINGTON CONSTRUCTION DETAILS	SP_DET-1
5 OF 9	CITY OF WILMINGTON CONSTRUCTION DETAILS	SP_DET-2
6 OF 9	UTILITY AND DRAINAGE PLAN	UP
7 OF 9	CFPUA STANDARD WATER DETAILS	WSD-1
8 OF 9	CFPUA STANDARD WATER DETAILS	WSD-2
9 OF 9	CFPUA STANDARD SEWER DETAILS	SSD-2

598 VARSITY DRIVE





	SIZE	2"			
	TYPE	SDR-21			
	L F	X			1
		SE	WER (PUBL	.IC)	
SIZE	8"				
TYPE	C-900				
LF	X				
		SE	WER (PRIV	ATE)	
SIZE	8"				
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/	INDEX TO DRAWINGS	
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8 OF 9	CFPUA STANDARD WATER DETAILS	WSD-2
9 OF 9	CFPUA STANDARD SEWER DETAILS	SSD-2

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

Approved Construction Plan	TT/7city of
ne Date	WILMING NORT
nningfic	Public Services Engine APPROVED PLAN — NO PEI Signed:
	<u> </u>

WILMINGTON, NC 28403, 910-799,4916 FIRM #C-2797 2. THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP,

3720313700J, EFFECTIVE DATE 4/3/06

APPLICABLE STATE & LOCAL CODES.

CITY OF WILMINGTON AND OR NCDOT.

UTILITIES WITH APPLICABLE AUTHORITIES.

4. THIS PROPERTY IS ZONED MF-M

5. CFPUA WATER 6. CFPUA SEWER

1. ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY DANFORD ASSOCIATES, 4002 1/2 OLEANDER DRIVE

7. ALL CONSTRUCTION TO CONFORM TO NEW HANOVER COUNTY STANDARDS AND

3. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AND "AE" (ELEV 30.1)

8. CONTRACTOR TO COORDINATE ANY REQUIRED TRAFFIC CONTROL WITH

9. CARE SHALL BE TAKEN DURING FINAL GRADING TO ENSURE POSITIVE

STUBOUTS OR DIRECTED TO STREET/PARKING AREAS.

DRAINAGE AWAY FROM BUILDINGS AND TO RECEIVING STRUCTURES.

ROOF DRAIN DOWNSPOUTS TO BE CONNECTED TO STORM DRAINAGE

10. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ANY RELOCATIONS,

RE-ALIGNMENTS, DISCONNECTIONS OR CONNECTIONS OF EXISTING

11. CLEARING AND GRUBBING OF SITE TO INCLUDE REMOVAL OF EXISTING

CURB, ASPHALT, INLETS, AND ANY OTHER STRUCTURES INCLUDING TREES,

CLEARED FOR CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE DIRECTED

STUMPS AND DEBRIS EXISTING ON SITE. TREES NOT REQUIRED TO BE

12. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM

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

AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE

13. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING

48 HOURS BEFORE COMMENCING CONSTRUCTION.

REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

BE THE RESPONSIBILITY OF THE CONTRACTOR.

SHOWN ON PLANS.

AT ALL UTILITY CROSSINGS.

UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST

14. 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

15. 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. 16. 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

17. CONTRACTOR TO ENSURE THAT PAVEMENT IS PLACED SO AS TO DRAIN

18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. 19. THIS PLAN IS FOR SITE GRADING, UTILITIES, SITING, AND DRAINAGE ONLY. SEE BUILDING PLANS FOR DETAILED HOOKUPS TO BUILDINGS, ETC.

20. CONTRACTOR AND BUILDER ARE RESPONSIBLE FOR COORDINATING

COORDINATE APPROPRIATE SCHEDULING AND PLACEMENT.

23. MINIMUM SEPARATION SHALL BE MAINTAINED AS FOLLOWS:

WATER MAINS AND STORM SEWER.

OF 10' EITHER SIDE OF CROSSING.

MAINS AND SANITARY SEWER MAINS.

THE WATER LINE TO FIRE HYDRANTS.

WATER LINES.

24. SEE DETAIL SHEETS FOR TYPICAL UTILITIES HOOKUPS.

26. ALL WATER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.

POSITIVELY TO THE STREET INLETS AND CATCH BASINS. ALL FUTURE ROOF DRAIN DOWNSPOUTS TO BE DIRECTED TO THE STORM DRAINAGE STUBOUTS.

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

a. HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER AND

b. WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY

MAIN, BOTH PIPES SHALL BE DUCTILE IRON PIPE FOR A MINIMUM

c. WHERE VERTICAL CLEARANCE IS LESS THAN 24" BETWEEN SANITARY

d. WHERE VERTICAL CLEARANCE IS LESS THAN 12" BETWEEN SANITARY

PIPE FOR A MINIMUM OF 10 FEET EITHER SIDE OF CROSSING.

SEWER AND STORM DRAIN, SANITARY SEWER SHALL BE DUCTILE IRON

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.

e. IN NO CASE SHALL THERE BE LESS THAN 18" OF SEPARATION BETWEEN OUTSIDE OF WATER MAIN AND OUTSIDE OF SEWER OR STORM DRAINAGE.

f. MINIMUM COVER OF 36" SHALL BE PROVIDED FOR ALL BURIED WATER

25. ALL SANITARY SEWER MAINS TO BE 8" UNLESS OTHERWISE INDICATED.

27. TWO VALVES ARE REQUIRED AT "T" INTERSECTIONS AND ONE VALVE ON

28. A BLOW-OFF VALVE IS REQUIRED AT THE TERMINUS OF ALL "DEAD END"

SEWER AND WATER OR WHERE SEWER LINE CROSSES ABOVE WATER

21. AFFECTED NON-MUNICIPAL UTILITIES SHALL BE CONTACTED AND PROVIDED

WITH PLANS AND OTHER PERTINENT INFORMATION. WHEN FEASIBLE. TO

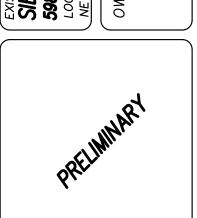
22. EXTREME CARE SHALL BE TAKEN TO ENSURE MINIMUM SEPARATIONS

TON eering Division RMIT REQUIRED

LICENSE # C-2710 ENGINEERING LAND PLANNING COMMERCIAL / RESIDENTIAL

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

ENGINEERING



				BY DA	
				ВУ	
				REMARKS	
				REV. NO.	
				RE	

| DATE: 2-26-17

HORZ. SCALE: 1" = 200' VERT. SCALE: N/A DRAWN BY: MRB CHECKED BY: HSR

PROJECT NO.: 16-0380

Sheet No. _____ Of ____

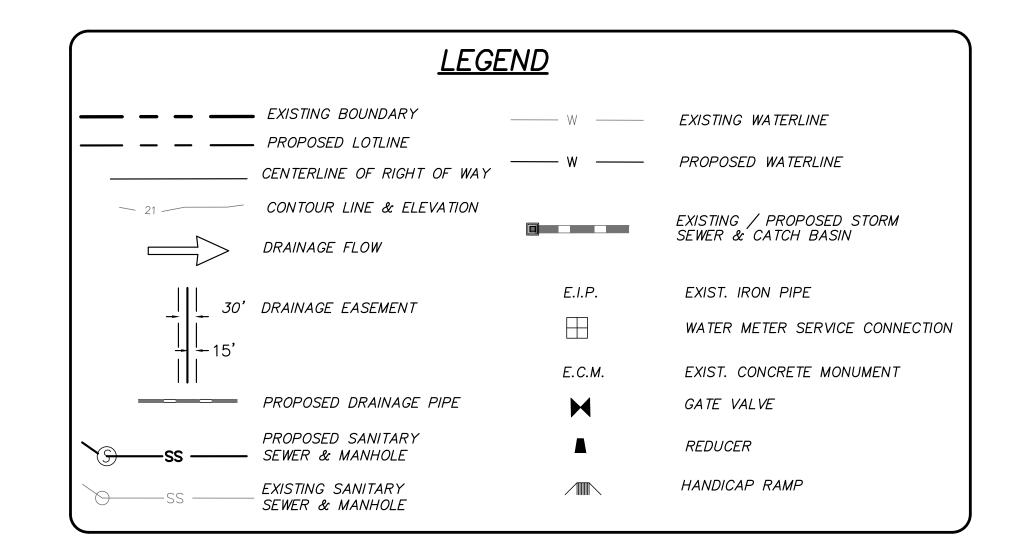
GENERAL NOTES:

- 1. NEW HANOVER COUNTY PARCEL NUMBERS.:
- PID = R0551 001 004 0032. TOTAL PROJECT AREA: 14,377 SF (0.33 AC.)
- 3. EXISTING ZONING DISTRICT: MF-M 4. LAND CLASSIFICATION: URBAN
- 5. THIS SITE IS LOCATED WITHIN ZONE "AE" ELEV 30.1 AND ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720313700J,
- EFFECTIVE DATE 4/3/06 6. SITE ADDRESS: 598 VARSITY DRIVE
- EXISTING IMPERVIOUS ONSITE = 0 SF
- 8. ASBUILT. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING
- BY DANFORD ASSOCIATES; VERTICAL DATUM = 88 9. STORMWATER DRAINS TO BURNT MILL CREEK. C:SW
- 18-74-63-2 10. LAND OWNER - JEJ INVESTMENTS LLC
 - 1705 CHESTNUT STREET WILMINGTON, NC 28405

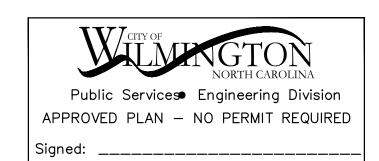
WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 2,400 GPD CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 2,400 GPD WATER - 11 BEDROOM X 120 GPD = 1,320 GPD

SEWER - 11 BEDROOMS X 120 GPD = 1,320 GPD



OWNER: JEJ INVESTMENTS LLC 1705 CHESTNUT STREET WILMINGTON, NC 28405

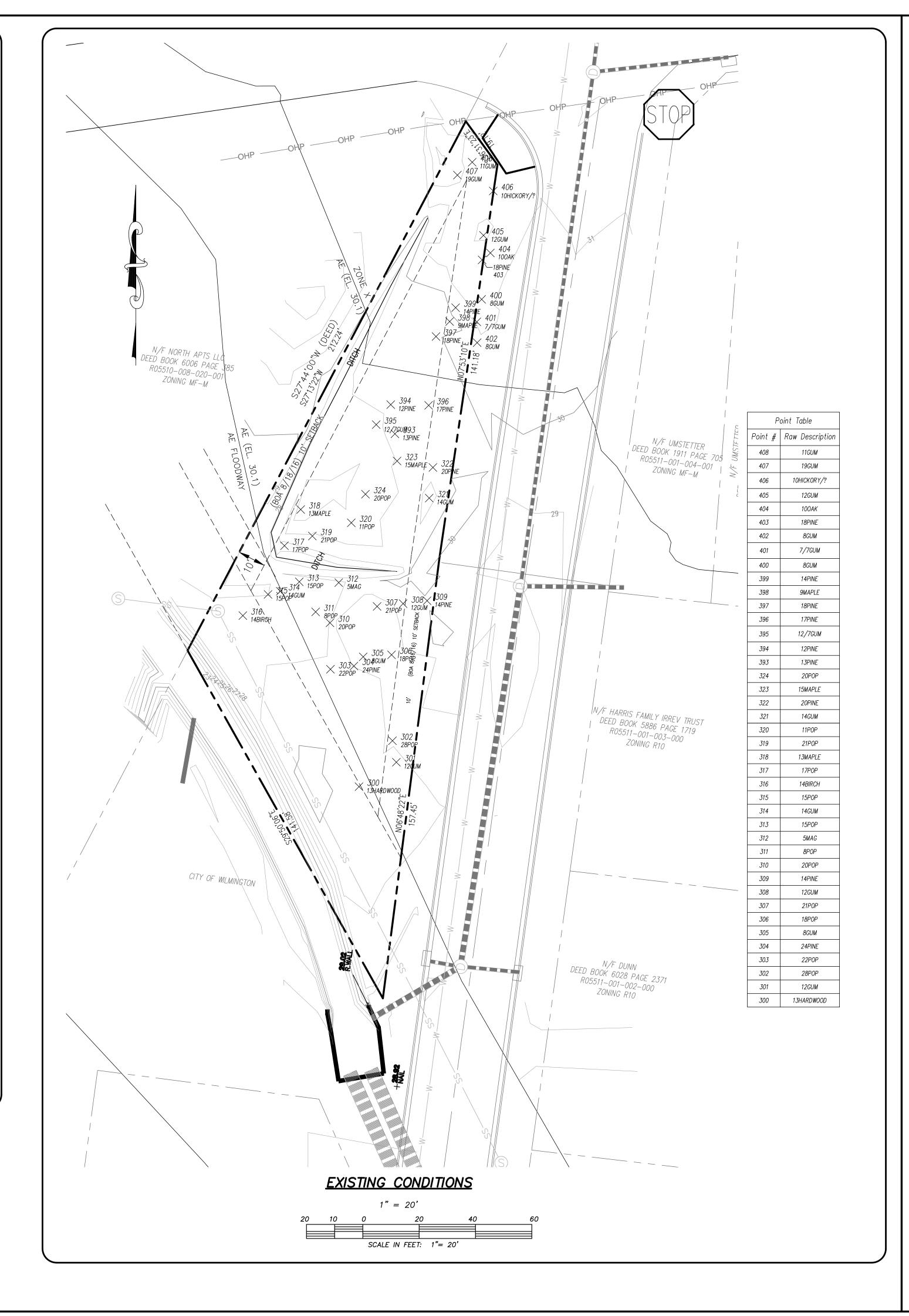


	Approved Construction Plan
Name	Date
Planning	J
Traffic_	
Fire	

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







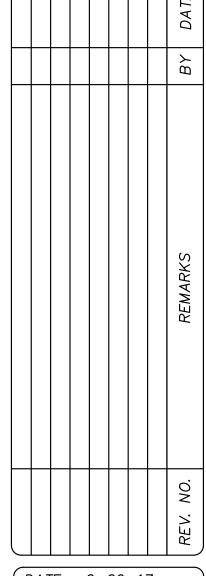


LICENSE # C-2710 ENGINEERING LAND PLANNING COMMERCIAL / RESIDENTIAL

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

SIERRA HEICHTS
SIERRA HEICHTS
598 VARSITY DRIVE
LOCATED IN CITY OF WILM
NEW HANOVER COUNTY,
1705 CHESTY





(DATE: 2-26-17

HORZ. SCALE: 1" = 20' VERT. SCALE: N/A DRAWN BY: MRB CHECKED BY: HSR

PROJECT NO.: 16-380

NOTES:

<u>LEGEND</u>

EXISTING BOUNDARY

── W ── EXISTING WATER

——SS— EXISTING SEWER

A EXISTING FIRE HYDRANT

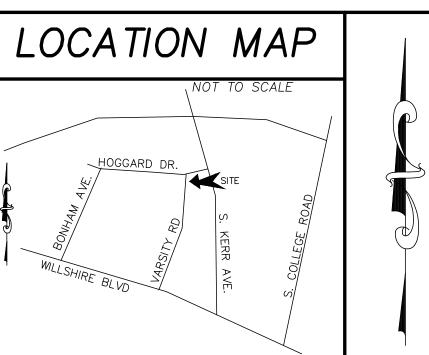
EXISTING STORM DRAIN

X EXISTING TREE

EXISTING CONTOUR

EXISTING CONCRETE

- 1. ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY DANFORD AND ASSOCIATES
- 910-799-4916, FIRM #C-2797
- 2. THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
- 3. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AND AE (ELEV 30.1) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL #3720313700J, EFFECTIVE DATE 4/3/06
- 4. THIS PROPERTY IS ZONED MF-M



SITE & BUILDING DATA: TOTAL LOT AREA = 14,377 SF (0.33 AC.) PROPERTY ADDRESS IS 598 VARSITY DRIVE PID = R05511 - 001 - 004 - 003EXISTING ONSITE DATA: EXISTING BUILDINGS ON SITE = 0 SF EXISTING ASPHALT = 0 SFTOTAL: = 0 SF EXISTING 0% IMPERVIOUS PROPOSED IMPERVIOUS PROPOSED BUILDINGS = 3,638 SFPROPOSED ASPHALT & CURBING = *2,189 SF TOTAL: = 5,827 SF* AREA LOCATED OUTSIDE OF BUILDING FOOTPRINT PROPOSED IMPERVIOUS OFFSITE DRIVEWAY CONNECTIONS = 1,240 SF SOIL GROUPS ONSITE LY – LYNN HAVEN FINE SANE SCS SOIL GROUP "A/D" PER USDA SOIL SURVEY WEB SITE BUILDING DATA: NUMBER OF BUILDINGS = 1 4 - 2 BEDROOM UNITS 1 - 3 BEDROOM UNIT BUILDING HEIGHT = +/- 35 FT NUMBER OF STORIES = 3BUILDING TYPE = IIA BUILDING AREA: 3,638 SF LOT COVERAGE: 3,638 SF / 14,377 SF = 0.25 PROPOSED 25% BUILDING LOT COVERAGE BUILDING SETBACKS:

REQUIRED SETBACKS PROPOSED SETBACKS

REAR SETBACK: 25 FT REAR SETBACK: *10 FT

*8-18-16 BOA MEETING APPROVAL OF REDUCED SETBACKS.

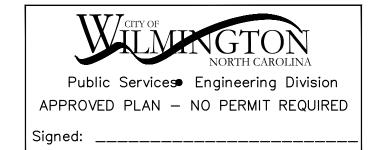
FRONT SETBACK: *10 FT

SIDE SETBACK: >20 FT

FRONT SETBACK: 35 FT

SIDE SETBACK: 20 FT

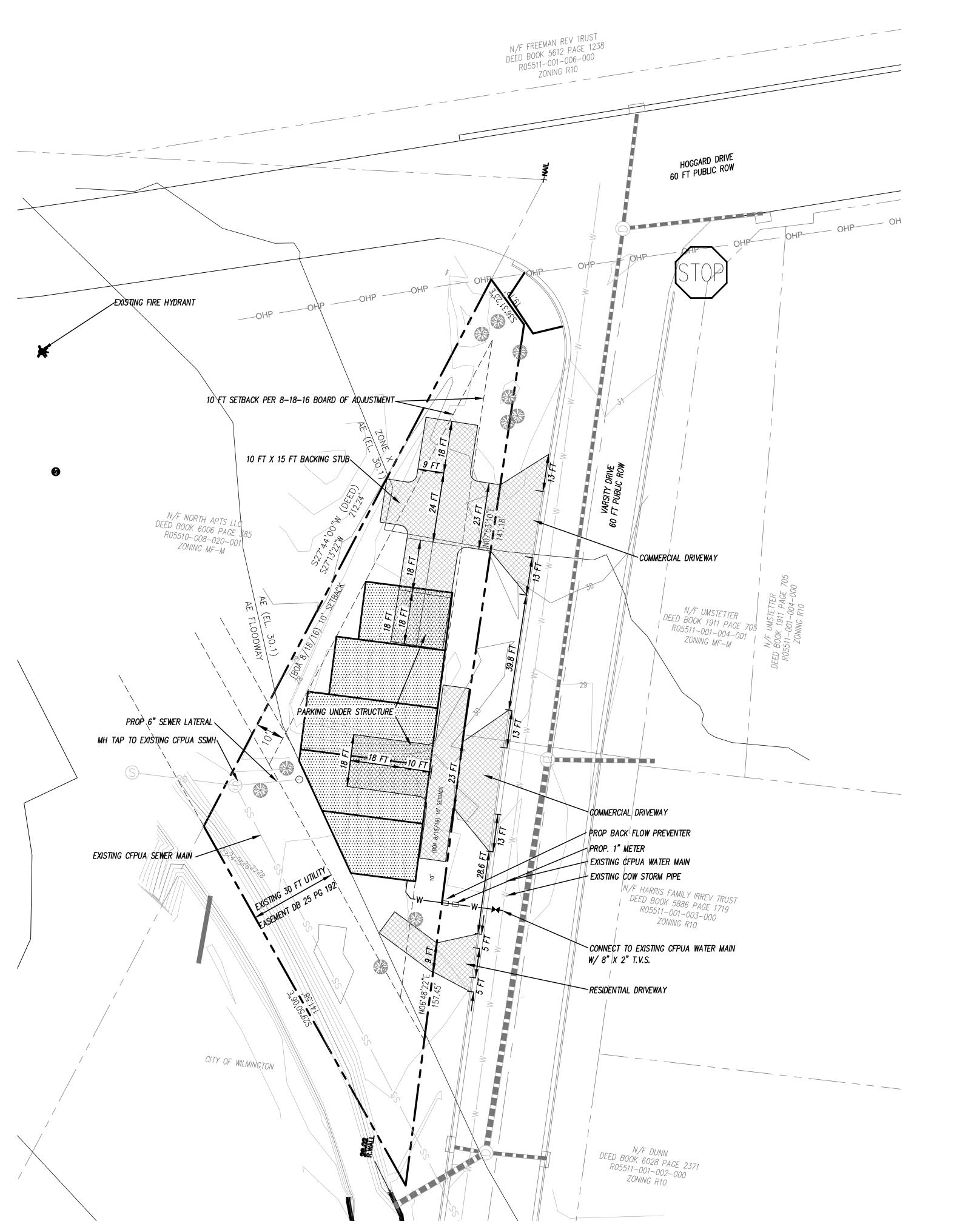
	Approved Construction Plan	
Name	Date	
Planning	3	
Traffic		
Fire		



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

LEGEND EXISTING BOUNDARY ----- CENTERLINE OF RIGHT OF WAY CONTOUR LINE & ELEVATION - EXISTING SANITARY SEWER & MANHOLE — W — EXISTING WATERLINE EXISTING FIRE HYDRANT EXISTING STORM DRAIN EXISTING TREE PROP STORM DRAIN PROP FIRE HYDRANT PROP GATE VALVE PROP WATER METER (S)— SS — PROP SANITARY SEWER & MANHOLE --- W ---- PROP WATER MAIN PROP BUILDING FOOTPRINT

PROP ASPHALT



TRAFFIC ENGINEERING NOTES:

- 1. 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
- 2. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT PARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD STANDARDS.
- 3. OPEN CUT NOTES: A. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. CONTACT 910-341-5888 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA
 - BEING OPEN CUT MAY BE REQUIRED.
- B. CONTRACTOR TO COORDINATE WITH CITY OF WILMINGTON FOR ACCEPTABLE HOURS OF CONSTRUCTION AND TRAFFIC CONTROL DURING INSTALLATION OF UTILITIES IN CITY ROADS.

 C. SUITABLE COMPACTION AND APPROVED STONE & BASE COURSES TO BE INSTALLED IN PLACE OF
- D. OPEN CUT TO BE SAW CUT.

4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS OF WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC

AND MEET CITY AND/OR NCDOT STANDARDS. 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 OFFICAL 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 AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS. 6. CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE
- RIGHT OF WAY. 7. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
- 8. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED. 9. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT OF WAY ARE TO BE MAINTAINED BY THE
- PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS. 10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREA SHALL BE WHITE.
- 11. CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS. 12. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.

ENVIRONMENTAL NOTES:

1. 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.

DEVELOPMENT NOTES:

- 1. ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD
- 2. 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 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.
- 3. SOLID WASTE DISPOSAL WILL BE HAND TOTES. 4. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON ZONING ORDINANCE & SUBDIVISION REGULATIONS.
- 5. APPROVAL OF SITE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
- 6. APPLICABLE STREET FRONTAGES SHALL HAVE NATURAL VEGETATIVE SCREENING MEETING CITY
- 7. THE DEVELOPMENT SHALL COMPLY WITH ALL CITY TECHNICAL STANDARDS AND DEVELOPMENT
- 8. PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND SHALL BE RECESSED AT LEAST FIVE FEET OF FRAMED BY AN ARCHITECTURAL ELEMENT. PRIMARY ENTRANCES SHOULD BE CLEARLY DISTINCTIVE FROM OTHER ENTRANCES. SECONDARY OUTSIDE BUILDING ENTRANCES TO UPPER

FLOORS ON THE PRIMARY FACADE SHALL ALIGN WITH THE OUTER MOST WINDOW ON THE FRONT

WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 0 GPD

PROPOSED WATER USAGE 2,400 GPD PROPOSED SEWER USAGE 2,400 GPD

CURRENT SEWER USAGE 0 GPD WATER - 11 BEDROOM X 120 GPD = 1,320 GPD SEWER - 11 BEDROOMS X 120 GPD = 1,320 GPD

FIRE & LIFE SAFETY NOTES:

- . LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE FIRE HYDRANTS OR FDC'S. A 3FT CLEAR SPACE
- SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT. 2. CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- 3. PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE FIRE LINE PERMIT FROM COW FIRE AND LIFE SAFETY DIVISION, 910-343-0696.

UTILITY NOTES:

- 1. PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CFPUA 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. 2. 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.
- 3. ALL COMMERCIAL WATER SERVICES AND ANY IRRIGATION SYSTEMS SUPPLIED BY CFPUA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CFPUA AND APPROVED BY USCFCCCHR OR ASSE. CALL 799-6064 FOR INFORMATION.
- 4. 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.
- 5. 36"MINIMUM COVER OVER ALL WATER MAINS. 6. ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CFPUA CROSS-CONNECTION REQUIREMENTS WITH APPROVED BACKFLOW PREVENTION DEVICES.
- 7. AT LOCATIONS WHERE WATER MAIN CROSSES UNDER SANITARY SEWER, DUCTILE IRON PIPE SHALL BE
- USED ALONG WITH PROVIDING 24" MINIMUM OF VERTICAL SEPARATION. 8. 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. 9. UNDERGROUND UTILITIES— ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND FACILITIES FOR STREET LIGHTING ALONG ALL PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE

LANDSCAPE NOTES:

INSTALLED BY THE DEVELOPER.

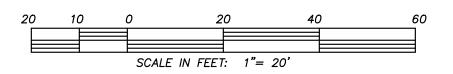
1. REFERENCE LANDSCAPE PLAN

PARKING NOTES:

1. 4 - 2 BEDROOM UNITS = 2 SPACES PER UNIT 1 - 3 BEDROOM UNITS = 2.25 SPACES 10.25 SPACES MINIMUM REQUIRED - 11 SPACES SHOWN

GENERAL NOTES:

- 1. NEW HANOVER COUNTY PARCEL NUMBERS.: PID = R0551 - 001 - 004 - 003
- 2. TOTAL PROJECT AREA: 14.377 SF (0.33 AC.)
- 3. EXISTING ZONING DISTRICT: MF-M 4. LAND CLASSIFICATION: URBAN
- 5. THIS SITE IS LOCATED WITHIN ZONE "AE" ELEV 30.1 AND ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER
- 3720313700J, EFFECTIVE DATE 4/3/06
- 6. SITE ADDRESS: 598 VARSITY DRIVE 7. EXISTING IMPERVIOUS ONSITE = 0 SF
- 8. ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY DANFORD ASSOCIATES;
- VERTICAL DATUM = 88 9. STORMWATER DRAINS TO BURNT MILL CREEK, C; SW 18-74-63-2 10. LAND OWNER - JEJ INVESTMENTS LLC 1705 CHESTNUT STREET WILMINGTON, NC 28405



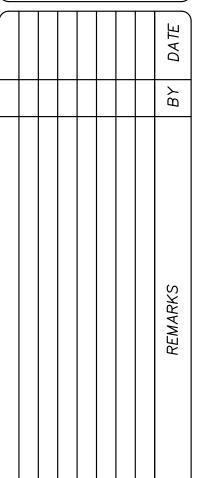


LICENSE # C-2710 ENGINEERING

LAND PLANNING COMMERCIAL / RESIDENTIAL

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



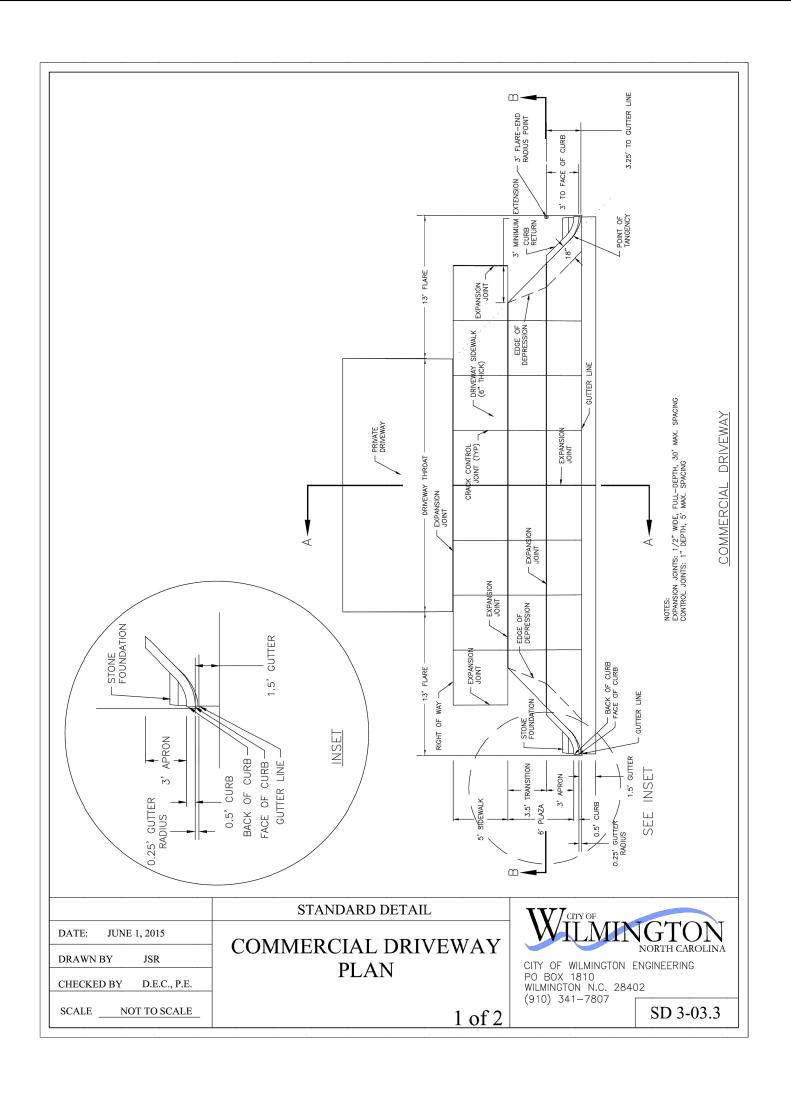


DATE: 2-26-17 HORZ. SCALE: 1" = 20'

VERT. SCALE: N/A DRAWN BY: RLW CHECKED BY: HSR

PROJECT NO.: 16-380

Sheet No. _____ Of _____



 \square

WILMINGTON

SD 3-03.1

DRAWN BY JSR

CHECKED BY RDG, P.E.

SCALE NOT TO SCALE

CITY OF WILMINGTON ENGINEERING

PO BOX 1810 WILMINGTON N.C. 28402

(910) 341-7807

STANDARD DETAIL

RESIDENTIAL DRIVEWAY

PLAN

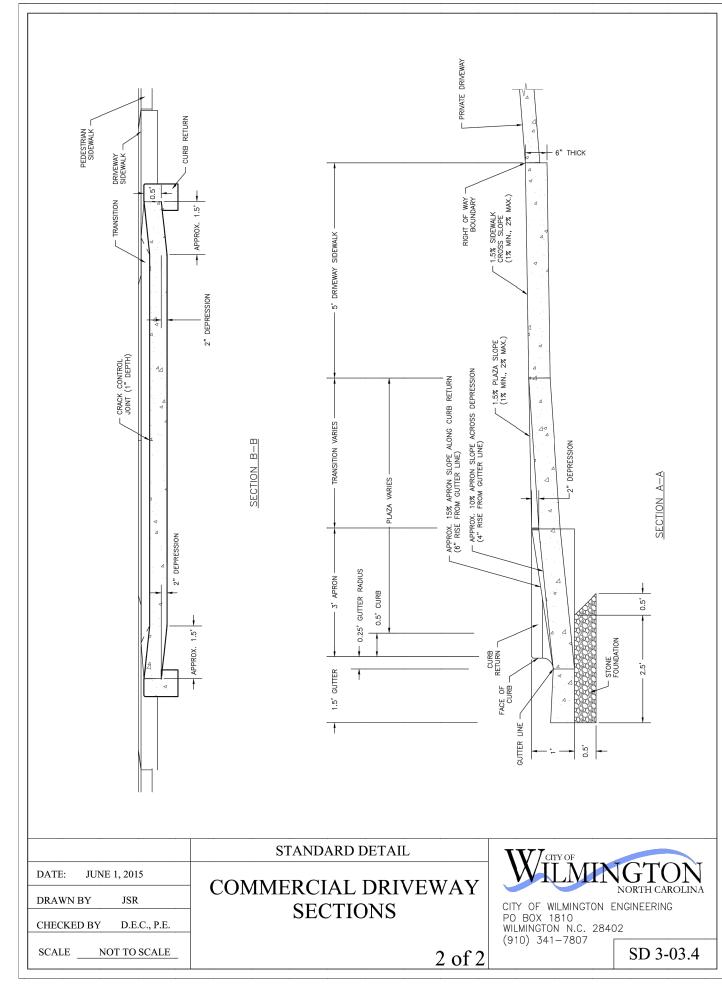
(VERTICAL CURB)

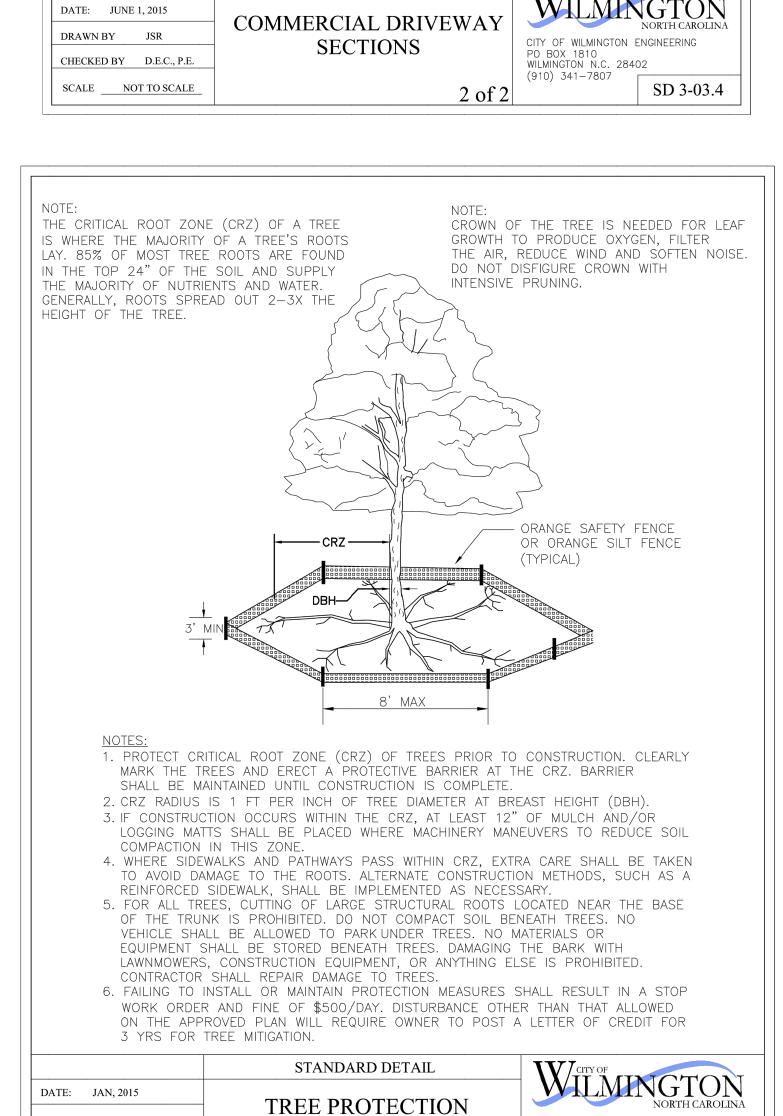
DATE: JUNE 1, 2015

DRAWN BY JSR

CHECKED BY D.E.C., P.E.

SCALE NOT TO SCALE





DURING

CONSTRUCTION

SHEET 1 of 2

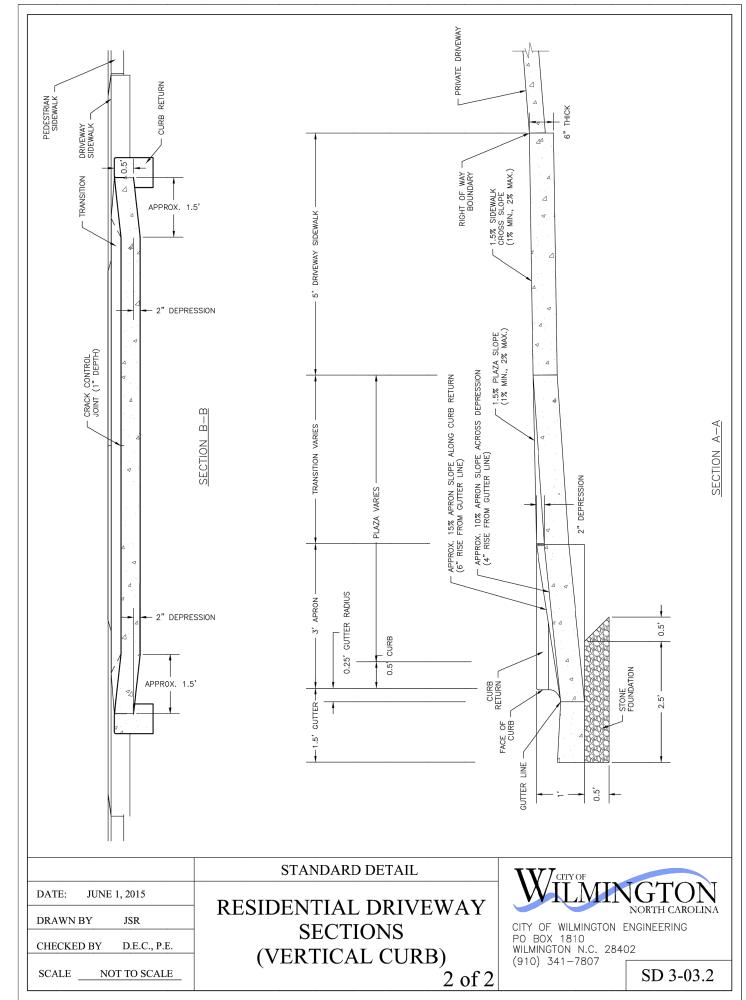
CITY OF WILMINGTON ENGINEERING

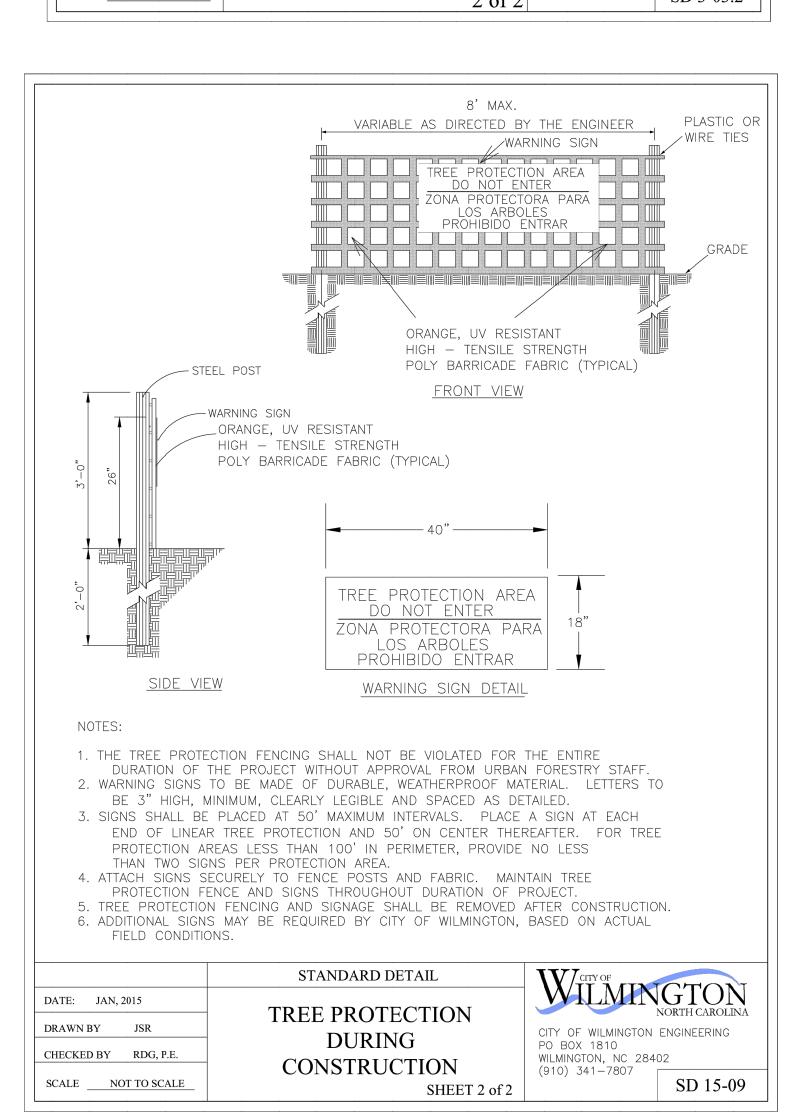
SD 15-09

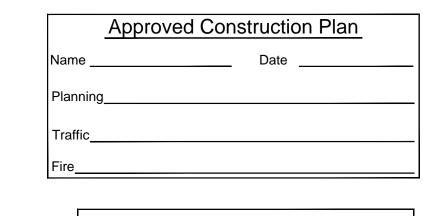
PO BOX 1810

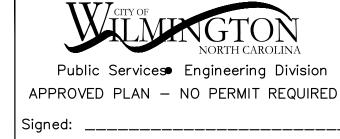
(910) 341-7807

WILMINGTON, NC 28402





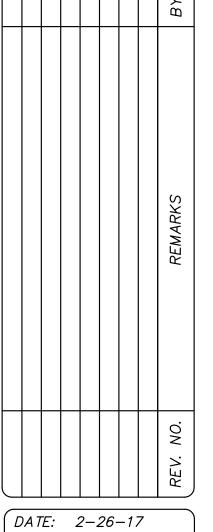




For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.



COMMERCIAL / RESIDENTIAL P.O. BOX 4041 WILMINGTON, NC 28406 (910) 791–4441

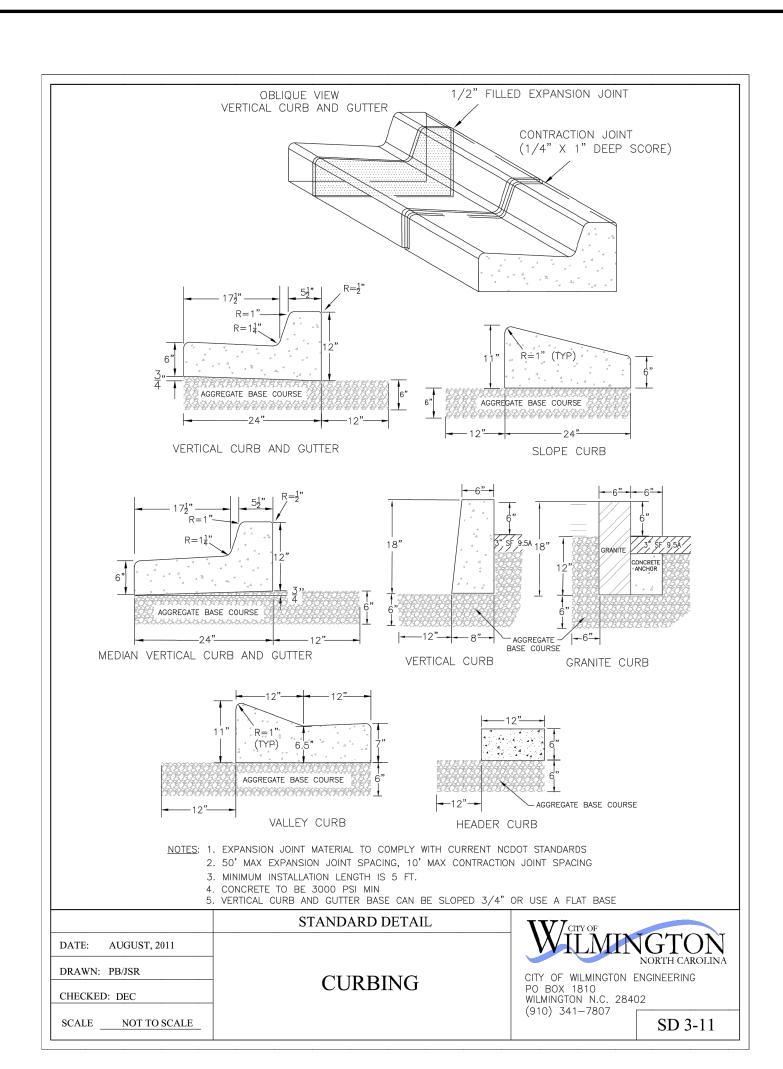


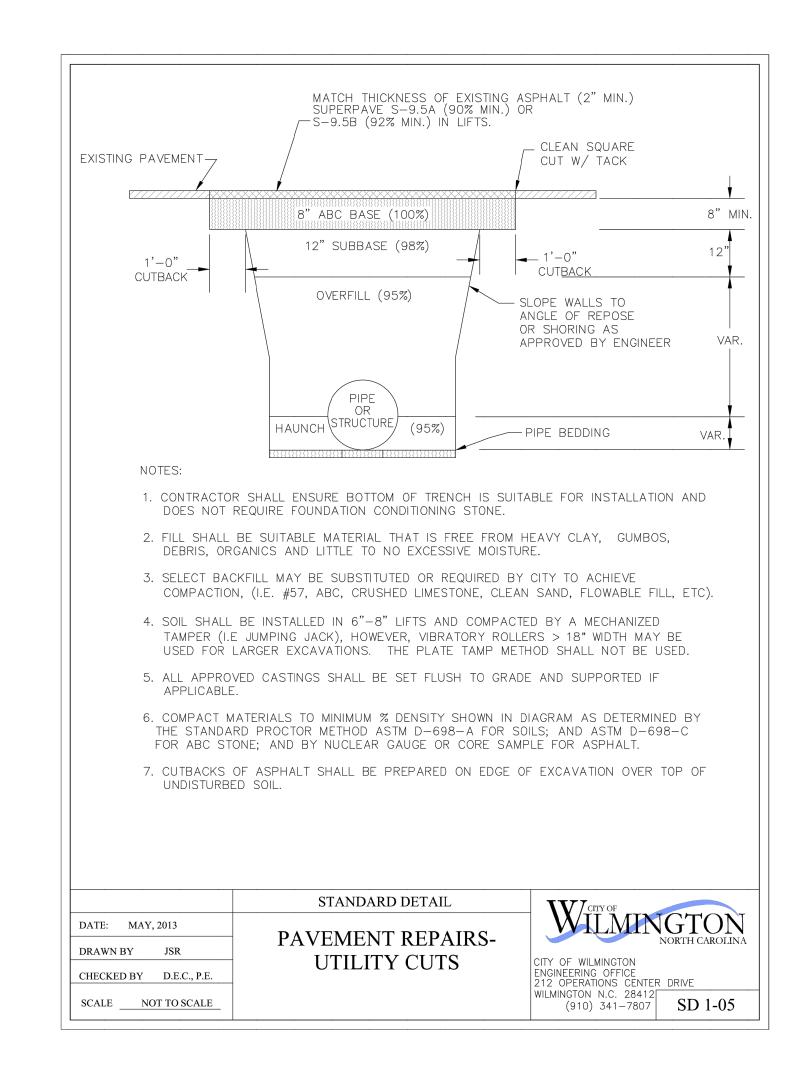
HORZ. SCALE: AS NOTED

VERT. SCALE: N/A DRAWN BY: RLW CHECKED BY: HSR

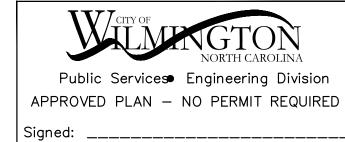
PROJECT NO.: 16-0380







	Approved Construction Plan				
Name _		Date			
Planning)				
Traffic_					
Fire					



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

(S)
CSD
ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

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

ARSITY DRIVE

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This document is copyrighted by CSD ENGINEE port of it, without written consent by the Engineest be performed or authorized by the Engineest containing the original seal and signature of

VER COUNTY, NORTH CAROLIN.

JEJ INVESTMENTS LLC
1705 CHESTNUT STREET
WILMINGTON, NC 28405

SITE PLAN I SIERRA 598 VARSI LOCATED IN NEW HANOV OWNER: U

: NO. REMARKS BY DATE

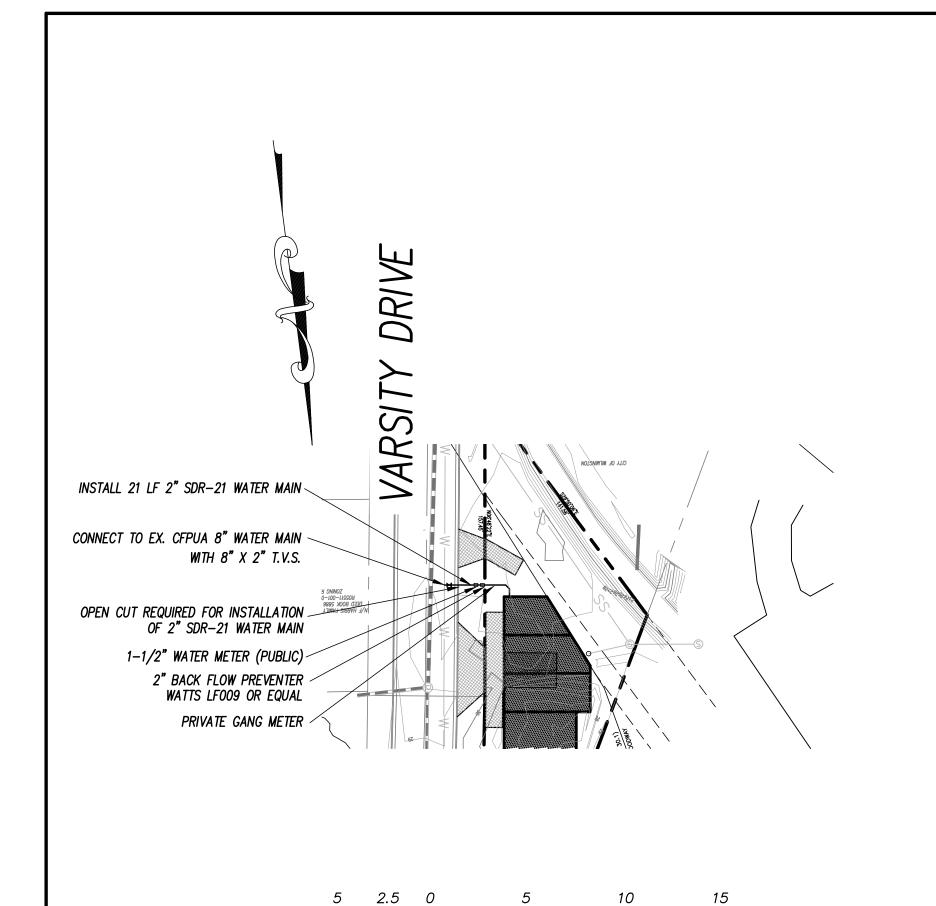
DATE: 2-26-17

HORZ. SCALE: AS NOTED
VERT. SCALE: N/A

DRAWN BY: RLW

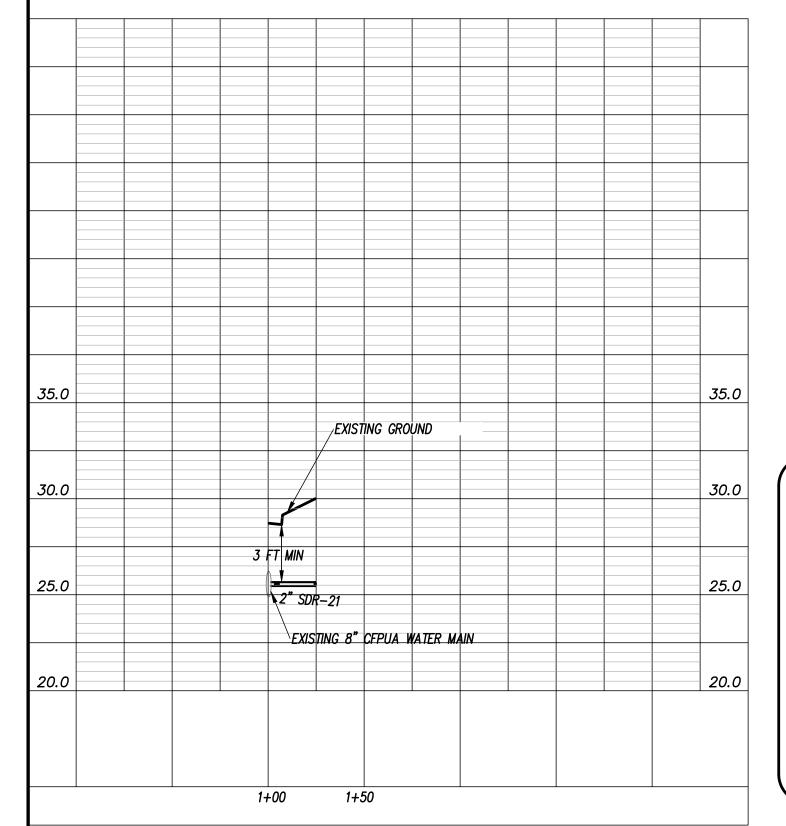
CHECKED BY: HSR

PROJECT NO.: 16-0380



WATER CONNECTION

HORIZONTAL SCALE IN FEET: 1"= 50' VERTICAL SCALE IN FEET: 1"= 5'



- CFPUA STANDARD NOTES: 1. SEWER GUARDS REQUIRED AT ALL MANHOLES.
- STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.

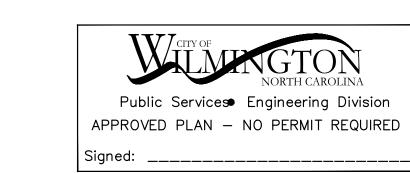
 2. WATER AND SEWER SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT R/W LINE. SEWER SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR, OR MUST ORIGINATE IN END OF LINE MANHOLE AND
- TERMINATE AT RIGHT-OF-WAY LINE. 3. ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50, DIP, WITH PROTECTO
- 401 CERAMIC EPOXY LINING. 4. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW
- DEVELOPMENTS. 5. NO FLEXIBLE COUPLINGS SHALL BE USED. 6. ALL STAINLESS STEEL FITTINGS SHALL BE 316.
- 7. CLEANOUTS SHALL BE LOCATED A MINIMUM OF 12 FEET FROM ALL PROPERTY CORNERS. WATER METER BOXES
 ARE TO BE A MINIMUM OF 5 FEET FROM THE PROPERTY CORNER.

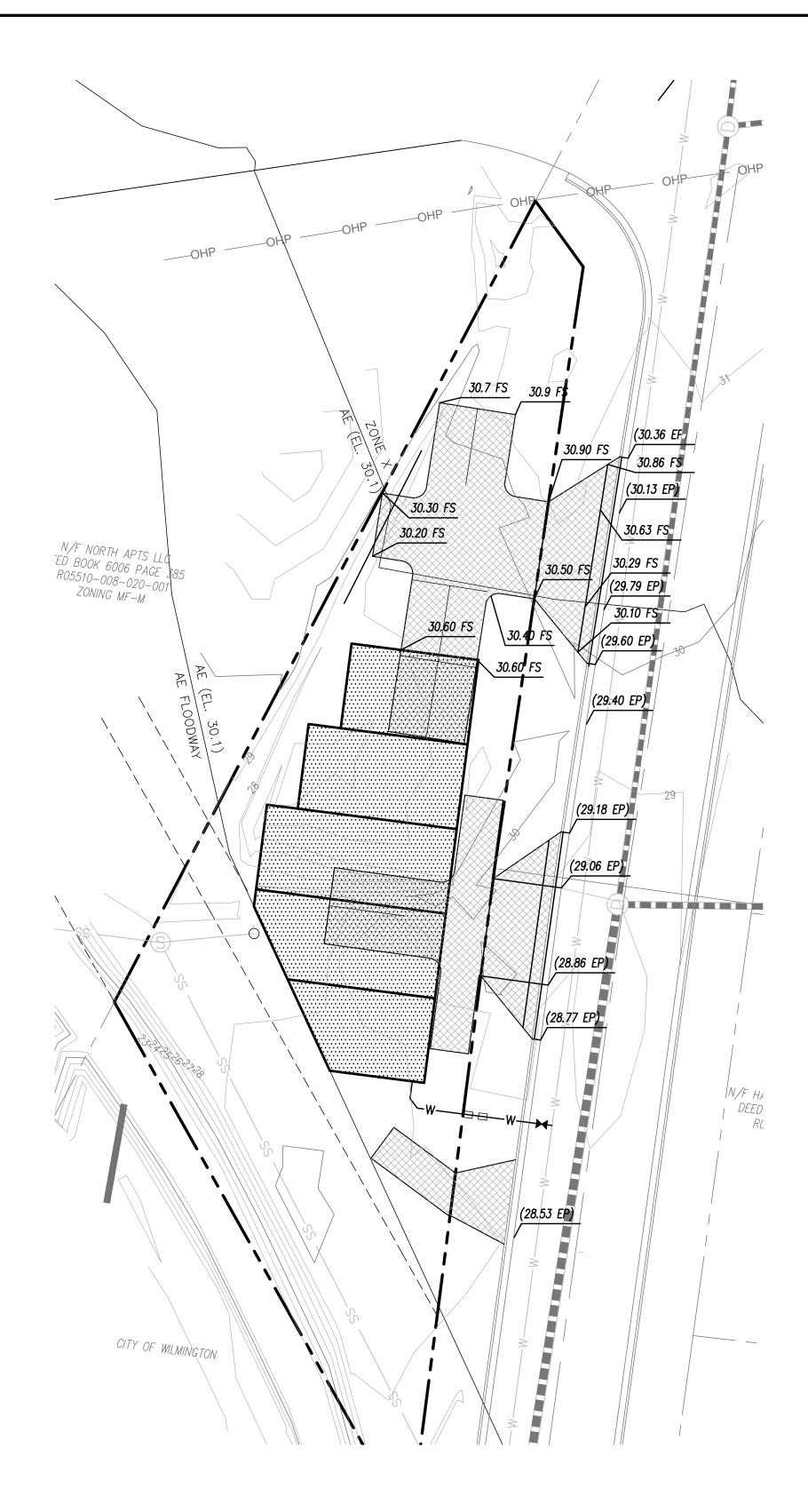
ED FINISHED E CENTERLINE ON		ND ELEVATION \ G CENTERLINE \ ALIGNMENT	ALONG (EXISTING
64.62	64.17	63.71	68.4	
2+00		1+00	1+	
	OPOSED CENTE GNMENT STATI	A		
	GNMENT STATI		PR	

w	PROP WATER LINE
CO •	SS CO AND LATERAL
<u></u> SS———————————————————————————————————	SS MANHOLE AND MAIN
<i>WM</i> o	WATER METER
	CULVERT AND RIP RAP
	PROPOSED LOTLINE WITH DRAINAGE EASEMENT
22	EXISTING CONTOUR LINE WITH ELEVATION
PLAN	LEGEND

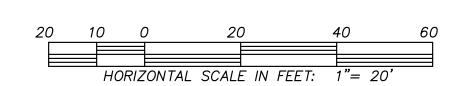
For each open utility cut of City streets, a \$325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan			
Name _		Date	
)		
Traffic			
Fire			
<u> </u>			





GRADING / DRAINAGE PLAN





(DATE: 2-26-17

HORZ. SCALE: AS NOTED VERT. SCALE: N/A

DRAWN BY: RLW

CHECKED BY: HSR

Sheet No. 6 Of 9

PROJECT NO.: 16-380