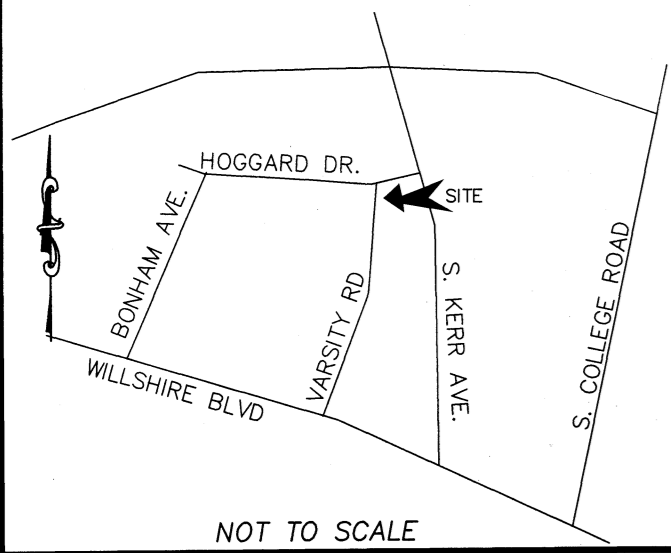


**LOCATION MAP**



CONSTRUCTION DRAWINGS for  
**SIERRA HEIGHTS**  
**598 VARSITY DRIVE**  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA

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 \_\_\_\_\_

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

**CITY OF WILMINGTON**  
 NORTH CAROLINA  
 Public Services Engineering Division  
 APPROVED PLAN - NO PERMIT REQUIRED  
 Signed: \_\_\_\_\_

**CSD ENGINEERING**

LICENSE # C-2710  
 ENGINEERING  
 LAND PLANNING  
 COMMERCIAL / RESIDENTIAL

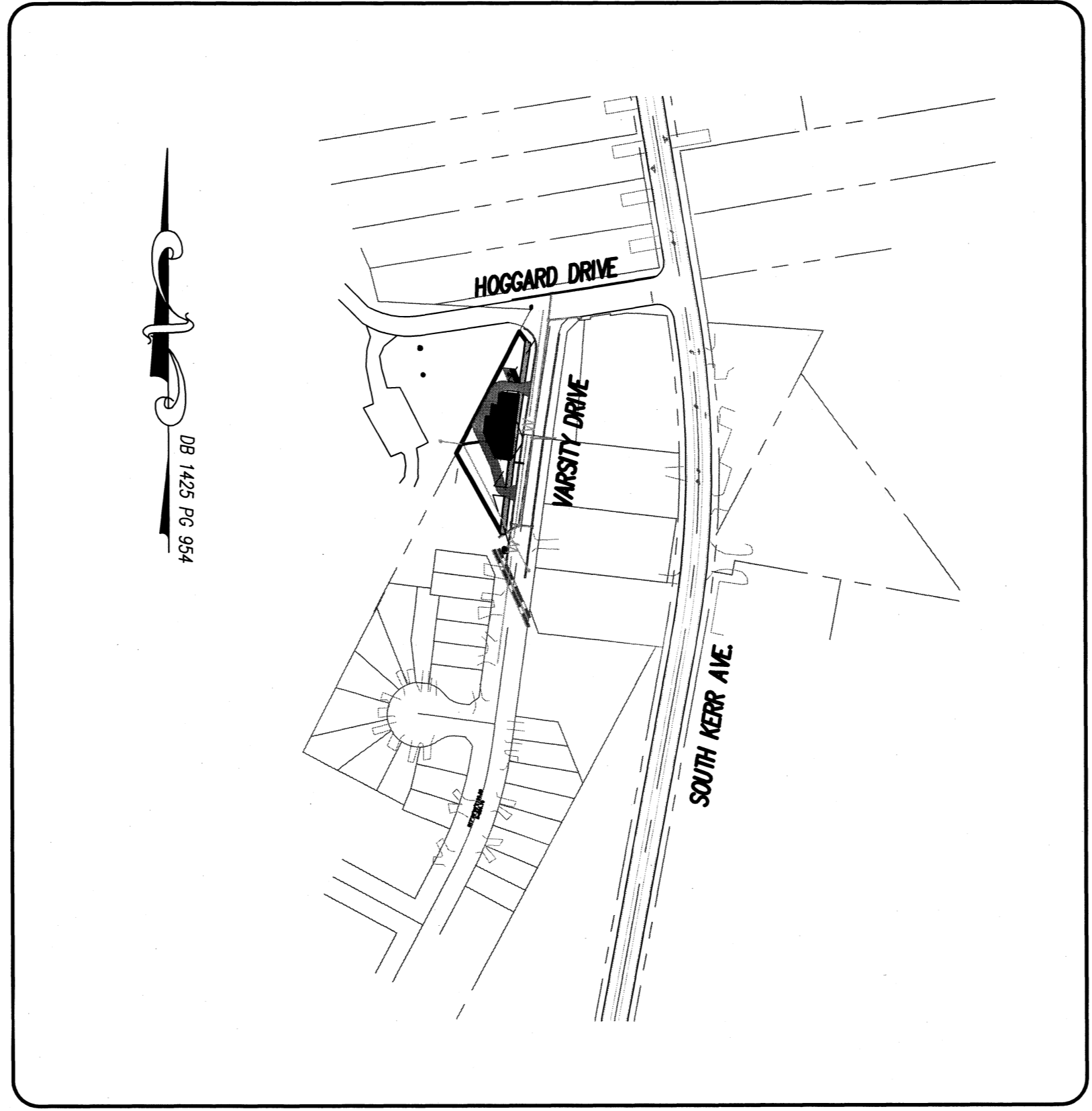
P.O. BOX 4041  
 WILMINGTON, NC 28406  
 (910) 791-4441

**GENERAL NOTES:**

- NEW HANOVER COUNTY PARCEL NUMBERS:  
PID = R0551-001-004-003
- TOTAL PROJECT AREA: 14,377 SF (0.33 AC.)
- EXISTING ZONING DISTRICT: MF-M
- LAND CLASSIFICATION: URBAN & CONSERVATION AREA
- 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
- SITE ADDRESS: 598 VARSITY DRIVE
- EXISTING IMPERVIOUS ONSITE = 0 SF
- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY DANFORD ASSOCIATES; VERTICAL DATUM = 88
- STORMWATER DRAINS TO BURNT MILL CREEK, C,SW 18-74-63-2
- LAND OWNER - JEJ INVESTMENTS LLC  
1705 CHESTNUT STREET  
WILMINGTON, NC 28405

**WATER & SEWER USAGE NOTES:**

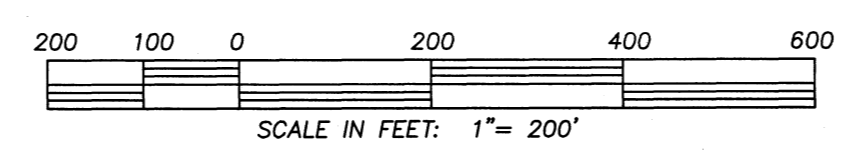
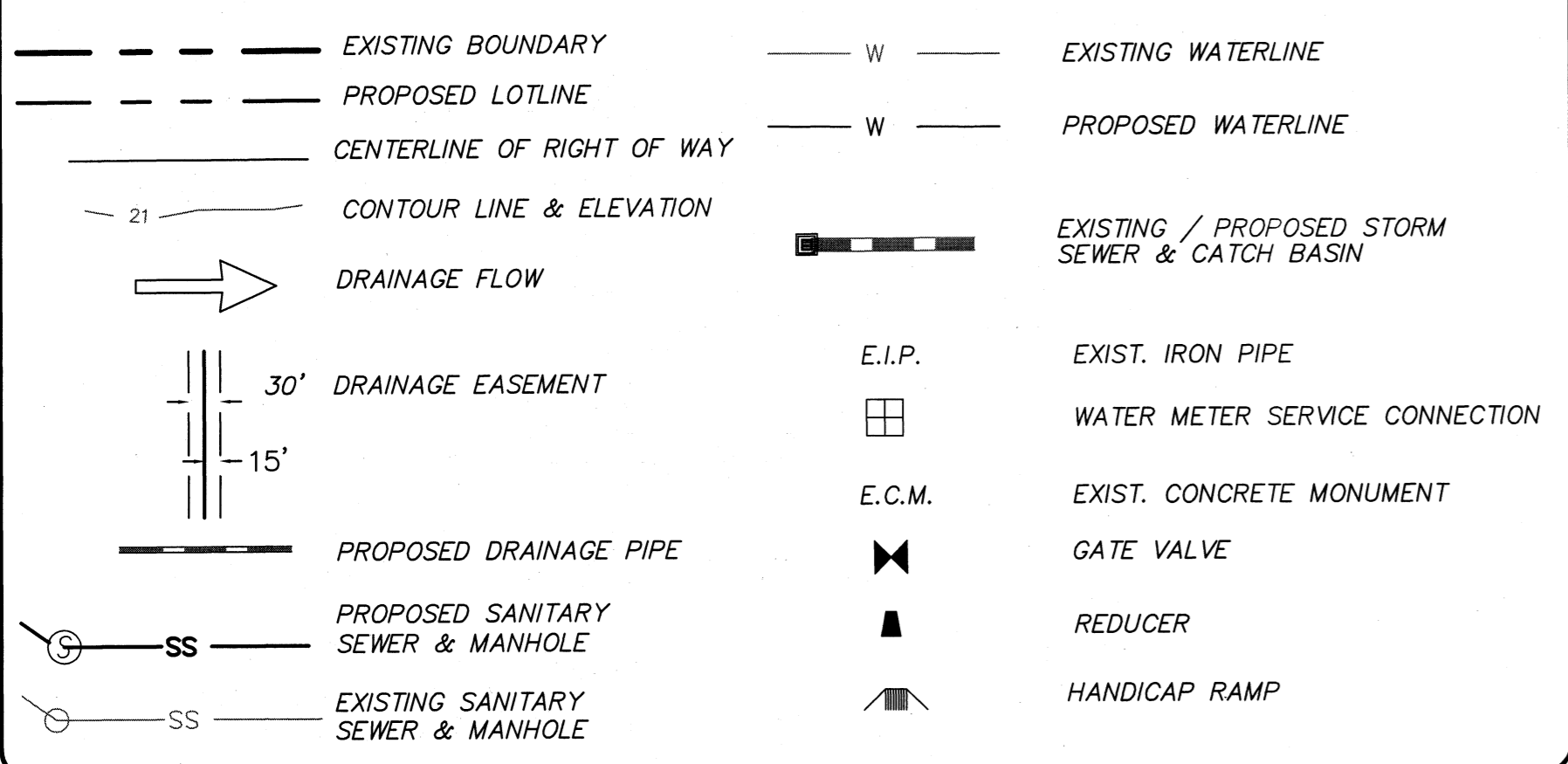
CURRENT WATER USAGE	0 GPD	PROPOSED WATER USAGE	1,320 GPD
CURRENT SEWER USAGE	0 GPD	PROPOSED SEWER USAGE	1,320 GPD
WATER - 11 BEDROOM X 120 GPD = 1,320 GPD			
SEWER - 11 BEDROOMS X 120 GPD = 1,320 GPD			



**NOTES:**

- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY DANFORD ASSOCIATES, 4002 1/2 OLEANDER DRIVE WILMINGTON, NC 28403, 910-799,4916 FIRM #C-2797
- THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X" AND "AE" (ELEV 30.1) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, 3720313700J, EFFECTIVE DATE 4/3/06
- THIS PROPERTY IS ZONED MF-M
- 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.

**LEGEND**



**WATER**

SIZE	2"
TYPE	SDR-21
LF	27

**SEWER**

SIZE	8"
TYPE	C-900
LF	37

**INDEX TO DRAWINGS**

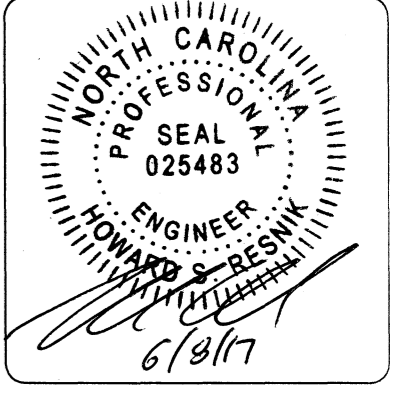
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1 OF 9	COVER SHEET	CD_COVER
2 OF 9	EXISTING BOUNDARY AND TOPOGRAPHY, ADJACENT TRAFFIC	CD_EX-COND
3 OF 9	SITE PLAN	SITE_PLAN
4 OF 9	CITY OF WILMINGTON CONSTRUCTION DETAILS	SP_DET-1
5 OF 9	CITY OF WILMINGTON CONSTRUCTION DETAILS	SP_DET-2
6 OF 9	UTILITY 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
LP1 OF LP1	LANDSCAPING PLAN	LP

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

EXISTING CONDITIONS  
**SIERRA HEIGHTS**  
**598 VARSITY DRIVE**

EXISTING CONDITIONS FOR  
**SIERRA HEIGHTS**  
**598 VARSITY DRIVE**  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA

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



REV.	DATE	BY	REMARKS
1	6-8-17	MRB	
2	5-8-17	ELW	
1	4-20-17	ELW	

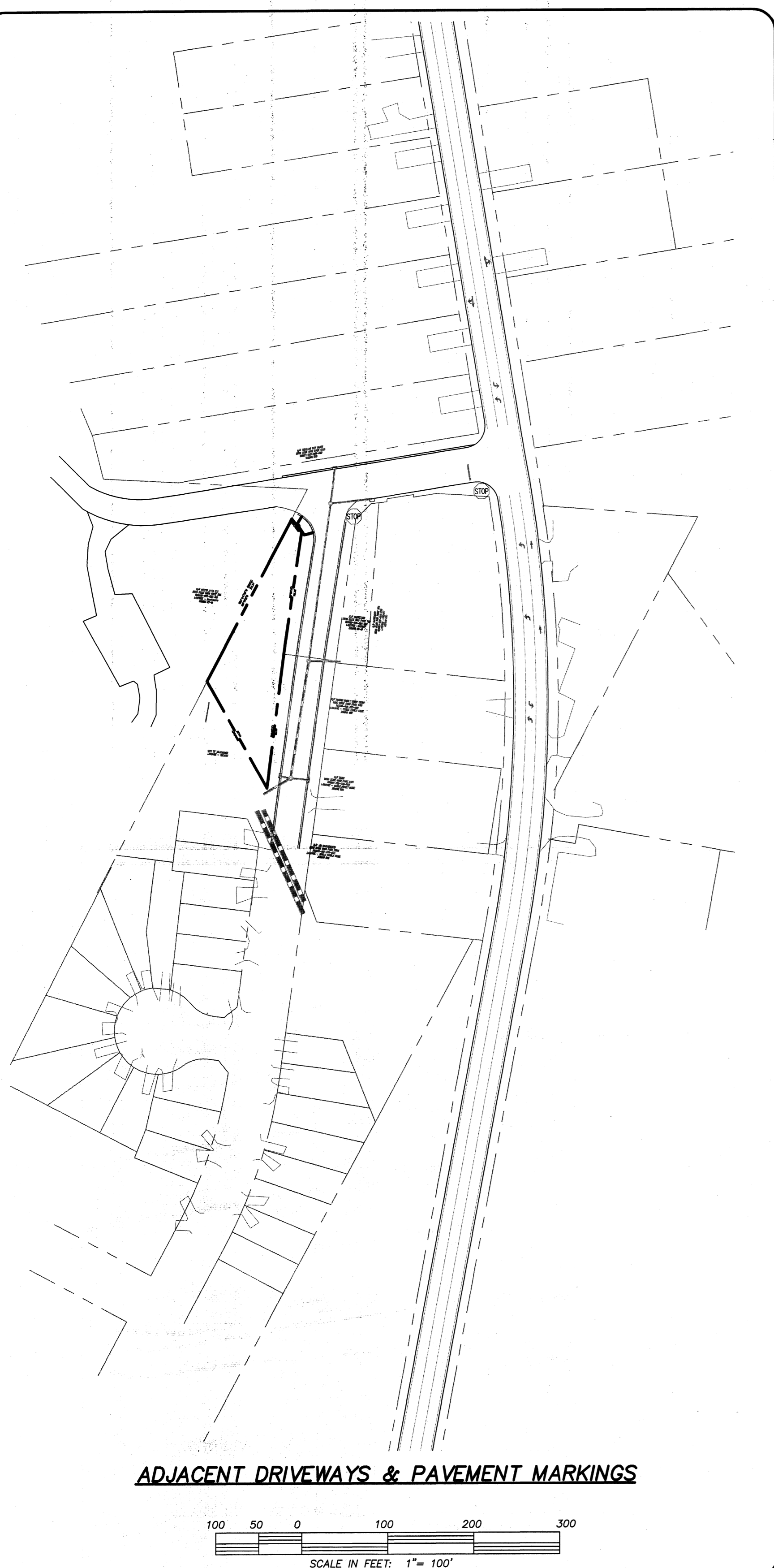
DATE: 2-26-17

HORIZ. SCALE: 1" = 200'  
 VERT. SCALE: N/A

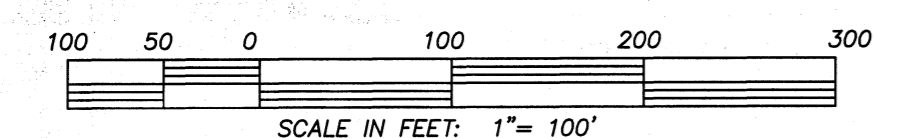
DRAWN BY: MRB

CHECKED BY: HSR

PROJECT NO.: 16-0380



ADJACENT DRIVEWAYS & PAVEMENT MARKINGS



**LEGEND**

- EXISTING BOUNDARY
- EXISTING CONCRETE
- W- EXISTING WATER
- SS- EXISTING SEWER
- ⊕ EXISTING FIRE HYDRANT
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- × EXISTING TREE

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

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services Engineering Division  
APPROVED PLAN - NO PERMIT REQUIRED  
Signed: \_\_\_\_\_

- NOTES:**
- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY DANFORD AND ASSOCIATES 910-799-4916, FIRM #C-2797
  - THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
  - 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 #3720313700A, EFFECTIVE DATE 4/3/06
  - THIS PROPERTY IS ZONED MF-M

Point #	Raw Description
408	11GUM
407	19GUM
406	10HICKORY?
405	12GUM
404	100AK
403	18PINE
402	8GUM
401	7/7GUM
400	8GUM
399	14PINE
398	9MAPLE
397	18PINE
396	17PINE
395	12/7GUM
394	12PINE
393	13PINE
392	20POP
391	15MAPLE
390	14GUM
389	11POP
388	21POP
387	13MAPLE
386	17POP
385	14BROCH
384	15POP
383	14GUM
382	15POP
381	5MAG
380	8POP
379	20POP
378	14PINE
377	12GUM
376	21POP
375	18POP
374	8GUM
373	24PINE
372	22POP
371	28POP
370	12GUM
369	13HARDWOOD

PRESERVED TREES (INCHES CALIPER OR DBH)	CREDIT	NUMBER OF TREES	CREDIT FOR TREES
2-5	1	2	4
6-11	2	4	12
12-17	3	4	12
18-23	4	1	4
>24	DBH/6	1	4
<b>TOTAL</b>			<b>24</b>

TO BE REMOVED

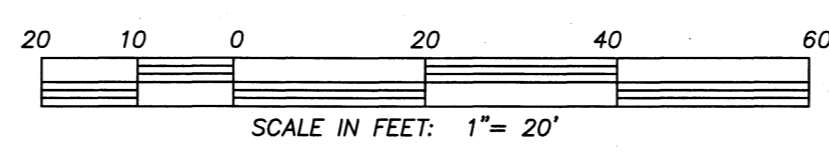
SCALE IN FEET: 1" = 20'

SIGNIFICANT TREES TO BE MITIGATED BY MULTIPLYING TOTAL DBH OF REMOVED SIGNIFICANT TREES BY TWO (2) TIMES THE PERCENTAGE FOR THE TYPE OF TREE AND DIVIDING BY 3.  
SIGNIFICANT TREES SCHEDULED TO BE REMOVED

POINT	DESCRIPTION	MITIGATION %
304	24" PINE	25
TOTAL	24"	

(24 x .25) / 3 = 2 TREES

SITE INVENTORY OVERLAY



**Approved Construction Plan**

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

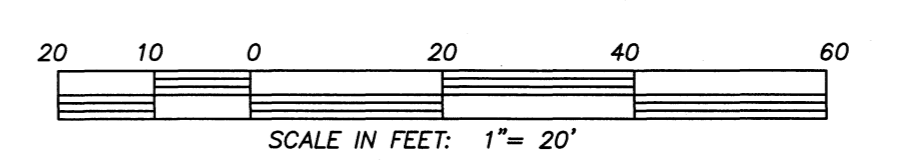
Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

SCALE IN FEET: 1" = 20'

EXISTING CONDITIONS



Point #	Raw Description
408	11GUM
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399	14PINE
398	9MAPLE
397	18PINE
396	17PINE
395	12/7GUM
394	12PINE
393	13PINE
392	20POP
391	15MAPLE
390	14GUM
389	11POP
388	21POP
387	13MAPLE
386	17POP
385	14BROCH
384	15POP
383	14GUM
382	15POP
381	5MAG
380	8POP
379	20POP
378	14PINE
377	12GUM
376	21POP
375	18POP
374	8GUM
373	24PINE
372	22POP
371	28POP
370	12GUM
369	13HARDWOOD

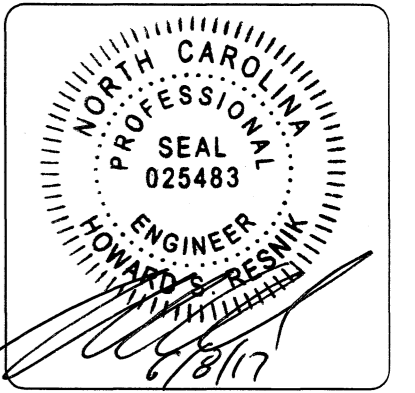


LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL

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

EXISTING CONDITIONS FOR  
**SIERRA HEIGHTS**  
588 VARSITY DRIVE  
1705 CHESTNUT STREET  
WILMINGTON, NC 28405

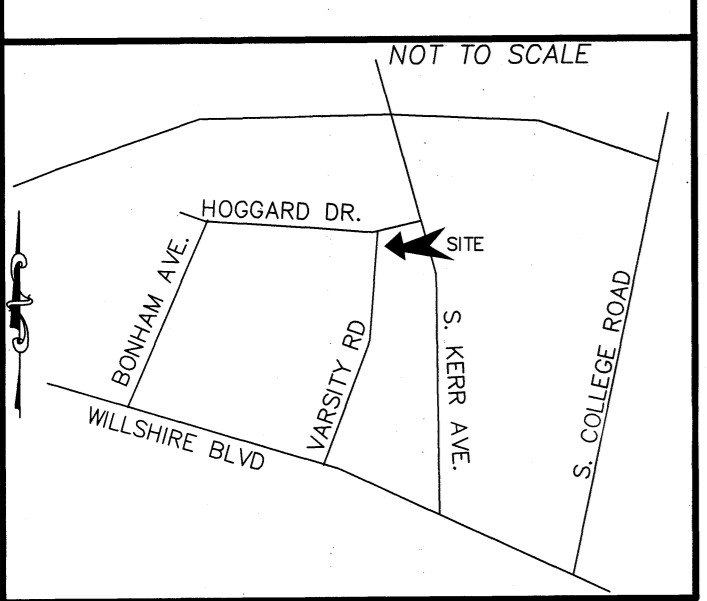
EXISTING CONDITIONS FOR  
**SIERRA HEIGHTS**  
588 VARSITY DRIVE  
LOCATED IN CITY OF WILMINGTON  
NEW HANOVER COUNTY, NORTH CAROLINA  
OWNER: JEJ INVESTMENTS LLC  
1705 CHESTNUT STREET  
WILMINGTON, NC 28405



REV. NO.	BY	DATE	REMARKS
3	MRB	6-8-17	REVISED PER TRC COMMENTS
2	MRB	5-8-17	REVISED PER TRC COMMENTS
1	MRB	4-26-17	REVISED PER TRC COMMENTS

DATE: 2-26-17  
HORIZ. SCALE: 1" = 20'  
VERT. SCALE: N/A  
DRAWN BY: MRB  
CHECKED BY: HSR  
PROJECT NO.: 16-380

# LOCATION MAP



## SITE & BUILDING DATA:

TOTAL LOT AREA = 14,377 SF (0.33 AC)  
 PROPERTY ADDRESS IS 588 VARSITY DRIVE  
 PID = R0551-001-004-003  
 EXISTING ON-SITE DATA:  
 EXISTING BUILDINGS ON SITE = 0 SF  
 EXISTING ASPHALT = 0 SF  
 TOTAL = 0 SF

EXISTING OR IMPERVIOUS  
 PROPOSED IMPERVIOUS  
 PROPOSED BUILDINGS = 3,638 SF  
 PROPOSED ASPHALT & CURBING = 4,876 SF  
 TOTAL = 7,314 SF

\* AREA LOCATED OUTSIDE OF BUILDING FOOTPRINT  
 PROPOSED IMPERVIOUS OFFSITE  
 DRIVEWAY CONNECTIONS = 550 SF  
 SIDEWALK = 1,486 SF

SOIL GROUPS ON-SITE  
 LY - LYNN HAVEN FINE SAND  
 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 = 4' - 35 FT  
 NUMBER OF STORES = 3  
 BUILDING TYPE = RA  
 BUILDING USE = TOWNHOMES  
 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
*FRONT SETBACK: 10 FT	*FRONT SETBACK: 0 FT
SIDE SETBACK: 20 FT	SIDE SETBACK: >30 FT
*REAR SETBACK: 10 FT	REAR SETBACK: >15 FT

\*9-18-16 BOA MEETING APPROVAL BADV 1-816 OF REDUCED SETBACKS  
 \*BUILDING TO MEET REQUIREMENTS IN SECTION 18-184 (12)

OPEN SPACE REQUIREMENTS  
 35% OF TRACT AREA = 14,377 X 0.35 = 5,032 SF REQUIRED  
 5,241 SF PROVIDED

SITE HAS BEEN EVALUATED BY LAND MANAGEMENT AND USACE AND NO WETLANDS ARE ON SITE.

## Approved Construction Plan

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

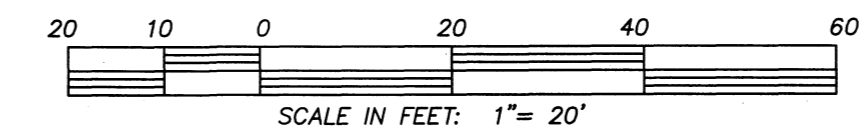
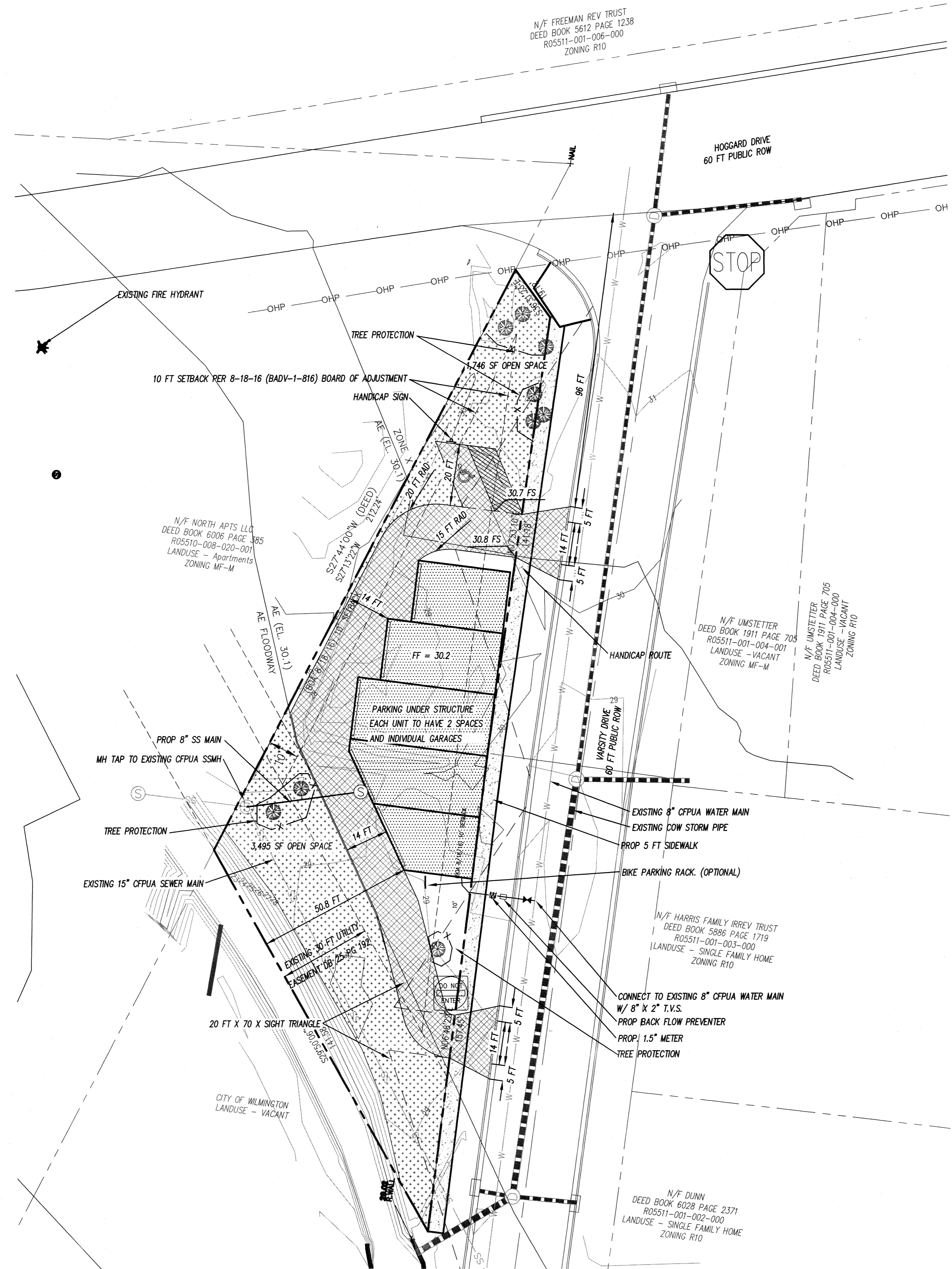
Fire \_\_\_\_\_

Public Services Engineering Division  
 APPROVED PLAN - NO PERMIT REQUIRED  
 Signed: \_\_\_\_\_

## LEGEND

- EXISTING BOUNDARY
- CENTERLINE OF RIGHT OF WAY
- CONTOUR LINE & ELEVATION
- ⊕ EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERLINE
- ⊕ EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- ⊕ EXISTING TREE
- PROP STORM DRAIN
- ⊕ PROP FIRE HYDRANT
- ⊕ PROP GATE VALVE
- ⊕ PROP WATER METER
- ⊕ PROP SANITARY SEWER & MANHOLE
- W PROP WATER MAIN
- OPEN SPACE
- ▨ PROP BUILDING FOOTPRINT
- ▨ PROP ASPHALT

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



## 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 PARINGS) 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. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
  - 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 MUTCD 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.
- 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 SHALL BE WITHIN THE PARKING AREA SHALL BE WHITE.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS.
- ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES TO 4 FT.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 48 HOURS PRIOR TO ANY EXCAVATION IN THE ROW.

## ENVIRONMENTAL NOTES:

- NO LAND DISTURBANCE IS PERMITTED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE FOR SITE IMPROVEMENTS OTHER THAN WHAT IS NECESSARY TO FIT INTO EXISTING CONTOURS OR MEET LANDSCAPING REQUIREMENTS.

## 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 4-LOCO AT 1-800-632-6648. 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.
- EACH UNIT WILL UTILIZE COW HAND TOTES FOR SOLID WASTE DISPOSAL. TOTES WILL BE STORED IN GARAGE OF EACH UNIT.
- 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.
- PRIMARY BUILDING ENTRANCES SHALL BE CLEARLY DEFINED AND SHALL BE RECESSED AT LEAST FIVE FEET OF TRAILER 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 FACADE.

## WATER & SEWER USAGE NOTES:

CURRENT WATER USAGE 0 GPD PROPOSED WATER USAGE 1,320 GPD  
 CURRENT SEWER USAGE 0 GPD PROPOSED SEWER USAGE 1,320 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.
- CONTRACTOR SHALL MAINTAIN AN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- PRIVATE UNDERGROUND FIRE LINES REQUIRE A SEPARATE FIRE LINE PERMIT FROM COW FIRE AND LIFE SAFETY DIVISION, 910-343-0696.
- IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

## UTILITY NOTES:

- PROJECT SHALL COMPLY WITH THE CITY OF WILMINGTON AND CPWA 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 SERVICE 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 CPWA WATER SHALL HAVE A BACKFLOW PREVENTION DEVICE ACCEPTABLE TO THE CPWA AND APPROVED BY USFPCOOR 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.
- ANY SEPARATE CONNECTION FOR IRRIGATION SHALL COMPLY WITH CITY AND CPWA 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 INCENR AND FINAL APPROVAL ISSUED.
- 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 ADJUTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.

## LANDSCAPE NOTES:

- REFERENCE LANDSCAPE PLAN
- 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 DEPT. FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT.

## PARKING NOTES:

- 4 - 2 BEDROOM UNITS = 2 SPACES PER UNIT
- 1 - 3 BEDROOM UNITS = 2.25 SPACES
- 10 SPACES MINIMUM REQUIRED - 11 SPACES SHOWN
- EACH UNIT TO HAVE 2 SPACES UNDERNEATH
- BICYCLE PARKING RACK OPTIONAL AS PARKING REQUIREMENTS DO NOT EXCEED 25 SPACES.

## GENERAL NOTES:

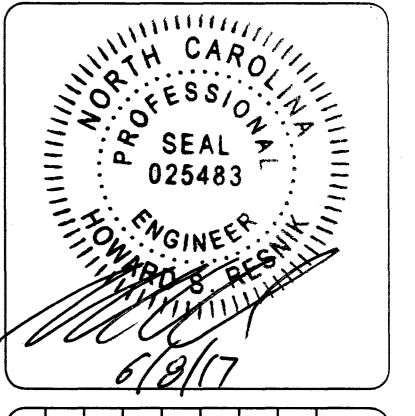
- NEW HANOVER COUNTY PARCEL NUMBERS:  
 PID = R0551-001-004-003
- TOTAL PROJECT AREA: 14,377 SF (0.33 AC)
- EXISTING ZONING DISTRICT: MF-4
- LAND CLASSIFICATION: URBAN & CONSERVATION AREA
- THIS SITE IS LOCATED WITHIN ZONE "AE" ELEV 30.1 AND ZONE "C" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720313700L EFFECTIVE DATE 4/3/06
- SITE ADDRESS: 588 VARSITY DRIVE
- EXISTING IMPERVIOUS ON-SITE = 0 SF
- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY DANFORD ASSOCIATES VERTICAL DATUM = 88
- STORMWATER DRAINS TO BURNT MILL CREEK, GSW 18-74-63-2
- 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

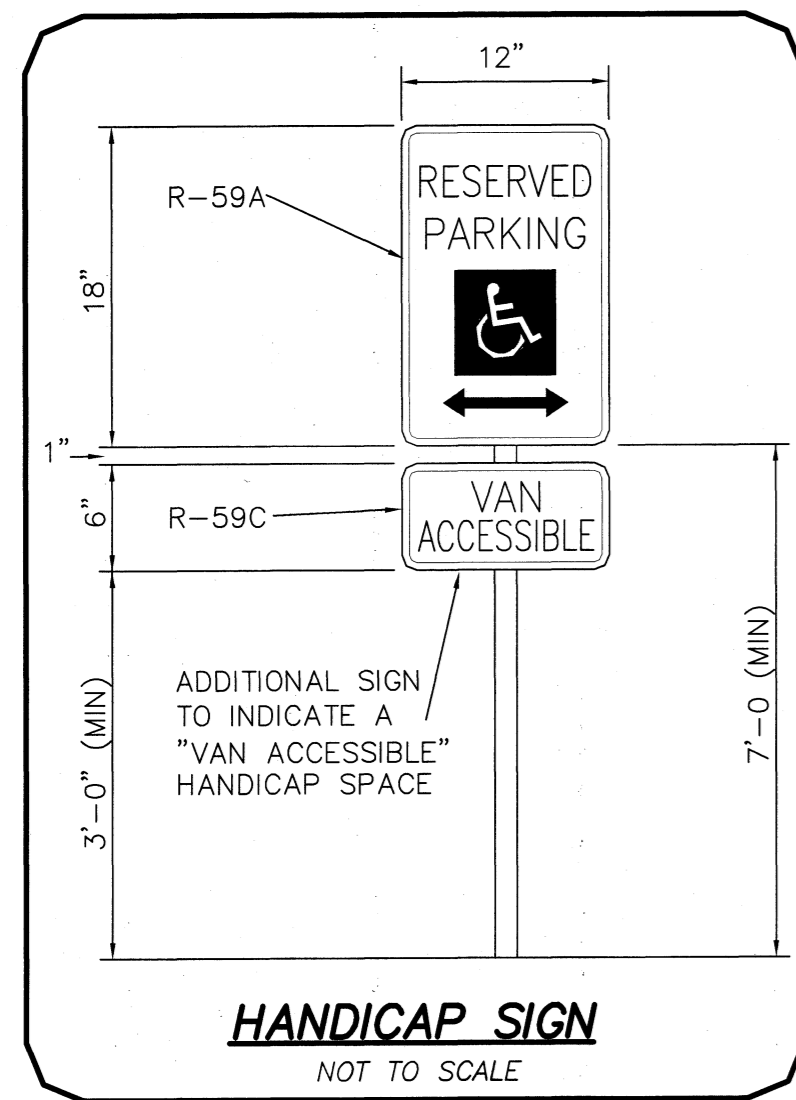
SITE PLAN FOR  
 SIERRA HEIGHTS  
 588 VARSITY DRIVE

OWNER: JEJ INVESTMENTS LLC  
 1705 CHESTNUT STREET  
 WILMINGTON, NC

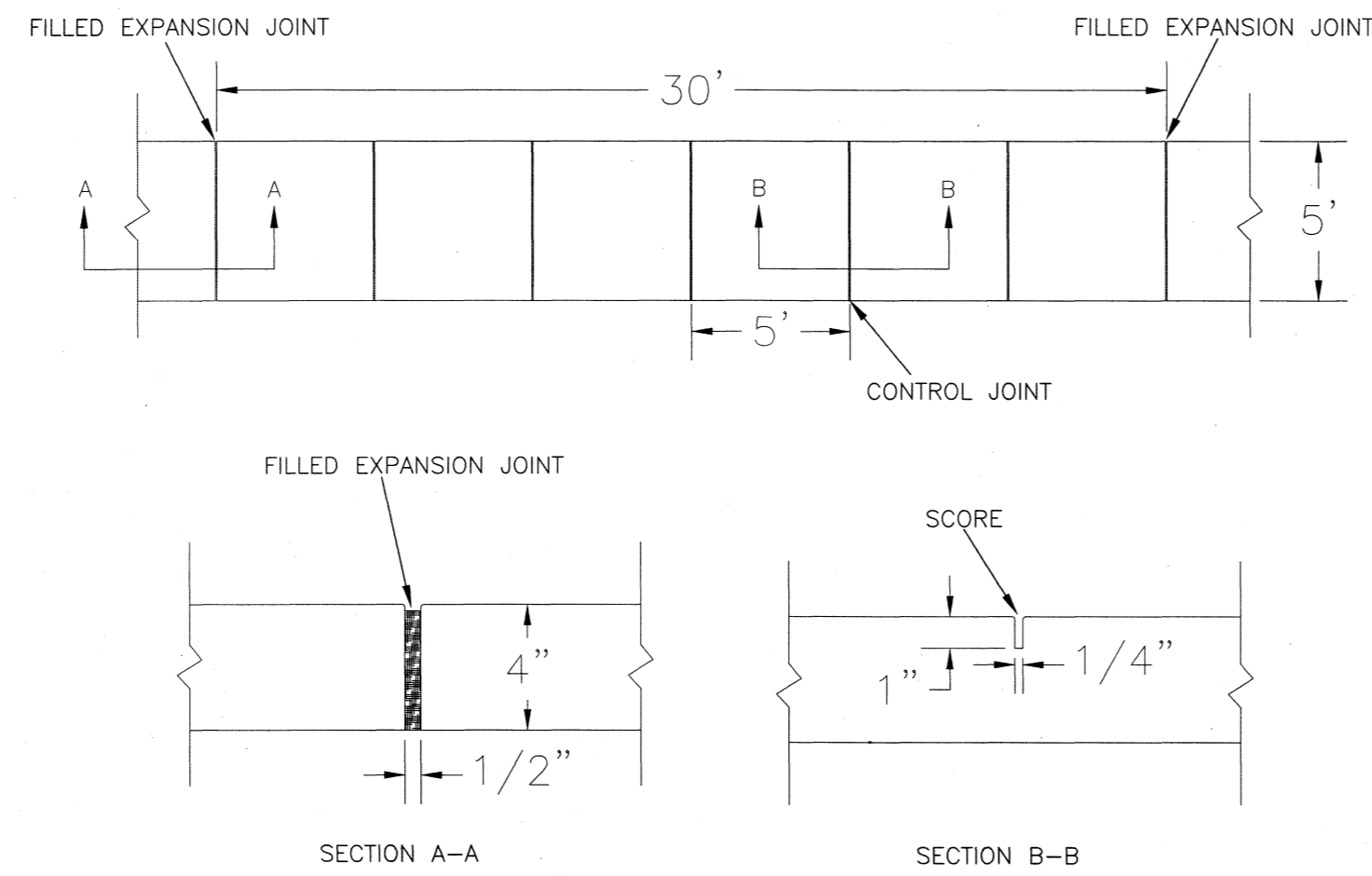


REV.	DATE	BY	REMARKS
1	6-8-17	RLW	
2	5-8-17	RLW	
3	4-20-17	RLW	

DATE: 2-26-17  
 HORZ. SCALE: 1" = 20'  
 VERT. SCALE: N/A  
 DRAWN BY: RLW  
 CHECKED BY: HSR  
 PROJECT NO.: 16-380

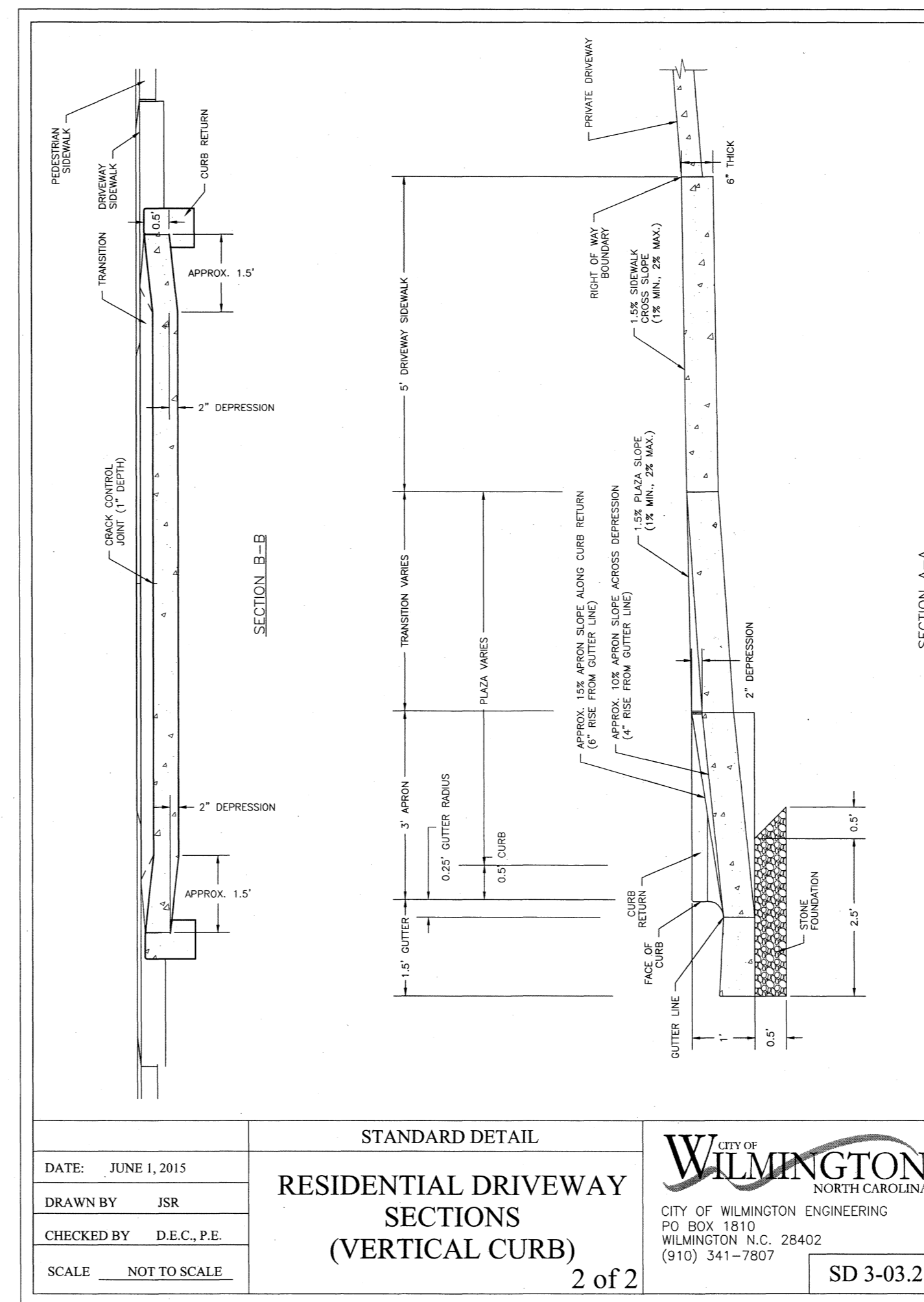


**HANDICAP SIGN**  
NOT TO SCALE



- NOTES:
- JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
  - SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
  - MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
  - CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
  - MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL.
  - 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS.
  - MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
  - MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
  - MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

DATE: OCTOBER, 2010	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807</p>	SD 3-10
DRAWN: PB/JSR	SIDEWALK		
CHECKED: DEC			
SCALE: NOT TO SCALE			



DATE: JUNE 1, 2015	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807</p>	SD 3-03.2
DRAWN BY: JSR	RESIDENTIAL DRIVEWAY SECTIONS (VERTICAL CURB)		
CHECKED BY: D.E.C., P.E.	2 of 2		
SCALE: NOT TO SCALE			

Approved Construction Plan

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

NORTH CAROLINA

Public Services Engineering Division

APPROVED PLAN - NO PERMIT REQUIRED

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

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

CSD ENGINEERING

LICENSE # C-2710

ENGINEERING

LAND PLANNING

COMMERCIAL / RESIDENTIAL

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

SITE PLAN DETAILS

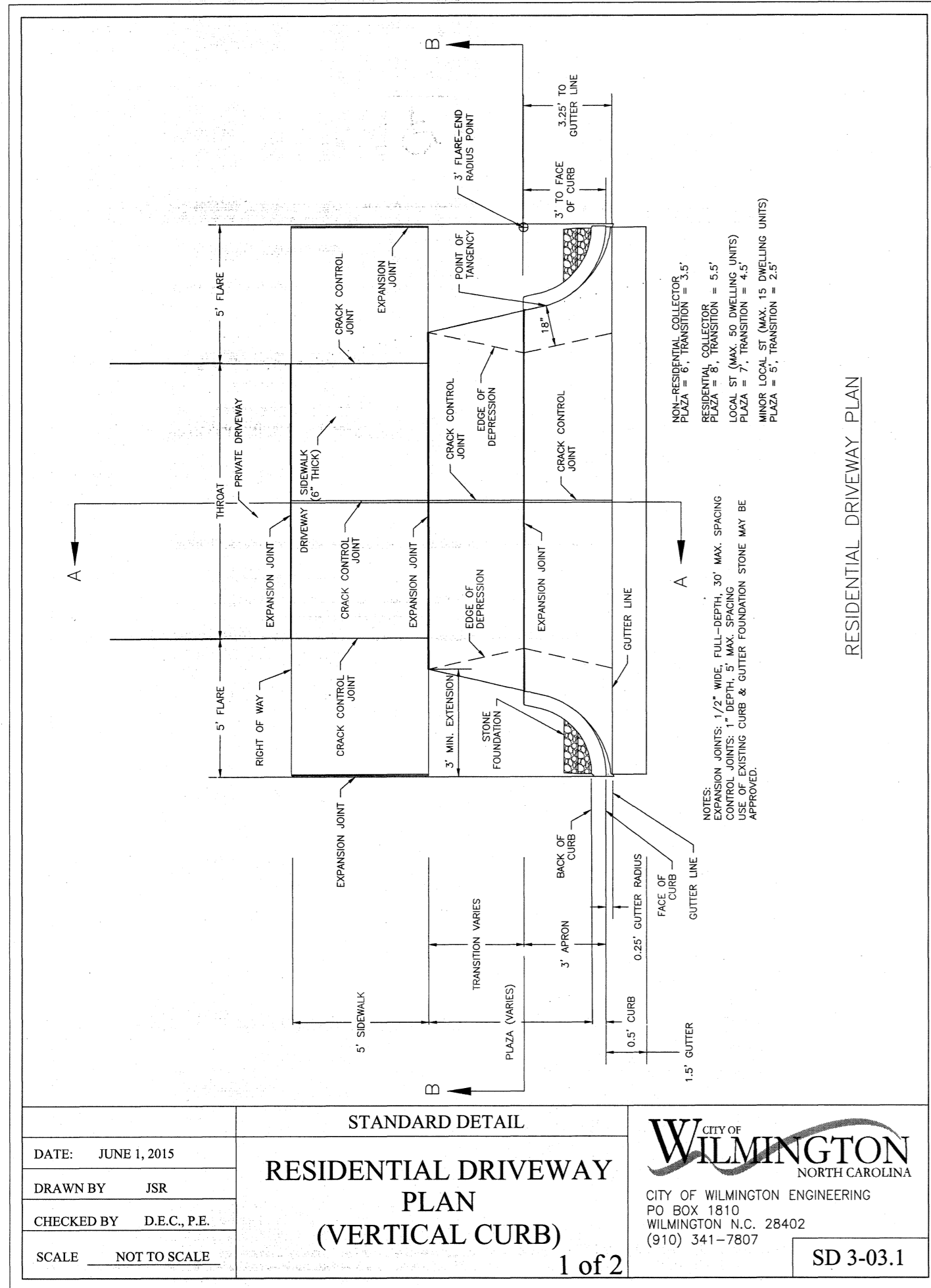
SIERRA HEIGHTS

588 VARSITY DRIVE

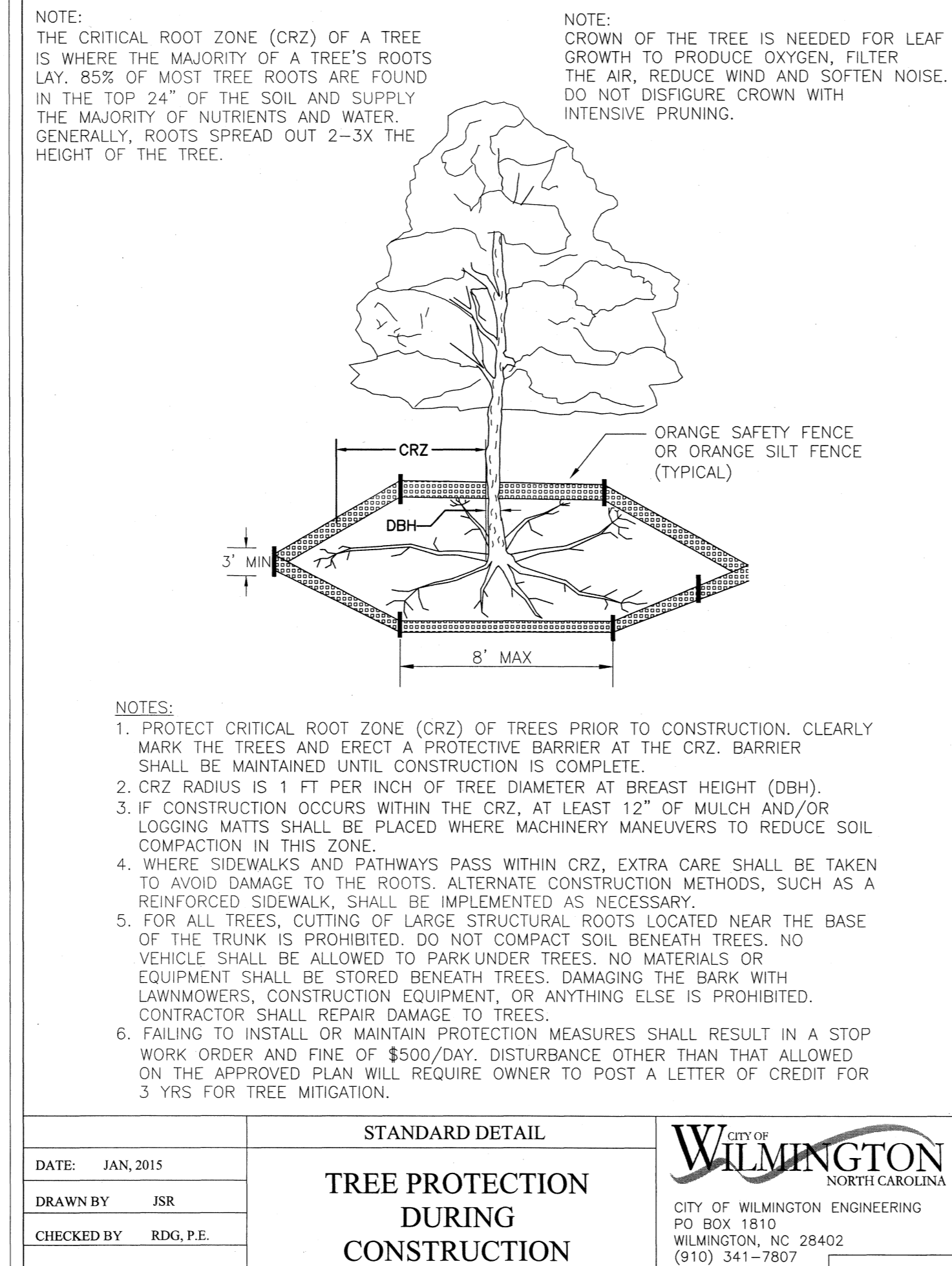
OWNER: JEJ INVESTMENTS LLC

1705 CHESTNUT STREET

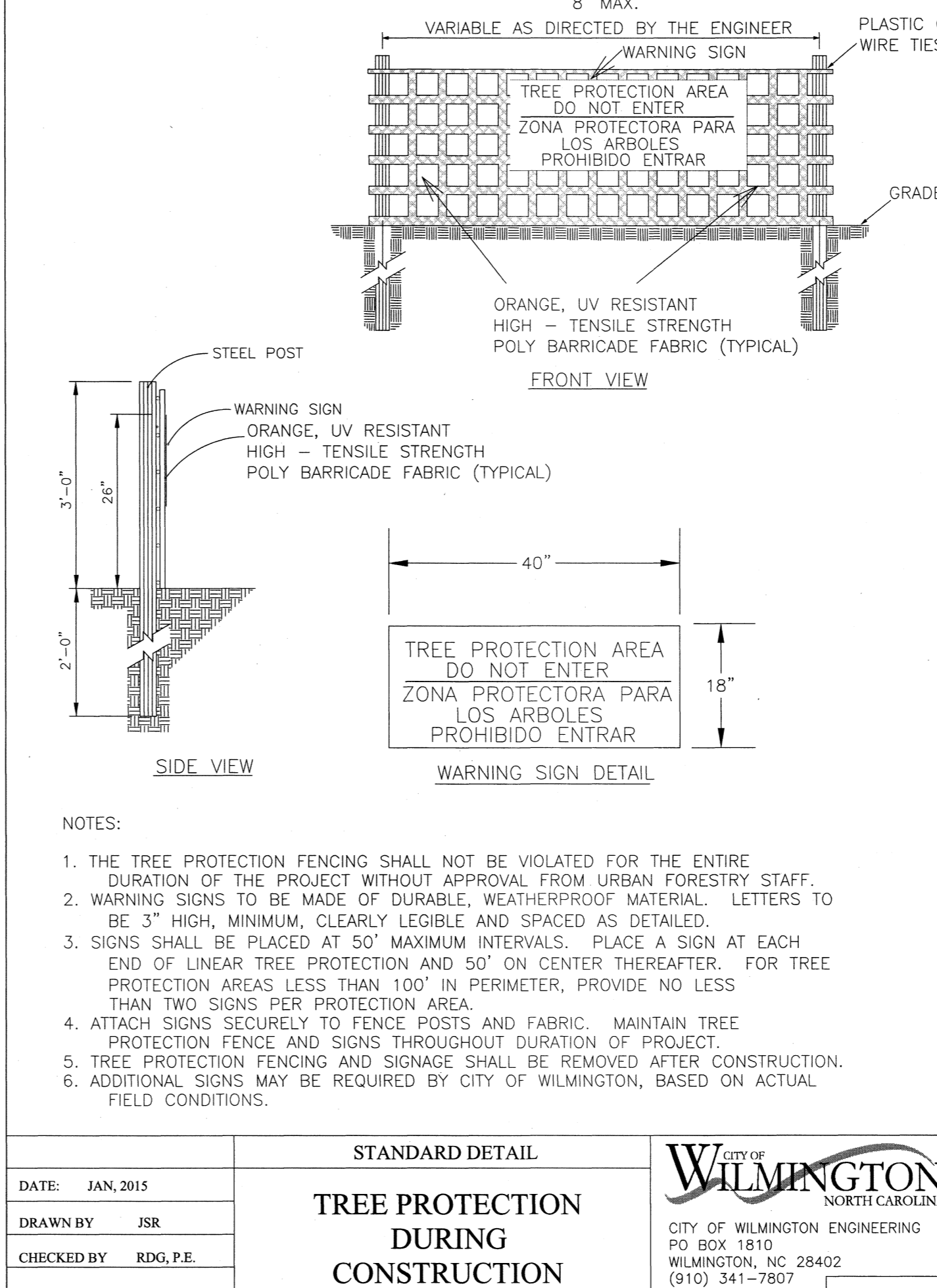
WILMINGTON, NC 28405



DATE: JUNE 1, 2015	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON N.C. 28402 (910) 341-7807</p>	SD 3-03.1
DRAWN BY: JSR	RESIDENTIAL DRIVEWAY PLAN (VERTICAL CURB)		
CHECKED BY: D.E.C., P.E.	1 of 2		
SCALE: NOT TO SCALE			



DATE: JAN, 2015	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-09
DRAWN BY: JSR	TREE PROTECTION DURING CONSTRUCTION		
CHECKED BY: RDG, P.E.	SHEET 1 of 2		
SCALE: NOT TO SCALE			



DATE: JAN, 2015	STANDARD DETAIL	<p>CITY OF WILMINGTON ENGINEERING PO BOX 1810 WILMINGTON, NC 28402 (910) 341-7807</p>	SD 15-09
DRAWN BY: JSR	TREE PROTECTION DURING CONSTRUCTION		
CHECKED BY: RDG, P.E.	SHEET 2 of 2		
SCALE: NOT TO SCALE			

REV.	BY	DATE	REMARKS
2	RLW	6-8-17	
1	RLW	4-20-17	

DATE: 2-26-17

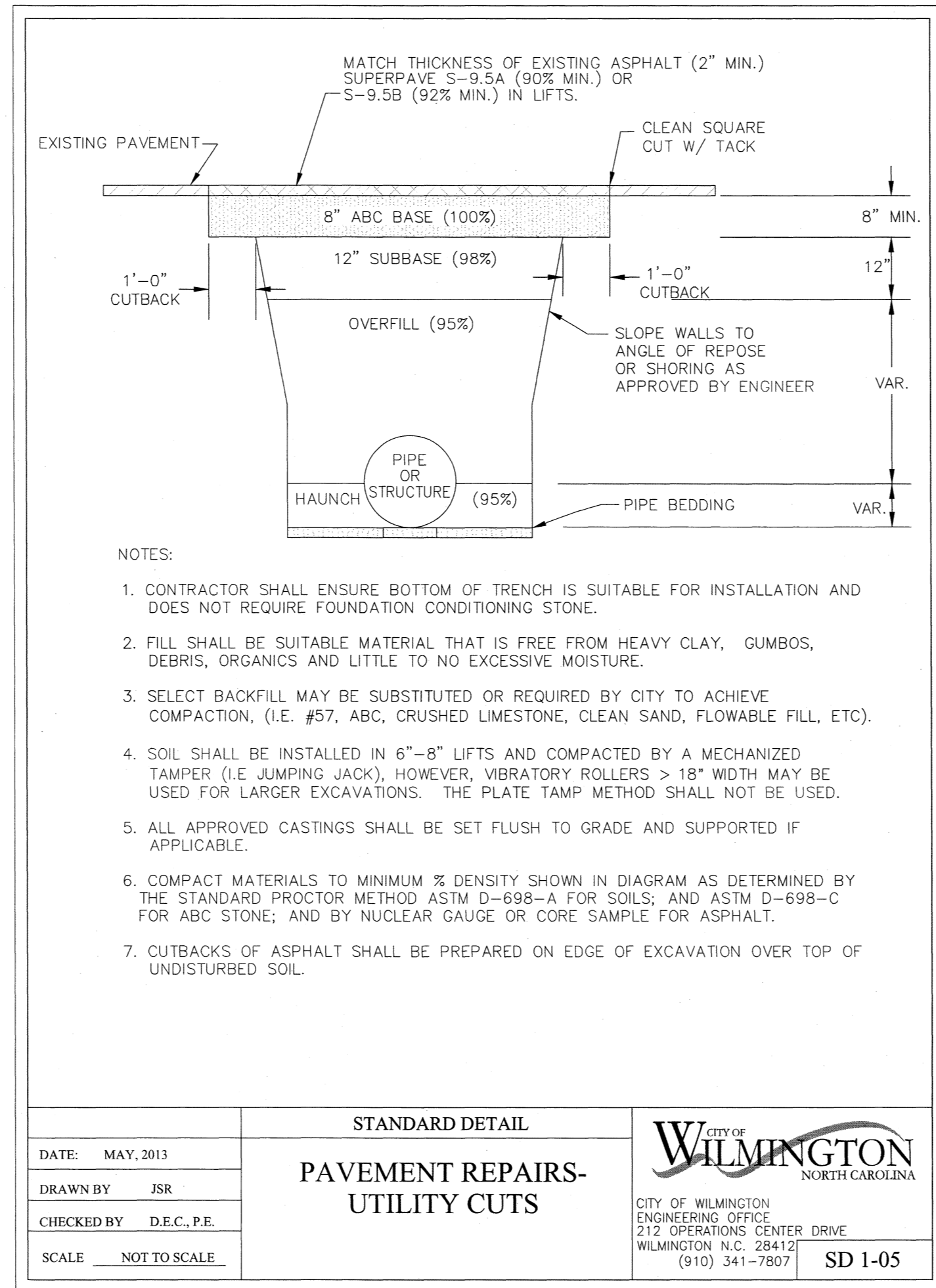
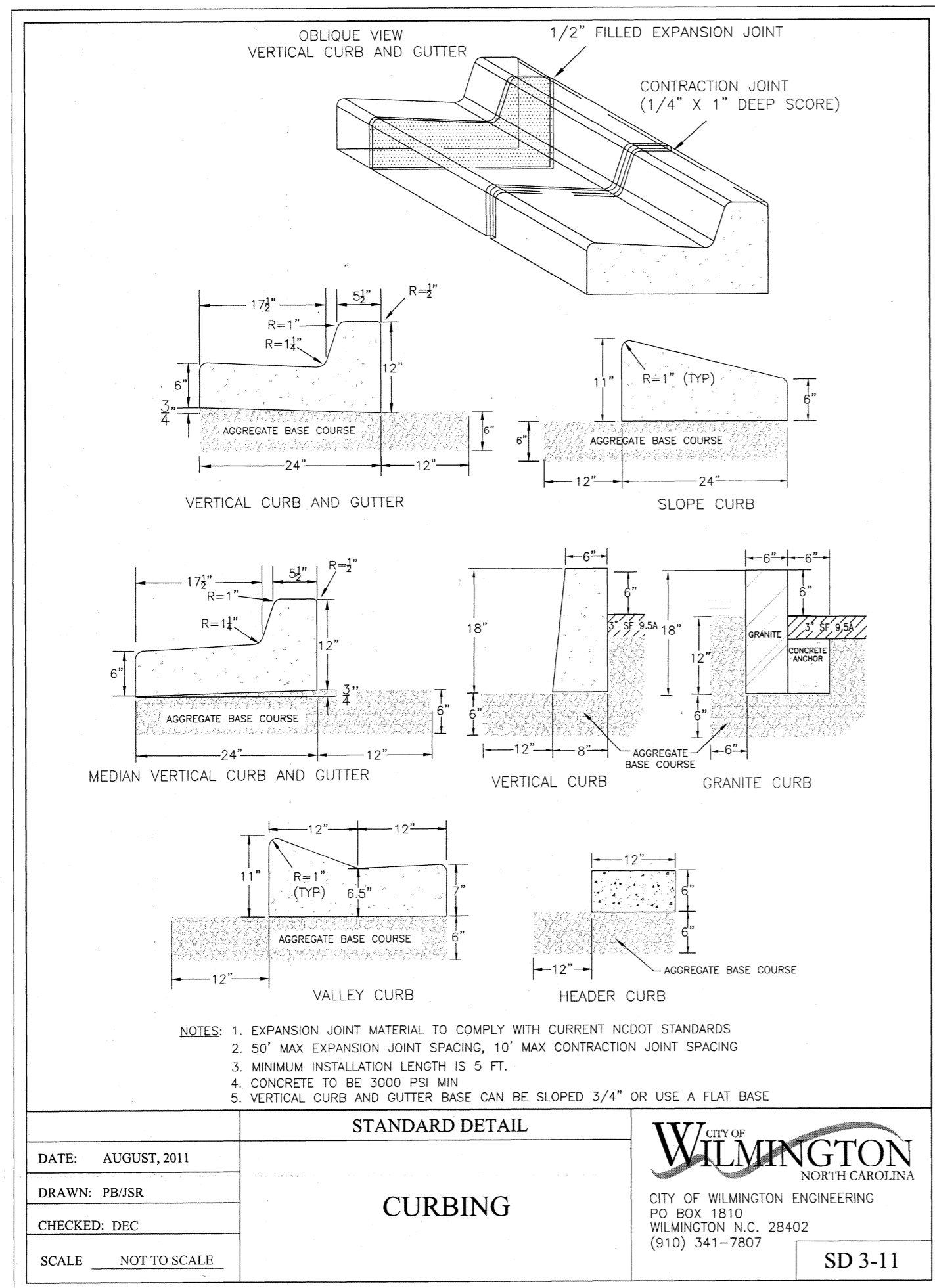
HORIZ. SCALE: AS NOTED

VERT. SCALE: N/A

DRAWN BY: RLW

CHECKED BY: HSR

PROJECT NO.: 16-0380



Approved Construction Plan

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_

**CITY OF WILMINGTON**  
NORTH CAROLINA  
Public Services Engineering Division  
APPROVED PLAN - NO PERMIT REQUIRED

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

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**CSD**  
ENGINEERING

LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL

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

**SITE PLAN DETAILS**  
**SIERRA HEIGHTS**  
**588 VARSITY DRIVE**

The Engineer is responsible for the design of the utility cut. The user of this document is responsible for the design of the utility cut. The user of this document is responsible for the design of the utility cut. The user of this document is responsible for the design of the utility cut.

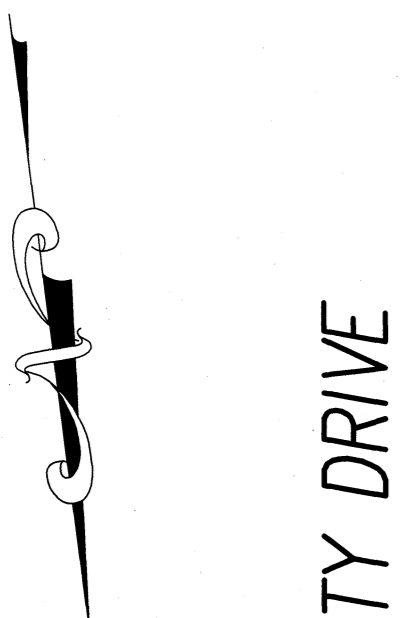
**SITE PLAN DETAILS**  
**SIERRA HEIGHTS**  
**588 VARSITY DRIVE**  
LOCATED IN CITY OF WILMINGTON  
NEW HANOVER COUNTY, NORTH CAROLINA

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

**PROFESSIONAL SEAL**  
NORTH CAROLINA  
ENGINEER  
2/26/17

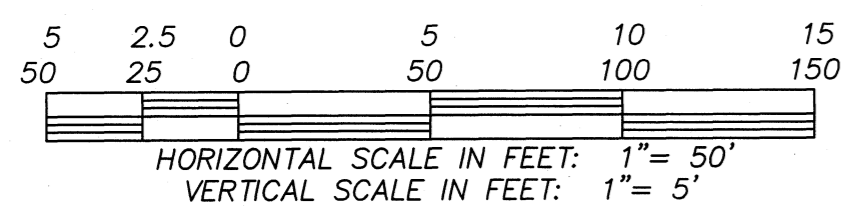
REV. NO.	BY	DATE	REMARKS

DATE: 2-26-17  
HORZ. SCALE: AS NOTED  
VERT. SCALE: N/A  
DRAWN BY: RLW  
CHECKED BY: HSR  
PROJECT NO.: 16-0380

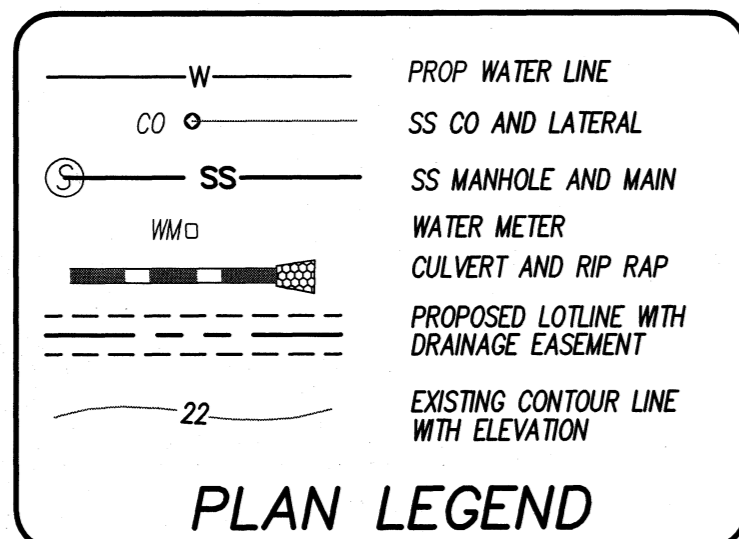
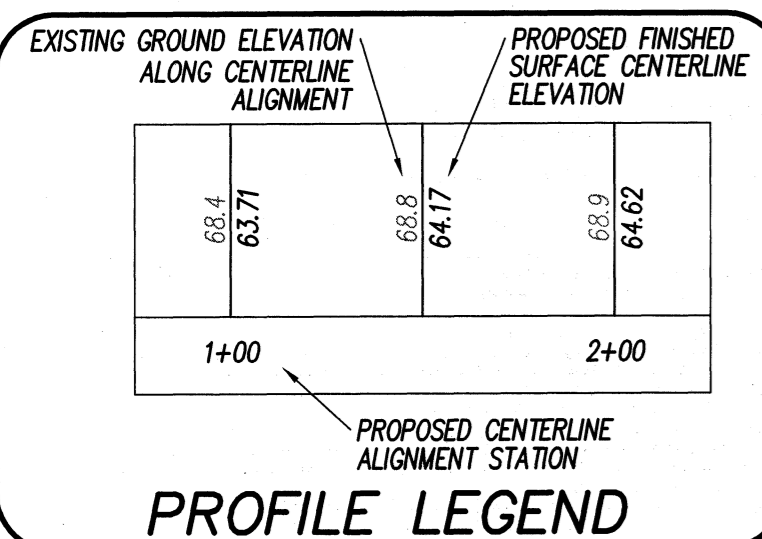
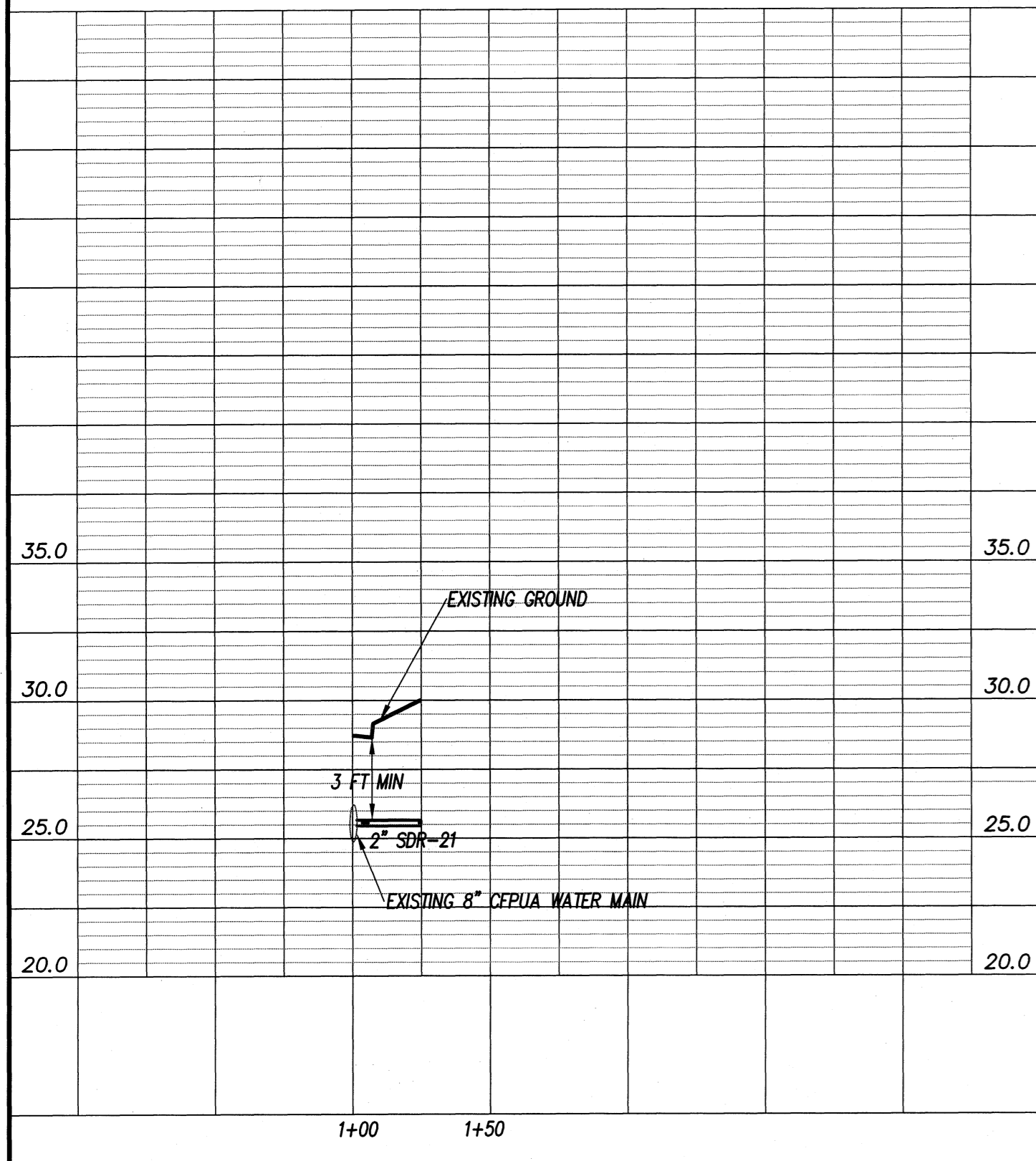


VARSIITY DRIVE

- INSTALL 21 LF 2" SDR-21 WATER MAIN
- CONNECT TO EX. CFPUA 8" WATER MAIN WITH 8" X 2" T.V.S.
- OPEN CUT REQUIRED FOR INSTALLATION OF 2" SDR-21 WATER MAIN
- 1-1/2" WATER METER (PUBLIC)
- 2" BACK FLOW PREVENTER WATTS LF009 OR EQUAL
- PRIVATE GANG METER



WATER CONNECTION



**CFPUA STANDARD NOTES:**

- SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
- 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.
- ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50, DIP, WITH PROTECTO 401 CERAMIC EPOXY LINING.
- MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
- NO FLEXIBLE COUPLINGS SHALL BE USED.
- ALL STAINLESS STEEL FITTINGS SHALL BE 316.
- 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.

**NOTE WELL:**

- SOIL STABILIZATION TIMEFRAMES

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
PERIMETER DICES, SWALES AND SLOPES	7 DAYS	NONE
HIGH QUALITY ZONES (HOW)	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	F. SLOPES ARE 10 FT OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FT IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE, EXCEPT FOR PERIMETER AND HOW ZONES

- DERIVED AREAS MUST BE STABILIZED WITHIN FIFTEEN (15) WORKING DAYS OF CEASE OF ANY PHASE OF ACTIVITY. ALL SLOPES MUST BE STABILIZED WITHIN TWENTY-ONE (21) CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY. THIS INCLUDES SLOPES, SWALES, CHANNELS AND STOODPLES.
- ALL SLOPES SHALL BE 3:1 OR FLATTER.
- ALL ROOF DRAINS TO BE DIRECTED TO STORM DRAINAGE SYSTEM.
- 0.00 AC WETLANDS EXIST ON SITE.
- BOUNDARY, TOPOGRAPHY SURVEY PERFORMED BY DANFORD LAND SURVEYING, PC.
- ELEVATION DATUM: NAVD 88
- ALL NEWLY CONSTRUCTED IMPERVIOUS AREAS TO BE CONSTRUCTED TO FACILITATE SHEET FLOW OVER EXISTING VEGETATION.
- SOILS ON SITE = Ly (Lynn Haven)

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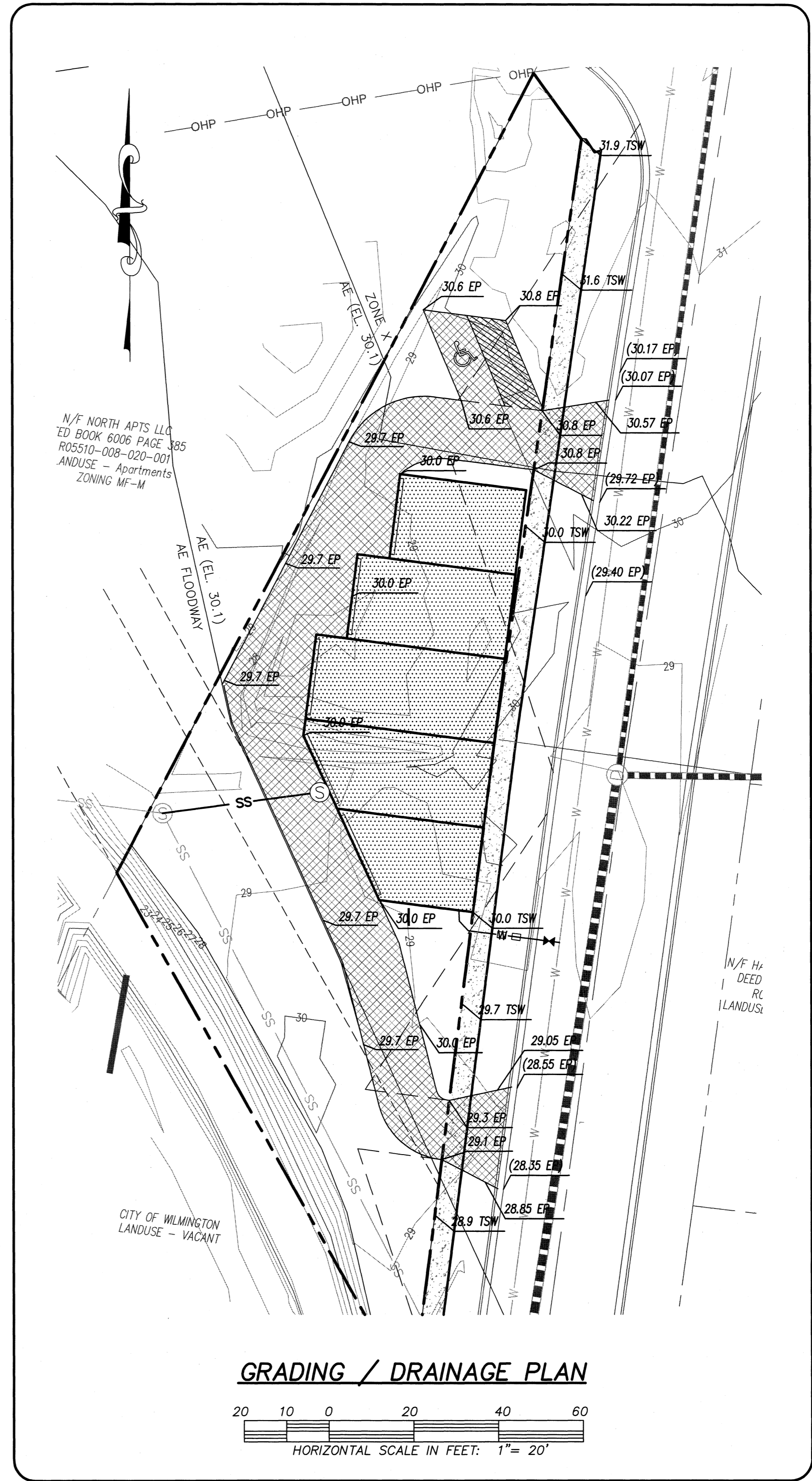
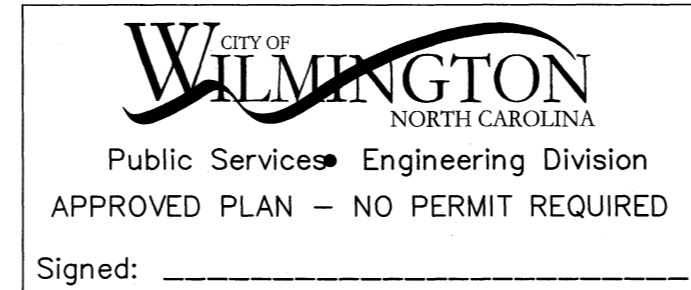
**Approved Construction Plan**

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

Planning \_\_\_\_\_

Traffic \_\_\_\_\_

Fire \_\_\_\_\_



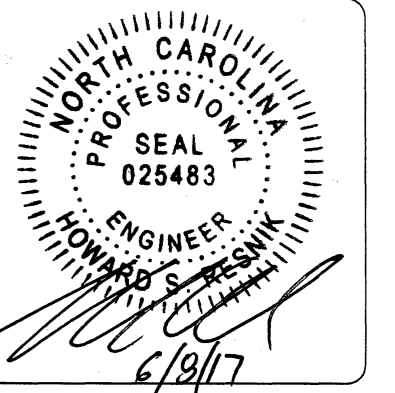
LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL

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

UTILITY PLAN  
SIERRA HEIGHTS  
598 VARSITY DRIVE

UTILITY PLAN  
SIERRA HEIGHTS  
598 VARSITY DRIVE  
LOCATED IN CITY OF WILMINGTON  
NEW HANOVER COUNTY, NORTH CAROLINA

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



REV. NO.	BY	DATE	REMARKS
1	RLW	6-8-17	REVISED PER SITE LAYOUT CHANGES

DATE: 2-26-17  
HORZ. SCALE: AS NOTED  
VERT. SCALE: N/A  
DRAWN BY: RLW  
CHECKED BY: HSR  
PROJECT NO.: 16-380

# Proposed Plant Table

SHRUBS					
Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
24		<i>Ilex cornuta</i>	CHINESE HOLLY	3 Gal.	STREETYARD SHRUB
20		<i>Juniperus horizontalis</i>	Blue Rug Juniper	1 Gal.	FOUNDATION

TREES					
Quantity	Symbol	Scientific Name	Common Name	Planting Size	Planting Remarks
1		<i>Prunus caroliniana</i>	CAROLINA CHERRYLAUREL	6'-8', 15 GAL.	STREETYARD TREES

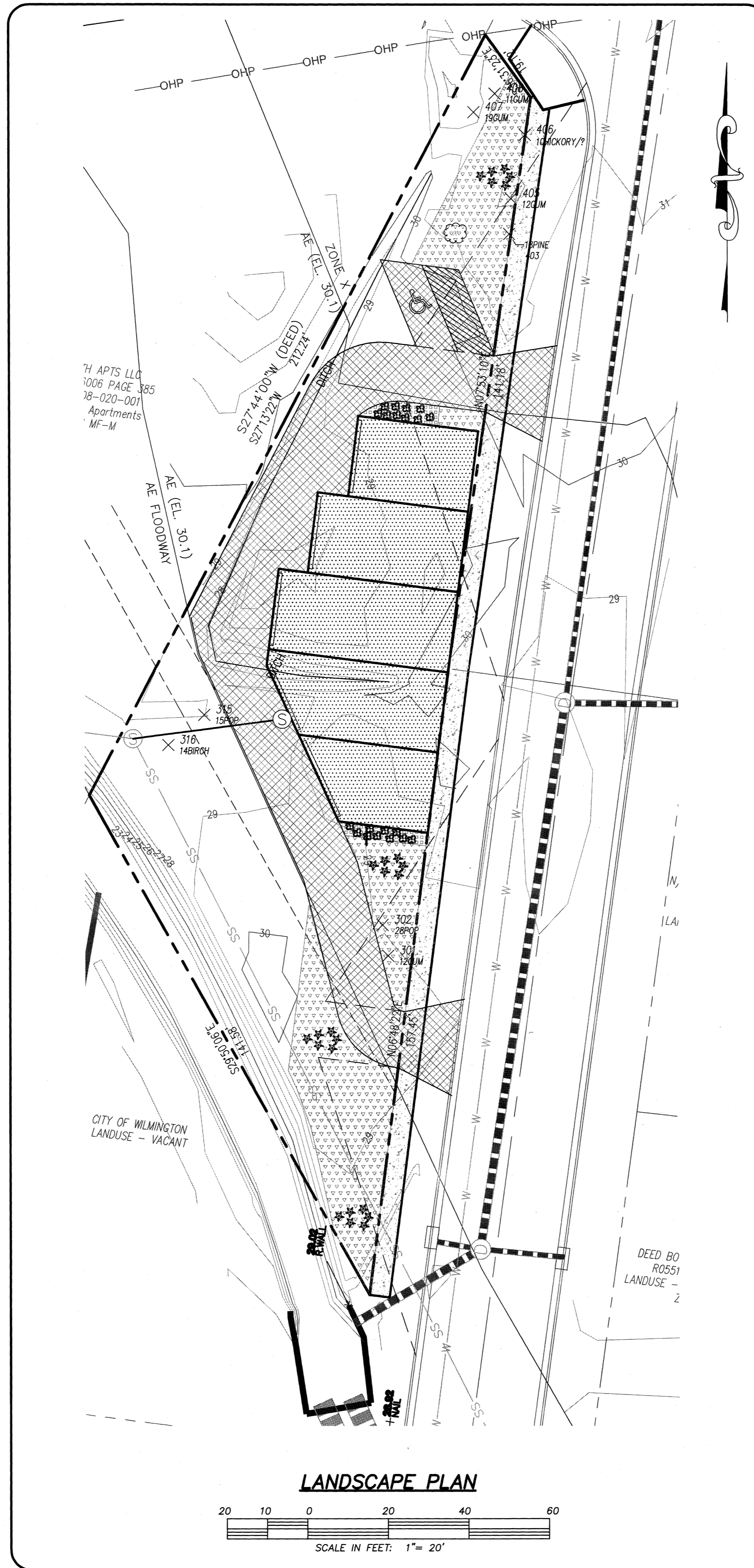
O.C. - "ON CENTER" CAL - "CALIPER AT 6" ABOVE GRADE" GAL - "GALLON CONTAINER"

## STREETYARD & LANDSCAPING NOTES:

**STREETYARD (MF-M MULTIPLEXER = 18 USED 32)**  
 \*MULTIPLEXER REDUCED TO 9 SINCE LOT WAS PLATTED PRIOR TO MAY 2001  
 VARSITY AVE FRONTAGE (200 LF ROAD FRONTAGE) = 298 -(28) X 9 = 2,430 SF  
 1 CANOPY SHADE TREE PLUS 6 SHRUBS 12 INCHES IN HEIGHT IN PLANTING PER EVERY 600 SF.  
 OR IF UTILITIES PROHIBIT CANOPY TREES 3 UNDERSTORY TREES MAY BE SUBSTITUTED.  
 PROVIDED STREETYARD = 2,487 SF  
 2,487/600 = 4.1 TREES REQ'D, 4 PROVIDED  
 EXISTING 28" POPLAR, 12" GUM, 12" GUM TO BE COUNTED TOWARDS CANOPY TREES.  
**FOUNDATION PLANTINGS**  
 NORTH SIDE  
 BUILDING FACE = 675 SF  
 675 X 0.12 = 81 SF REQ'D, 82 SF PROVIDED.  
 SOUTH SIDE  
 BUILDING FACE = 510 SF  
 510 X 0.12 = 61 SF REQ'D, 69 SF PROVIDED.  
 ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30 INCHES - 10 FT.

## LEGEND

- EXISTING BOUNDARY
- STREET YARD
- FOUNDATION PLANTING



LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'

## NOTES:

- ASBUILT, BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY DANFORD AND ASSOCIATES 910-799-4916, FIRM #C-2797
- THIS MAP IS NOT FOR CONVEYANCE, RECORDATION, OR SALES.
- 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
- THIS PROPERTY IS ZONED MF-M

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WILMINGTON NORTH CAROLINA  
 Public Services Engineering Division  
 APPROVED PLAN - NO PERMIT REQUIRED

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

### Approved Construction Plan

Name \_\_\_\_\_ Date \_\_\_\_\_  
 Planning \_\_\_\_\_  
 Traffic \_\_\_\_\_  
 Fire \_\_\_\_\_

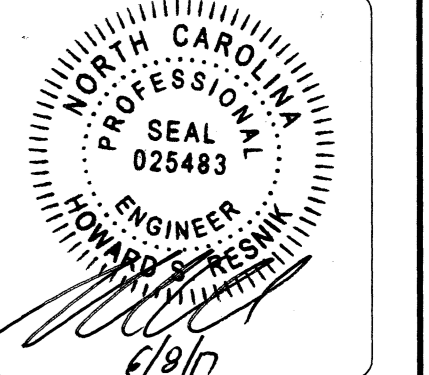


LICENSE # C-2710  
 ENGINEERING  
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 WILMINGTON, NC 28406  
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LANDSCAPE PLAN FOR  
 SIERRA HEIGHTS  
 598 VARSITY DRIVE  
 598 VARSITY DRIVE

LANDSCAPE PLAN FOR  
 SIERRA HEIGHTS  
 598 VARSITY DRIVE  
 LOCATED IN CITY OF WILMINGTON  
 NEW HANOVER COUNTY, NORTH CAROLINA  
 OWNER: JEJ INVESTMENTS LLC  
 1705 CHESTNUT STREET  
 WILMINGTON, NC 28405



REV. NO.	REMARKS	BY	DATE

DATE: 6-8-17  
 HORIZ SCALE: 1" = 20'  
 VERT. SCALE: N/A  
 DRAWN BY: RLW  
 CHECKED BY: HSR  
 PROJECT NO.: 16-380



LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
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P.O. BOX 4041  
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AUTOTURN FOR  
SIERRA HEIGHTS  
598 VARSITY DRIVE

This plan was prepared by CSD ENGINEERING, an equal opportunity employer. The work of this firm is the result of the collective effort of all those who have contributed to its success. We are committed to providing the highest quality of service to our clients and to the community. We are also committed to the professional development of our staff and to the advancement of the engineering profession. We are proud to be a part of the CSD family and to the success of our clients.

AUTOTURN FOR  
SIERRA HEIGHTS  
598 VARSITY DRIVE  
LOCATED IN CITY OF WILMINGTON  
NEW HANOVER COUNTY, NORTH CAROLINA

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

PRELIMINARY

REV. NO.	REMARKS	BY	DATE

DATE: 6-13-17

HORIZ. SCALE: 1" = 20'

VERT. SCALE: N/A

DRAWN BY: RLW

CHECKED BY: HSR

PROJECT NO.: 16-380

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

