

Utility Notes:

- Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
- All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
- All water & sewer utilities to be installed per CFPWA Technical Specifications & Standards.
- Project shall comply with CFPWA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met and N.C.D.P.N.S. has issued their "Final Approval". Call 343-3310 for information.
- Any backflow prevention devices required by the CFPWA will need to be on the list of approved devices by USCOCORR or ASSE.
- Water & sewer services can not be activated on new mains until the Engineer's Certification and as-built are received and "Final Approval" issued by the Public Water Supply Section of NCCDM, and "Final Engineering Certification" issued by Division of Water Quality Section of NCCDM.
- If contractor desires CFPWA water for construction, he 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.
- 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 ways and meter boxes to aid in future location of facilities.
- The contractor is responsible for the location and protection of existing utilities during construction. Call (910) 343-4949. Contractor is responsible for the repair and replacement of any utilities, curbs & gutter, pavement, etc. that may be damaged during construction. Damaged items shall be repaired to at least the quality or workmanship found in the original item.
- The BellSouth contact is Steve Dayvault, Building Industry Consultant, at 910-392-6712. 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.
- Solid waste disposal will be serviced by cart pickup at driveways by contracted hauler.

Traffic Notes:

- All pavement markings in public rights-of-way & for driveway are to be thermoplastic & meet City and/or NCDOT standards.
- Traffic control devices (including signs and pavement markings) in areas open to public traffic are to meet MUTCD (Manual on Uniform Traffic Control Devices) standards.
- Contact Traffic Engineering, at 341-7855 to ensure that all traffic signal activities and equipment are shown on the plan. Add a note to call Traffic Engineering a min. of forty-eight (48) hours prior to any excavation in the RW.
- Any broken or missing sidewalk panels and/or curbing shall be replaced.
- Tactile warning mats to be installed at all wheelchair ramps.
- A landscaping plan, indicating the location of required street trees shall be submitted to the Traffic Engineering Division and Parks & Recreation Department for review and approval prior to the recording of the Final Plat. Plan shall adhere to SD 15-17.

Fire & Life Safety Notes:

- New hydrants must be available for use prior to construction of the buildings within any development.
- Hydrants must be located within 6' of the curb.
- Contractor shall maintain an all weather access for emergency vehicles at all times during construction.
- A minimum of 5' shall separate underground fire lines or private water mains from other underground utilities.
- Underground fire line & private water mains must be permitted & inspected by the Wilmington Fire Dept. from the public right-of-way to the building. Contact the WFD - Division of Fire & Life Safety at 910-343-5026 for additional information.
- Construction Type - SB
- Residences will not have a sprinkler system.
- The FDC must be within 150' of a fire hydrant & within 40' of fire apparatus placement.
- Landscaping or parking can not block or impede the FDC or fire hydrant. A 3-foot (3') clear space shall be maintained around the circumference of hydrants and FDC.
- Installation of security gates across a fire apparatus road or parking lot shall be approved by the fire department.

Stormwater Management Notes:

- Stormwater management will meet City & State requirements.

Tree Preservation Notes:

- Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
- Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees or groves of trees and no construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
- Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
- Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per area, in both English & Spanish Tree Protection Area: Do Not Enter.

Site Inventory Notes:

- Soils Types: Bc (Baymeade fine sand)
Ls (Lynchburg fine sandy loam)
Se (Seagrass fine sand)
Kc (Keanowles fine sand)
Ks (Kanto sand)
Jo (Joachim soils)
Dh (Baymeade-Urban land complex)
- This property is not impacted by any AEC.
- There are no Conservation Overlay boundaries affecting this property.
- This site is not impacted by any recognized historic or archeological significance.
- No cemeteries were evidenced on the site.
- There is regulated vegetation within the development area as evidenced on N.C. Flood Panel 37203147.
- There are no jurisdictional wetlands within the project boundaries.
- There is no evidence of endangered species or habitat issues on the site.
- This property is not within any Special Flood Hazard Area as evidenced on N.C. Flood Panel 37203147.
- The site drainage flows into the Bradley Creek watershed - SC case waters.

Soils Map

(Scale: 1" = 400')

Development Data:

Tract Area - 5.28 ac.±
@ R-15 Cluster Density of 3.0 units/ac.
= max. 16 units permitted
** Units Proposed = 16 **

Overall Density - 3.0 units/ac.

Areas:
RW Dedication - 0.88 ac.±
Cluster Community - 4.40 ac.±

Building Height: Max. 2-story / 28'

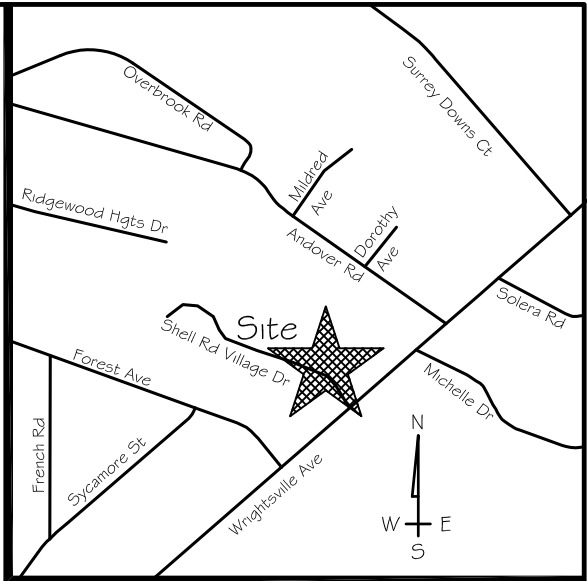
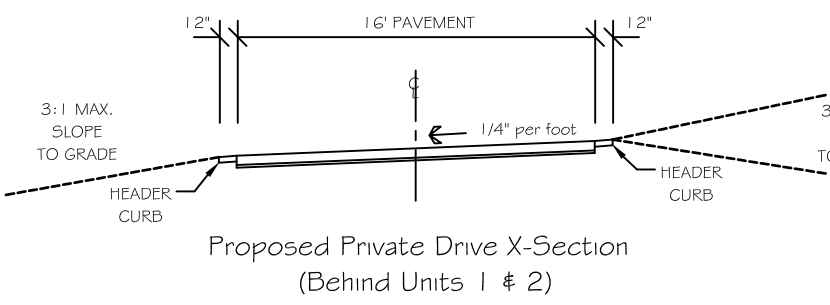
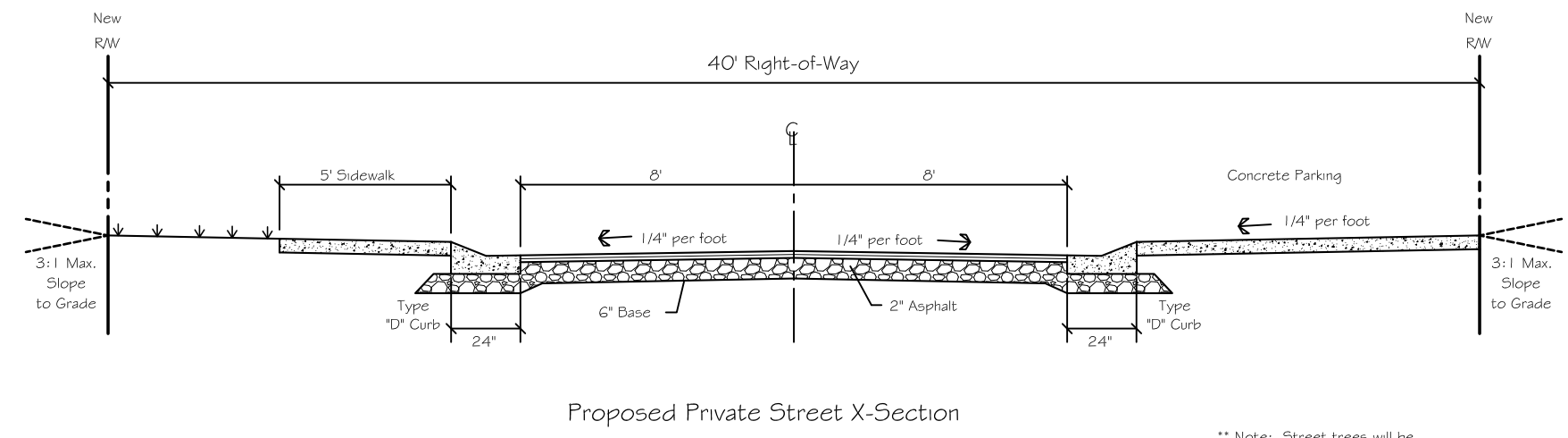
Proposed Utility Capacities -
Sanitary Sewer = 5,760 GPD
(16 @ 360 GPD / Unit)
Domestic Water = 6,400 GPD
(16 @ 400 GPD / Unit)

Surface Coverage -
Public Street - 19,930 s.f.±
Public Sidewalks - 5,128 s.f.±
Private Drives - 8,136 s.f.±
Rooftops - 30,860 s.f.±
Total - 64,054 s.f. (27.9%)

** Exceptional Design Credits Req'd. for density > 2.5 units/ac. **

Provisions will be recorded in the subdivision Restrictive Covenants to assure compliance. Methods to gain exceptional design points / credits will include:

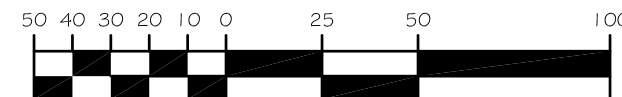
- * Incorporating "amended soils" if the existing soils are not suitable to support the proposed pervious pavement
- * Disconnecting roof drains from the stormwater piping network
- * Directing all runoff to adjacent vegetation to capture, infiltrate and treat for water quality
- * Landscaping with native vegetation



General Notes:

- New Hanover County Parcel Nos.:
314719.61.7292
314719.61.5468
p/c 314719.61.2698
- Project Tract Area: 5.29 ac.±
- Existing Zoning District: R-15
- CAMA Land Classification:
Watershed Resource Protection
- Create Wilmington Designation:
Neighborhood-Scale Infill Development

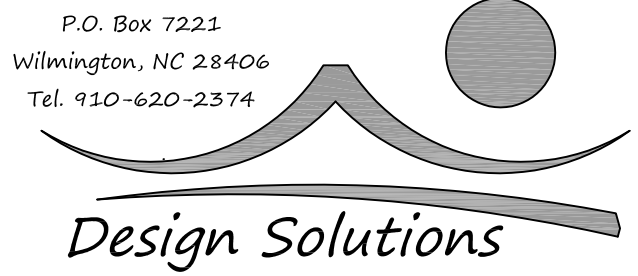
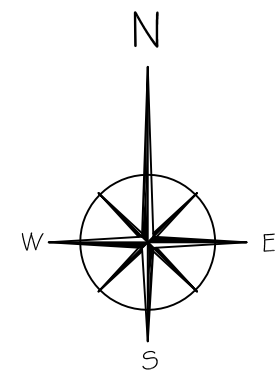
Graphic Scale



Contour Interval - 1'

Boundary & topographic data compiled from an actual field survey by:

Base Line Survey, PLLC
P.O. Box 15966
Wilmington, NC 28408
Tel. (910) 338-1800



Project No.: 17-24
Scale: 1" = 50'
Date: 04/04/18
Revised: 04/25/18 for TEC
Printed: 04/25/18

Developer:
Venture Homes
Coastal Carolina, L.L.C.
P.O. Box 307
Wrightsville Beach, NC 28428
Tel. 910-620-2374

Preliminary Plat
for Cluster Development

Property Addresses: 5715 Wrightsville Avenue
Summerlin Place

Wilmington Township / New Hanover County / North Carolina

Sheet No.
1
of 1