

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 CPTUA Technical Specifications # Standards.
- Project shall comply with CPTUA Cross Connection Control requirements. Water meters cannot be released until all requirements are met and N.C.D.I.R.S. has issued their "Final Approval". Call 343-3910 for information.
- Any backflow prevention devices required by the CPTUA will need to be on the list of approved devices by USFCCCOR or ASSE.
- Water & sewer services can not be activated on new mains until the Engineer's Certification and as built are received. Any "Final Approval" issued by the Public Water Supply Section of NCDENR, and "Final Engineering Certification" issued by Division of Water Quality Section of NCDENR.
- If contractor desires CPTUA 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 cases 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 1-800-332-4949. Contractor is responsible for the repair and replacement of any utilities, curb & 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 Daywalt, Building Industry Consultant, at 910-392-8712. Contact him prior to starting the project in order to facilitate good construction 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 341-7885 to ensure that all traffic signal facilities and equipment are shown on the plan. Add a note to call Traffic Engineering a max. of forty-eight (48) hours prior to any excavation in the RW.
- Any broken or missing sidewalk panels and/or curbs shall be replaced.
- Table 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 protected & supported by the Wilmington Fire Dept. from the public right-of-way to the building. Contact the WFD - Division of Fire & Life Safety at 910-343-5286 for additional information.
- Construction Type - S5
- 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 hydrants. 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 4 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 groups of trees and no construction vehicles, 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.
- Labeled protective fencing with signs to be placed every 50 linear feet, or at least two (2) per acre, in both English & Spanish Tree Protection Areas. Do Not Enter!

Site Inventory Notes:

- Soil Types: Ss (Baymeade fine sand)
Ls (Lynchburg fine sandy loam)
Se (Seaside fine sand)
Ks (Kennebec fine sand)
Ks (Kerr sand)
Jb (Judson silt)
Dh (Baymeade-Larkin local 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 no regulated vegetation within the development area has been located and is identified.
- 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 57203147.
- The site drainage flows into the Brackley Creek watershed FDC close water.

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 - 0.42 ac.±
 Cluster Community - 4.86 ac.±

Building Height:
 Units 1 & 2 - Max. 2-story / 25' (WACO Std.)
 Units 3 - 16 - Max. 2-story / 35'

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 - 11,725 s.f.±
 Public Sidewalks - 2,741 s.f.±
 Private Drive - 12,413 s.f.±
 Private Walk - 1,756 s.f.±
 Driveways - 6,752 s.f.±
 Roofs - 20,000 s.f.±
 Total - 63,387 s.f. (27.5%)

** 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 previous 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.

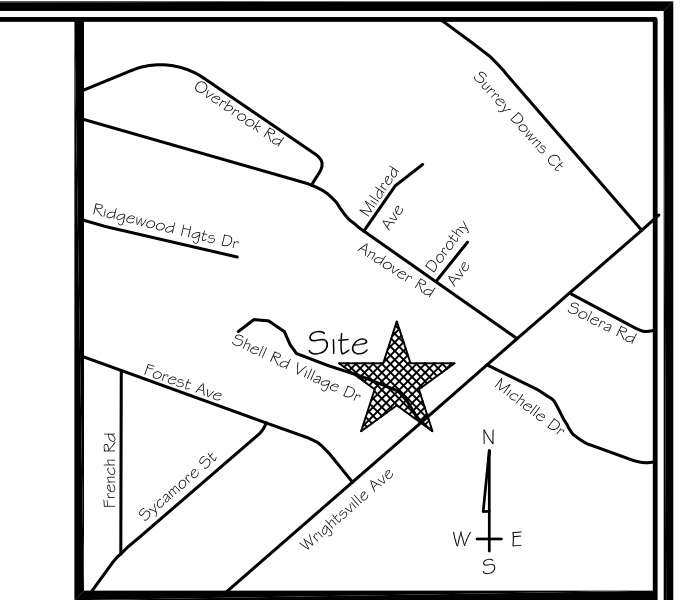
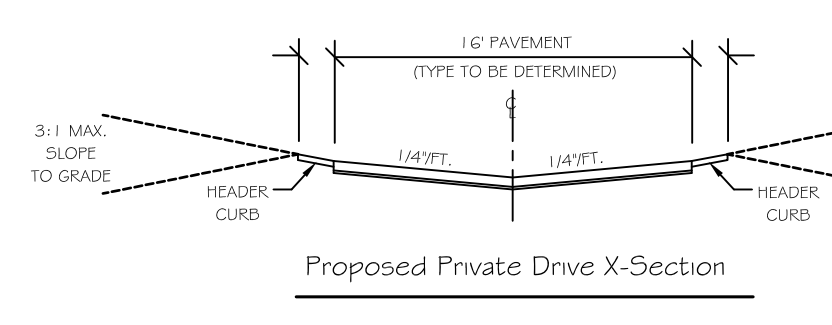
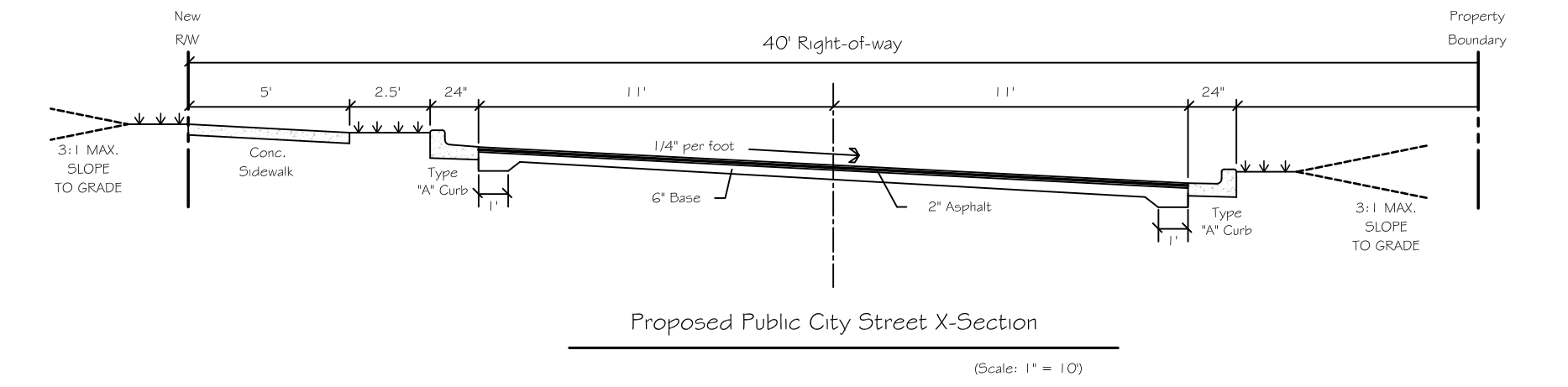
Open Space

Min. Open Space req'd. @ 40%
 = 92,052 s.f.
 ** 92,052 s.f. + prov'd. **

Existing Parcels

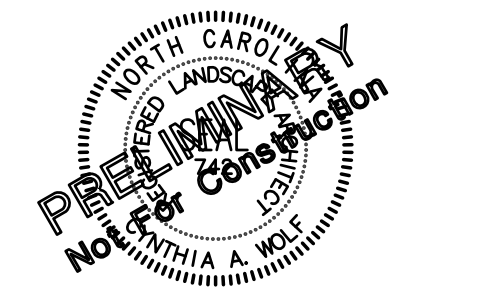
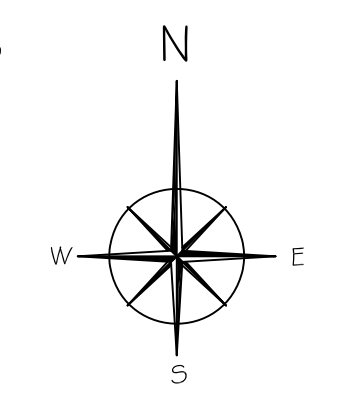
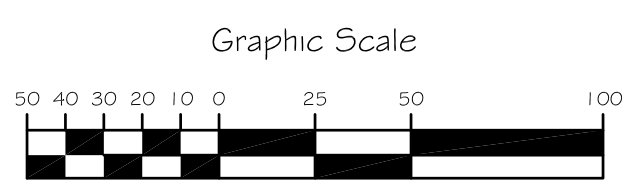
314719.61.2638 (1.72 ac.±)
 314719.61.5468 (2.24 ac.±)
 314719.61.7292 (1.33 ac.±)

** Existing lot lines & access easement will be abandoned and reconnected.



General Notes:

- New Hanover County Parcel Nos.:
 314719.61.7292
 314719.61.5468
 p/c 314719.61.2638
- Project Tract Area: 5.29 ac.±
- Existing Zoning District: R-15
- CAMA Land Classification: Watershed Resource Protection
- Create Wilmington Designation: Neighborhood-Scale Infill Development



P.O. Box 7221
 Wilmington, NC 28406
 Tel. 910-620-2374

Design Solutions

Project No: 17-24
 Scale: 1" = 50'
 Date: 04/04/16
 Revision:

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

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