

- Utility Notes:**
1. Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Works Authority main lines.
 2. All utility services, such as electric power, CATV, gas & telephone shall be indicated underground.
 3. All water & sewer utilities to be installed per OFFICIAL Technical Specifications & Standards.
 4. Project shall comply with OFFICIAL Construction Control requirements. Water/sewer lines shall be installed and all requirements met and a "C" or "B" shall be issued after "Final Approval" per 345-285.2 for information.
 5. Any existing sewer/sewer lines required by the OFFICIAL shall be on the list of approved devices by 345-285.2(a)(2).
 6. Water & sewer services shall not be activated or new mains and the Engineer's Certification and all units are installed and "Final Approval" issued by the Public Works Survey Section of NCDOT and Final Engineering Certificate issued by Director of Water Quality Section of NCDOT.
 7. If contractor desires OFFICIAL 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.
 8. When PUC water mains and services are installed, the pipes shall be installed with 12" inside to pipe to final cover and installed & accepted to the street with shut tank. The tank to be installed in all utility and meter boxes to same future location of facilities.
 9. The contractor is responsible for the location and protection of all existing utilities during construction. Call 811 (800-632-4343) Contractor is responsible for the repair and replacement of any utilities, gas & water, electric, etc. that may be damaged during construction. Damages shall be repaired to the same condition as original condition in the original location.
 10. The Developer shall obtain a Water Service Agreement from the Public Works Survey Section of NCDOT prior to starting the project in order to facilitate good communication and permit availability.
 11. The engineer shall prepare a utility plan showing:
 - 1. Final grade & notes to be established.
 - 2. Location of all existing utilities, approximately 3' from the center of the pipe to the center of the pipe.
 - 3. Location of all new utilities, approximately 3' from the center of the pipe to the center of the pipe.
 12. This utility plan shall be reviewed by call prior to an approval by contractor.

- Traffic Notes:**
1. All pavement markings in public right-of-way, for both existing and to be reconstructed, must meet NCDOT standards.
 2. Traffic control devices (including signs and pavement markings) shall be placed to provide traffic with the most MUTCD Manual or uniform Traffic Control Devices standards.
 3. Contact Traffic Engineering at 341-7600 to ensure that all traffic signs, signals and equipment are shown on the plan. Make a note to call Traffic Engineering a week or forty-eight (48) hours prior to any installation in the field.
 4. Any broken or missing sidewalk panels and/or curbs shall be replaced.
 5. Traffic warning signs to be installed at all construction zones.
 6. A construction plan, including the location of retained streets, shall be submitted to the Traffic Engineering Division and Public Works Department for review and approval prior to the beginning of the project. Plan shall adhere to SD 15-17.

- Fire & Life Safety Notes:**
1. New hydrants must be available for use prior to construction of the building within any developments.
 2. Hydrants must be located within 60' of the curb.
 3. Contractor shall maintain all water access for emergency vehicles at all times during construction.
 4. A minimum of 3" shall separate underground fire lines or private water lines from other underground utilities.
 5. Underground fire line & private water lines shall be permitted & installed by the Wilmington Fire Dept. from the public right-of-way to the project location. Contact the WFD, Division of Fire & Life Safety at 341-343-0236 for additional information.
 6. Construction Type: SB.
 7. Residences will have a fire alarm system.
 8. The fire alarm system shall be installed within 40' of the fire hydrant & within 40' of the apartment entrance.
 9. Landscaping or parking shall not block or impede the fire hydrant. A 3-foot (3') clear space shall be maintained around the fire hydrant.
 10. Installation of security gates across a fire hydrant shall be prohibited. Any gates shall be approved by the fire department.

- Stormwater Management Notes:**
1. Stormwater management will meet City & State requirements.

- Tree Preservation Notes:**
1. Tree Preservation Removal Permit is required prior to clearing & land disturbance.
 2. Prior to any clearing, grading or construction activity, tree preservation fencing will be installed around protected trees or groups of trees and no construction workers, tools, materials, or vehicles are permitted within the tree preservation fencing.
 3. Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree preservation requirements and methods.
 4. No construction activity shall be permitted within 50' of the trunk of any tree with a diameter of 10" or greater at 4.5 feet above the ground.
 5. A "Tree Protection Area" shall be established around all trees to be preserved.
 6. There is no evidence of underground utilities or other structures on the site.
 7. The property is not within any Special Flood Hazard Area as evidenced on N.C. Flood Panel 37203-47.
 8. The site drainage flows into the Bradley Creek watershed - 15C Class waters.

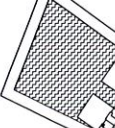
Site Inventory Notes:

1. Soil Types: See Removable line and:
 - a. Lignifying fine sandy loam
 - b. Clayey fine sand
 - c. Sandstone fine sand
 - d. Fine sand
 - e. Sandstone soil
 - f. Sandstone soil
 - g. Sandstone soil
2. The property is not impacted by any AEC.
3. There are no Construction Overlay requirements affecting this property.
4. The site is not impacted by any religious, historic or archeological significance.
5. No cemeteries were evidence on the site.
6. There is no evidence of underground utilities or other structures on the site.
7. There are no jurisdictional wetlands within the project boundaries.
8. There is no evidence of endangered species or other species on the site.
9. The property is not within any Special Flood Hazard Area as evidenced on N.C. Flood Panel 37203-47.
10. The site drainage flows into the Bradley Creek watershed - 15C Class waters.

Soils Map



Open Space



Mn. Open Space req'd @ 40% = 92,052 s.f. = 2.10 ac. ±

** 92,052 s.f. ± provided **

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 - 0.66 ac. ±
 Cluster Community - 4.40 ac. ±

Building Height: Max. 2-story / 28'

Proposed Utility Capacities:
 Sanitary Sewer = 5,760 GPD
 (1.8 @ 360 GPD/Unit)
 Domestic Water = 6,400 GPD
 (1.8 @ 400 GPD/Unit)

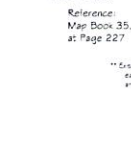
Surface Coverage -	19,930 s.f. ±
Public Drives -	5,128 s.f. ±
Private Drives -	8,136 s.f. ±
Roofs -	30,860 s.f. ±
Total -	64,054 s.f. (27.9%)

** Exceptional Design Credits Result for density > 2.5 Units/ac. **

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

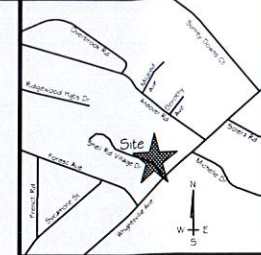
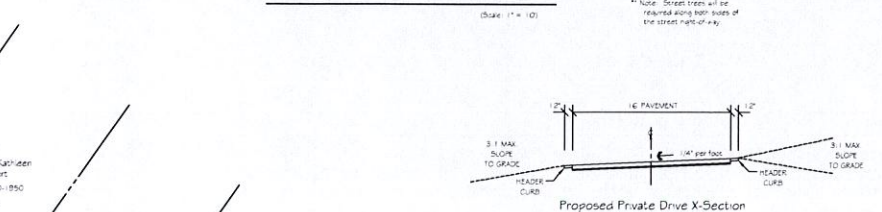
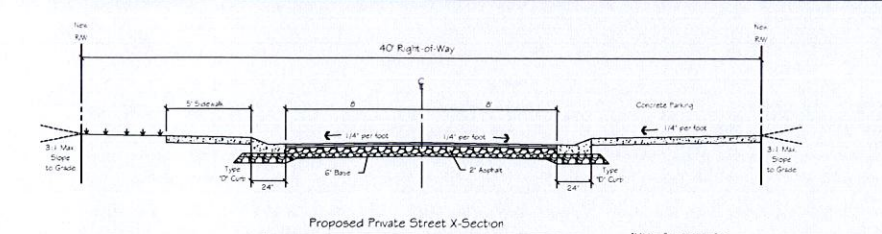
- Incorporating "amended soils" if the existing soils are not suitable to support the proposed services pavement.
- Disconnecting roof drains from the stormwater piping network.
- Directing all runoff to adjacent vegetation to capture, infiltrate and treat for water quality.
- Landscaping with native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

Existing Parcels



Reference: Map Book 35, at Page 227

** Existing lot area & acreage is to be advanced and recomputed.



Vicinity Map (No Scale)

North Arrow

Graphic Scale: 0 10 20 30 40 50 60 70 80 90 100

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) 336-1800

General Notes:

1. New Hanover County Parcel Nos.: 314719.61.7292, 314719.61.5468, 314719.61.2698, 314719.61.0864
2. Project Tract Area: 5.28 ac. ±
3. Existing Zoning District: R-15
4. CAMA Land Classification: Watershed Resource Protection
5. Create Wilmington Designation: Neighborhood Scale Infill Development

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 MAY 07 2018
 PLANNING DIVISION



P.O. Box 7231
 Wilmington, NC 28406
 Tel: 910-620-2374

Design Solutions

Project No: 17-24
 Scale: 1" = 50'
 Date: 04/04/18
 Revision: 05/03/18 by: NC Permit Services Company

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