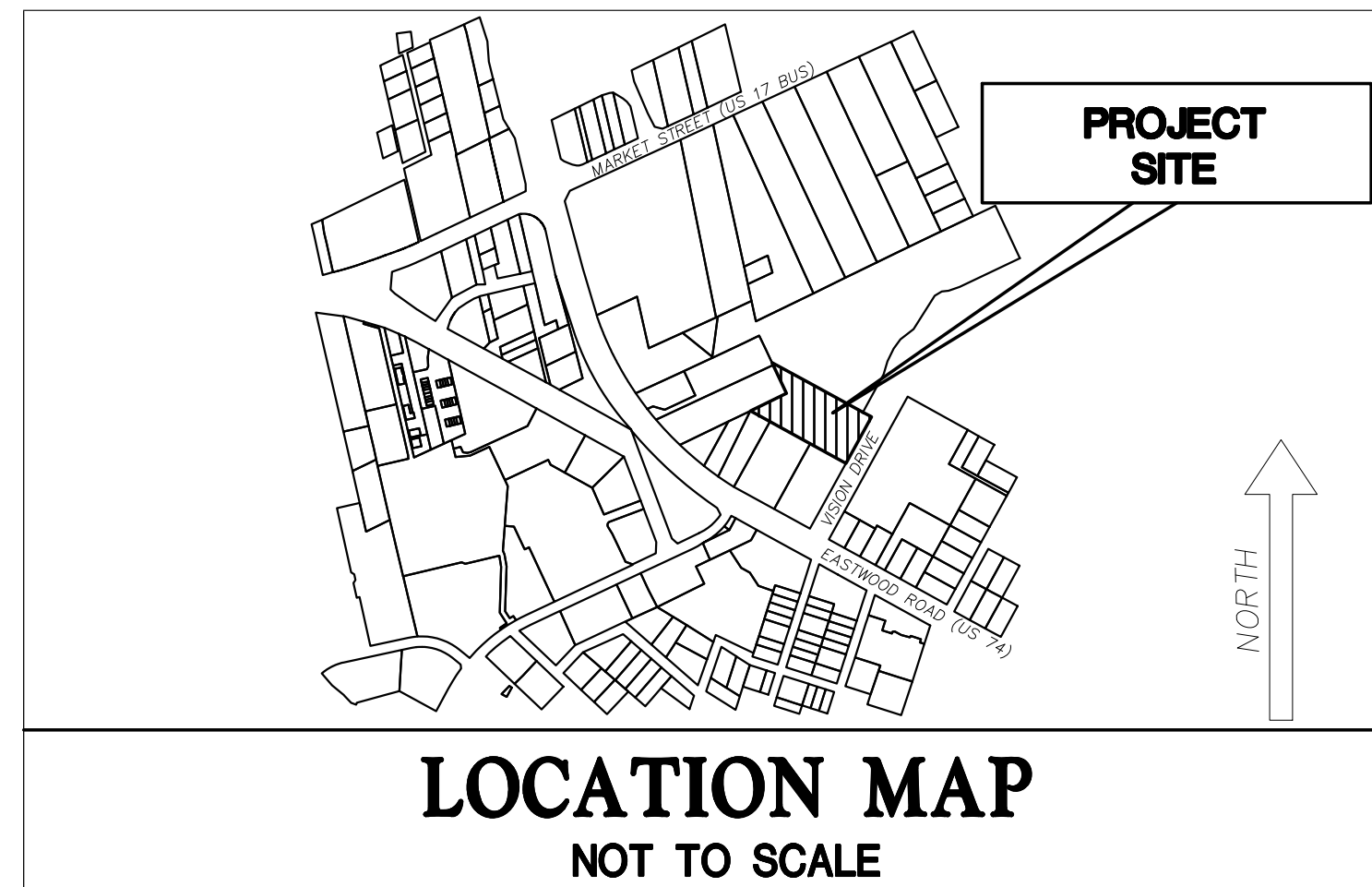


Mr. Ronald Saucier
WHITEBROOK FARMS
SUBDIVISION
WILMINGTON, NC
OCTOBER 2018



NUMBER	TITLE
-	TITLE SHEET
C-001	LEGEND, ABBREV., & GENERAL NOTES
C-101	SITE INVENTORY
C-201	PRELIMINARY SUBDIVISION PLAN
C-202	RIGHT-OF-WAY IMPROVEMENTS PLAN
D-101	CITY OF WILMINGTON STANDARD DETAILS
D-102	CITY OF WILMINGTON STANDARD DETAILS

SITE - DATA

PARCEL ID#: R05013-001-006-000

ZONING: RB (REGIONAL BUSINESS)

PROJECT ADDRESS: 165 VISION DRIVE
WILMINGTON, NC 28405

CURRENT OWNER: RONALD SAUCIER, JR.
P.O. BOX 1201
WILMINGTON, NC 28480

TOTAL ACREAGE IN PROJECT BOUNDARY: 4-3.76 ACRES (163,786 SF)

EXISTING IMPERVIOUS TO BE REMOVED IN RIGHTS-OF-WAY: 0 SF

SETBACKS:

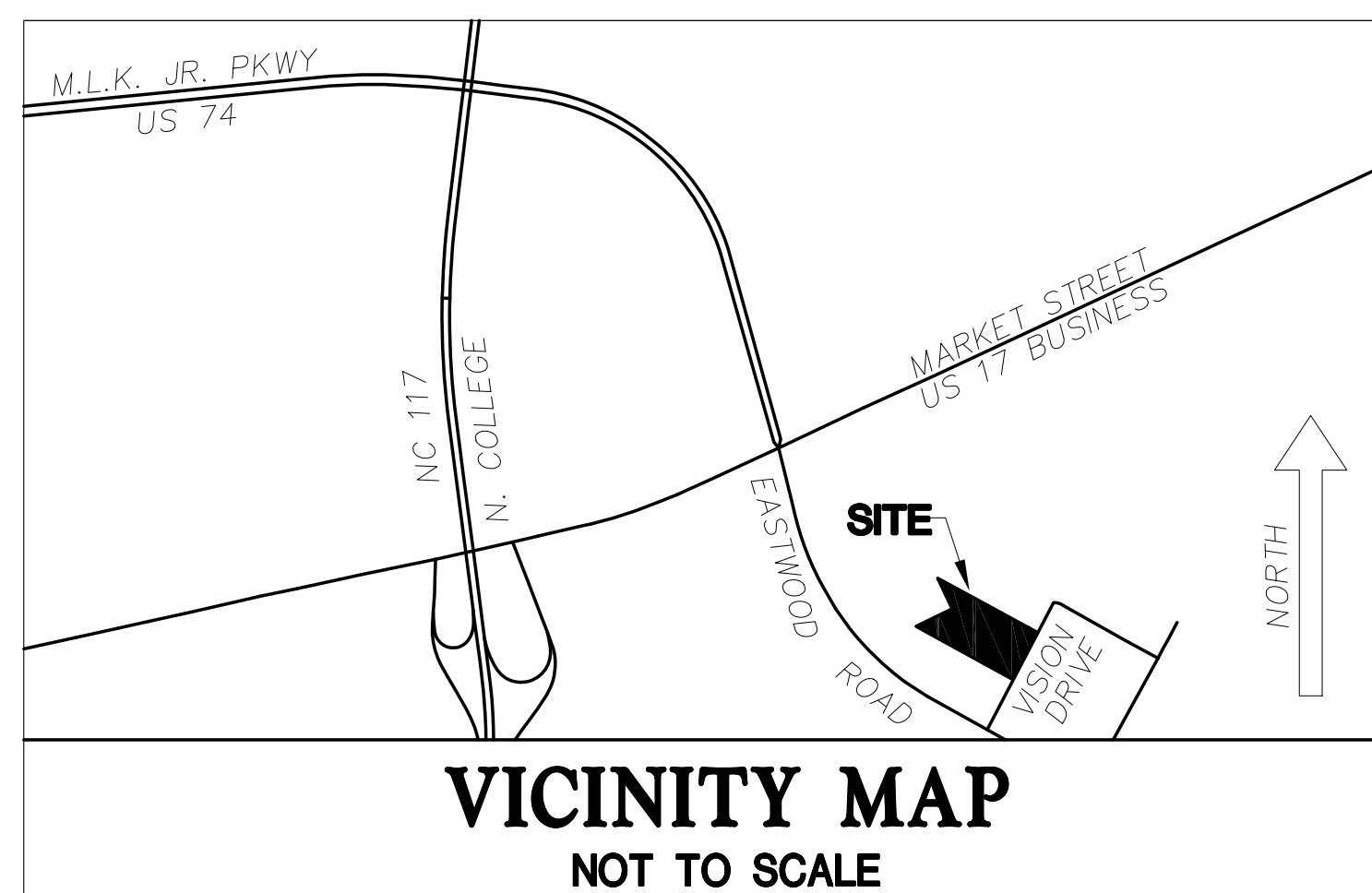
FRONT - 25'
 SIDE - 0' (INTERIOR), 25' (CORNER)
 REAR - 15' (NOT ABUTTING RESIDENTIAL DISTRICT)

MAX HEIGHT - 35'

CAMA LAND CLASSIFICATION: URBAN (WITHIN URBAN SERVICES BOUNDARY)

THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM# 3720314800K; MAP REVISION DATE: 08/28/2018.

WATER AND SEWER BY CFPWA.



FOR EACH OPEN UTILITY CUT OF CITY STREETS, A \$325 PERMIT SHALL BE REQUIRED FROM THE CITY PRIOR TO OCCUPANCY AND/ OR PROJECT ACCEPTANCE.

Public Services • Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED

APPROVED CONSTRUCTION PLAN

Signed: _____ NAME _____ DATE _____

PLANNING _____
 TRAFFIC _____
 FIRE _____



F:\GSandE\101-202-New Hanover\63 Vision Drive Division\CAD\20-63-master.dwg

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																																																																																																																																									
A	<h1 style="text-align: center;">GENERAL NOTES</h1>						<h1 style="text-align: center;">LEGEND</h1>					<h1 style="text-align: center;">SITE CONDITIONS</h1>																																																																																																																																												
B																	<p>1. PROJECT: WHITEBROOK FARMS MINOR SUBDIVISION 165 VISION DRIVE WILMINGTON, NC 28405</p> <p>OWNER: MR. RONALD SAUCIER P.O. BOX 1201 WILMINGTON, NC 28480 910-617-7252</p> <p>CIVIL DESIGN: GS&E, INC. CONTACT: COMER LYONS, PLS, PE PO BOX 16110 WILMINGTON, NC 28408 910-742-3860</p> <p>SURVEYOR: PORT CITY GEOMATICS, LTD. CONTACT: JASON FAILLA, PLS 4701 WRIGHTSVILLE AVE. BUILDING 3, UNIT 101 WILMINGTON, NC 28403 910-791-1212</p>						<p>EXISTING</p> <p>ASPHALT N/A</p> <p>BENCHMARK N/A</p> <p>BUILDING RESTRICTION LINE N/A</p> <p>BUILDING</p> <p>CONCRETE</p> <p>CONTOUR, INTERMEDIATE -----1001-----</p> <p>CONTOUR, MAIN -----1000-----</p> <p>DEMOLITION: SITE N/A</p> <p>DRAINAGE SWALE</p> <p>STORMDRAIN STRUCTURE</p> <p>EARTH</p> <p>OVERHEAD ELECTRICAL N/A</p> <p>FENCE X</p> <p>FIRE HYDRANT</p> <p>FIRE WATER MAIN FW</p> <p>HEADWALL/ FES</p> <p>TOP/ BOTTOM WALL ELEV. N/A</p> <p>MONUMENT FOUND N/A</p> <p>NAIL SET N/A</p> <p>POWER POLE</p> <p>RIGHT OF WAY</p> <p>SILT FENCE N/A</p> <p>SPOT ELEVATION 26.0</p> <p>STORM SEWER</p> <p>TELEPHONE T</p> <p>SLOPE ARROW N/A</p> <p>DRAINAGE AREA N/A</p>					<p>PROPOSED</p> <p>ASPHALT</p> <p>BENCHMARK</p> <p>BUILDING RESTRICTION LINE</p> <p>BUILDING</p> <p>CONCRETE</p> <p>CONTOUR, INTERMEDIATE (1001)</p> <p>CONTOUR, MAIN (1001)</p> <p>DEMOLITION: SITE</p> <p>DRAINAGE SWALE</p> <p>STORMDRAIN STRUCTURE</p> <p>EARTH</p> <p>OVERHEAD ELECTRICAL N/A</p> <p>FENCE X</p> <p>FIRE HYDRANT</p> <p>FIRE WATER MAIN FW</p> <p>HEADWALL/ FES</p> <p>TOP/ BOTTOM WALL ELEV. (TW 20.6)</p> <p>MONUMENT FOUND N/A</p> <p>NAIL SET N/A</p> <p>POWER POLE</p> <p>RIGHT OF WAY</p> <p>SILT FENCE</p> <p>SPOT ELEVATION 26.0</p> <p>STORM SEWER</p> <p>TELEPHONE T</p> <p>SLOPE ARROW</p> <p>DRAINAGE AREA</p>																																																																																																																												
C	<p>2. PARCEL ID #: R05013-001-006-000.</p> <p>3. ACREAGE: PARCEL: 3.76 ACRES.</p> <p>4. PROJECT IS LOCATED IN NEW HANOVER COUNTY, NORTH CAROLINA. REFERENCE DEED BOOK 6131, PAGE 1343.</p> <p>5. ALL CONSTRUCTION MUST CONFORM WITH APPROVED LAND DEVELOPMENT PERMITS, LOCAL STATE AND FEDERAL LAW AND REQUIREMENTS OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, LATEST EDITION.</p> <p>6. NOTIFY APPROPRIATE AUTHORITY 24 HOURS PRIOR TO COMMENCING CONSTRUCTION.</p> <p>7. OFF-STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.</p> <p>8. EXISTING CONTOURS ARE AT ONE (1) FOOT INTERVALS BASED ON SURVEY PROVIDED BY PORT CITY GEOMATICS, LTD.</p> <p>9. RIGHT-OF-WAY ADJACENT TO THE PROJECT IS PUBLIC AND ONLY WORK REQUIRED TO COMPLETE PROPOSED IMPROVEMENTS, AS APPROVED BY THE CITY OF WILMINGTON (OR RELEVANT UTILITY) IS AUTHORIZED WITHIN THE RIGHT-OF-WAY.</p> <p>10. ACCEPTANCE OF THESE PLANS BY THE CITY DOES NOT RELIEVE PERMIT HOLDER FROM MEETING REQUIREMENTS OF WILMINGTON'S OFFICIAL CODE, SEDIMENTATION & EROSION CONTROL ORDINANCE, THE RULES AND REGULATIONS OF THE NEW HANOVER COUNTY HEALTH DEPARTMENT, THE US ARMY CORPS OF ENGINEERS AND ANY OTHER LOCAL, STATE, OR FEDERAL LAW OR REGULATION AS THEY RELATE TO DEVELOPMENT IN NEW HANOVER COUNTY, NC.</p> <p>11. IF ACTUAL SITE CONDITIONS VARY FROM ACCEPTED PLANS, IT IS THE OWNER/DEVELOPERS RESPONSIBILITY TO INFORM THE ENGINEER OF RECORD AND THE COUNTY ZONING ADMINISTRATOR FOR ASSESSMENT OF CONDITION. PROJECT CONSTRUCTION MAY BE DELAYED DURING ASSESSMENT PERIOD.</p> <p>12. THIS PLAN DOES NOT INCLUDE DEVELOPMENT WITHIN, NOR DISTURBANCE OF, ANY WETLAND AREAS. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.</p> <p>13. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY LOCATION, DEPTH & PRESENCE OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. ALL PROPOSED WORK IS SUBJECT TO THE LOCATION AND PRESENCE OF EXISTING UTILITIES AND INFORMATION AS SHOWN ON THESE PLANS MAY NOT BE COMPLETE.</p> <p>14. THE SUBJECT SITE IS SHOWN TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM #3720314800K (MAP REVISED: 08/28/18).</p> <p>15. WHERE A NOTE IS SHOWN ON ANY INDIVIDUAL PLAN SHEET, THAT NOTE PERTAINS TO THE PLAN SET ON WHOLE.</p> <p>16. IF A CONTRADICTION ITEM IS FOUND WITHIN THE PLAN SET, OR WHERE PLANS CONTRADICT GOVERNING AUTHORITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND AWAIT DIRECTION BEFORE PROCEEDING WITH WORK. WORK DONE BY CONTRACTOR IN CASES OF CONTRADICTION IS AT THE SOLE RISK OF THE CONTRACTOR.</p> <p>17. CONTRACTOR SHALL HAVE ALL ONSITE UTILITIES LOCATED PRIOR TO COMMENCEMENT OF WORK. FAILURE TO DO SO SHALL BE AT THE SOLE RISK OF CONTRACTOR.</p> <p>18. WHERE SPECIFICATIONS FOR MATERIALS OR WORKMANSHIP ARE NOT EXPLICITLY SHOWN ON THE PLANS, CONTRACTOR SHALL BE GOVERNED BY NCDOT STANDARDS AND SPECIFICATIONS.</p> <p>19. WHERE PLANS REFERENCE (OR SHOW) LAYOUT FOR DISCIPLINES OTHER THAN CIVIL (I.E. FOUNDATIONS, STRUCTURES, LIGHTING, ETC.), CONTRACTOR SHALL ACQUIRE CURRENT, SEALED DOCUMENTS FOR THOSE DISCIPLINES AND MATERIALS AND WORKMANSHIP SHALL BE GOVERNED THEREBY.</p>						<p>EXISTING CONDITIONS</p> <p>THE EXISTING 165 DIVISION DRIVE CONSISTS OF TWO SEPARATE DEVELOPMENTS. THE FRONT IS THE CURRENTLY OPERATING CHILD CARE FACILITY DEVELOPED AS "SPEC" CHILD CARE DURING THE LATE 90'S. THE REAR IS THE ORIGINAL WAREHOUSE FACILITY FOR WHITEBROOK FARMS DAIRY OPERATION, EXISTING SINCE THE 70'S, POSSIBLY EARLIER.</p> <p>PROPOSED CONDITIONS</p> <p>THE PROPOSED CONDITION WILL PLACE A NEW 40' PRIVATE ROAD TO FACILITATE SUBDIVISION OF THE EXISTING PARCEL INTO TWO SEPARATE PARCELS. THE INTENT IS TO DIVIDE THE "SPEC" FACILITY FROM THE FORMER DAIRY WAREHOUSE, RESULTING IN TWO 'RB' CONFORMING LOTS. THE DAYCARE WILL REMAIN A DAYCARE AND THE FORMER WAREHOUSE STRUCTURE WILL BE HOME TO A MOVING SUPPLY BUSINESS.</p>																																																																																																																																																	
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POST OFFICE BOX 16110
WILMINGTON, NC 28408
910-742-3860
PROFESSIONAL FIRM# C-3796

**WHITEBROOK FARMS
SUBDIVISION**
**WILMINGTON
NORTH CAROLINA**
PREPARED FOR:
RONALD SAUCIER
**WILMINGTON, NC
28405**

NO.	DATE	OTS	DESCRIPTION

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

APPROVED CONSTRUCTION PLAN

NAME _____ DATE _____

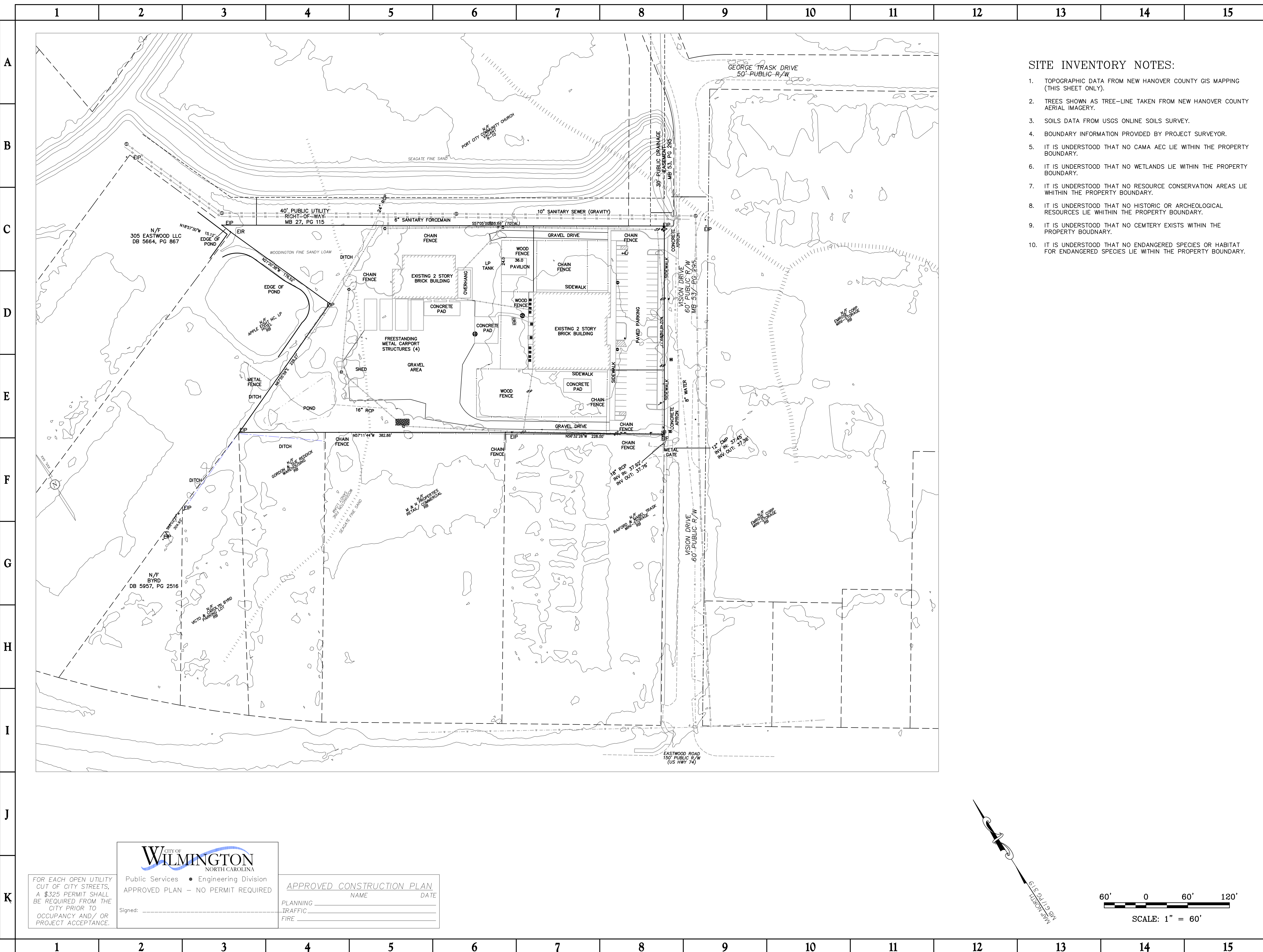
PLANNING _____

TRAFFIC _____

FIRE _____

Signed: _____

F:\GSandE\01-20_New Hanover\63 Vision Drive Division\CAD\20-63_master.dwg



- SITE INVENTORY NOTES:**
1. TOPOGRAPHIC DATA FROM NEW HANOVER COUNTY GIS MAPPING (THIS SHEET ONLY).
 2. TREES SHOWN AS TREE-LINE TAKEN FROM NEW HANOVER COUNTY AERIAL IMAGERY.
 3. SOILS DATA FROM USGS ONLINE SOILS SURVEY.
 4. BOUNDARY INFORMATION PROVIDED BY PROJECT SURVEYOR.
 5. IT IS UNDERSTOOD THAT NO CAMA AEC LIE WITHIN THE PROPERTY BOUNDARY.
 6. IT IS UNDERSTOOD THAT NO WETLANDS LIE WITHIN THE PROPERTY BOUNDARY.
 7. IT IS UNDERSTOOD THAT NO RESOURCE CONSERVATION AREAS LIE WITHIN THE PROPERTY BOUNDARY.
 8. IT IS UNDERSTOOD THAT NO HISTORIC OR ARCHEOLOGICAL RESOURCES LIE WITHIN THE PROPERTY BOUNDARY.
 9. IT IS UNDERSTOOD THAT NO CEMTERY EXISTS WITHIN THE PROPERTY BOUNDARY.
 10. IT IS UNDERSTOOD THAT NO ENDANGERED SPECIES OR HABITAT FOR ENDANGERED SPECIES LIE WITHIN THE PROPERTY BOUNDARY.



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PRELIMINARY PLAN
 ISSUED FOR AGENCY REVIEW

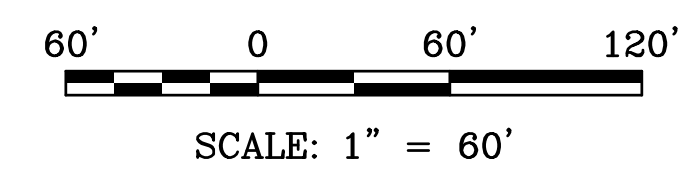
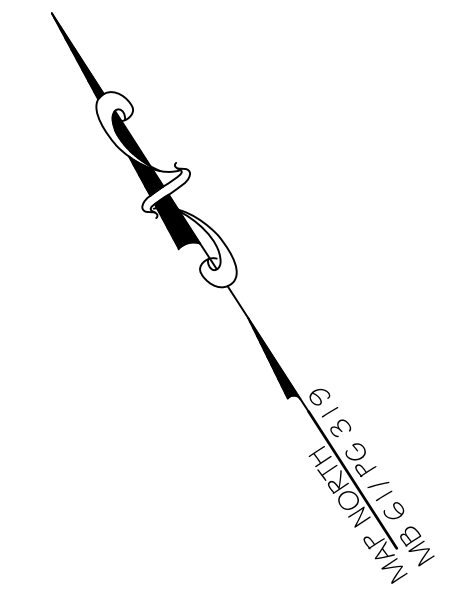
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DRAWING TITLE
SITE INVENTORY PLAN

DRAWN BY FCL	CHECKED BY FCL
DRAWING DATE 10/18/18	DRAWING NUMBER C-101
PROJECT NUMBER 20-63	3 OF 7



FOR EACH OPEN UTILITY CUT OF CITY STREETS, A \$325 PERMIT SHALL BE REQUIRED FROM THE CITY PRIOR TO OCCUPANCY AND/OR PROJECT ACCEPTANCE.

Public Services • Engineering Division
 APPROVED PLAN - NO PERMIT REQUIRED

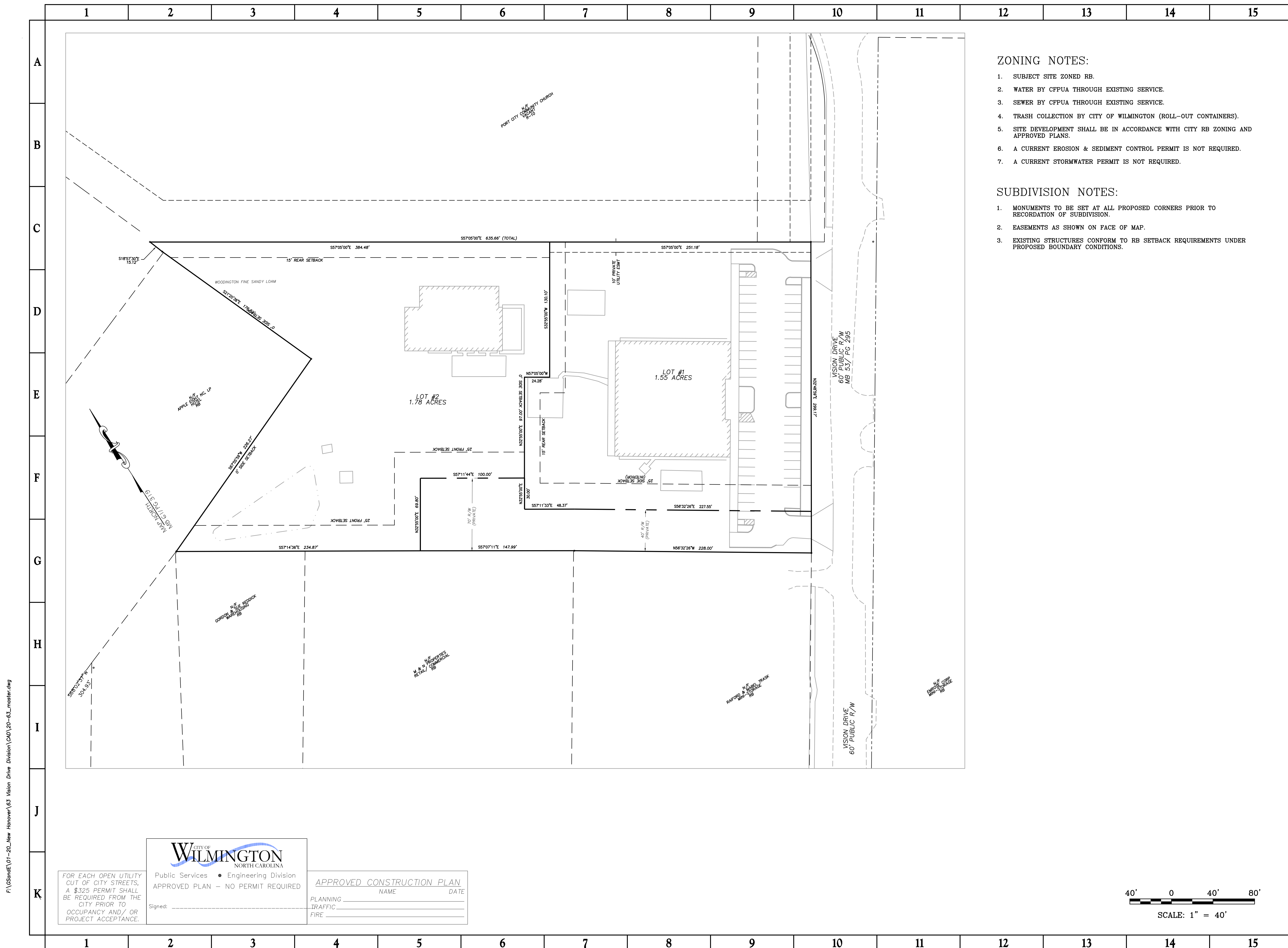
APPROVED CONSTRUCTION PLAN

NAME _____ DATE _____

PLANNING _____
 TRAFFIC _____
 FIRE _____

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ZONING NOTES:

1. SUBJECT SITE ZONED RB.
2. WATER BY CFPWA THROUGH EXISTING SERVICE.
3. SEWER BY CFPWA THROUGH EXISTING SERVICE.
4. TRASH COLLECTION BY CITY OF WILMINGTON (ROLL-OUT CONTAINERS).
5. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY RB ZONING AND APPROVED PLANS.
6. A CURRENT EROSION & SEDIMENT CONTROL PERMIT IS NOT REQUIRED.
7. A CURRENT STORMWATER PERMIT IS NOT REQUIRED.

SUBDIVISION NOTES:

1. MONUMENTS TO BE SET AT ALL PROPOSED CORNERS PRIOR TO RECORDATION OF SUBDIVISION.
2. EASEMENTS AS SHOWN ON FACE OF MAP.
3. EXISTING STRUCTURES CONFORM TO RB SETBACK REQUIREMENTS UNDER PROPOSED BOUNDARY CONDITIONS.



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**WHITEBROOK FARMS
 SUBDIVISION**
**WILMINGTON
 NORTH CAROLINA**
 PREPARED FOR:
RONALD SAUCIER
**WILMINGTON, NC
 28405**

REVISIONS			
NO.	DATE	OTS	DESCRIPTION

**PRELIMINARY PLAN
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DRAWING TITLE
**PRELIMINARY
 SUBDIVISION
 PLAN**

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PROJECT NUMBER 20-63	4 OF 7



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Public Services • Engineering Division

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APPROVED CONSTRUCTION PLAN

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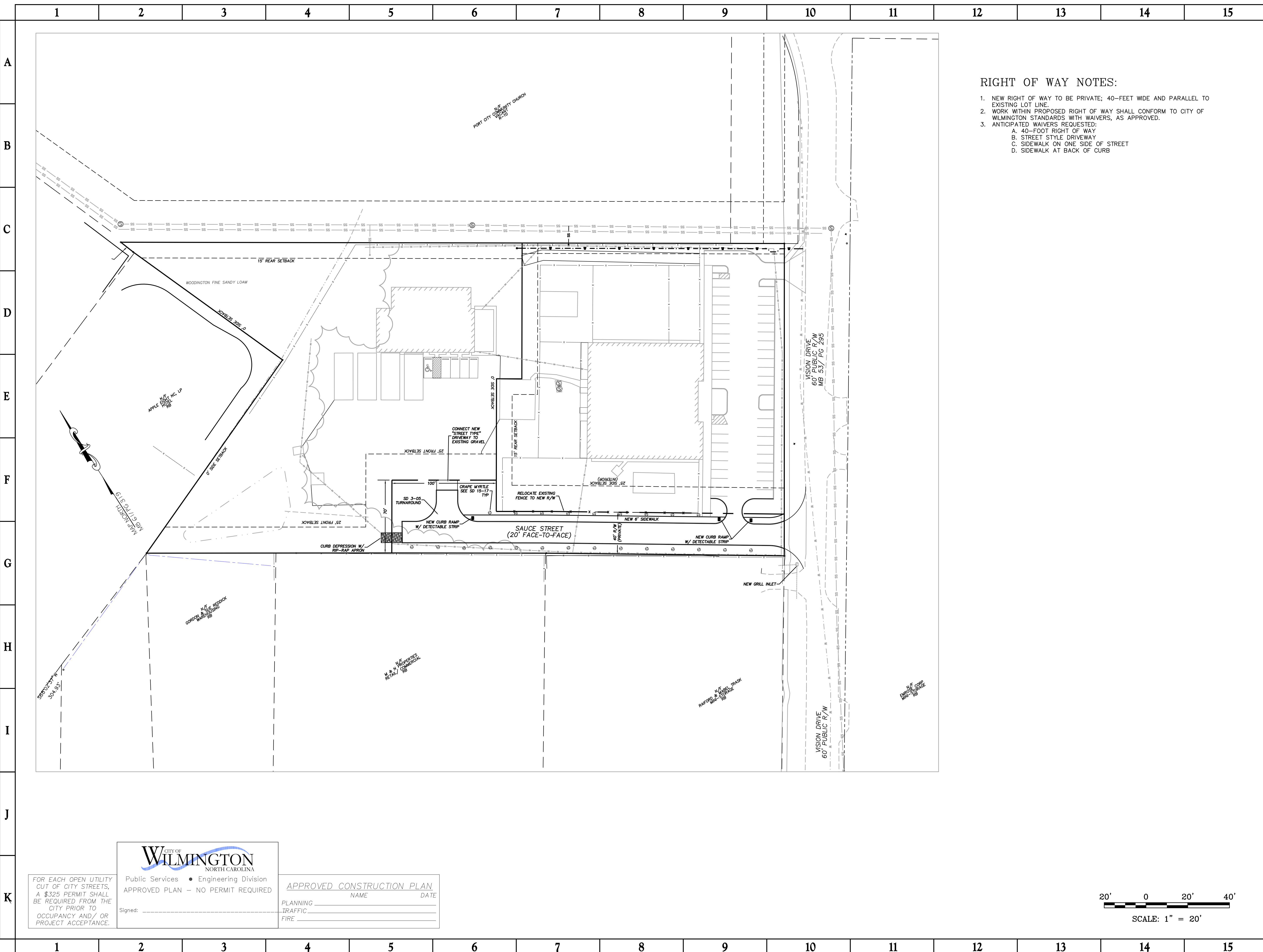
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RIGHT OF WAY NOTES:

1. NEW RIGHT OF WAY TO BE PRIVATE; 40- FEET WIDE AND PARALLEL TO EXISTING LOT LINE.
2. WORK WITHIN PROPOSED RIGHT OF WAY SHALL CONFORM TO CITY OF WILMINGTON STANDARDS WITH WAIVERS, AS APPROVED.
3. ANTICIPATED WAIVERS REQUESTED:
 - A. 40-FOOT RIGHT OF WAY
 - B. STREET STYLE DRIVEWAY
 - C. SIDEWALK ON ONE SIDE OF STREET
 - D. SIDEWALK AT BACK OF CURB



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**WILMINGTON, NC
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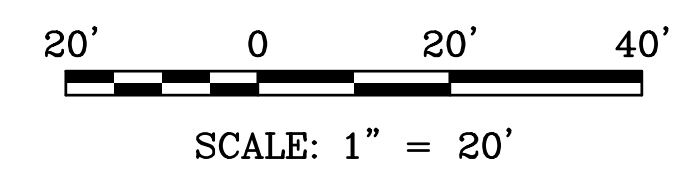
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DRAWING TITLE
**RIGHT-OF-WAY
 IMPROVEMENTS
 PLAN**

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DRAWING DATE 10/18/18	DRAWING NUMBER C-202
PROJECT NUMBER 20-63	5 OF 7



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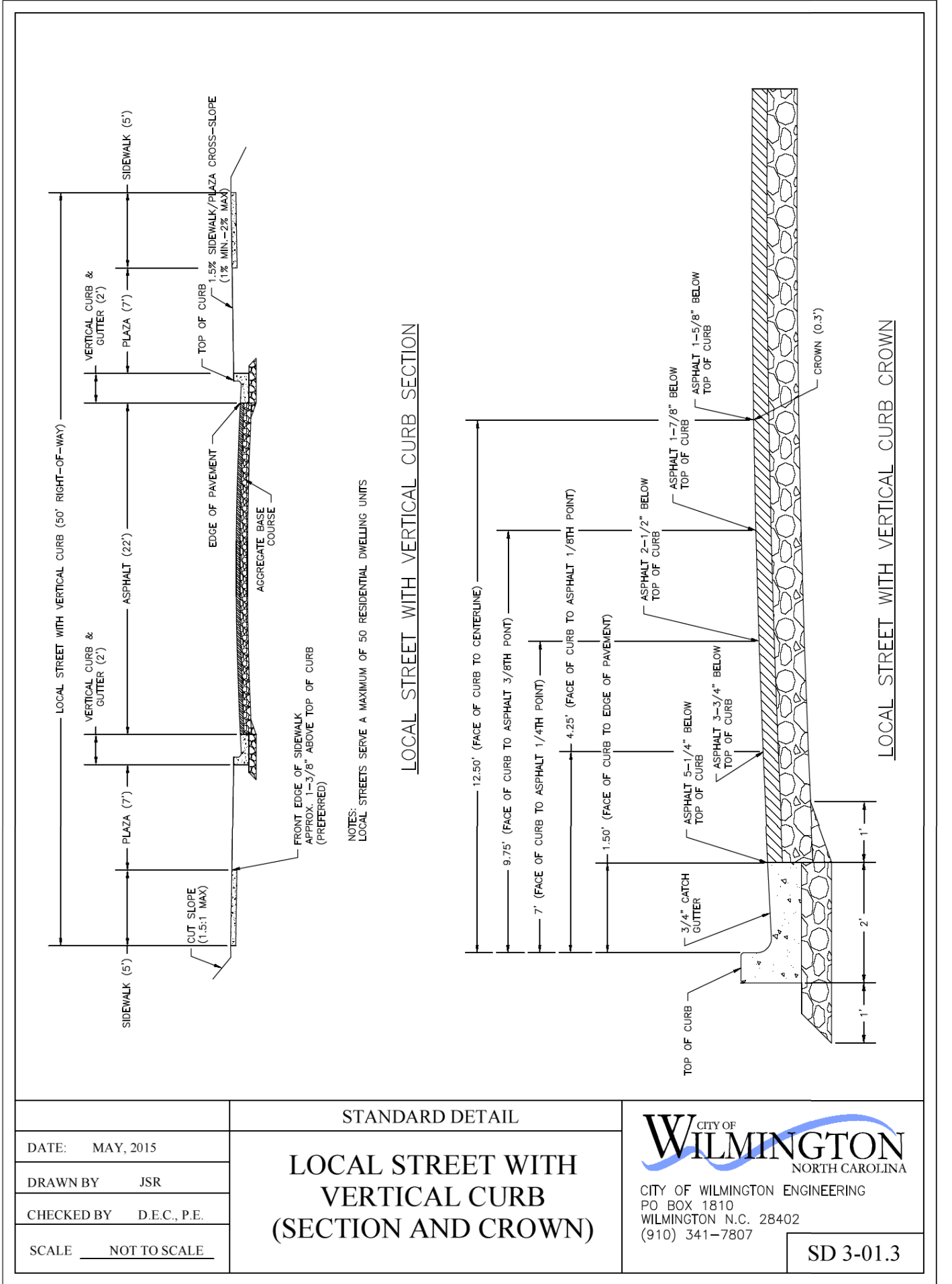
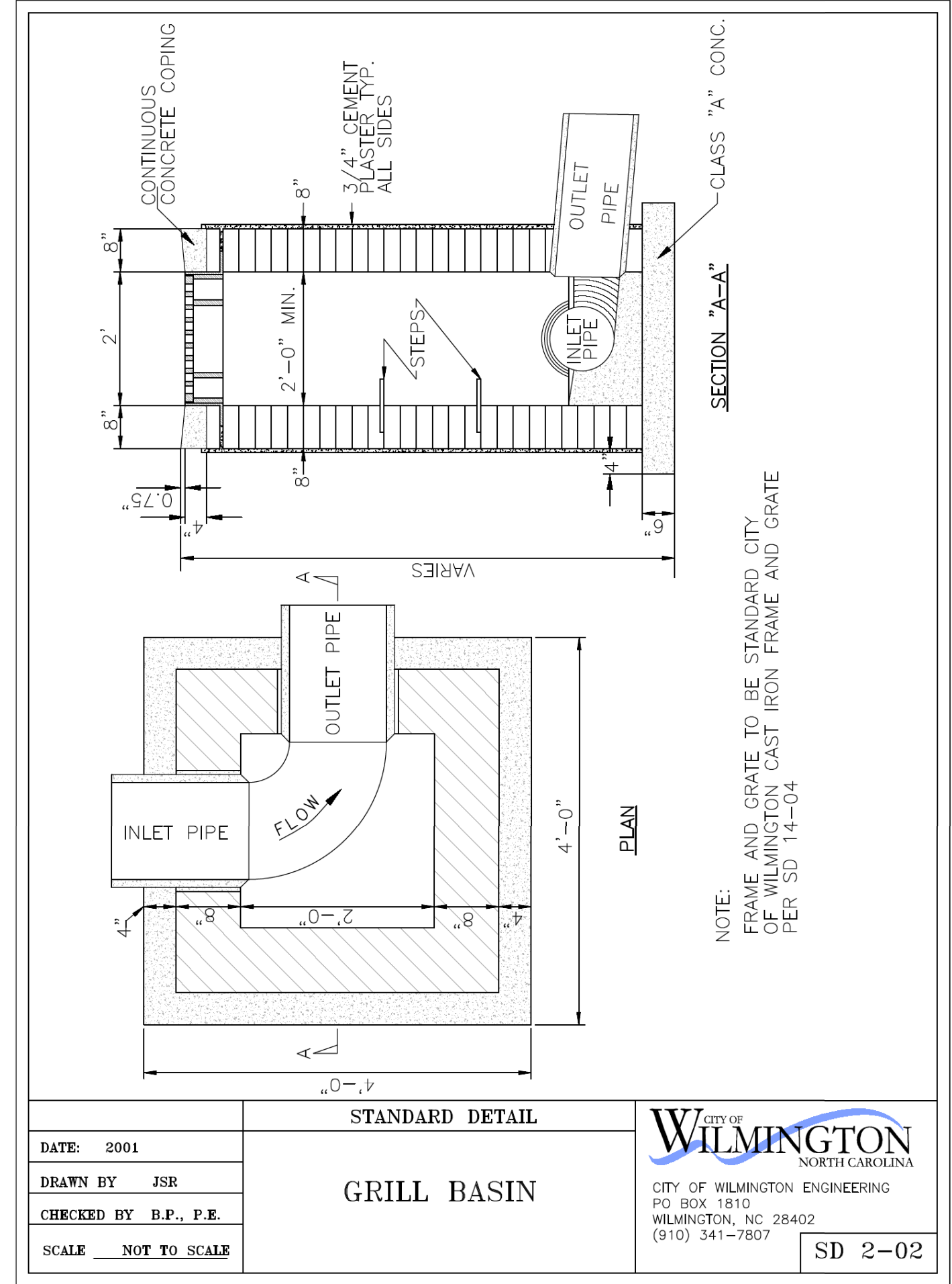
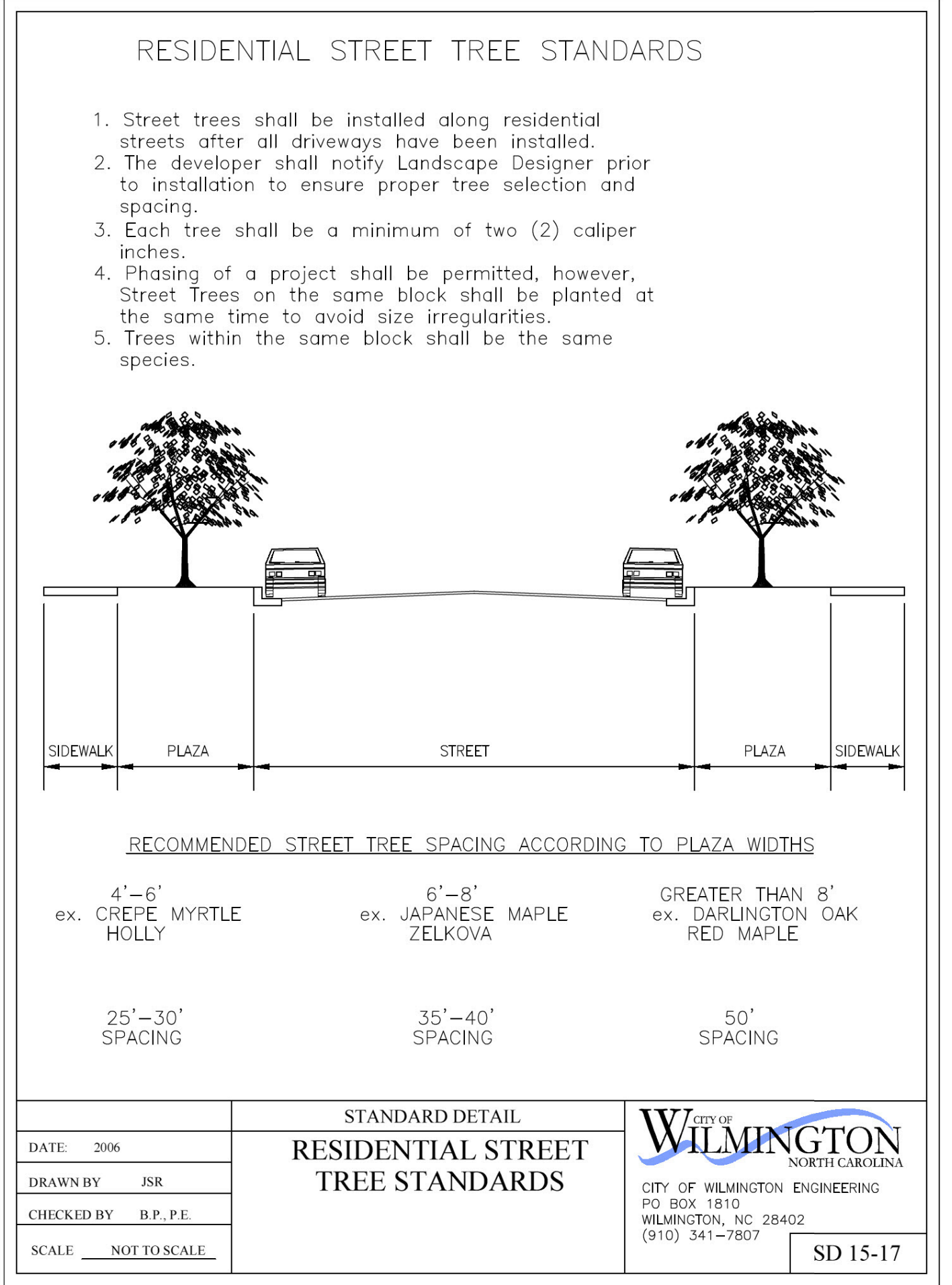
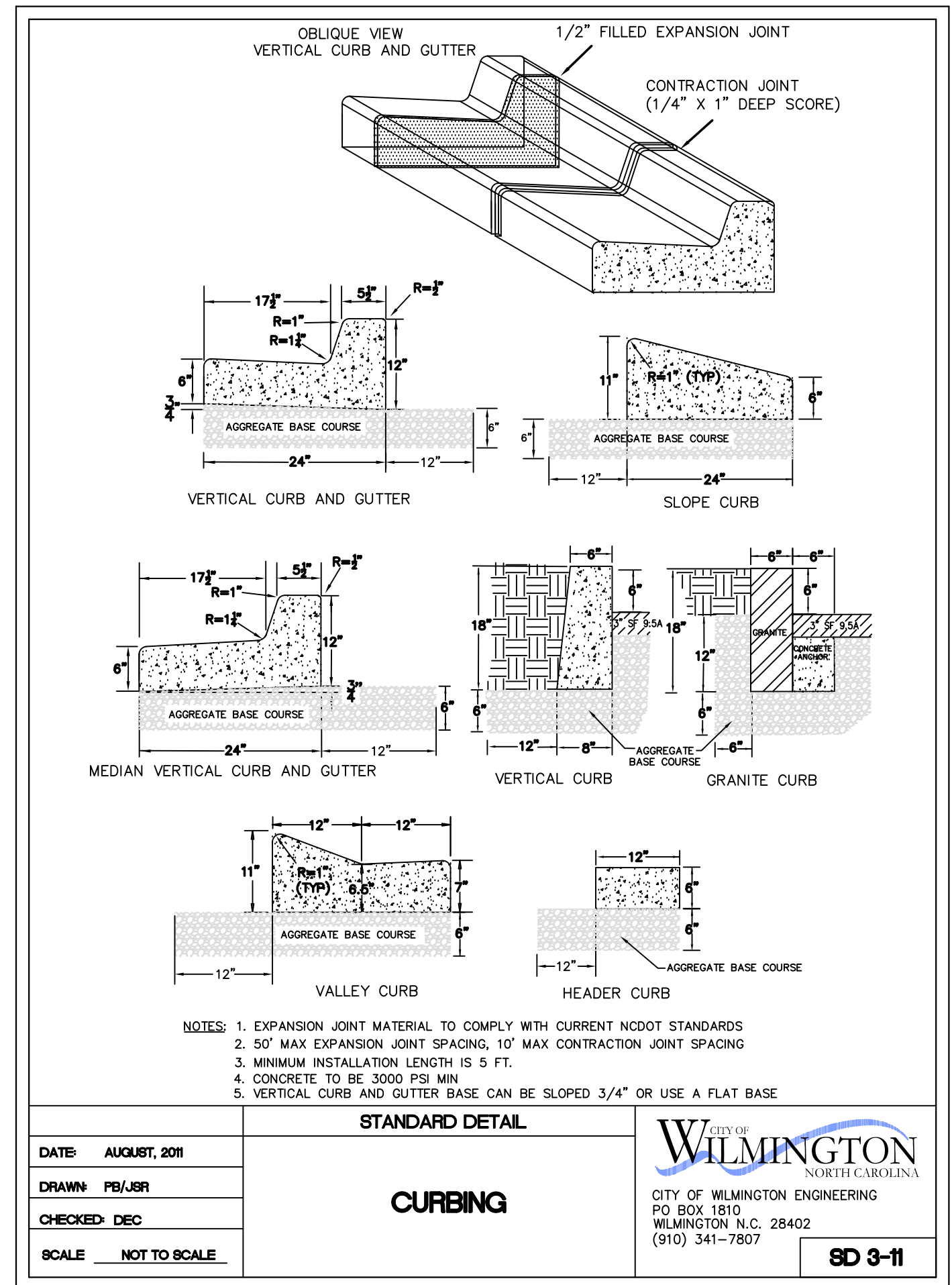
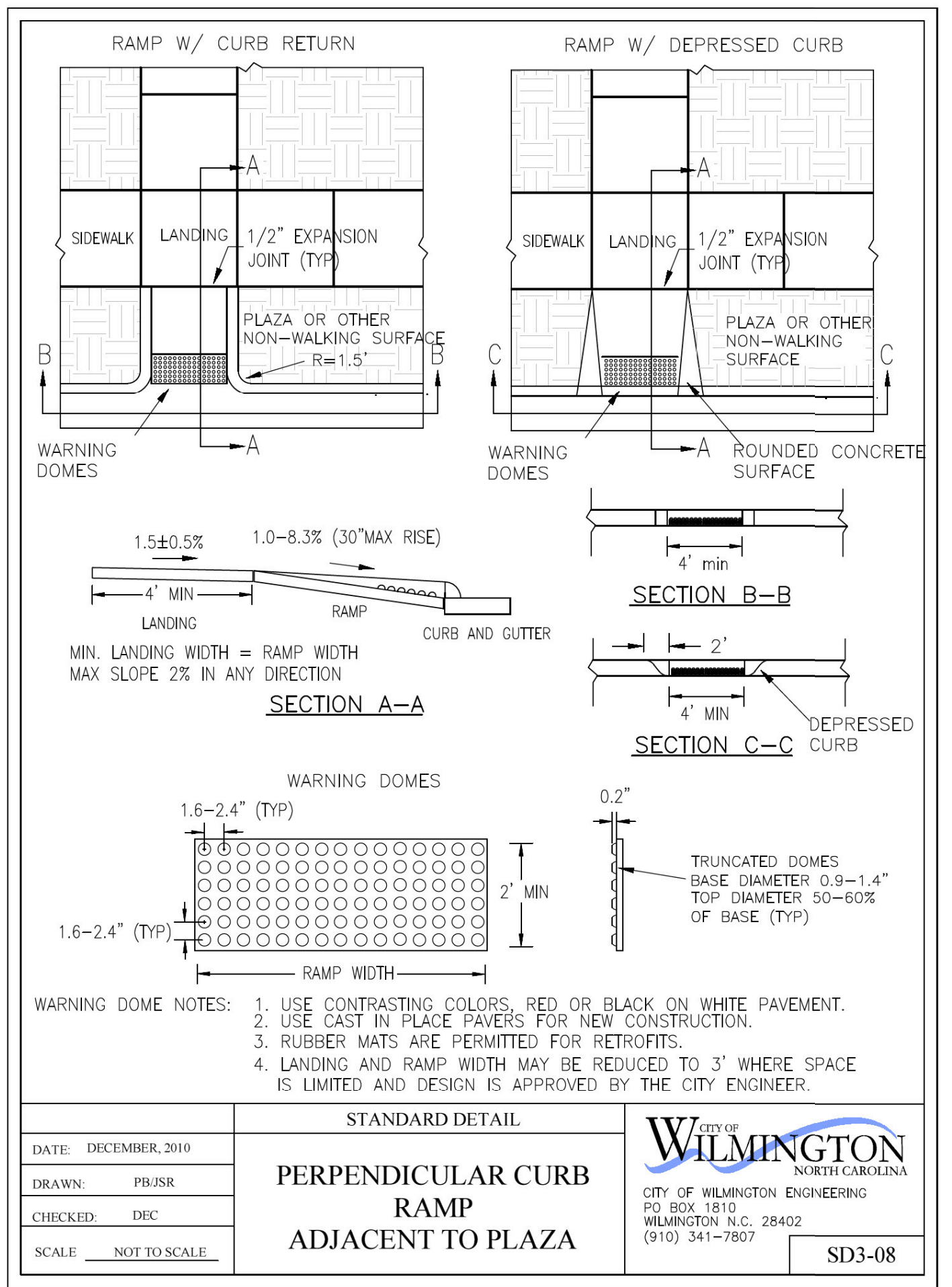
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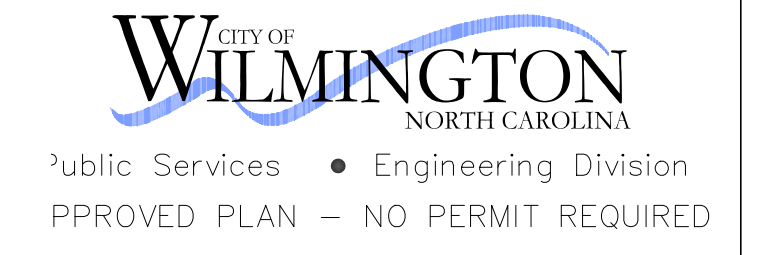
**WHITEBROOK FARMS
 SUBDIVISION**
**WILMINGTON
 NORTH CAROLINA**
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**WILMINGTON, NC
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APPROVED CONSTRUCTION PLAN

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DRAWING TITLE
CITY OF WILMINGTON
CIVIL / SITE
STANDARD DETAILS

DRAWN BY FCL	CHECKED BY FCL
DRAWING DATE 10/18/18	DRAWING NUMBER D-101
PROJECT NUMBER 20-63	6 OF 7

FOR EACH OPEN UTILITY CUT OF CITY STREETS, A \$325 PERMIT SHALL BE REQUIRED FROM THE CITY PRIOR TO OCCUPANCY AND/ OR PROJECT ACCEPTANCE.

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

A
B
C
D
E
F
G
H
I
J
K

SECTION "A-A"
CONTINUOUS CONCRETE COPING
3/4" CEMENT PLASTER TYP. ALL SIDES
OUTLET PIPE
INLET PIPE
CLASS "A" CONC.
2'-0" MIN.
8"
2'
8"
4 STEPS
VARIES
4'-0"
PLAN
FLOW

STANDARD DETAIL
GRILL BASIN
DATE: 2001
DRAWN BY: JSR
CHECKED BY: B.P., P.E.
SCALE: NOT TO SCALE

NOTE:
FRAME AND GRATE TO BE STANDARD CITY
OF WILMINGTON CAST IRON FRAME AND GRATE
PER SD 14-04

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CITY OF WILMINGTON ENGINEERING
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(910) 341-7807
SD 2-02

STANDARD DETAIL
TURNAROUNDS
DATE: 10-28-11
DRAWN: PB/JSR
CHECKED: DEC
SCALE: NOT TO SCALE

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CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, N.C. 28402
(910) 341-7807
SD 3-05

STANDARD DETAIL
LOCAL STREET WITH VERTICAL CURB
(SECTION AND CROWN)
DATE: MAY, 2015
DRAWN BY: JSR
CHECKED BY: D.E.C., P.E.
SCALE: NOT TO SCALE

LOCAL STREET WITH VERTICAL CURB (SEE REAR-OF-WAY)
SIDEWALK (S7)
PAVED (P)
ASPHALT (A7)
SIDEWALK (S7)
FRONT EDGE OF SIDEWALK (PREPARED)
FRONT EDGE OF SIDEWALK (ASPH) (PREFERRED)
NOTE: LOCAL STREETS SERVE A MAXIMUM OF 20 RESIDENTIAL DWELLING UNITS.

LOCAL STREET WITH VERTICAL CURB SECTION
SIDEWALK (S7)
PAVED (P)
ASPHALT (A7)
SIDEWALK (S7)
FRONT EDGE OF SIDEWALK (PREPARED)
FRONT EDGE OF SIDEWALK (ASPH) (PREFERRED)
NOTE: LOCAL STREETS SERVE A MAXIMUM OF 20 RESIDENTIAL DWELLING UNITS.

LOCAL STREET WITH VERTICAL CURB CROWN
SIDEWALK (S7)
PAVED (P)
ASPHALT (A7)
SIDEWALK (S7)
FRONT EDGE OF SIDEWALK (PREPARED)
FRONT EDGE OF SIDEWALK (ASPH) (PREFERRED)
NOTE: LOCAL STREETS SERVE A MAXIMUM OF 20 RESIDENTIAL DWELLING UNITS.

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CITY OF WILMINGTON NORTH CAROLINA
Public Services • Engineering Division
APPROVED PLAN - NO PERMIT REQUIRED
Signed: _____

APPROVED CONSTRUCTION PLAN
NAME: _____ DATE: _____
PLANNING: _____
TRAFFIC: _____
FIRE: _____

DRAWING TITLE
CITY OF WILMINGTON
CIVIL / SITE
STANDARD DETAILS

DRAWN BY FCL	CHECKED BY FCL
DRAWING DATE 10/18/18	DRAWING NUMBER D-102
PROJECT NUMBER 20-63	7 OF 7

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