

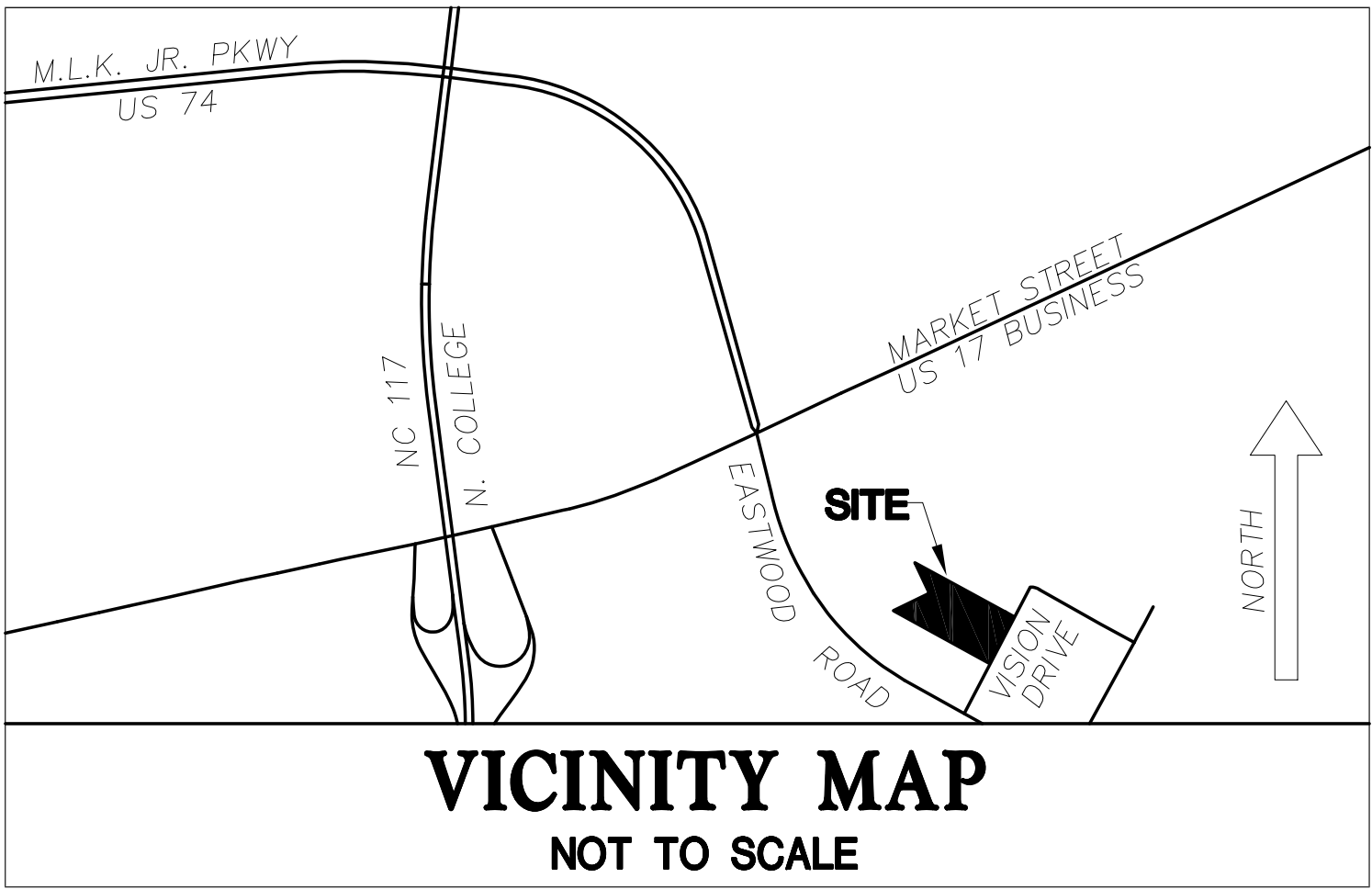
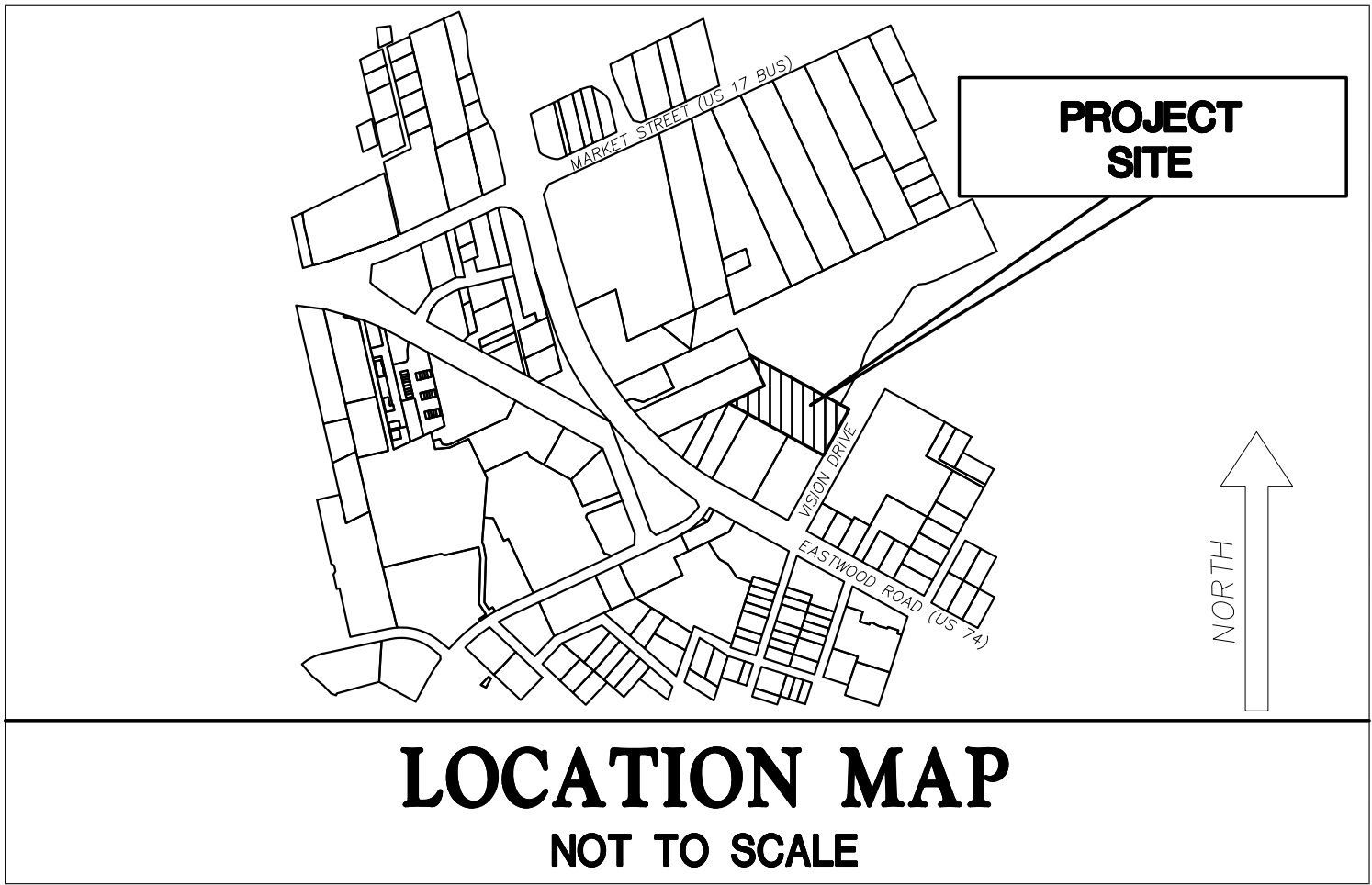
Mr. Ronald Saucier

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: $\frac{1}{2}$ -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 CFPUA.

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: _____

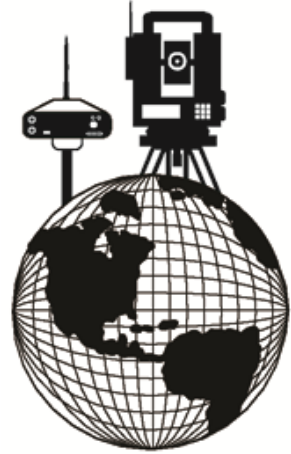
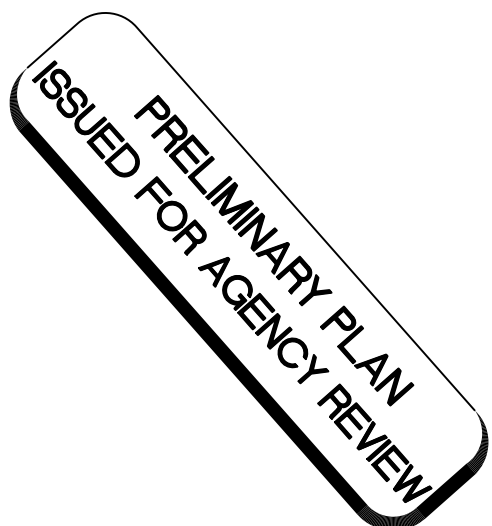
APPROVED CONSTRUCTION PLAN

NAME _____ DATE _____

PLANNING _____

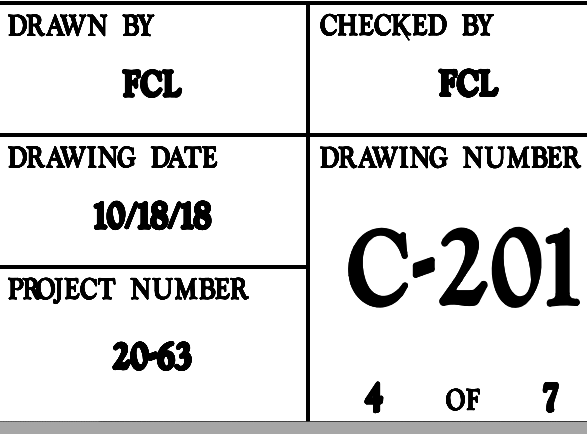
TRAFFIC _____

FIRE _____

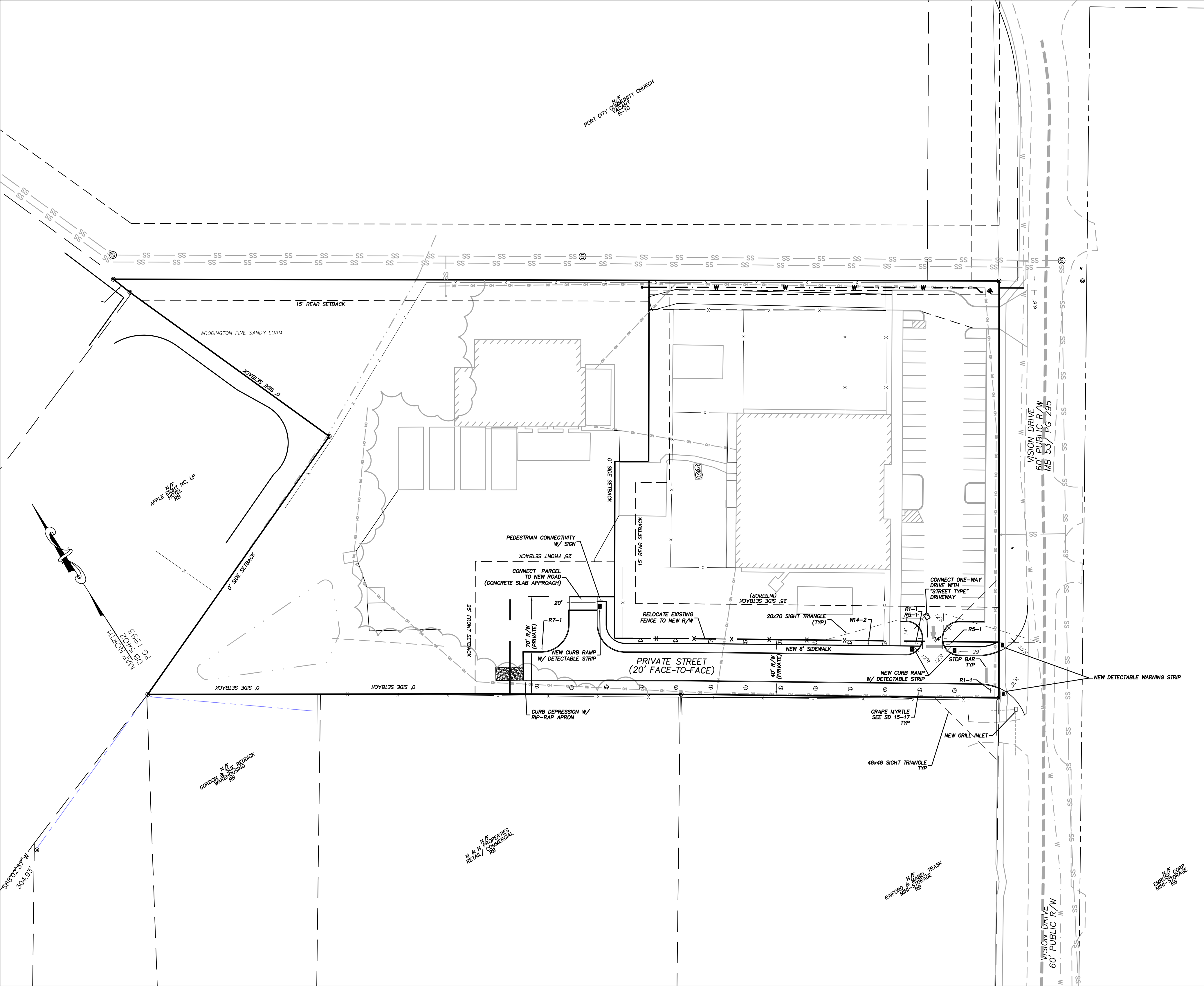


GS&E
GEOMATICS
SURVEYING & ENGINEERING INC.
PROFESSIONAL FIRM# C-3796
PROJECT NUMBER 20 - 63





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.
4. 14' EMERGENCY ACCESS EASEMENT SHALL HAVE 13'-6" VERTICAL CLEARANCE.



1. NEW RIGHT OF WAY TO BE PRIVATE; 40-FOOT 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. PAVEMENT MARKINGS AND TRAFFIC SIGNAGE SHALL CONFORM TO MUTCD, CURRENT EDITION.
4. 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 341-7886 TO DISCUSS INSTALLATION OF TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
5. 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 THE RECORDING OF THE FINAL PLAT. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FOR 30° - 10'.
6. ANTICIPATED WAIVERS REQUESTED:
 - A. NON-STANDARD STREET CROSS-SECTION
 - B. STREET STYLE DRIVEWAY AT CHILD CARE PARKING LOT
 - C. 20-FT TWO-WAY DRIVEWAY AT PARKING LOT TO MATCH NON-STANDARD STREET CROSS-SECTION
 - D. 12-FT RADIOUS TRANSITIONS AT EXISTING PARKING LOT AND NEW PRIVATE DRIVEWAY

[illegible]

PRELIMINARY PLAN
ISSUED FOR AGENCY REVIEW

Scales, as stated hereon, are valid on the original drawing; the dimensions of which are 24 by 36 inches. These scales, noted hereon, are hereby changed by the ratio of the overall sheet dimensions of the print to corresponding dimensions of the original drawing.

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DRAWING TITLE
RIGHT-OF-WAY
IMPROVEMENTS
PLAN

DRAWN BY FCL	CHECKED BY FCL
DRAWING DATE 10/18/18	DRAWING NUMBER C-202
PROJECT NUMBER 20-63	5 OF 7



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

[illegible]

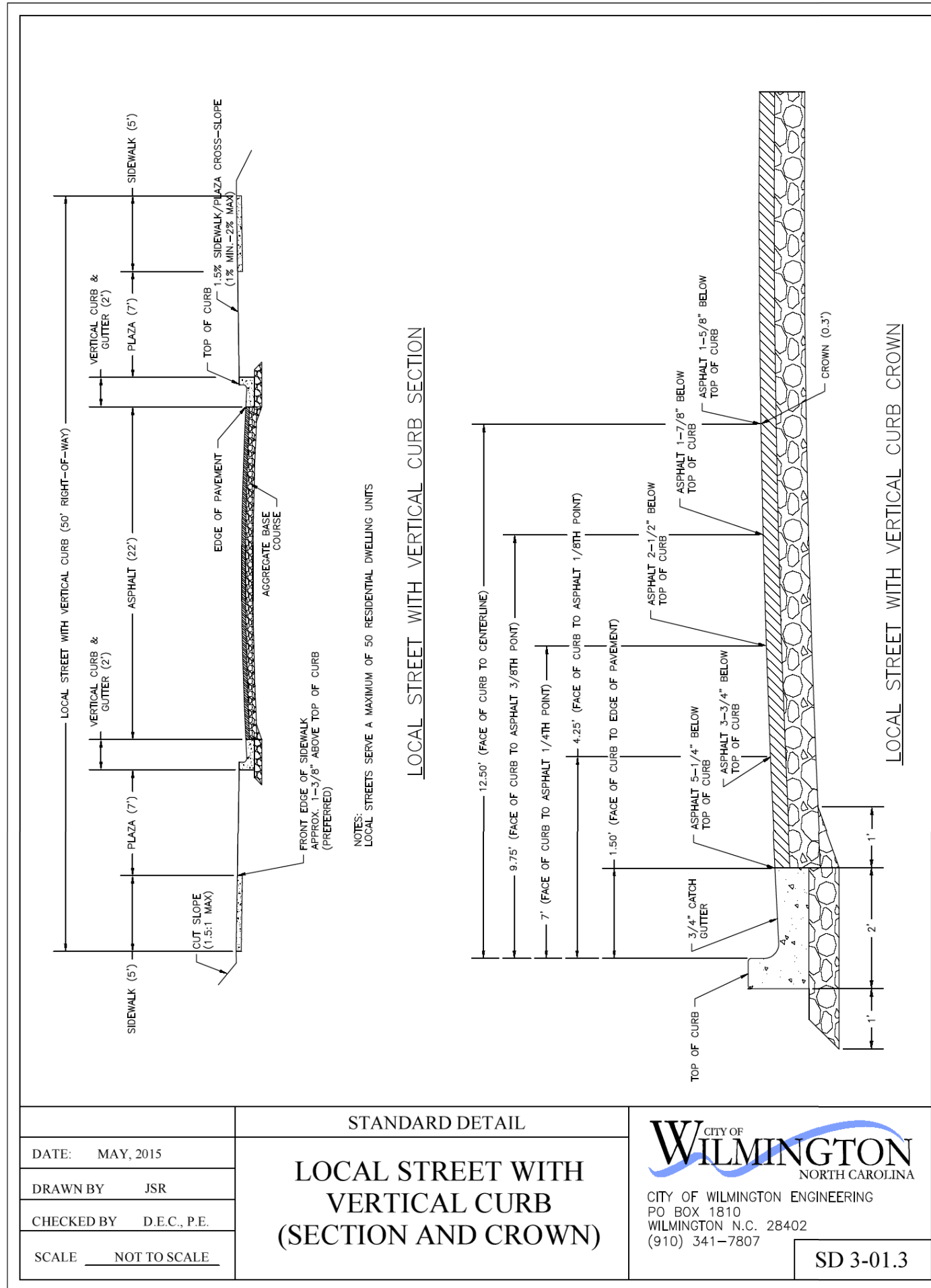
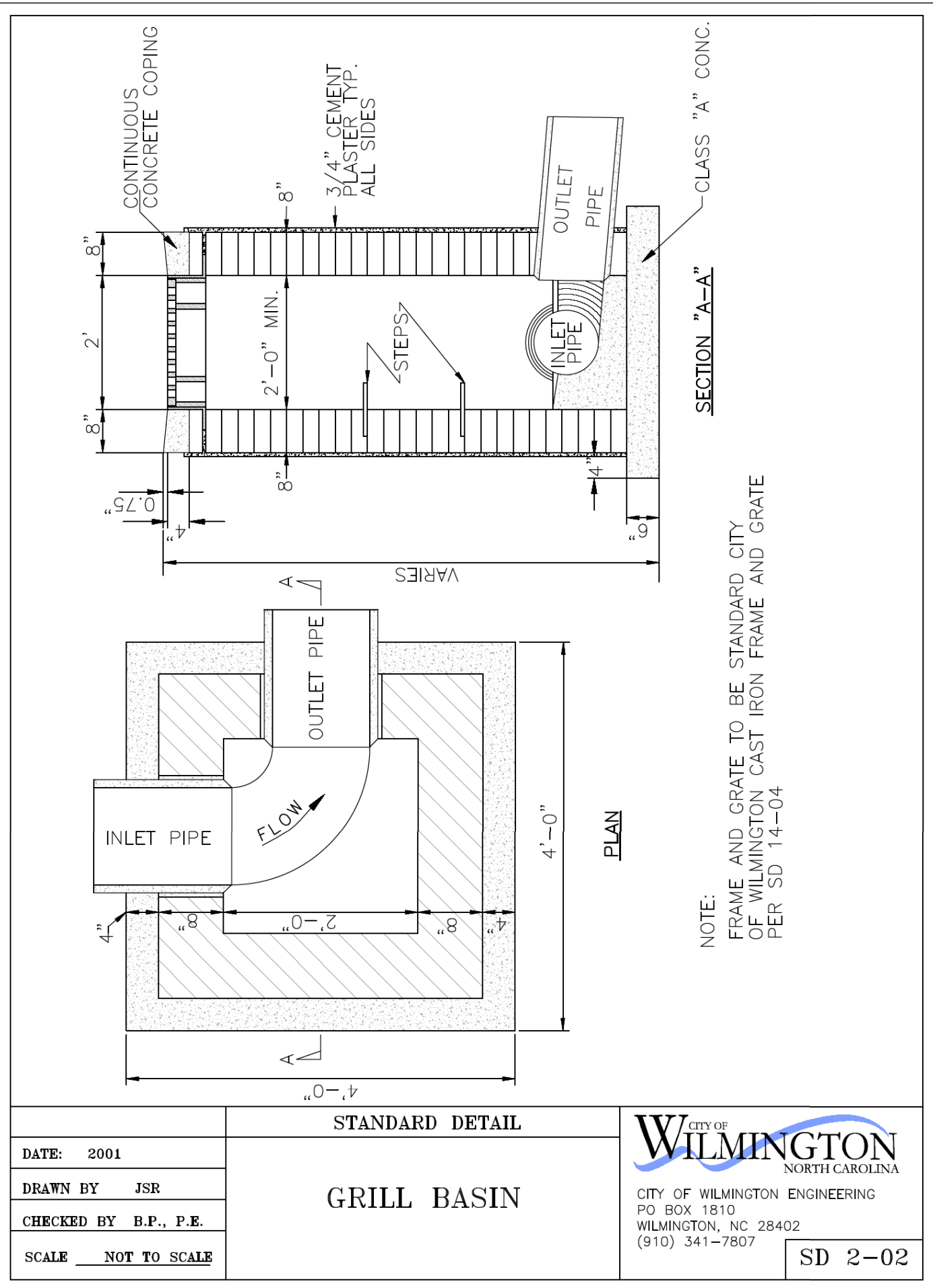
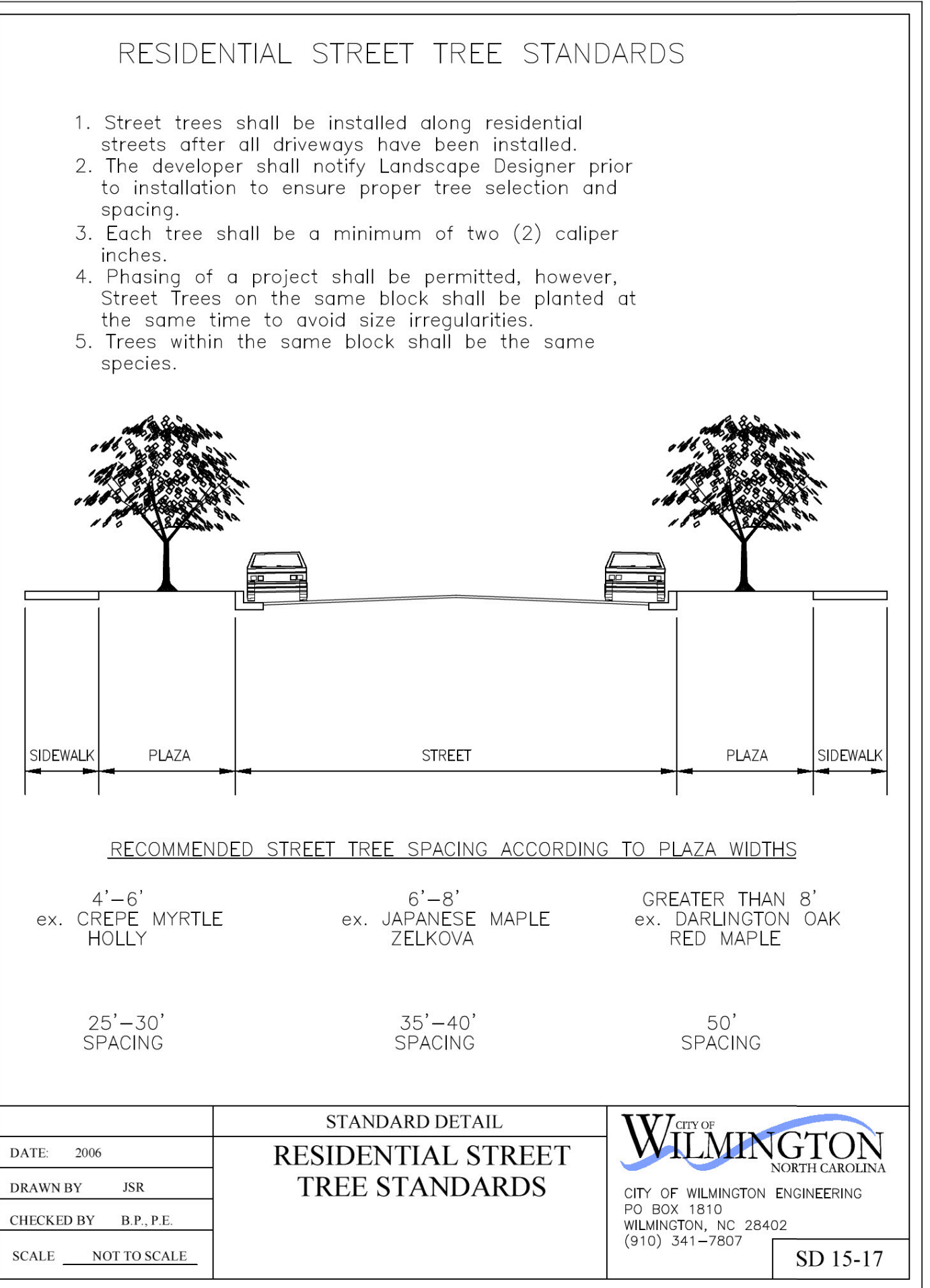
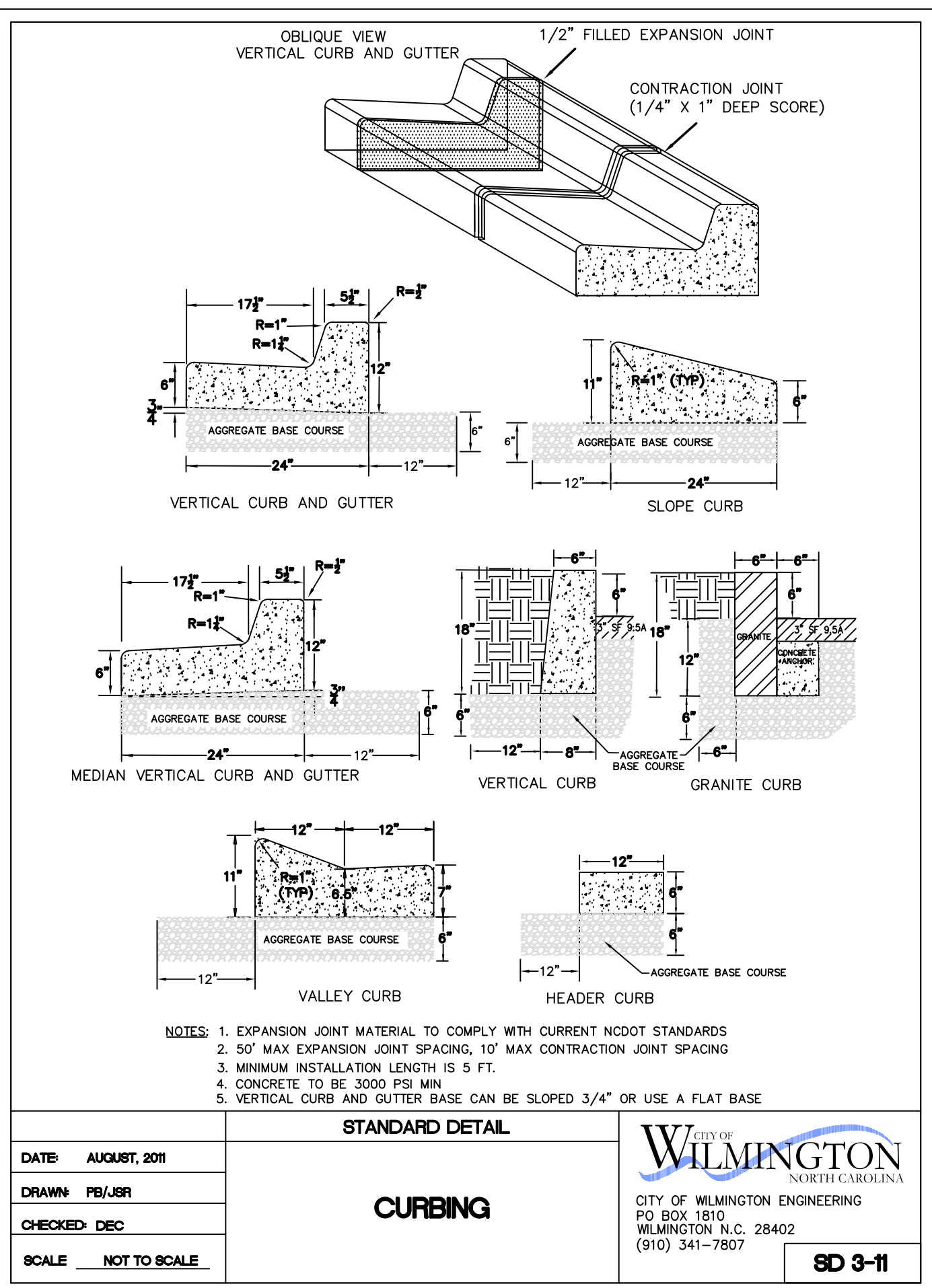
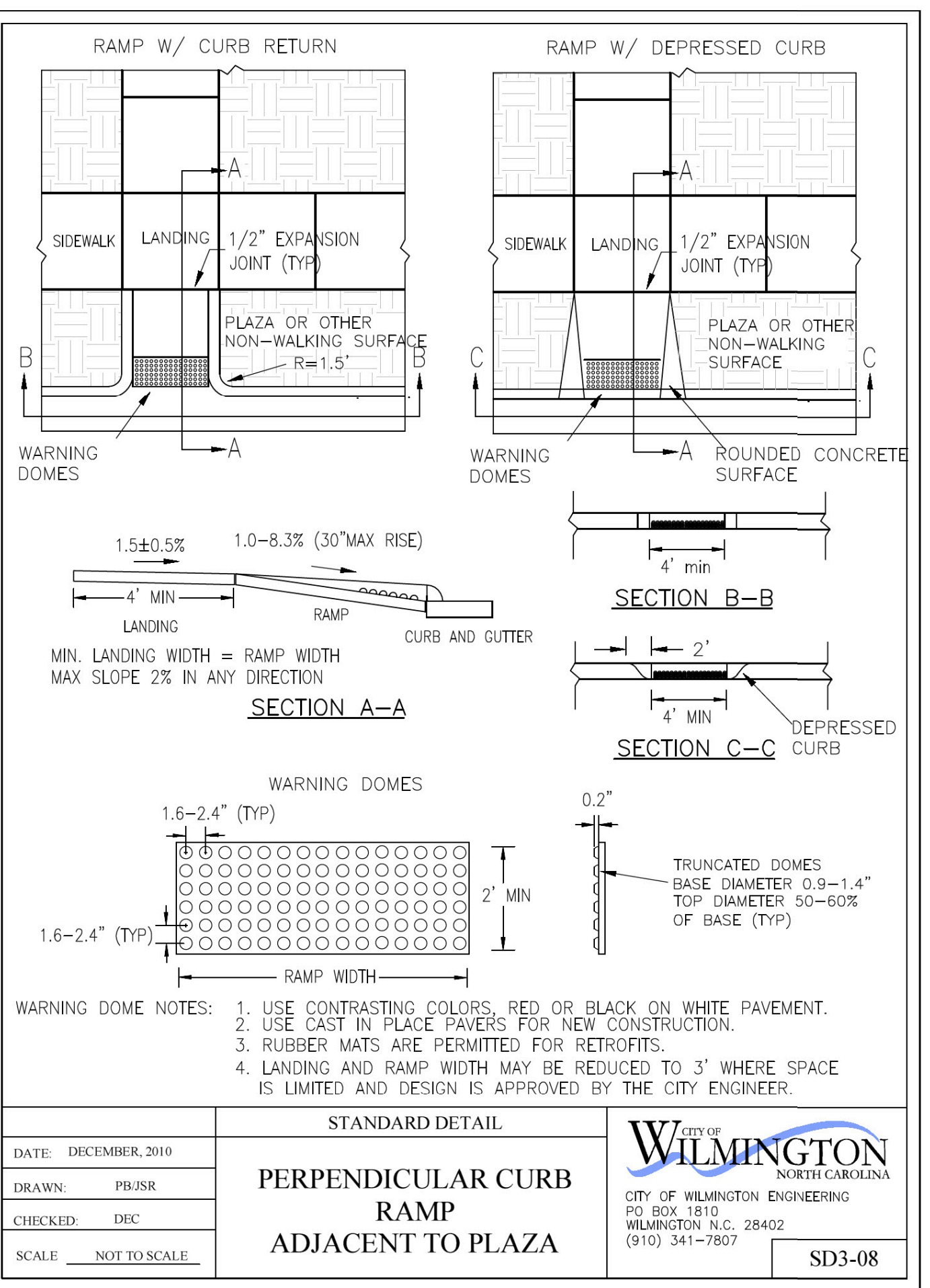
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DRAWING TITLE
CITY OF WILMINGTON
CIVIL / SITE
STANDARD DETAILS

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





**CITY OF
WILMINGTON**
NORTH CAROLINA

Public Services • Engineering Division

APPROVED PLAN – NO PERMIT REQUIRED

Signed: _____

APPROVED CONSTRUCTION PLAN

NAME _____	DATE _____
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PLANNING _____	
TRAFFIC _____	
FIRE _____	

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