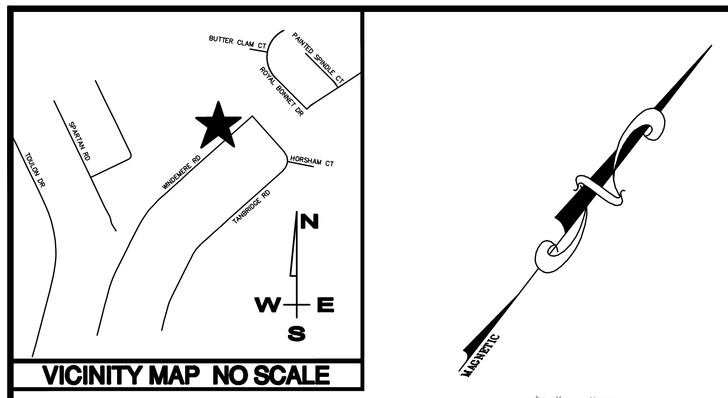
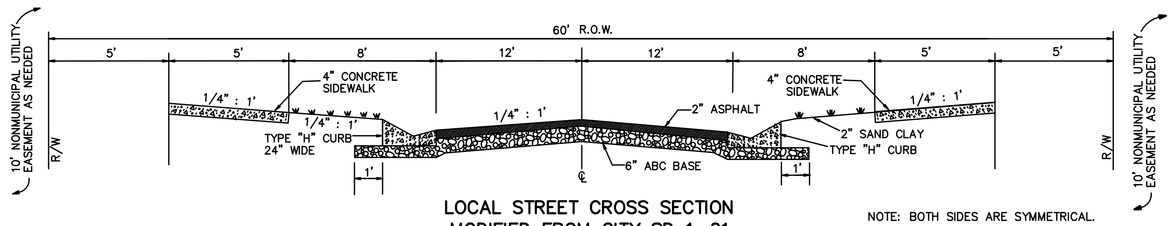
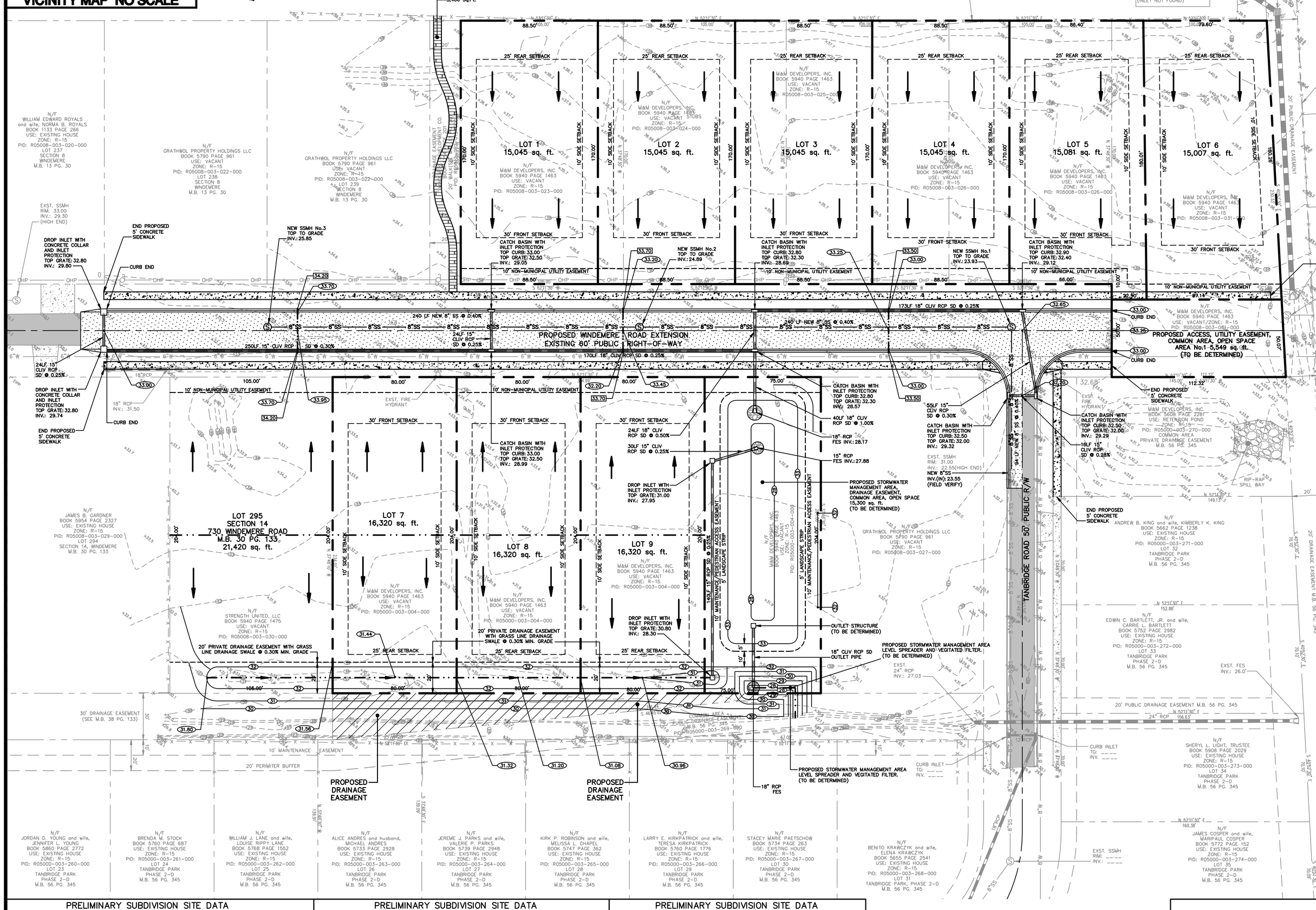



VICINITY MAP NO SCALE




LOCAL STREET CROSS SECTION
MODIFIED FROM CITY SD 1-01
NTS

NOTE: BOTH SIDES ARE SYMMETRICAL.




NOTES:

1. EXISTING TREES AND EXISTING VEGETATION SHALL BE SAVED TO THE EXTENT POSSIBLE. TREE REMOVAL AND TREE PROTECTION MEASURES WILL BE SPECIFIED AND SHOWN ON THE SITE PERMITTING AND CONSTRUCTION PLANS.
2. NO WETLANDS, TRIBUTARIES OR WATERS OF THE US EXIST WITHIN THE EXISTING AND PROPOSED PROPERTY LINES SHOWN.
3. ALL CONSTRUCTION AND WORK WILL BE IN ACCORDANCE WITH THE APPLICABLE AND CURRENT CITY OF WILMINGTON, NCDOT, NC DENR AND CFPUA TECHNICAL STANDARDS, SPECIFICATIONS, STANDARDS, ORDINANCE, RULES AND REGULATIONS.
4. THE EXISTING OVERHEAD POWER WILL BE CONVERTED TO UNDERGROUND POWER BY DUKE ENERGY. THE OWNER AND ENGINEER ARE COORDINATING THIS WORK WITH DUKE ENERGY.
5. STREET LIGHTS WILL BE PROVIDED BY DUKE ENERGY IN ACCORDANCE WITH THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS. THE OWNER AND ENGINEER ARE COORDINATING THIS WORK WITH THE CITY OF WILMINGTON AND DUKE ENERGY.
6. STREET TREES AND AMENITY AREA/COMMON AREA, STORMWATER MANAGEMENT AREA LANDSCAPING WILL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WILMINGTON TECHNICAL STANDARDS AND SPECIFICATIONS. THE OWNER WILL PROVIDE A LANDSCAPE PLAN WITH THE SITE PERMITTING AND CONSTRUCTION PLAN SUBMITTAL.
7. ADEQUATE EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE SPECIFIED ON THE SITE PERMITTING AND CONSTRUCTION PLANS.
8. THE FINAL STORMWATER MANAGEMENT AREA AND STORMWATER CONVEYANCE PIPE AND SWALE SYSTEM WILL BE DESIGNED TO MEET THE CITY OF WILMINGTON STORMWATER ORDINANCE, TECHNICAL STANDARDS AND SPECIFICATION ON THE SITE PERMITTING AND CONSTRICTION PLANS.
9. EACH INDIVIDUAL BUILDER AND/OR LOT OWNER WILL BE RESPONSIBLE FOR PROPER LOT GRADING, CUT AND FILL FOR COMPLIANCE WITH THE STORMWATER MANAGEMENT AREA PLAN. ALL PEDESTRIAN AREAS, COMMON AREAS, OPEN SPACE AREAS AND LOTS SHALL BE GRADED FOR POSITIVE DRAINAGE TO THE PROPOSED STORMWATER MANAGEMENT AREA. LOTS 1-6 SHALL BE GRADED TO DRAIN TO THE PROPOSED ROADS 7-9 AND LOT 295 SHALL BE GRADED TO DRAIN TO THE PROPOSED ROAD EXTENSION AND LOTS 7-9 AND LOT 295 SHALL BE GRADED TO DRAIN TO THE PROPOSED PRIVATE DRAINAGE SWALE ALONG THE REAR PROPERTY LINES. ADDITIONAL INFORMATION WILL BE SPECIFIED ON THE SITE PERMITTING AND CONSTRUCTION PLANS.
10. EACH INDIVIDUAL BUILDER AND/OR LOT OWNER WILL BE RESPONSIBLE FOR INSTALLING A CITY OF WILMINGTON STANDARD RESIDENTIAL DRIVEWAY.
11. SURVEY INFORMATION PREPARED BY BASE LINE SURVEY, PLLC AND PROVIDED BY THE PROPERTY OWNER / DEVELOPER.

CITY OF WILMINGTON STANDARD NOTES:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 811.
2. 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.
3. ALL PAVEMENT MARKINGS IN PUBLIC RIGHT-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
4. ONCE STREETS ARE OPEN TO TRAFFIC, THE DEVELOPER SHALL CONTACT TRAFFIC ENGINEERING TO REQUEST INSTALLATION OF TRAFFIC AND STREET NAMES SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAMES SIGNS.
5. 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.
6. CONTACT DON BENNETT WITH TRAFFIC ENGINEERING AT 341-4696 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. CALL TRAFFIC ENGINEERING AT 341-4696 FOURTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
7. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.
8. CONTACT TRAFFIC ENGINEERING AT 341-7893 TO DISCUSS STREET LIGHTING OPTIONS.
9. THE NUMBER AND SPACING OF DRIVEWAYS FOR ALL INTERCONNECTED SITES WILL BE DETERMINED BY THE COMBINED FRONTAGE OF THE INTERCONNECTED PROPERTIES.
10. ALL SITE LIGHTING SHALL BE LOCATED AND INSTALLED SO AS NOT TO SHINE DIRECTLY ONTO ADJACENT PREMISES. UNRESTRICTED LIGHTING IS LIMITED TO A HEIGHT OF TEN (10) FEET AND 90 DEGREE CUTOFF LIGHTING IS LIMITED TO FIFTEEN (15) FEET.
11. MECHANICAL EQUIPMENT AND TRASH RECEPTACLES WILL BE SCREENED BY AN EIGHT (8) FEET HIGH OPAQUE FENCE.

CITY OF WILMINGTON TREE PROTECTION NOTES:

1. REGULATED AND SIGNIFICANT TREES IN THE STREET YARD [18-456(c)] AND ANY TREES IN ANY REQUIRED BUFFERS [18-456(d)] ARE REQUIRED TO BE RETAINED.
2. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS. [18-457(b)]
3. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS. [18-457(d)]
4. PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. [18-458]
5. ANY TREES AND / OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADE WITH FENCING AND PROTECTED THROUGHOUT CONSECUTION TO INSURE THAT NO CLEARING AND GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS. [18-458]
6. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED. [18-458]

CAPE FEAR PUBLIC UTILITY AUTHORITY STANDARD NOTES:

1. PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 332-6558 FOR INFORMATION.
2. IF THE CONTRACTOR DESIRES CFPUA 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.
3. ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH THE CFPUA CROSS CONNECTION CONTROL REGULATIONS. CALL 332-6558 FOR INFORMATION.
4. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCCHR OR ASSE.
5. WHEN PVC WATER MAINS AND/OR POLYETHYLENE SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 SINGLE STRAND INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE AND SECURE TO ALL VALVES. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES. THIS WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
6. WATER AND SEWER SERVICE CANNOT BE ACTIVATED ON NEW MAINS UNTIL ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY PUBLIC WATER SUPPLY SECTION OF NCDENR AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY OF NCDENR.
7. USE NATIONAL STANDARD VALVES.
8. Maintain a 10' horizontal separation or 18" vertical separation between water mains and sanitary sewer mains. All water and sanitary sewer services shall be installed in accordance with the Cape Fear Public Utility Authority (CFPUA) standards. All PVC water mains and sanitary services with less than 3 feet (36 inches) minimum cover shall be constructed of ductile iron pipe in accordance with the CFPUA standards.

## PRELIMINARY SUBDIVISION SITE DATA

| | |
|---|---|
| TOTAL SITE AREA: | 184,897 SF / 4.25± ACRES |
| PROPOSED LOTS 1-9: | 139,228 SF / 3.20± ACRES |
| EXISTING LOT 295: | 21,420 SF / 0.49± ACRES |
| PROPOSED 20' WALK AREA: 5' PEDESTRIAN PATH, COMMON AREA, OPEN SPACE AREA No. 1 | 3,400 SF / 0.08± ACRES |
| PROPOSED ACCESS, UTILITY: EASEMENT, COMMON AREA, OPEN SPACE AREA No.2 | 5,549 SF / 0.13± ACRES |
| STORMWATER MANAGEMENT: AREA, DRAINAGE EASEMENT, COMMON AREA, OPEN SPACE AREA No. 3 | 15,300 SF / 0.35± ACRES |
| TOTAL SITE AREA: | 184,897 SF / 4.25± ACRES |
| WETLANDS AREA: | N/A |
| SITE DRAINAGE AREA: TO STORMWATER MANAGEMENT AREA | TO BE DETERMINED |
| LAND DISTURBANCE LIMITS: | TO BE DETERMINED |
| ADDRESS, PIN AND SRB NUMBERS | SEE PLAN AND SRB APPLICATION ATTACHMENT |
| CAMA LAND USE CLASSIFICATION: | DEVELOPED |

## PRELIMINARY SUBDIVISION SITE DATA

| | |
|---|---|
| FLOOD ZONE: | N/A |
| ZONING: | CITY R-15 |
| LOT / HOUSE BUILDING SETBACKS: FRONT | 30' |
| SIDE | 10' |
| REAR | 25' |
| RECEIVING STREAM: CLASSIFICATION | TO BE DETERMINED |
| IMPERVIOUS AREAS: | TO BE DETERIMNED |
| REQUIRED OPEN SPACE AREA: (1,307 SF PER LOT X LOTS) | 13,100 SF |
| PROVIDED OPEN SPACE AREA: | TO BE DETERMINED 24,249± SF |
| EXISTING/PROPOSED EASEMENTS: | SEE PLAN |
| EXISTING PUBLIC ROAD RIGHT: OF WAY | SEE PLAN |
| LANDSCAPING: STORMWATER POND LANDSCAPING: | 5' LANDSCAPE STRIP AROUND STORMWATER MANAGEMENT AREA. SEE LANDSCAPE PLAN BY OTHERS. |

## PRELIMINARY SUBDIVISION SITE DATA

| | |
|---|---|
| STREET TREE LANDSCAPING: | SEE LANDSCAPE PLAN BY OTHERS |
| OPEN SPACE / AMENITY AREA: LANDSCAPING | SEE LANDSCAPE PLAN BY OTHERS |

SCALE: 1" = 30'

0 30 60 90

## LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- DA — DRAINAGE AREA TO STORMWATER MANAGEMENT AREA (TO BE DETERMINED)
- LDL — LAND DISTURBANCE LIMITS(TO BE DETERMINED)
- TSF — TEMPORARY SILT FENCE FOR EROSION CONTROL AND TREE PROTECTION (TO BE DETERMINED)
- ×31.50 EXISTING SPOT ELEVATION
- 32 EXISTING CONTOUR
- (32) PROPOSED CONTOURS
- 33.70 PROPOSED TOP OF CURB, TOP OF WALK, FINISH FLOOR OR TOP OF RETAINING WALL SPOT ELEVATION
- 32.00 PROPOSED FINISHED GRADE SPOT ELEVATION ON GROUND, CONCRETE OR ASPHALT
- DRAINAGE SWALE
- DRAINAGE FLOW BREAKLINE
- DRAINAGE FLOW DIRECTION ARROW
- EXISTING CONCRETE
- NEW CONCRETE
- EXISTING ASPHALT ROAD
- FLARED END SECTION WITH ENERGY DISSIPATOR NCDOT CLASS B EROSION CONTROL STONE ON MIRAF / 600X FILTER FABRIC ON EQUAL. SEE PLAN FOR SIZE.
- EROSION CONTROL INLET PROTECTION AROUND EXISTING / PROPOSED DROP INLETS / CATCH BASINS / PIPES
- EXISTING STORMDRAIN LINE
- PROPOSED STORMDRAIN LINE. SEE PLAN FOR SIZE.
- 8"SS EXISTING SANITARY SEWER LINE
- 8"SS NEW SANITARY SEWER LINE
- 6"W EXISTING WATER LINE
- 8"W EXISTING WATER LINE
- PROPOSED PUBLIC DRAINAGE EASEMENT
- PROPOSED 5' CONCRETE SIDEWALK INSTALL FOR POSITIVE DRAINAGE
- NEW ASPHALT PAVEMENT. INSTALL FOR POSITIVE DRAINAGE.

| SYMBOL | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | REVISIONS | |

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North Carolina 811 www.nc811.org

# PRELIMINARY SUBDIVISION PLAN
# WINDEMERE PARK SUBDIVISION - WINDEMERE ROAD
# WILMINGTON, NC
# NEW HANOVER COUNTY, NC

**Property Owner/Developer:**
**M & M Developers, Inc.**
**PO BOX 2251**
**Long Beach Township, NJ 08008**

**Kuske3 Engineering, PLLC**
LICENSES No. P-0789
John A. Kuske, III P.E.
OWNER
PO BOX 4881
WILMINGTON, NC 28406
PHONE (910)-471-4941
jkuske@kuske3engineering.com
CIVIL ENGINEERING - LAND PLANNING
CONSULTING - PROJECT MANAGEMENT

15010

DES.: JAK III
CKD.: JAK III
DRWN.: WC

DATE: 04/06/16

PRELIMINARY- DO NOT USE FOR CONSTRUCTION

PRELIMINARY PLAT- NOT FOR RECORDATION, CONVEYANCES OR SALES

C1