SITE DATA

PARCEL ID:	R05412-008-031-000 & R05412-008-005-000
CURRENT ZONING:	R-5
CAMA LAND USE CLASSIFICATION:	URBAN
PROJECT ADDRESS:	1201 HILL ST. WILMINGTON, NC 28403
CURRENT OWNER:	RICHARD & ANNA LEHRER/ ANNA ROMERO WILMINGTON, NC 28411
TOTAL ACREAGE IN PROJECT BOUNDARY:	35,630.74 S.F. (0.82 AC.)
TOTAL DISTURBED AREA:	±0.82 AC.
BUILDING HEIGHT:	35' MAX

BUILDING SETBACKS:
FRONT: REQUIRED= 20'
SIDE: REQUIRED=7' (10.5' CORNER LOT)
REAR: REQUIRED= 15'

ON-SITE IMPERVIOUS AREAS:
ASPHALT DRIVEWAY 5,224 S.F.
TOTAL 5,224 S.F. ÷ 35,631 S.F. = 14.7%

OPEN SPACE REQUIREMENT: (0.03 AC. per dwelling unit)
.03 X 4 du= 0.12 AC
PROVIDED: 0.0 AC (REQUESTING EXEMPTION)
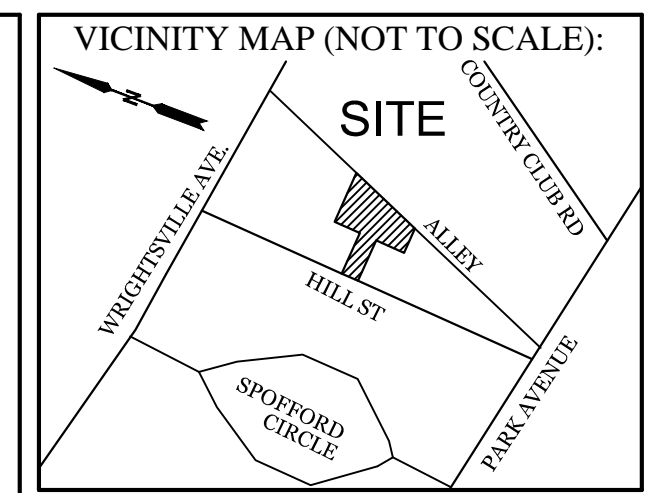
DEVELOPMENT NOTES:
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.

UTILITY NOTES:
1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
2. ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
3. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPUA TECHNICAL SPECIFICATIONS & STANDARDS.
4. PROJECT SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL.", CALL 332-6558 FOR INFORMATION.
5. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCCHR OR ASSE.
6. IF 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.
7. 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 VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
8. SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
9. SERVICES SHALL BE PERPENDICULAR TO MAIN AND TERMINATE AT RIGHT-OF-WAY LINE. SERVICES IN CUL-DE-SACS ARE REQUIRED TO BE PERPENDICULAR OR MUST ORIGINATE IN MANHOLE AND TERMINATE AT RIGHT-OF-WAY LINE.
10. ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50 D.I.P. WITH PROTECTO 401 CERAMIC EPOXY LINING.
11. MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
12. NO FLEXIBLE COUPLINGS SHALL BE USED.
13. ALL STAINLESS STEEL FASTENERS SHALL BE 316.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. 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.
15. THE BELLSOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-8712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.
16. 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.
18. SOLID WASTE DISPOSAL IS COW CURBSIDE PICKUP.

FIRE & SAFETY NOTES:
1. PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
2. ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
3. HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF STRUCTURE.
4. IN ADDITION TO THE STANDARD COMMENTS, ADDITIONAL FIRE PROTECTION AND ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.

INTRACOASTAL ENGINEERING, PLLC
5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662

REVISIONS

PRELIMINARY SITE PLAN
FOR
WOODCREST GARDENS
CITY OF WILMINGTON
WILMINGTON TOWNSHIP
NEW HANOVER COUNTY, NC

CITY OF WILMINGTON
NORTH CAROLINA
Public Services • Engineering Division
APPROVED STORMWATER MANAGEMENT PLAN
Date:_____ Permit #_____
Signed:_____

Approved Construction Plan
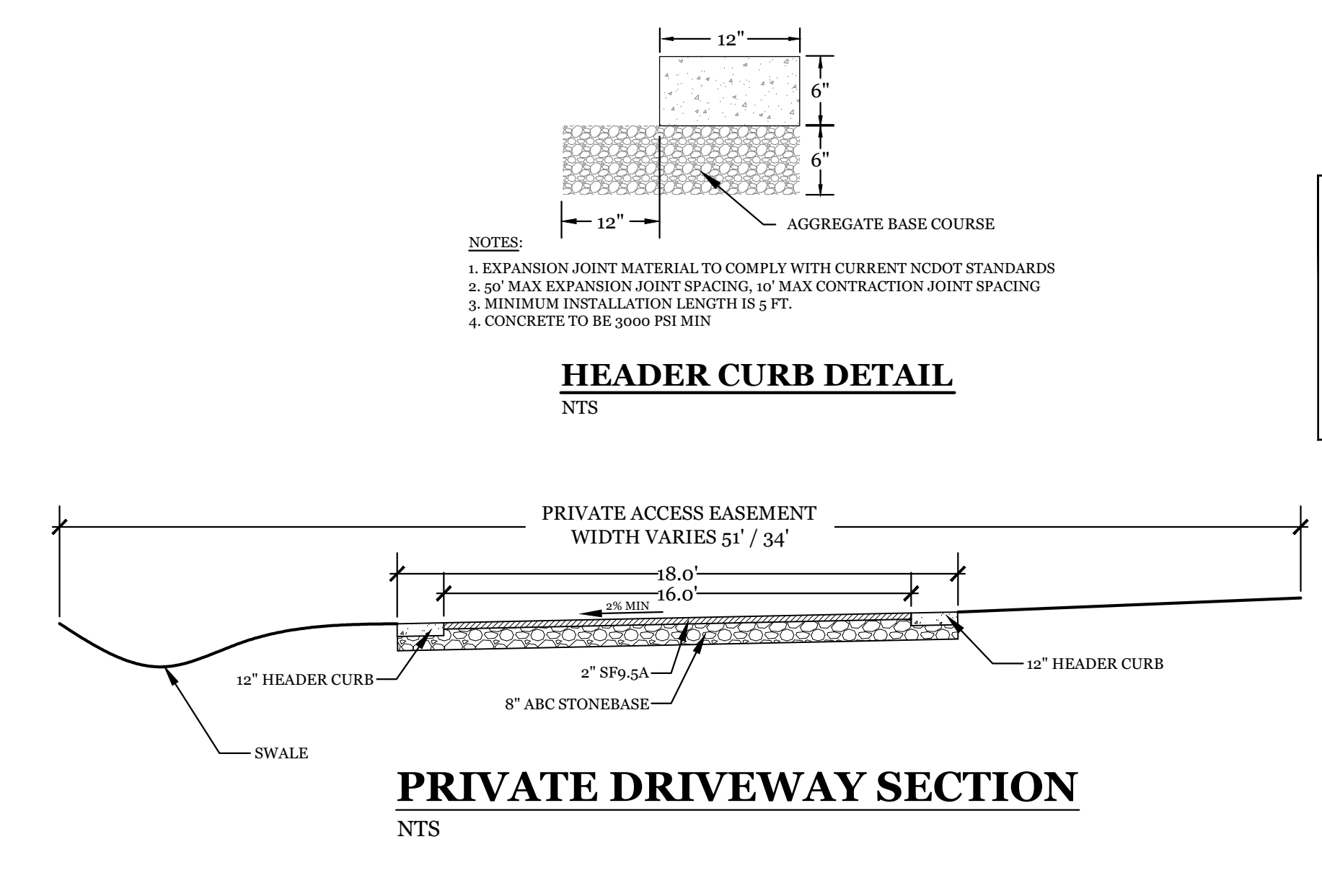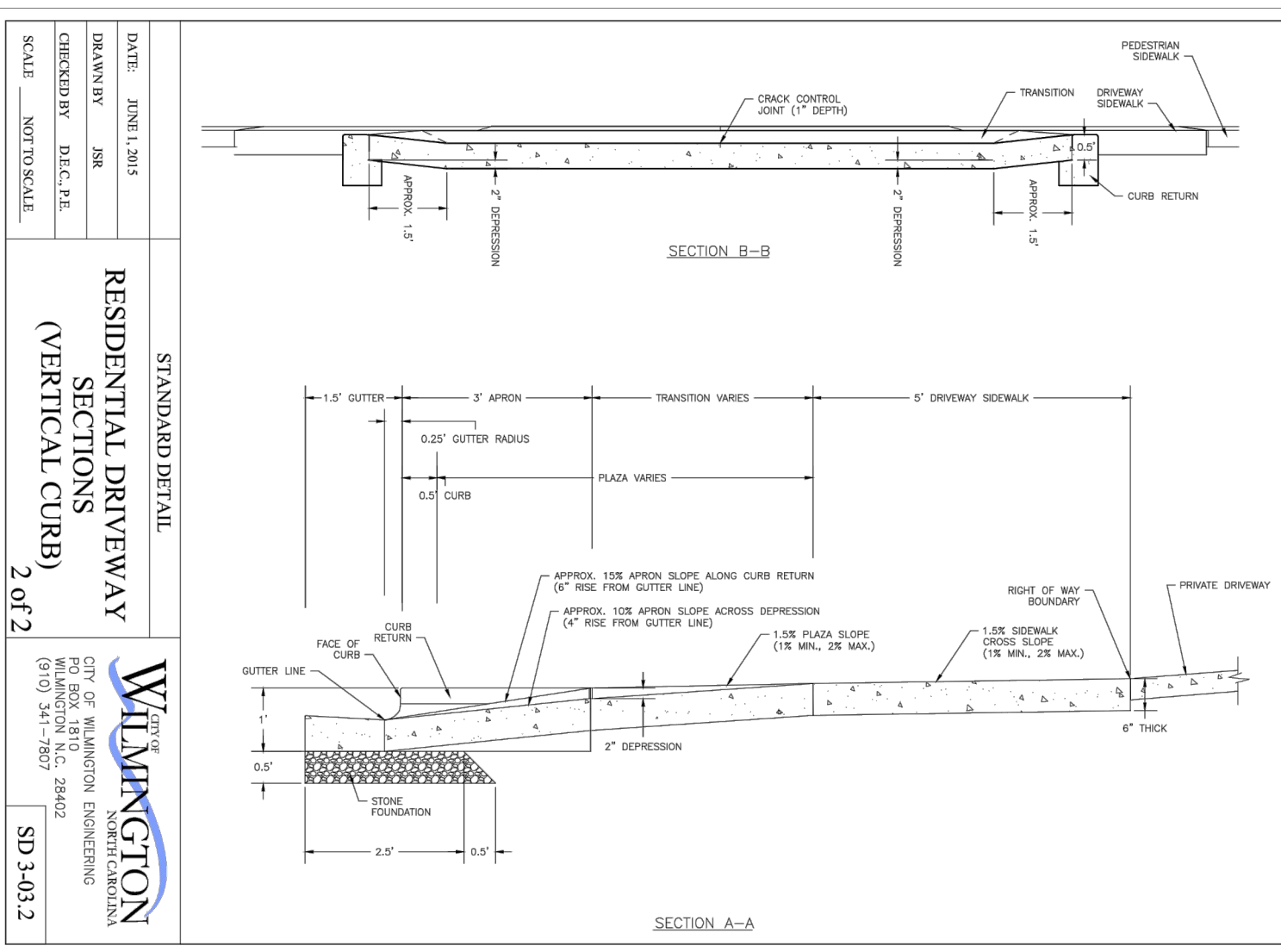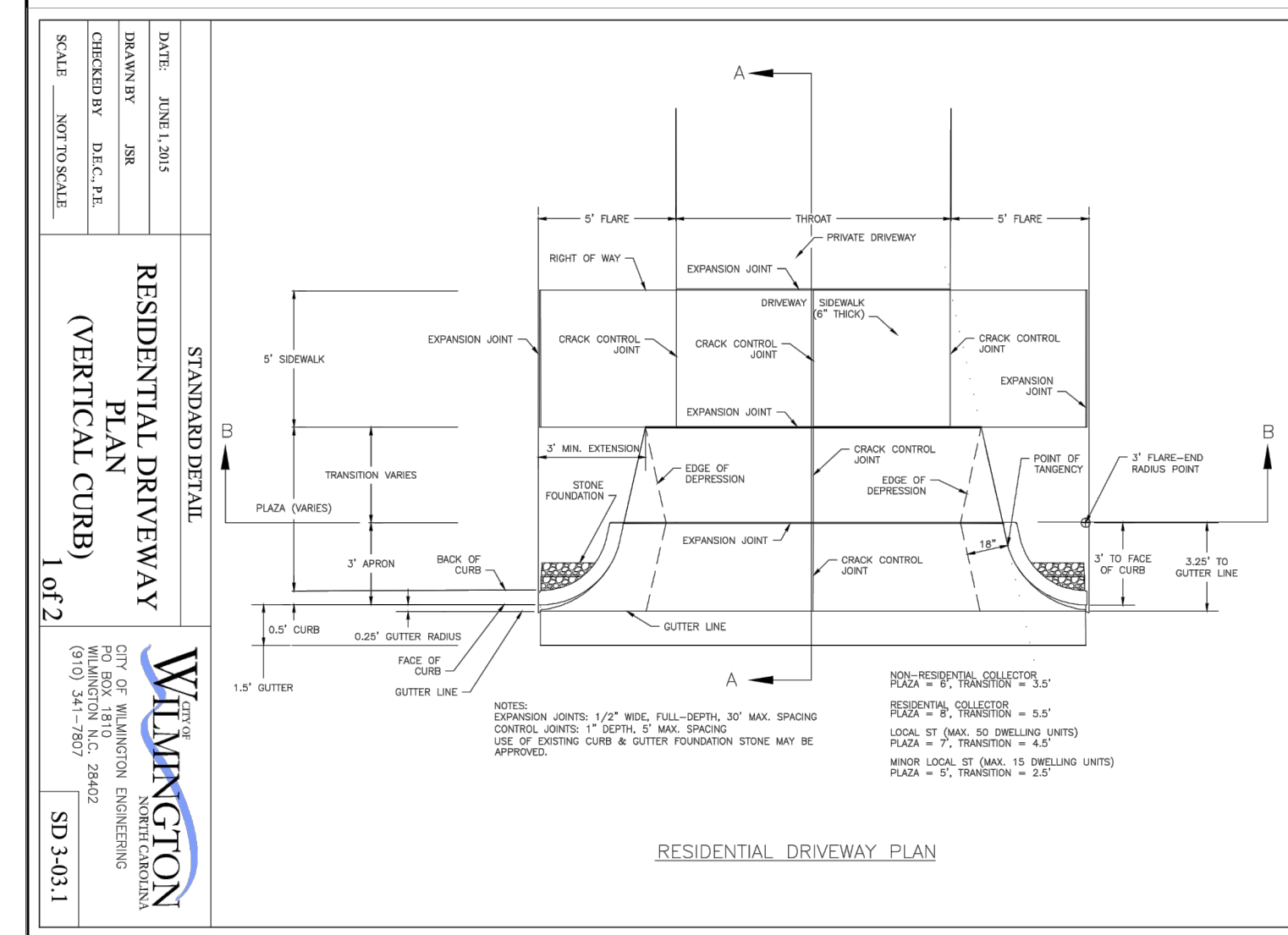|	Name	Date
Planning		
Public Utilities		
Traffic		
Fire		

CLIENT INFORMATION:
Marc Erichsen
Dogwood Design and Development, LLC
521 Wayne Dr.
Wilmington, NC 28403

DRAWN:	JAE	SHEET SIZE:	24X36
CHECKED:	CDC	DATE:	6/30/2017
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2017-013		

DRAWING NUMBER:
C-1
1 OF 1

HEADER CURB DETAIL
NTS

NOTES:
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS
2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINT SPACING
3. MINIMUM INSTALLATION LENGTH IS 5 FT.
4. CONCRETE TO BE 3000 PSI MIN

AGGREGATE BASE COURSE

PRIVATE DRIVEWAY SECTION
NTS

PRIVATE ACCESS EASEMENT
WIDTH VARIES 51' / 34'

12" HEADER CURB
8" ABC STONEBASE
2" SF9.5A
12" HEADER CURB
SWALE

LEGEND
PROPERTY LINE
PROPOSED LOTLINE
SETBACKS
RUNOFF DIRECTION
CENTER LINE
TEMPORARY SILT FENCE
PROPOSED WATERLINE
PROPOSED SANITARY SEWER LINE
GRASSED SWALE
ENERGY DISSIPATER
SPOT ELEVATION
FIRE HYDRANT ASSEMBLY
BLOW OFF ASSEMBLY

Scale: 1"=30'

RESIDENTIAL DRIVEWAY PLAN (VERTICAL CURB)
1 of 2
SD 3-03.1

RESIDENTIAL DRIVEWAY SECTIONS (VERTICAL CURB)
2 of 2
SD 3-03.2

HILL STREET
40' PUBLIC R/W
CIRCLE ST.
40' PUBLIC R/W

(PROPOSED) LOT 1
(PROPOSED) LOT 2
(PROPOSED) LOT 3
(PROPOSED) LOT 4

15' ALLEY
TO WRIGHTSVILLE AVENUE
TO PARK AVENUE

NC GRID-NAD 83-2011