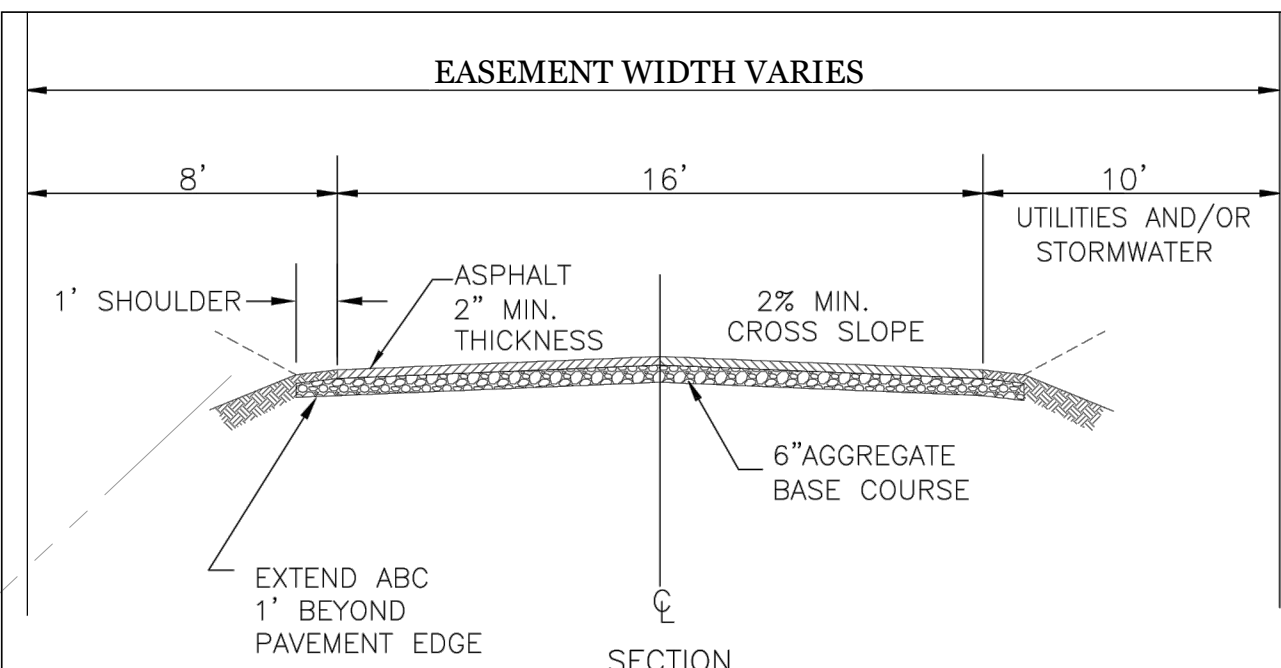


SITE DATA	
PARCEL ID:	R05618-006-016-000
CURRENT ZONING:	R-15
CAMA LAND USE CLASSIFICATION:	WATERSHED RESOURCE PROTECTION
PROJECT ADDRESS:	5806 MICHELLE DR WILMINGTON, NC 28403
CURRENT OWNERS:	HARBOR ISLAND INVESTORS, LLC PO BOX 1377 WRIGHTSVILLE BEACH, NC 28480
TOTAL ACREAGE IN PROJECT BOUNDARY:	44.045 S.F. (1.01 AC.)
MAXIMUM BUILDING LOT COVERAGE:	50%
TOTAL DISTURBED AREA:	±0.8 AC.
PROPOSED USED:	SINGLE FAMILY RESIDENTIAL
BUILDING HEIGHT:	35' MAX
MAXIMUM BUILDING LOT COVERAGE:	50%
BUILDING SETBACKS:	
FRONT:	REQUIRED= 30'
SIDE:	REQUIRED= 10'
REAR:	REQUIRED= 25'
EXISTING ON-SITE IMPERVIOUS AREAS:	0 S.F.
PROPOSED ON-SITE IMPERVIOUS AREAS:	
ASPHALT DRIVEWAY	5,380 S.F. (12.2%)
PROPOSED OFF-SITE IMPERVIOUS AREAS:	
CONCRETE DRIVEWAY APRON	465 S.F.
EXISTING SEWER AND WATER DEMAND:	0 GPD
PROPOSED SEWER AND WATER DEMAND:	
(2) 3 BDRM RES. @ 360 GAL/RES. =	720 GPD
ESTIMATED TRIP GENERATION:	
(2) DU Single Family Residential (ITE CODE 210)	
AM PEAK: 2	PM PEAK: 2
DAILY: 19	

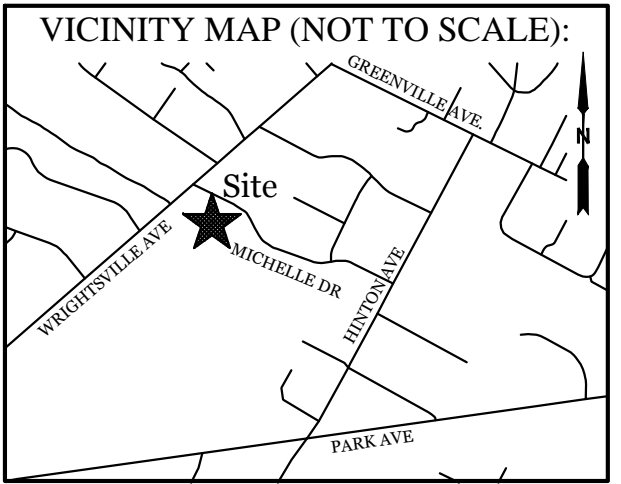
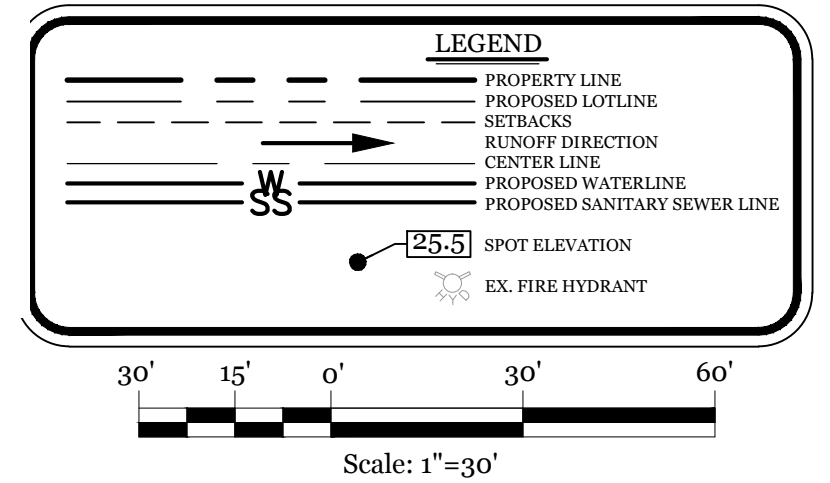
- SURVEY NOTES:
- EXISTING SURVEY DATA PROVIDED BY MILES O. MCCALL III - PROFESSIONAL LAND SURVEYOR (L-3518)
 - THIS LOT IS LOCATED IN ZONE X AS PER FIRM COMMUNITY # 370171, MAP# 3720314700 - K, DATED: AUGUST 28, 2018.
- DEVELOPMENT NOTES:
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.
 - NO OBSTACLES OR FENCES SHALL BE INSTALLED WITHIN THE PUBLIC DRAINAGE EASEMENT THAT WOULD HAMPER CITY STORMWATER MAINTENANCE CREWS.
 - DEVELOPER TO INSTALL AN ADDRESS SIGN AT THE DRIVEWAY ENTRANCE FOR EMERGENCY SERVICES.
- UTILITY NOTES:
- EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS.
 - ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPUA TECHNICAL SPECIFICATIONS & STANDARDS.
 - 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.
 - ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCCCRR OR ASSE.
 - 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.
 - 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.
 - SEWER GUARDS REQUIRED AT ALL MANHOLES. STAINLESS STEEL SEWER GUARDS REQUIRED AT MANHOLES LOCATED IN TRAFFIC AREAS.
 - 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.
 - ALL SERVICES TYING INTO DUCTILE IRON MAINS SHALL BE CONSTRUCTED OF CLASS 50 D.I.P. WITH PROTECTO 401 CERAMIC EPOXY LINING.
 - MINIMUM 10' UTILITIES EASEMENT PROVIDED ALONG THE FRONTAGE OF ALL LOTS AND AS SHOWN FOR NEW DEVELOPMENTS.
 - NO FLEXIBLE COUPLINGS SHALL BE USED.
 - ALL STAINLESS STEEL FASTENERS SHALL BE 316.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL THE CONTRACTOR AT 811 OR 1-800-622-4949. 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.
 - THE BELL SOUTH 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.
 - THE PRESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * BELL SOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.
 - SOLID WASTE DISPOSAL IS COW CURBSIDE PICKUP.
 - SHOULD ADDITIONAL SERVICES BE LOCATED DURING CONSTRUCTION, THEY MUST EITHER BE UTILIZED OR ABANDONED.
 - 3' SEPARATION BETWEEN JOINTS, FITTINGS, SERVICE SADDLES AND WYES ARE REQUIRED FOR SS AND WATER TAPS.
 - SHOWN PER WRIGHTSVILLE AVE & MICHELLE DR. NEW HANOVER COUNTY SEWER SYSTEM PH-1 AREA 2-A-7 AS-BUILT PLAN SHEET NO. 19.
 - CONSTRUCTION OF THE PROPOSED SEWER CONNECTION SHOULD MAINTAIN POSITIVE DRAINAGE THROUGH THE EXISTING DITCH.
- FIRE & SAFETY NOTES:
- ADDITIONAL FIRE PROTECTION AND/OR ACCESSIBILITY REQUIREMENTS MAY BE REQUIRED DUE TO ANY SPECIAL CIRCUMSTANCES CONCERNING THE PROJECT.
- TRAFFIC NOTES:
- ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. [DETAIL SD 15-13 & SD 11-3 COWF TECH STDs]
 - ALL SIGNS AND PAVEMENT MARKINGS IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS. [DETAIL SD 15-13 & SD 11-3 COWF TECH STDs]
 - ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET. NOTE THIS ON THE PLAN AND CONTACT 341-5899 FOR MORE DETAILS. IN CERTAIN CASES AN ENTIRE RESURFACING OF THE AREA BEING OPEN CUT MAY BE REQUIRED.
 - 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 341-7888 TO DISCUSS INSTALLATION OF SIDEWALK AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
 - ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.
 - CONTACT 811 PRIOR TO CONTACTING THE CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN THE RIGHT OF WAY.
 - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'. [SEC.18-556 COWF LDC]



- * SEE SUPERELEVATED CROSS SECTION DETAILS ON PLAN SHEET C-2 *
- NOTES:
- 400' MAXIMUM LENGTH TO FURTHEST UNIT FROM PUBLIC STREET.
 - IF THE TOTAL LENGTH OF THE PRIVATE ACCESS EASEMENT EXCEEDS 150 FEET, AN EMERGENCY SERVICES TURNAROUND MUST BE INSTALLED PER CITY STANDARDS OR AS APPROVED BY THE CITY ENGINEER. THE TURNAROUND MUST BE INCLUDED WITHIN THE EASEMENT AREA.
 - TOTAL WIDTH OF EASEMENT CAN BE REDUCED BY THE CITY ENGINEER FROM 34 FEET TO A MINIMUM OF 20 FEET IF THE CONSTRUCTION PLANS DEMONSTRATE THAT THE FULL WIDTH IS NOT NECESSARY TO ACCOMMODATE DRAINAGE AND UTILITIES.
 - SERVES A MAXIMUM OF 4 RESIDENTIAL UNITS. NOT FOR COMMERCIAL USE.
 - WIDTH OF PAVED SURFACE CAN BE REDUCED TO 12 FEET IF THE EASEMENT SERVES NO MORE THAN ONE SINGLE FAMILY RESIDENCE WITH NO GARAGE OR ACCESSORY APARTMENTS.
 - PAVEMENT WIDENING IS REQUIRED PER DETAIL IF EASEMENT IS ACCESSED FROM A COLLECTOR STREET OR MAJOR THOROUGHFARE. SEE PAGE 2 OF THIS DETAIL.
 - INVERTED CROWN OR SUPERELEVATED SECTION MAY BE APPROVED BY CITY ENGINEER.
 - A MINIMUM VERTICAL CLEARANCE OF 13 FT 6IN MUST BE PROVIDED AND MAINTAINED OVER THE PAVED SURFACE OF THE EASEMENT.

DATE: JUNE 15, 2021	STANDARD DETAIL PRIVATE ACCESS EASEMENT	
DRAWN BY: JSR		
CHECKED BY: D.E.C., P.E.		
SCALE: NOT TO SCALE		
SHEET 1 OF 2		SD 1-14

MICHELLE DRIVE SUBDIVISION
APPROVED 1/13/22
SWP 2022002
JW, TB, MB, BM, CW



REVISIONS

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

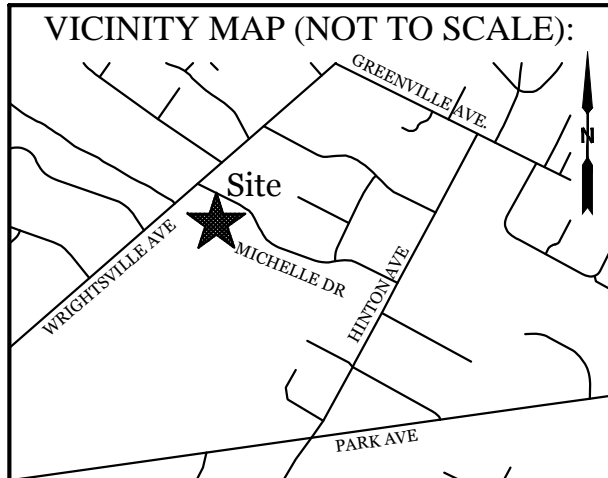
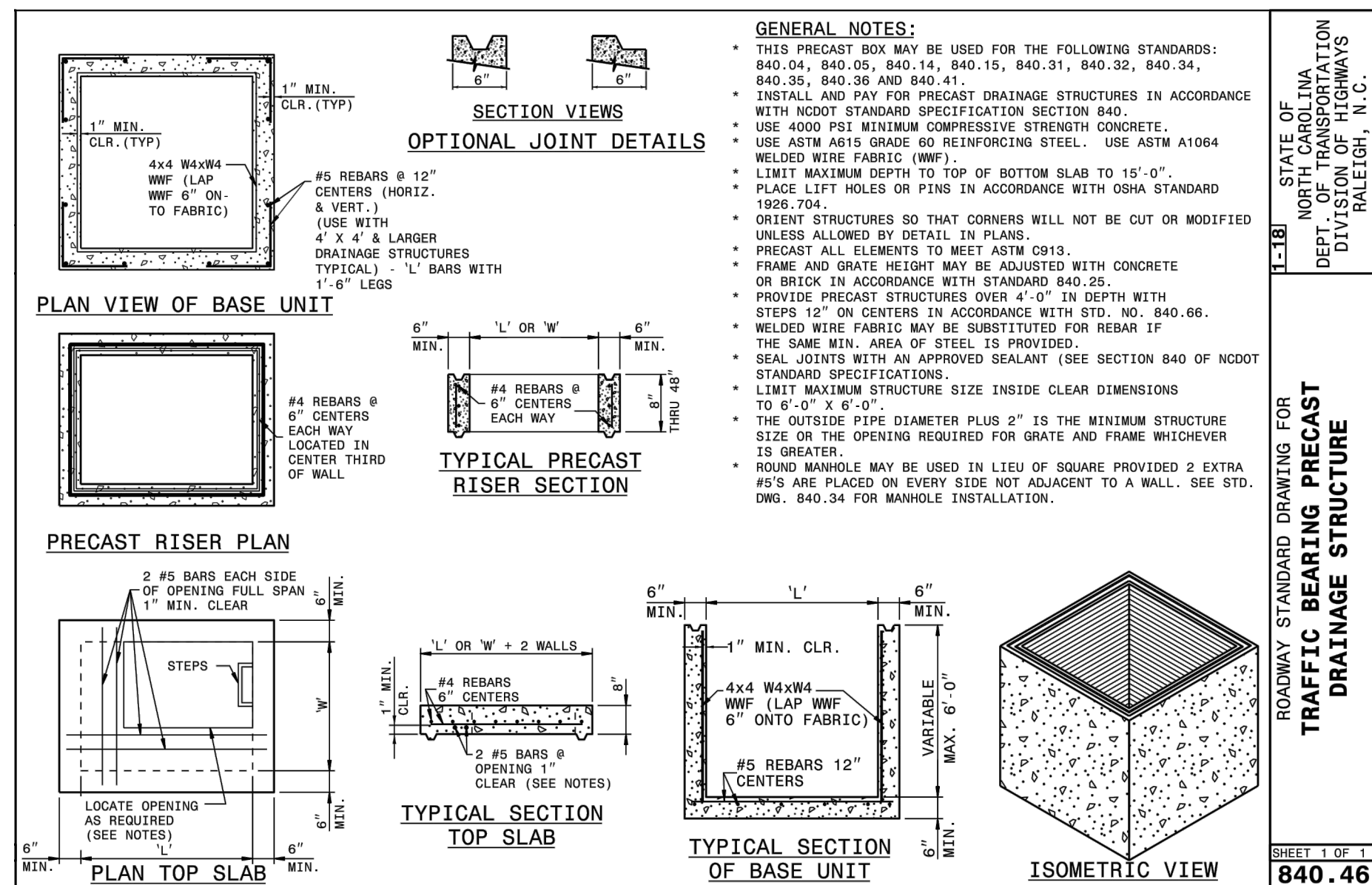
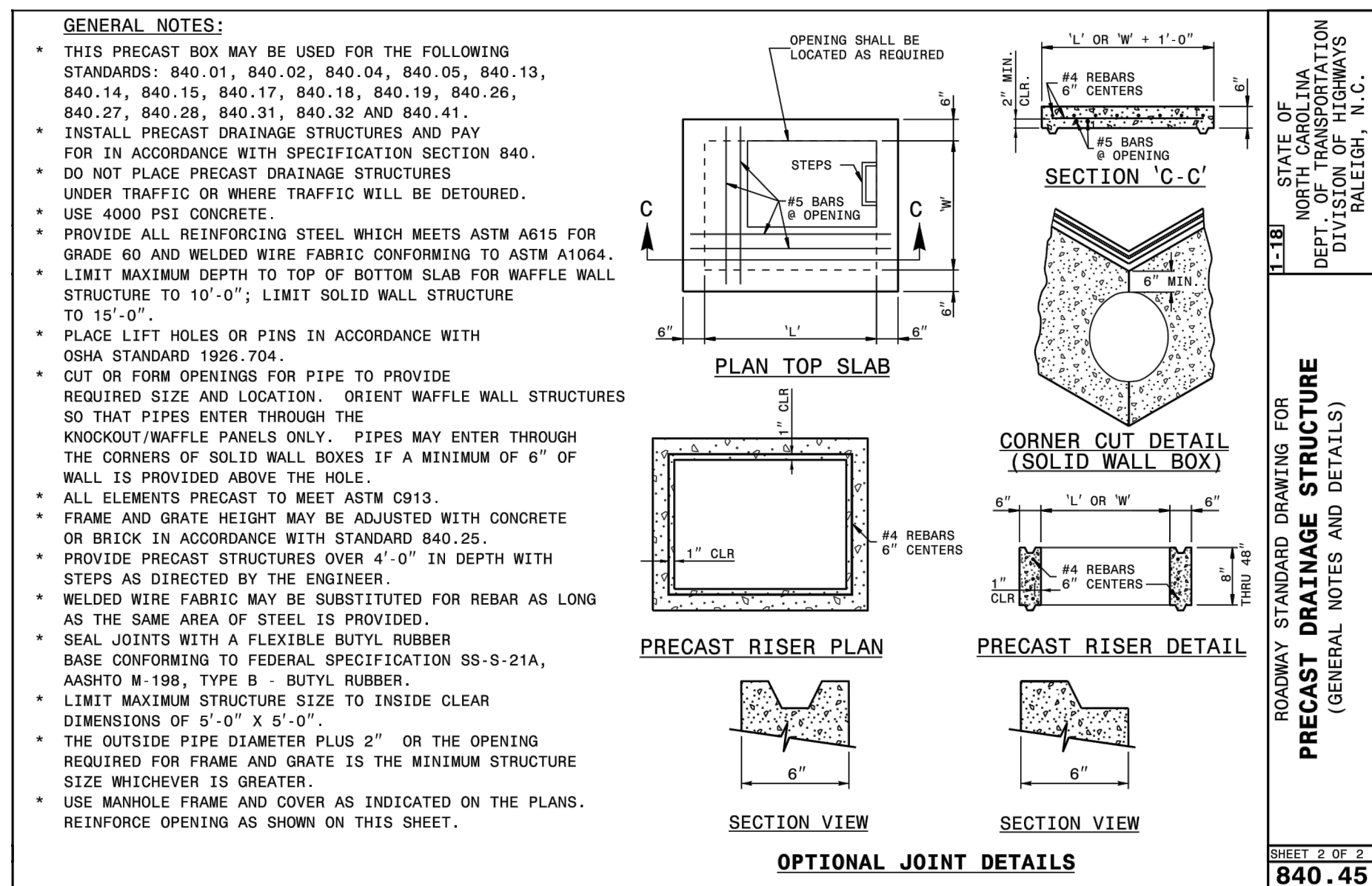
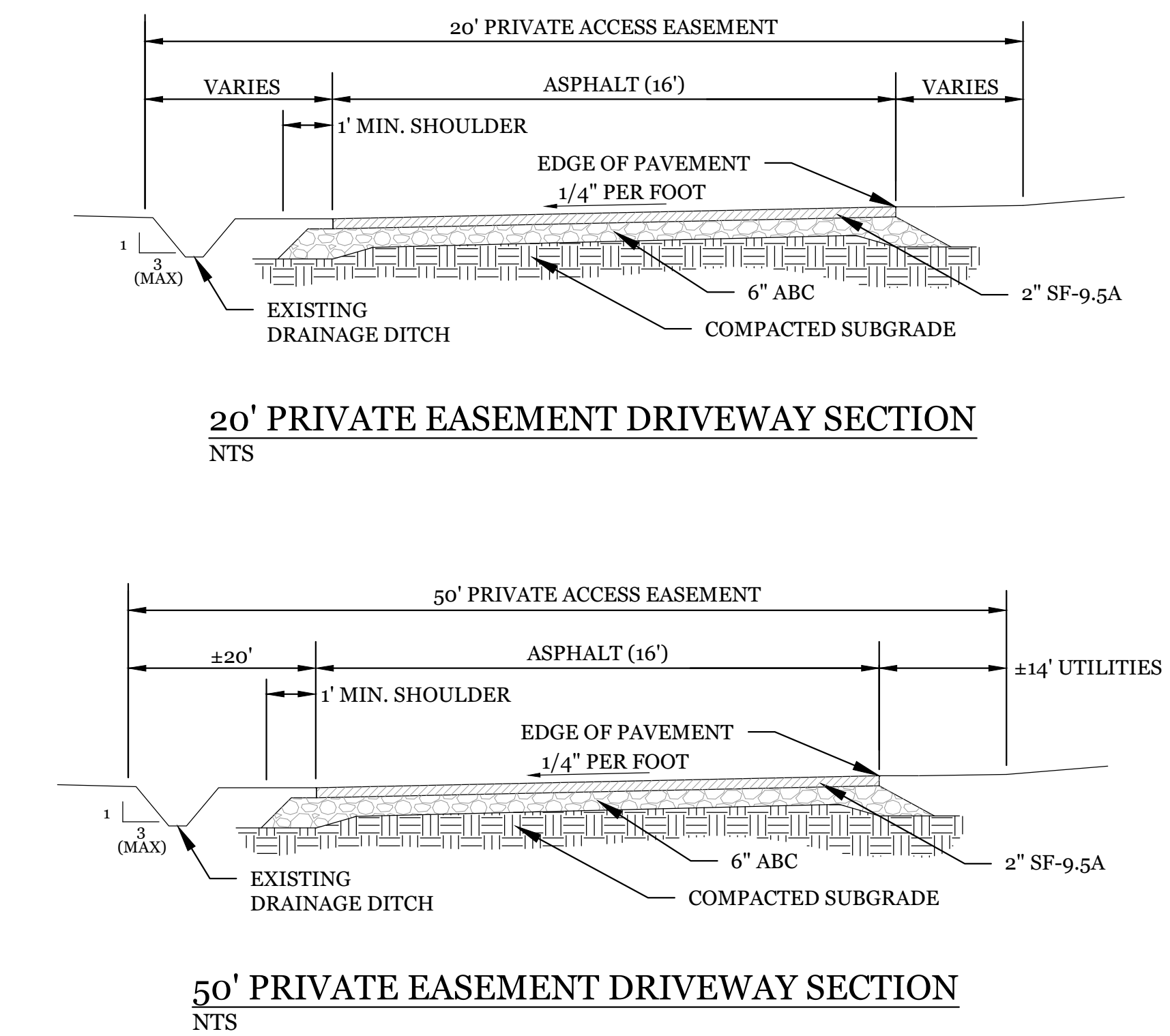
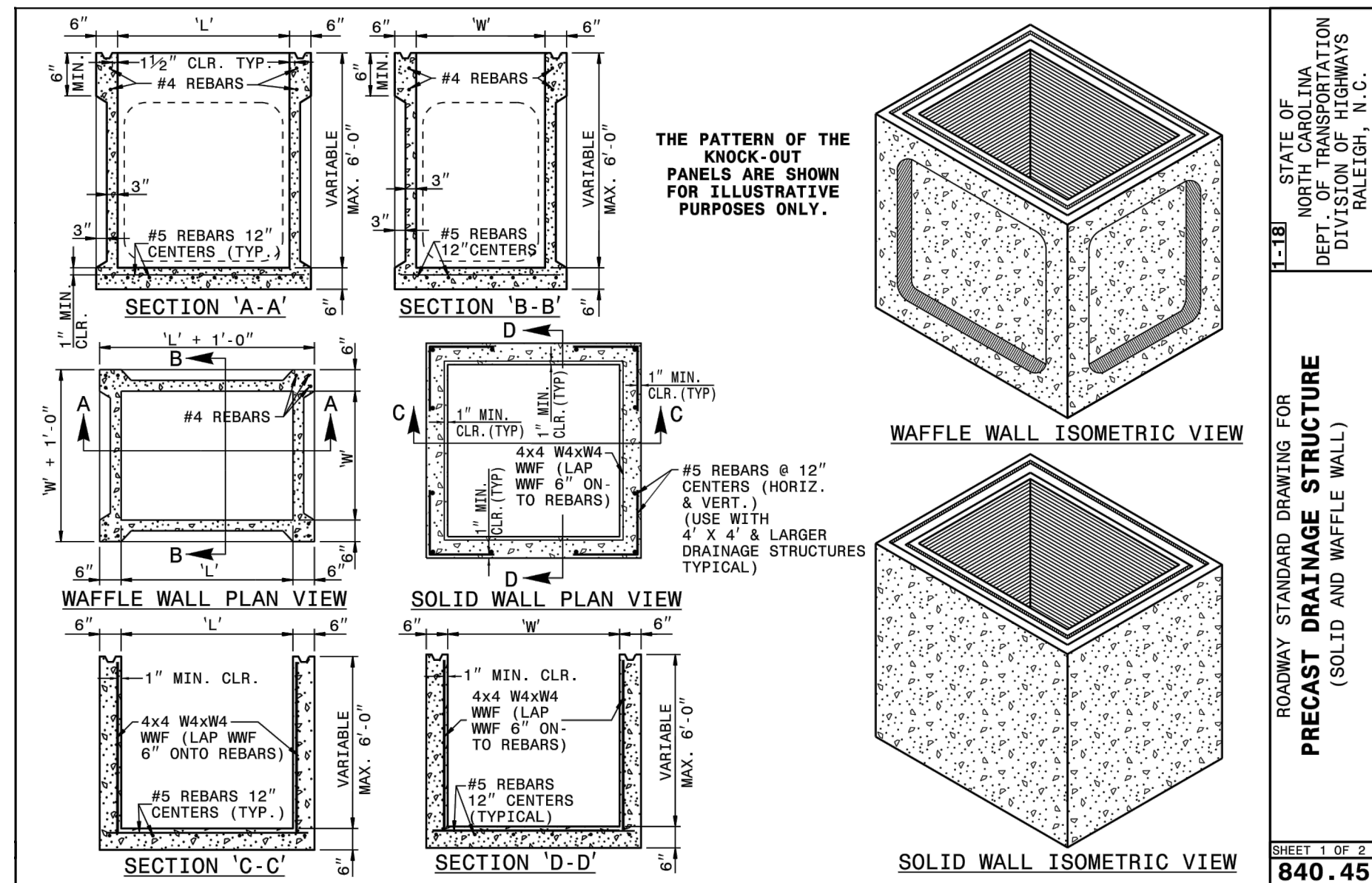
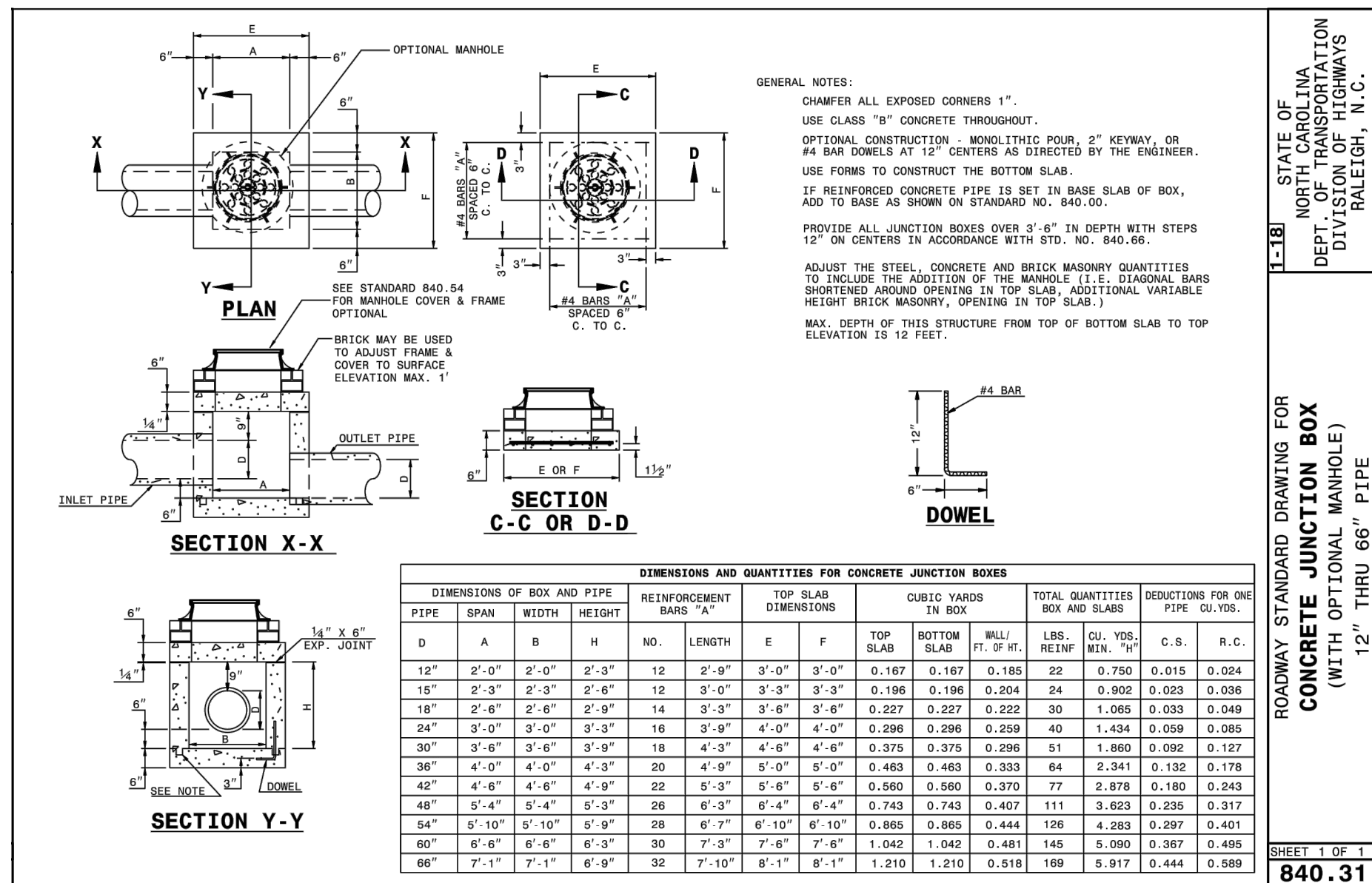
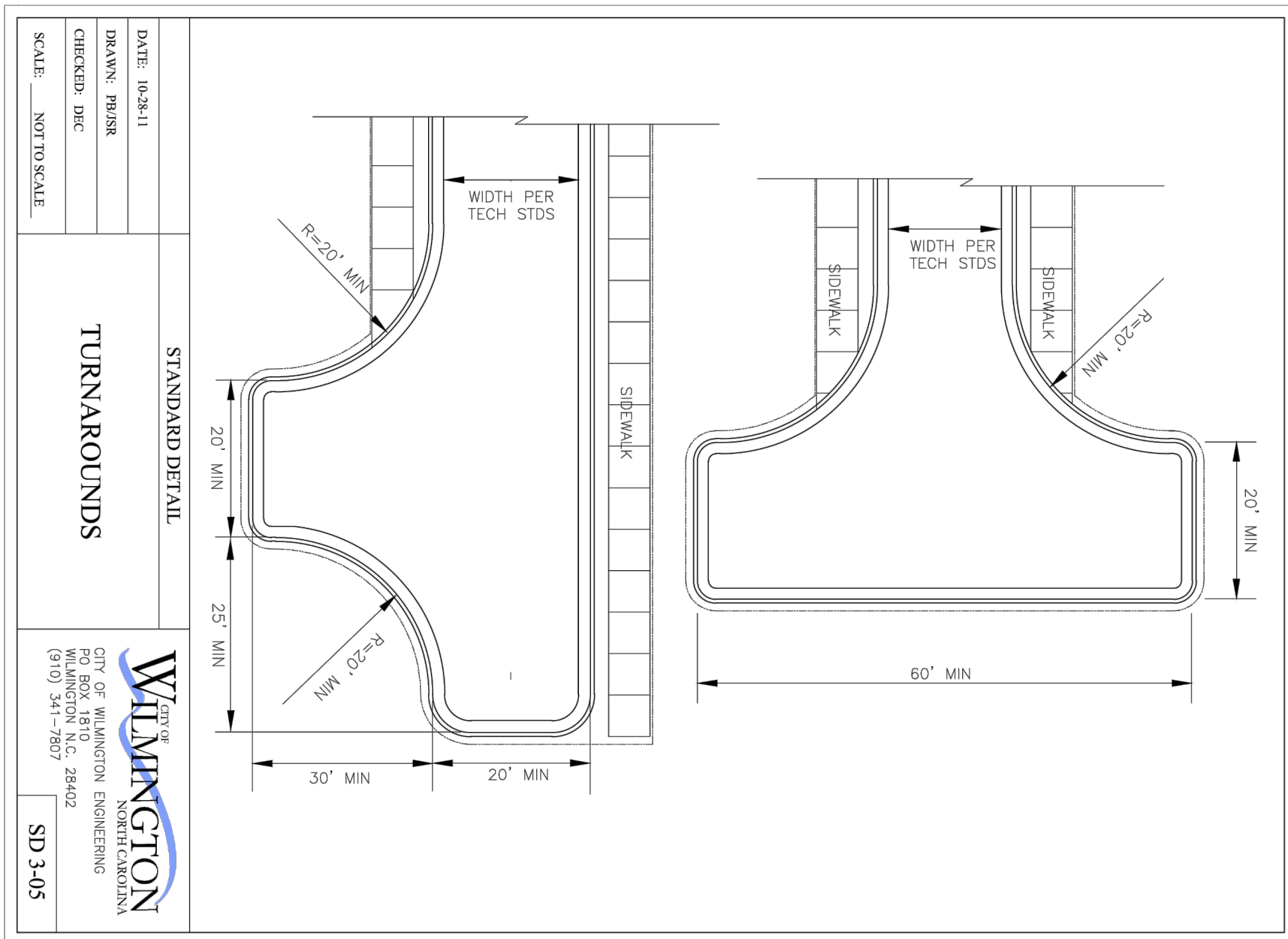
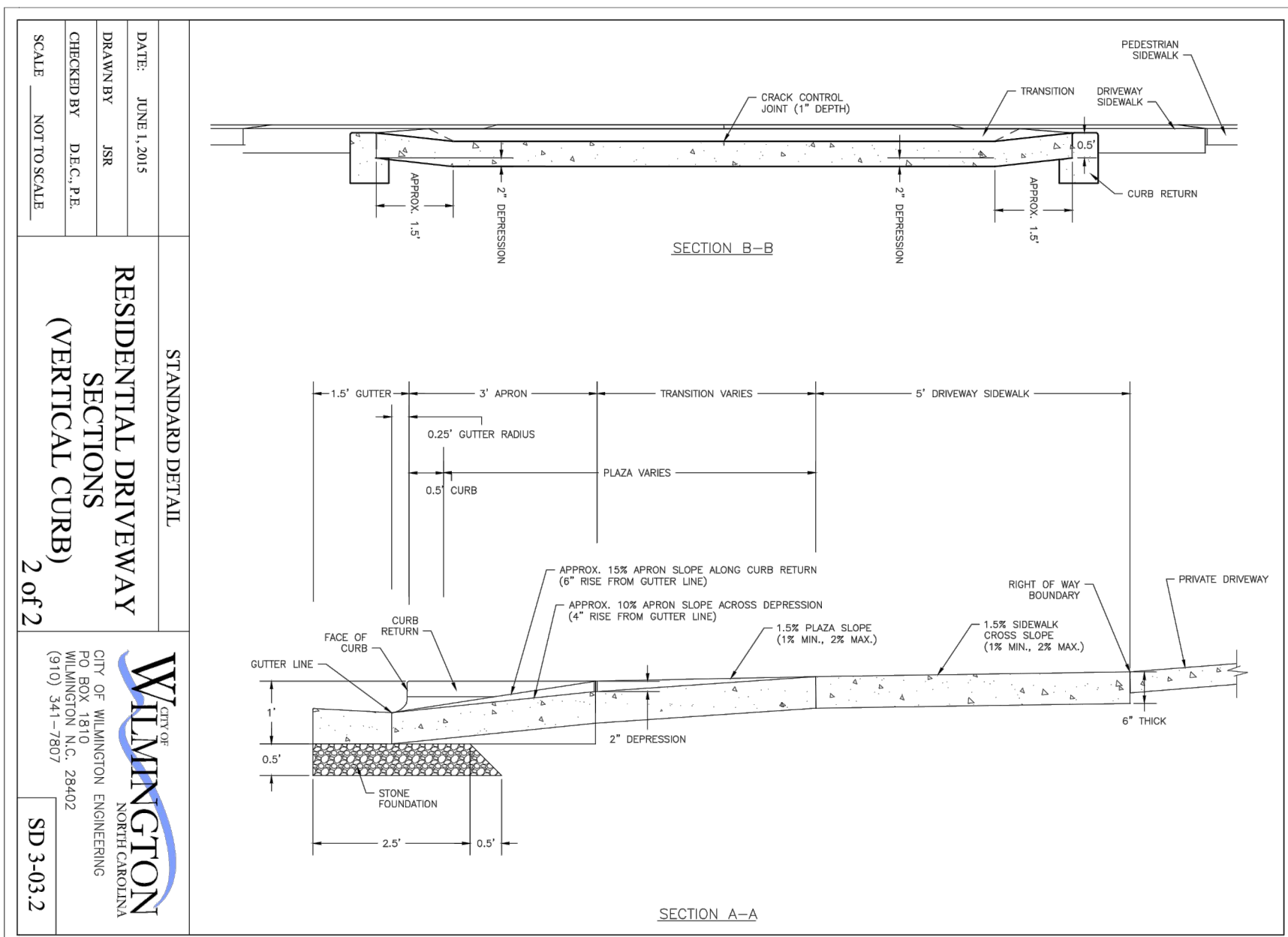
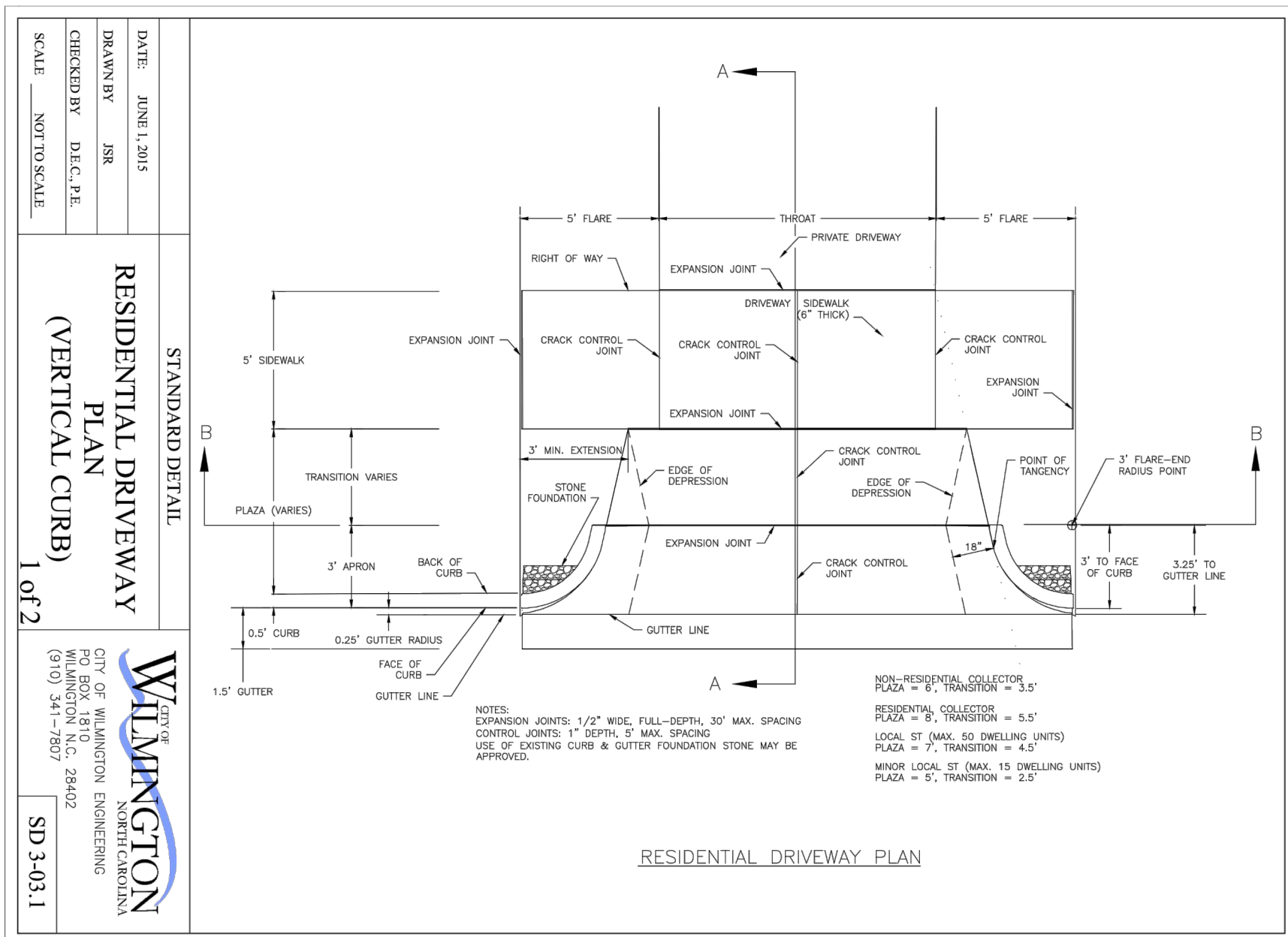
**SITE, GRADING, DRAINAGE,
& UTILITIES PLAN**
FOR
MICHELLE DR.
SUBDIVISION
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

CLIENT INFORMATION:

Jordy Rawl
Coastal Home Company
2030 Eastwood Rd., Suite 5
Wilmington, NC 28403
Phone: (252) 916-4575

DRAWN:	JAE	SHEET SIZE:	24x36
CHECKED:	CDC	DATE:	1/12/2022
APPROVED:	CDC	SCALE:	1" = 30'
PROJECT NUMBER:	2021-020		

DRAWING NUMBER:
C-1
1 OF 3



REVISIONS

NO.	DATE	DESCRIPTION

INTRACOASTAL
ENGINEERING, PLLC

5725 Olander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: charlie@intracoastalengineering.com
License Number: P-0662

DETAILS
FOR
MICHELLE DR.
SUBDIVISION
CITY OF WILMINGTON
NEW HANOVER COUNTY, NC

CLIENT INFORMATION:

Jordy Rawl
Coastal Home Company
2030 Eastwood Rd., Suite 5
Wilmington, NC 28403
Phone: (252) 916-4575

DRAWN: JAE SHEET SIZE: 24x36
CHECKED: CDC DATE: 1/12/2022
APPROVED: CDC SCALE: NTS
PROJECT NUMBER: 2021-020

DRAWING NUMBER:
C-2

MICHELLE DRIVE SUBDIVISION
APPROVED 1/13/22
SWP 2022002
JW, TB, MB, BM, CW