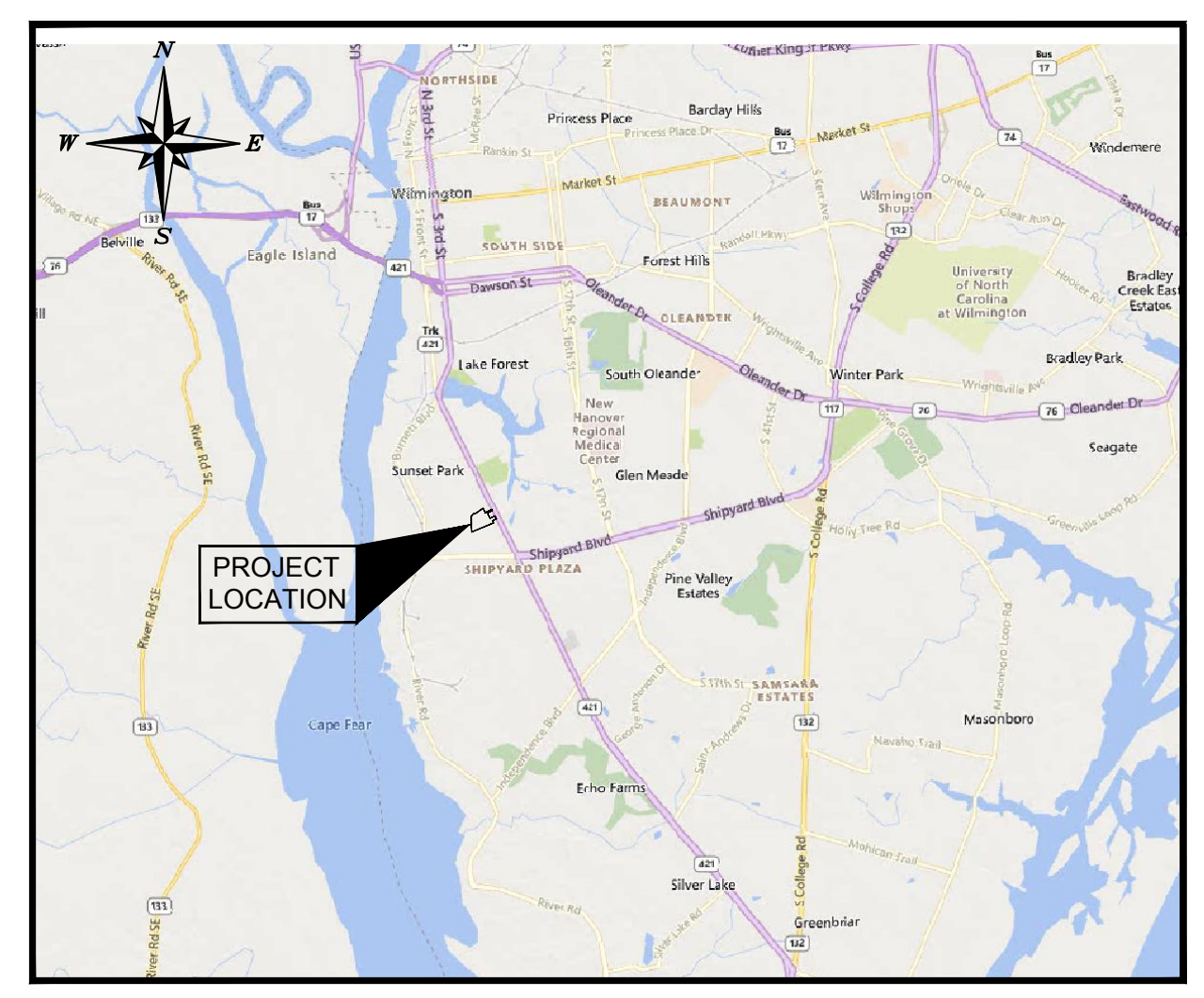


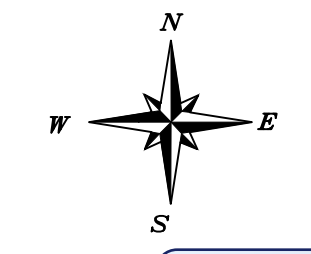
SUBDIVISION PLAN SUBMITTAL FOR STARWAY VILLAGE 2346 CAROLINA BEACH ROAD WILMINGTON, NC 28401



PROJECT LOCATION
NTS



VICINITY MAP SCALE: 1" = 2000'



RECEIVED
By waltonj at 8:44 am, Nov 29, 2021

DAC-1-122 - Approval 3/1/2022
Rob Gordon, Chair

- Approval of a waiver to allow the proposed Maryland Street to be constructed as a variable width right-of-way to between 25-feet to 30-feet of pavement width for the standard cross-section and 41-feet of pavement width where on-street parking is proposed. Based on providing on street parking and a narrowing of the right-of-way for traffic calming measures to the neighborhoods to the west.
- Approval of a waiver from the standard residential collector street cross-section to allow sidewalk to be installed at the back-of-curb along a portion of the southern side of the proposed street. Based on site constraints including grading and to accommodate required landscaping.
- Approval of a waiver from the standard residential collector street cross-section to allow for the elimination of a portion of the 10-foot non-municipal easement along a portion of the southern side of the proposed street. Based on dry utilities being placed on the northern side of the right-of-way and the ability of the property owner to the south to provide the 10-foot non-municipal easement if and when that property redevelops.

- GENERAL NOTES:**
- STREET TREES MUST BE LOCATED A MINIMUM OF 15 FEET FROM STREETLIGHTS. (COW SD 15-17)
 - ANY REQUIRED INSTALLATION OR RELOCATION OF TRAFFIC SIGNS/PAVEMENT MARKINGS IS THE RESPONSIBILITY OF THE PROJECT DEVELOPER. PLEASE COORDINATE WITH CITY TRAFFIC SIGNS AND PAVEMENT MARKINGS MANAGER/SUPERVISOR PRIOR TO INSTALLATION/RELOCATION OF ANY TRAFFIC SIGNS OR MARKINGS IN PUBLIC ROW.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS. (DETAIL SD 11-03 AND SD 15-13 CDPW 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 CDPW 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.
 - ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
 - 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 TRAFFIC AND STREET NAME SIGNS. PROPOSED STREET NAMES MUST BE APPROVED PRIOR TO INSTALLATION OF STREET NAME SIGNS.
 - ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING WILL BE REPLACED.
 - CONTACT #11 PRIOR TO CONTACTING CITY OF WILMINGTON, TRAFFIC ENGINEERING REGARDING THE UTILITIES IN ROW.

- EXISTING CONDITION NOTES:**
- EXISTING INFORMATION SHOWN TAKEN FROM A BOUNDARY AND EXISTING CONDITIONS SURVEY OF "STARWAY, 2346 CAROLINA BEACH ROAD", DATED AUGUST 23, 2021, AND PROVIDED BY ATLANTIC COAST SURVEY, PLLC, P.O. BOX 12589 WILMINGTON, NC, 28405, PHONE: 910-292-4889.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720312600K DATED AUGUST 28, 2018.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF WILMINGTON AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: KELLEY DEVELOPMENT COMPANY, LLC
106 HATFIELD LANE
RALEIGH, NC 27603
PHONE: (214) 535-0550
ATTN: TED HEILBRON
tedh@kelleydc.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2927
ATTN: CHRIS BOSTIC, P.E.
chris.bostic@kimley-horn.com

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2945
ATTN: RICHARD BROWN, PLA
richard.brown@kimley-horn.com

SURVEYOR: ATLANTIC COAST SURVEY, PLLC
PO BOX 12588
WILMINGTON, NC 28405
PHONE: (910) 292-4889
ATTN: HOWARD E. HOADLEY

SITE DATA	
PROJECT INFORMATION	
PROJECT NAME:	STARWAY VILLAGE
PROJECT ADDRESS:	2346 CAROLINA BEACH ROAD
OWNER:	KELLEY DEVELOPMENT COMPANY, LLC
JURISDICTION:	WILMINGTON
PIN #'S:	R06013-021-001-000, R06014-001-004-000, R06018-002-006-000, R06018-002-006-001
SITE SIZE & COVERAGES	
TOTAL ACREAGE:	15.61 ACRES
SITE COVERAGES:	
EXISTING IMPERVIOUS AREA	1.36 AC (8.7%)
PROPOSED IMPERVIOUS AREA	2.57 AC (16.5%)
ZONING	
EXISTING ZONING:	MF-MH - MULTI-FAMILY MEDIUM-HIGH DENSITY (ZONING CASE Z-2-721)
PROPOSED ZONING:	MF-MH - MULTI-FAMILY MEDIUM-HIGH DENSITY
EXISTING USE:	FLEA MARKET
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PERIMETER BUFFER/ SETBACK REQUIREMENTS	
FRONT	30'
SIDE	20'
REAR	25'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS, DEMOLITION AND INVENTORY PLAN
C2.0	PRELIMINARY SUBDIVISION PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	STREET PROFILE AND CROSS SECTION
C6.0	SITE DETAILS
L1.0	LANDSCAPE PLAN

PREPARED IN THE OFFICE OF:

Kimley»»Horn

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421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

NC CERTIFICATE OF AUTHORIZATION: F-0102



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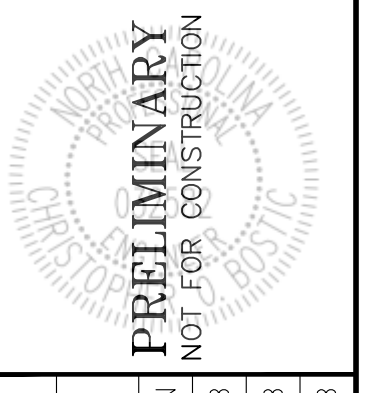
NOVEMBER 24, 2021

SEAL:
JOB NUMBER:
013856002

No.	REVISIONS	DATE

Kimley»»Horn

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
013856002	11/24/2021	AS SHOWN	JOB	JOB	COB

COVER SHEET

STARWAY VILLAGE
PREPARED FOR
KELLEY PROPERTIES
WILMINGTON - NEW HANOVER COUNTY
NORTH CAROLINA

SHEET NUMBER
C0.0

Plotted By: addi.katie - Sheet: STARWAY VILLAGE - Location: C:\Users\addi.katie\OneDrive\Documents\STARWAY VILLAGE - EXISTING CONDITIONS AND DEMOLITION PLAN.dwg - Date: 11/24/2021 10:47:52am - This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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Rob Gordon, Chair

SYMBOL LEGEND:

- EP EXISTING IRON PIPE / 400
- ECM EXISTING CONCRETE MONUMENT
- CRS REBAR SET
- MSG MAG NAIL SET
- WATER VALVE
- IRIGATION CONTROL VALVE
- STORM DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- BACKFLOW PREVENTER
- GAS VALVE
- LIGHT POLE
- SEWER CLEAN-OUT
- TOP OF CURB
- QTY WIRE ANCHOR
- ELECTRIC PEDESTAL
- LIGHT / LIGHT POLE
- TELEPHONE PEDESTAL
- MAL BOX
- SIK
- SIK (DOUBLE POST)
- METAL/CONCRETE BOLLARD
- WOOD BOLLARD
- DROP / YARD INLET
- SEWER MANHOLE
- 25% GROUND SHOT ELEVATION
- FIBER-OPTIC WARMER
- FIRE HYDRANT

LINE TYPE LEGEND:

- SURVEYED LINES (BOUNDARY)
- LINE PER RECORD DATA
- LINE NOT SURVEYED (ADJACENT)
- RIGHT-OF-WAY
- CHAIN LINK FENCE
- BOARD FENCE
- OLD CORRUGATED METAL FENCE
- STORM PIPE
- OVERHEAD ELECTRIC
- MINOR CONTOUR WITH ELEVATION
- MAJOR CONTOUR WITH ELEVATION
- TREELINE
- PAVEMENT
- CONCRETE
- GRAVEL

ABBREVIATIONS:

- EP EXISTING IRON PIPE
- ECM EXISTING CONCRETE MONUMENT
- RBS REBAR SET
- TYP TYPICAL
- MSG MAG NAIL SET
- CRS CATCH BASIN
- INVERT
- MSD STORM DRAIN MANHOLE
- TC TOP OF CURB
- EL ELEVATION
- MSM SEWER MANHOLE
- RCP REINFORCED CONCRETE PIPE
- DI DROP INLET

GENERAL NOTES:

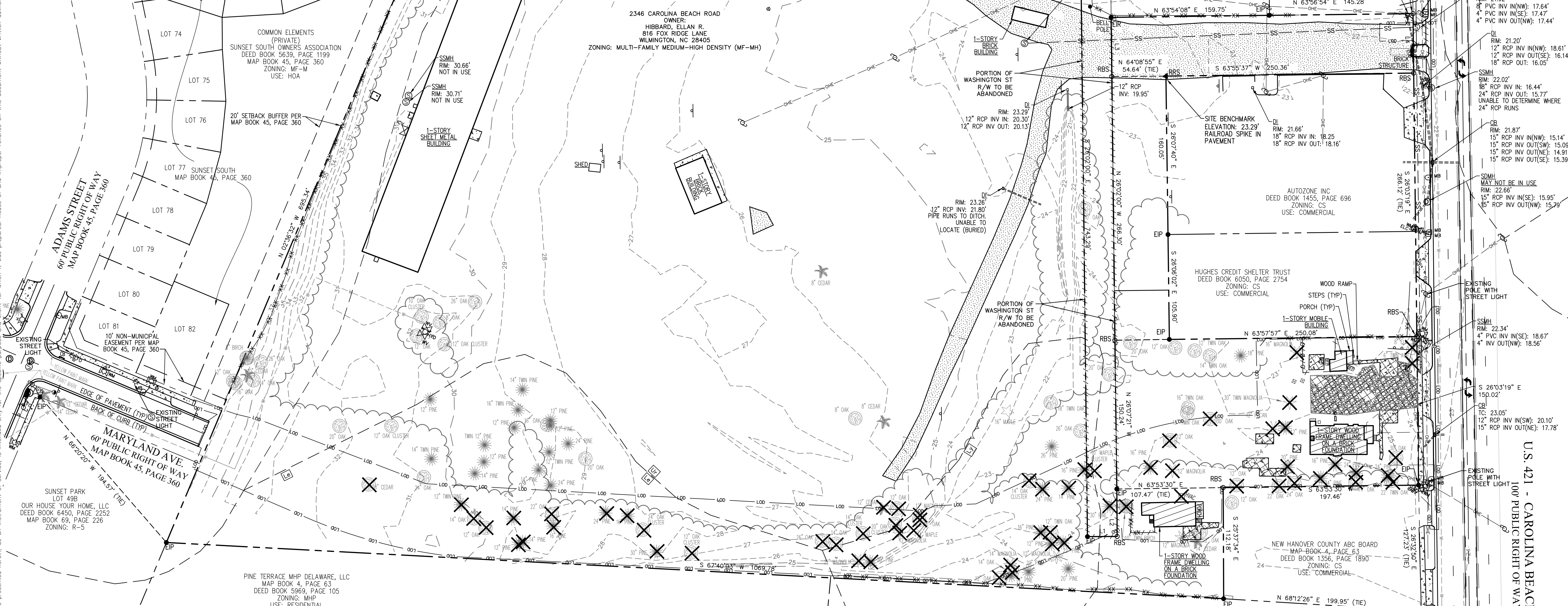
- THIS IS A BOUNDARY AND EXISTING CONDITIONS SURVEY.
- BEARINGS FOR THIS MAP ARE REFERENCED TO NAD 83 NORTH, AND 1983 (2011).
- ELEVATIONS ARE REFERENCED TO NAVD 1989 DATUM.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- AREA BY COORDINATE GEOMETRY.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP #1720312600K, EFFECTIVE DATE AUGUST 28TH, 2018.
- UTILITY STATEMENTS: THE UNDERGROUND UTILITIES SHOWN (IF ANY) HAVE BEEN LOCATED FROM COUNTY GIS INFORMATION, EXISTING DRAWINGS & FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- COUNTY PARCEL ID'S: R06013-021-001-000, R06013-021-002-000, R06013-021-003-000, R06013-021-004-000, R06014-001-001-000, R06014-001-002-000.
- TOTAL SITE AREA: 15.25 ACRES.
- MAP AND DEED REFERENCES SHOWN ARE PER THE NEW HANOVER COUNTY REGISTRY.
- THERE ARE NO CANAL AREAS OF CONCERN EXIST ON SITE.
- CANAL LAND CLASSIFICATION: URBAN.
- THERE ARE NO CONSERVATION RESOURCES ON SITE.
- THE SITE IS NOT A HISTORIC OR ARCHAEOLOGICAL SITE.
- THERE ARE NO CEMETERIES, BURIAL SITES, OR BURIAL GROUNDS.
- THERE ARE NO FORESTED AREAS ON SITE.
- THERE ARE NO U.S. ARMY CORPS OF ENGINEERS DELINEATED WETLANDS ON SITE.
- THERE ARE NO PROPOSED SPECIES OR HABITATS ON SITE.
- THERE ARE NO PROPOSED TRANSPORTATION PLANS THAT AFFECT THE SITE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 64°20'00" E	30.00'
L2	N 25°43'10" W	47.95'
L3	N 28°03'34" E	59.77'
L4	S 26°02'00" E	60.60'

DEMOLITION LEGEND

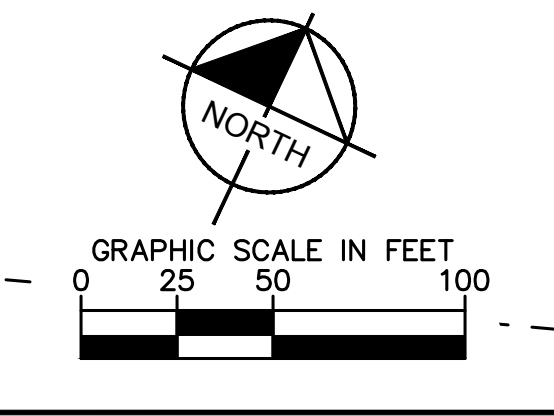
- PROPERTY LINE
- CLEARING LIMITS
- DEMOLISH SITE ITEM
- DEMOLISH UNDERGROUND UTILITY
- ABANDON UTILITY IN PLACE
- SAWCUT
- PROPOSED TREE CONSERVATION AREA
- DEMOLISH / RELOCATE SITE ITEM / TREE TO BE REMOVED
- BUILDINGS TO BE REMOVED
- SIDEWALK / PAVEMENT TO BE REMOVED
- SOIL BOUNDARY AND DESIGNATION



- DEMOLITION NOTES:**
- ALL ON-SITE TREES NOT MARKED TO REMAIN OR OUTSIDE THE PROPOSED TREE CONSERVATION AREA ARE TO BE REMOVED.
 - CONTRACTOR SHALL COORDINATE WITH THE CITY OF WILMINGTON TO OBTAIN ALL NECESSARY DEMOLITION PERMITS PRIOR TO THE START OF ANY DEMOLITION WORK.
 - SAW CUT AND REMOVE CONCRETE CURB TO LIMITS REQUIRED FOR NEW WORK.
 - REMOVE VEGETATION AND GRASS IN AREAS TO RECEIVE NEW ASPHALT AND CONCRETE PAVEMENTS.
 - SAW CUT AND REMOVE ASPHALT PAVEMENT TO LIMITS INDICATED ON PLAN.
 - DEMOLITION MATERIALS SHALL BE PROPERLY DISPOSED OF OFF SITE PER STATE REGULATIONS.
 - ALL PRIMARY UTILITIES DISCOVERED DURING DEMOLITION OPERATIONS THAT SERVE ACTIVITIES OTHER THAN THE PROJECT SITE SHALL BE PROPERLY PRESERVED AND PROTECTED.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER AND ENGINEER ANY UNFORESSEEN OR ADVERSE CONDITIONS, INCLUDING UNCHARTED UTILITIES, DISCOVERED DURING DEMOLITION OPERATIONS.
 - SUBSURFACE FEATURES ARE SHOWN IN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UTILITY LOCATIONS AND DEPTHS.

- EXISTING CONDITION NOTES:**
- EXISTING INFORMATION SHOWN TAKEN FROM A BOUNDARY AND EXISTING CONDITIONS SURVEY OF "STARWAY, 2346 CAROLINA BEACH ROAD", DATED AUGUST 23, 2021, AND PROVIDED BY ATLANTIC COAST SURVEY, PLLC, P.O. BOX 12588 WILMINGTON, NC. 28405, PHONE: 910-292-4889.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720312600K DATED AUGUST 28, 2018.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF WILMINGTON AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



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#F-0102

PRELIMINARY
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EXISTING CONDITIONS, DEMOLITION AND INVENTORY PLAN

STARWAY VILLAGE
PREPARED FOR
KELLEY PROPERTIES
WILMINGTON - NEW HANOVER COUNTY

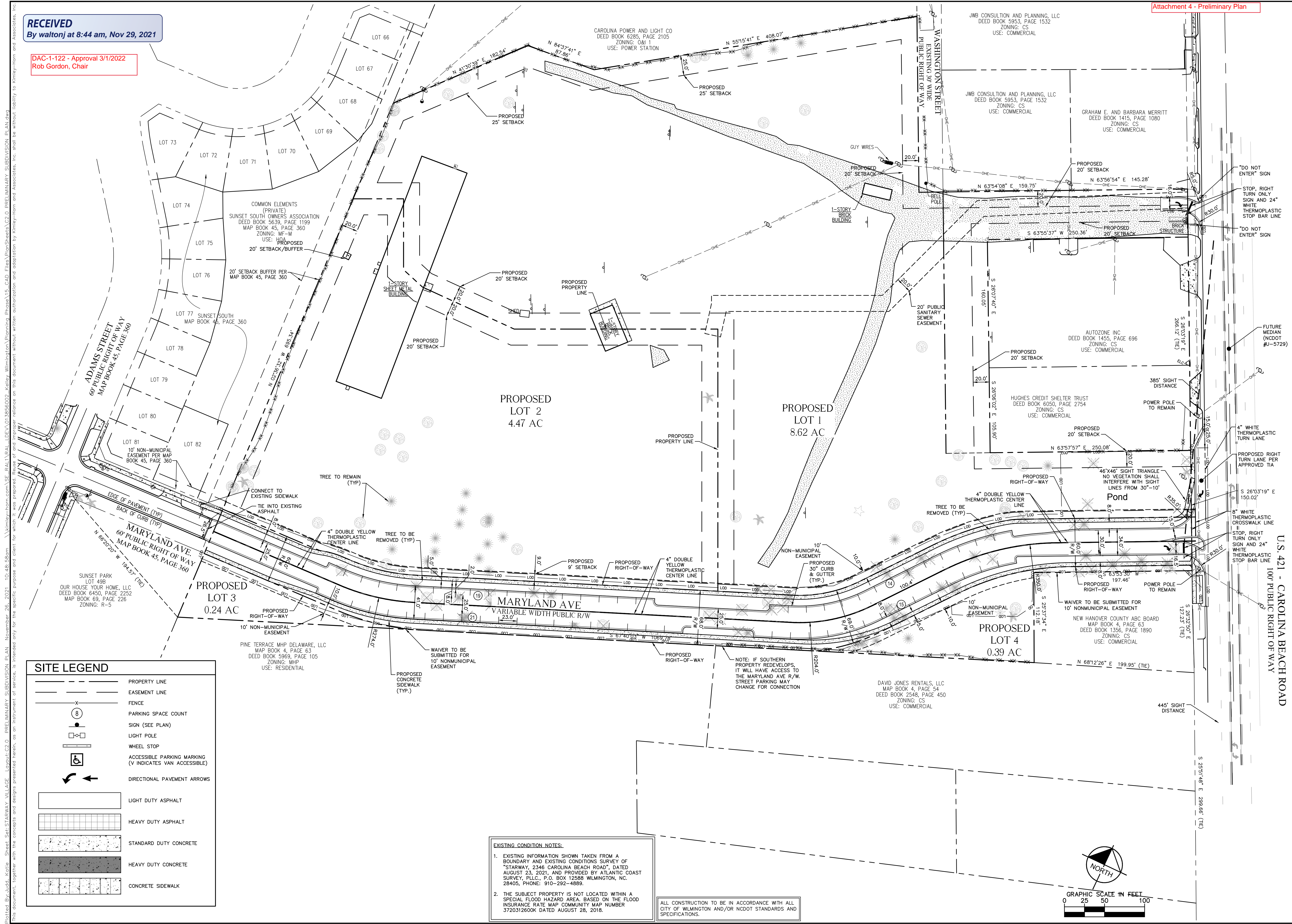
KHA PROJECT 013856002
DATE 11/24/2021
SCALE 1" = 50'
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY COB

SHEET NUMBER
C1.0

NO. REVISIONS DATE BY

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Rob Gordon, Chair

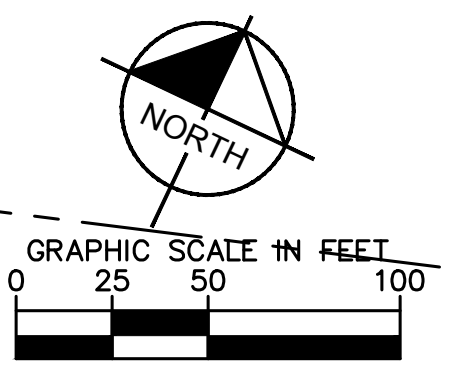


SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	FENCE
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK

EXISTING CONDITION NOTES:

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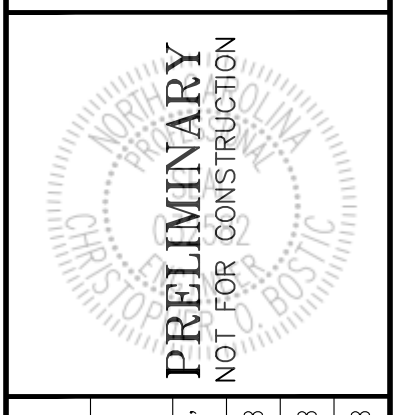
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KHA PROJECT	013856002
DATE	11/24/2021
SCALE	1" = 50'
DESIGNED BY	JOB
DRAWN BY	JOB
CHECKED BY	COB

PRELIMINARY SUBDIVISION PLAN

STARWAY VILLAGE
PREPARED FOR
KELLEY PROPERTIES

U.S. 421 - CAROLINA BEACH ROAD
100' PUBLIC RIGHT OF WAY

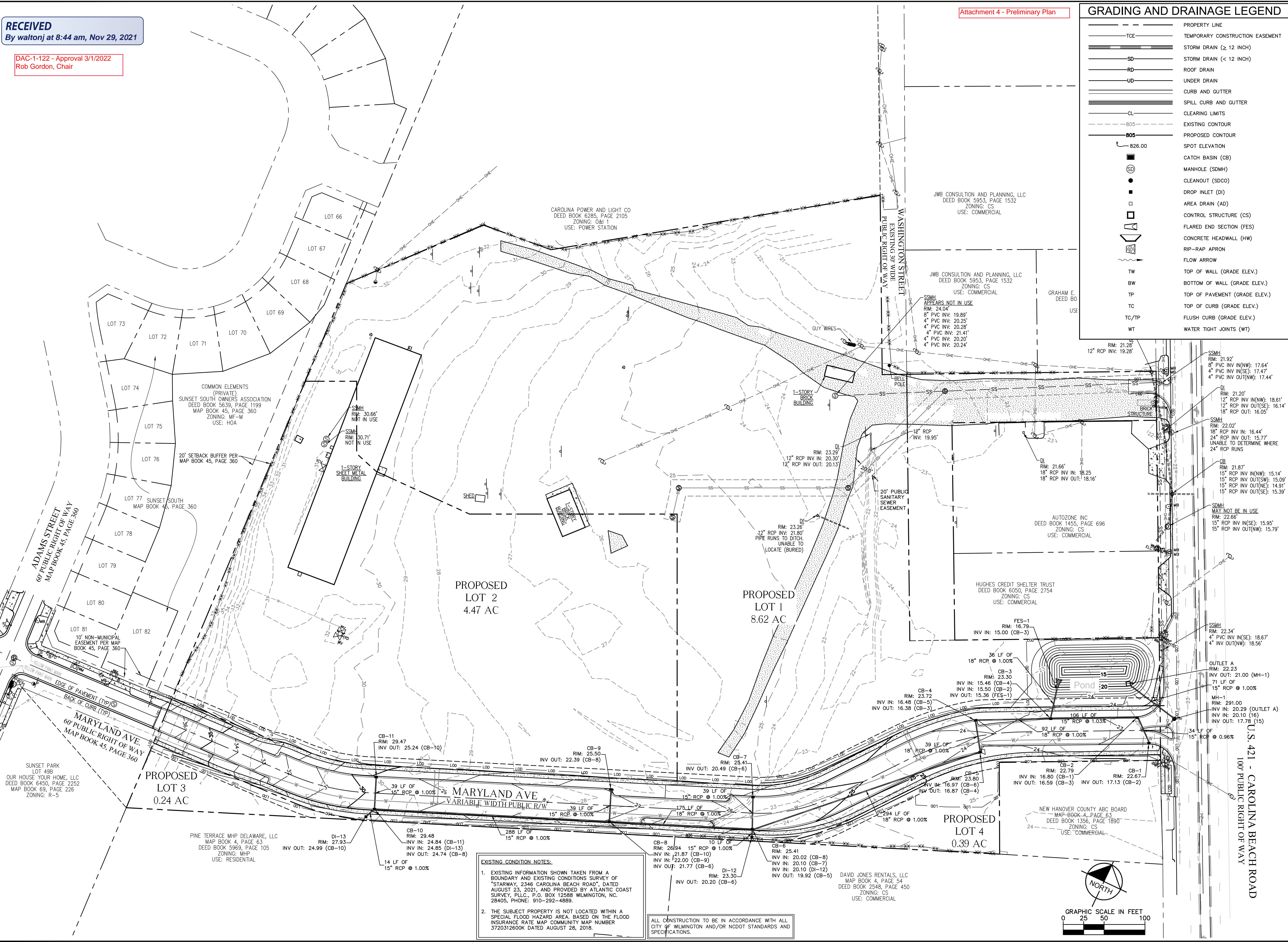
Plotted By: jdd, Katie Sheet: STARWAY VILLAGE - C3.0 PRELIMINARY GRADING AND DRAINAGE PLAN - November 26, 2021 10:50:34am Kimley-Horn.com\SE-BALI\REAL-LEVEL\013856002-Kelley-Wilmington-Planning-Phase15_CAD-Files\PlanSheets\C3.0-GRADING-AND-DRAINAGE-PLAN.dwg
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Attachment 4 - Preliminary Plan

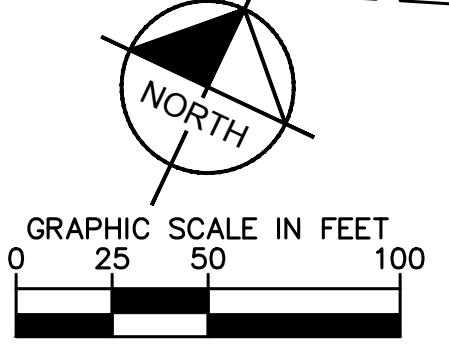
GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	CLEARING LIMITS
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
	TOP OF WALL (GRADE ELEV.)
	BOTTOM OF WALL (GRADE ELEV.)
	TOP OF PAVEMENT (GRADE ELEV.)
	TOP OF CURB (GRADE ELEV.)
	FLUSH CURB (GRADE ELEV.)
	WATER TIGHT JOINTS (WT)



EXISTING CONDITION NOTES:

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Kimley»Horn	
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PRELIMINARY NOT FOR CONSTRUCTION	
KHA PROJECT 013856002	DATE 11/24/2021
SCALE 1" = 50'	DESIGNED BY JOB
DRAWN BY JOB	CHECKED BY JOB
PRELIMINARY GRADING AND DRAINAGE PLAN	
STARWAY VILLAGE PREPARED FOR KELLEY PROPERTIES	
WILMINGTON - NEW HANOVER COUNTY	
SHEET NUMBER C3.0	
No.	DATE
REVISIONS	BY

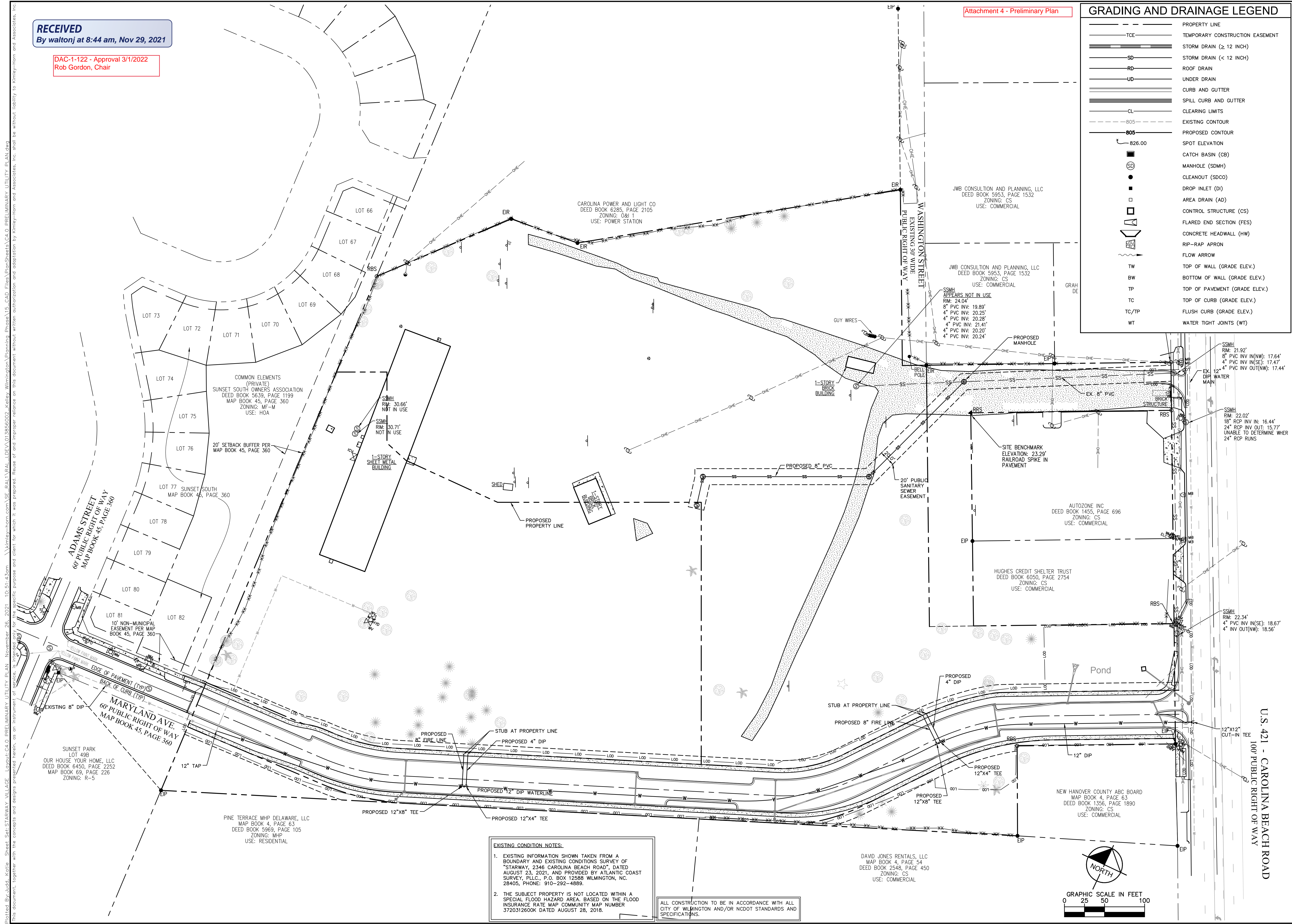
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DAC-1-122 - Approval 3/1/2022
Rob Gordon, Chair

Attachment 4 - Preliminary Plan

GRADING AND DRAINAGE LEGEND

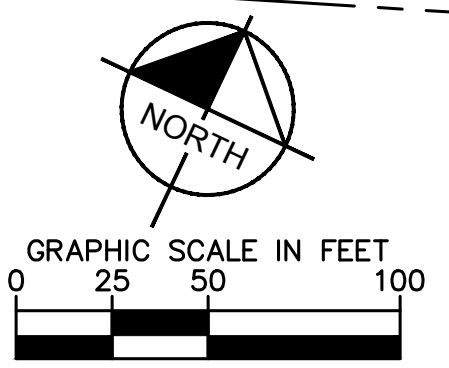
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (≥ 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
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	EXISTING CONTOUR
	PROPOSED CONTOUR
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	CATCH BASIN (CB)
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	TOP OF CURB (GRADE ELEV.)
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	WATER TIGHT JOINTS (WT)



EXISTING CONDITION NOTES:

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No.	REVISIONS	DATE

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PRELIMINARY
NOT FOR CONSTRUCTION

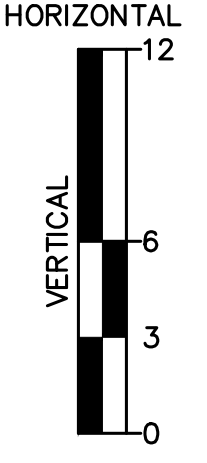
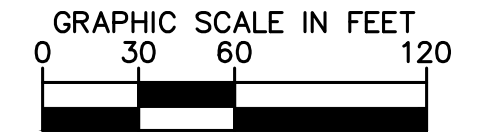
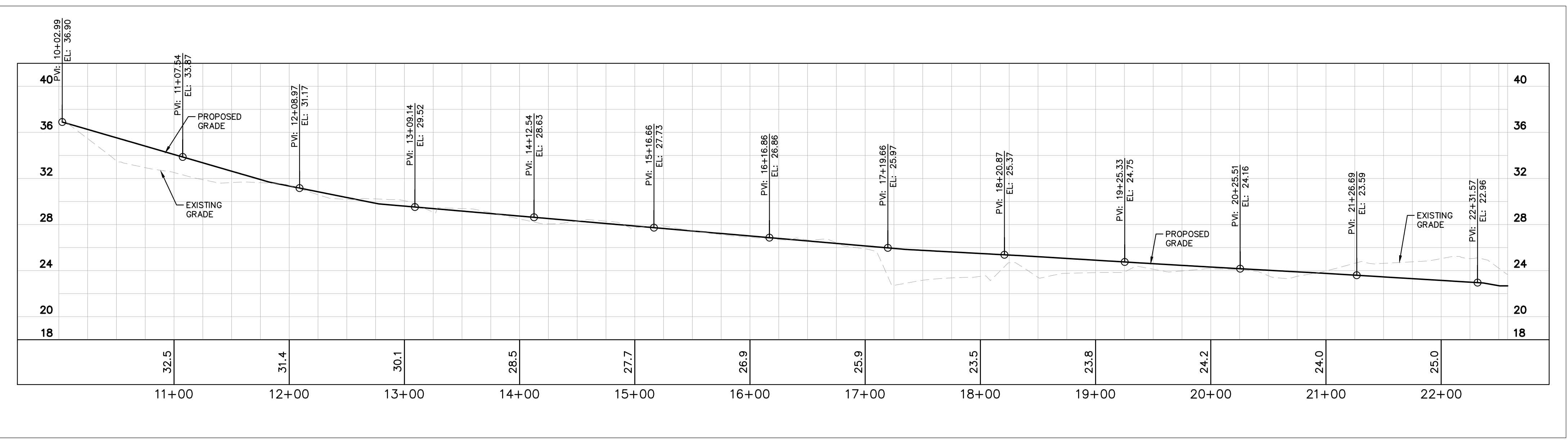
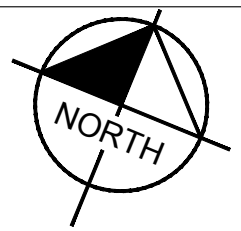
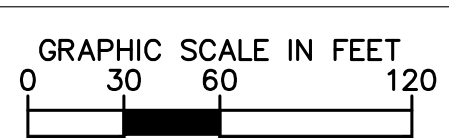
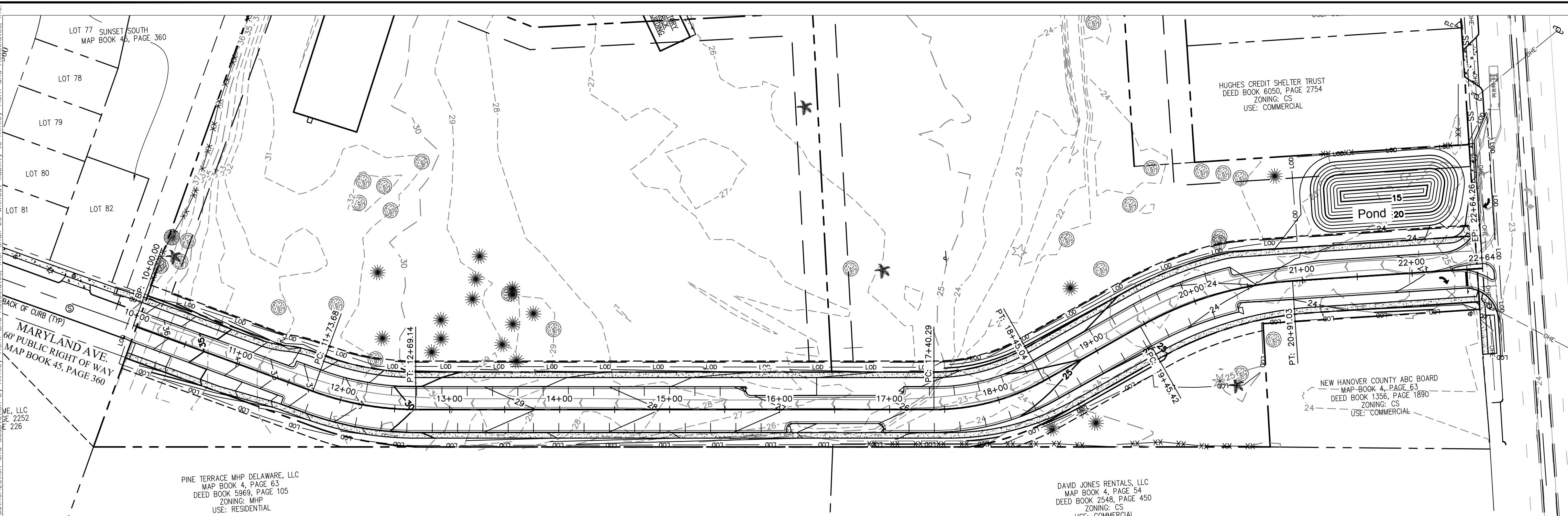
KHA PROJECT: 013856002
DATE: 11/24/2021
SCALE: 1" = 50'
DRAWN BY: JCB
CHECKED BY: COB

PRELIMINARY UTILITY PLAN

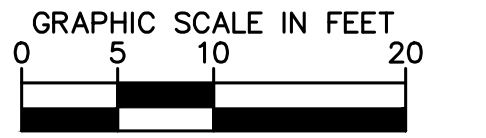
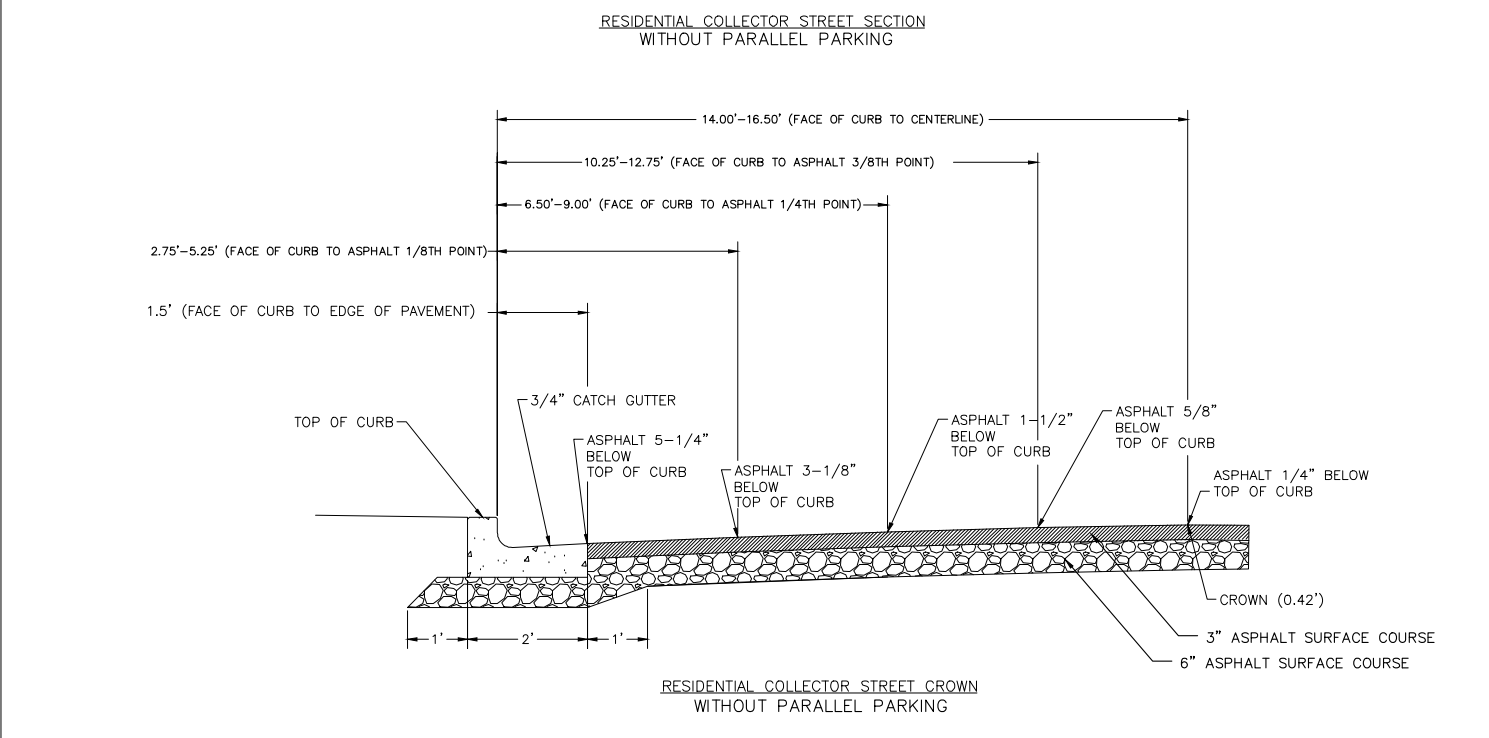
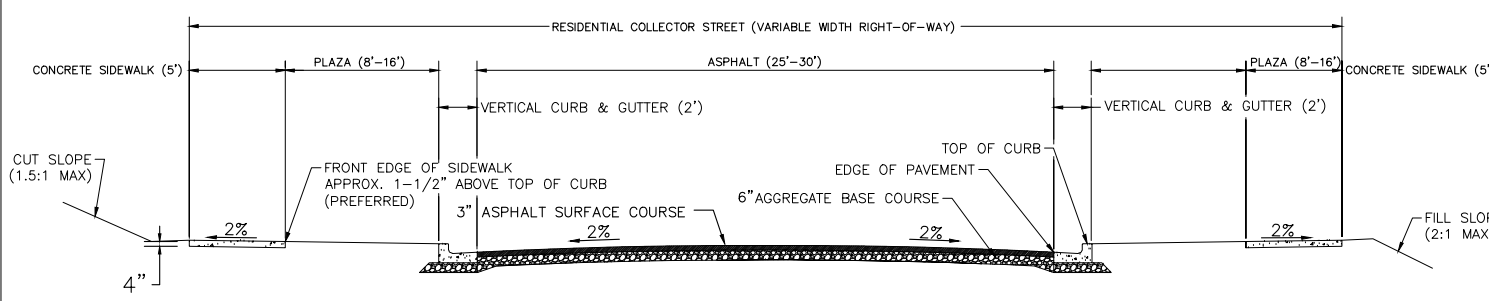
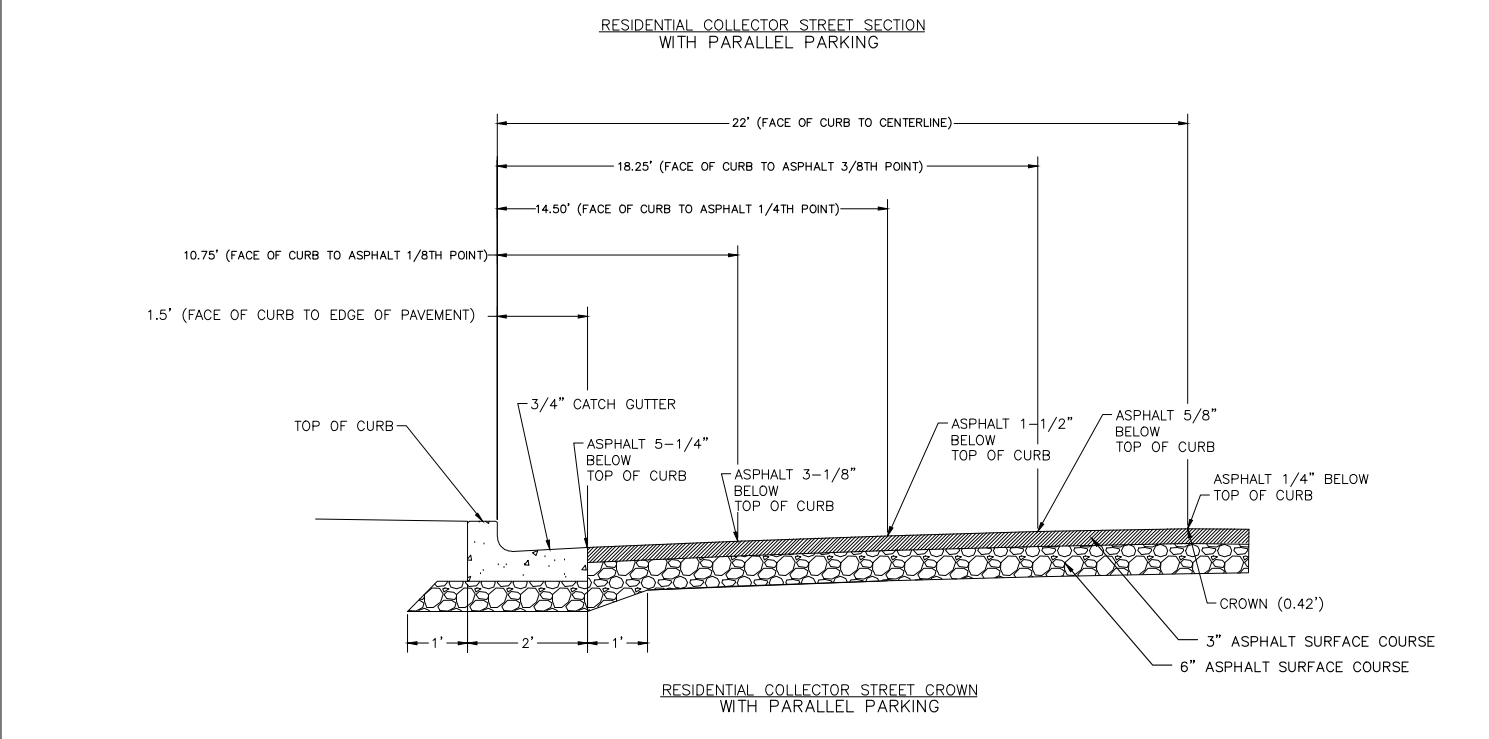
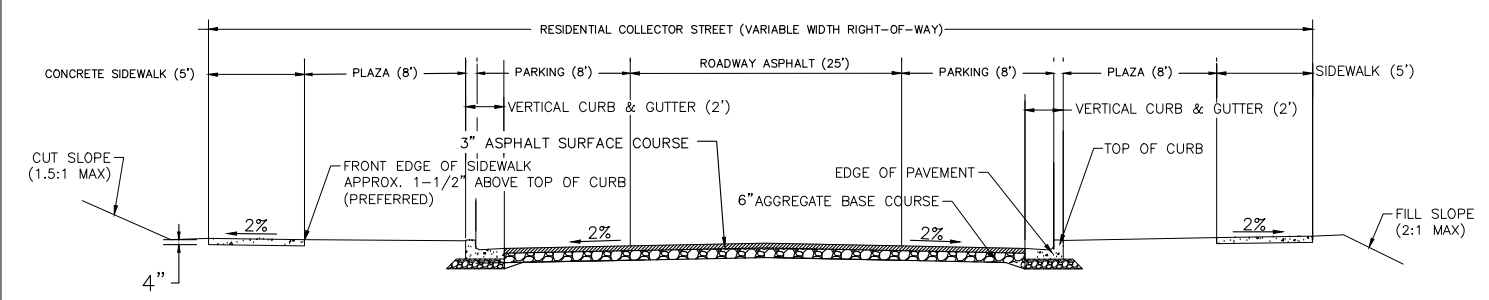
STARWAY VILLAGE
PREPARED FOR
KELLEY PROPERTIES
WILMINGTON - NEW HANOVER COUNTY
NORTH CAROLINA

SHEET NUMBER
C4.0

Plotted By: jdd; Date: 11/24/2021 10:53:28am; Path: \\kimley-horn.com\SE-R\AL\AL-L\DWG\013856002_Kelley_Wilmington_Planning_Phase15_CAD_Files\PlanSheets\C5.0 STREET CROSS SECTION.dwg; Title: STARWAY VILLAGE - PREPARED FOR KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT 013856002 - DATE 11/24/2021 SCALE AS SHOWN DESIGNED BY JCB DRAWN BY JCB CHECKED BY COB

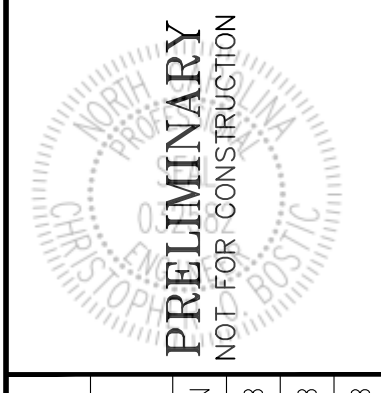


Attachment 4 - Preliminary Plan



No.	REVISIONS	DATE

Kimley»Horn
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 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-677-2000 FAX: 919-677-2050
 WWW.KIMLEY-HORN.COM
 #F-0102



KHA PROJECT
013856002
DATE
11/24/2021
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY COB

STARWAY VILLAGE
 PREPARED FOR
KELLEY PROPERTIES
 WILMINGTON - NEW HANOVER COUNTY NORTH CAROLINA

STARWAY VILLAGE
 PREPARED FOR
KELLEY PROPERTIES
 WILMINGTON - NEW HANOVER COUNTY NORTH CAROLINA

DAC-1-122 - Approval 3/1/2022
 Rob Gordon, Chair

RECEIVED
 By waltonj at 8:44 am, Nov 29, 2021

SHEET NUMBER
C5.0

STANDARD DETAIL
CROSSWALK PAVEMENT MARKINGS

DATE: FEBRUARY, 2012
DRAWN BY: JSR
CHECKED BY: BDR, P.E.
SCALE: NOT TO SCALE

CITY OF WILMINGTON
NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807
SD 11-11

1-TYPICAL CROSSWALK DIMENSIONS ARE PROVIDED FOR REFERENCE. ALL APPLICATIONS SHALL CONSIDER PEDESTRIAN, BICYCLE AND TRAFFIC CONDITIONS AND ARE SUBJECT TO ADA GUIDELINES AND MATERIAL SPECIFICATIONS. LAYOUTS SHALL BE DIRECTED BY THE ENGINEER.
2-GENERALLY, STANDARD PARALLEL CROSSWALKS TO BE USED AT SIGNALIZED INTERSECTIONS OR WHERE CROSSWALK TRAFFIC OR CONFLICT POINTS ARE AVERAGE. SPECIAL EMPHASIS CROSSWALKS AND HIGH VISIBILITY CROSSWALKS ARE NEEDED AT BUSY SIGNALIZED INTERSECTIONS AND WHERE BICYCLE AND PEDESTRIAN TRAFFIC REQUIRES INCREASED VISIBILITY.

STANDARD DETAIL
SIDEWALK

DATE: OCTOBER, 2010
DRAWN: PBJ/SR
CHECKED: DEC
SCALE: NOT TO SCALE

CITY OF WILMINGTON
NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, N.C. 28402
(910) 341-7807
SD 3-10

NOTES:
1. JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS.
2. SANITARY SEWER CLEAN-OUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE SIDEWALK WHERE FEASIBLE.
3. MINIMUM SIDEWALK WIDTH TO BE 6' MINIMUM IF PLACED AT BACK OF CURB.
4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAIN WITHIN A DRIVEWAY APRON) SHALL BE CLASS "A" - 3,000 PSI.
5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5' X 5' PANEL
6. 4" STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS
7. MINIMUM DEPTH FOR TUNNELING BELOW SIDEWALK IS 12"
8. MAX ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1
9. MIN GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAX CROSS SLOPE IS 2%. MAX LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THE SLOPE OF THE EXISTING ADJACENT ROAD.

STANDARD DETAIL
CURBING

DATE: AUGUST, 2011
DRAWN: PBJ/SR
CHECKED: DEC
SCALE: NOT TO SCALE

CITY OF WILMINGTON
NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, N.C. 28402
(910) 341-7807
SD 3-11

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
5. VERTICAL CURB AND GUTTER BASE CAN BE SLOPED 3/4" OR USE A FLAT BASE

STANDARD DETAIL
PAVEMENT MARKINGS LINE TYPES

DATE: DECEMBER, 2011
DRAWN BY: JSR
CHECKED BY: BDR, P.E.
SCALE: NOT TO SCALE

CITY OF WILMINGTON
NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807
SD 11-01

1-PAVEMENT MARKINGS AND SYMBOLS SHALL BE DESIGNED PER MUTCD WITH APPROVAL FROM CITY TRAFFIC ENGINEERING, AND INSTALLED IN ACCORDANCE WITH NCDOT DIVISION 12 SPECIFICATIONS.
2-GENERALLY, PERMANENT MARKINGS WILL BE UNIFORM AND SMOOTH AND WILL CONSIST OF 120MIL OF THERMOPLASTIC FOR ALL LINES AND SYMBOLS; TEMPORARY MARKINGS SHALL CONSISTS OF 15 MIL PAINT, EVERY 6 MONTHS.
3-DURING APPLICATION THE EXISTING PAVEMENT SHALL NOT SHOW SIGNS OF MOISTURE AND BE CLEAN, FREE OF DIRT AND OIL, ETC. THERMOPLASTIC SHALL ONLY BE INSTALLED WHERE PAVEMENT IS 50' F AND RISING. PAINT SHALL ONLY BE INSTALLED WHERE PAVEMENT IS 40' F AND RISING.

STANDARD DETAIL
PAVEMENT MARKINGS OFFSETS

DATE: 2003
DRAWN BY: RLB
CHECKED BY: RLB/JRF
SCALE: NOT TO SCALE

CITY OF WILMINGTON
NORTH CAROLINA
CITY OF WILMINGTON ENGINEERING
PO BOX 1810
WILMINGTON, NC 28402
(910) 341-7807
SD 11-02

TABLE 1 EDGE LINE OFFSETS FOR 2-LANE, 2-WAY ROADWAYS WITH 14' MIN. SHOULDER			
WIDTH OF TRAVEL LANE (FT.)	MAX. EDGE LINE OFFSET FROM C. & G. (FT.)	MINIMUM LANE WIDTH (FT.)	NOTES
10	2	8	10
12	2	11	11
14	2	11	11
16	2	12	12

DAC-1-122 - Approval 3/1/2022
Rob Gordon, Chair

RECEIVED
By waltonj at 8:44 am, Nov 29, 2021

EXISTING CONDITION NOTES:
1. EXISTING INFORMATION SHOWN TAKEN FROM A BOUNDARY AND EXISTING CONDITIONS SURVEY OF "STARWAY, 2346 CAROLINA BEACH ROAD", DATED AUGUST 23, 2021, AND PROVIDED BY ATLANTIC COAST SURVEY, PLLC., P.O. BOX 12588 WILMINGTON, NC. 28405, PHONE: 910-292-4889.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720312600K DATED AUGUST 28, 2018.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF WILMINGTON AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Plotted By: judd, Katie Sheet: STARWAY VILLAGE Layout: C6.0 SITE DETAILS November 26, 2021 10:54:10am \\kimley-horn.com\SSE_RAL\RAL_LEVA\Q13856002_kelley_wilmington\Planning Phase\15_CAD_Files\PlanSheets\C6.0 SITE DETAILS.dwg This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

KHA PROJECT 013856002		DATE 11/24/2021		SCALE AS SHOWN		DESIGNED BY JOB		DRAWN BY JOB		CHECKED BY COB	
PRELIMINARY NOT FOR CONSTRUCTION											
SITE DETAILS											
STARWAY VILLAGE PREPARED FOR KELLEY PROPERTIES											
WILMINGTON - NEW HANOVER COUNTY NORTH CAROLINA											
SHEET NUMBER C6.0											

BY DATE

REVISIONS

No.

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

RECEIVED
By waltonj at 8:44 am, Nov 29, 2021

DAC-1-122 - Approval 3/1/2022
Rob Gordon, Chair

LEGEND

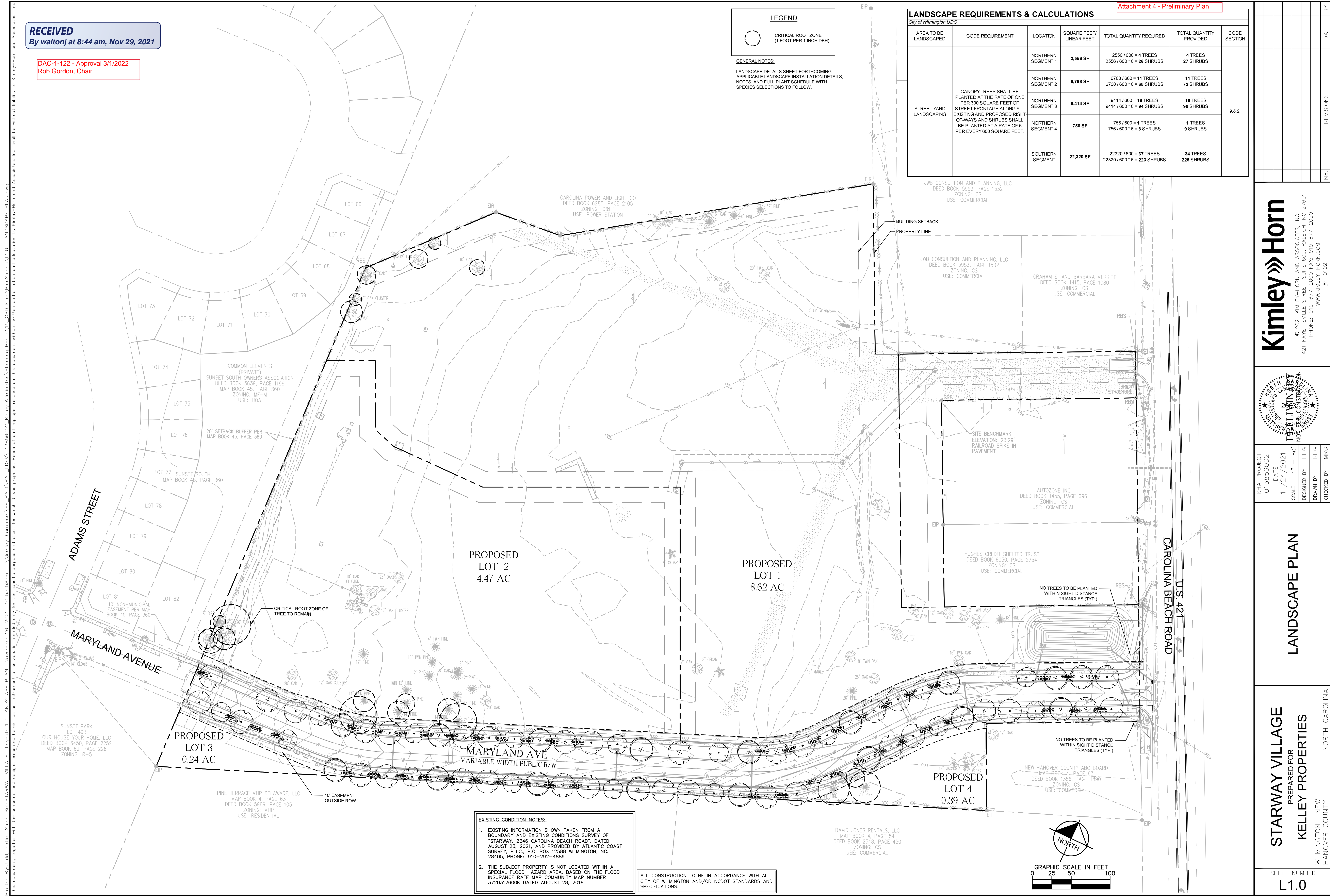
CRITICAL ROOT ZONE
(1 FOOT PER 1 INCH DBH)

GENERAL NOTES:

LANDSCAPE DETAILS SHEET FORTHCOMING.
APPLICABLE LANDSCAPE INSTALLATION DETAILS,
NOTES, AND FULL PLANT SCHEDULE WITH
SPECIES SELECTIONS TO FOLLOW.

LANDSCAPE REQUIREMENTS & CALCULATIONS
City of Wilmington UDO

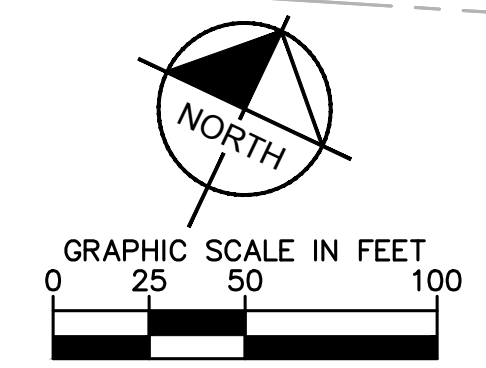
AREA TO BE LANDSCAPED	CODE REQUIREMENT	LOCATION	SQUARE FEET/ LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
STREET YARD LANDSCAPING	CANOPY TREES SHALL BE PLANTED AT THE RATE OF ONE PER 600 SQUARE FEET OF STREET FRONTAGE ALONG ALL EXISTING AND PROPOSED RIGHT-OF-WAYS AND SHRUBS SHALL BE PLANTED AT A RATE OF 8 PER EVERY 600 SQUARE FEET.	NORTHERN SEGMENT 1	2,586 SF	2556 / 600 = 4 TREES 2556 / 600 * 6 = 26 SHRUBS	4 TREES 27 SHRUBS	9.6.2
		NORTHERN SEGMENT 2	6,768 SF	6768 / 600 = 11 TREES 6768 / 600 * 6 = 68 SHRUBS	11 TREES 72 SHRUBS	
		NORTHERN SEGMENT 3	9,414 SF	9414 / 600 = 16 TREES 9414 / 600 * 6 = 94 SHRUBS	16 TREES 99 SHRUBS	
		NORTHERN SEGMENT 4	756 SF	756 / 600 = 1 TREES 756 / 600 * 6 = 8 SHRUBS	1 TREES 9 SHRUBS	
		SOUTHERN SEGMENT	22,320 SF	22320 / 600 = 37 TREES 22320 / 600 * 6 = 223 SHRUBS	34 TREES 225 SHRUBS	



EXISTING CONDITION NOTES:

- EXISTING INFORMATION SHOWN TAKEN FROM A BOUNDARY AND EXISTING CONDITIONS SURVEY OF "STARWAY, 2346 CAROLINA BEACH ROAD", DATED AUGUST 23, 2021, AND PROVIDED BY ATLANTIC COAST SURVEY, PLLC, P.O. BOX 12588 WILMINGTON, NC. 28405, PHONE: 910-292-4889.
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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF WILMINGTON AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



No.	REVISIONS	DATE

Kimley»Horn

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PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT 013856002
DATE 11/24/2021
SCALE 1" = 50'
DESIGNED BY KHC
DRAWN BY KHC
CHECKED BY MRC

LANDSCAPE PLAN

STARWAY VILLAGE
PREPARED FOR
KELLEY PROPERTIES

WILMINGTON - NEW HANOVER COUNTY NORTH CAROLINA

SHEET NUMBER
L1.0

Plotted By: judd, Katie - Starway Village - L0401110 Landscape Plan - November 26, 2021, 10:55:58am
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