



Pender County

Agenda

Pender County Technical Review Committee Meeting
Thursday, March 7, 2024 @ 9:00 AM
Pender County Public Assembly Room

	Presenter	Page
1. CALL TO ORDER		
2. CASES		
SDP 2024-377		3 - 24
SDP 2024-377 - Pdf		
SUBMAJ 2024-105		25 - 54
SUBMAJ 2024-105 - Pdf		



**Pender County
Carlson Tracts DR Horton Office**

TO: Technical Review Committee
FROM: Tucker Cherry
DATE: March 7, 2024
SUBJECT: SDP 2024-377

SUMMARY:

Proposed development of a 17,803 square foot commercial office building.

ACTION REQUESTED:

Case to be reviewed by the TRC.

ATTACHMENTS:

1. Application
2. Site Plan

Pender County Planning and Community Development



805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Major Site Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. ☒ **Pre-submittal Meeting**
Date of Meeting 10/16/23 BOC Approved CZ-3
2. ☒ **Signed Application**
3. ☒ **Payment**
\$250
4. ☒ **Paper Plan Sets**
Two (2) 24 x 36, Four (4) 11 x 17
5. ☒ **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. ☒ **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the perimeter of the project bounds.
7. ☒ **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. N/A at this time **Permits**
Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
9. ☒ **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.3, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Major Site Development Checklist)

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

Tara S. Murphy

Date

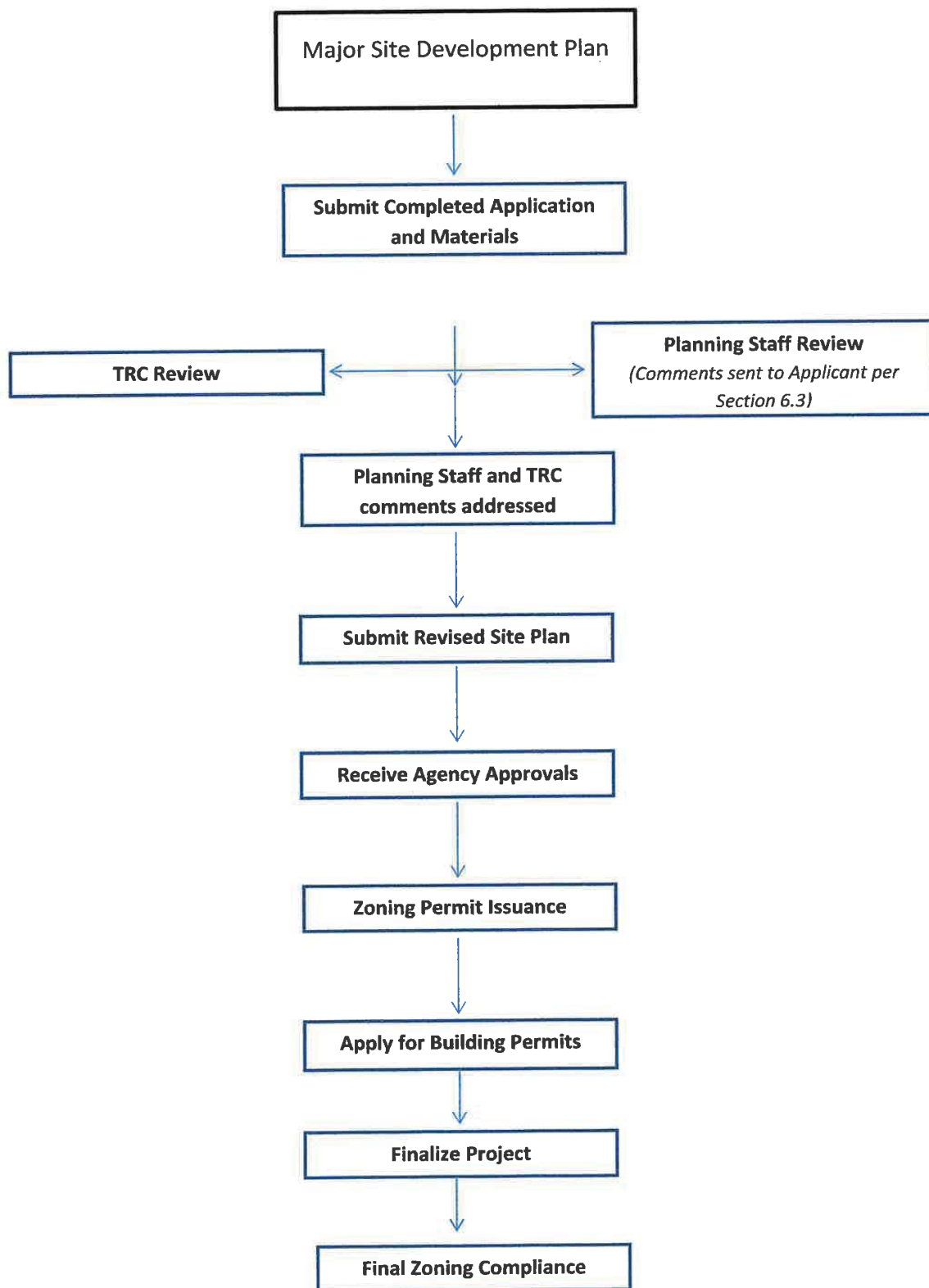
2/2/24

Printed Name

Tara Schwenzfeier Murphy

Staff Initials: _____

Date: _____



Specific requirements can be found in Section 6.3 of the Pender County Unified Development Ordinance

Major Site Development Plan Specific Requirements

1. Major Site Development Application Submittal

- Site Plan (per Section 6.3)
 - Scale
 - North Arrow
 - All property information (zoning, setbacks, PIN #)
 - Adjacent property info (owner, zoning, use, PIN #)
 - References to any previously approved plans
 - Utility providers
 - All existing and proposed structures
 - Buffering (Section 8.2.6) & Landscaping (8.3)
 - Parking (Section 7.10)
 - Lighting
 - Cross Access Connections (Section 7.4.4)
 - AM/PM Peak Hour Trip Calculations (TIA required with 100 AM/PM trips or >1,000 trips per day)
 - Soil Erosion and Sedimentation Control Plan
 - Location of all environmental features
 - Stormwater management features
 - Proposed accesses, easements, streets, and sidewalks
- Permits received

2. TRC Meeting

- Site Plan Review
- Agency comments/requirements

3. Post-TRC Meeting

- Submit site plan with revisions
- Receive agency approvals
- Forward all agency approvals to Planning Staff.

4. Approval of Site Plan

- All TRC comments and agency requirements addressed
- Zoning approval allows for building permit process to begin
- Apply for building permits

5. Final Zoning

- Site Visit to check the following:
 - Landscaping
 - Buffering
 - Parking

Pender County Planning and Community Development

Planning Division
805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

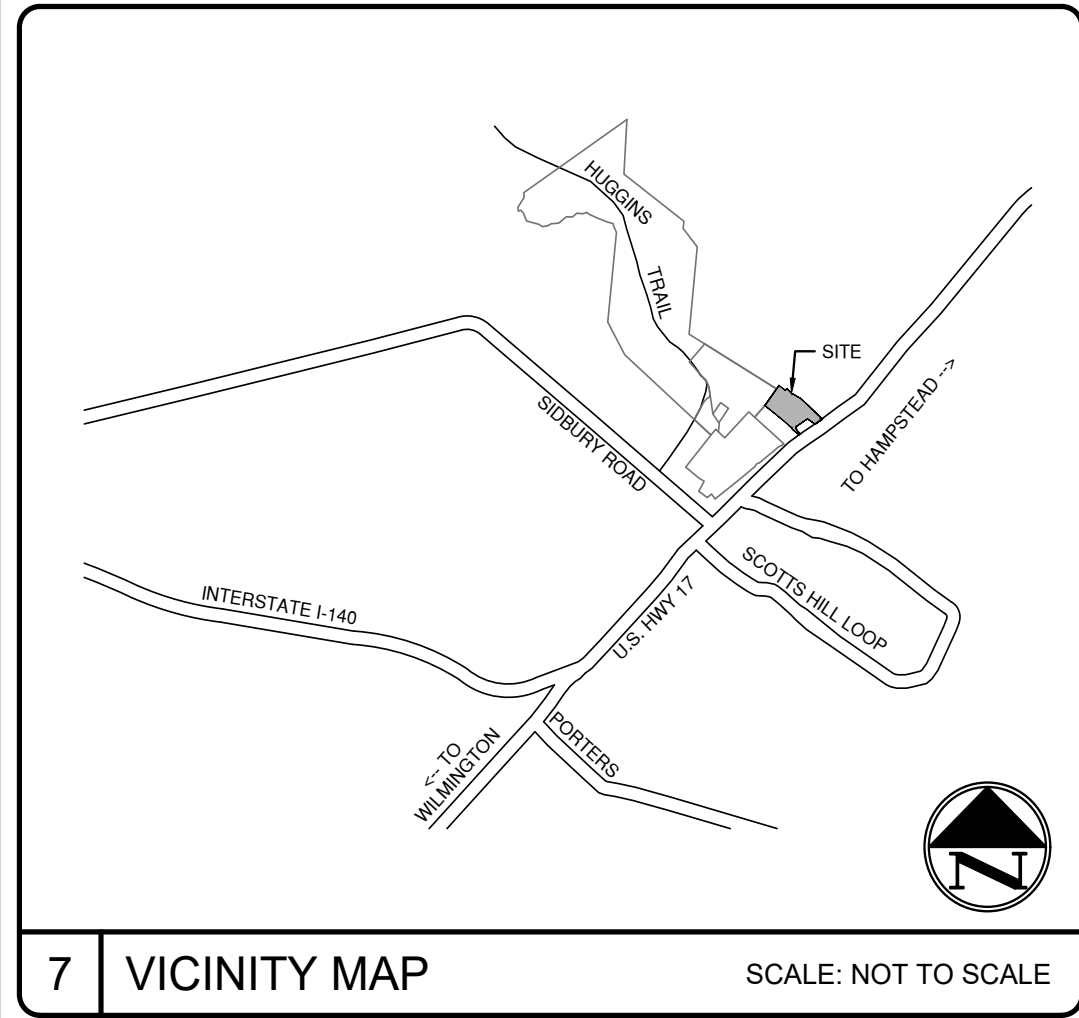
THIS SECTION FOR OFFICE USE			
Date:	Permit Number:	Permit Fee:	Invoice Number:
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	☐ Major	☐ Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Tara Schwenzfeier Murphy	Property Owner's Name:	Mary Beth Carlson
Applicant's Address:	243 North Front St	Property Owner's Address:	8139 Market St
City, State, & Zip	Wilmington, NC 28401	City, State, & Zip	Wilmington, NC 28411
Phone Number:	910-343-1048	Phone Number:	910-681-0000
Email Address:	tschwenzfeier@mckimcreed.com	Email Address:	
Legal relationship of applicant to landowner:	Applicant is consultant for the land purchaser		
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3271-65-9054-0000, 3271-64-5893-0000	Total property acreage:	3.79
Zoning:	CZ-3	Acreage to be disturbed:	4.00
Water Provider:	PCU	Wastewater Provider:	Pluris
Directions to Site:	From Hwy 17 North, take left at the NCDOT control access break into the Duke Easement driveway 850' north of Pandey Ann Ln. Follow northwest to property.		
Lot Size:	3.79	Sq Ft of Building:	17,803
Building Height:	30'	Setbacks	Front: 25' Side: 25' Rear: 25'
NAICS Code/Use:	53		
Business Name:			
Describe activities to be undertaken on project site:	Commercial Office Space		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
☒ Private ☐ Public			

**If the applicant is not the owner of the property, a notarized letter from the property owner may be required*

Page 1

**Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...*

SECTION 4: ADDITIONAL COMMENTS			
SECTION 5: SIGNATURES			
Applicant's Signature	<i>Tara S. Murphy</i>	Date:	<i>2/2/24</i>
Applicant's Name Printed	Tara Schwenzfeier Murphy	Date:	
Owner's Signature	<i>Mary Beth Carlson</i>	Date:	
Owner's Name Printed	Mary Beth Carlson	Date:	
Planning Staff:		Date:	



7 VICINITY MAP SCALE: NOT TO SCALE

COUNTY AND AGENCY CONTACTS

PENDER COUNTY:
PLANNING DEPARTMENT
805 S WALKER STREET
BURGAW, NC 28425
(910)259-0231
CONTACT: DANIEL ADAMS,
DADAMS@PENDERCOUNTYNC.GOV

NCDENR:
SEDIMENT AND EROSION CONTROL
127 N CARDINAL DR.
WILMINGTON, NC 28405
(910) 796-7215
CONTACT: DAN SAMS
DAN.SAMS@NCDENR.GOV

PENDER COUNTY PUBLIC UTILITIES:
605 E FREMONT ST
BURGAW, NC 28425
(910) 259-0212
CONTACT: ANTHONY COLON
ACOLON@PENDERCOUNTYNC.GOV

NCDENR:
DIVISION OF ENVIRONMENTAL HEALTH
PUBLIC WATER SUPPLY SECTION
1634 MAIL SERVICE CENTER
RALEIGH, NC 27699-1634
(919) 707-9051

PLURIS HAMPSTEAD, LLC:
SANITARY SEWER
1095 NC-210
SNEADS FERRY, NC 28460
(910) 328-6277
CONTACT: KRIS KING
KKING@PLURISUSA.COM

NCDOT DIVISION 3 - DISTRICT 1:
299 WILMINGTON HWY
JACKSONVILLE, NC 28540
(910) 455-3777

NCDENR:
DIVISION OF WATER QUALITY
127 CARDINAL DRIVE EXT.
WILMINGTON, NC 28405
(910) 796-7387
CONTACT: TYLER BENSON
TYLER.BENSON@NCDENR.GOV

FIRE MARSHALL - PENDER COUNTY:
AMY BURTON
(910) 259-1441
(910) 512-0967
ABURTON@PENDERCOUNTYNC.GOV

6 PROJECT CONTACTS

NAME OF PROJECT:
CARLSON TRACT - PHASE 2 OFFICE
PENDER COUNTY, NORTH CAROLINA

OWNER / DEVELOPER:
D.R. HORTON
6752 PARKER FARM DRIVE, SUITE 210
WILMINGTON, NC 28405
PHONE: (910) 515 9561
CONTACT: ELIZABETH (LIBBY) SHELTON

ENGINEER:
MCKIM & CREED, INC
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 910.343.1048
LICENSE: F-1222
DANTE CORONADO, PE
DCORONADO@MCKIMCREED.COM

LAND PLANNER:
MCKIM & CREED, INC
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 910.343.1048
TARA S. MURPHY, PLA
TSMURPHY@MCKIMCREED.COM

5 PROJECT INFORMATION

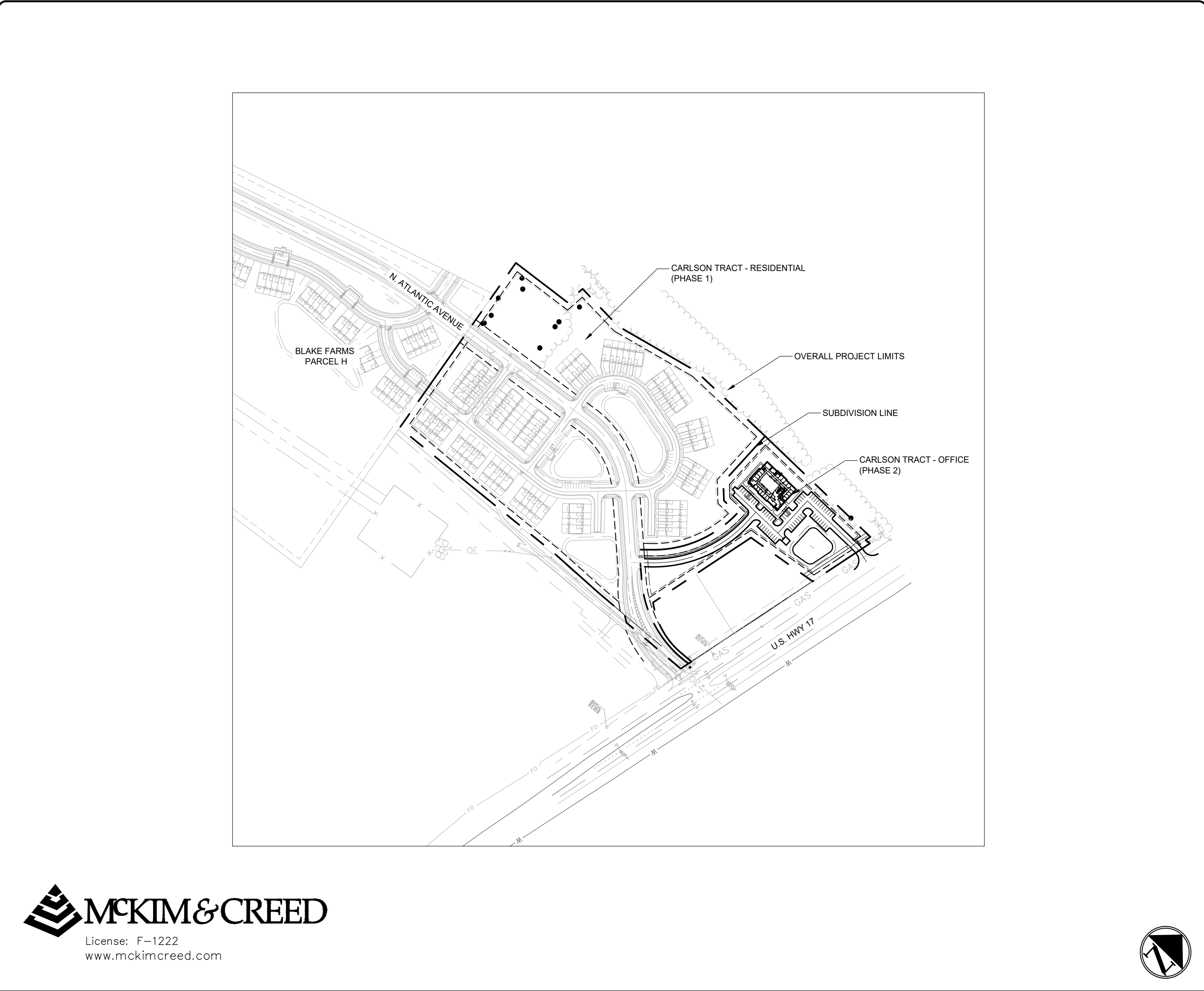
CARLSON TRACT PHASE 2 OFFICE

TOPSAIL TOWNSHIP, PENDER COUNTY, NC

MAJOR SITE DEVELOPMENT PLAN

TRC SUBMITTAL

FEBRUARY 2, 2024



License: F-1222
www.mckimcreed.com

4 LOCATION MAP

Certification of Submission
A copy of this plat has been submitted. Approval is subject to Review; this does not constitute an approval.

Pender County Utilities: _____ Date: _____

Pender County Environmental Health: _____ Date: _____

Pender County Addressing Coordinator: _____ Date: _____

Pender County Fire Marshal: _____ Date: _____

Certification of Preliminary Plat Approval
Preliminary Plat Approved by Pender County for a Period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff: _____ Date: _____

3 NEW HANOVER COUNTY SIGNATURES

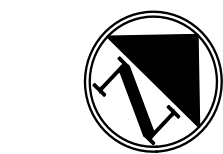
- APPROVED CONDITIONAL REZONING (REZONE 2023-51) CONDITIONS:
1. THE PROPOSED COLLECTOR ROAD, ATLANTIC AVENUE, SHALL INCLUDE FIVE-FOOT SIDEWALKS AND BICYCLE LANES ON BOTH SIDES OF THE ROAD.
 2. PROVIDE SIDEWALKS ALONG ONE SIDE OF EACH PRIVATE ROAD AND PROVIDE MARKED CROSSWALKS AT THE INTERSECTIONS OF ATLANTIC AVENUE AND PRIVATE ROAD A AND PRIVATE ROAD C.
 3. THE PROJECT SHALL BE DESIGNED SO THAT THE POST DEVELOPMENT RUNOFF FROM THE PROJECT BE NO MORE THAN TEN (10) PERCENT MORE THAN THE PRE-DEVELOPMENT RUNOFF FOR THE 10-, 25-, AND 50-YEAR RETURN PERIOD EVENTS AND BE ANALYZED FOR THE 100-YEAR EVENT.
 4. CONSTRUCT A 10-FOOT-WIDE MULTI-USE PATH ADJACENT TO THE US HIGHWAY 17 RIGHT OF WAY AND DEDICATE THIS PATH FOR PUBLIC USE VIA AN EASEMENT.
 5. IF PENDER EMS & FIRE PROVIDES WRITTEN NOTICE TO THE COUNTY AND THE APPLICANT THAT THEY DESIRE A CONNECTION FROM THE REAR OF THEIR PARCEL TO THE PRIVATE DRIVE THAT ACCESSES THE COMMERCIAL STRUCTURE FROM ATLANTIC AVENUE, THE DEVELOPER MUST PROVIDE THAT ACCESS AND UPDATE THE MASTER PLAN TO REFLECT THAT CONNECTION. THAT POTENTIAL REVISION MAY BE APPROVED ADMINISTRATIVELY.

2 REZONING CONDITIONS

Sheet Number	Sheet Title
C1.0	COVER
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION
C3.0	SITE PLAN
C7.0	GRADING & DRAINAGE PLAN
C8.0	UTILITY PLAN
C10.0	LANDSCAPE PLAN
C11.0	SITE DETAILS
C13.0	GRADING AND DRAINAGE DETAILS
C13.1	GRADING AND DRAINAGE DETAILS
C14.0	UTILITY DETAILS
C14.1	UTILITY DETAILS
C17.0	LANDSCAPE DETAILS

PRELIMINARY - DO NOT USE
FOR CONSTRUCTION

1 SHEET INDEX



SCALE: 1" = 200'

STANDARD NOTES

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL 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. 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.
4. ALL TRAFFIC CONTROL SIGNS AND MARKING OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
5. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING SHALL BE REPLACED BY THE CONTRACTOR.
6. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
7. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS.
8. IF UNITS ARE SOLD AT ANY POINT, THE BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.

1. HYDRANT MUST BE WITHIN 100' OF THE FDC.
2. THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
4. ALL HYDRANTS MUST BE WITHIN 600 FEET OF HOMES.
5. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
6. COMBUSTIBLE MATERIALS MAY NOT BE STORED OR ERECTED ONSITE WITHOUT CITY FIRE MARSHAL APPROVAL.
7. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION.
8. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM UNDERGROUND UTILITIES
9. CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS TO ALL PORTIONS OF THE JOBSITE WHERE COMBUSTIBLES ARE PRESENT AT ALL TIMES DURING CONSTRUCTION.
10. FIRE DEPARTMENT ACCESS WIDTHS SHALL BE A MINIMUM OF 20-FEET UNLESS LESSER WIDTHS ARE APPROVED BY THE FIRE CODE OFFICIAL.
11. PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.

SANITARY SEWER: FLORIS HAMFSTEAD, LLC. KRIS KING (916) 652-5025

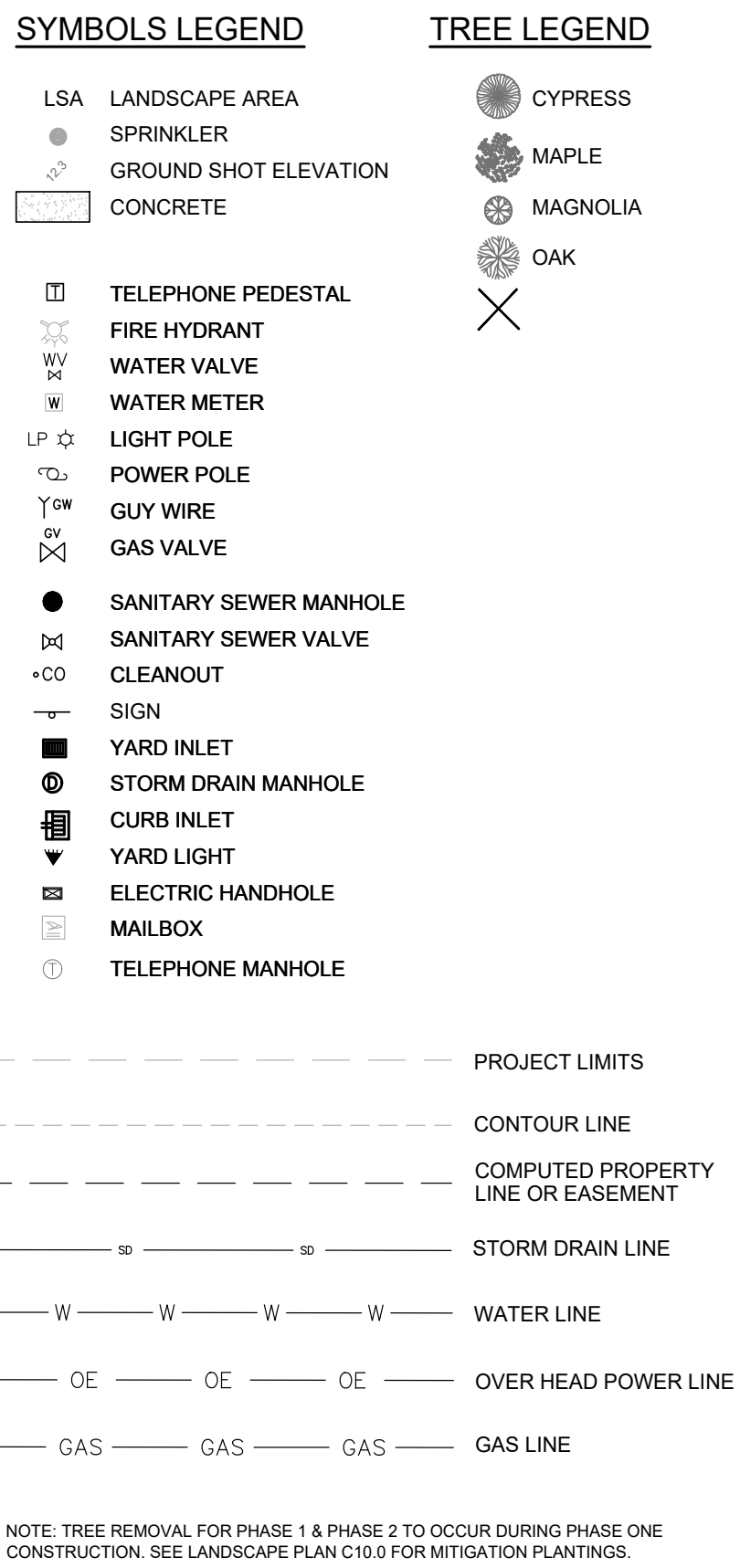
1. PER THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) ARTICLE 11.6.1.D AN ADDRESS WILL BE ASSIGNED DURING THE BUILDING PERMIT APPROVAL PHASE OF THE DEVELOPMENT. THE ADDRESS WILL BE ON NORTH ATLANTIC AVENUE IN WILMINGTON, NORTH CAROLINA 28411

THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

DATE:	2/2/2024	SCALE	C1.1 DRAWING NUMBER ----- REVISION
MCE PROJ. #	04245-0068	HORIZONTAL:	
DRAWN	AJW/JAD/PCO	1"=100'	
DESIGNED	AJW/TSM/DCO	VERTICAL:	
CHECKED	TSM/DCO	VSCALE	
PROJ. MGR.	TSM		

STATUS:

TRC SUBMITTAL



1 | NOTES

The seal of the Commonwealth of Massachusetts, featuring a Native American figure holding a bow and arrow, with a star above his right shoulder.

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Listed
NYSE
America's Builder

EXISTING CONDITIONS

I:\04245\0068\ENG\80-DRAWINGS\81 PRODUCTION SHEETS\2 WORKING PH2 DWGS\C2.0 EXISTING CONDITIONS.DWG --- 02/02/2024 09:49:42





SEAL

SEAL

D·R·HORTON® **DHI**
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NYSE
America's Builder

BLAKE FARMS - CARLSON TRACT - OFFICE

SITE PLAN

SCALE HORIZONTAL: 1"=30' VERTICAL: ##	C3.0 DRAWING NUMBER --- EDUCATION
--	---

STATUS:	TRC SUBMITTAL
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LEGEND

BUILDINGS

LIGHT DUTY PAVEMENT

HEAVY DUTY PAVEMENT

SIDEWALK

NOTES:

1. TRAFFIC IMPACT ANALYSIS: SCOPE HAS BEEN APPROVED AND THE ANALYSIS IS IN PROGRESS.
2. LANDSCAPING DETERMINATION: SAW-2023-00206 PUFF & SAW-2023-00206 A.D. REFERENCE TO PLAN FOR PROPOSED SETBACKS, BUFFERS, SCREENING AND JURISDICTION INFORMATION.
3. REFERENCE TO PLAN FOR OPEN SPACE INFORMATION.
4. SIGNAGE WILL BE IN COMPLIANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE CHAPTER 7.11.
5. LIGHTING WILL BE IN COMPLIANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ARTICLE 7.11.
6. ACTIVE OPEN SPACES SHALL BE IMPROVED SPACES WITH USES CONSISTENT WITH SECTION 7.6.
7. STREET & SITE LIGHTING TO BE DESIGNED BY DUKE AS PLANS PROGRESS THROUGH THE REVIEW PROCESS.
8. COOPERATION WITH DUKE ENERGY IS ONGOING FOR CONNECTION NC HWY17.

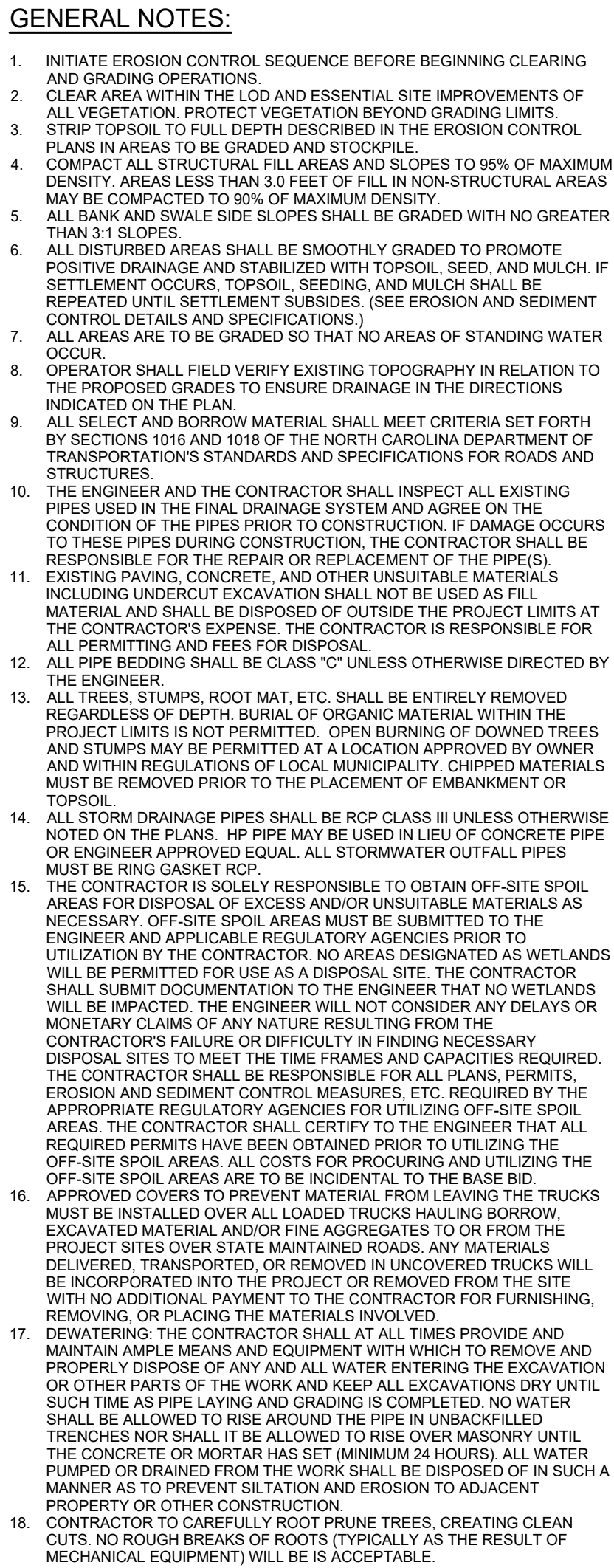
[illegible]

NOTE:
THE STRIP AREA BETWEEN THE SOUTHWESTERLY LINE OF TRACT 1 OF THE COMMITMENT AND LINE OF PB 73 PG 537 IS HELD PER PENDER COUNTY AS BELONGING TO PENDER COUNTY EMS AND FIRE, INC. VARIOUS PLATS RECORDED FOR THE COUNTY EMS HAVE THE OWNERSHIP EXTENDING TO THAT LINE. THE COMMITMENT DESCRIPTION EXPRESSLY OMITTS THE AREA. AREA MAY BE IN QUESTION.



EROSION CONTROL PHASE 1 PLAN





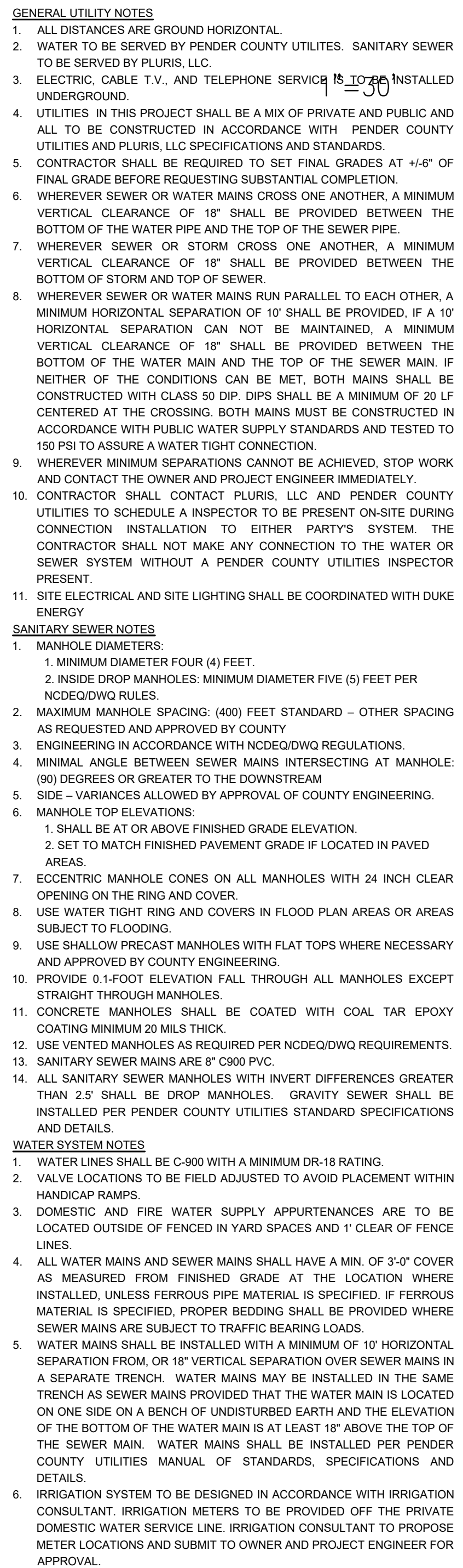
1 | NOTES

SEAL

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GRADING & DRAINAGE PLAN

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1 | NOTES

The seal of the Commonwealth of Massachusetts is located in the top right corner of the document. It features a shield with a Native American figure holding a bow and arrow, with a star above. The shield is surrounded by a border containing the text "SEAL OF THE COMMONWEALTH OF MASSACHUSETTS".

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NYSE
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UTILITY PLAN

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The seal of the Commonwealth of Massachusetts, featuring a Native American figure holding a bow and arrow, with a star above his right shoulder.



McKIM & CREED
 243 North Front Street
 Wilmington, North Carolina 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 License: F-1222
www.mckimcreed.com



LANDSCAPE PLAN

LANDSCAPE DATA		
REQUIREMENT	REQUIRED	PROVIDED
8.1.3 MITIGATION		
ANY SIGNIFICANT TREE REMOVED SHALL BE MITIGATED BY PLANTING TWO (2) TREES OF THE SAME SPECIES WITH A MINIMUM CALIPER OF 2" OR GREATER.	(0) 2" CAL. TREES	(0) 2" CAL. TREES
NO SIGNIFICANT TREES ON THIS SITE. TREES REMOVED DURING PHASE 1 CONSTRUCTION HAVE BEEN MITIGATED DURING PHASE 1.		
NOTE: REFER TO TREE REMOVAL TABLE FOR TREE REMOVAL LIST AND MITIGATION CALCULATIONS		
8.2 REQUIRED RUBUS		
ATLANTIC AVENUE - STREET BUFFER		
BUFFER TYPE A: OPTION A-1 15 STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100' OF ROAD FRONTAGE FRONTAGE OF 402' / 100' + 4.1 4.1 X 3 CANOPY TREE = 13 CANOPY TREES 4.1 X 2 UNDERSTORY TREES = 9 UNDERSTORY TREES	ATLANTIC AVE. 13 CANOPY TREES 9 UNDERSTORY TREES	ATLANTIC AVE. 13 CANOPY TREES 9 UNDERSTORY TREES
US HWY 17 - STREET BUFFER		
BUFFER TYPE A: OPTION A-1 15 STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100' OF ROAD FRONTAGE FRONTAGE OF 152' / 100' + 1.5 1.5 X 3 CANOPY TREE = 5 CANOPY TREES 1.5 X 2 UNDERSTORY TREES = 3 UNDERSTORY TREES	US HWY 17 5 CANOPY TREES 3 UNDERSTORY TREES	US HWY 17 5 CANOPY TREES 3 UNDERSTORY TREES
NORTH PROPERTY LINE		
BUFFER TYPE B: OPTION B-3 20 STRIP WITH 1 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100' LINEAR FEET FRONTAGE OF 470' / 100' + 4.8 4.8 X 1 CANOPY TREE = 5 CANOPY TREES 4.8 X 2 UNDERSTORY TREES = 10 UNDERSTORY TREES	NORTH PROPERTY LINE 5 CANOPY TREES 10 UNDERSTORY TREES	NORTH PROPERTY LINE 5 CANOPY TREES 10 UNDERSTORY TREES
WEST PROPERTY LINE		
BUFFER TYPE C: OPTION C-3 10 STRIP WITH 1 CANOPY TREES, 1 UNDERSTORY TREES, A CONTINUOUS EVERGREEN HEDGE AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100' LINEAR FEET BOUNDARY OF 102' / 100' + 1.0 0.7 X 1 CANOPY TREE = 7 CANOPY TREES 0.7 X 3 UNDERSTORY TREES = 21 UNDERSTORY TREES	WEST PROPERTY LINE 7 CANOPY TREES 21 UNDERSTORY TREES CONTINUOUS EVERGREEN HEDGE	WEST PROPERTY LINE 7 CANOPY TREES 21 UNDERSTORY TREES CONTINUOUS EVERGREEN HEDGE
SOUTH PROPERTY LINE		
BUFFER TYPE B: OPTION B-3 20 STRIP WITH 2 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100' LINEAR FEET BOUNDARY OF 855' / 100' + 6.5 6.5 X 1 CANOPY TREE = 7 CANOPY TREES 6.5 X 2 UNDERSTORY TREES = 13 UNDERSTORY TREES	SOUTH PROPERTY LINE 7 CANOPY TREES 13 UNDERSTORY TREES	SOUTH PROPERTY LINE 7 CANOPY TREES 13 UNDERSTORY TREES
8.3 INTERNAL LANDSCAPING IN PARKING AREAS		
LANDSCAPE ISLAND DIMENSIONS		
- 18" MIN 12' MIN WIDTH		
- MIN. DISTANCE BETWEEN ISLANDS 120'		
- MIN. 300' SF PERVIOUS AREA (DOUBLE ISLANDS)	YES	YES. SEE PLAN
- MIN. 600' SF PERVIOUS AREA (SINGLE ISLANDS)		
LANDSCAPE ISLAND PLANTING		
- 1 CANOPY TREE PER ISLAND		
- 2 HIGH SHRUBS ENTIRE LENGTH OF LANDSCAPE ISLAND	YES	YES. SEE PLAN

PLANT SCHEDULE

<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>
---------------	--------------------------------

CANOPY TREE

- | | |
|---|--|
|  | QUERCUS NIGRA
WATER OAK |
|  | QUERCUS VIRGINIANA
SOUTHERN LIVE OAK |
|  | TAXODIUM DISTICHUM
BALD CYPRESS |
|  | ZELKOVA SERRATA 'VILLAGE GREEN'
SAWLEAF ZELKOVA |

UNDERSTORY TREES

-  CARPINUS BETULUS 'FASTIGIATA'
 PYRAMIDAL EUROPEAN HORNBEAN
 CERCIS CANADENSIS 'FOREST PANSY'
 FOREST PANSY EASTERN REDBUD
 MAGNOLIA GRANDIFLORA 'SOUTHERN
 CHARM'
 TEDDY BEAR® SOUTHERN MAGNOLIA

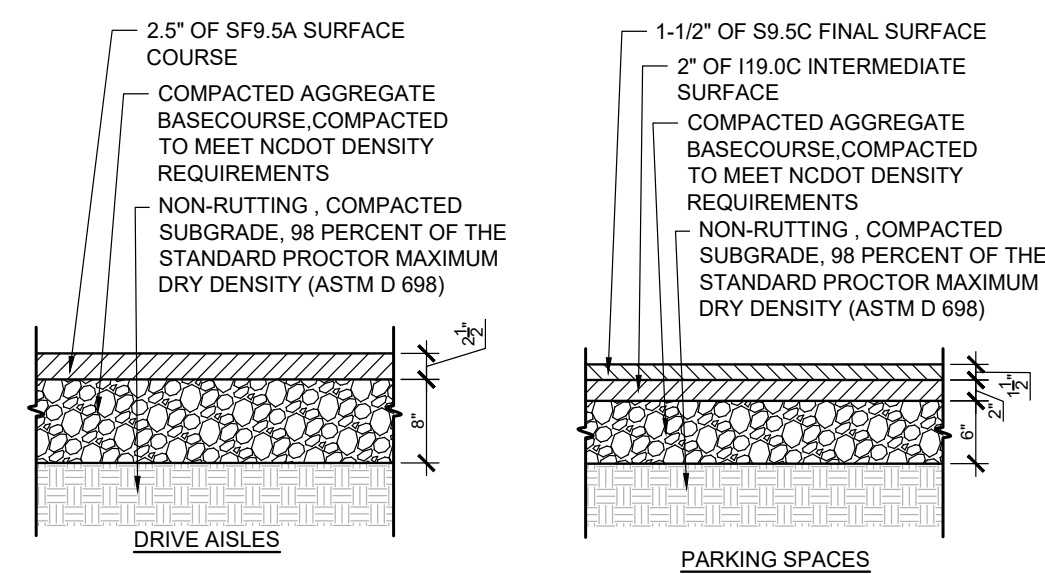
SHRUBS

- ⊙ ILEX CORNUTA 'DWARF BURFORD'
- DWARF BURFORD HOLLY
- ILEX VOMITORIA 'NANA'
- ⊙ DWARF YAUPON
- ⊙ ILEX X 'NELLIE R. STEVENS'
- NELLIE R. STEVENS HOLLY
- PODOCARPUS MACROPHYLLUS MAK
- SHRUBBY YEW
- ROSA X 'MEIJOCOS'
- PINK DRIFT® GROUNDCOVER ROSE
- ⊙ VIBURNUM AWABUKI 'CHINDO'
- ⊙ CHINDO VIBURNUM

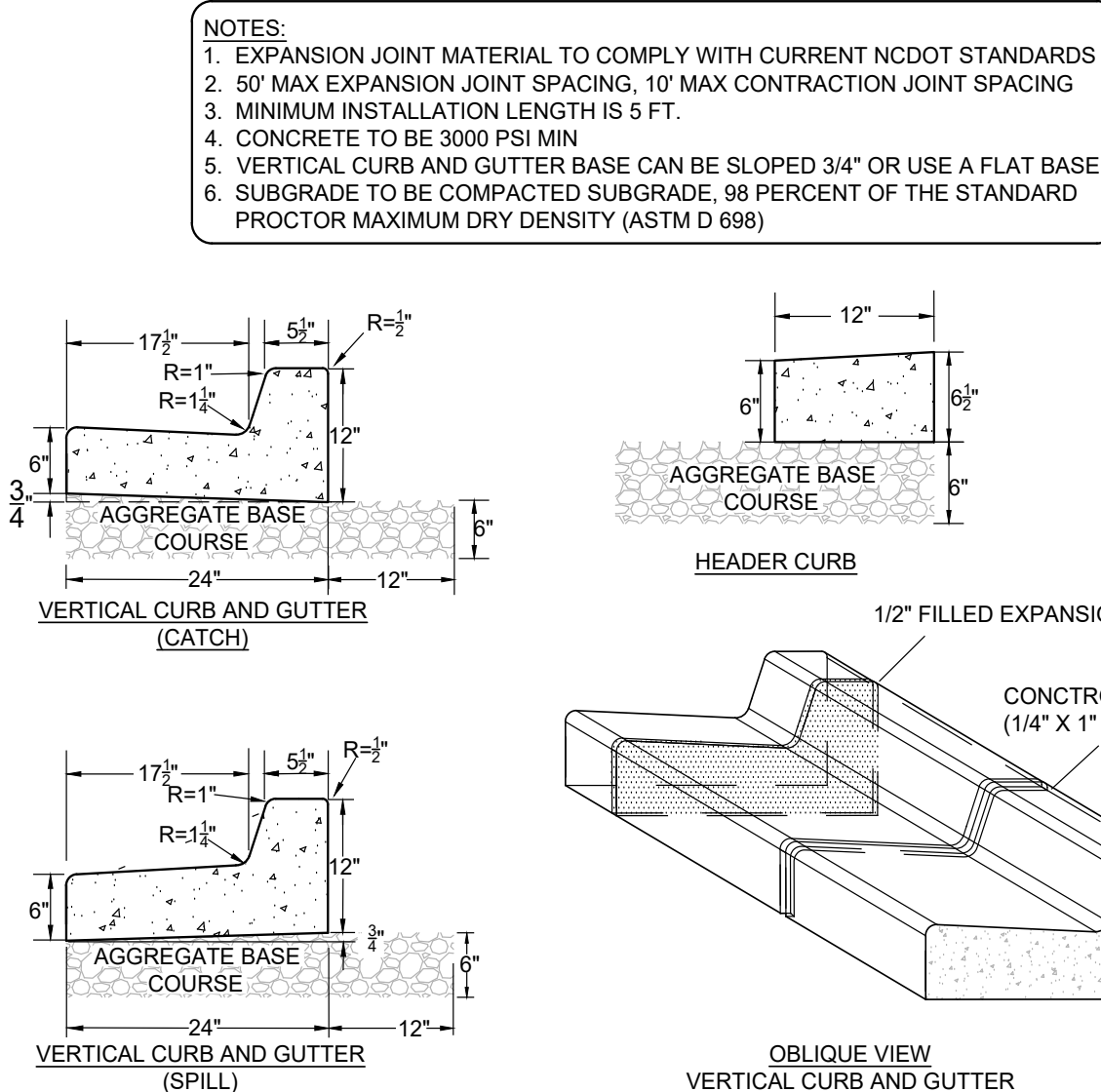
GROUND COVERS

- | | |
|---|--|
|  | CYNODON DACTYLON
BERMUDA GRASS |
|  | LIRIOPE MUSCARI 'MAJESTIC'
MAJESTIC LIRIOPE |
|  | VEGETATIVE SHELF PLANTING |

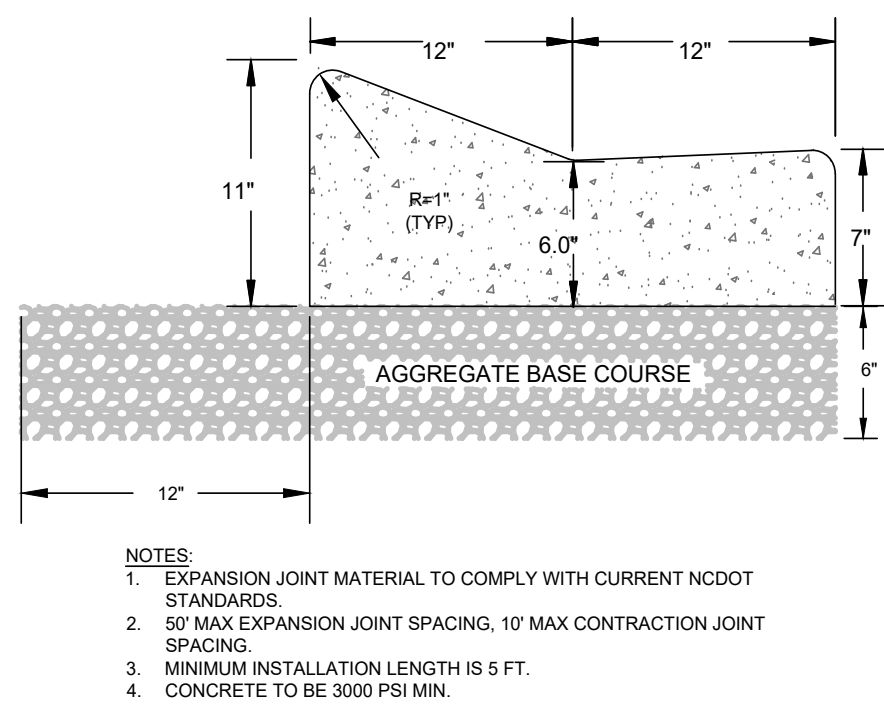
TS



NTS



TS



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SEAL

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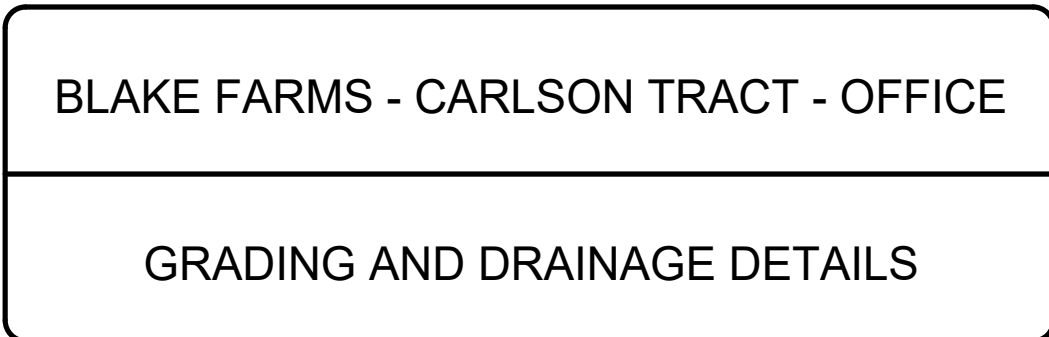
SITE DETAILS

DATE: 2/2/2024	SCALE	C11.0 DRAWING NUMBER
MCE PROJ. # 04245.0068	HORIZONTAL: N/A	
DRAWN A.W/JAD/DCO	VERTICAL: N/A	
DESIGNED A.W/JTS/DCO		
CHECKED TSM/DCO		
PROJ. MGR. TSM		

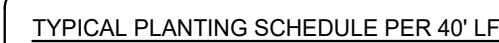
STATUS: **TRC SUBMITTAL**



McKIM & CREED
243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048, Fax: (910)251-8282
License: F-1222
www.mckimcreed.com



I:\04245\0068\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\2_WORKING_PH2_DWGS\13.0 GRADING AND DRAINAGE DETAILS.DWG ---- 02/02/2024 09:53:23



2 | VEGETATIVE SHELF PLANTING

NTS



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 License: F-1222
www.mckimcreed.com



GRADING AND DRAINAGE DETAILS

DATE:	2/2/2024	SCALE	C13.1 DRAWING NUMBER ----- REVISION	
MCE PROJ. #	04245-0066	HORIZONTAL:		N/A
DRAWN	A/JW/ADP/DCO	VERTICAL:		N/A
DESIGNED	A/JW/TSM/DCO			
CHECKED	TSM/DCO			
PROJ. MGR.	TSM			



- | | |
|---|--------------------|
| 1 | PCU STANDARD NOTES |
|---|--------------------|

Diagram of a rectangular container with a vertical line on the left side labeled "SEAL" at the top and bottom, and a vertical line on the right side labeled "SEAL" at the top.

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UTILITY DETAILS

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5 | RESTRAINT JOINT TABLE



SEAL

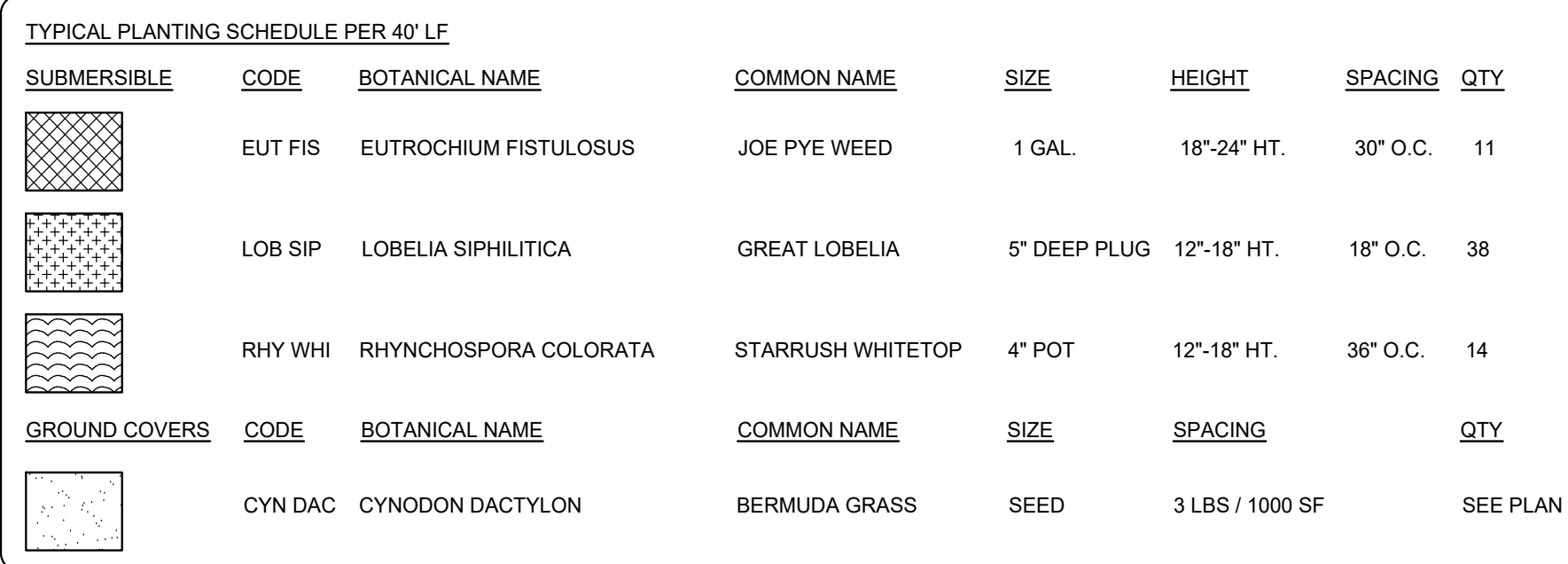


UTILITY DETAILS

DATE: 2/2/2024	SCALE	C14.1 DRAWING NUMBER ----- REVISION
MCE PROJ. # 04245-0068	HORIZONTAL: N/A	
DRAWN A.W./JAD/DCO	VERTICAL: N/A	
DESIGNED A.W./TSM/DCO		
CHECKED TSM/DCO		
PROJ. MGR. TSM		

STATUS: TRC SUBMITTAL

- #### 4 | GENERAL LANDSCAPE NOTES

[illegible]

PREVAILING WINDS

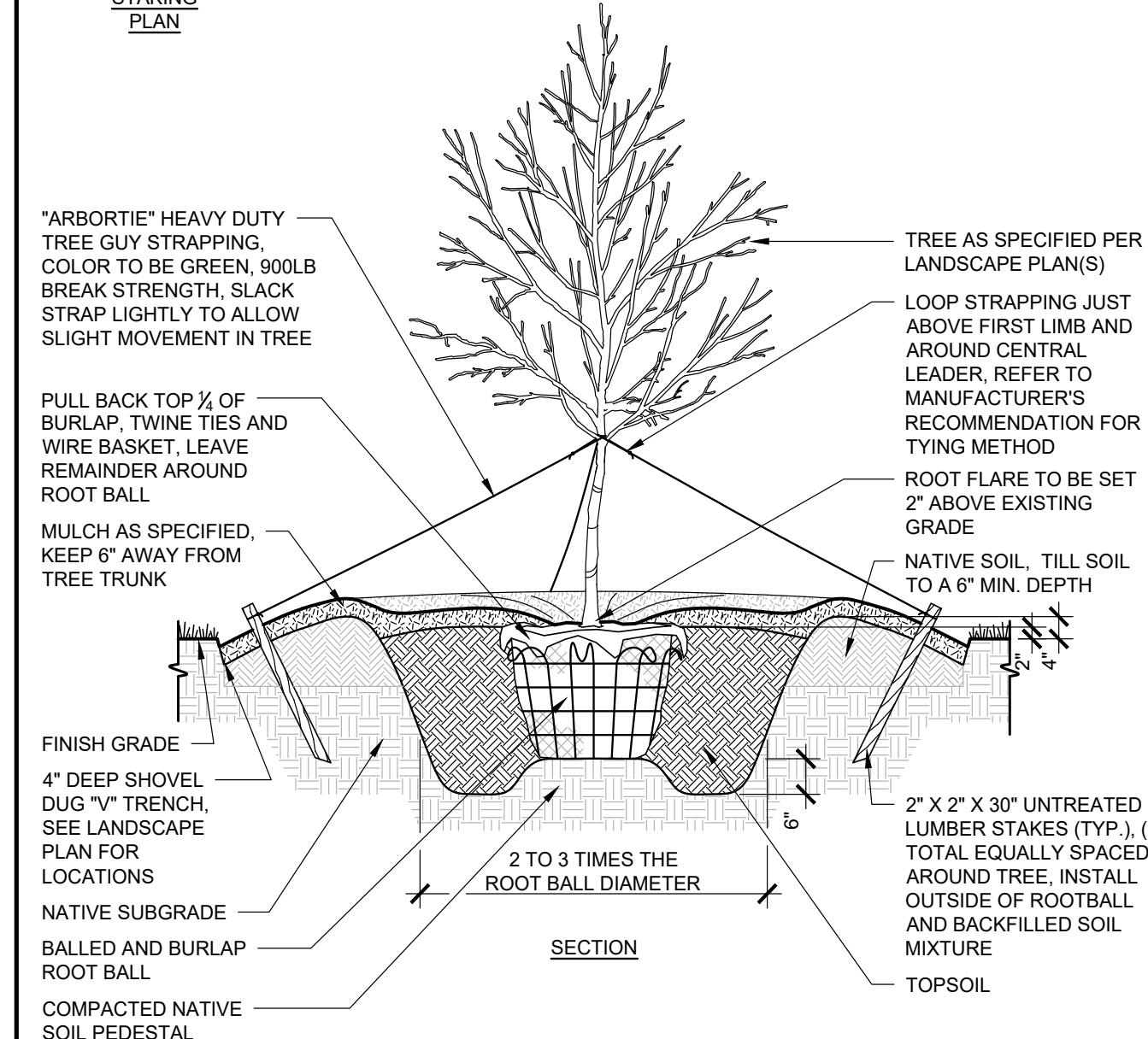
STAKE

TRUNK

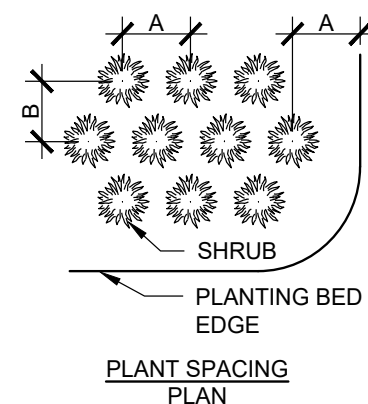
120°

STAKING PLAN

- GENERAL NOTES:
- A. TREE TO BE STRAIGHTENED PRIOR TO BACKFILL AND GUYING
 - B. SCARIFY BOTTOM AND SIDES OF PLANT PIT.
 - C. STAKE AND GUY TREES 3" CALIPER OR GREATER, OR TREES IN WINDING LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
 - D. DO NOT WRAP TREE TRUNK.
 - E. MARK NORTH SIDE OF TREE AT NURSERY AND PLANT WITH MARKING FACING NORTH.
 - F. BACKFILL PLANTING PITS WITH TOPSOIL MIXTURE AS SPECIFIED, PACK SOIL AROUND BASE OF ROOTBALL TO STABILIZE. INSTALL REMAINDER IN 9" LAYERS HAND TAMP TO REMOVE VOIDS AND WATER EACH LAYER

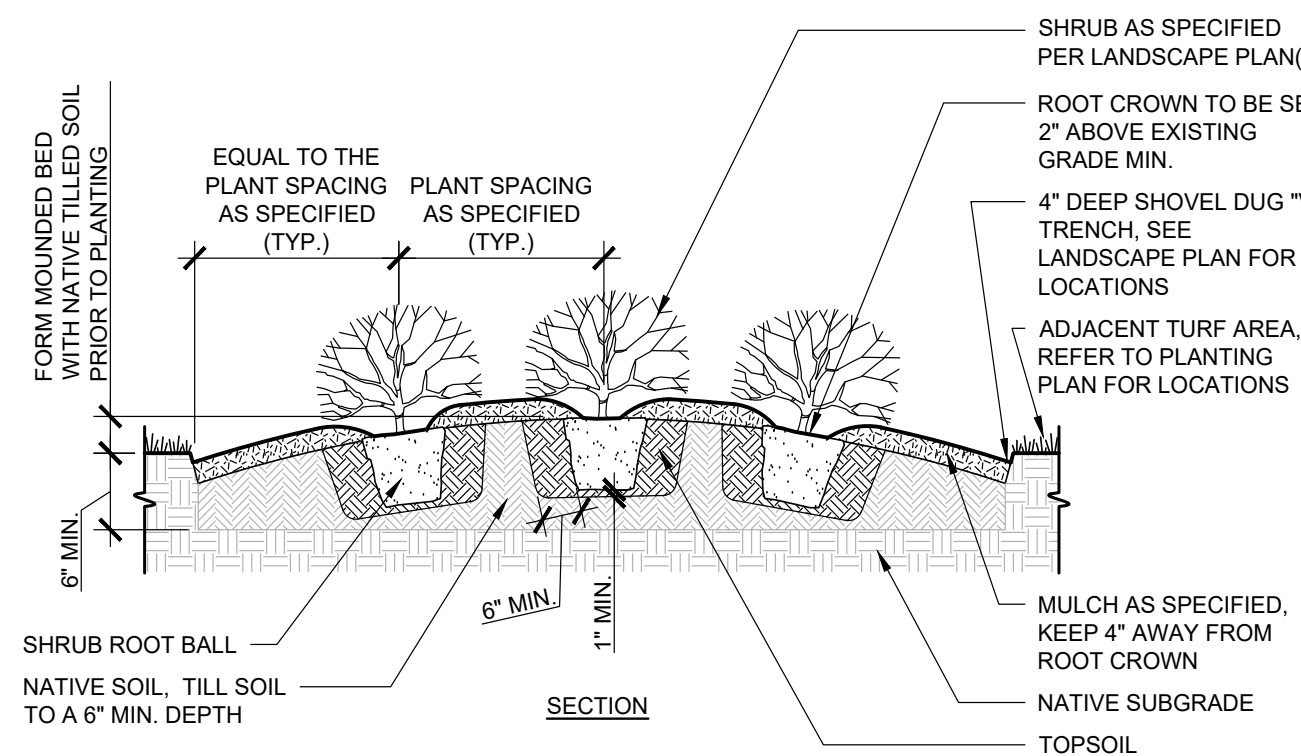


3 | TYPICAL TREE PLANTING



SPACING (A)	ROW OFFSET (B)	SPACING (A)	ROW OFFSET (B)
1'-0" O.C.	10" O.C.	5'-0" O.C.	4'-4" O.C.
1'-6" O.C.	1'-4" O.C.	6'-0" O.C.	5'-2" O.C.
2'-0" O.C.	1'-9" O.C.	7'-0" O.C.	6'-1" O.C.
2'-6" O.C.	2'-2" O.C.	8'-0" O.C.	6'-11" O.C.
3'-0" O.C.	2'-7" O.C.	9'-0" O.C.	7'-10" O.C.
3'-6" O.C.	3'-0" O.C.	10'-0" O.C.	8'-8" O.C.
4'-0" O.C.	3'-6" O.C.		

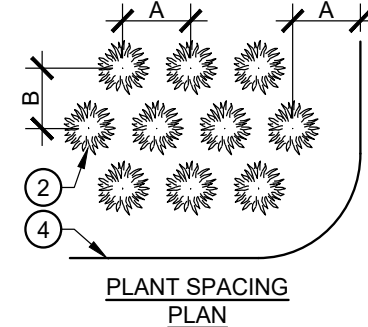
- GENERAL NOTES:**
- A. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
 - B. THE BOTTOM OF SHRUB ROOT BALLS SHALL NOT PROJECT INTO THE NATIVE SUBGRADE. LARGER PLANTS WILL REQUIRE ADDITIONAL TOPSOIL DEPTH.
 - C. BACKFILL PLANTING PITS WITH TOPSOIL MIXTURE AS SPECIFIED, INSTALL IN 6" LAYERS, HAND REMOVE VOIDS AND WATER FISH LAYER.
 - D. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED BY HAND PRIOR TO PLACEMENT AND BACKFILLING WITH PREPARED SOILS. HAND TOOLS SHALL NOT BE USED SCARIFY ROOT BALLS.



2 | TYPICAL SHRUB PLANTING

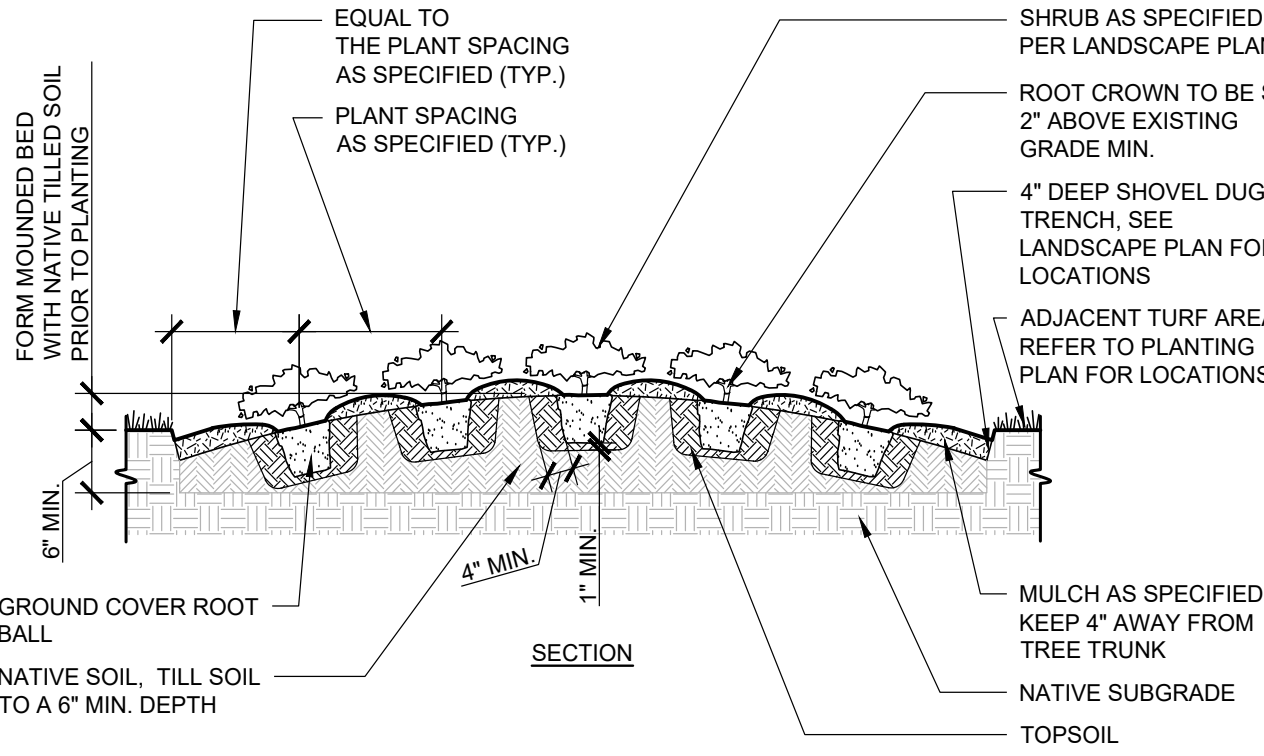
<u>COMMON / BOTANICAL NAME</u>	<u>SIZE</u>	<u>CALIPER</u>	<u>HEIGHT</u>		<u>QTY</u>	<u>REMARKS</u>
CANOPY TREE						
BALD CYPRESS	B & B	2.5" CAL.	10'-12" HT.		14	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
TAXODIUM DISTICHUM						
SAWLEAF ZELKOVA	B & B	2" CAL.	10'-12" HT.		14	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
ZELKOVA SERRATA 'VILLAGE GREEN'	B & B	2.5" CAL.	10'-12" HT.		10	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
SOUTHERN LIVE OAK						
QUERCUS VIRGINIANA	B & B	2.5" CAL.	8'-10" HT.		13	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
WATER OAK						
QUERCUS NIGRA						
UNDERSTORY TREES						
FOREST PANSY EASTERN REDBUD	B & B	2" CAL.	6'-8" HT.		3	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
CERCIS CANADENSIS 'FOREST PANSY'						
PYRAMIDAL EUROPEAN HORSEBANE	B & B	2" CAL.	6'-10" HT.		9	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
CARPINUS BETULUS 'FASTIGIATA'						
TEDDY BEAR® SOUTHERN MAGNOLIA	B & B	2" CAL.	8'-10" HT.		44	FULL TO GROUND, SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
MAGNOLIA GRANDIFLORA 'SOUTHERN CHARM'						
COMMON / BOTANICAL NAME						
SIZE	HEIGHT	SPREAD	SPACING	QTY	REMARKS	
SHRUBS						
DWARF BURFORD HOLLY	7 GAL.	36" HT. MIN.	36"-48" SPD.	6" O.C.	42	UNIFORM HEAD & MATCHED
DWARF CORNUTA, 'DWARF BURFORD'						
DWARF YAUPOIN	3 GAL.	15"-18" HT.	18"-24" SPD.	2.5' O.C.	30	UNIFORM HEAD & MATCHED
ILEX VOMITORIA 'NANA'						
PINK DRIFT® GROUNDCOVER ROSE	1 GAL.	12"-15" HT.	12"-15" SPD.	2' O.C.	24	UNIFORM & MATCHED
ROSA X 'HELLOCOS'						
SHRUBBY YEW	3 GAL.	24"-30" HT.	18"-24" SPD.	3.5' O.C.	121	
PODOCARPUS MACROPHYLLUS MAKI						
COMMON / BOTANICAL NAME						
SIZE	SPACING	SPACING	QTY	REMARKS		
GROUND COVERS						
-	-			2,010 SF	SEE VEGETATIVE SHELF PLANTING DETAILS	
VEGETATIVE SHELF PLANTING						
BERMUDA GRASS	SEED	3 LBS / 1000 SF		88,093 SF	MATCHED	
CYNODON DACTYLON						
MAJESTIC LIRIOPE	4" POT	18" O.C.		1,124	MATCHED	
LIRIOPE MUSCARI 'MAJESTIC'			18" o.c.			

5 | PLANT SCHEDULE



SPACING (A)	ROW OFFSET (B)	SPACING (A)	ROW OFFSET (B)
6" O.C.	5" O.C.	24" O.C.	1-9" O.C.
8" O.C.	7" O.C.	36" O.C.	2-7" O.C.
12" O.C.	10" O.C.	4'-0" O.C.	3'-6" O.C.
15" O.C.	1'-1" O.C.	5'-0" O.C.	4'-4" O.C.
18" O.C.	1'-4" O.C.	6'-0" O.C.	5'-2" O.C.

- GENERAL NOTES:**
- A. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
 - B. THE BOTTOM OF GROUND COVER ROOT BALLS SHALL NOT PROJECT INTO THE NATIVE SUBGRADE. LARGER PLANTS WILL REQUIRE ADDITIONAL TOPSOIL DEPTH.
 - C. BACKFILL PLANTING PITS WITH TOPSOIL MIXTURE AS SPECIFIED. INSTALL IN 6" LAYERS, HAND TAMP TO REMOVE VOIDS AND WATER EACH LAYER.
 - D. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED BY HAND PRIOR TO PLACEMENT AND BACKFILLING WITH PREPARED SOILS. HAND TOOLS SHALL NOT BE USED TO SCARIFY ROOT BALLS.



1 | TYPICAL GROUND COVER PLANTING

DATE: 2/2/2024	SCALE	C17.0
MCE PROJ. # 04245-0068	HORIZONTAL: N/A	DRAWING NUMBER:
DRAWN A/JW/JAD/DCO	VERTICAL: N/A	-----
DESIGNED A/JW/TSM/DCO		REVISION
CHECKED TSM/DCO		
PROJ. MGR. TSM		

STATUS:

TRC SUBMITTAL



Pender County Carlson Tracts Townhomes

TO: Technical Review Committee
FROM: Tucker Cherry
DATE: March 7, 2024
SUBJECT: SUBMAJ 2024-105

SUMMARY:

Proposed residential development to consist of 70 single-family attached residential dwelling units.

ACTION REQUESTED:

Case to be reviewed by the TRC

ATTACHMENTS:

1. Application
2. Site Plan

Pender County Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

By-Right Preliminary Plat Submission (Major and Minor Subdivisions)

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. ✓ **Pre-submittal Meeting**
Date of Meeting 10/16/23 BOC Approved CZ-3
2. ✓ **Signed Application**
3. ✓ **Payment**
\$500 plus \$10 per lot for the first 100 lots/units, \$5 per lot thereafter
4. ✓ **Paper Plan Sets**
Two (2) 24 x 36, Four (4) 11 x 17
5. ✓ **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. ✓ **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7. ✓ **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. N/A at this time **Permits**
Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or site specific conditions.
9. ✓ **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.4, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Preliminary Plat Checklist)

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

Tara S. Murphy

Date

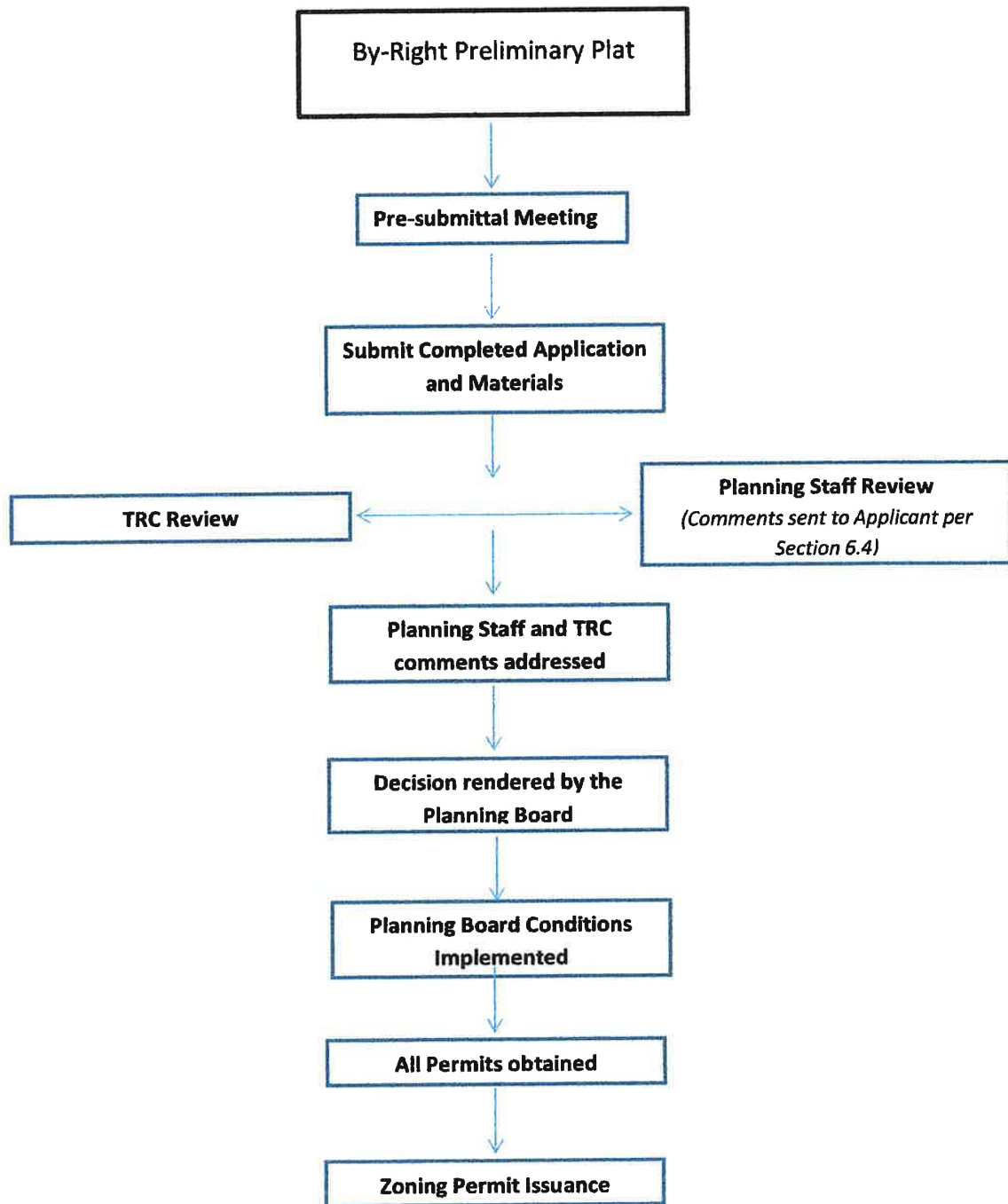
2/2/24

Printed Name

Tara Schwenzfeier Murphy

Staff Initials: _____

Date: _____



Specific requirements can be found in Section 6.4 of the Pender County Unified Development Ordinance

Preliminary Plat Specific Requirements

Preliminary plats not illustrating or containing the data from Section A shall be returned to the developer or the authorized agent for completion and resubmission.

A. The preliminary plat shall be prepared in accordance with the following specifications:

1. Plat Requirements

- a) The plat must be prepared by an authorized Licensed Professional.
- b) The name(s), address(es), and telephone number(s) of the owner(s), registered land surveyor(s), land planner(s), architect(s), landscape architect(s), and professional engineer(s) responsible for the subdivision and the registration number(s) and seal(s) of the registered land surveyor(s).
- c) A sketch vicinity map at an appropriate scale, showing the relationship between the subdivision and the surrounding area.
- d) The date of the survey and the plan preparation; with spaces per subsequent revision.
- e) The name of the township, county, and state in which the subdivision is located.
- f) Deed book and reference of ownership acquisition.
- g) The names of current owners of adjacent landowners along with PIN, current uses, other legal reference where applicable, shall be shown.
- h) The exact boundary lines of the tract to be developed fully dimensioned by bearings and distances, and the location of intersecting boundary lines of adjoining lands.
- i) Scale at 1" = 50' or larger, denoted both graphically and numerically.
- j) North arrow in accordance with the Standards of Practice for Land Surveyors.
- k) The location, purpose, and dimensions of areas to be used for purposes other than residential;
- l) The blocks lettered alphabetically throughout the entire subdivision and the lots numbered consecutively throughout each block.
- m) The proposed minimum building setback lines and density calculations.
- n) The location and dimensions of all proposed and existing rights-of-way, utility or other easements, riding trails, pedestrian or bicycle paths, natural buffers, and areas if any to be dedicated to public use with the purpose of each stated.
- o) Property lines, buildings or other structures, water courses, railroads, bridges, culverts, storm drains, and corporate limits, township boundaries, and county lines.
- p) Sufficient survey to determine readily and reproduce on the ground every straight or curved boundary line, road line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles, and tangent distances for the center line of curved roads and curved property lines that are not the boundary of curved roads. All dimensions shall be in accordance with the Standards and Practices of Land Surveyors.
- q) The accurate locations and descriptions of all monuments, markers, and control points.
- r) Sufficient information shall be provided so that a corner of the property can be located on the ground and found with a measurement from the intersection of two state maintained roads.

Specific requirements can be found in Section 6.4 of the Pender County Unified Development Ordinance

2. Design Standards

- a) All subdivided land and parcels shall comply with Section 7.2, Lot Design.
- b) Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design.
- c) Calculated open space requirements must adhere to Section 7.6, Open Space.
- d) Landscaping and Buffers shall be shown on the site plan and adhere to the landscaping standards set forth in Article 8, Landscaping and Buffers.

3. Road Layout

- a) Right-of-way lines and pavement widths of all roads and the location and width of all adjacent roads and easements.
- b) The location and design of parking areas and pedestrian and vehicular access points. That the design of traffic patterns, traffic control measures and street pavement areas, including plan profiles and cross section views, and with provisions for maintaining traffic flows for both public use as well as emergency management services are consistent with the requirements of this Ordinance and any other adopted plan.
- c) When the subdivision entrance does not connect to a NCDOT maintained road, recorded documents shall be submitted that confirm the property and the proposed lots have access to a NCDOT maintained road by a public or private street that meets the standards of this Ordinance.
- d) For non-residential and multifamily projects, the location of trash handling, recycling, grease bins, and other waste-related facilities employed in the normal operation of the use.
- e) When any development proposes private streets a description of the method to provide Pender County Emergency Service personnel and vehicles immediate access shall be submitted.
- f) Stormwater facilities, water supply, sanitary sewer service, fire protection and hydrants, street signs, and street lighting designed in conformance with department standards, specifications and guidelines;
- g) Plan profile and cross section of drainage and utility services and other proposed easements or dedications as required.

4.) Traffic Impacts

- a. Existing traffic counts for road(s) and intersection(s) studied and dates/times counts were conducted.
- b. Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
- c. A Traffic Impact Analysis is required when the development generates 100 trips in the morning or evening peak hours or over 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.

5.) Adopted Plan Compliance

- h) Compliance with all applicable requirements of this Ordinance and any other County adopted plan, policy document or approved Master Development Plan conditions.
- i) Demonstrate compliance with the most recent Comprehensive Land Use Plan and any other applicable adopted land use document(s).
- j) Compliance with site construction specifications.

Specific requirements can be found in Section 6.4 of the Pender County Unified Development Ordinance

- k) The Administrator, Technical Review Committee, or the Planning Board may request additional information be submitted that is pertinent to review of the proposed subdivision for compliance with the provisions of this Ordinance or other Pender County Ordinances.

B. Upon completion of Section A, the following additional materials or permits are required with the preliminary plat for final approval in accordance with Section 3.10.3.K.:

1. Wastewater (either; a or b, as applicable)

- l) On-Site or Off-Site Wastewater Disposal System
 - a. Verification by the Pender County Health Department.
 - b. Soil suitability analysis indicating the suitability of the property for individual septic tanks
 - c. Detailed description of any proposed waste water system and system maintenance arrangements and procedures to serve lots that are not suitable for traditional onsite septic systems, along with a map showing the proposed location of the offsite components of the system, including lines.
- m) Community Wastewater Systems
 - a. Authorization to Construct, as approved by the appropriate State Agency
 - b. Wastewater line extensions based upon previous approval of wastewater system
 - c. Construction plans sealed by a registered engineer, as approved by the appropriate State Agency
 - d. If applicable, Certification that the system will be owned by a Public or Community Water System as defined in this Ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this Ordinance.

2) Water (either a or b, as applicable)

- a. Public Water System
 - i. Authorization to Construct, as approved by the appropriate State Agency
 - ii. Construction plans sealed by a registered engineer, as approved by the appropriate State Agency ~~NC DEQ~~,
 - iii. Acceptance of operation and maintenance of the system by a Public (Pender County Utilities) or Community Water system as defined in this Ordinance,
 - iv. If applicable, Certification that the system will be owned by a Public or Community Water system as defined in this Ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this Ordinance.
- b. Private Water
 - i. Well permits for each individual as demonstrated through verification of receipt of the preliminary plat of the development by the Pender County Health Department.

3. Road Layout

- a) Public Right of Way
 - i) Driveway Permit: Approval by NCDOT of connection of subdivision roads with NCDOT maintained roads.
 - ii) Plan Approval: Street construction & street drainage plans as approved by NCDOT District Engineer with letter of approval (for public streets).

Specific requirements can be found in Section 6.4 of the Pender County Unified Development Ordinance

iii) Verification of receipt of the preliminary plat of the development by the NCDOT District Engineer or his the appointed designee.

b) Private Right of Way

i) Street construction & street drainage plans in accord with NCDOT submittal requirements, design and construction standards or in accord with Section 7.5, Street Design, private street standards. The plans must be signed and sealed by a registered surveyor or engineer.

ii.) A letter from the design professional will accompany the plans certifying that they meet the NCDOT submittal requirements, design and construction standards or Private Street Standards, Pender County (for private streets).

iii) When any street layout or geometric design does not specifically meet the NCDOT Secondary Road Standards or the adopted Pender County Private Street Standards, a narrative explanation, justification detailed drawing of the design shall be submitted for review.

4. Approved road and subdivision names in accordance with Article 11.

5. Stormwater Management and Drainage Plans

a.) Stormwater Management Plan as approved by the appropriate State Agency (with letter of approval).

b) Drainage Plan: a general description and map of the proposed drainage for the subdivision shall include the following:

- The boundaries of all drainage basins that flow through the property from upstream.
- All drainage facilities that flow through the property and receive any stormwater discharge from upstream.
- The boundaries of all drainage basins that receive discharge from the property that is located from the discharge point on the property to the recipient perennial stream.
- All drainage facilities that receive stormwater discharge from the property from the discharge point to the recipient perennial stream.
- This information can be described in a narrative submission and shown on a copy of a USGS 7.5 Minute Quad or other similar topographical map (11 X 17 map submission)
- A drainage plan that will include all portions of the development shall be submitted. This plan shall be prepared and sealed by a registered engineer. The plan and facilities shall provide for a drainage system for these areas that will accommodate the ten-year storm event without flooding or substantial ponding of water in the areas included in the plan. The plan must also accommodate any discharge from properties in upland portions of the drainage basin that flows through the property for the same storm event for the type development for which that property is zoned. The boundary of any drainage area on a portion of the site and/or upland from the site and drainage areas between stormwater discharge points from the site to the recipient perennial stream shall be shown on a map (copy of 7.5 min. USGS Quad or similar map). Any drainage facility receiving stormwater discharge from the development shall have the capacity to carry the anticipated stormwater flow from areas that discharge through them for the 10 year storm event from the point of discharge at the development to the recipient perennial stream without over flowing their banks. The location, size

Specific requirements can be found in Section 6.4 of the Pender County Unified Development Ordinance

and/or capacity of all structures included in the drainage system and receiving discharge from the development to the recipient perennial stream shall be shown on the plan and calculations used in designing the drainage system shall be submitted in a legible format. This plan may be included in the street and drainage plan, stormwater management plan or on the preliminary plat, as long as the design professional certifies that the specific drainage plan submitted complies with these requirements and the information required is shown or submitted.

- 4) Approval from the Division of Coastal Management when the development is located in an Area of Environmental Concern.
- 5) Sediment & Erosion Control Plans as approved by the appropriate State Agency (with letter of approval).
- 7) Wetlands
 - b) Approval of Wetlands Delineation by the Army Corps of Engineers (USACE) (if wetlands in development).
 - c) Wetlands fill authorization or permit if construction in wetlands is involved.
- 8) Flood Requirements in accordance with the Flood Damage Prevention Ordinance
- 9) Any other local, State or Federal permit as required for the specific project.

Pender County Planning and Community Development

Planning Division
805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Preliminary Plat Subdivision Application

Major Subdivision

Proposed subdivisions consisting of eleven (11) lots or more are classified as Major Subdivisions and are required to follow the Master Development Plan review process found in Figure 2 and 3 at the end of Section 3.4. All major subdivisions shall include a preliminary and final plat. Upon approval of the Master Development Plan by the Planning Board, the applicant may proceed with the preparation of the preliminary plat.

Pre-application Conference

Applicants proposing a major subdivision site plan shall request a pre-application conference with the Administrator prior to submitting the documents for review.

- 1) The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of all adopted Land Use Plans and Unified Development Ordinance and to obtain advice on the preparation of the preliminary plan.
- 2) If applicable, the applicant shall provide a copy of the approved Master Development Plan for discussion at the pre-application conference.

Review

- A. Completed plats, application, fees and other required data must be submitted 45 days before a scheduled Planning Board meeting.
- B. When required submission material is submitted as noted above, it shall be placed on the next scheduled Planning Board agenda, if applicable.
- C. The Administrator will forward the Major Subdivision application and site plan to the Technical Review Committee for review. The TRC shall make recommendations concerning whether the plan meets the requirements and or plans of their particular state agency, county department or utility authority.
- D. Major subdivision plans must meet all the requirements prescribed in Section 6.4, Preliminary Plat Contents and Section 6.5, Final Plat Contents.
- E. The preliminary plat must be submitted in digital format to the Administrator within the time frame indicated above. The digital submission of the plat will be considered proprietary information. The digital layout will be made available to the Tax Supervisor for parcel update and the digital submission may be returned to the person submitting it.
- F. The plat will be reviewed for compliance with this Ordinance.
- G. Due to the subdivision of land for residential purposes a portion of land must be dedicated to open space by means of providing recreational area to the residents or payments in lieu of dedication to the County. Open space requirements may be referenced in Section 7.6, Open Space.
- H. Planning Board will take action on the plat submission within 65 days after completed submission.
- I. Planning Board Master Development Plan approval shall be valid for two years. If all conditions of preliminary plat are met and a phase of the final plat is recorded, the preliminary plat status shall remain valid perpetually for all remaining phases.
- J. Preliminary plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accord with the approved plat, conditions attached to the approval, and submittal of required permits.

- K. All conditions of preliminary plat approval must be completed and submitted within two (2) years of the approval date.
- L. If a preliminary plat is not approved, the reasons for disapproval must be specified and provided to the developer in writing. Disapproval of a preliminary plat may be appealed to the Pender County Board of Commissioners.
- M. A preliminary plat will not be scheduled for review that is incomplete or does not have the required documents submitted with it.

Minor Subdivision

Proposed subdivisions of ten (10) lots or less, except family and three lot divisions are classified as a minor subdivision and shall follow the preliminary plat review process. Proposed minor subdivisions located in PD, Planned Development district must follow the Master Development Plan review process which requires Planning Board approval.

Pre-application Conference

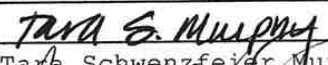
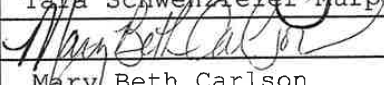
Applicants who are proposing a residential site development plan shall request a pre-application conference with the Administrator prior to submitting the documents for review.

- 1) The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of any adopted Land Use Plans and Unified Development Ordinance and to obtain advice on the preparation of the preliminary plat.
- 2) If applicable, the applicant shall provide a copy of the approved Master Development Plan for discussion at the pre-application conference.

Review

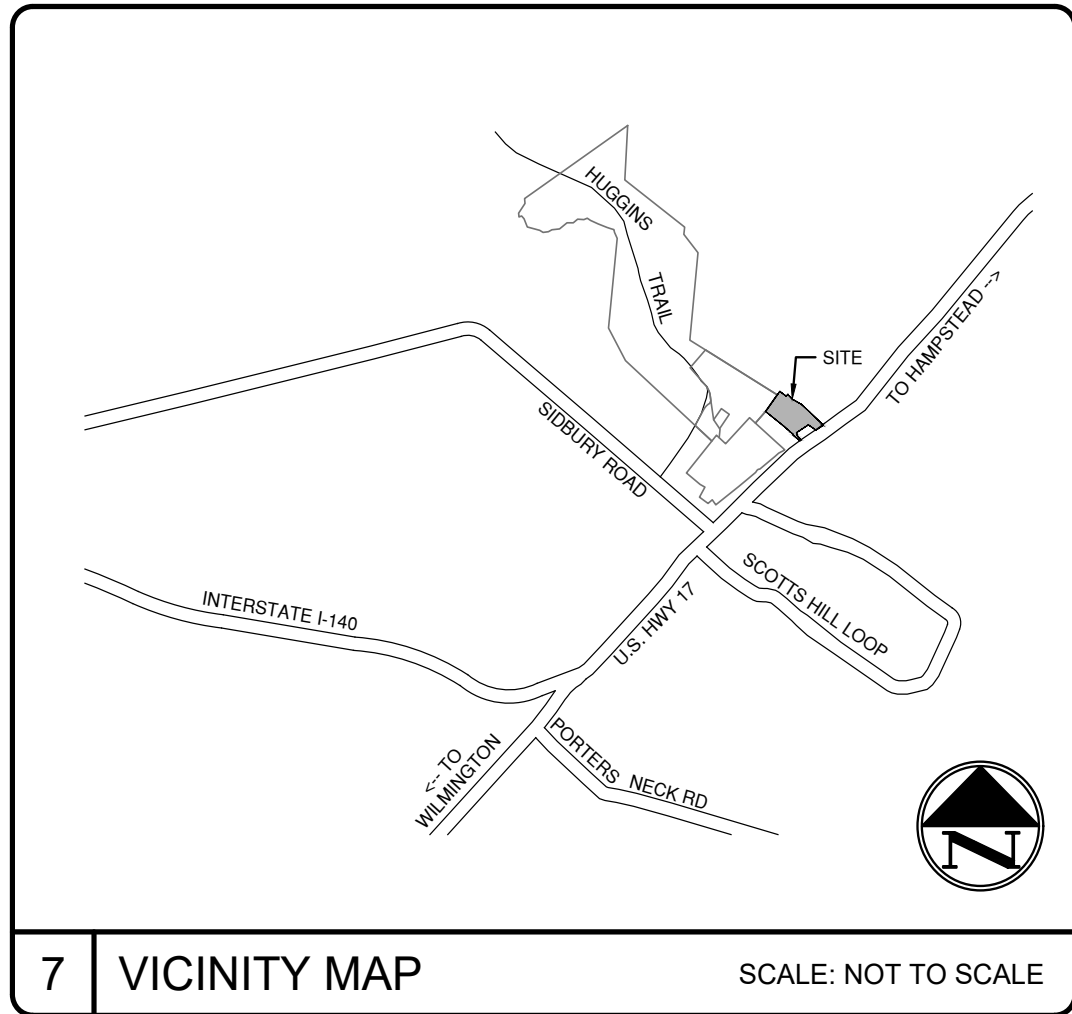
- A. Application form must be completed and fee paid at the time of submission.
- B. Minor subdivision plans must meet all the requirements prescribed in Section 6.4, Preliminary Plat Contents and Section 6.5, Final Plat Contents.
- C. The Administrator will forward the Minor Subdivision application and site plan to the Technical Review Committee for review. The TRC shall make recommendations concerning whether the plan meets the requirements and/or plans of their particular state agency, county department or utility authority within five (5) business days.
- D. For projects in the PD zoning district, the administrator may request that the site plan be presented to the Planning Board for its review.
 - 1) The Planning Board may make recommendations to the Administrator concerning the site plan.
 - 2) The Administrator shall incorporate such recommendations into the review of the site plan.
- E. When required submission material is submitted, the Administrator shall review and provide comments or approval to the applicant within fifteen (15) working days.
- F. The plat will be reviewed for compliance with this Ordinance.
- G. Plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accord with the approved plat and any conditions attached to the approval.
- H. If a plat is not approved, the reasons for disapproval must be specified and provided to the applicants in writing. Disapproval of a plat may be appealed to the Pender County Zoning Board of Adjustment.
- I. Approval of the preliminary plat shall be valid for two (2) years of the approval date unless building permits have been obtained for construction.

APPLICATION FOR SUBDIVISION

THIS SECTION FOR OFFICE USE			
Application No.	SUB	Date	
Application Fee	\$	Invoice Number:	
Master Plan Hearing Date		Preliminary Plat Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Tara Schwenzfeier Murphy	Owner's Name:	Mary Beth Carlson
Applicant's Address:	243 North Front St	Owner's Address:	8139 Market St
City, State, & Zip	Wilmington, NC 28401	City, State, & Zip	Wilmington, NC 28411
Phone Number:	910-343-1048	Phone Number:	910-681-0000
Email Address:	tschwenzfeier@mckimcreed.com	Email Address:	
Legal relationship of applicant to landowner: Applicant is consultant for the land purchaser			
SECTION 2: PROJECT INFORMATION			
Preliminary Plat	☒ Residential RP, PD, RM, MH District	☐ Mixed Use PD	
Subdivision Type	☒ Major (11 lots or more)	☐ Minor (10 lots or less)	
Number of Lots	70		
Property Identification Number (PIN):	3271-65-9054-0000, 3271-64-5893-0000, 3271-64-0682-0000, 3271-55-4396-0000	Total property acreage:	16.44
Zoning Classification:	CZ-3	Acreage to be disturbed:	16.00
Water Provider:	PCU	Wastewater Provider:	Pluris
Additional Information:			
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	2/2/24
Applicant's Name Printed	Tara Schwenzfeier Murphy	Date:	
Owner's Signature		Date:	2/5/2024
Owner's Name Printed	Mary Beth Carlson	Date:	

NOTICE TO APPLICANT			
1. Applicant or agent authorized in writing must attend the public hearing. 2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 3. All fees are non-refundable 4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda			
Office Use Only			
☐	Subdivision Fees: \$500 + \$10/lot-unit for the first 100 lots/units; \$5/lot-unit thereafter (Major Subdivision) \$150 + \$10 per lot (Minor Subdivision)		Total Fee Calculation: \$1200
Attachments Included with Application: (Please include # of copies)			
CD /other digital version	☐ Y ☐ N	Plan Sets # of large ☐ Y ☐ N	# of 11X17 ☐ Y ☐ N

Payment Method:	Cash : ☐ \$ _____	Credit Card: ☐ Master Card ☐ Visa	Check: ☐ Check # _____
Application received by:		Date:	
Application completeness approved by:		Date:	
Date scheduled for public hearing:			



7 VICINITY MAP SCALE: NOT TO SCALE

COUNTY AND AGENCY CONTACTS

PENDER COUNTY:
PLANNING DEPARTMENT
805 S WALKER STREET
BURGAW, NC 28425
(910)259-0231
CONTACT: DANIEL ADAMS,
DADAMS@PENDERCOUNTYNC.GOV

NC DENR:
SEDIMENT AND EROSION CONTROL
127 N CARDINAL DR.
WILMINGTON, NC 28405
(910) 796-7215
CONTACT: DAN SAMS
DAN.SAMS@NC DENR.GOV

PENDER COUNTY PUBLIC UTILITIES:
605 E FREMONT ST
BURGAW, NC 28425
(910) 259-0212
CONTACT: ANTHONY COLON
ACOLON@PENDERCOUNTYNC.GOV

NC DENR:
DIVISION OF ENVIRONMENTAL HEALTH
PUBLIC WATER SUPPLY SECTION
1634 MAIL SERVICE CENTER
RALEIGH, NC 27699-1634
(919) 707-9051

PLURIS HAMPSTEAD, LLC:
SANITARY SEWER
1095 NC-210
SNEADS FERRY, NC 28460
(910) 328-6277
CONTACT: KRIS KING
KKING@PLURISUSA.COM

NC DOT DIVISION 3 - DISTRICT 1:
299 WILMINGTON HWY
JACKSONVILLE, NC 28540
(910) 455-3777

NC DENR:
DIVISION OF WATER QUALITY
127 CARDINAL DRIVE EXT.
WILMINGTON, NC 28405
(910) 796-7387
CONTACT: TYLER BENSON
TYLER.BENSON@NC DENR.GOV

FIRE MARSHALL - PENDER COUNTY:
AMY BURTON
(910) 259-1441
(910) 512-0967
ABURTON@PENDERCOUNTYNC.GOV

6 PROJECT CONTACTS



NAME OF PROJECT:
CARLSON TRACT - PHASE 1 RESIDENTIAL
PENDER COUNTY, NORTH CAROLINA

OWNER / DEVELOPER:
D.R. HORTON
6752 PARKER FARM DRIVE, SUITE 210
WILMINGTON, NC 28405
PHONE: (910) 515 9561
CONTACT: ELIZABETH (LIBBY) SHELTON

ENGINEER:
MCKIM & CREED, INC
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 910.343.1048
LICENSE: F-1222
DANTE CORONADO, PE
DCORONADO@MCKIMCREED.COM

LAND PLANNER:
MCKIM & CREED, INC
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 910.343.1048
TARA S. MURPHY, PLA
TSCHWENZFEIER@MCKIMCREED.COM

5 PROJECT INFORMATION

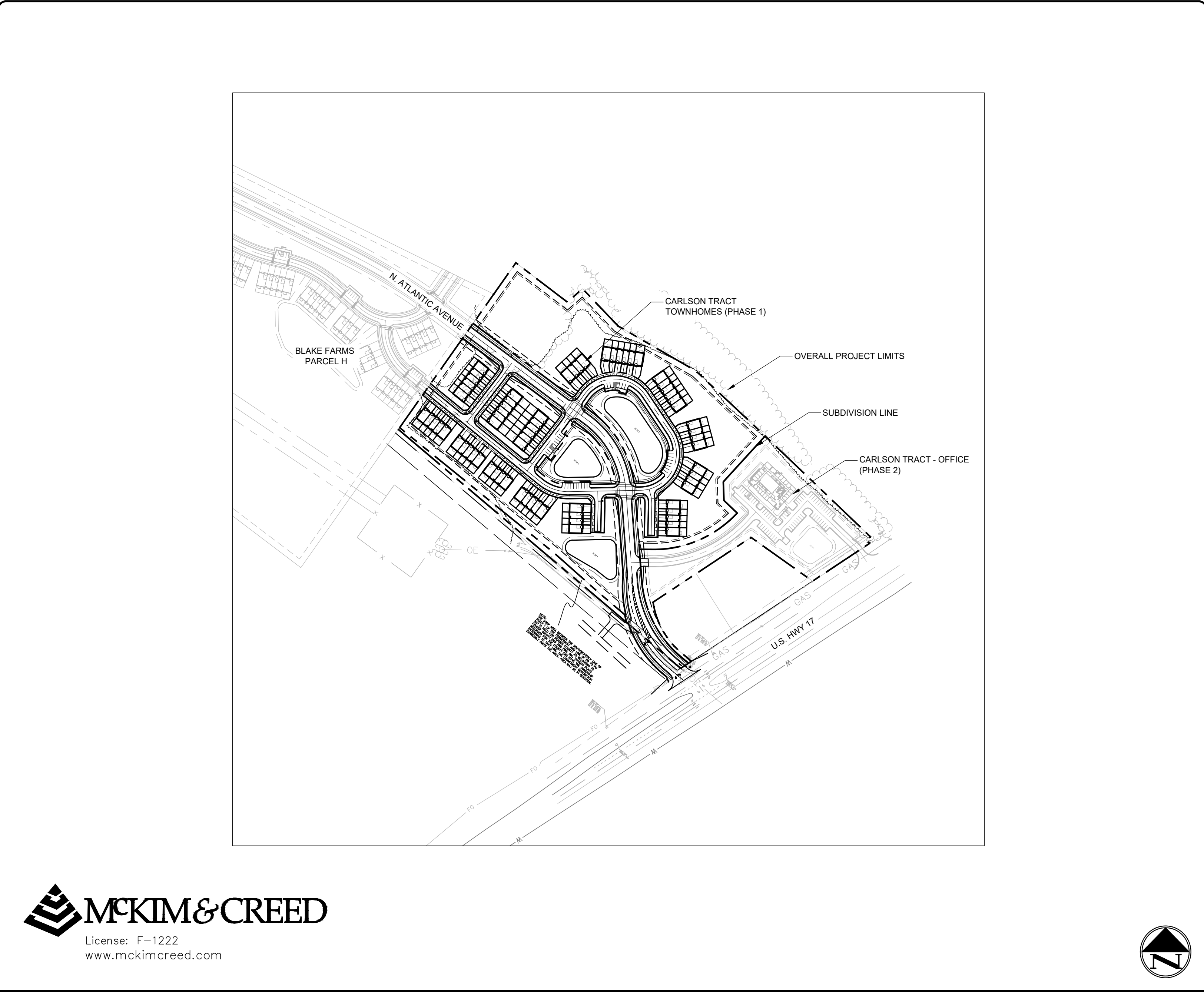
CARLSON TRACT PHASE 1 RESIDENTIAL

TOPSAIL TOWNSHIP, PENDER COUNTY, NC

MAJOR SITE DEVELOPMENT PLAN

TRC SUBMITTAL

FEBRUARY 2, 2024





MCKIM & CREED

License: F-1222
www.mckimcreed.com

4 LOCATION MAP

Certification of Submission
A copy of this plat has been submitted. Approval is subject to Review; this does not constitute an approval.

Pender County Utilities: _____ Date: _____

Pender County Environmental Health: _____ Date: _____

Pender County Addressing Coordinator: _____ Date: _____

Pender County Fire Marshal: _____ Date: _____

Certification of Preliminary Plat Approval
Preliminary Plat Approved by Pender County for a Period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff: _____ Date: _____

3 NEW HANOVER COUNTY SIGNATURES

- APPROVED CONDITIONAL REZONING (REZONE 2023-51) CONDITIONS:
1. THE PROPOSED COLLECTOR ROAD, ATLANTIC AVENUE, SHALL INCLUDE FIVE-FOOT SIDEWALKS AND BICYCLE LANES ON BOTH SIDES OF THE ROAD.
 2. PROVIDE SIDEWALKS ALONG ONE SIDE OF EACH PRIVATE ROAD AND PROVIDE MARKED CROSSWALKS AT THE INTERSECTIONS OF ATLANTIC AVENUE AND PRIVATE ROAD A AND PRIVATE ROAD C.
 3. THE PROJECT SHALL BE DESIGNED SO THAT THE POST DEVELOPMENT RUNOFF FROM THE PROJECT BE NO MORE THAN TEN (10) PERCENT MORE THAN THE PRE-DEVELOPMENT RUNOFF FOR THE 10-, 25-, AND 50-YEAR RETURN PERIOD EVENTS AND BE ANALYZED FOR THE 100-YEAR EVENT.
 4. CONSTRUCT A 10-FOOT-WIDE MULTI-USE PATH ADJACENT TO THE US HIGHWAY 17 RIGHT OF WAY AND DEDICATE THIS PATH FOR PUBLIC USE VIA AN EASEMENT.
 5. IF PENDER EMS & FIRE PROVIDES WRITTEN NOTICE TO THE COUNTY AND THE APPLICANT THAT THEY DESIRE A CONNECTION FROM THE REAR OF THEIR PARCEL TO THE PRIVATE DRIVE THAT ACCESSES THE COMMERCIAL STRUCTURE FROM ATLANTIC AVENUE, THE DEVELOPER MUST PROVIDE THAT ACCESS AND UPDATE THE MASTER PLAN TO REFLECT THAT CONNECTION. THAT POTENTIAL REVISION MAY BE APPROVED ADMINISTRATIVELY.

2 REZONING CONDITIONS

Sheet Number	Sheet Title
C1.0	COVER
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION PLAN
C3.0	SITE PLAN
C3.1	SITE PLAN ENLARGEMENT
C3.2	SITE PLAN ENLARGEMENT
C3.3	ROAD SECTIONS
C4.0	EROSION CONTROL PHASE 1 PLAN
C5.0	EROSION CONTROL PHASE 2 PLAN
C7.0	GRADING & DRAINAGE PLAN
C8.0	UTILITY PLAN
C10.0	LANDSCAPE PLAN
C11.0	SITE DETAILS
C13.0	GRADING & DRAINAGE DETAILS
C13.1	GRADING & DRAINAGE DETAILS
C14.0	UTILITY DETAILS
C14.1	UTILITY DETAILS
C17.0	LANDSCAPE DETAIL

PRELIMINARY - DO NOT USE
FOR CONSTRUCTION

1 SHEET INDEX



SCALE: 1" = 200'

STANDARD NOTES

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKER, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
3. 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.
4. ALL TRAFFIC CONTROL SIGNS AND MARKING OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
5. ANY BROKEN OR MISSING SIDEWALK PANELS AND CURBING SHALL BE REPLACED BY THE CONTRACTOR.
6. TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
7. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS.
8. IF UNITS ARE SOLD AT ANY POINT, THE BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.

1. HYDRANT MUST BE WITHIN 100' OF THE FDC.
2. THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
4. ALL HYDRANTS MUST BE WITHIN 600 FEET OF HOMES.
5. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
6. COMBUSTIBLE MATERIALS MAY NOT BE STORED OR ERECTED ONSITE WITHOUT CITY FIRE MARSHAL APPROVAL.
7. NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO CONSTRUCTION.
8. A MINIMUM OF 5' SHALL SEPARATE UNDERGROUND FIRE LINES OR PRIVATE WATER MAINS FROM UNDERGROUND UTILITIES
9. CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS TO ALL PORTIONS OF THE JOBSITE WHEN COMBUSTIBLES ARE PRESENT AT ALL TIMES DURING CONSTRUCTION.
10. FIRE DEPARTMENT ACCESS WIDTHS SHALL BE A MINIMUM OF 20-FEET UNLESS LESSER WIDTHS ARE APPROVED BY THE FIRE CODE OFFICIAL.

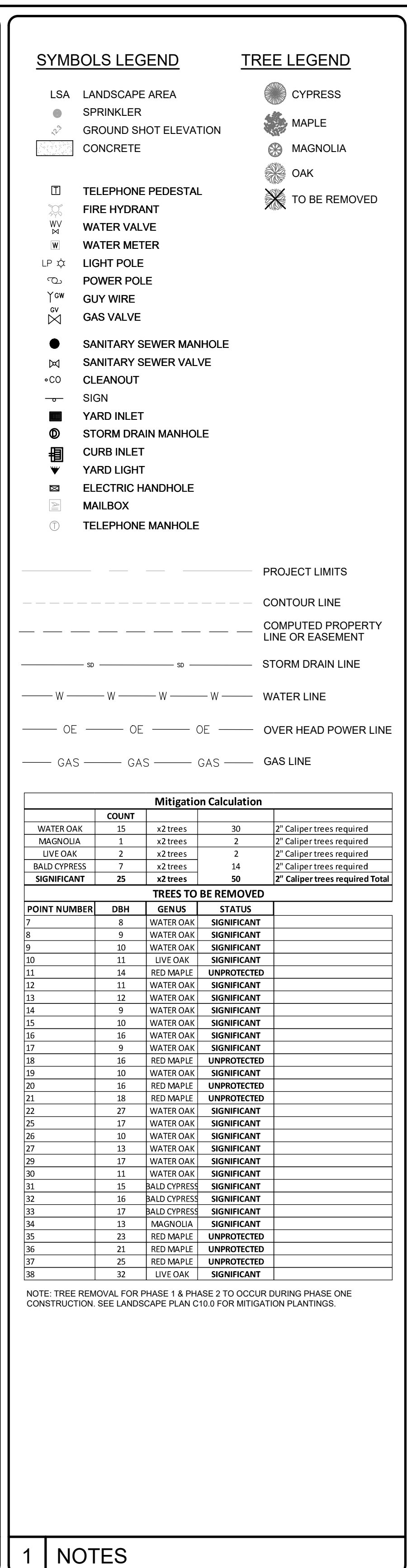
SANITARY SEWER: PLURIS HAMPSTEAD, LLC: KRIS KING (910) 852-0629

1. PER THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) ARTICLE 11.6.1.D AN ADDRESS WILL BE ASSIGNED DURING THE BUILDING PERMIT APPROVAL PHASE OF THE DEVELOPMENT. THE ADDRESS WILL BE ON NORTH ATLANTIC AVENUE IN WILMINGTON, NORTH CAROLINA 28411

THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

DATE: 2/2/2024 MCE PROJ. # 04245-0068 DRAWN A/JW/JAD DESIGNED TSM/DCO CHECKED TSM/DCO PROJ. MGR. TSM	SCALE HORIZONTAL: N/A VERTICAL: N/A	C1.1 DRAWING NUMBER ---- REVISION
STATUS: PRELIMINARY PLAT SUBDIVISION		

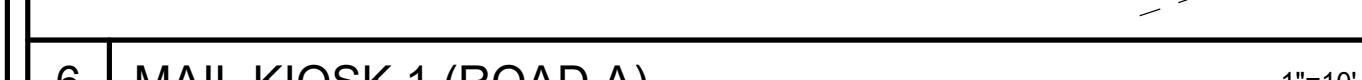
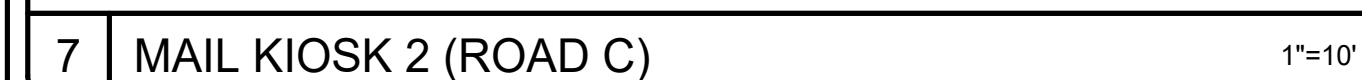




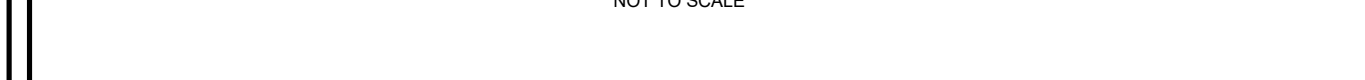
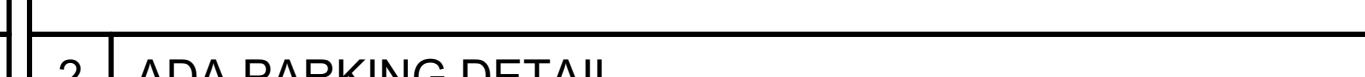
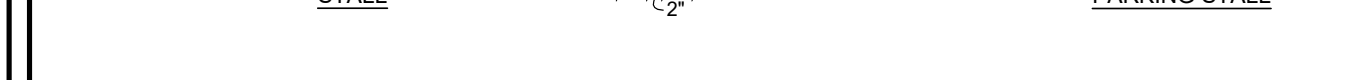
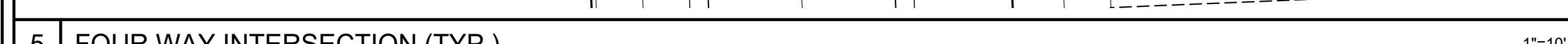
NOTES:

1. TRAFFIC IMPACT ANALYSIS: SCOPE HAS BEEN APPROVED AND THE ANALYSIS IN PROGRESS.
2. REFER TO PLAN FOR PROPOSED SETBACKS, BUFFERS, SCREENING AND LANDSCAPING INFORMATION.
3. JURISDICTIONAL DETERMINATION: SAW-2023-00206 PLD & SAW-2023-00206 APL
4. REFER TO PLAN FOR OPEN SPACE INFORMATION.
5. SIGNAGE WILL BE IN COMPLIANCE WITH THE PENDER COUNTY UNIFORM DEVELOPMENT ORDINANCE ARTICLE 8.
6. LIGHTING WILL BE IN COMPLIANCE WITH THE PENDER COUNTY UNIFORM DEVELOPMENT ORDINANCE ARTICLE 7.11.
7. OPEN SPACES WILL BE IMPROVED SPACES WITH USES CONSISTENT WITH UDO SECTION 7.6.1.
8. STREET & SITE LIGHTING TO BE DESIGNED BY DUKE AS PLANS PROGRESS THROUGH THE REVIEW PROCESS.
9. CONNECTION WITH DUKE ENERGY IS ONGOING FOR CONNECTION TO THE HWY17.

DATE: 2/2/2024 MCE PROJ. # 04245-0068 DRAWN AJW/UD DESIGNED TSM/DCO CHECKED TSM/DCO PROJ. MGR. TSM		SCALE HORIZONTAL: 1"=60' VERTICAL: N/A	C3. DRAWING NUMBER ----- REVISION
STATUS: PRELIMINARY PLAT SUBDIVISION			



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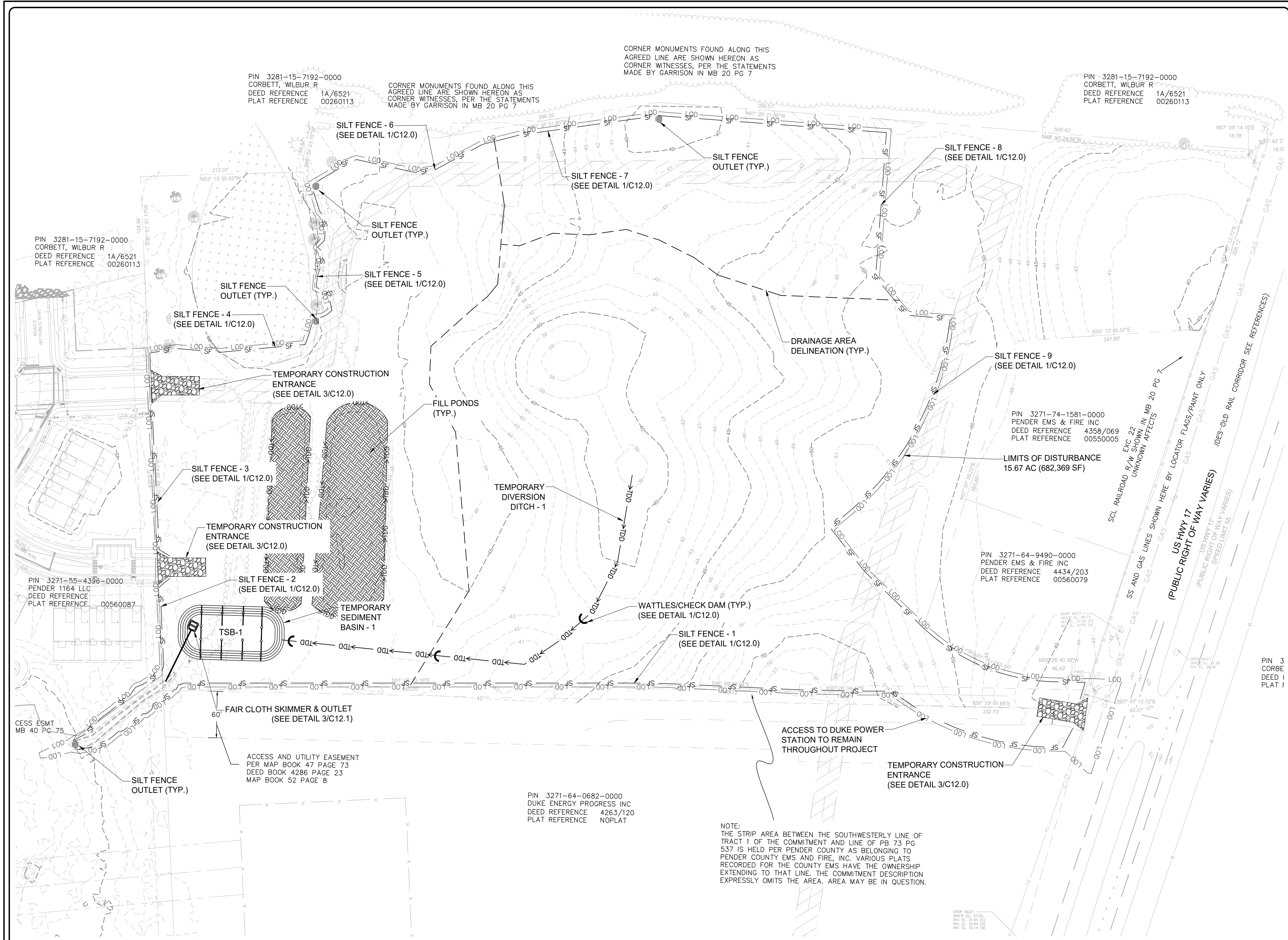


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ENTS

CONTENTS

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EROSION CONTROL SYMBOLS

- CONSTRUCTION ENTRANCE
- ROCK CHECK DAM WITH WEIR (RCDW)
- INLET PROTECTION
- DANDY SACK INLET PROTECTION
- SILT FENCE OUTLET
- SKIMMER
- WATTLE CHECK DAM
- OUTLET PROTECTION (OP)
- SF — SILT FENCE / TREE PROTECTION FENCE
- LOD — LIMITS OF DISTURBANCE
- O — BAFFLES
- >TDD — TEMPORARY DIVERSION DITCH (TDD)
- - - 40 - - - EXISTING MAJOR CONTOUR LINE
- - - 30 - - - EXISTING MINOR CONTOUR LINE
- - - DRAINAGE AREA LINE

PHASE 1 CONSTRUCTION SEQUENCE NOTES

- OBTAIN ALL NECESSARY PERMIT APPROVALS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
- COORDINATE DISCONNECT OF EXISTING UTILITIES AS REQUIRED. THE BELOW LIST IS PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL VERIFY ALL SERVICE PROVIDERS:
 - ELECTRICAL SERVICES AND POLES WITH DUKE ENERGY
 - TELEPHONE SERVICES AND POLES WITH AT&T
 - CABLE WITH SPECTRUM
 - SEWER WITH PLUMBS
 - WATER WITH PENDER COUNTY UTILITIES
- A PRE-CONSTRUCTION CONFERENCE MUST BE HELD 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE EROSION CONTROL INSPECTOR, ENGINEER, AND CONTRACTOR SHALL BE IN ATTENDANCE.
- ESTABLISH LIMITS OF DISTURBANCE AS SHOWN.
- INSTALL PERMANENT CULVERT PIPES AT PROJECT ENTRANCES WHERE APPLICABLE AND NECESSARY GRADE TO ESTABLISH VEHICULAR ACCESS. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCES.
- INSTALL TREE PROTECTION FENCING AND SILT FENCING AS NOTED ON PLANS BEFORE COMMENCING ANY LAND DISTURBANCE ACTIVITY. PLACE TREE PROTECTION FENCING WHEREVER THE LOD IS WITHIN 30' OF EXISTING TREES. SILT FENCE SHALL BE INSTALLED INSIDE OF THE LIMITS OF DISTURBANCE LINE.
- INSTALL TEMPORARY SEDIMENT BASIN AND SKIMMER BASIN (INITIAL STORMWATER POND GRADING) WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS. ESTABLISH THE TEMPORARY BAFFLES AND TEMPORARY SPILLWAY PLUS THE PERMANENT OUTLET STRUCTURES, OUTLET PIPE, FLARED END SECTION AND PIPE OUTLET STABILIZATION. INSTALL TEMPORARY SKIMMERS CONNECTING TO OUTLET STRUCTURE OR PIPE PER THE PLANS.
- TEMPORARY SEDIMENT BASINS MAY BE EXTENDED TO THE FULL SIZE OF THE PROPOSED SCM AS THE PROJECT PROGRESSES FOR THE USE OF FILL SOIL. THE BAFFLES AND ADDITIONAL PROTECTIVE MEASURES OF THE SEDIMENT BASIN SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- INSTALL TEMPORARY DIVERSION DITCHES AS SHOWN ON THE PLANS IN ORDER TO CONVEY RUNOFF INTO THE TEMPORARY SEDIMENT BASINS. ADDITIONAL MEASURES MAY BE NEEDED IN THE TEMPORARY SEDIMENT BASINS TO NOT SHORT CIRCUIT THE MEANS OF THE TEMPORARY SEDIMENT BASIN.
- COMMENCE CLEARING, GRUBBING, AND STRIPPING WITHIN THE LIMITS OF CONSTRUCTION. STOP EXISTING GRADE TO A DEPTH OF 6" AND HAUL AWAY MATERIAL TO AN OFF-SITE PERMITTED LOCATION. COMMENCE ROUGH GRADING WITHIN THE LIMITS OF DISTURBANCE TO BRING THE SITE TO THE PROPOSED SUBGRADE LEVEL. THE CONTRACTOR SHALL ESTABLISH THE ROUGH GRADING, WORKING FROM THE HIGH END OF THE SITE TO THE LOW END OF THE SITE, MAINTAINING POSITIVE DRAINAGE TO THE TEMPORARY SEDIMENT BASIN THROUGHOUT ESTABLISHMENT OF SITE GRADING.
- NO LAND DISTURBING ACTIVITY SHALL OCCUR OUTSIDE THE LIMITS OF DISTURBANCE AS INDICATED ON THIS PLAN, MOST SPECIFICALLY WITHIN ANY WETLANDS AS ILLUSTRATED ON EROSION CONTROL PHASE 1 PLAN.
- PROVIDE TEMPORARY STABILIZATION AND SEEDING AS NECESSARY TO PREVENT EROSION ONCE FINAL GRADES ARE ESTABLISHED. REFER TO SHEET C12.0 FOR GROUND STABILIZATION CRITERIA AND SEEDING SCHEDULE.
- COMPLETE EROSION CONTROL PHASE 1.

GENERAL EROSION CONTROL NOTES

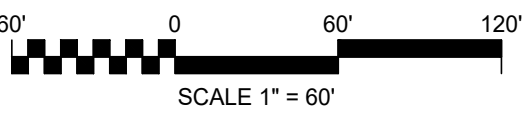
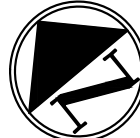
- WHERE SILT FENCE IS REQUIRED IN THE SAME PLACE AS TREE PROTECTION FENCING, ORANGE SILT FENCE AND SIGNAGE FOR TREE PROTECTION MAY BE USED INSTEAD OF DUPLICATE FENCING. SIGNAGE MUST BE PLACED IN ACCORDANCE WITH THESE PLANS.
- SILT FENCE AND/OR TREE PROTECTION FENCE TO BE PLACED AT OR INSIDE LIMITS OF DISTURBANCE. THE PLANS ILLUSTRATE THE FENCING AS AN OFFSET FROM THE LIMITS OF DISTURBANCE FOR GRAPHIC CLARITY.
- ANY GRADING BEYOND THE DENOTED LIMITS AS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF STATE LAW AND IS SUBJECT TO A FINE.
- GROUND COVER MUST BE PROVIDED ON EXPOSED SLOPES, INCLUDING STOCKPILES, WITHIN 21 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING, AND A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
- ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE REQUIRED BY A REPRESENTATIVE OF NCDCR OR AS AGREED UPON BY THE FIELD INSPECTOR, ENGINEER, AND OWNER.
- SLOPES SHALL BE GRADED NO STEEPER THAN 3:1.
- IF ACTIVE CONSTRUCTION CEASES IN ANY AREA FOR MORE THAN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER), ALL DISTURBED AREAS MUST BE SEED, MULCH, AND TACKED.
- WITHIN 24 HOURS FOLLOWING ANY RAIN EVENT, THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY ALL DAMAGED EROSION CONTROL MEASURES.
- ALL ACTIVITY AND INSTALLATION OF EROSION CONTROL MATING WILL BE COMPLETE PRIOR TO ANY RAIN EVENT.

EROSION CONTROL MAINTENANCE NOTES

- SEE EROSION CONTROL DETAIL SHEETS C12.0 TO C12.2 AND 1/C15.0 FOR REQUIRED EROSION CONTROL MAINTENANCE NOTES.

LIMITS OF DISTURBANCE

15.67 ACRES



2 EROSION CONTROL PHASE 1 PLAN

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

MCKIM & CREED
243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048, Fax: (910)251-8282
License: F-1222
www.mckimcreed.com

D.R. HORTON DHI Listed NYSE
America's Builder

BLAKE FARMS - CARLSON TRACT -
RESIDENTIAL

EROSION CONTROL PHASE 1 PLAN

1 NOTES

DATE: 2/2/2024	SCALE: C4.0
MCE PROJ. #: 04245-0088	HORIZONTAL: 1" = 40'-0"
DRAWN: AJW/JAD	VERTICAL: ---
DESIGNED: TSM/DCO	REVISION: ---
CHECKED: TSM/DCO	
PROJ. MGR: TSM	
STATUS: PRELIMINARY PLAT SUBDIVISION	



D·R·HORTON® **DHI**
Listed
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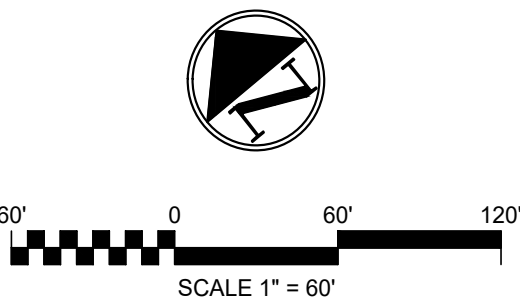
EROSION CONTROL PHASE 2 PLAN

- ## PHASE 2 CONSTRUCTION SEQUENCE NOTES
1. BEGIN PHASE 2 SEDIMENT AND EROSION CONTROL, UPON COMPLETION OF CLEARING, GRUBBING, AND STRIPPING OPERATIONS, AND ROUGH GRADING OF THE SITE.
 2. MAINTAIN EROSION CONTROL MEASURES FROM PHASE 1 INTO PHASE 2 AS INDICATED ON THE PLAN. MAINTAIN EROSION CONTROL MEASURES THROUGH THE END OF THE CONSTRUCTION PERIOD, INCLUDING THE PERIODS OF WINTER, SPRINGER, AND CONSTRUCTION ENTRANCES.
 3. INSTALL TEMPORARY ROCK PROTECTION STABILIZATION MEASURES WHERE POSSIBLE AND AS REQUIRED TO PREVENT EROSION OF THE ROCK PROTECTION DURING THE CONSTRUCTION PERIOD.
 4. COMMENCE INSTALLATION OF ROCK PROTECTION AND THE STORM WATER NETWORK ESTABLISHING ROCK PROTECTION FOR THE PROJECTS AS THE DESIGN CONTROL PLAN.
 5. MAINTAIN ROCK PROTECTION DURING THE CONSTRUCTION PERIOD, AND PROVIDE PROTECTION DURING INFORMATION.
 6. COMMENCE AND COMPLETE PROTECTION OF THE PROPOSED SITE IMPROVEMENTS AS ILLUSTRATED ON THE PLAN AS THE DESIGN CONTROL PLAN.
 7. INSTALL DAILY SACK NET PROTECTION AT THE TIME THE ROCK NET PROTECTION IS TO BE REMOVED. MAINTAIN DAILY SACK NET PROTECTION THROUGHOUT THE CONSTRUCTION PERIOD, AND MAINTAIN DAILY SACK NET PROTECTION UNTIL PROJECT COMPLETION.
 8. UPON COMPLETION OF CONSTRUCTION AREAS, ESTABLISH PERMANENT GROUND COVER AND MAINTAIN PERMANENT GROUND COVER THROUGHOUT THE CONSTRUCTION PERIOD.
 9. AFTER COMPLETION OF CONSTRUCTION AND PERMANENT GROUND COVER STABILIZATION, REMOVE THE PERMANENT ROCK PROTECTION AND THE STORM WATER NETWORK, INCLUDING THE PERIODS OF WINTER, SPRINGER, SILT FENCE, NET PROTECTION, ETC.
 10. COMPLETE EROSION CONTROL PHASE 2.

1. SEE 1/C4.0 FOR GENERAL EROSION CONTROL NOTES.

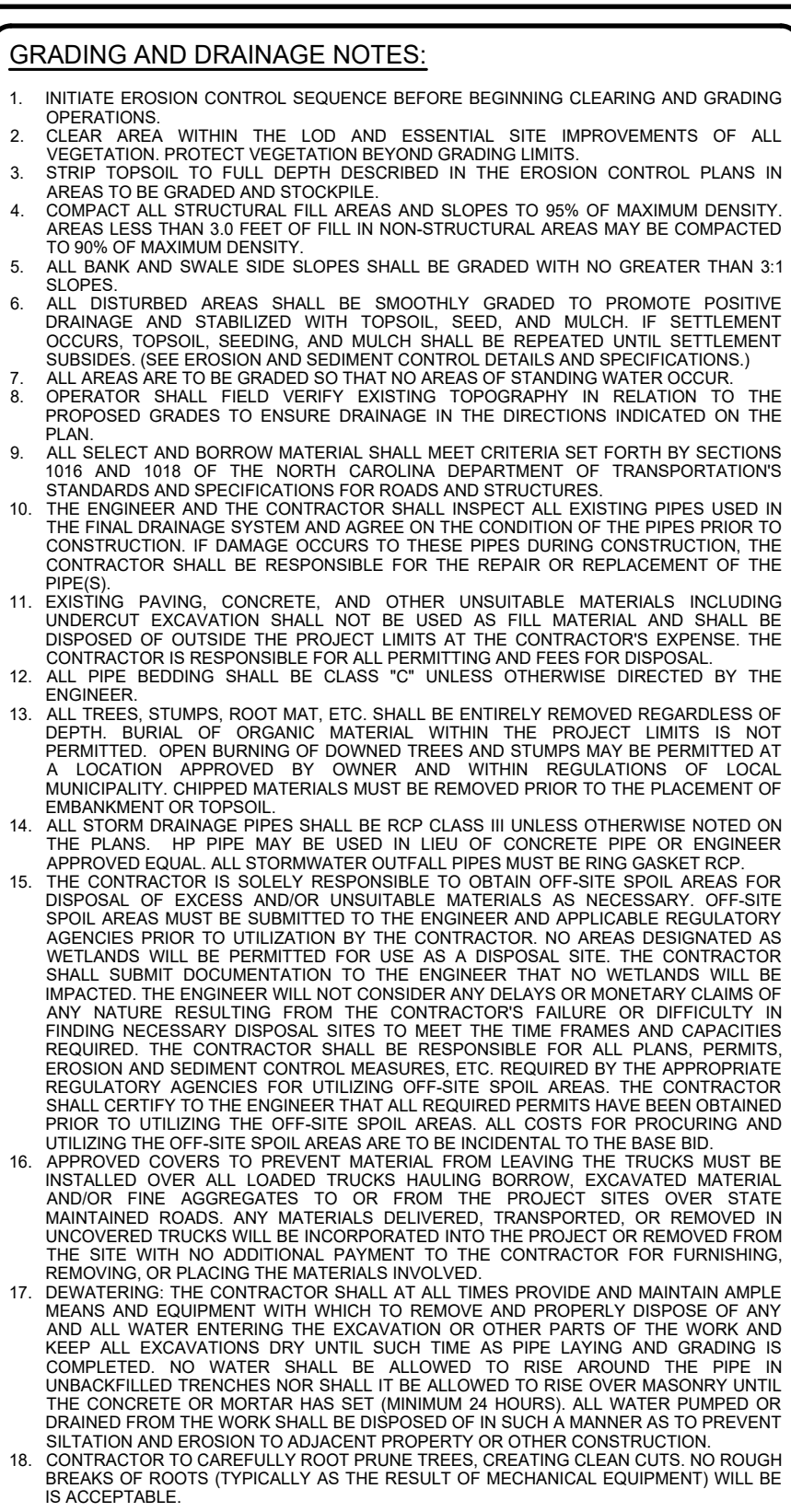
- ## MAINTENANCE OPERATIONS
1. THE FOLLOWING EROSION CONTROL MAINTENANCE NOTES SHALL BE ADHERED TO DURING THE ENTIRE CONSTRUCTION PERIOD. SEE ALSO, EROSION CONTROL DETAIL SHEETS C110 - C121 FOR ADDITIONAL MAINTENANCE NOTES.
2. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED AND REPAIRED, AS NECESSARY, EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF EVERY ONE INCH OR GREATER EROSION.
3. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS ARE FULLY REVEGETATED. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL EROSION CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
4. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEPER THAN THE DESIGN DEPTH. ADDITIONAL CLEANING AS NECESSARY TO MAINTAIN A BARRIER.
5. ALL AREAS SHOWN IN THE VEGETATION PLAN SHALL BE REVEGETATED AND MULCHED ACCORDING TO THE SPECIFICATIONS IN THE VEGETATION PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
6. EROSION CONTROL STRUCTURES TRACKS TO BE CLEARED WHEN SEDIMENT ACCUMULATIONS ARE VISIBLE OR CONSTRUCTION IS ENDED ON TO THE PAVEMENT. STONE WILL BE PERIODICALLY TOP DRESSED WITH 2 INCHES OF #41 STONE TO MAINTAIN A 8 INCH DEPTH. THE CONTRACTOR SHALL REMOVE EXCESSIVE SEDIMENT FROM THE TRACKS AS NECESSARY.
7. INSPECT TEMPORARY SEDIMENT BASINS AND SKIMMER AT LEAST WEEKLY AND WITHIN 24 HOURS OF ANY EROSION. REMOVE SEDIMENT FROM THE BASINS AND SKIMMER AS NECESSARY TO MAINTAIN AN UNALTERED, REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH. PLACE REMOVED SEDIMENT IN AN AREA WITHIN THE PROJECT LIMITS.
8. CHECK THE SEDIMENT BASIN SKIMMER BASIN EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ANY NECESSARY REPAIRS IMMEDIATELY. AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL, MAKE ANY REQUIRED REPAIRS IMMEDIATELY. BE SURE TO MAINTAIN ACCESS TO THE BASINS. SHOULD THE FABRIC OF BASIN COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE EXCESSIVE SEDIMENT FROM THE BASIN AND SKIMMER AS NECESSARY TO MAINTAIN A VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BASINS. TAKE CARE TO AVOID EXCESSIVE TRAFFIC ON THE BASIN AND SKIMMER. REMOVE EXCESSIVE SEDIMENT FROM THE DESIGNATED STORAGE DEPOT AFTER THE CONTRIBUTING DRAINAGE AREAS HAS BEEN PROPERLY STABILIZED. REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS IMMEDIATELY.
9. INSPECT TEMPORARY DIVERSIONS DITCHES ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE DITCHES TO MAINTAIN THE DIVERSION RAKE. CAREFULLY CHECK THE DIVERSIONS FOR EROSION AND REPAIR AS NEEDED.
10. INSPECT INLET PROTECTIONS AT LEAST WEEKLY AND WITHIN 24 HOURS OF EVERY ONE INCH OR GREATER EROSION. REMOVE SEDIMENT FROM THE INLET PROTECTIONS AS NECESSARY TO MAINTAIN ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED. INLET PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
11. INSPECT DANDY SACKS/WATTLES WEEKLY AND WITHIN 24 HOURS OF EVERY ONE INCH OR GREATER EROSION. REMOVE SEDIMENT FROM THE DANDY SACKS/WATTLES AS NECESSARY TO MAINTAIN ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED. INLET PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
12. INSPECT DANDY SACKS/WATTLES WEEKLY AND WITHIN 24 HOURS OF EVERY ONE INCH OR GREATER EROSION. REMOVE SEDIMENT FROM THE DANDY SACKS/WATTLES AS NECESSARY TO MAINTAIN ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED. INLET PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
13. INSPECT DANDY SACKS/WATTLES WEEKLY AND WITHIN 24 HOURS OF EVERY ONE INCH OR GREATER EROSION. REMOVE SEDIMENT FROM THE DANDY SACKS/WATTLES AS NECESSARY TO MAINTAIN ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED. INLET PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
14. INSPECT DANDY SACKS/WATTLES WEEKLY AND WITHIN 24 HOURS OF EVERY ONE INCH OR GREATER EROSION. REMOVE SEDIMENT FROM THE DANDY SACKS/WATTLES AS NECESSARY TO MAINTAIN ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED. INLET PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
15. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAMS AS NEEDED TO PREVENT DAMAGE TO CHANNELS AND DRAINAGE STRUCTURES.
16. PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. ADD STONES TO DAM AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.

15.67 ACRES



DATE:	2/2/2024	SCALE	C5.0
MCE PROJ. #	04245-0068		
DRAWN	AJW/JAD	HORIZONTAL:	DRAWING NUMBER
DESIGNED	TSM/DCO	1" = 40'-0"	
CHECKED	TSM/DCO	VERTICAL:	
PROJ. MGR.	TSM	--	
			REVISION

PRELIMINARY PLAT SUBDIVISION

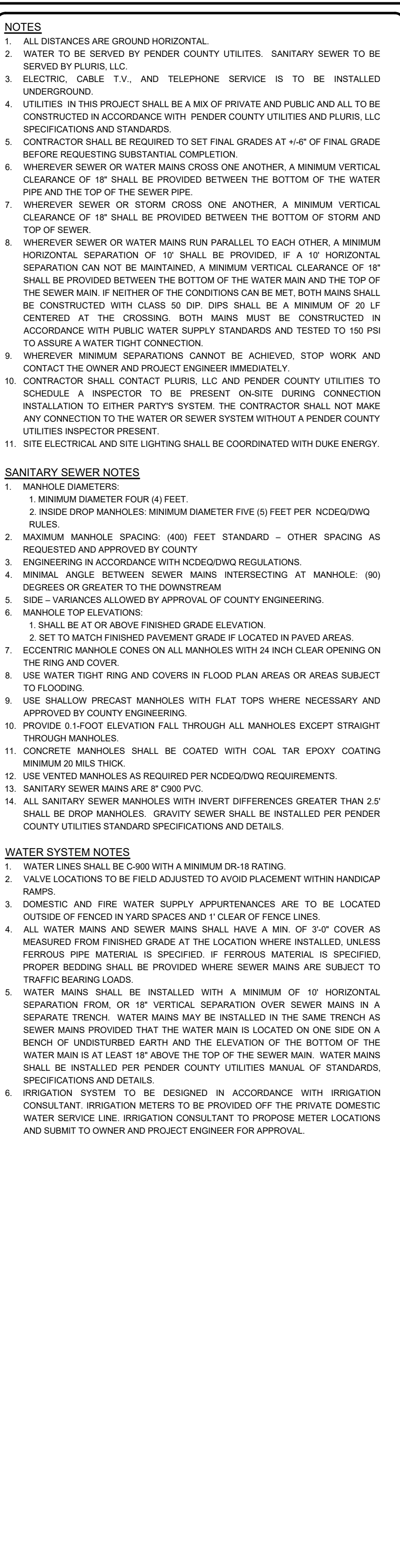


1 | NOTES

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GRADING & DRAINAGE PLAN

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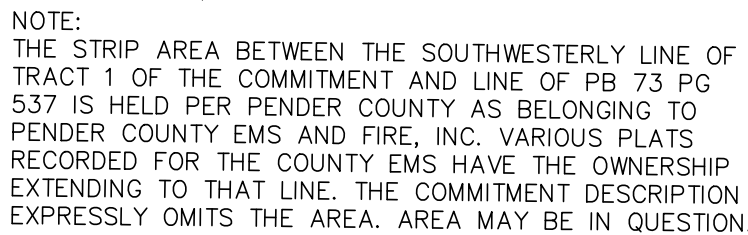
1 | NOTES

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UTILITY PLAN

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PLANT LEGEND

NOTE: LIVE OAK, WATER OAK, MAGNOLIA AND BALD CYPRESS SHALL BE UTILIZED TO SATISFY MITIGATION PLANTING REQUIREMENTS. MITIGATION TREES MARKED WITH "M" ON LANDSCAPE PLAN.

BLAKE FARMS - CARLSON TRACT -
RESIDENTIAL

LANDSCAPE PLAN

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HORIZONTAL:	C10.0
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VERTICAL:	DRAWING NUMBER
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DATE:	2/2/2024
MCE PROJ. #	04245-0068
DRAWN	AJW/JAD
DESIGNED	TSM/DCO
CHECKED	TSM/DCO
PROJ. MGR.	TSM

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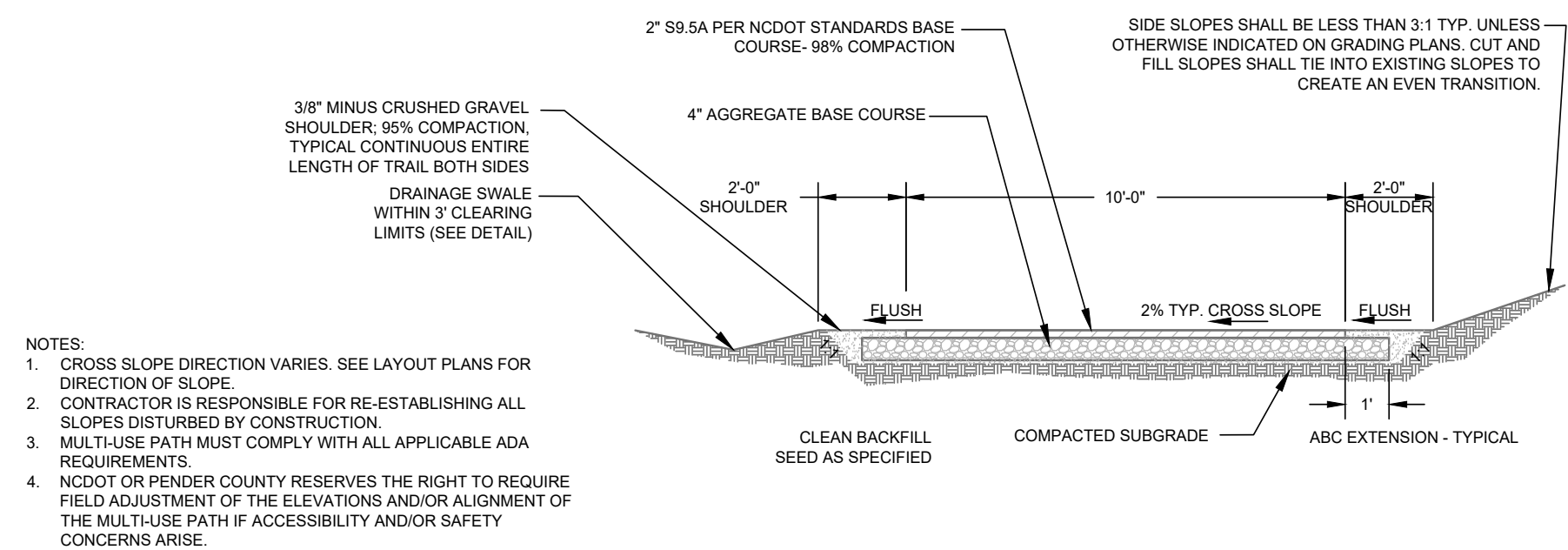


McKIM & CREED

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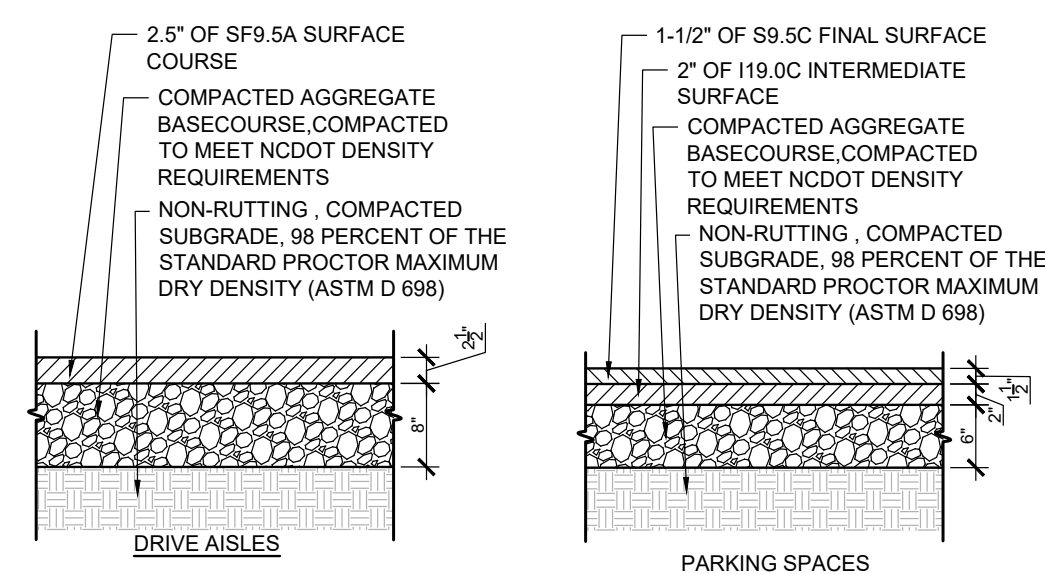


NOTES:

1. CROSS SLOPE DIRECTION VARIES. SEE LAYOUT PLANS FOR DIRECTION OF SLOPE.
2. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.
3. MULTI-USE PATH MUST COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS.
4. NCDOT OR PENDER COUNTY RESERVES THE RIGHT TO REQUIRE FIELD ADJUSTMENT OF THE ELEVATIONS AND/OR ALIGNMENT OF THE MULTI-USE PATH IF ACCESSIBILITY AND/OR SAFETY CONCERNS ARISE.

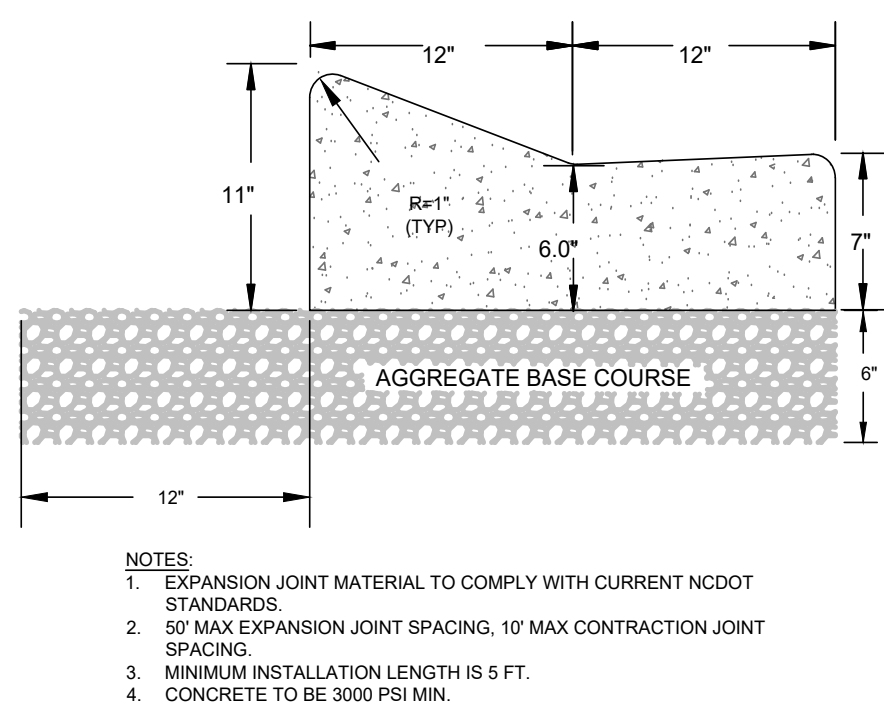
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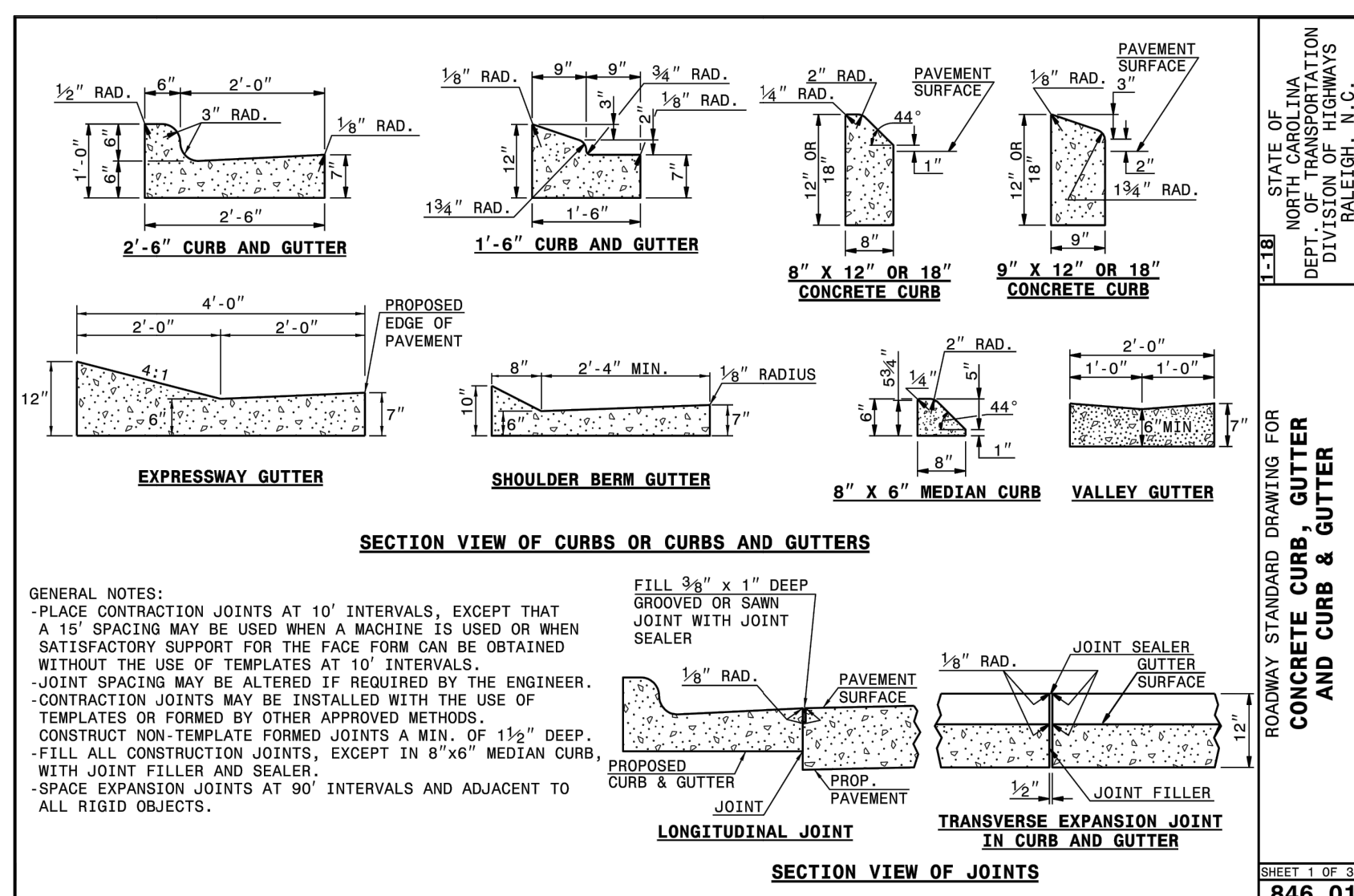
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NOTES:

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.

NTS



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SITE DETAILS

DATE: 2/2/2024 MCE PROJ. # 04245-0068 DRAWN A.W./UAD DESIGNED TSM/DCO CHECKED TSM/DCO PROJ. MGR. TSM	SCALE HORIZONTAL: N/A VERTICAL: VSCALE	C11.0 DRAWING NUMBER ---- REVISION
STATUS: PRELIMINARY PLAT SUBDIVISION		



REV. NO.	DESCRIPTIONS	DATE
	REVISIONS	

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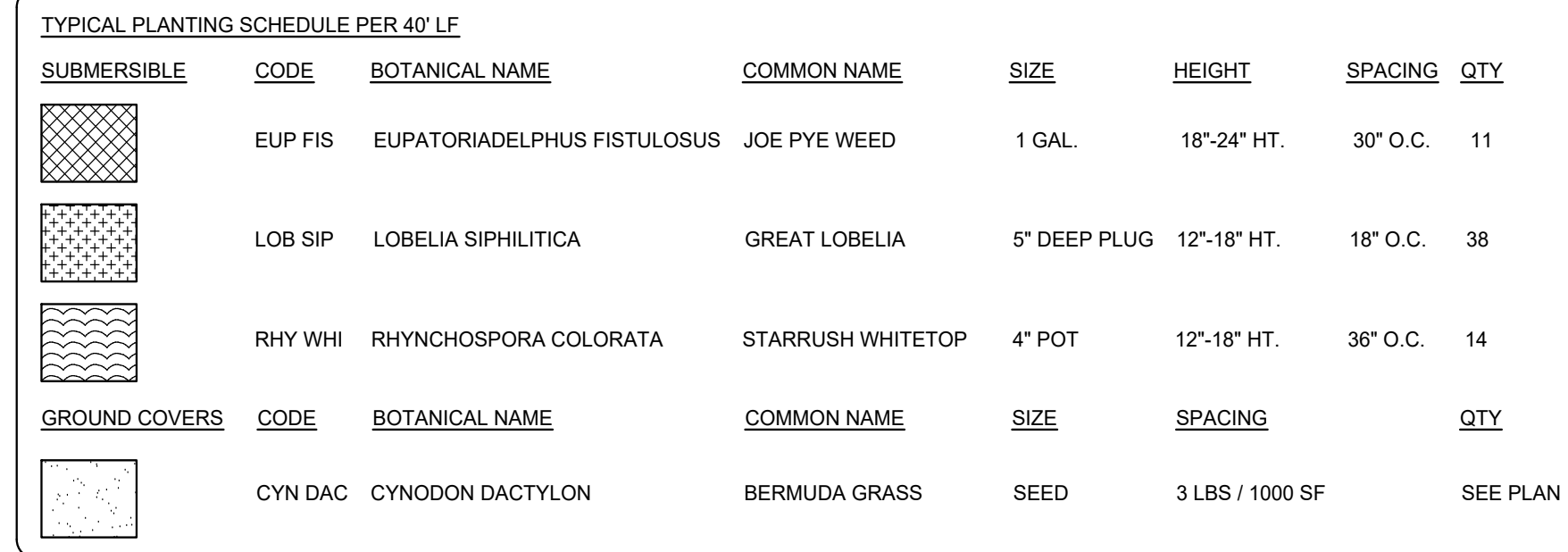
License: F-1222

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GRADING & DRAINAGE DETAILS

DATE: 2/2/2024	SCALE	C13.0
MCE PROJ. # 04245-0068	HORIZONTAL:	DRAWING NUMBER REVISION
DRAWN A.JW/JAD	N/A	
DESIGNED TSM/DCO	VERTICAL:	
CHECKED TSM/DCO	VSCALE	
PROJ. MGR. TSM		

STATUS: PRELIMINARY PLAT SUBDIVISION



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| 1 | PCU STANDARD NOTES |
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UTILITY DETAILS

I:\04245\0068\ENG\80-DRAWINGS\81_PRODUCTION_SHEETS\1_WORKING_PH1_DWGS\14.0 UTILITY DETAILS.DWG --- 02/02/2024 08:20:09



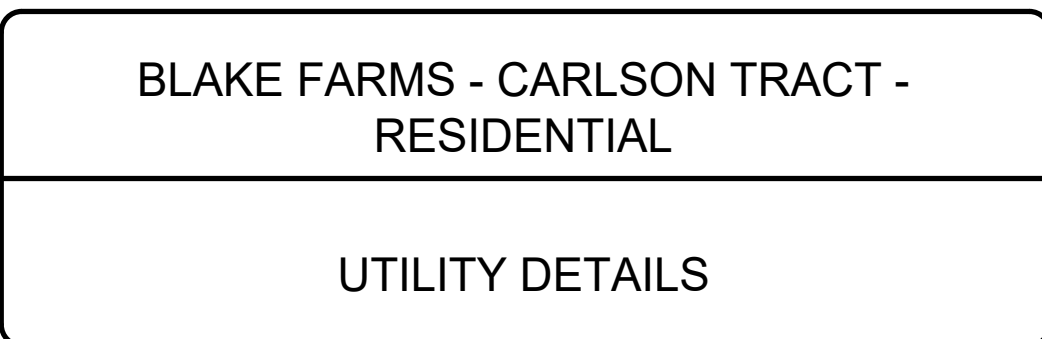
NOTES:			
1. PENDER COUNTY STANDARD RESTRAINT METHOD IS MJ "GRIP RING" TYPE. ALL RJ TO BE MJ "GRIP RING" TYPE, UNLESS SPECIFICALLY APPROVED BY PCU IN WRITING. 2. ALL FITTINGS AND JOINTS SHALL BE RESTRAINED JOINT. 3. "1" ABOVE IS GIVEN IN FEET FROM FITTING JOINT.			RESTRAINED JOINT TABLE STANDARD DETAIL VERSION 1 - OCTOBER 2015
605 EAST REMONST STREET BURGAW, NC 28425			



The seal of the Commonwealth of Massachusetts is located in the top left corner of the document. It features a shield with a Native American figure holding a bow and arrow, with a five-pointed star above the figure's right shoulder. The shield is surrounded by a circular border containing the text "SIGILLUM REIPUBLICÆ MASSACHUSETTENSIS".



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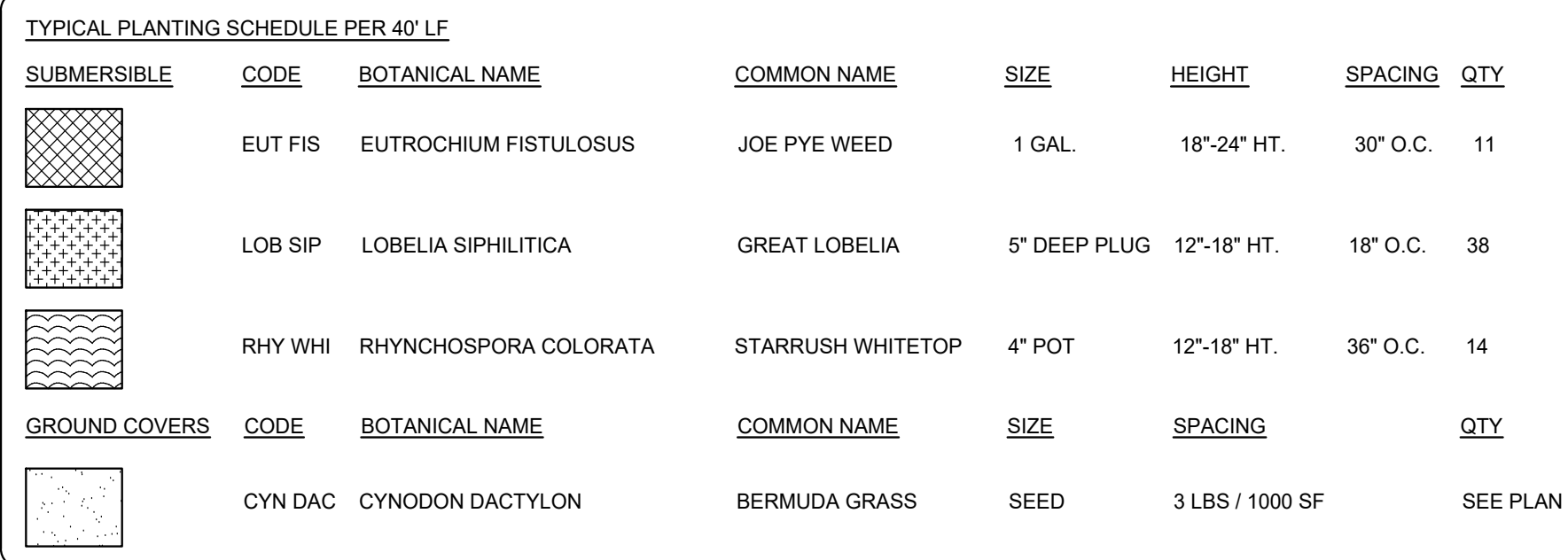
DATE: 2/2/2024 MCE PROJ. # 04245-0060 DRAWN ASJ/MSB DESIGNED TSM/MSB CHECKED TSM/MSB PROJ. MGR. TSM	SCALE HORIZONTAL: N/A VERTICAL: N/A	C14.1 DRAWING NUMBER ---- REVISION
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STATUS:

PRELIMINARY PLAT SUBDIVISION

- #### 4 | GENERAL LANDSCAPE NOTES

REV. NO.	DESCRIPTIONS	DATE
	REVISIONS	



PREVAILING WINDS

STAKE

TRUNK

120°

STAKING PLAN

-
- PLAN
- "ARBORITE" HEAVY DUTY TREE GUY STRAPPING. COLOR TO BE GREEN, 900LB BREAK STRENGTH, SLACK TIGHTLY TO ALLOW SLIGHT MOVEMENT IN TREE
- PULL BACK TOP $\frac{1}{4}$ OF BURLAP, TWINE TIES AND WIRE BASKET, LEAVE REMAINDER AROUND ROOT BALL
- MULCH AS SPECIFIED, KEEP 6" AWAY FROM TREE TRUNK
- FINISH GRADE
- 4" DEEP SHOVEL DUG "V" TRENCH. SEE LANDSCAPE PLAN FOR LOCATIONS
- NATIVE SUBGRADE
- BALLED AND BURLAP ROOT BALL
- COMPACTED NATIVE SOIL PEDESTAL
- TREE AS SPECIFIED PER LANDSCAPE PLAN(S)
- LOOP STRAPPING JUST ABOVE FIRST LIMB AND AROUND CENTRAL LEADER. REFER TO MANUFACTURER'S RECOMMENDATION FOR TYING METHOD
- ROOT FLARE TO BE SET 2" ABOVE EXISTING GRADE
- NATIVE SOIL. TILL SOIL TO A 6" MIN. DEPTH
- 2" X 2" X 30" UNTREATED LUMBER STAKES (TYP.), TOTAL EQUALLY SPACED AROUND TREE. INSTALL OUTSIDE OF ROOTBALL AND BACKFILLED SOIL MIXTURE
- 2 TO 3 TIMES THE ROOT BALL DIAMETER
- SECTION
- TOPSOIL

SEAL	SEAL
------	------



SPACING (A)	ROW OFFSET (B)	SPACING (A)	ROW OFFSET (B)
1'-0" O.C.	10" O.C.	5'-0" O.C.	4'-4" O.C.
1'-6" O.C.	1'-4" O.C.	6'-0" O.C.	5'-2" O.C.
2'-0" O.C.	1'-9" O.C.	7'-0" O.C.	6'-1" O.C.
2'-6" O.C.	2'-2" O.C.	8'-0" O.C.	6'-11" O.C.
3'-0" O.C.	2'-7" O.C.	9'-0" O.C.	7'-10" O.C.
3'-6" O.C.	3'-0" O.C.	10'-0" O.C.	8'-8" O.C.
4'-0" O.C.	3'-6" O.C.		

-
- FORM MOUNDED BED OF SOIL PRIOR TO PLANTING
- EQUAL TO THE PLANT SPACING AS SPECIFIED (TYP.)
- PLANT SPACING AS SPECIFIED (TYP.)
- SHRUB ROOT BALL
- NATIVE SOIL, TILL SOIL TO A 6" MIN. DEPTH
- 6" MIN.
- 6" MIN.
- 1" MIN.
- SECTION
- SHRUB AS SPECIFIED PER LANDSCAPE PLAN
- ROOT CROWN TO BE 3" 2" ABOVE EXISTING GRADE MIN.
- 4" DEEP SHOULDER TRENCH, SEE LANDSCAPE PLAN FOR LOCATIONS
- ADJACENT TURF AREA REFER TO PLANTING PLAN FOR LOCATIONS
- MULCH AS SPECIFIED KEEP 4" AWAY FROM ROOT CROWN
- NATIVE SUBGRADE
- TOPSOIL

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GROUND COVERS				
350,243 SF	CYNODON DACTYLON	SEED	3 LBS / 1000 SF	MATCHED
	BERMUDA GRASS			
9,303 SF	VEGETATIVE SHELF PLANTING	-	-	SEE VEGETATIVE SHELF PLANTING DETAILS

SPACING (A)	ROW OFFSET (B)	SPACING (A)	ROW OFFSET (B)
6" O.C.	5" O.C.	24" O.C.	1'9" O.C.
8" O.C.	7" O.C.	36" O.C.	2'7" O.C.
12" O.C.	10" O.C.	4'-0" O.C.	3'-6" O.C.
15" O.C.	1'-1" O.C.	5'-0" O.C.	4'-4" O.C.
18" O.C.	1'-4" O.C.	6'-0" O.C.	5'-2" O.C.

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DATE:	2/2/2024	SCALE	
MCE PROJ. #	04245-0068	HORIZONTAL:	C17.0
DRAWN	AJW/JAD	###	DRAWING NUMBER
DESIGNED	TSM/DCO	VERTICAL:	
CHECKED	TSM/DCO	N/A	----
PROJ. MGR.	TSM		REVISION

STATUS: PRELIMINARY PLAT SUBDIVISION