

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

Blake Farm Single Family Parcel P Phase 1 Major Subdivision – Preliminary Plat

Case Number: SUBMAJ 2024-111

Application Type: Preliminary Plat

Applicant: DR Horton, Inc.

Owner: DR Horton, Inc.

Location: The project site is located off Blake Farm Boulevard.

Property ID #(s): 3262-72-5914-0000

Description: DR Horton has applied to build 191 single-family detached dwelling units as part of the Blake Farm development.

Current Zoning: PD, Planned Development

Technical Review Committee Meeting

June 6, 2024

Board of County Commissioners/Planning Board Meeting

N/A

Included: Application & Site Plan

SUBMAJ 2024-111

Application

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Planned Development & Residential Mixed Zoning Districts Preliminary Plat 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 02/29/2024
2. **Signed Application**
3. **Payment**
\$500 plus \$10 per lot for the first 100 lots/units, \$5 per lot thereafter 191 lots = \$1,955.00
4. **Paper Plan Sets**
Two (2) 24 x 36, Four (4) 11 x 17
5. **Digital Submission**
For all documents submitted in paper copy, please provide a digital copy. These may be emailed or uploaded to a share folder. Physical media such as CD or USB drives will not be accepted.
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. Do not include return address or company branding on envelopes.
8. **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.

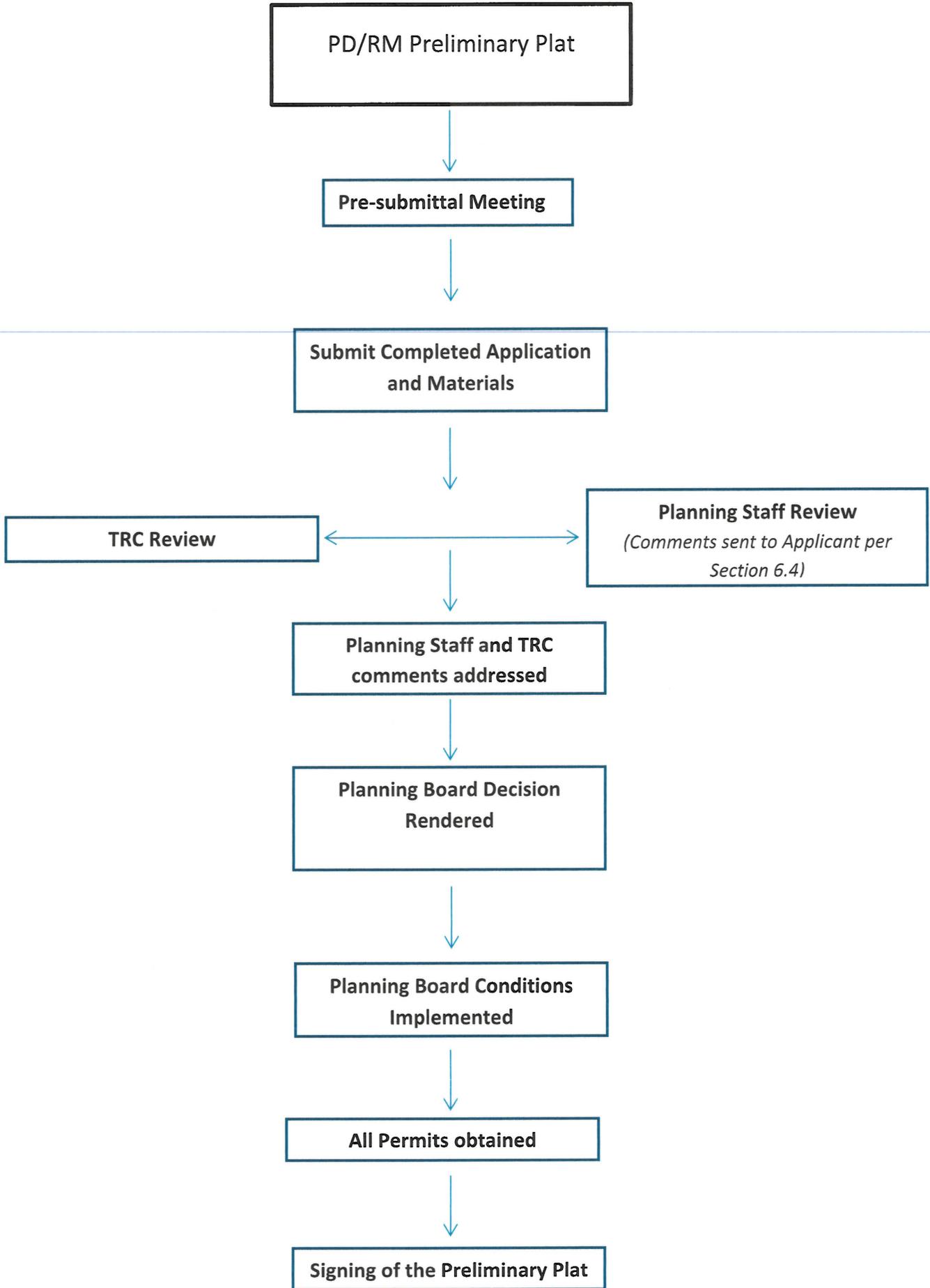
I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant *Elizabeth Skelton*

Date 4/26/24

Printed Name Elizabeth Skelton

Staff Initials:	_____
Date:	_____



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.

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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:	DR Horton, Elizabeth Shelton	Owner's Name:	DR Horton, Inc
Applicant's Address:	6752 Parker Farm Dr.; Suite 210	Owner's Address:	6752 Parker Farm Dr.; Suite 210
City, State, & Zip	Wilmington, NC 28405	City, State, & Zip	Wilmington, NC 28405
Phone Number:	910-742-7946	Phone Number:	910-742-7946
Email Address:	elshelton@drhorton.com	Email Address:	elshelton@drhorton.com

Legal relationship of applicant to landowner: Self

SECTION 2: PROJECT INFORMATION

Preliminary Plat	<input checked="" type="checkbox"/> Residential <i>RP, PD, RM, MH District</i>	<input type="checkbox"/> Mixed Use <i>PD</i>	
Subdivision Type	<input checked="" type="checkbox"/> Major (11 lots or more)	<input type="checkbox"/> Minor (10 lots or less)	
Property Identification Number (PIN):	3262-72-5914-0000	Township:	Topsail
Zoning Classification:	PD - Planned Development	Total property acreage:	120.08
Number of Lots:	195	Acreage to be disturbed:	64
Water Provider:	Pender County Utilities	Wastewater Provider:	Pluris Hampstead
Additional Information:		Road Type:	Public/Private/Both
		NAICS (if mixed use):	

2nd Owner: Pender 1164 LLC, 511 North Tejon Street; Suite 200; Colorado Springs, CO 80903

Contact Name: Michael C. Cook; PC Member; Ph: 719-632-1222; email: mike@mcooklaw.com

SECTION 3: SIGNATURES

Applicant's Signature		Date:	4/26/24
Applicant's Printed Name:	Elizabeth Shelton	Date:	4/26/24
Owner's Signature		Date:	4/24/24
Owner's Printed Name:	MICHAEL C. COOK, MANAGER OF PENDER 1164, LLC	Date:	4/24/24

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

<input type="checkbox"/> 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: \$
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Attachments Included with Application: (Please include # of copies)

CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		Check: <input type="checkbox"/> Check # _____		
Application received by:					Date:	
Application completeness approved by:					Date:	
Date scheduled for public hearing:						

SUBMAJ 2024-111

Site Plan

BLAKE FARM PARCEL P - PHASE 1

PENDER COUNTY, NC SUBMAJ 2024- PENDER COUNTY TRC REVIEW

MAY 2, 2024

1 VICINITY MAP SCALE: NOT TO SCALE

- COUNTY AND AGENCY CONTACTS**
- A. Pender County Planning Department
805 S Walker Street
Burgaw, NC 28425
(910)341-3255
Contact: Daniel Adams
Email: dadams@pendercountync.gov
 - B. NCDENR Sediment and Erosion Control
127 N Cardinal Dr.
Wilmington, NC 28405
(910) 796-7215
Contact: Dan Sams
Email: dan.sams@ncdenr.gov
 - C. Pender County Public Utilities
605 E Fremont St
Burgaw, NC 28425
(910) 259-0212
Contact: Anthony Colon
Email: acolon@pendercountync.gov
 - D. NCDENR Division of Environmental Health
Public Water Supply Section
1634 Mail Service Center
Raleigh, NC 27699-1634
(919) 707-9051
 - E. Pluris Hampstead, LLC
Sanitary Sewer
1095 NC-210
Sneads Ferry, NC 28460
(910) 328-6277
Contact: Kris King
Email: kking@plurisusa.com
 - F. NCDOT Division 3 - District 1
299 Wilmington Hwy
Jacksonville, NC 28540
(910) 467-0500
Contact: Robert A. Vause, P.E., CMP
ext-ravause@ncdot.gov
 - G. NCDENR Division of Water Quality
127 Cardinal Drive Ext.
Wilmington, NC 28405
(910) 796-7387
Contact: Tyler Benson
Email: tyler.benson@ncdenr.gov
 - H. FIRE MARSHALL - PENDER COUNTY
Amy Burton
(910) 259-1441
aburton@pendercountync.gov

NAME OF PROJECT:
BLAKE FARM PARCEL P - PHASE 1
PENDER COUNTY, NORTH CAROLINA

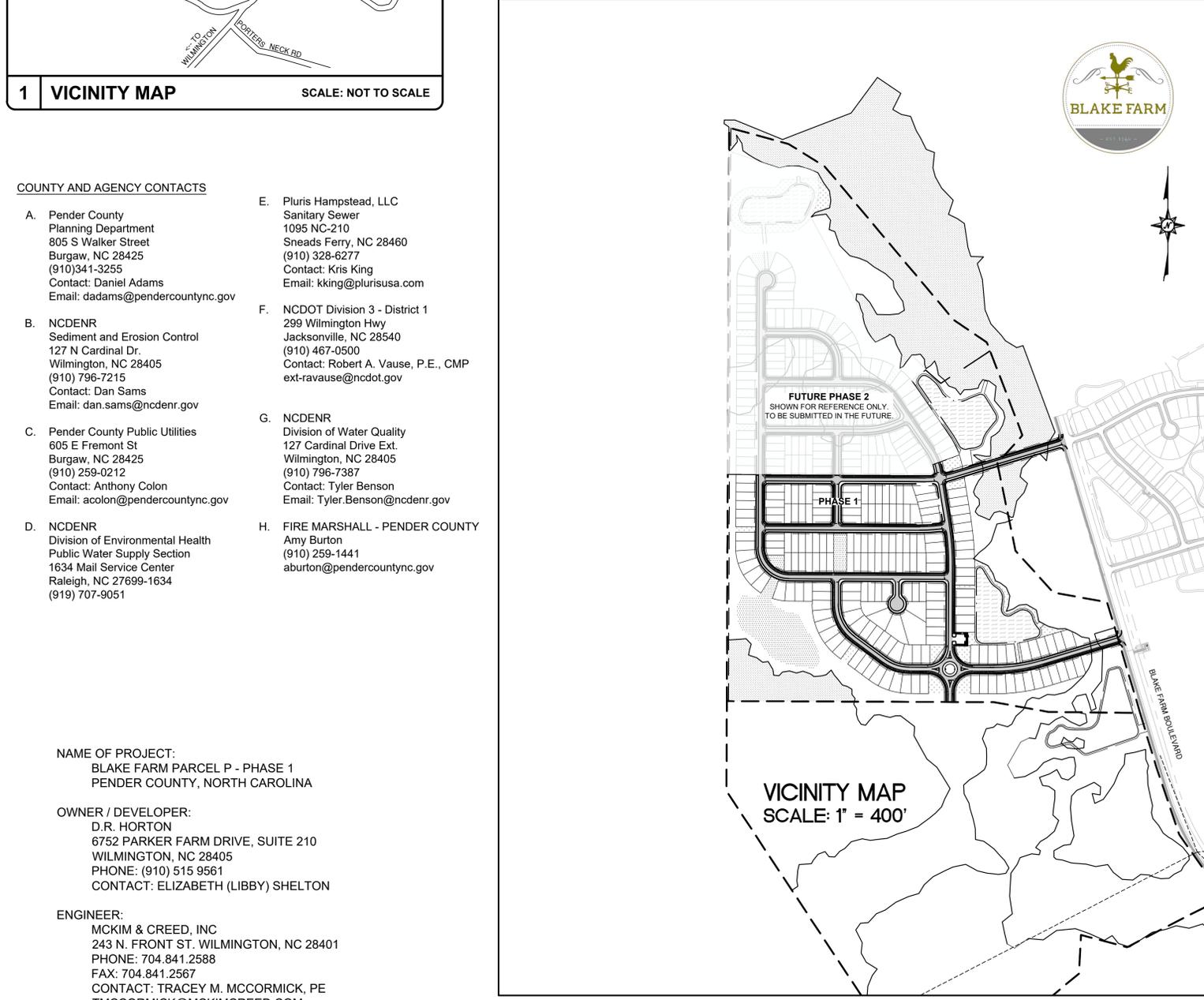
OWNER / DEVELOPER:
D.R. HORTON
6752 PARKER FARM DRIVE, SUITE 210
WILMINGTON, NC 28405
PHONE: (910) 515 9561
CONTACT: ELIZABETH (LIBBY) SHELTON

ENGINEER:
MCKIM & CREED, INC
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 704.841.2588
FAX: 704.841.2567
CONTACT: TRACEY M. MCCORMICK, PE
TMCCORMICK@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



License: F-1222
www.mckimcreed.com



Parcel	Per Approved Master Plan		Approved/Under Construction/Existing		Units Remaining
	Land Use	Dwelling Units	Land Use	Dwelling Units	
H	Residential	45	Undeveloped	0	45
I	Residential	39	Undeveloped	0	39
J*	Amenity	0	Amenity	0	0
K	Residential	141	Residential	136	5
L	Residential	130	Residential	119	11
M	Residential	498	Undeveloped	0	498
O	Residential	53	Undeveloped	0	53
P	Residential	379	Undeveloped	0	379
Q	Residential	256	Undeveloped	0	256
R	Residential	138	Undeveloped	0	138
S	Residential	237	Undeveloped	0	237
T	Residential	110	Undeveloped	0	110
U	Residential	205	Undeveloped	0	205
V	Residential	128	Undeveloped	0	128
W	Residential	89	Undeveloped	0	89
X	Residential	194	Undeveloped	0	194
Y	Residential	65	Undeveloped	0	65
Total		2707		255	2452

* In TRC Review

Parcel	Per Approved Master Plan		Required Open Space Acres (.03AC/ UNIT)	Approved/Under Construction/Existing		Active Open Space (Min 50%) Acres	Passive Open Space Acres	Total Open Space Acres
	Land Use	Dwelling Units		Land Use	Dwelling Units			
H*	Residential	45	1.35	Residential	49	1.25	0.65	1.9
I*	Residential	39	1.17	Residential	31	1.34	0.52	1.86
J*	Amenity	0	0	Amenity	0			
K	Residential	141	4.23	Residential	136	11.69	10.9	22.59
L	Residential	130	3.9	Residential	119			
M	Residential	498	14.94	Undeveloped	0			
O	Residential	53	1.59	Undeveloped	0			
P	Residential	379	11.37	Undeveloped	0			
Q	Residential	256	7.68	Undeveloped	0			
R	Residential	138	4.74	Residential	158	3.71	20.59	24.3
S	Residential	237	7.11	Undeveloped	0			
T	Residential	110	3.3	Undeveloped	0			
U	Residential	205	6.15	Undeveloped	0			
V	Residential	128	3.84	Undeveloped	0			
W	Residential	89	2.67	Undeveloped	0			
X	Residential	194	5.82	Undeveloped	0			
Y	Residential	65	1.95	Undeveloped	0			
Total		2707	81.81		493	17.99	32.66	50.65

* In TRC Review

Gross Acreage	120.08 AC
Net Acreage *excluding wetlands	73.30 AC
Phase 1 lot count	191 lots
Phase 1 Density *excluding wetlands	2.61 lots/AC
Phase 1 Density *based off gross acreage	1.60 lots/AC
Phase 2 lot count	135 lots
Phase 2 Density *excluding wetlands	1.84 lots/AC
Phase 2 Density *based off gross acreage	1.12 lots/AC
Overall lot count	326 lots
Overall Density *excluding wetlands	4.45 lots/AC
Overall Density *based off gross acreage	2.71 lots/AC

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: _____

Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	SURVEY
C2.1	SURVEY
C2.3	SURVEY
C2.4	TREE REMOVAL PLAN
C3.0	SITE PLAN - OVERALL
C3.1	SITE PLAN - ENLARGED
C3.2	SITE PLAN - ENLARGED
C3.3	SITE PLAN - ENLARGED
C3.4	SITE PLAN - ENLARGED
C3.5	SITE PLAN - ENLARGED
C4.0	EROSION CONTROL STAGE 1 OVERALL
C4.1	EROSION CONTROL STAGE 1 PLAN - ENLARGED
C4.2	EROSION CONTROL STAGE 1 PLAN - ENLARGED
C4.3	EROSION CONTROL STAGE 1 PLAN - ENLARGED
C4.4	EROSION CONTROL STAGE 1 PLAN - ENLARGED
C4.5	EROSION CONTROL STAGE 1 PLAN - ENLARGED
C5.0	EROSION CONTROL STAGE 2 OVERALL
C5.1	EROSION CONTROL STAGE 2 PLAN - ENLARGED
C5.2	EROSION CONTROL STAGE 2 PLAN - ENLARGED
C5.3	EROSION CONTROL STAGE 2 PLAN - ENLARGED
C5.4	EROSION CONTROL STAGE 2 PLAN - ENLARGED
C5.5	EROSION CONTROL STAGE 2 PLAN - ENLARGED
C7.0	GRADING & DRAINAGE PLAN - OVERALL
C7.1	GRADING & DRAINAGE PLAN - ENLARGED
C7.2	GRADING & DRAINAGE PLAN - ENLARGED
C7.3	GRADING & DRAINAGE PLAN - ENLARGED
C7.4	GRADING & DRAINAGE PLAN - ENLARGED
C7.5	GRADING & DRAINAGE PLAN - ENLARGED
C8.0	UTILITY PLAN - OVERALL
C8.1	UTILITY PLAN - ENLARGED
C8.2	UTILITY PLAN - ENLARGED
C8.3	UTILITY PLAN - ENLARGED
C8.4	UTILITY PLAN - ENLARGED
C8.5	UTILITY PLAN - ENLARGED
C9.0	TYPICAL STREET SECTIONS
C10.0	LANDSCAPE PLAN
C11.0	SITE DETAILS
C11.1	SITE DETAILS
C11.2	SITE DETAILS
C12.0	EROSION CONTROL DETAILS
C12.1	EROSION CONTROL DETAILS
C12.2	EROSION CONTROL DETAILS
C12.3	EROSION CONTROL DETAILS
C13.0	GRADING AND DRAINAGE DETAILS
C13.1	GRADING AND DRAINAGE DETAILS
C13.2	GRADING AND DRAINAGE DETAILS
C14.0	UTILITY DETAILS - WATER
C14.1	UTILITY DETAILS - WATER
C14.2	UTILITY DETAILS - SEWER
C14.3	UTILITY DETAILS - SEWER
C14.4	UTILITY DETAILS - SEWER
C15.0	NCDOT AND ROADWAY DETAILS
C15.1	NCDOT AND ROADWAY DETAILS
C15.2	NCDOT AND ROADWAY DETAILS
C16.8	STORM DRAIN DETAILS
C17.0	LANDSCAPE DETAILS

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION 04245-0062 BLAKE FARM PARCEL P - PHASE 1 MAY 2, 2024

CONSTRUCTION NOTES

- 1. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE NCDOT/PENDER COUNTY UTILITIES/PLURIS HAMPSTEAD, LLC STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS FULLY RESPONSIBLE FOR ACQUIRING THE LOCATION OF EXISTING UTILITIES FROM THE APPROPRIATE PARTIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAGMEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
4. THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF WORK AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION, AND SUCH INFORMATION IS BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION DURING THE BIDDING AND CONSTRUCTION PHASES. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES, WHETHER ABOVE OR BELOW GRADE.
5. SHOULD ANY DAMAGE OCCUR TO EXISTING UTILITIES, IT SHALL BE REPAIRED SOLELY AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION OF UNDERGROUND UTILITIES. TESTING PITCH OF EXISTING LINES PRIOR TO CONSTRUCTION, IF NECESSARY, SHALL BE COORDINATED WITH THE OWNER.
7. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, PROJECT SPECIFICATIONS, AND LOCAL BUILDING CODES.
8. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROMOTE POSITIVE DRAINAGE AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING, AND MULCH SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES. (SEE EROSION AND SEDIMENT CONTROL DETAILS AND SPECIFICATIONS.)
9. WATER MAINS WILL BE INSTALLED AT A DEPTH THAT WILL PROVIDE 36" COVER OVER THE PIPES BELOW PROPOSED GRADE UNLESS SHOWN OTHERWISE ON THESE PLANS OR DIRECTED OTHERWISE BY THE ENGINEER.
10. WHEREVER SEWER OR WATER MAINS CROSS ONE ANOTHER, A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE WATER PIPE AND THE TOP OF THE SEWER PIPE.
11. WHEREVER SEWER OR WATER MAINS RUN PARALLEL TO EACH OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10" SHALL BE PROVIDED, OR 18" VERTICAL SEPARATION.
12. IF NEITHER OF THESE CONDITIONS (#10 OR #11 ABOVE) CAN BE MET, THEN THE SEWER SHALL BE CLASS 50 DIP, MINIMUM OF 20 LF CENTERED OVER THE CROSSING.
13. ALL WATER VALVES, BOXES, AND FIRE HYDRANT ASSEMBLIES SHALL BE SET AND ADJUSTED TO FINISHED GRADE. SEE PENDER COUNTY UTILITY DETAIL SHEET C14.0 & C14.1
14. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, BOTH TEMPORARY AND PERMANENT.
15. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO STAKING OUT CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
16. ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS.
18. ALL SELECT AND BORROW MATERIAL SHALL MEET CRITERIA SET FORTH BY SECTIONS 1016 AND 1018 OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S STANDARDS AND SPECIFICATIONS FOR ROADS AND STRUCTURES. SEE SECTION FOR PLACEMENT AND COMPACTION INFORMATION.
19. THE ENGINEER AND THE CONTRACTOR SHALL INSPECT ALL EXISTING PIPES USED IN THE FINAL DRAINAGE SYSTEM AND AGREE ON THE CONDITION OF THE PIPES PRIOR TO CONSTRUCTION. IF DAMAGE OCCURS TO THESE PIPES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE PIPE(S).
20. EXISTING PAVING, CONCRETE, AND OTHER UNSUITABLE MATERIALS INCLUDING UNDERCUT EXCAVATION SHALL NOT BE USED AS FILL MATERIAL (UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER) AND SHALL BE DISPOSED OF OUTSIDE THE PROJECT LIMITS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING AND FEES FOR DISPOSAL.
21. ALL TREES, STUMPS, ROOT MAT, ETC. SHALL BE ENTIRELY REMOVED REGARDLESS OF DEPTH. BURIAL OF ORGANIC MATERIAL WITHIN THE PROJECT LIMITS IS NOT PERMITTED. OPEN BURNING OF DOWNED TREES AND STUMPS IS NOT PERMITTED. CHIPPED MATERIALS MUST BE REMOVED PRIOR TO THE PLACEMENT OF EMBANKMENT OR TOPSOIL.
22. THE CONTRACTOR IS SOLELY RESPONSIBLE TO OBTAIN OFF-SITE SPOIL AREAS FOR DISPOSAL OF EXCESS AND/OR UNSUITABLE MATERIALS AS NECESSARY. OFF-SITE SPOIL AREAS MUST BE SUBMITTED TO THE ENGINEER AND APPLICABLE REGULATORY AGENCIES PRIOR TO UTILIZATION BY THE CONTRACTOR. NO AREAS DESIGNATED AS WETLANDS WILL BE PERMITTED FOR USE AS A DISPOSAL SITE. THE CONTRACTOR SHALL SUBMIT DOCUMENTATION TO THE ENGINEER THAT NO WETLANDS WILL BE IMPACTED. THE ENGINEER WILL NOT CONSIDER ANY DELAYS OR MONETARY CLAIMS OF ANY NATURE RESULTING FROM THE CONTRACTOR'S FAILURE OR DIFFICULTY IN FINDING NECESSARY DISPOSAL SITES TO MEET THE TIME FRAMES AND CAPACITIES REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANS, PERMITS, EROSION AND SEDIMENT CONTROL MEASURES, ETC. REQUIRED BY THE APPROPRIATE REGULATORY AGENCIES FOR UTILIZING OFF-SITE SPOIL AREAS. THE CONTRACTOR SHALL CERTIFY TO THE ENGINEER THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO UTILIZING THE OFF-SITE SPOIL AREAS. ALL COSTS FOR PROCURING AND UTILIZING THE OFF-SITE SPOIL AREAS ARE TO BE INCIDENTAL TO THE BASE BID.

DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIARIZED WITH FIELD DEMOLITION CONDITIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLISHED DEBRIS ASSOCIATED WITH THE PROJECT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. PIT BURNING IS PERMISSIBLE IF APPROVED THROUGH THE PENDER COUNTY FIRE MARSHAL.
3. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST GENERATED BY THE WORK, INCLUDING BUT NOT LIMITED TO DEMOLITION AND CONSTRUCTION ACTIVITIES, SITE VEHICULAR TRAFFIC AND RELATED OPERATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL EXISTING UTILITIES LOCATED PRIOR TO BEGINNING ANY DEMOLITION. CONTRACTOR SHALL CONTACT NC ONE CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND ENGINEER IMMEDIATELY.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF DISCONNECTING AND ABANDONING ALL EXISTING UTILITIES WITH THE OWNER UNLESS OTHERWISE NOTED. ALL EXISTING UTILITIES AND ASSOCIATED PIPING, ETC. NOT IN USE ON THE SITE SHALL BE PROPERLY ABANDONED AND REMOVED AS REQUIRED. COORDINATE WITH THE OWNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING UTILITIES THAT REMAIN IN SERVICE DURING DEMOLITION.
8. THE CONTRACTOR IS RESPONSIBLE FOR STABILIZATION OF ALL DISTURBED AREAS AND SLOPES ON AND OFF SITE IN ACCORDANCE WITH THE EROSION CONTROL MEASURES SPECIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE WHO IS RESPONSIBLE FOR PROVIDING THE PERMANENT STABILIZATION MEASURES AND THE TYPE OF PERMANENT MEASURES PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION. THE PERMANENT STABILIZATION MEASURES SHALL BE IN PLACE AND ACCEPTABLE TO THE OWNER'S REPRESENTATIVE AND ENGINEER PRIOR TO PROJECT CLOSEOUT. COORDINATE INSPECTION WITH THE OWNER AND ENGINEER PRIOR TO PROJECT CLOSEOUT.
9. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CONTACTING THE ENGINEER FOR THE REQUIRED INSPECTIONS ON THE PROJECT.
10. WETLANDS DO EXIST ON SITE AND ARE NOTED ON THE PLANS. UNLESS OTHERWISE INDICATED, THE WETLANDS SHALL NOT BE DISTURBED DURING CONSTRUCTION OF THIS PROJECT.

STORM DRAINAGE AND GRADING NOTES

- 1. IN ACCORDANCE WITH NC GENERAL STATUTES, NPDES REGULATIONS, AND NCDENR REQUIREMENTS, STORMWATER DISCHARGE OUTFALLS SHALL BE INSPECTED BY THE CONTRACTOR. INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR AFTER EACH STORM EVENT OF 1/2 INCH OR GREATER, WITH ONE WEEKLY INSPECTION MINIMUM. NCDENR STANDARD INSPECTION REPORTS SHALL BE PREPARED AND SIGNED WITH COPIES PROVIDED TO THE OWNER, ARCHITECT, AND ENGINEER, BY THE CONTRACTOR.
2. OUTLET PROTECTION SHALL BE INSTALLED AROUND STORM DRAIN OUTFALLS. DEVICES SHALL BE CONSTRUCTED TO FINAL PROPOSED CONDITION UPON STABILIZATION OF CONTRIBUTING GROUND SURFACES AND REMOVAL OF SEDIMENT FROM STORM PIPES.
3. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
4. UNLESS OTHERWISE NOTED, GRADES AND SPOT ELEVATIONS NOTED ON PLANS INDICATE FINISHED GRADE OR PAVEMENT SURFACE. ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE INDICATED.
5. ALL STORM DRAINAGE PIPES 15" INSIDE DIAMETER OR LARGER SHALL BE:
5.1. RCP CLASS III, OR
5.2. HP STORM
6. STORM DRAIN PIPES LESS THAN 15" INSIDE DIAMETER SHALL BE HDPE, DOUBLE WALL, TYPE S WITH SOIL TIGHT JOINTS, OR APPROVED EQUAL.
7. STORM DRAINAGE PIPE AND STRUCTURE MATERIALS WITHIN NCDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS, LATEST EDITION.
8. CONTRACTOR SHALL SUBMIT STORM DRAIN AND STRUCTURE MATERIALS SHOP DRAWING DOCUMENTS TO ENGINEER FOR REVIEW AND APPROVAL.

MATERIALS AND EASEMENT NOTES:

- ALL CATCH BASINS ARE NCDOT STD 840.02/840.03
• ALL DROP INLETS ARE NCDOT STD 840.14/840.16
• ALL STORM DRAINAGE PIPING TO BE CLASS III RCP, UNLESS OTHERWISE NOTED
• ALL SANITARY SEWER LINES AND WATERLINES SHALL BE C-900 PVC, UNLESS OTHERWISE NOTED AND MEET PLURIS HAMPSTEAD, LLC SPECIFICATIONS
• A PUBLIC UTILITY EASEMENT SHALL BE RESERVED WITHIN THE STREET RIGHT-OF-WAY. A 10' NON-MUNICIPAL EASEMENT SHALL BE RESERVED ALONG BOTH SIDES OF ALL STREETS
• WATER UTILITY IS PUBLIC - PENDER COUNTY PUBLIC UTILITIES
• SANITARY SEWER MAIN IS PRIVATE - PLURIS HAMPSTEAD, LLC

UTILITY NOTES

- 1. SCHEDULE A PRECONSTRUCTION MEETING WITH PENDER COUNTY PUBLIC UTILITIES AND PLURIS HAMPSTEAD, LLC 48 HOURS PRIOR TO CONSTRUCTION OF WATER AND SEWER LINES.
2. WATER AND SANITARY SEWER INFRASTRUCTURE ARE PRIVATE BEYOND THE PUBLIC STREET RIGHT-OF-WAY.
3. BACKFLOW PREVENTION AND METERS SHALL BE PROVIDED FOR DOMESTIC WATER SERVICE (RPZ). DOMESTIC SERVICE BACKFLOW PREVENTER WILL BE LOCATED AS SHOWN ON THE UTILITY PLANS. INSTALLER OF BACKFLOW PREVENTERS MUST CONTACT PCU PRIOR TO INSTALLING UNITS TO GIVE PCU THE OPTION TO VERIFY INSTALLATION PROCEDURES.
3.1. REDUCED PRESSURE PRINCIPLE ASSEMBLY FOR DOMESTIC WATER SERVICE
4. IF THE CONTRACTOR DESIRES PCU WATER FOR CONSTRUCTION HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.
5. WATER: 1.5" & 2" PVC MAINS SHALL BE CONSTRUCTED USING ASTM D2241, IPS, GASKETED PIPE, SDR 21, 4"-12" PVC MAINS AND SERVICES SHALL BE CONSTRUCTED USING ASTM D1704, ASTM D2241 FOR SDR-21, CLASS 200 PVC MEETING.
6. SANITARY SEWER: FOR PIPE SIZES 4" AND 6" PIPE SHALL BE SCH 40 CONFORMING TO THE REQUIREMENTS OF ASTM D1785 WITH SOLVENT WELD JOINTS CONFORMING TO ASTM D2672.
7. WATER AND SEWER SERVICES CANNOT BE ACTIVATED ON NEW MAINS UNTIL ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY PUBLIC WATER SUPPLY SECTION OF NCDENR AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY OF NCDENR.
8. PVC WATER MAINS AND POLYETHYLENE SERVICES ARE TO BE MARKED WITH NO. 10 SINGLE STRAND INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPES WITH DUCT TAPE. THE INSULATED WIRE IS TO BE STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES. THIS WIRE IS TO BE ACCESSIBLE AT ALL FIRE HYDRANTS AND WATER METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.
9. MAXIMUM BENDING RADIUS FOR 8" C-900 PVC WATER MAIN BENDS IS 380' (ONE-HALF MANUFACTURER'S RECOMMENDED ALLOWABLE LONGITUDINAL BENDING).
10. UNDERGROUND UTILITIES: ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND, EXCEPT WHERE SUCH PLACEMENT IS PROHIBITED OR DEEMED IMPRACTICAL BY THE UTILITY PROVIDER. UNDERGROUND TERMINAL FACILITIES FOR STREET LIGHTING ALONG THE PUBLIC STREETS ABUTTING THE SUBJECT SITE SHALL BE INSTALLED BY THE DEVELOPER.
11. MINIMUM OF 36" COVERAGE ABOVE ALL WATERMANS AND WATER SERVICES.
12. MINIMUM OF 36" VERTICAL SEPARATION BETWEEN WATERLINES AND STORMDRAIN CURB INLETS
13. A VARIANCE IS NOT ANTICIPATED FROM ANY NORTH CAROLINA DIVISION OF WATER QUALITY (DWQ) REQUIREMENT.
14. PLANS ARE IN COMPLIANCE WITH PENDER COUNTY PUBLIC UTILITIES TECHNICAL STANDARDS AND SPECIFICATIONS.

RELATION OF WATER MAINS TO SANITARY SEWERS:

- 1. LATERAL SEPARATION OF SANITARY SEWERS AND WATER MAINS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION, IN WHICH CASE:
1.1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
1.2. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND ABOVE THE TOP OF THE SEWER.
2. CROSSING A WATER MAIN OVER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 24 INCHES ABOVE THE TOP OF THE SEWER MAIN, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION - IN WHICH CASE BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
3. CROSSING A WATER MAIN UNDER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER THE SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. THE WATER MAIN SHALL BE C-900 PVC ENCASED WITHIN A STEEL SLEEVE. REFERENCE PCU STANDARD SPECS AND DETAILS.
4. CROSSING A SEWER MAIN/WATER MAIN OVER OR UNDER A STORM DRAIN: WHENEVER IT IS NECESSARY FOR A SEWER MAIN/WATER MAIN TO CROSS A STORM DRAIN PIPE, THE SEWER MAIN/WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER MAIN/WATER MAIN NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 24 INCH CLEAR SEPARATION DISTANCE HORIZONTAL OR VERTICAL. THE SEWER MAIN SHALL EITHER BE CONSTRUCTED OF DUCTILE IRON PIPE OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 5 FEET ON EITHER SIDE OF THE CROSSING. SEE NOTE 3 DIRECTLY ABOVE FOR WATER MAIN MATERIALS.

EXCAVATION, GRADING, AND BACKFILLING NOTES

- 1. ANY UNDERCUTTING IN GOOD SOIL SHALL BE REPLACED AND THE REPLACEMENT MATERIAL SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY THE ASTM D 698 STANDARD PROCTOR TEST METHOD. IN THE EVENT THAT MATERIAL ENCOUNTERED AT PIPE GRADE, SUBGRADE OF PARKING OR ROADWAYS AND SUBGRADE OF BUILDING FOUNDATIONS IS FOUND TO BE SOFT, SPONGY, OR IN ANY OTHER WAY UNSUITABLE, THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER IMMEDIATELY. SUCH UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AS SPECIFIED BY THE GEOTECHNICAL ENGINEER AND REPLACED WITH A MINIMUM OF SIX (6) INCHES OF STONE, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
2. BEFORE BACKFILLING IS COMMENCED OVER PIPES AND OTHER INSTALLATIONS, EARTH FILL SHALL BE TAMPED SOLID AROUND AND ABOVE THE PIPE TO A DEPTH OF ONE (1) FOOT ABOVE THE TOP OF THE PIPE. CARE SHALL BE TAKEN TO PREVENT ANY DISTURBANCE TO THE PIPE OR DAMAGE TO NEWLY MADE JOINTS. THE FILLING OF THE TRENCH SHALL BE CARRIED OUT SIMULTANEOUSLY ON BOTH SIDES OF THE PIPES IN SUCH A MANNER THAT INJURIOUS SIDE PRESSURES DO NOT OCCUR.
3. THE MATERIAL FOR BACKFILLING SHALL BE FREE FROM ALL PERISHABLE AND OBJECTIONABLE MATERIALS. BEFORE PLACING ANY BACKFILL, ALL RUBBISH, FORM, BLOCKS, WIRES OR OTHER UNSUITABLE MATERIAL SHALL BE REMOVED FROM EXCAVATION. THE BACK-FILLING OVER PIPES SHALL BE PLACED IN LAYERS NOT OVER SIX (6) INCHES THICK AND COMPACTED TO A MINIMUM DENSITY OF NINETY-FIVE (95) PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST TO A DEPTH OF 12 INCHES BELOW FINISHED GRADE. THE LAST 12 INCHES OF BACKFILL SHALL BE PLACED IN LAYERS NOT OVER SIX (6) INCHES THICK AND COMPACTED TO A MINIMUM DENSITY OF NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST.

EROSION CONTROL NOTES

- 1. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
2. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF STATE LAW AND IS SUBJECT TO A FINE. ANY BUILDER THAT ANTICIPATED THE DISTURBANCE OF MORE THAN ONE ACRE WILL BE REQUIRED TO GET AN EROSION CONTROL PERMIT FROM NCDENR - DLQ.
3. GROUND COVER MUST BE PROVIDED ON EXPOSED SLOPES 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.
4. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF NCDENR - DLQ.
5. SLOPES SHALL BE GRADED NO STEEPER THAN 3:1.
6. ADDITIONAL DEVICES MAY BE REQUIRED AS AGREED UPON BY THE FIELD INSPECTOR, ENGINEER, AND OWNER.
7. 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 SEEDED, MULCHED, AND TACKED.
8. WITHIN 24 HOURS FOLLOWING ANY RAIN EVENT, THE CONTRACTOR SHALL INSPECT AND REPAIR, AS NECESSARY, ALL DAMAGED EROSION CONTROL MEASURES.
9. ALL ACTIVITY AND INSTALLATION OF EROSION CONTROL MATTING SHALL BE COMPLETE PRIOR TO ANY RAIN EVENT.

EROSION CONTROL MAINTENANCE PLAN:

- 1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AND REPAIRED, AS NECESSARY, EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF EVERY ONE-HALF (0.5) INCH OR GREATER RAINFALL.
2. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT ACCUMULATES ABOUT 0.5 FEET DEEP. THE SEDIMENT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. STONE CONSTRUCTION ENTRANCE TO BE CLEANED WHEN SEDIMENT ACCUMULATIONS ARE VISIBLE OR SEDIMENT IS TRACKED ON TO THE PAVEMENT. STONE WILL BE PERIODICALLY TOP DRESSED WITH 2 INCHES OF #4 STONE TO MAINTAIN 6 INCH DEPTH. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS REQUIRED.
6. INSPECT TEMPORARY DIVERSIONS AND CHECK DAMS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE AND CHECK DAM. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.
7. INSPECT TEMPORARY SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2" OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. 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 WITH SEDIMENT CONTROLS.
8. CHECK THE SEDIMENT BASIN EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE RISER AND POOL AREA.
9. INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (0.5" OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED. INLET PROTECTION SHOULD BE CLEANED OUT WHEN IT IS HALF FULL.
10. INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEAN OUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH. AFTER THE CONTRIBUTING DRAINAGE AREAS HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.
11. INSPECT THE SKIMMER FOR CLOGGING. PULL THE SKIMMER TO THE SIDE OF THE BASIN AND REMOVE ANY DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER AND THE ARM OR BARREL PIPE FOR CLOGGING; IF CLOGGED, REMOVE THE DEBRIS.

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.

FIRE PROTECTION NOTES

- 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 RESIDENTIAL STRUCTURES.
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 COUNTY 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.

UTILITY COMPANY CONTACTS

DUKE/PROGRESS ENERGY (DISTRIBUTION): JON MARSTON (910) 602-4346
DUKE ENERGY (TRANSMISSION): BILL WILDER (910) 772-4903
AT&T (BELLSOUTH): JAMES BATSON (910) 452-5300
TIME WARNER CABLE: ROBERT JOHN (910) 216-4494
PIEDMONT NATURAL GAS: PAUL GONKA (910) 512-2841
DJ MEDEIROS (910) 431-3233
WATER SUPPLY: PENDER COUNTY PUBLIC UTILITIES: KATIE LEUBNER (910) 259-0212
SANITARY SEWER: PLURIS HAMPSTEAD, LLC: NICK EVANS, NEVANS@PLURISUSA.COM

ADDRESS NOTES

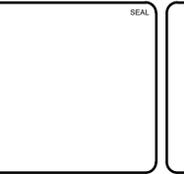
- 1. PER THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) ARTICLE 11.6.1.D AN ADDRESS WILL BE ASSIGNED DURING THE BUILDING PERMIT APPROVAL PHASE OF THE DEVELOPMENT.

NOTE (G.S. 113A-57 (2))

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.

2 GENERAL NOTES

Table with 3 columns: REV NO., DESCRIPTIONS, DATE. Includes a grid for revisions.



MCKIM & CREED logo and contact information: 243 North Front Street, Wilmington, North Carolina 28401, Phone: (704)841-2588, Fax: (704)841-2567, License: F-1222, www.mckimcreed.com

D.R. HORTON America's Builder logo with DHI and NYSE logos.

BLAKE FARM PARCEL P - PHASE 1
GENERAL NOTES

DATE: 05/02/2024
MCE PROJ. #: 04245-0062
DRAWN: KM
DESIGNED: KM
CHECKED: TMM
PROJ. MGR: TMM
SCALE: HORIZONTAL: NA, VERTICAL: NA
C1.1 DRAWING NUMBER
REVISION:
STATUS: PENDER COUNTY TRC REVIEW

N/F
SIDBURY VENTURE
PARTNERS LLC ETAL
PIN 3261-59-8824-0000
DB 4797 PG 421
MB 68 PG 10

N/F
PENDER 1164 LLC
PIN 3262-72-5914-0000
DB 4369 PG 255
MB 40 PG 76

N/F
PENDER 1164 LLC
PIN 3262-72-5914-0000
DB 4369 PG 255
MB 40 PG 76

FUTURE BLAKE FARM
PARCEL P
PHASE 2

N/F
PENDER 1164 LLC
PIN 3271-06-1762-0000
DB 4286 PG 8
MB 56 PG 87

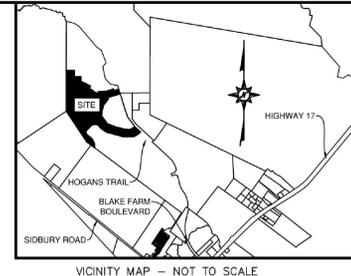
BLAKE FARM
PARCEL P
PHASE 1



NC GRID NAD83/2011

LINE LEGEND

---	ADJOINING PROPERTY LINES PER DEED BOOK
- - - -	EASEMENT (AS DESCRIBED)
---	PROJECT LIMITS
---	SHEET MATCHLINE
---	TIE LINES
---	WETLANDS
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	CENTERLINE DIRT ROAD
---	TREE LINE



PROJECT NAME: BLAKE FARM PARCEL P-Phase 1
PROJECT NUMBER: 04245-0062

SIGNIFICANT TREE COUNT

RED MAPLE	2
WATER OAK	3
TOTAL	5

POINT NUMBER	NORTHING	EASTING	DBH	COMMON NAME
300001	218678	2368417	17	RED MAPLE 17
300002	218682	2368525	13	RED MAPLE 13
100003	218741	2368667	15	WATER OAK 15
100004	218797	2368657	10	WATER OAK 10
100005	218839	2368620	12	WATER OAK 12

TREE LEGEND

	OAK
	MAPLE

- SURVEYOR'S NOTE:**
- ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
 - BEARINGS BASED ON NC GRID NAD83/2011.
 - REFERENCES AS SHOWN ON MAP
 - WETLANDS FLAGS LOCATED WERE FLAGGED BY SOUTHERN ENVIRONMENTAL GROUP INC. (SEG), AND CAN BE REFERENCED FROM THE PRELIMINARY DELINEATION TITLED, "FIELD SKETCH OF WETLANDS - SECTIONS O, P, M, L BLAKE FARM TRACT," DATED 9/22/2023.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
 - THIS PROPERTY LIES WITHIN IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO NATIONAL FLOOD INSURANCE PANEL NUMBER 3271 MAP NUMBER 3720327100J EFFECTIVE DATE 02/16/2007.
 - LINE SHOWING THE OUTER BOUNDARY ARE LIMITS OF TOPOGRAPHIC AREA ONLY, NOT BOUNDARY LINES.
 - TREE AND TOPOGRAPHIC SURVEY IN WETLAND AREAS WERE EXCLUDED FROM THE SCOPE OF WORK. TOPOGRAPHIC INFORMATION SHOWN IN THESE AREAS ARE FROM AERIAL INFORMATION ONLY AND HAS NOT BEEN FIELD VERIFIED. THESE AREAS ARE SHOWN DUE TO THE AMOUNT OF WETLAND AREAS REQUIRED TO BE IMPACTED FOR ROADWAY.
 - TREES LOCATED AND SHOWN CAN BE REFERENCED FROM PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE SECTION 8.1.3, AND FURTHER DESCRIBED IN THE PLANTING TABLE PER APPENDIX B. "DBH" SHOWN FOR TREES IS THE SIZE OF THE TREE BASED ON DIAMETER AT BREAST HEIGHT (DBH).
 - EXISTING STORM DRAIN UTILITIES AND PREVIOUSLY LOCATED TREES UNDER OTHER PROJECT NAMES ALONG THE DIRT TRAIL IN THE 100' ACCESS EASEMENT AREA HAVE BEEN LEFT OFF THIS MAP. REFER TO BLAKE FARM PARCEL R, AND BLAKE FARM WATERLINE DRAWINGS AND MAPS FOR PREVIOUSLY SHOWN INFORMATION.
 - THE PURPOSE OF THIS MAP IS A TOPOGRAPHIC SURVEY OF THE AREAS SHOWN BOUND BY THE TOPOGRAPHIC LIMIT LINES REFERENCED.

PLURIS HAMPSTEAD, LLC
PIN 3271-17-1644-0000
DEED BOOK 4519 PAGE 319
MAP BOOK 56 PAGE 87

I, RYAN LOCKHART PLS L-5427, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT 0.04' @ 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS AA AND VERTICAL ACCURACY WHEN THE APPLICABLE TO CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 9/01/23; THAT THE SURVEY WAS COMPLETED ON 12/18/23; AND ALL COORDINATES ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM COORDINATES NAD83(2011) AND THAT THE ELEVATIONS ARE BASED ON NAVD83(GEOD18); THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600);

THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

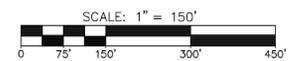
CLASS OF SURVEY: AA
POSITIONAL ACCURACY: 0.04' @ 95%
TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC
DATES OF SURVEY: 09/01/23-12/18/23
DATUM/EPOCH: NAD83(2011)
PUBLISHED/FIXED-CONTROL USED: NC CORS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 1.00000228
UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS
PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES
RYAN LOCKHART
PROFESSIONAL LAND SURVEYOR L-5427

N/F
SIDBURY DEVELOPMENT LLC
PIN 3261-76-0456-0000
DB 4736 PG 1906
MB 67 PG 23

N/F
PENDER 1164 LLC
PIN 3271-06-1762-0000
DB 4286 PG 8
MB 56 PG 87

N/F
SCOTT'S HILL LAND
AND TIMBER
PIN 3261-94-1698-0000
DB 4792 PG 1232
MB 67 PG 23



MCKIM & CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELEPHONE: (910) 343-1048
FAX: (910) 251-8282
NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

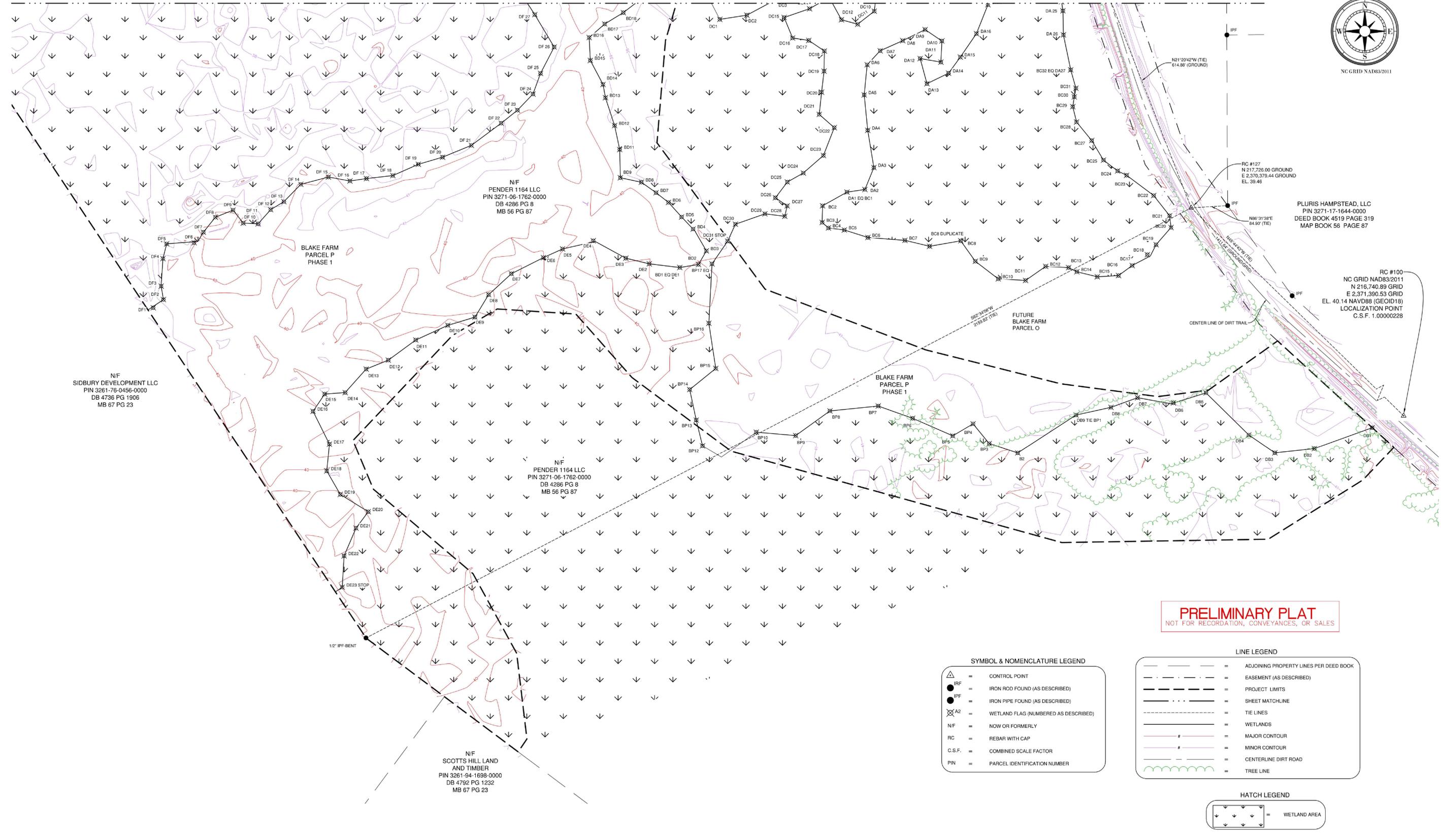
TOPOGRAPHIC, TREE & WETLAND SURVEY
FOR
BLAKE FARM - PARCEL P PHASE 1
D.R. HORTON
OWNER: 1164 PENDER LLC
HAMPSTEAD, PENDER COUNTY, NORTH CAROLINA
DECEMBER 21, 2023

JOB NUMBER: 04245-0062
SCALE: 1" = 150'
CAD NUMBER: VT-BlakeFarm-Parcel P
PLS: RL
PARTY CHIEF: AM & MS
CAD TECH: CAH
FIELD BOOK/PAGE: W-1885
DRAWING NUMBER: 2023-137
SHEET 1 OF 3



MATCHLINE TO SHEET 3

MATCHLINE TO SHEET 3



PLURIS HAMPSTEAD, LLC
PIN 3271-17-1644-0000
DEED BOOK 4519 PAGE 319
MAP BOOK 56 PAGE 87

RC #100
NC GRID NAD83/2011
N 216,740.89 GRID
E 2,371,390.53 GRID
EL. 40.14 NAVD88 (GEOID18)
LOCALIZATION POINT
C.S.F. 1.00000228

N/F
PENDER 1164 LLC
PIN 3271-06-1762-0000
DB 4286 PG 8
MB 56 PG 87

BLAKE FARM
PARCEL P
PHASE 1

BLAKE FARM
PARCEL P
PHASE 1

N/F
PENDER 1164 LLC
PIN 3271-06-1762-0000
DB 4286 PG 8
MB 56 PG 87

N/F
SIDBURY DEVELOPMENT LLC
PIN 3261-76-0456-0000
DB 4736 PG 1906
MB 67 PG 23

N/F
SCOTT'S HILL LAND
AND TIMBER
PIN 3261-94-1698-0000
DB 4792 PG 1232
MB 67 PG 23

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

SYMBOL & NOMENCLATURE LEGEND

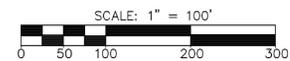
	CONTROL POINT
	IRON ROD FOUND (AS DESCRIBED)
	IRON PIPE FOUND (AS DESCRIBED)
	WETLAND FLAG (NUMBERED AS DESCRIBED)
N/F	NOW OR FORMERLY
RC	REBAR WITH CAP
C.S.F.	COMBINED SCALE FACTOR
PIN	PARCEL IDENTIFICATION NUMBER

LINE LEGEND

	ADJOINING PROPERTY LINES PER DEED BOOK
	EASEMENT (AS DESCRIBED)
	PROJECT LIMITS
	SHEET MATCHLINE
	TIE LINES
	WETLANDS
	MAJOR CONTOUR
	MINOR CONTOUR
	CENTERLINE DIRT ROAD
	TREE LINE

HATCH LEGEND

	WETLAND AREA
--	--------------



MCKIM & CREED
243 NORTH FRONT STREET
WILMINGTON, NORTH CAROLINA 28401
TELEPHONE: (910) 343-1048
FAX: (910) 251-8282
NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

TOPOGRAPHIC, TREE & WETLAND SURVEY
FOR
BLAKE FARM - PARCEL P PHASE 1
D.R. HORTON
OWNER: 1164 PENDER LLC
HAMPSTEAD, PENDER COUNTY, NORTH CAROLINA
DECEMBER 21, 2023

JOB NUMBER: 04245-0062
SCALE: 1" = 100'
CAD NUMBER: VT-BlakeFarm-Parcel P
PLS: RL
PARTY CHIEF: AM & MS
CAD TECH: CAH
FIELD BOOK/PAGE: W-1885
DRAWING NUMBER: 2023-137
SHEET 2 OF 3

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES



NG GRID NAD83/2011

LINE LEGEND

	= ADJOINING PROPERTY LINES PER DEED BOOK
	= EASEMENT (AS DESCRIBED)
	= PROJECT LIMITS
	= SHEET MATCHLINE
	= TIE LINES
	= WETLANDS
	= MAJOR CONTOUR
	= MINOR CONTOUR
	= CENTERLINE DIRT ROAD
	= TREE LINE

HATCH LEGEND

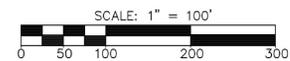
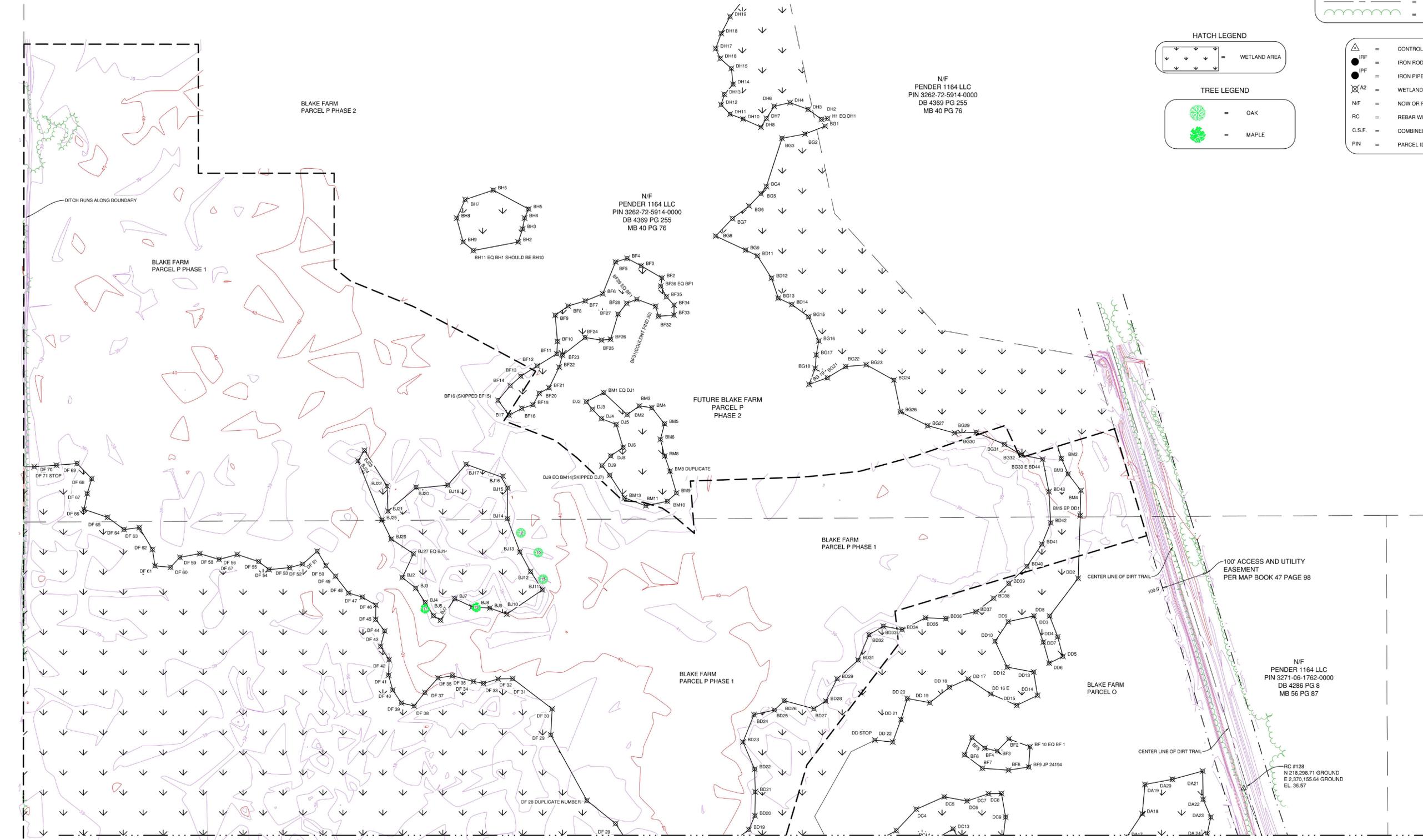
	= WETLAND AREA
--	----------------

TREE LEGEND

	= OAK
	= MAPLE

LEGEND

	= CONTROL POINT
	= IRON ROD FOUND (AS DESCRIBED)
	= IRON PIPE FOUND (AS DESCRIBED)
	= WETLAND FLAG (NUMBERED AS DESCRIBED)
N/F	= NOW OR FORMERLY
RC	= REBAR WITH CAP
C.S.F.	= COMBINED SCALE FACTOR
PIN	= PARCEL IDENTIFICATION NUMBER

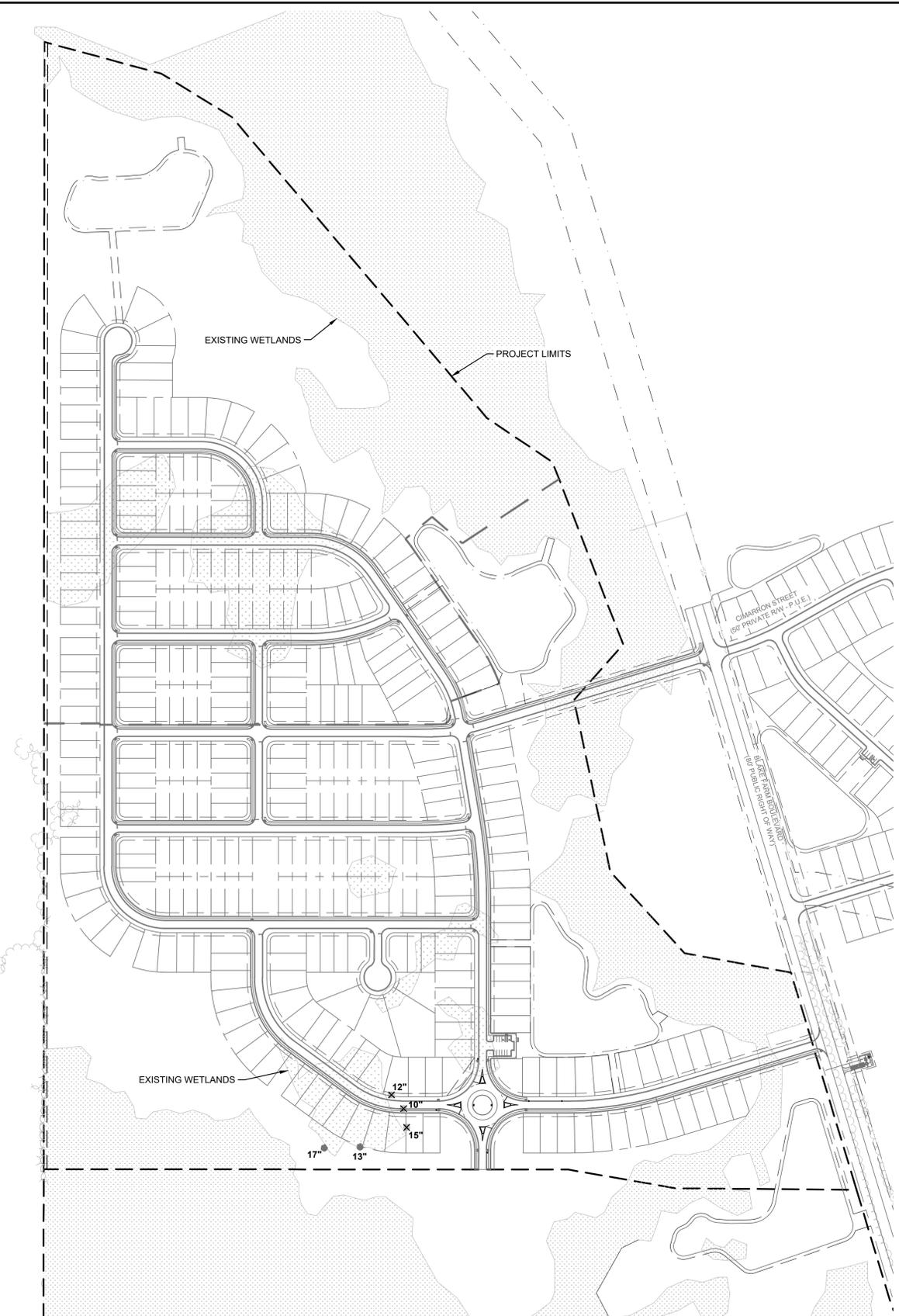


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TOPOGRAPHIC, TREE & WETLAND SURVEY
FOR
BLAKE FARM - PARCEL P PHASE 1
D.R. HORTON
OWNER: 1164 PENDER LLC
HAMPSTEAD, PENDER COUNTY, NORTH CAROLINA
DECEMBER 21, 2023

JOB NUMBER:	04245-0062
SCALE:	1" = 100'
CAD NUMBER:	VT-BlakeFarm-Parcel P
PLS:	RL
PARTY CHIEF:	AM & MS
CAD TECH:	CAH
FIELD BOOK/PAGE:	W-1885
DRAWING NUMBER:	2023-137

SHEET 3 OF 3



TREE REMOVAL PLAN

1. TREE REMOVAL WILL INVOLVE CLEARING OF THE VEGETATION UNDER THE ESSENTIAL SITE IMPROVEMENTS.

WETLANDS

TREES TO BE PRESERVED

TREES TO BE REMOVED

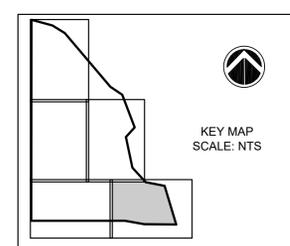
TREE LEGEND

- OAK
- MAPLE
- TREE SIZE

SIGNIFICANT TREE REMOVAL COUNT

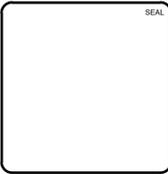
SPECIES	REMOVED	MITIGATION
RED MAPLE	0	N/A
WATER OAK	3	6

POINT NUMBER	NORTHING	EASTING	DBH	COMMON NAME
300001	218678	2368417	17	RED MAPLE 17
300002	218682	2368525	13	RED MAPLE 13
100003	218741	2368667	15	WATER OAK 15
100004	218797	2368657	10	WATER OAK 10
100005	218839	2368620	12	WATER OAK 12



2 TREE REMOVAL PLAN

REV. NO.	DATE	DESCRIPTIONS / REVISIONS



MCKIM & CREED

243 North Front Street
Wilmington, North Carolina 28401
Phone: (704)841-2588, Fax: (704)841-2567
License: F-1222
www.mckimcreed.com

D.R. HORTON DHI
America's Builder NYSE

BLAKE FARM PARCEL P - PHASE 1

TREE REMOVAL PLAN

1 NOTES

DATE: 05/02/2024
MCE PROJ. #: 04245-0062
DRAWN: JLM
DESIGNED: ZMG
CHECKED: TMM
PROJ. MGR: TMM

SCALE
HORIZONTAL: 1" = 200'
VERTICAL: #

C2.4
DRAWING NUMBER
REVISION

STATUS: PENDER COUNTY TRC REVIEW



SITE DATA			
PROJECT NAME	BLAKE FARM PARCEL P		
PARCEL ID	3262-72-5914-0000		
DEED BOOK & PAGE	DB 4369 PG 255		
PROPERTY ADDRESS	BLAKE FARM BOULEVARD		
PROPERTY DEVELOPER	PENDER 1164 LLC		
CURRENT ZONING	PD (PLANNED DEVELOPMENT)		
PROPOSED USE	SINGLE FAMILY		
TOTAL PROPERTY ACREAGE	±120.08 AC		
PROJECT AREA	±73.30 AC		
NC BUILDING CODE CONSTRUCTION TYPE	52' x 120'		
TYPICAL LOT SIZE	62' x 120'		
MINIMUM LOT SIZE	42' x 120'		
OVERALL LOT NUMBER	326		
PHASE 1 LOT NUMBER	191		
PHASE 2 LOT NUMBER	135		
DENSITY	ALLOWED	PROVIDED	
SEE DENSITY CALCULATIONS ON COVER	-	2.71 DU/AC	
BUILDING SETBACKS	REQUIRED	PROVIDED	
FRONT	-	10'	
REAR	-	10'	
SIDE	-	5'	
SIDE (CORNER)	-	10'	
	REQUIRED	PROVIDED	
OPEN SPACE PHASE 1	0.3 ACRE PER DWELLING UNIT	5.73 AC	6.28 AC
0.3 x 91 LOTS = 5.73 ACRE OPEN SPACE			
ACTIVE OPEN SPACE PHASE 1	ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	MIN. 50% OF OPEN SPACE (2.87 ACRE)	3.74 AC (60%)
PASSIVE OPEN SPACE PHASE 1	UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, NATURAL HERITAGE AREAS	MAX. 50% OF OPEN SPACE (2.87 ACRE)	2.54 AC (40%)

DENSITY CALCULATIONS		
GENERAL INFORMATION	QUANTITY OVERALL	QUANTITY PHASE 1 (PHASE 2)
PROPERTY ACREAGE	120.08 AC	70.00 AC (50.08 AC)
NON-RESIDENTIAL ACREAGE		
B. WETLANDS ACREAGE	30.86 AC	15.54 AC (15.32 AC)
C. PARKING ACREAGE (PRIVATE/PUBLIC RIGHTS OF WAY)	0.11 AC	0.11 AC (0 AC)
D. TOTAL OPEN SPACE ACREAGE	9.79 AC	6.28 AC (4.48 AC)
TOTAL NON-RESIDENTIAL ACREAGE	40.76 AC	20.93 AC (19.80 AC)
DEVELOPABLE LAND	79.32 AC	48.07 AC (30.29 AC)
TOTAL UNITS (SINGLE FAMILY LOTS)	326	191 LOTS (135 LOTS)
PARCEL P DENSITY	2.71 DU/AC	1.60 DU/AC (1.12 DU/AC)

SYMBOL LEGEND

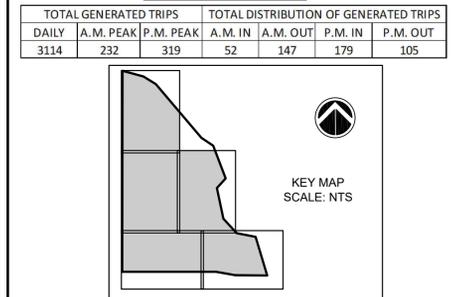
- ASPHALT
- CONCRETE
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- WETLANDS

GENERAL NOTES

- WITH 326 LOTS PROPOSED THE APPLICANT IS REQUIRED TO PROVIDE 3.5 RECREATIONAL UNITS, WHICH EQUATES TO \$35,000. THE APPLICANT INTENDS TO DEVELOP THE IDENTIFIED OPEN SPACE AREAS WITHIN PARCEL P TO INCLUDE WALKING TRAILS, BENCHES, PET STATIONS, ETC. THERE WILL ALSO BE TWO LARGE, PROGRAMMED NEIGHBORHOOD AMENITY AREAS WITH THE BLAKE FARM (DRP PORTION) DEVELOPMENT WHICH WILL PROVIDE ADDITIONAL RECREATIONAL OPTIONS FOR THE RESIDENTS OF PARCEL P.
- STREETS WILL BE PRIVATE & PRIVATELY MAINTAINED WITH A PUBLIC ACCESS & UTILITY EASEMENT. THE GENERAL PUBLIC, PENDER COUNTY EMERGENCY PERSONNEL, AND LAW ENFORCEMENT WILL HAVE ACCESS TO ALL PRIVATE STREETS AT ALL TIMES.
- THE ENTIRE BLAKE FARM DEVELOPMENT REQUIRES A TIA, WHICH IS CURRENTLY IN DEVELOPMENT. THE ABOVE TRIP GENERATION IS BASED OFF THE 11 EDITION OF THE ITE TRIP GENERATOR. THESE NUMBERS WILL BE SUPERCEDED BY THE TIA.

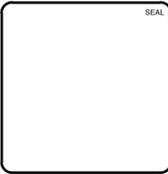
ITE TRIP GENERATION

DAILY	TOTAL GENERATED TRIPS			TOTAL DISTRIBUTION OF GENERATED TRIPS			
	A.M. PEAK	P.M. PEAK	A.M. IN	A.M. OUT	P.M. IN	P.M. OUT	
3114	232	319	52	147	179	105	



2 SITE PLAN - OVERALL

REV. NO.	DESCRIPTIONS	DATE



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 Wilmington, North Carolina 28401
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 www.mckimcreed.com

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

BLAKE FARM PARCEL P - PHASE 1

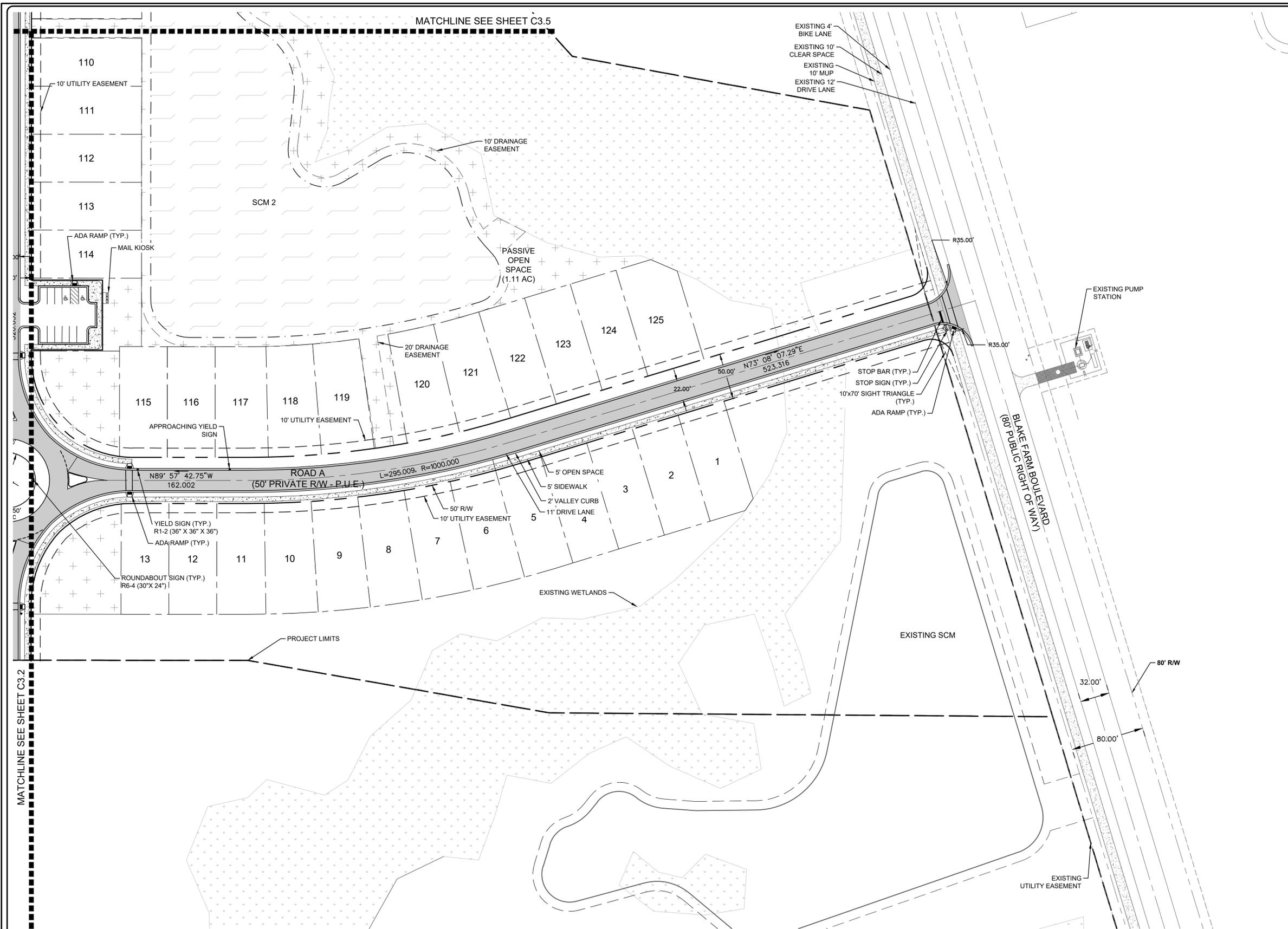
SITE PLAN - OVERALL

DATE: 05/02/2024
 MCE PROJ. #: 04245-0062
 DRAWN: KM
 DESIGNED: KM
 CHECKED: TMM
 PROJ. MGR: TMM

SCALE: HORIZONTAL: 1"=200' VERTICAL: VSCALE

C3.0
 DRAWING NUMBER: ---
 REVISION: ---

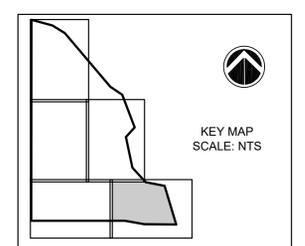
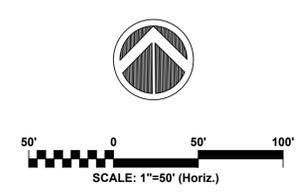
STATUS: PENDER COUNTY TRC REVIEW



SYMBOL LEGEND

	HEAVY-DUTY ASPHALT
	CONCRETE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	STORMWATER CONTROL MEASURE

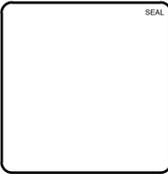
- NOTES:**
1. TRAFFIC IMPACT ANALYSIS: SCOPE HAS BEEN APPROVED AND THE ANALYSIS IS IN PROGRESS.
 2. JURISDICTIONAL DETERMINATION IS IN PROGRESS.
 3. REFER TO 3.0 FOR PROPOSED SETBACKS, BUFFERS, SCREENING & LANDSCAPING INFORMATION.
 4. REFER TO C3.0 FOR OPEN SPACE INFORMATION.
 5. SIGNAGE WILL BE IN COMPLIANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ARTICLE 9.
 6. LIGHTING WILL BE IN COMPLIANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ARTICLE 7.11.
 7. REFER TO SHEET C9.0 FOR TYPICAL ROAD SECTIONS.
 8. WITH THE 326 LOTS PROPOSED THE APPLICANT IS REQUIRED TO PROVIDE 3.5 RECREATIONAL UNITS, WHICH EQUATES TO \$35,000. THE APPLICANT INTENDS TO DEVELOP THE IDENTIFIED OPEN SPACE AREAS WITHIN THE SUBJECT PROPERTY (PARCEL R) TO INCLUDE WALKING TRAILS, BENCHES, PET STATIONS, ETC. THERE WILL ALSO BE TWO LARGE, PROGRAMMED NEIGHBORHOOD AMENITY AREAS WITH BLAKE FARM (DR. HORTON) PORTION OF THE DEVELOPMENT WHICH WILL PROVIDE ADDITIONAL RECREATIONAL OPTIONS FOR THE RESIDENTS OF PARCEL R.
 9. PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.



2 SITE PLAN ENLARGED

1 NOTES

REV. NO.	DESCRIPTIONS	DATE

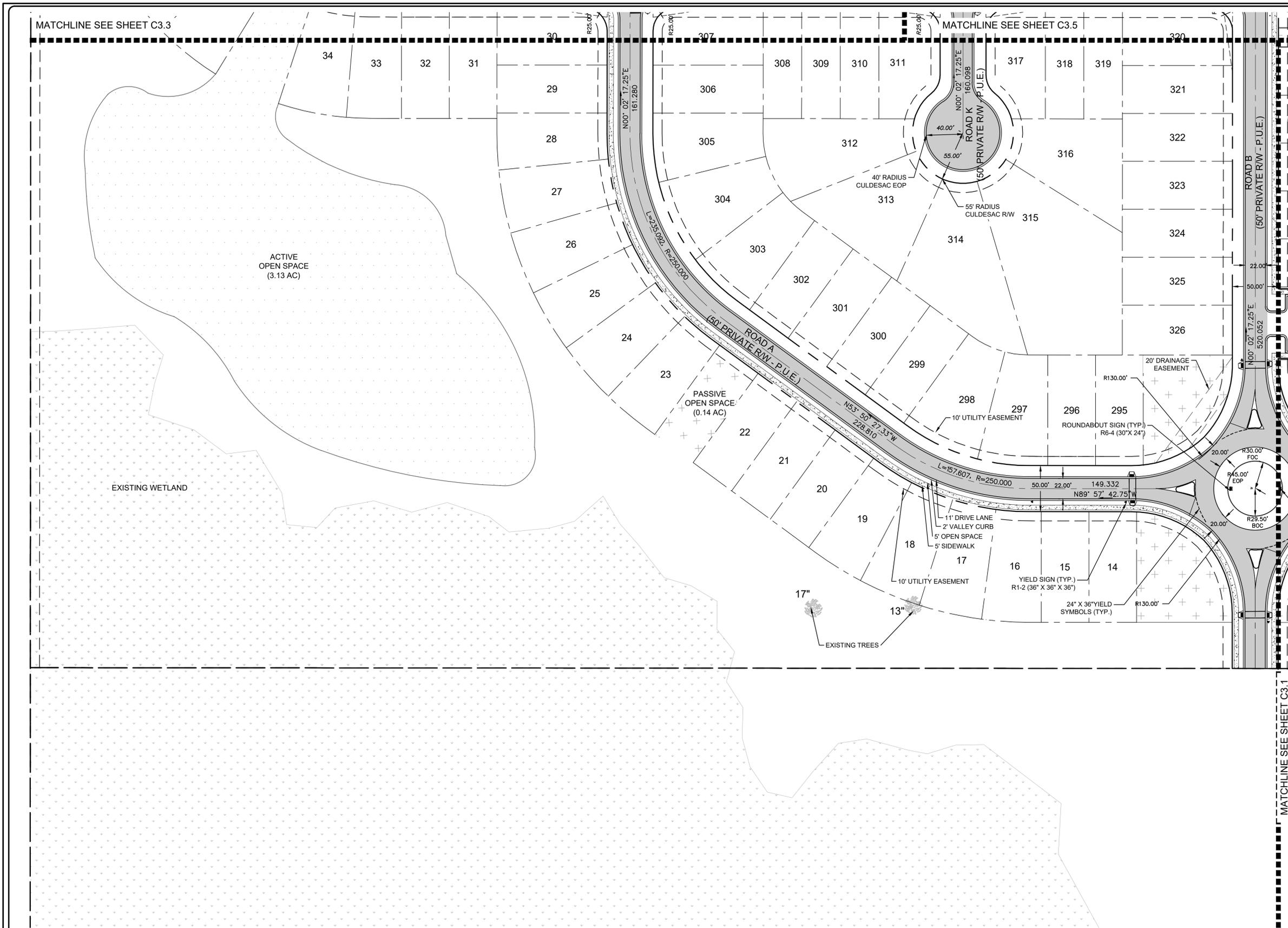


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BLAKE FARM PARCEL P - PHASE 1
 SITE PLAN - ENLARGED

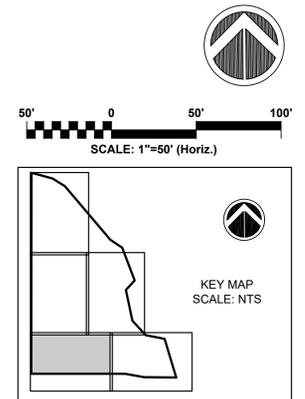
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DESIGNED: KM		
CHECKED: TMM		
PROJ. MGR: TMM		
STATUS: PENDER COUNTY TRC REVIEW		



SYMBOL LEGEND

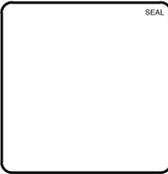
	HEAVY-DUTY ASPHALT
	CONCRETE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	STORMWATER CONTROL MEASURE

- NOTES:**
1. TRAFFIC IMPACT ANALYSIS: SCOPE HAS BEEN APPROVED AND THE ANALYSIS IS IN PROGRESS.
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 3. REFER TO 3.0 FOR PROPOSED SETBACKS, BUFFERS, SCREENING & LANDSCAPING INFORMATION.
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 6. LIGHTING WILL BE IN COMPLIANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ARTICLE 7.11.
 7. REFER TO SHEET C9.0 FOR TYPICAL ROAD SECTIONS.
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 9. PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.



2 SITE PLAN ENLARGED

REV. NO.	DESCRIPTIONS	DATE



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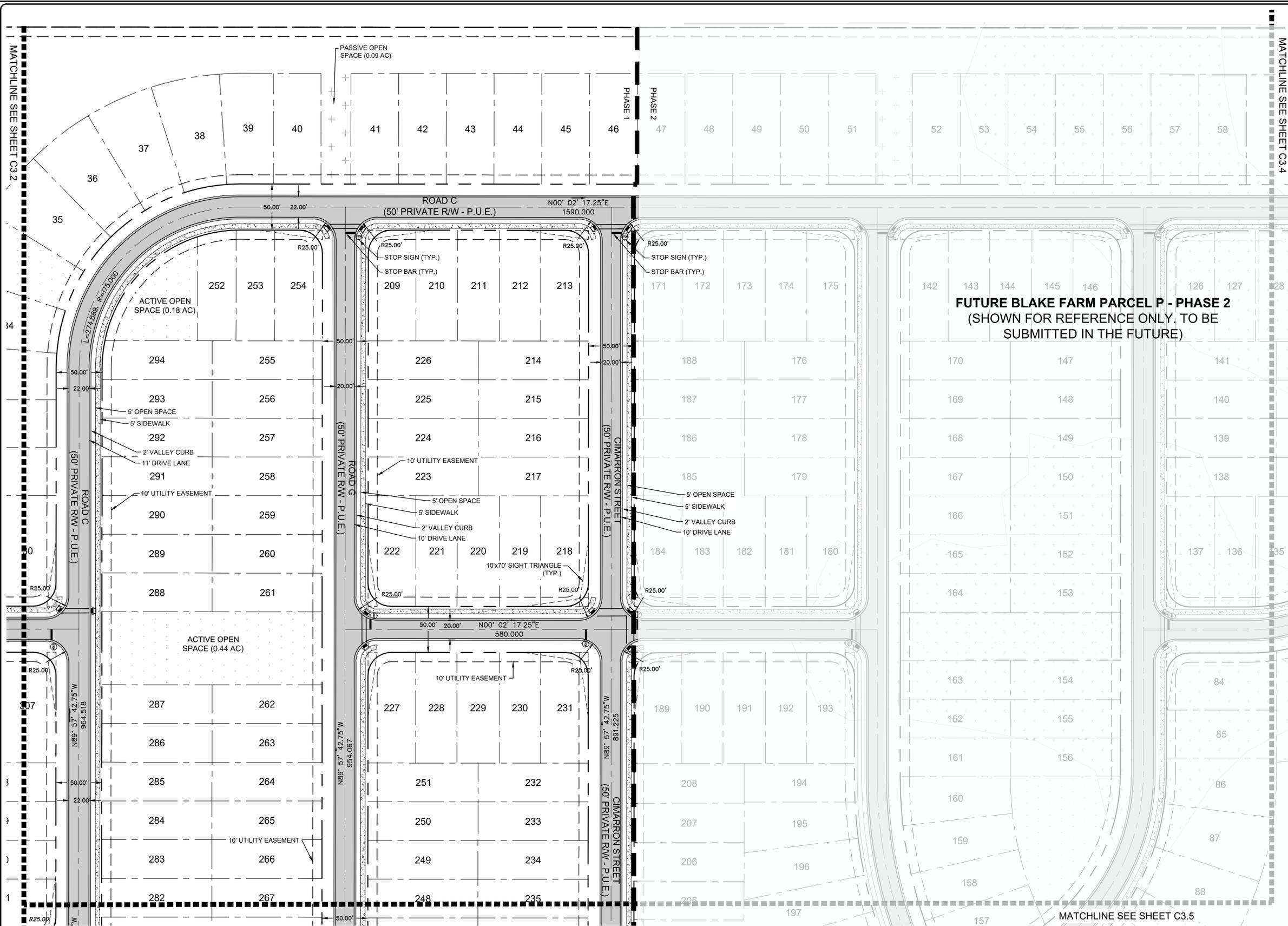
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America's Builder NYSE

BLAKE FARM PARCEL P - PHASE 1

SITE PLAN - ENLARGED

1 NOTES

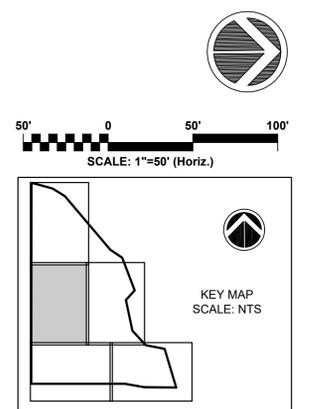
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DRAWN: KM		
DESIGNED: KM		
CHECKED: TMM		
PROJ. MGR: TMM		
STATUS: PENDER COUNTY TRC REVIEW		



SYMBOL LEGEND

	HEAVY-DUTY ASPHALT
	CONCRETE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	STORMWATER CONTROL MEASURE

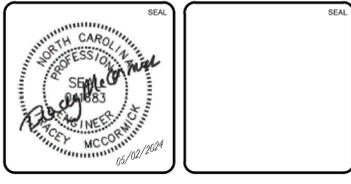
- NOTES:**
1. TRAFFIC IMPACT ANALYSIS: SCOPE HAS BEEN APPROVED AND THE ANALYSIS IS IN PROGRESS.
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 9. PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.



2 SITE PLAN ENLARGED

1 NOTES

REV. NO.	DESCRIPTIONS	DATE

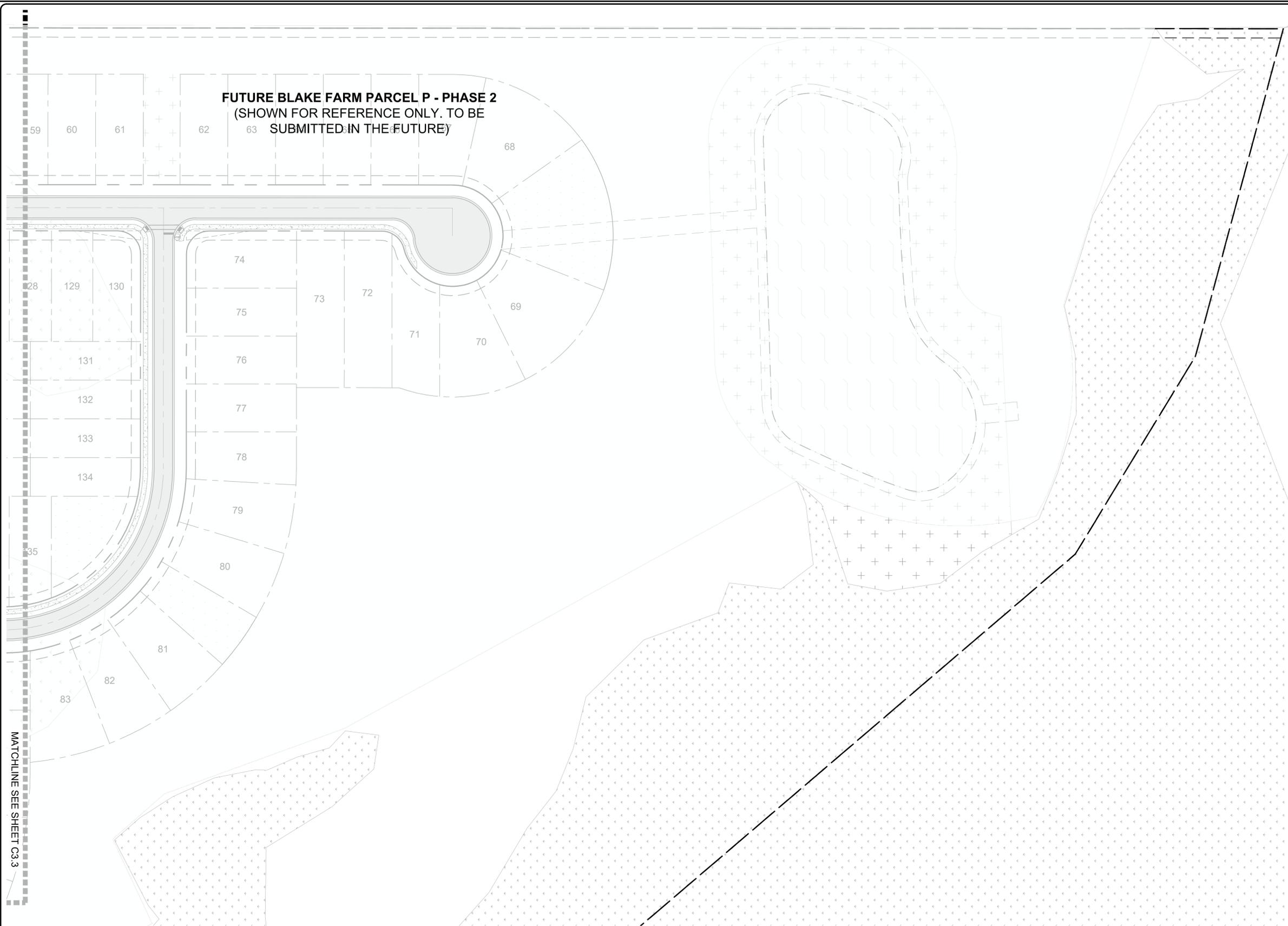


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America's Builder NYSE

BLAKE FARM PARCEL P - PHASE 1
 SITE PLAN - ENLARGED

DATE: 05/02/2024	SCALE: HORIZONTAL: 1"=50'	C3.3 DRAWING NUMBER
MCE PROJ. #: 04245-0062	VERTICAL: VSCALE	
DRAWN: KM	REVISION: -----	
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PROJ. MGR: TMM		
STATUS: PENDER COUNTY TRC REVIEW		



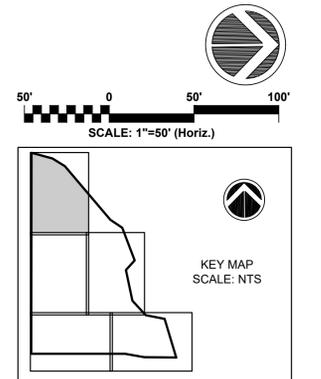
FUTURE BLAKE FARM PARCEL P - PHASE 2
 (SHOWN FOR REFERENCE ONLY. TO BE
 SUBMITTED IN THE FUTURE)

SYMBOL LEGEND

	HEAVY-DUTY ASPHALT
	CONCRETE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	STORMWATER CONTROL MEASURE

- NOTES:**
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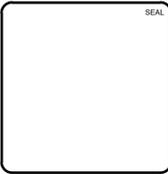
MATCHLINE SEE SHEET C3.3



2 SITE PLAN ENLARGED

1 NOTES

REV. NO.	DESCRIPTIONS	DATE

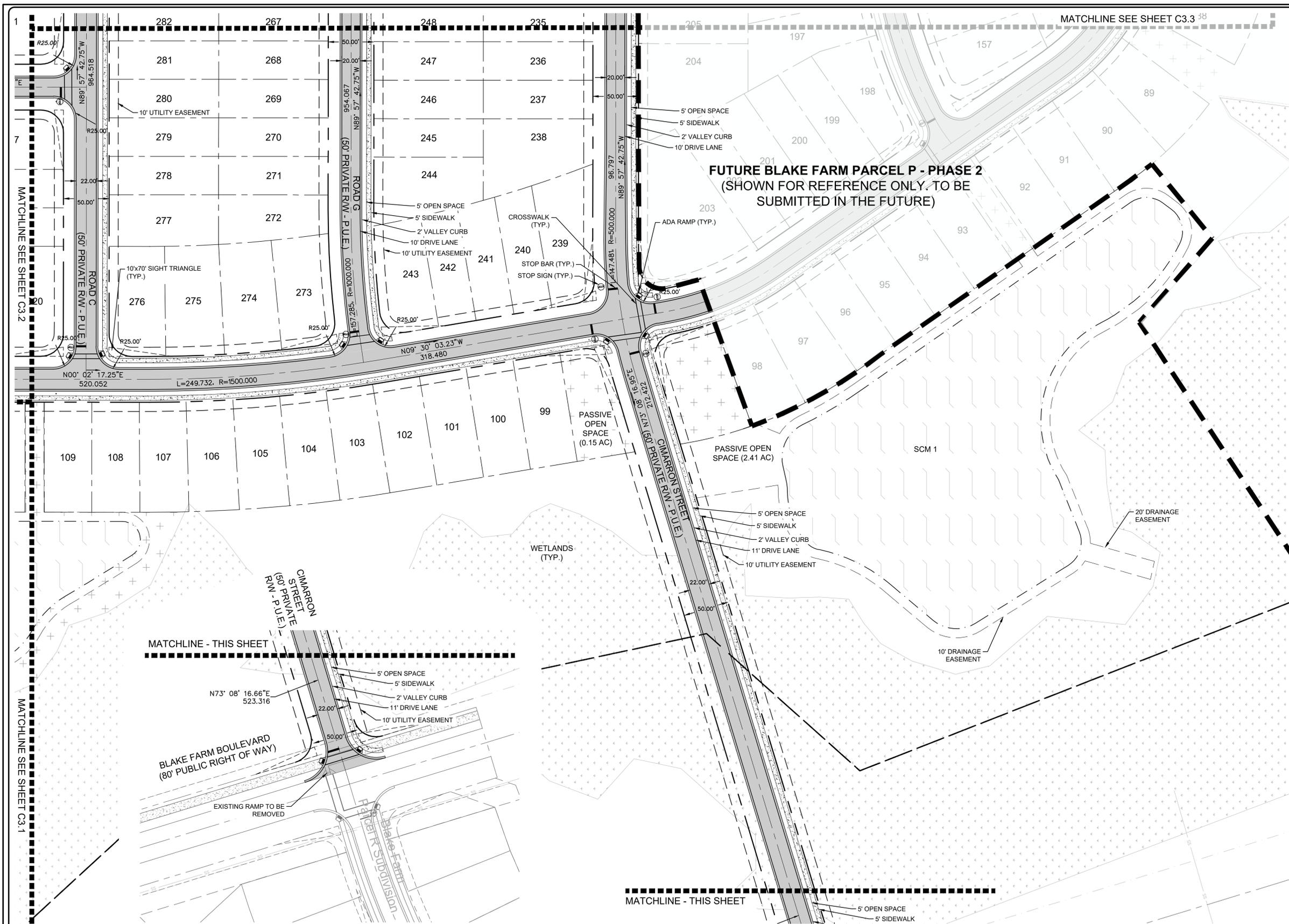


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BLAKE FARM PARCEL P - PHASE 1
 SITE PLAN - ENLARGED

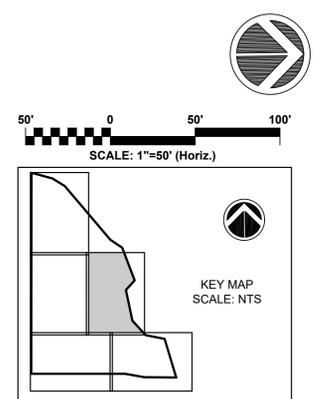
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MCE PROJ. # 04245-0062	VERTICAL: VSCALE	
DRAWN: KM	CHECKED: TMM	REVISION
DESIGNED: KM	PROJ. MGR: TMM	
STATUS: PENDER COUNTY TRC REVIEW		



SYMBOL LEGEND

	HEAVY-DUTY ASPHALT
	CONCRETE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	WETLANDS
	STORMWATER CONTROL MEASURE

- NOTES:**
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2 SITE PLAN ENLARGED

REV. NO.	DESCRIPTIONS	DATE



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BLAKE FARM PARCEL P - PHASE 1

SITE PLAN - ENLARGED

1 NOTES

DATE: 05/02/2024	SCALE: 1"=50'	DRAWING NUMBER: C3.5
MCE PROJ. #: 04245-0062	HORIZONTAL: 1"=50'	
DRAWN: KM	VERTICAL: VSCALE	
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CHECKED: TMM		
PROJ. MGR: TMM		REVISION: ---
STATUS: PENDER COUNTY TRC REVIEW		