

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

Carlson Tracts Townhomes Major Subdivision

Case Number: SUBMAJ-2024-00105

Application Type: Major Subdivision

Applicant: Tara Schwenzfeier Murphy

Owners: Mary Beth Morgan Carlson

Location: The 16.44-acre project area is located northwest of US Hwy 17 and north of Lark Lane in Pender County, NC.

Property ID #(s):

3271-65-9054-0000, 3271-64-5893-000, 3271-64-0682-0000, 3271-55-4396-0000

Description:

70 townhomes for single-family use.

Current Zoning:

CZ-3, Conditional Zoning

Technical Review Committee Meeting

03/07/2024

Planning Board Meeting

TBD

Included:

Application Materials, Site Plan

APPLICATION PACKAGE

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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

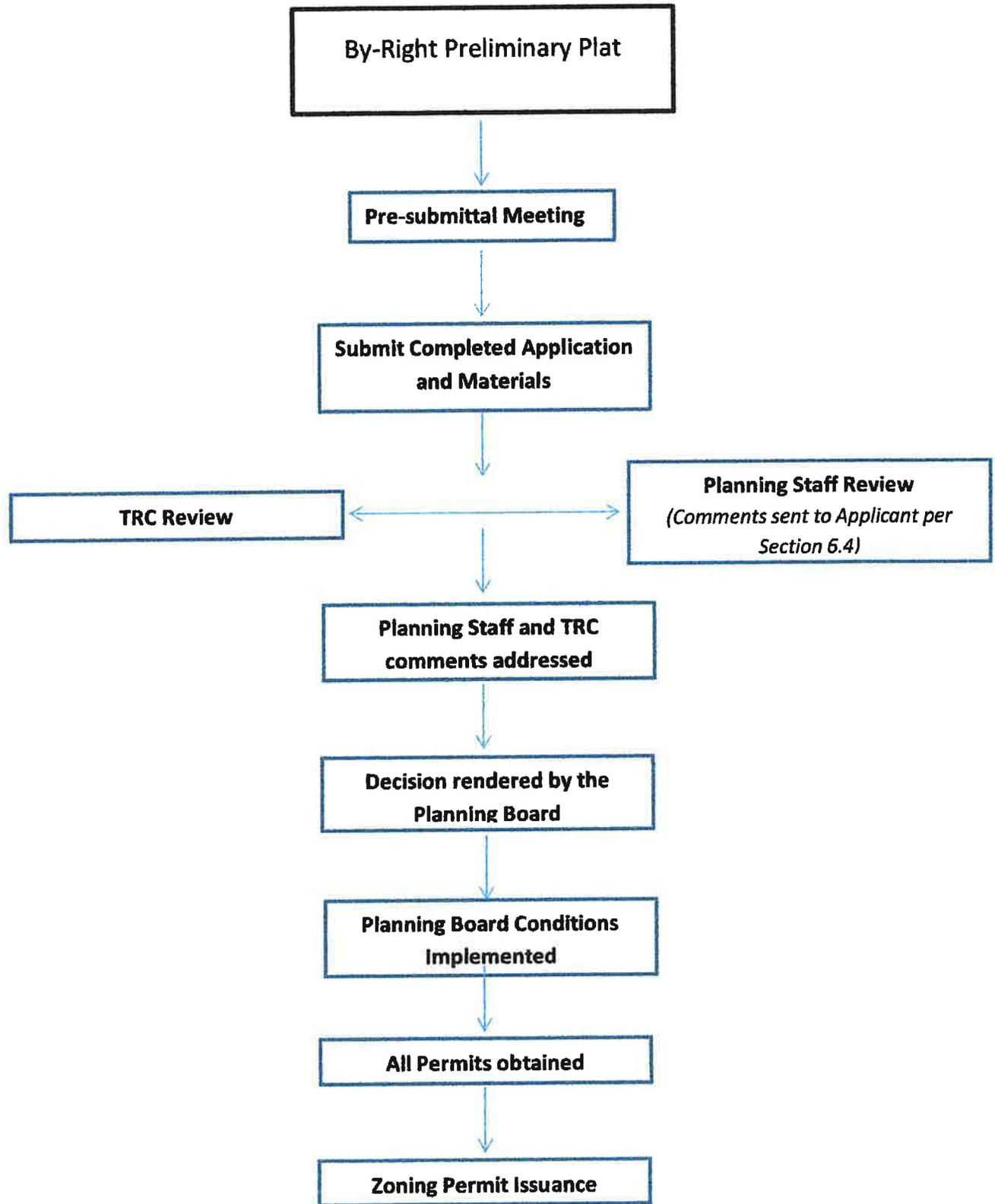
2/2/24

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.

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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:	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:	

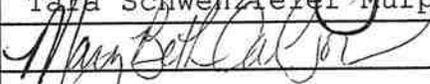
Legal relationship of applicant to landowner: Applicant is consultant for the land purchaser

SECTION 2: PROJECT INFORMATION

Preliminary Plat	<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)	
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

<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: \$ 1200
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Attachments Included with Application: (Please include # of copies)

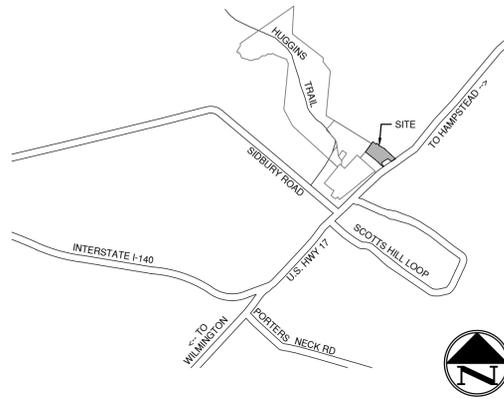
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
---------------------------	--	-----------	------------	------------	-------------------------	--

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:			

SITE PLAN

CARLSON TRACT PHASE 1 RESIDENTIAL

TOPSAIL TOWNSHIP, PENDER COUNTY, NC MAJOR SITE DEVELOPMENT PLAN TRC SUBMITTAL FEBRUARY 2, 2024



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

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

NC DENR:
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

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

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@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 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

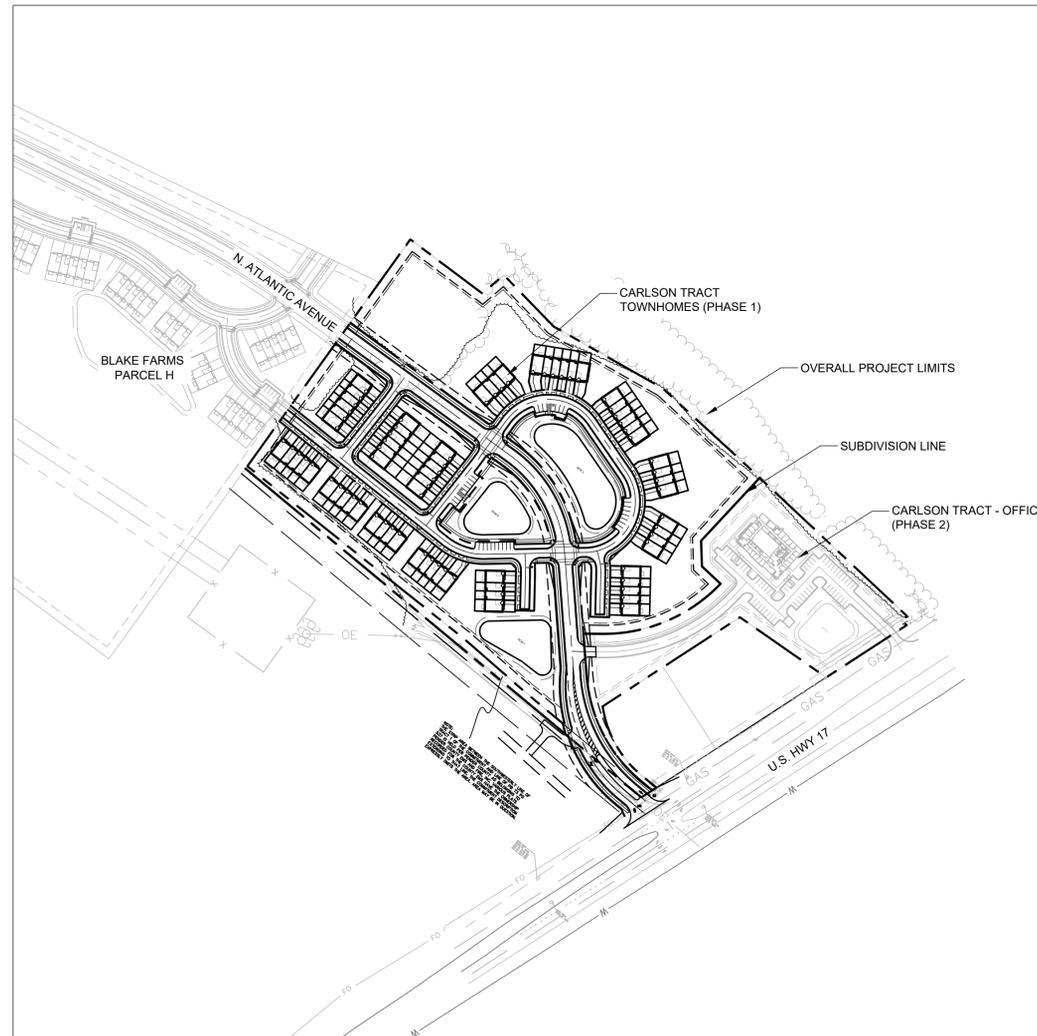
ENGINEER:
MCKIM & CREED, INC
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 910.343.1048
LICENSE: F-1222
DANTE CORONADO, PE
DCORONADO@MCKIMCREED.COM

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



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'



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 30" 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.
23. ONCE WATER IS AVAILABLE ONSITE, NO DUMPSTERS, DORMANT CONSTRUCTION EQUIPMENT IS ALLOWED IN THE ROADWAY TO IMPEDE FIRE EMERGENCY VEHICLE ACCESS.

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 MARSHALL.
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, OR ENGINEER APPROVED EQUIVALENT 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 42" COVERAGE ABOVE ALL 12" WATERMAINS AND 36" ABOVE ALL 8" WATERMAINS 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 18 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 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 BECOMES 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 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.

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: ANTHONY COLON (910) 259-0212
SANITARY SEWER: PLURIS HAMPSTEAD, LLC: KRIS KING (910) 852-0629

ADDRESS NOTES

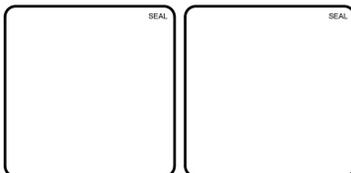
- 1. PER THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) ARTICLE 11.6.1.D AN ADDRESS WILL BE ASSIGNED DURING THE BUILDING PERMIT APPROVAL PHASE OF THE DEVELOPMENT. THE ADDRESS WILL BE ON NORTH ATLANTIC AVENUE IN WILMINGTON, NORTH CAROLINA 28411

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.

1 GENERAL NOTES

Table with 3 columns: REVNO, DESCRIPTIONS, DATE. Includes a REVISIONS section at the bottom.



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D.R. HORTON logo with 'America's Builder' slogan and 'DHI Listed NYSE' badge.

BLAKE FARMS - CARLSON TRACT - RESIDENTIAL
GENERAL NOTES

DATE: 2/2/2024
MCE PROJ # 04245-0086
DRAWN: AJW/JAD
DESIGNED: TSM/DCO
CHECKED: TSM/DCO
PROJ. MGR. TSM
SCALE: HORIZONTAL: N/A, VERTICAL: N/A
C1.1 DRAWING NUMBER
STATUS: PRELIMINARY PLAT SUBDIVISION

TREE LEGEND:
 WTR OAK = WATER OAK
 WL OAK = WILLOW OAK
 SG = SWEETGUM
 MAP = MAPLE
 OTHER TYPES NOT ABBREVIATED

PIN 3281-15-7192-0000
 CORBETT, WILBUR R
 DEED REFERENCE 1A/6521
 PLAT REFERENCE 00260113

CORNER MONUMENTS FOUND ALONG THIS
 AGREED LINE ARE SHOWN HEREON AS
 CORNER WITNESSES, PER THE STATEMENTS
 MADE BY GARRISON IN MB 20 PG 7

CORNER MONUMENTS FOUND ALONG THIS
 AGREED LINE ARE SHOWN HEREON AS
 CORNER WITNESSES, PER THE STATEMENTS
 MADE BY GARRISON IN MB 20 PG 7

PIN 3281-15-7192-0000
 CORBETT, WILBUR R
 DEED REFERENCE 1A/6521
 PLAT REFERENCE 00260113

7192-0000
 UR R
 CE 1A/6521
 DE 00260113

NIF
 PENDER 1144 LLC
 PIN 3271-55-4396-0000
 DEED REFERENCE/PLAT REFERENCE 00560087

396-0000
 00560087

NIF
 CARLSON, MARY BETH MORGAN
 PIN 3271-54-0682-0000
 DEED REFERENCE 4263/120
 PLAT REFERENCE N/A

TRACT 2
 414.8255SF
 9.52AC

TRACT 1
 461.3315SF
 10.59AC

PIN 3271-74-1581-0000
 PENDER EMS & FIRE INC
 DEED REFERENCE 4358/069
 PLAT REFERENCE 005550005

PIN 3271-64-9490-0000
 PENDER EMS & FIRE INC
 DEED REFERENCE 4434/203
 PLAT REFERENCE 00560079

PENDER COUNTY UTILITY
 WATER WELL / WATER
 TOWER SITE (CURRENTLY
 UNDER CONSTRUCTION)

PIN 3281-15-7192-0000
 CORBETT, WILBUR R
 DEED REFERENCE 1A/65
 PLAT REFERENCE 00260

PIN 3271-64-0682-0000
 DUKE ENERGY PROGRESS INC
 DEED REFERENCE 4263/120
 PLAT REFERENCE NOPLAT

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 OMMITS THE AREA. AREA MAY BE IN QUESTION.

SYMBOLS LEGEND

- LSA LANDSCAPE AREA
- SPRINKLER
- GROUND SHOT ELEVATION
- CONCRETE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- LIGHT POLE
- POWER POLE
- GUY WIRE
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- CLEANOUT
- SIGN
- YARD INLET
- STORM DRAIN MANHOLE
- CURB INLET
- YARD LIGHT
- ELECTRIC HANDHOLE
- MAILBOX
- TELEPHONE MANHOLE

TREE LEGEND

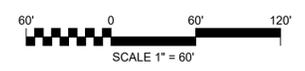
- CYPRESS
- MAPLE
- MAGNOLIA
- OAK

- PROJECT LIMITS
- CONTOUR LINE
- COMPUTED PROPERTY LINE OR EASEMENT
- STORM DRAIN LINE
- WATER LINE
- OVER HEAD POWER LINE
- GAS LINE

CARLSON TRACT

TREE INVENTORY			
POINT NUMBER	DBH	GENUS	STATUS
1	13	RED MAPLE	UNPROTECTED
2	12	BALD CYPRESS	SIGNIFICANT
3	12	RED MAPLE	UNPROTECTED
4	10	WATER OAK	SIGNIFICANT
5	11	WATER OAK	SIGNIFICANT
6	11	WATER OAK	SIGNIFICANT
7	8	WATER OAK	SIGNIFICANT
8	9	WATER OAK	SIGNIFICANT
9	10	WATER OAK	SIGNIFICANT
10	11	LIVE OAK	SIGNIFICANT
11	14	RED MAPLE	UNPROTECTED
12	11	WATER OAK	SIGNIFICANT
13	12	WATER OAK	SIGNIFICANT
14	9	WATER OAK	SIGNIFICANT
15	10	WATER OAK	SIGNIFICANT
16	16	WATER OAK	SIGNIFICANT
17	9	WATER OAK	SIGNIFICANT
18	16	RED MAPLE	UNPROTECTED
19	10	WATER OAK	UNPROTECTED
20	16	RED MAPLE	UNPROTECTED
21	18	RED MAPLE	UNPROTECTED
22	27	WATER OAK	SIGNIFICANT
23	36	BALD CYPRESS	SIGNIFICANT
24	29	BALD CYPRESS	SIGNIFICANT
25	17	WATER OAK	SIGNIFICANT
26	10	WATER OAK	SIGNIFICANT
27	13	WATER OAK	SIGNIFICANT
28	29	BALD CYPRESS	SIGNIFICANT
29	17	WATER OAK	SIGNIFICANT
30	11	WATER OAK	SIGNIFICANT
31	15	BALD CYPRESS	SIGNIFICANT
32	16	BALD CYPRESS	SIGNIFICANT
33	17	BALD CYPRESS	SIGNIFICANT
34	13	MAGNOLIA	SIGNIFICANT
35	23	RED MAPLE	UNPROTECTED
36	21	RED MAPLE	UNPROTECTED
37	25	RED MAPLE	UNPROTECTED
38	32	LIVE OAK	SIGNIFICANT
39	14	WILLOW OAK	UNPROTECTED

	COUNT
UNPROTECTED	30
SIGNIFICANT	29
TOTAL	39



2 EXISTING CONDITIONS

REVNO	DESCRIPTIONS	DATE

1 NOTES

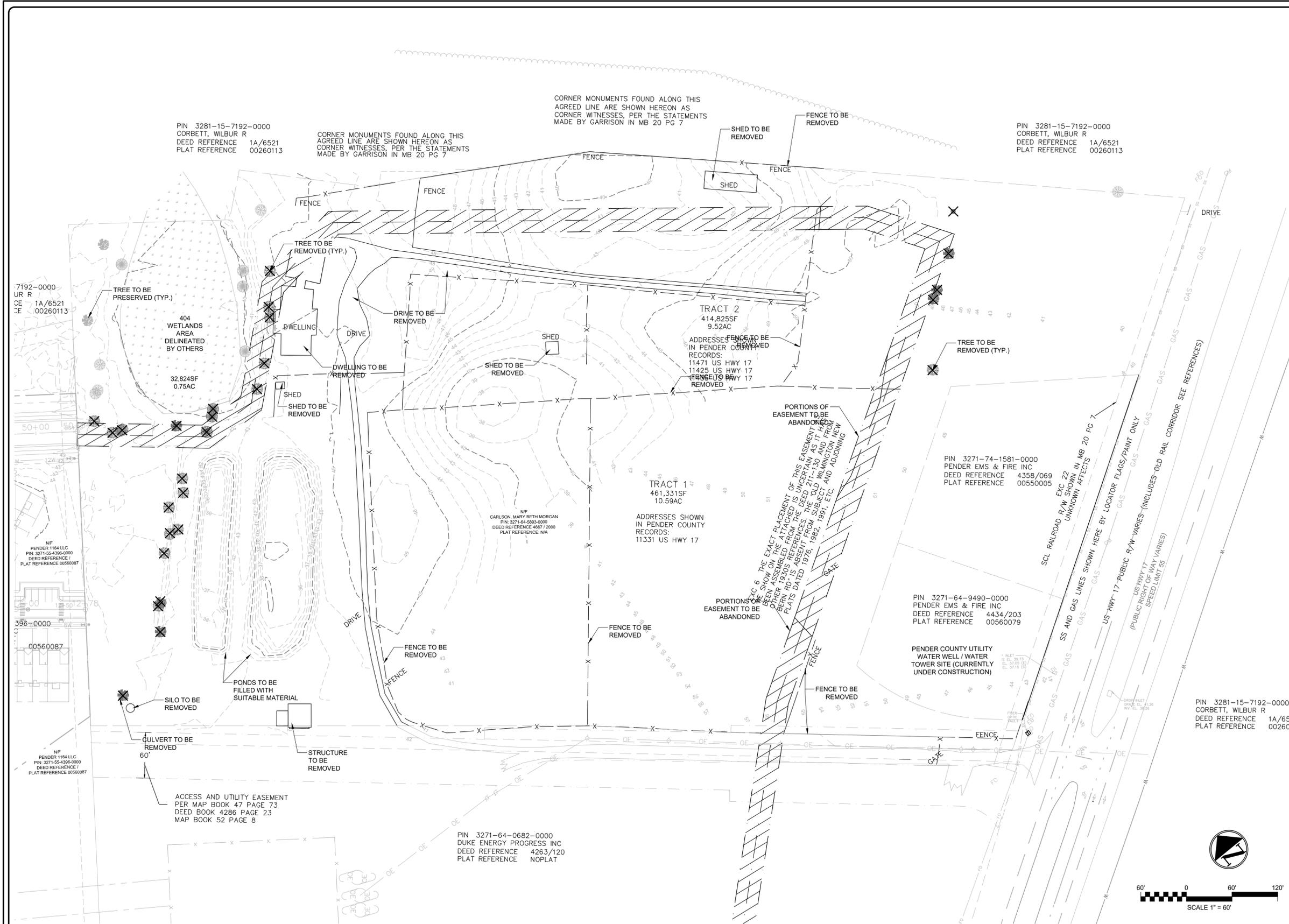
DATE: 2/2/2024	SCALE: C2.0
MCE PROJ # 04245-0068	HORIZONTAL: 1"=60'
DRAWN: AJW/JAD	VERTICAL: #
DESIGNED: TSM/DCC	REVISION: #
CHECKED: TSM/DCC	
PROJ. MGR. TSM	

STATUS: PRELIMINARY PLAT SUBDIVISION

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BLAKE FARMS - CARLSON TRACT - RESIDENTIAL
 EXISTING CONDITIONS



- SYMBOLS LEGEND**
- LSA LANDSCAPE AREA
 - SPRINKLER
 - GROUND SHOT ELEVATION
 - CONCRETE
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - LIGHT POLE
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 - MAILBOX
 - TELEPHONE MANHOLE
- TREE LEGEND**
- CYPRESS
 - MAPLE
 - MAGNOLIA
 - OAK
 - TO BE REMOVED
- PROJECT LIMITS
 CONTOUR LINE
 COMPUTED PROPERTY LINE OR EASEMENT
 STORM DRAIN LINE
 WATER LINE
 OVER HEAD POWER LINE
 GAS LINE

Mitigation Calculation

	COUNT			
WATER OAK	15	x2 trees	30	2" Caliper trees required
MAGNOLIA	1	x2 trees	2	2" Caliper trees required
LIVE OAK	2	x2 trees	2	2" Caliper trees required
BALD CYPRESS	7	x2 trees	14	2" Caliper trees required
SIGNIFICANT	25	x2 trees	50	2" Caliper trees required Total

TREES TO BE REMOVED

POINT NUMBER	DBH	GENUS	STATUS
7	8	WATER OAK	SIGNIFICANT
8	9	WATER OAK	SIGNIFICANT
9	10	WATER OAK	SIGNIFICANT
10	11	LIVE OAK	SIGNIFICANT
11	14	RED MAPLE	UNPROTECTED
12	11	WATER OAK	SIGNIFICANT
13	12	WATER OAK	SIGNIFICANT
14	9	WATER OAK	SIGNIFICANT
15	10	WATER OAK	SIGNIFICANT
16	16	WATER OAK	SIGNIFICANT
17	9	WATER OAK	SIGNIFICANT
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19	10	WATER OAK	SIGNIFICANT
20	16	RED MAPLE	UNPROTECTED
21	18	RED MAPLE	UNPROTECTED
22	27	WATER OAK	SIGNIFICANT
25	17	WATER OAK	SIGNIFICANT
26	10	WATER OAK	SIGNIFICANT
27	13	WATER OAK	SIGNIFICANT
29	17	WATER OAK	SIGNIFICANT
30	11	WATER OAK	SIGNIFICANT
31	15	BALD CYPRESS	SIGNIFICANT
32	16	BALD CYPRESS	SIGNIFICANT
33	17	BALD CYPRESS	SIGNIFICANT
34	13	MAGNOLIA	SIGNIFICANT
35	23	RED MAPLE	UNPROTECTED
36	21	RED MAPLE	UNPROTECTED
37	25	RED MAPLE	UNPROTECTED
38	32	LIVE OAK	SIGNIFICANT

NOTE: TREE REMOVAL FOR PHASE 1 & PHASE 2 TO OCCUR DURING PHASE ONE CONSTRUCTION. SEE LANDSCAPE PLAN C10.0 FOR MITIGATION PLANTINGS.

2 DEMOLITION PLAN

1 NOTES

REVNO	DESCRIPTIONS	DATE

SEAL

SEAL

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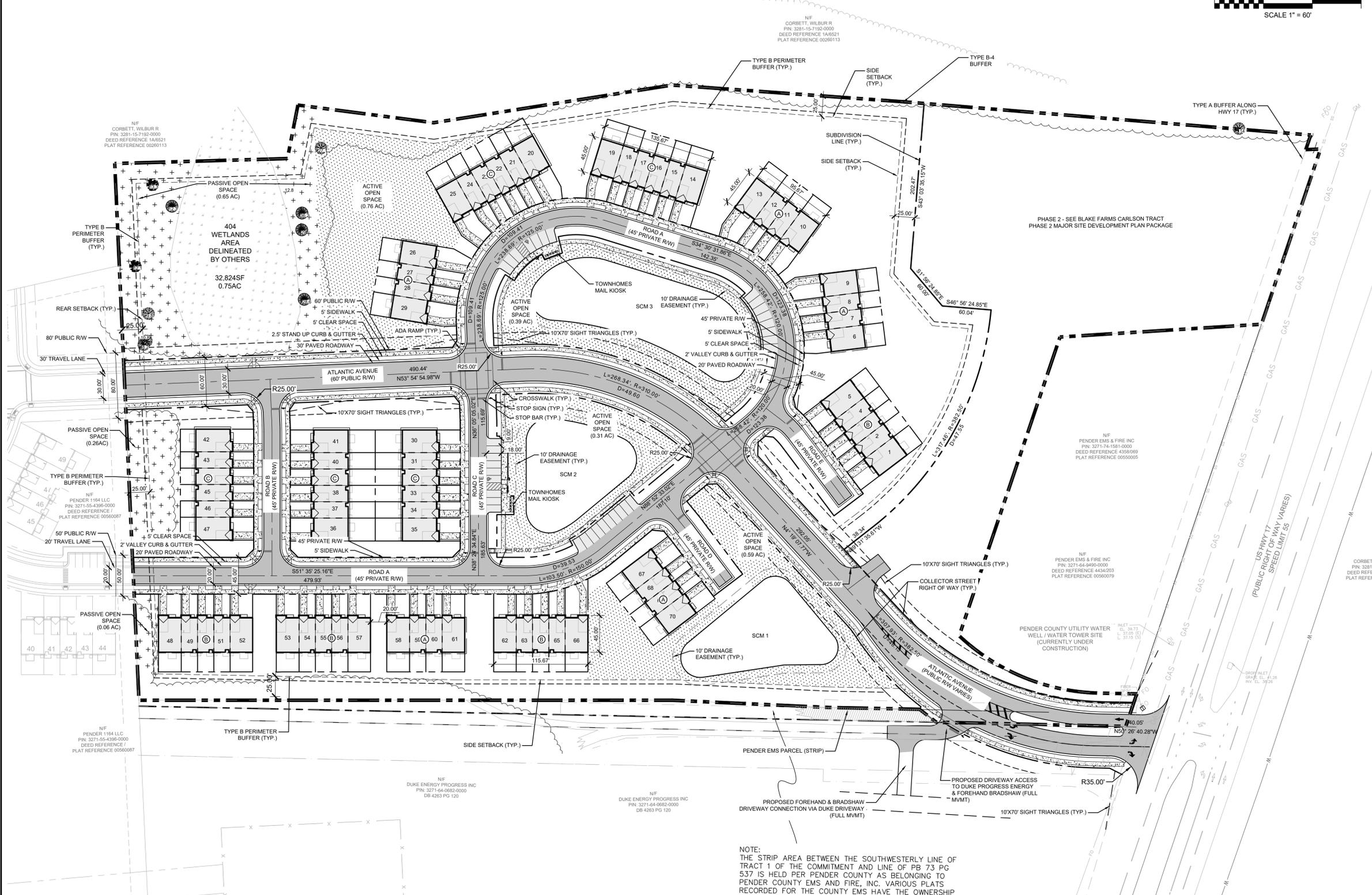
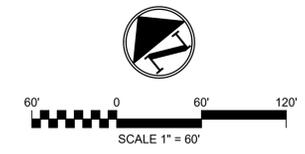
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BLAKE FARMS - CARLSON TRACT - RESIDENTIAL

DEMOLITION PLAN

DATE: 2/2/2024	SCALE: 1"=60'	C2.1
MCE PROJ # 04245-0068	HORIZONTAL: 1"=60'	
DRAWN: AJW/JAD	VERTICAL: --	DRAWING NUMBER
DESIGNED: TSM/DCC		
CHECKED: TSM/DCC		
PROJ. MGR: TSM		

STATUS: PRELIMINARY PLAT SUBDIVISION



SITE DATA TABLE		
GENERAL INFORMATION		
PROPERTY OWNER:	MARY BETH MORGAN CARLSON	
PARCEL ID:	3271-64-5893-0000 3271-65-9054-0000	
CURRENT ZONING:	RP (RESIDENTIAL PERFORMANCE)	
CURRENT LAND USE:	MEDIUM DENSITY RESIDENTIAL / NEIGHBORHOOD MIXED USE	
PROPOSED ZONING:	PD-CZ (PLANNED DEVELOPMENT CONDITIONAL ZONING)	
TOTAL ACREAGE (OVERALL DEVELOPMENT):	±19.51 AC	
RESIDENTIAL ACREAGE:	±15.91 AC	
OFFICE ACREAGE:	±3.60 AC	
PROPOSED USE:	TOWNHOUSES	
BUILDING HEIGHTS		
TOWNHOMES:	40'	
RESIDENTIAL BUILDING TYPE		
BUILDING A 4 UNITS PER BUILDING ±45x96'	NUMBER OF BUILDINGS 5	NUMBER OF UNITS 20
BUILDING B 5 UNITS PER BUILDING ±45x116'	4	20
BUILDING C 6 UNITS PER BUILDING ±45x136'	5	30
TOTAL NUMBER OF UNITS:	70	
DENSITY		
MAX DWELLING UNITS 19.51 TOTAL ACRES 3.78 COMMERCIAL ACRES 15.72 RESIDENTIAL ACRES	ALLOWED 4.6 DU/AC	PROPOSED 71 UNITS
15.72 RESIDENTIAL ACRES - 7.75 WETLAND ACREAGE 7.97 SITE AREA		
[4.6 x 14.97 AC.] + [4.6 x 7.5 AC. x .50] =	71 UNITS	
OPEN SPACE		
	REQUIRED 0.03 ACRES PER DWELLING UNIT (2.1 ACRES TOTAL)	PROVIDED 0.04 ACRES PER DWELLING UNIT (3.02 ACRES TOTAL)
PASSIVE OPEN SPACE	MAX 50% OF TOTAL OPEN SPACE (1.05 ACRES)	0.97 ACRES (32%)
ACTIVE OPEN SPACE	MIN 50% OF TOTAL OPEN SPACE (1.05 ACRES)	2.05 ACRES TOTAL (68%)
APPROXIMATE TOWNHOME LOT SIZES:		
INTERIOR UNIT	20' WIDTH x 35' DEPTH (±1,900 SF)	
END UNIT	28' WIDTH x 35' DEPTH (±2,660 SF)	
TOWNHOME BUILDING SETBACKS:		
	FRONT	25'-0"
	REAR	25'-0"
	MIN. SEPARATION	13'-0"
SITE TRIP GENERATION (PER ITE LAND USE CODES 215 & 710):		
215 - SINGLE FAMILY RESIDENTIAL	DAILY	483
	AM PEAK	39
	PM PEAK	43

- NOTES:**
- TRAFFIC IMPACT ANALYSIS: SCOPE HAS BEEN APPROVED AND THE ANALYSIS IS IN PROGRESS.
 - REFER TO PLAN FOR PROPOSED SETBACKS, BUFFERS, SCREENING & LANDSCAPING INFORMATION.
 - JURISDICTIONAL DETERMINATION: SAW-2023-00206 PJD & SAW-2023-00206 A.J.D. REFER TO PLAN FOR OPEN SPACE INFORMATION.
 - SIGNAGE WILL BE IN COMPLIANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ARTICLE 9.
 - LIGHTING WILL BE IN COMPLIANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ARTICLE 7.11.
 - ACTIVE OPEN SPACES SHALL BE IMPROVED SPACES WITH USES CONSISTENT WITH LUDO SECTION 7.8.1.
 - STREET & SITE LIGHTING TO BE DESIGNED BY DUKE AS PLANS PROGRESS THROUGH THE REVIEW PROCESS.
 - COORDINATION WITH DUKE ENERGY IS ONGOING FOR CONNECTION TO NC HWY17.

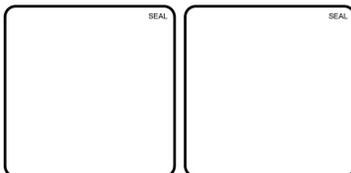
LEGEND

	BUILDINGS		SIDEWALK
	LIGHT DUTY PAVEMENT		ACTIVE OPEN SPACE
	HEAVY DUTY PAVEMENT		PASSIVE OPEN SPACE

2 SITE PLAN

1 NOTES

REVNO	DESCRIPTIONS	DATE



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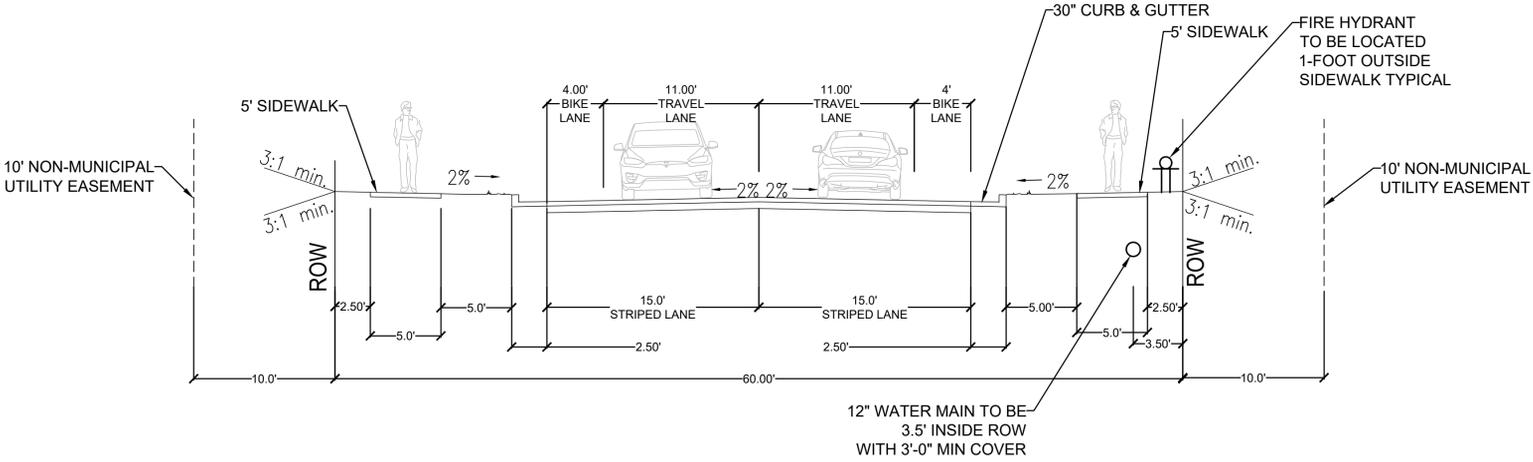
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BLAKE FARMS - CARLSON TRACT - RESIDENTIAL

SITE PLAN

DATE: 2/2/2024	SCALE: C3.0
MCE PROJ #: 04245-0068	HORIZONTAL: 1"=60'
DRAWN: AJW/JAD	VERTICAL: N/A
DESIGNED: TSM/DCO	DRAWING NUMBER: C3.0
CHECKED: TSM/DCO	REVISION: ----
PROJ. MGR: TSM	
STATUS: PRELIMINARY PLAT SUBDIVISION	

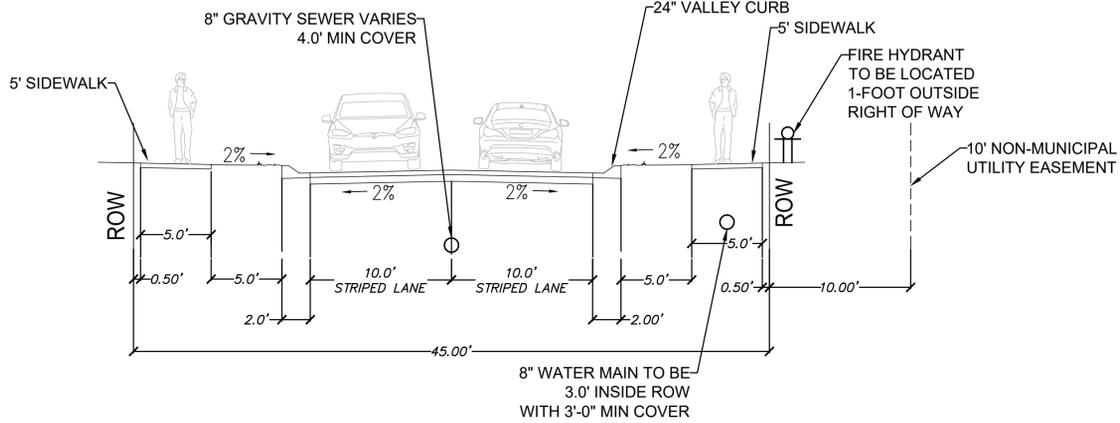
ATLANTIC AVENUE (NO MEDIAN) 60' R/W (PUBLIC)



2 COLLECTOR STREET CROSS SECTION - 60' PUBLIC RIGHT OF WAY - N. ATLANTIC AVENUE

NTS

RESIDENTIAL LOCAL (45' PRIVATE R/W - PUBLIC UTILITY EASEMENT)

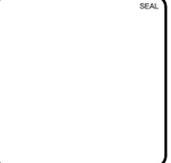


NOTES:
1. REFER TO SITE PLAN, SHEET 3.0 FOR STREET LOCATIONS.

1 LOCAL RESIDENTIAL STREET CROSS SECTION - 45' PRIVATE RIGHT OF WAY

NTS

REVNO	DESCRIPTIONS	DATE



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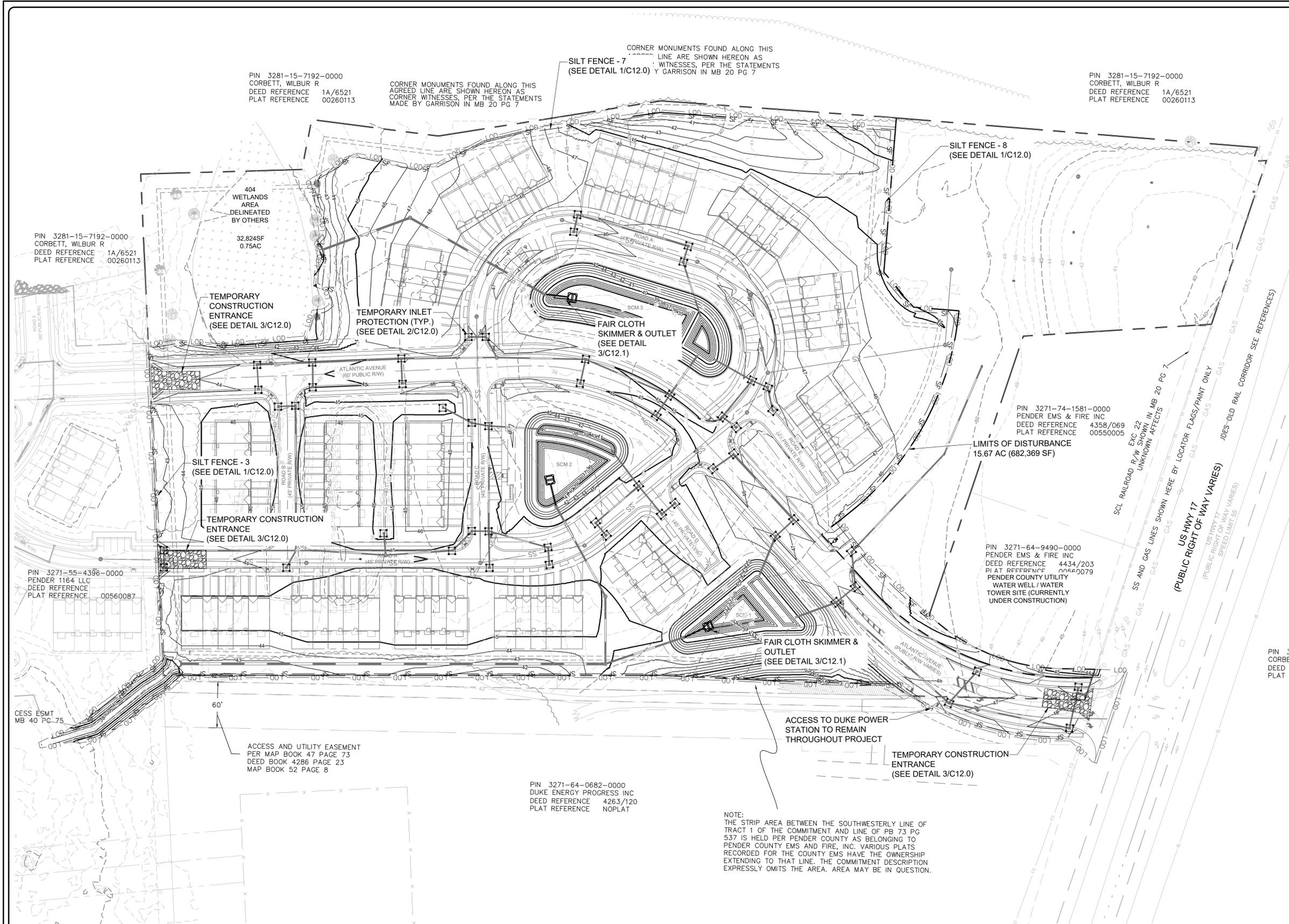
BLAKE FARMS - CARLSON TRACT - RESIDENTIAL

ROAD SECTIONS

DATE:	2/2/2024
MCE PROJ. #	04245-0033
DRAWN	AJW/TL
DESIGNED	TL/TSM
CHECKED	TL/TSM
PROJ. MGR.	TSM

SCALE	C3.2 DRAWING NUMBER
HORIZONTAL:	
VERTICAL:	
REVISION	

STATUS: PRELIMINARY PLAT SUBDIVISION



- ### 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)
 - SILT FENCE / TREE PROTECTION FENCE
 - LIMITS OF DISTURBANCE
 - BAFFLES
 - TEMPORARY DIVERSION DITCH (TDD)
 - EXISTING MAJOR CONTOUR LINE
 - EXISTING MINOR CONTOUR LINE
 - DRAINAGE AREA LINE

- ### 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. THIS INCLUDES SILT FENCING, TEMPORARY SEDIMENT BASINS, SKIMMERS, AND CONSTRUCTION ENTRANCES.
 3. INSTALL TEMPORARY GROUND STABILIZATION MEASURES, WHERE POSSIBLE AND AS REQUIRED, IN ALL AREAS OUTSIDE OF IMMEDIATE CONSTRUCTION ZONES.
 4. COMMENCE INSTALLATION OF UTILITIES AND THE STORM WATER NETWORK ESTABLISHING INLET PROTECTION AT ALL INLETS AS INDICATED. SEE INLET PROTECTION DETAILS FOR MORE INFORMATION.
 5. COMMENCE AND COMPLETE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS AS ILLUSTRATED ON THE PHASE 2 EROSION CONTROL PLANS.
 6. INSTALL DANDY SACK INLET PROTECTION AT THE TIME THE ROCK INLET PROTECTION IS TO BE REMOVED AND THE FIRST LIFT OF ASPHALT IS INSTALLED. MAINTAIN DANDY SACK INLET PROTECTION UNTIL PROJECT COMPLETION.
 7. UPON COMPLETION OF CONSTRUCTION AREAS, ESTABLISH PERMANENT GROUND COVER AND OVERALL SITE STABILIZATION.
 8. AFTER COMPLETION OF CONSTRUCTION AREAS AND PERMANENT GROUND STABILIZATION, REMOVE TEMPORARY EROSION CONTROL MEASURES (SKIMMER, SILT FENCE, INLET PROTECTION, ETC.)
 9. COMPLETE EROSION CONTROL PHASE 2.

- ### GENERAL EROSION CONTROL NOTES
1. SEE 1/C4.0 FOR GENERAL EROSION CONTROL NOTES.
- ### EROSION CONTROL MAINTENANCE NOTES
1. THE FOLLOWING EROSION CONTROL MAINTENANCE NOTES SHALL BE ADHERED TO DURING THE ENTIRE CONSTRUCTION PERIOD. SEE ALSO, EROSION CONTROL DETAIL SHEETS C12.0 - C12.1 FOR ADDITIONAL MAINTENANCE NOTES.
 2. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AND REPAIRED, AS NECESSARY, EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF EVERY ONE INCH OR GREATER RAINFALL.
 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 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.
 4. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP. THE SEDIMENT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
 5. ALL AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
 6. 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 A 1/4 INCH DEPTH. THE CONTRACTOR SHALL REMOVE MUD/SOIL FROM PAVEMENT DAILY AS REQUIRED.
 7. INSPECT TEMPORARY SEDIMENT BASINS AND SKIMMER AT LEAST WEEKLY AND WITHIN 24 HOURS OF EVERY ONE INCH OR GREATER RAINFALL, AND REPAIR IMMEDIATELY IF DAMAGED OR ALTERED. 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 SKIMMER 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 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.
 10. INSPECT TEMPORARY DIVERSIONS DITCHES ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED.
 11. INSPECT INLET PROTECTIONS AT LEAST WEEKLY AND WITHIN 24 HOURS OF EVERY ONE INCH OR GREATER RAINFALL. 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.
 12. INSPECT DANDY SACKS/WATTLES WEEKLY AND WITHIN 24 HOURS OF EVERY ONE INCH OR GREATER RAINFALL. REMOVE ACCUMULATED SEDIMENT AND ANY DEBRIS. DANDY SACKS/WATTLES MUST BE REPLACED IF CLOGGED OR TORN. DANDY SACKS/WATTLES NEEDS TO BE REINSTALLED IF UNDERMINED OR DISLOADED. DANDY SACKS/WATTLES SHALL BE INSPECTED UNTIL LAND DISTURBANCE IS COMPLETE AND THE AREA ABOVE THE MEASURE HAS BEEN PERMANENTLY STABILIZED.
 13. INSPECT CHECK DAMS AND CHANNELS AT LEAST WEEKLY AND WITHIN 24 HOURS OF EVERY ONE INCH OR GREATER RAINFALL, AND REPAIR IMMEDIATELY. CLEAN OUT SEDIMENT, STRAW, LIMBS, OR OTHER DEBRIS THAT COULD CLOG THE CHANNEL WHEN NEEDED.
 14. ANTICIPATE SUBMERGENCE AND DEPOSITION ABOVE THE CHECK DAM AND EROSION FROM HIGH FLOWS AROUND THE EDGES OF THE DAM. CORRECT ALL DAMAGE IMMEDIATELY. IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, ADDITIONAL MEASURES CAN BE TAKEN SUCH AS, INSTALLING A PROTECTIVE RIP-RAP LINER IN THAT PORTION OF THE CHANNEL.
 15. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAMS AS NEEDED TO PREVENT DAMAGE TO CHANNEL VEGETATION, ALLOW THE CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM, AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. ADD STONES TO DAM AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.

2 EROSION CONTROL PHASE 2 PLAN

1 NOTES

REVNO	DESCRIPTIONS	DATE

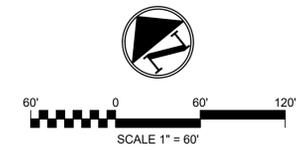
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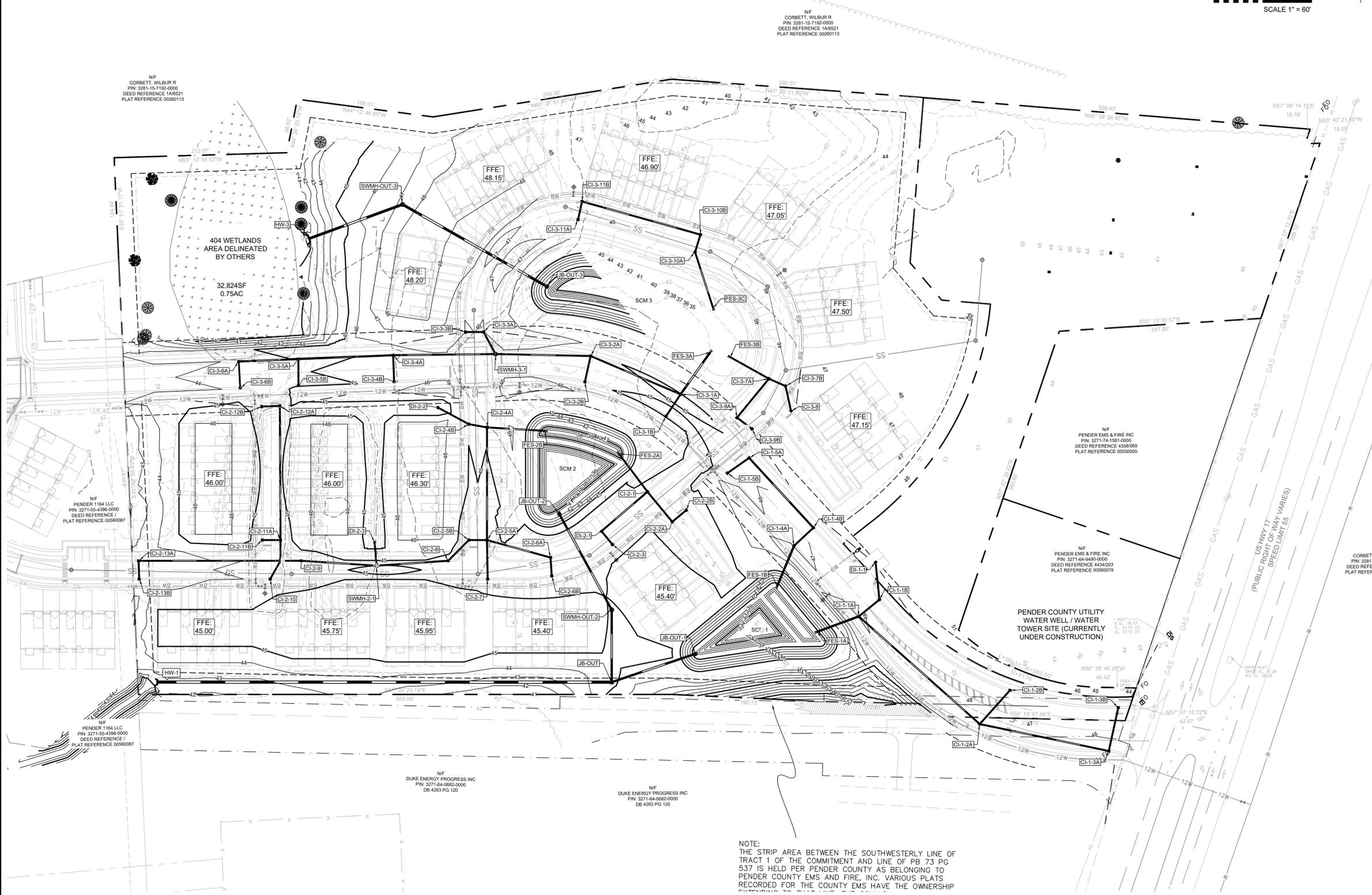
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 EROSION CONTROL PHASE 2 PLAN

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



- GRADING AND DRAINAGE NOTES:**
- INITIATE EROSION CONTROL SEQUENCE BEFORE BEGINNING CLEARING AND GRADING OPERATIONS.
 - CLEAR AREA WITHIN THE LOD AND ESSENTIAL SITE IMPROVEMENTS OF ALL VEGETATION PROTECT VEGETATION BEYOND GRADING LIMITS.
 - STRIP TOPSOIL TO FULL DEPTH DESCRIBED IN THE EROSION CONTROL PLANS IN AREAS TO BE GRADED AND STOCKPILE.
 - COMPACT ALL STRUCTURAL FILL AREAS AND SLOPES TO 95% OF MAXIMUM DENSITY. AREAS LESS THAN 3.0 FEET OF FILL IN NON-STRUCTURAL AREAS MAY BE COMPACTED TO 90% OF MAXIMUM DENSITY.
 - ALL BANK AND SWALE SIDE SLOPES SHALL BE GRADED WITH NO GREATER THAN 3:1 SLOPES.
 - 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).
 - ALL AREAS ARE TO BE GRADED SO THAT NO AREAS OF STANDING WATER OCCUR.
 - OPERATOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADERS TO ENSURE DRAINAGE IN THE DIRECTIONS INDICATED ON THE PLAN.
 - ALL SELECT AND BORROW MATERIAL SHALL MEET CRITERIA SET FORTH BY SECTIONS 1016 AND 1018 OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS STANDARDS AND SPECIFICATIONS FOR ROADS AND STRUCTURES.
 - 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 PIPES(S).
 - EXISTING PAVING, CONCRETE, AND OTHER UNSUITABLE MATERIALS INCLUDING UNDERCUT EXCAVATION SHALL NOT BE USED AS FILL MATERIAL AND SHALL BE DISPOSED OF OUTSIDE THE PROJECT LIMITS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES FOR DISPOSAL.
 - PIPE BEDDING SHALL BE CLASS "C" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - ALL TREES, STUMPS, ROOT MAT, ETC. SHALL BE ENTIRELY REMOVED REGARDLESS OF DEPTH. BURNING OF ORGANIC MATERIAL WITHIN THE PROJECT LIMITS IS NOT PERMITTED. OPEN BURNING OF DOWNED TREES AND STUMPS MAY BE PERMITTED AT A LOCATION APPROVED BY OWNER AND WITHIN REGULATIONS OF LOCAL MUNICIPALITY. CHIPPED MATERIALS MUST BE REMOVED PRIOR TO THE PLACEMENT OF EMBANKMENT OR TOPSOIL.
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 - ALL STORM DRAINAGE PIPES SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS. HP PIPE MAY BE USED IN LIEU OF CONCRETE PIPE OR ENGINEER APPROVED EQUAL. ALL STORMWATER OUTFALL PIPES MUST BE RING GASKET RCP. 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 PERMITS, FEES, FILING 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.
 - APPROVED COVERS TO PREVENT MATERIAL FROM LEAVING THE TRUCKS MUST BE INSTALLED OVER ALL LOADED TRUCKS HAULING BORROW, EXCAVATED MATERIAL AND/OR FINE AGGREGATES TO OR FROM THE PROJECT SITES OVER STATE MAINTAINED ROADS. ANY MATERIALS DELIVERED, TRANSPORTED, OR REMOVED IN UNCOVERED TRUCKS WILL BE INCORPORATED INTO THE PROJECT OR REMOVED FROM THE SITE WITH NO ADDITIONAL PAYMENT TO THE CONTRACTOR FOR FURNISHING, REMOVING, OR PLACING THE MATERIALS INVOLVED.
 - DEWATERING: THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AND MAINTAIN AMPLE MEANS AND EQUIPMENT WITH WHICH TO REMOVE AND PROPERLY DISPOSE OF ANY AND ALL WATER ENTERING THE EXCAVATION OR OTHER PARTS OF THE WORK AND KEEP ALL EXCAVATIONS DRY UNTIL SUCH TIME AS PIPE LAYING AND GRADING IS COMPLETED. NO WATER SHALL BE ALLOWED TO RISE AROUND THE PIPE IN UNBACKFILLED TRENCHES NOR SHALL IT BE ALLOWED TO RISE OVER MASONRY UNTIL THE CONCRETE OR MORTAR HAS SET (MINIMUM 24 HOURS). ALL WATER PUMPED OR DRAINED FROM THE WORK SHALL BE DISPOSED OF IN SUCH A MANNER AS TO PREVENT SILTATION AND EROSION TO ADJACENT PROPERTY OR OTHER CONSTRUCTION. CONTRACTOR TO CAREFULLY ROOT PRUNE TREES, CREATING CLEAN CUTS. NO ROUGH BREAKS OF ROOTS (TYPICALLY AS THE RESULT OF MECHANICAL EQUIPMENT) WILL BE ACCEPTABLE.



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

2 GRADING & DRAINAGE PLAN

1 NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL	SEAL

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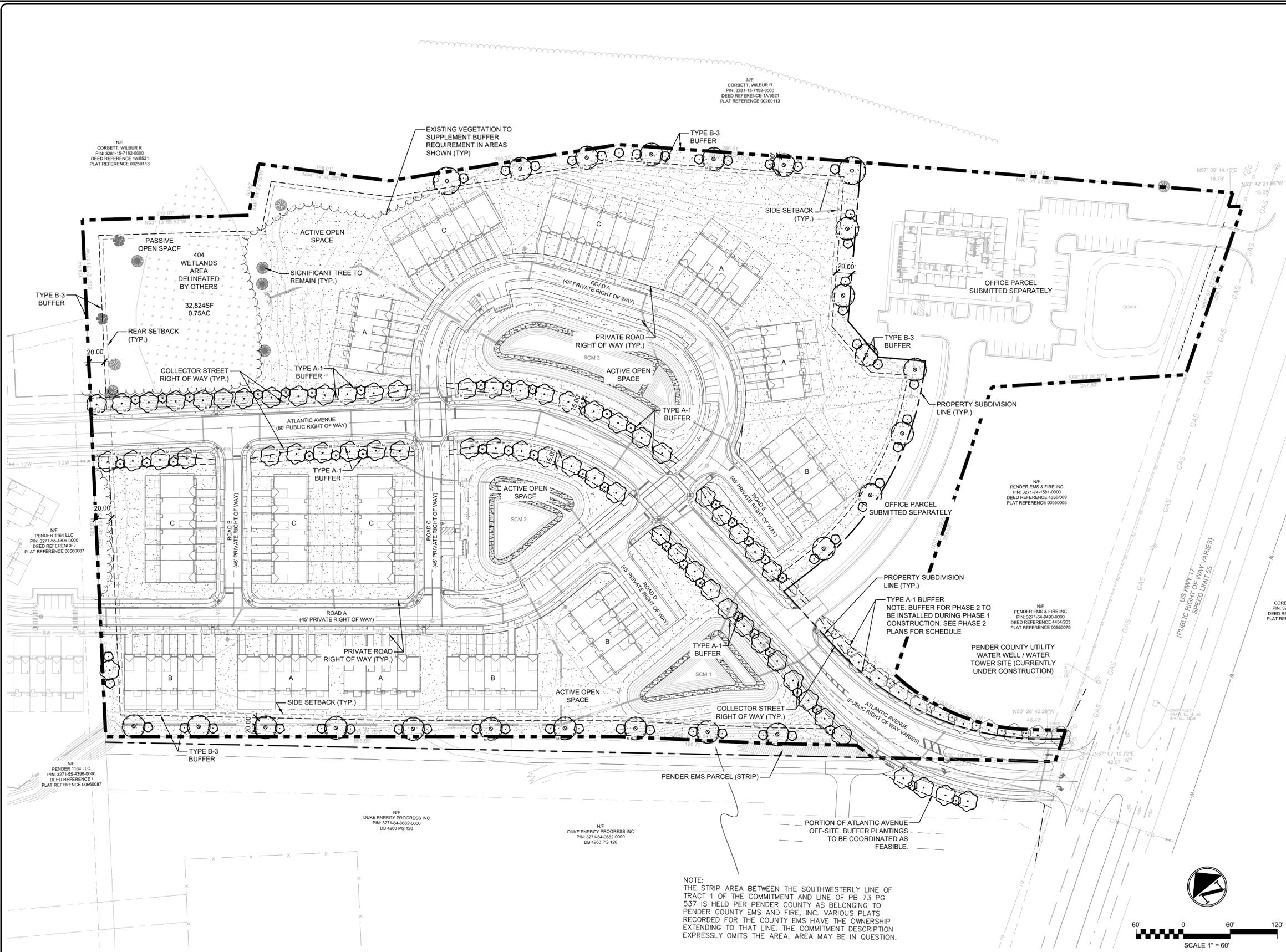
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BLAKE FARMS - CARLSON TRACT - RESIDENTIAL

GRADING & DRAINAGE PLAN

DATE: 2/2/2024	SCALE: C7.0
MCE PROJ. #: 04245-0088	HORIZONTAL: 1"=60'
DRAWN: AJW/JAD	VERTICAL: N/A
DESIGNED: TSM/DCC	REVISION: ---
CHECKED: TSM/DCC	
PROJ. MGR: TSM	
STATUS: PRELIMINARY PLAT SUBDIVISION	

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LANDSCAPE DATA		
REQUIREMENT	REQUIRED	PROVIDED
8.1.3 MITIGATION		
ANY SIGNIFICANT TREE REMOVED SHALL BE MITIGATED BY PLANTING OF TWO (2) TREES OF THE SAME SPECIES WITH A MINIMUM CALIPER OF 2" OR GREATER	(50) 2" CAL. TREES	(50) 2" CAL. TREES
25 SIGNIFICANT TREES REMOVED x 2 = 50 TREES		
NOTE: SEE TREE REMOVAL TABLE FOR TREE REMOVAL LIST AND MITIGATION CALCULATIONS (C2.1)		
8.2 REQUIRED BUFFERS		
ATLANTIC AVENUE (NORTH) - 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 895' / 100' = 9 9 X 3 CANOPY TREE = 27 CANOPY TREES 9 X 2 UNDERSTORY TREES = 18 UNDERSTORY TREES	ATLANTIC AVE. (N) 27 CANOPY TREES 18 UNDERSTORY TREES	ATLANTIC AVE. (N) 27 CANOPY TREES 18 UNDERSTORY TREES
ATLANTIC AVENUE (NORTH) - STREET BUFFER PHASE 2 - OFFICE PARCEL 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 405' / 100' = 4.1 4.1 X 3 CANOPY TREE = 13 CANOPY TREES 4.1 X 2 UNDERSTORY TREES = 9 UNDERSTORY TREES	ATLANTIC AVE. (N) PHASE 2 13 CANOPY TREES 9 UNDERSTORY TREES	ATLANTIC AVE. (N) PHASE 2 13 CANOPY TREES 9 UNDERSTORY TREES
ATLANTIC AVENUE (SOUTH) - 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' LINEAR FEET BOUNDARY OF 1089' / 100' = 10.9 10.9 X 3 CANOPY TREE = 33 CANOPY TREES 10.9 X 2 UNDERSTORY TREES = 22 UNDERSTORY TREES	ATLANTIC AVE. (S) 33 CANOPY TREES 22 UNDERSTORY TREES	ATLANTIC AVE. (S) 33 CANOPY TREES 22 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 1008' / 100' = 10.1 10.1 X 1 CANOPY TREE = 11 CANOPY TREES 10.1 X 2 UNDERSTORY TREES = 21 UNDERSTORY TREES	NORTH PROPERTY LINE 11 CANOPY TREES 21 UNDERSTORY TREES	NORTH PROPERTY LINE 7 CANOPY TREES (4 EXISTING) 13 UNDERSTORY TREES (8 EXISTING)
WEST 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 BOUNDARY OF 523' / 100' = 5.3 5.3 X 1 CANOPY TREE = 6 CANOPY TREES 5.3 X 2 UNDERSTORY TREES = 11 UNDERSTORY TREES	WEST PROPERTY LINE 6 CANOPY TREES 11 UNDERSTORY TREES	WEST PROPERTY LINE 1 CANOPY TREES (5 EXISTING) 2 UNDERSTORY TREES (9 EXISTING)
SOUTH 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 908' / 100' = 9.1 9.1 X 1 CANOPY TREE = 10 CANOPY TREES 9.1 X 2 UNDERSTORY TREES = 19 UNDERSTORY TREES	SOUTH PROPERTY LINE 10 CANOPY TREES 19 UNDERSTORY TREES	SOUTH PROPERTY LINE 10 CANOPY TREES 19 UNDERSTORY TREES
EAST 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 BOUNDARY OF 621' / 100' = 6.2 6.2 X 1 CANOPY TREE = 6 CANOPY TREES 6.2 X 2 UNDERSTORY TREES = 13 UNDERSTORY TREES	EAST PROPERTY LINE 6 CANOPY TREES 13 UNDERSTORY TREES	EAST PROPERTY LINE 6 CANOPY TREES 13 UNDERSTORY TREES

PLANT LEGEND	
SYMBOL	BOTANICAL / COMMON NAME
CANOPY TREE	
	QUERCUS NIGRA WATER OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	TAXODIUM DISTICHUM BALD CYPRESS
UNDERSTORY TREES	
	CERCIS CANADENSIS 'FOREST PANSY'
	FOREST PANSY EASTERN REDBUD MAGNOLIA GRANDIFLORA 'SOUTHERN CHARM'
	TEDDY BEAR® SOUTHERN MAGNOLIA
GROUND COVERS	
	CYNODON DACTYLON
	BERMUDA GRASS
	VEGETATIVE SHELF PLANTING

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.

2 LANDSCAPE PLAN

1 NOTES

REVNO	DESCRIPTIONS	DATE

SEAL	SEAL

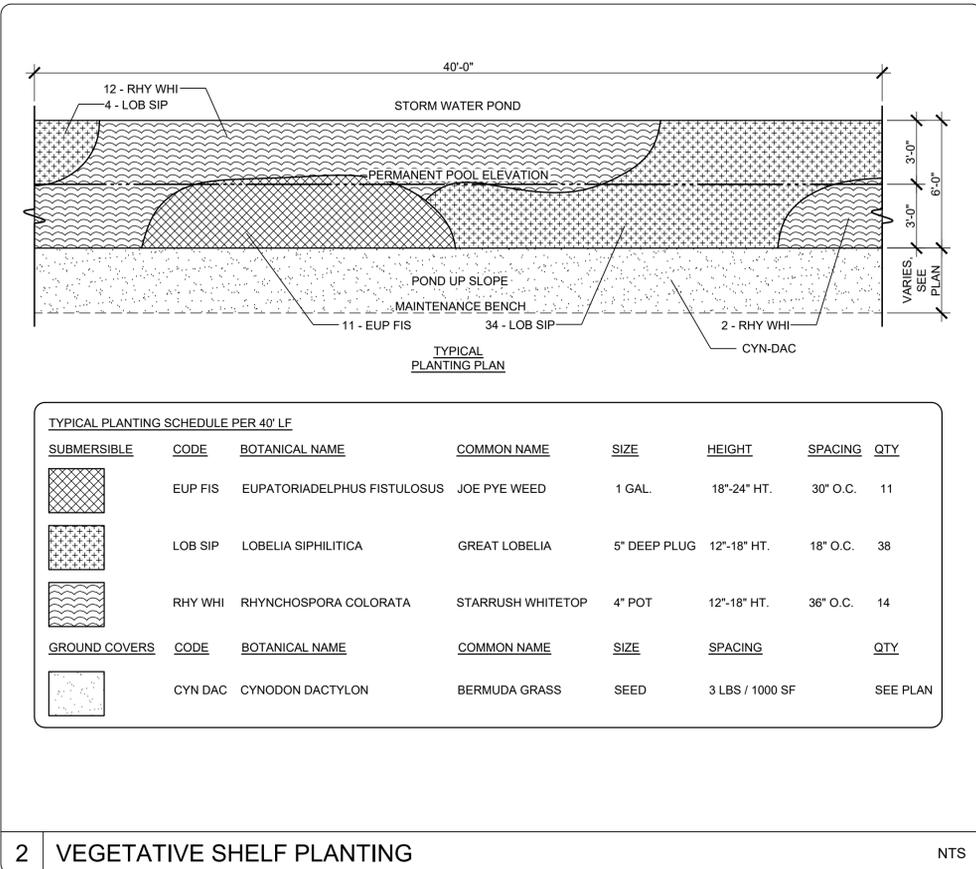
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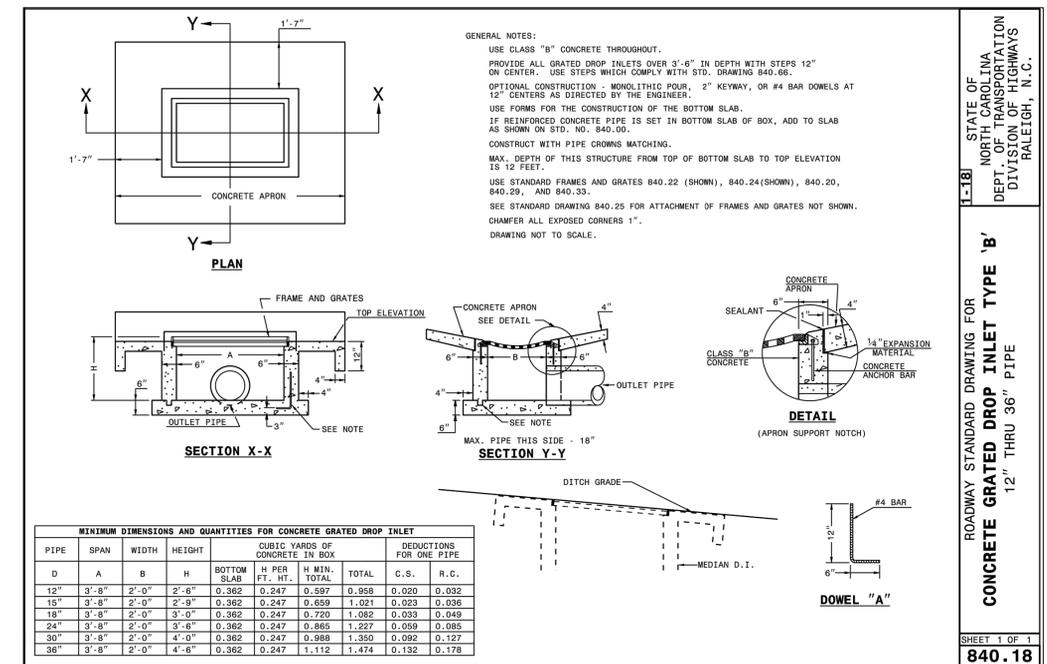
LANDSCAPE PLAN

DATE: 2/2/2024	SCALE: C10.0
MCE PROJ. #: 04245-0068	HORIZONTAL: 1" = 60'-0"
DRAWN: AJW/JAD	VERTICAL: -
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PROJ. MGR: TSM	
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2 VEGETATIVE SHELF PLANTING

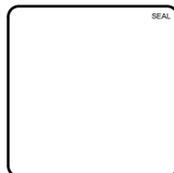
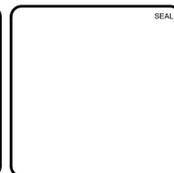
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1 CONCRETE GRATED DROP INLET TYPE 'B'

NTS

REVNO	DATE	DESCRIPTIONS



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 PROJ. MGR.: TSM

SCALE: C13.1
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