

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

Nadeau - Tree Mitigation Variance

Case Number: VAR 2023-15

Application Type: Variance

Applicant: Michael Nadeau

Owners: Michael Nadeau

Location: The subject properties are located approximately 165' west of US Highway 17 at its intersection with Williams Love Grove Church Road in the Topsail Township.

Property ID #(s): 3293-54-3231-0000

Description: Michael Nadeau, applicant and owner, is requesting a variance for relief from the Pender County Unified Development Ordinance standards outlined in Section 8.1.3 'Tree Survey Required.' Specifically, the request is to seek relief from the mitigation requirements for the removal of significant trees.

Current Zoning: General Business (GB)

Board of Adjustment Meeting

8/16/2023

Included: Application Materials, Application Package, Narrative, Site Plan

APPLICATION PACKAGE

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Variance Submission

Applications will be considered for the Board of Adjustment 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 7/5/2023
2. **Signed Application**
3. **Payment**
\$250
4. **Narrative**
A narrative shall be submitted to include the specific Ordinance Section for the requested variance.
5. **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. **Adjacent Property List**
The applicant shall provide a list of the owners of all properties located within 500-feet of the perimeter of the project bounds.
7. **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each owner of all properties located within 500-feet of the perimeter of the project bounds accompanied with the amount of postage required for first class postage.

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

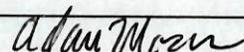
Signature of Applicant _____

Date _____

Printed Name _____

Staff Initials:	_____
Date:	_____

APPLICATION FOR VARIANCE

THIS SECTION FOR OFFICE USE			
Application No.	VAR-2023-15	Date	7/6/2023
Application Fee	\$250.00	Invoice Number:	34512
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	MICHAEL NADEAU	Owner's Name:	GORDON INVESTMENTS, LLC
Applicant's Address:	P.O. Box 56	Owner's Address:	
City, State, & Zip	HAMPSTEAD NC 28443	City, State, & Zip	SAME
Phone Number:	910 620 1237	Phone Number:	
Email Address:	MIKE@CREATIVECOMMERCIAL.BIZ	Email Address:	
Legal relationship of applicant to landowner: SAME			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3293-54-3231-0000	Total property acreage:	2.27
Zoning Classification:	GB	Variance Size:	
Variance Location & Address			
Describe Variance and amount or type requested: MODIFY COMMERCIAL DEVELOPMENT TREE REPLANTING REQUIREMENT			
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	7/6/23
Applicant's Name Printed	MICHAEL NADEAU	Date:	
Owner's Signature	GORDON INVESTMENTS, LLC by: 	Date:	7/6/23
Owner's Name Printed	MICHAEL NADEAU	Date:	
NOTICE TO APPLICANT:			
<ol style="list-style-type: none"> 1. The Board of Adjustment shall review applications for a variance and shall be the approving authority for all requirements. 2. All applicants seeking a variance shall schedule a pre-application conference with the administrator to discuss the procedures, standards, and regulations required for variance approval. 3. An application for a variance shall be submitted in accordance with application requirements. 4. Once the application has been determined complete, the Administrator shall schedule a public hearing and give notice to adjoining/abutting property owners and aggrieved parties in the form of applicant supplied #10 envelopes with paid first class postage. 5. The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth below (Findings), as well as the burden of persuasion on those issues. 6. Applicant must also submit the information described in the Variance Checklist provided below. 7. Applicant or agent authorized in writing must attend the public hearing. 8. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Adjustment agrees to table or delay the hearing. 			
OFFICE USE ONLY			
<input checked="" type="checkbox"/> VA Fees \$250	Total Fee Calculation \$ 250.00		
Payment Method :	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input checked="" type="checkbox"/> Check # 1133
Application received by:			Date: 7/6/2023

PROJECT NARRATIVE

VARIANCE REQUEST

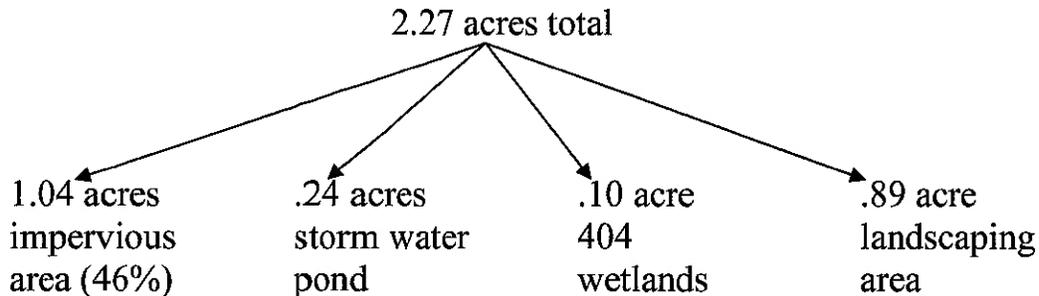
This request asks the Board of Adjustment to provide relief from Pender zoning code section 8.1.3(4) on tree mitigation. As written, this provision creates an unnecessary hardship for heavily wooded commercial lots. Also, meeting the mandate forces the removal of mature trees in order to make room for the required saplings. We propose this end result clearly runs counter to the spirit of the ordinance: to preserve and promote a healthy tree canopy within a business site.

Ordinance section 8.1.3(4) provides:

- 4) Where any significant tree shown on the significant tree survey is proposed to be removed, such removal shall be mitigated by the planting on site of two (2) trees of the same species with a minimum caliper of 2" or greater.

Tax parcel 3293-54-3231-0000 is a 2.27-acre lot zoned General Business. Were it a cleared lot, the code requires a maximum of 39 trees planted in the buffer areas. However, for a heavily wooded lot such as this, the code requires replanting of 140 hardwood saplings. This is an increase of 350% over the prescribed tree plan.

Overview:



The area available for landscaping, .89 acres, is currently heavily wooded, containing primarily non-regulated loblolly pines and hardwoods under the 8" regulation threshold. Although we want to maintain as many mature trees as possible, the only way to accommodate the 140 sapling trees is to 1) remove almost all mature, but non-regulated trees and 2) place the new trees too close to achieve a good long run outcome.

If this lot was already clear-cut, the code would mandate a maximum of 40 trees be planted in the buffer.

In summary, we request the Board of Adjustment allow the replanting of 60 new trees instead of 140, allowing the existing canopy to be maintained.

SITE PLAN

SHEET INDEX

COVER / NOTES SHEET	C-1
TREE PLAN	C-2
EROSION & SEDIMENTATION CONTROL PH. I PLAN	C-3
EROSION & SEDIMENTATION CONTROL PH. II AND GRADING PLAN	C-4
SITE AND UTILITY PLAN	C-5
AUTO TRACKING PLAN	C-6
STORM DRAINAGE DETAILS	C-7
STORM POND DETAILS	C-8

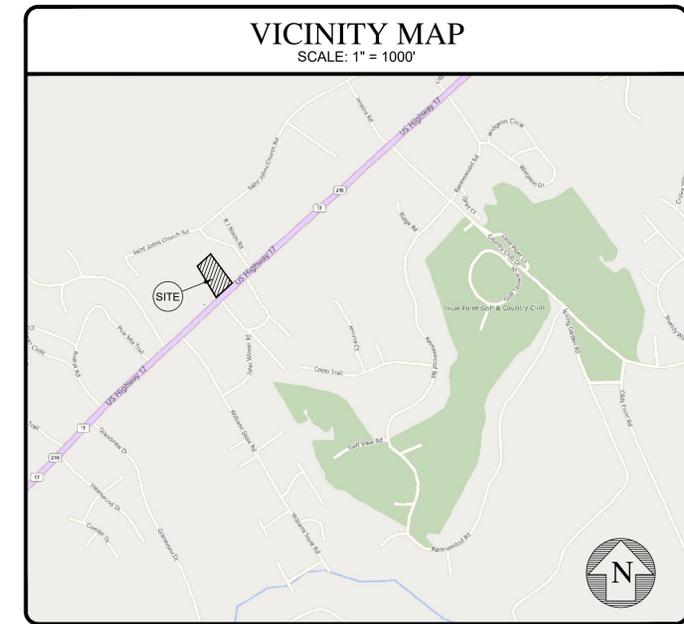
MAJOR SITE DEVELOPMENT PLANS FOR GORDON BUSINESS PARK US HWY. 17 HAMPSTEAD, NC 28443 PENDER COUNTY

TRC REVIEW #1 - 02/03/2023
TRC REVIEW #2 - 06/02/2023

DEVELOPER / OWNER CONTACT
GORDON INVESTMENTS, LLC
MIKE NADEAU, CCM
15884 HIGHWAY 17
PO BOX 56
HAMPSTEAD, NC 28443
(910) 270-5100 (PHONE)
(910) 270-5110 (FAX)
MIKE@CREATIVCOMMERCIAL.BIZ

SURVEY CONTACT
HANOVER DESIGN SERVICE, P.A.
JON L. WAYNE, PLS
1123 FLORAL PARKWAY
WILMINGTON, NC 28403
(910) 343-9092 (PHONE)
JWAYNE@HDSILM.COM

ENGINEER CONTACT
SUMMIT DESIGN & ENGINEERING SERVICES
GREG THOMPSON, PE, PLS
320 EXECUTIVE CT.
HILLSBOROUGH, NC 27278
(919) 732-3853 (PHONE)
(919) 732-6676 (FAX)
GREG.THOMPSON@SUMMITDE.COM



GENERAL SITE NOTES

- ANY DISCREPANCY IN THIS PLAN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER AS DEFINED WITHIN THE PROJECT SPECIFICATIONS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREIN BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RWYS (PUBLIC OR PRIVATE) PRIOR TO WORKING IN THESE AREAS.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THE WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND THE ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
- DO NOT SCALE THIS DRAWING SET AS IT IS A REPRODUCTION SUBJECT TO DISTORTION.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "LIMITS OF CONSTRUCTION" BROOM CLEAN AT ALL TIMES.
- THE CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE PROVIDED TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT PERMISSION OF THE OWNER.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
- THE ENGINEER/ARCHITECT/OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS / ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

GENERAL GRADING NOTES

- REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE DITCHING OPERATION BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING, AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF THE TRENCHING OPERATIONS SO AS TO AVOID AND PREVENT DAMAGE TO THE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING, BUT NOT LIMITED TO, REPAIRS AND LOSS OF SERVICE REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- THE CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS, OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE NCDOT. CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE DUST CONTROL.
- ALL MATERIAL CLEARED AND GRUBBED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK, SUCH AS TREES, VEGETATION, FENCING, ETC., SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.

UTILITY/ DRAINAGE CONSTRUCTION SEQUENCE NOTES

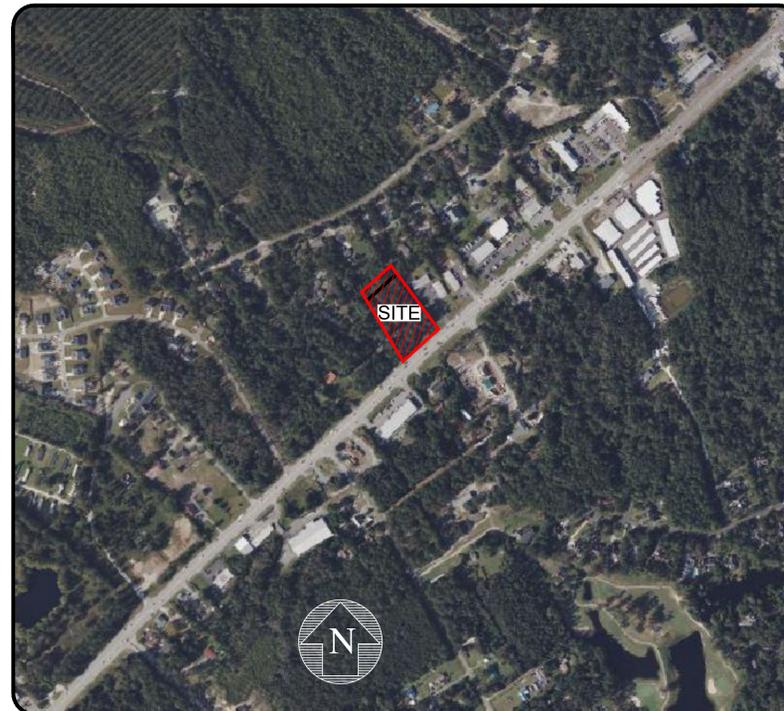
- THE CONTRACTOR SHALL SUBMIT MEANS, METHODS, AND CONSTRUCTION SEQUENCING SCHEDULE TO THE OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR TO INSTALL, CERTIFY AND ACTIVATE PROPOSED SEWER AND WATER SYSTEMS, AND ABANDON EXISTING SEWER SYSTEM (GROUT FILL), PRIOR TO INSTALLATION OF PROPOSED DRAINAGE SYSTEM PIPE.
- THE CONTRACTOR IS RESPONSIBLE TO PERFORM ALL CONSTRUCTION ACTIVITIES IN A MANNER WHICH WILL NOT RESULT IN SANITARY SEWER OVERFLOWS OR BYPASSES TO THE WATERS OF THE STATE. IF SUCH DAMAGES ARE THE RESULT OF CONTRACTORS ACTIONS, THEY ARE RESPONSIBLE FOR ALL REMEDIES AND COSTS, INCLUDING FINES.

GENERAL ELECTRICAL NOTES

- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ANY REQUIRED ELECTRICAL DRAWINGS, INFORMATION AND SUPPORTING DOCUMENTATION THAT MAY BE REQUIRED TO SATISFY REQUIREMENTS OF THE INSPECTIONS DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH OWNER AND POWER UTILITY PROVIDER FOR RELOCATION OF POWER SERVICE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING FEES AND INSPECTION CHARGES.
- TEMPORARY ELECTRICAL SERVICE REQUIRED FOR PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO COORDINATE WITH OWNER FOR PLACEMENT OF PERMANENT POWER SERVICE.
- CONTRACTOR AND SUBS RESPONSIBLE FOR TEMPORARY CONSTRUCTION SERVICE.

GENERAL UTILITY NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING UTILITY LOCATIONS BEFORE STARTING CONSTRUCTION. NOTIFY 811 UTILITY LOCATING OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
- UTILITY SEPARATION REQUIREMENTS SHALL BE MAINTAINED AS REQUIRED BY CODE:
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10 FEET ON EACH SIDE OF CROSSING MUST BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS.
 - MAINTAIN 18 INCHES MIN. VERTICAL SEPARATION AT ALL WATERMAIN AND RCP STORM DRAIN CROSSINGS; MAINTAIN 24 INCHES MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS AND A CONCRETE CRADLE HAVING 6 INCH (TYP.) MIN. CLEARANCE.
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER AND SEWER FACILITIES WITH 18 INCH MIN. VERTICAL SEPARATION REQUIRED.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.



SITE LOCATION MAP
NOT TO SCALE

PARCEL DATA:
PIN: 3293-54-2291-0000
DB / PG: 5742/616
2.27 AC

DEMOLITION NOTES

- THE CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
- DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY SHALL NOT BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO OWNER.
- ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
- EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
- ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES INCLUDING GAS, TELEPHONE, ELECTRIC, AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
- PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS, GUTTERS, AND SIDEWALKS TO BE DEMOLISHED.
- ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.
- ALL EXISTING WATER AND SEWER MAINS AND SERVICES SHALL BE ABANDONED IN PLACE WITH FLOWABLE FILL ONCE ALL PROPOSED MAINS AND SERVICES ARE IN OPERATION. ABANDON VALVES IN PLACE BY REMOVAL OF THE ENTIRE VALVE BOX.

EROSION CONTROL NOTES

- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN COMPLIANCE WITH THE SEDIMENTATION POLLUTION CONTROL ACT OF 1973.
- ALL LAND DISTURBING ACTIVITIES ARE TO BE PLANNED AND CONDUCTED TO LIMIT EXPOSURE TO THE SHORTEST FEASIBLE TIME.
- ALL DISTURBED AREAS SHALL BE STABILIZED BY A PERMANENT GROUND COVER.
- AS SOON AS ALL AREAS ARE PERMANENTLY STABILIZED, ALL PERMANENT MEASURES HAVE BEEN INSTALLED, AND FINAL APPROVAL IS RECEIVED FROM THE OWNER, THE TEMPORARY MEASURES MAY BE REMOVED.
- OVER THE LIFE OF THE PROJECT, THE OWNER SHALL MAKE PERIODIC INSPECTIONS TO EVALUATE THE CONTRACTOR'S EFFORTS AND SUCCESS IN CONTROL EROSION OF SOILS TO OFF-SITE AREAS. IF AREAS ARE FOUND WHERE EROSION IS TAKING PLACE, THE CONTRACTOR SHALL TAKE THE NECESSARY MEASURES TO REMEDY THE SITUATION.
- THE CONTRACTOR SHALL COMPLY WITH THE EROSION CONTROL PERMIT ISSUED FOR THIS PROJECT. IN ANY EVENT THAT THE CONTRACTOR IS UNABLE TO COMPLY WITH THE PERMIT CONDITIONS, AN IMMEDIATE WRITTEN NOTICE SHALL BE PROVIDED TO THE OWNER.
- SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF-FILLED WITH SEDIMENT. THE ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLOADED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE FIRST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED AND KEPT CLEAN WEEKLY.
- SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE DESIGN STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR IF THE ROCK IS DISLOADED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM BAFFLES WHEN DEPOSITS REACH HALF THE HEIGHT OF THE FIRST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
- ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.

CONSTRUCTION SEQUENCE NOTES

- HOLD A PRE-CONSTRUCTION MEETING WITH NCDOT AND OBTAIN APPROVAL OF METHODS AND RESOURCES, AS REQUIRED.
- CONTRACTOR SHALL PERFORM ALL WORK WITHIN THE LIMITS OF DISTURBANCE.
- INSTALL TEMPORARY SILT FENCING ALONG THE ROAD RIGHT-OF-WAYS AND AT ALL CATCH BASINS.
- CLEAR AND GRUB THE SITE WHILE MAINTAINING POSITIVE DRAINAGE TOWARD THE EROSION CONTROL MEASURES.
- BRING SITE TO FINISHED GRADE AND IMMEDIATELY INSTALL EXCELSIOR MATTING TO ASSURE SLOPE STABILIZATION.
- MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED AND APPROVED, REMOVE TEMPORARY SILT FENCING, SEDIMENT AND EROSION CONTROL MEASURES. CLEAN AND RESTORE FINAL GRADES AS REQUIRED.

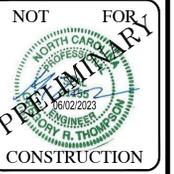


CONTRACTOR SHALL NOTIFY "811" (811) OR (1-800-632-4849) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

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DESIGNER OF THE ALTERNATIVE.

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PROJECT MANAGER
GRT (GREG.THOMPSON@SUMMITDE.COM)
DRAWN BY
SJT (SANDY.FAU@SUMMITDE.COM)
FIRST ISSUE DATE
02/03/2023



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LAND DEVELOPMENT PLANS FOR
GORDON INVESTMENTS LLC
US HIGHWAY 17
HAMPSTEAD, NC 28443
COVER / NOTES SHEET

PROJECT NO.
22-0318
DRAWING NAME:
22-0088_CS
SHEET NO.
C-1

EROSION CONTROL LEGEND:

- EXIST / PROPOSED
- CURB INLET
- DROP INLET
- OPEN THROAT INLET
- STORM MANHOLE
- JUNCTION BOX
- FLARED END SECTION (FES)
- CATCH BASIN INLET PROTECTION
- ROCK PIPE INLET PROTECTION
- ROCK DAM
- SILT FENCE OUTLET
- CONSTRUCTION ENTRANCE / EXIT
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE & TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE & SILT FENCE
- SILT FENCE
- TREE PROTECTION FENCE
- DIVERSION DITCH
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WOODS LINE
- PJD WETLAND
- IMPACTED WETLAND
- CLASS A RIP RAP LINED CHANNEL
- EXIST. TREE TO REMAIN

NOTE: "WOODS LINE" IS FOR ILLUSTRATIVE PURPOSES ONLY AND CLARITY OF THE PLANS. REFER TO THE "LIMITS OF DISTURBANCE" LINE FOR ACTUAL CLEARING LIMITS WHERE SILT FENCE AND TREE PROTECTION FENCE COINCIDE. CONSTRUCT ONLY ORANGE SILT FENCE AND ADHERE TO THE SIGNAGE AND DIMENSIONAL REQUIREMENTS SHOWN ON TREE PROTECTION DETAIL (SEE EROSION CONTROL DETAIL SHEET) FOR STAKING AND CONSTRUCTING SILT FENCE. USE LOCATION OF "LD/TP" LINE AS "SF" LINE IS OFFSET ONLY FOR LEGIBILITY - ACTUAL LOCATION IS AT "LD/TP".

- SIGNIFICANT TREES TO BE PROTECTED DURING CONSTRUCTION:**
- 1002 20" PINE
 - 1003 10" GUM
 - 1007 26" PINE
 - 1008 11" OAK
 - 1071 10" MAPLE
 - 1072 11" MAPLE
 - 1073 13" MAPLE
 - 1092 9" OAK
 - 1125 27" PINE
 - 1151 23" PINE
 - 1157 10" MAPLE
- TREE MITIGATION SCHEDULE:**
- 49 OAK REMOVED = 98 TO BE REPLANTED
 - 3 GUM REMOVED = 6 TO BE REPLANTED
 - 18 MAPLE REMOVED = 36 TO BE REPLANTED
 - TREE MITIGATION @ 2:1 = 140 TREES TO REPLANT

- SIGNIFICANT TREES TO BE REMOVED:**
- | | |
|----------------|---------------------------|
| 1004 16" OAK | 1084 8" OAK |
| 1005 13" GUM | 1087 8" OAK |
| 1009 13" GUM | 1088 12" MAPLE |
| 1010 12" GUM | 1089 9" OAK |
| 1013 8" OAK | 1090 12" OAK |
| 1015 8" OAK | 1091 12" MAPLE |
| 1016 9" OAK | 1093 13" OAK |
| 1018 15" MAPLE | 1096 11" OAK |
| 1022 12" MAPLE | 1104 12" OAK |
| 1032 12" OAK | 1105 15" OAK |
| 1038 18" MAPLE | 1106 9" OAK |
| 1041 12" MAPLE | 1107 12" OAK |
| 1045 14" MAPLE | 1108 13" OAK |
| 1046 13" MAPLE | 1109 10" OAK |
| 1047 12" MAPLE | 1112 17" OAK |
| 1049 8" OAK | 1113 15" MAPLE |
| 1050 11" OAK | 1114 21" OAK |
| 1051 12" OAK | 1116 14" OAK |
| 1052 12" OAK | 1122 14" MAPLE |
| 1053 10" OAK | 1132 9" OAK |
| 1054 12" MAPLE | 1140 13" MAPLE |
| 1055 11" OAK | 1141 9" OAK |
| 1056 9" OAK | 1142 10" OAK |
| 1057 17" OAK | 1143 8" OAK |
| 1058 9" OAK | 1147 9" OAK |
| 1059 15" OAK | 1005 10" OAK |
| 1063 16" OAK | 1178 12" MAPLE |
| 1064 15" OAK | 1184 13" OAK |
| 1065 9" OAK | 1186 13" MAPLE |
| 1066 13" OAK | 1187 17" MAPLE |
| 1073 13" MAPLE | 2006 11" OAK |
| 1075 13" OAK | 2037 11" OAK |
| 1076 9" OAK | 2040 9" OAK |
| 1077 8" OAK | 2042 TWIN 13" / 13" MAPLE |
| 1079 8" OAK | 2043 8" OAK |
- TOTAL TREES TO BE REMOVED = 70 TREES

LEGEND:

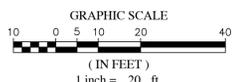
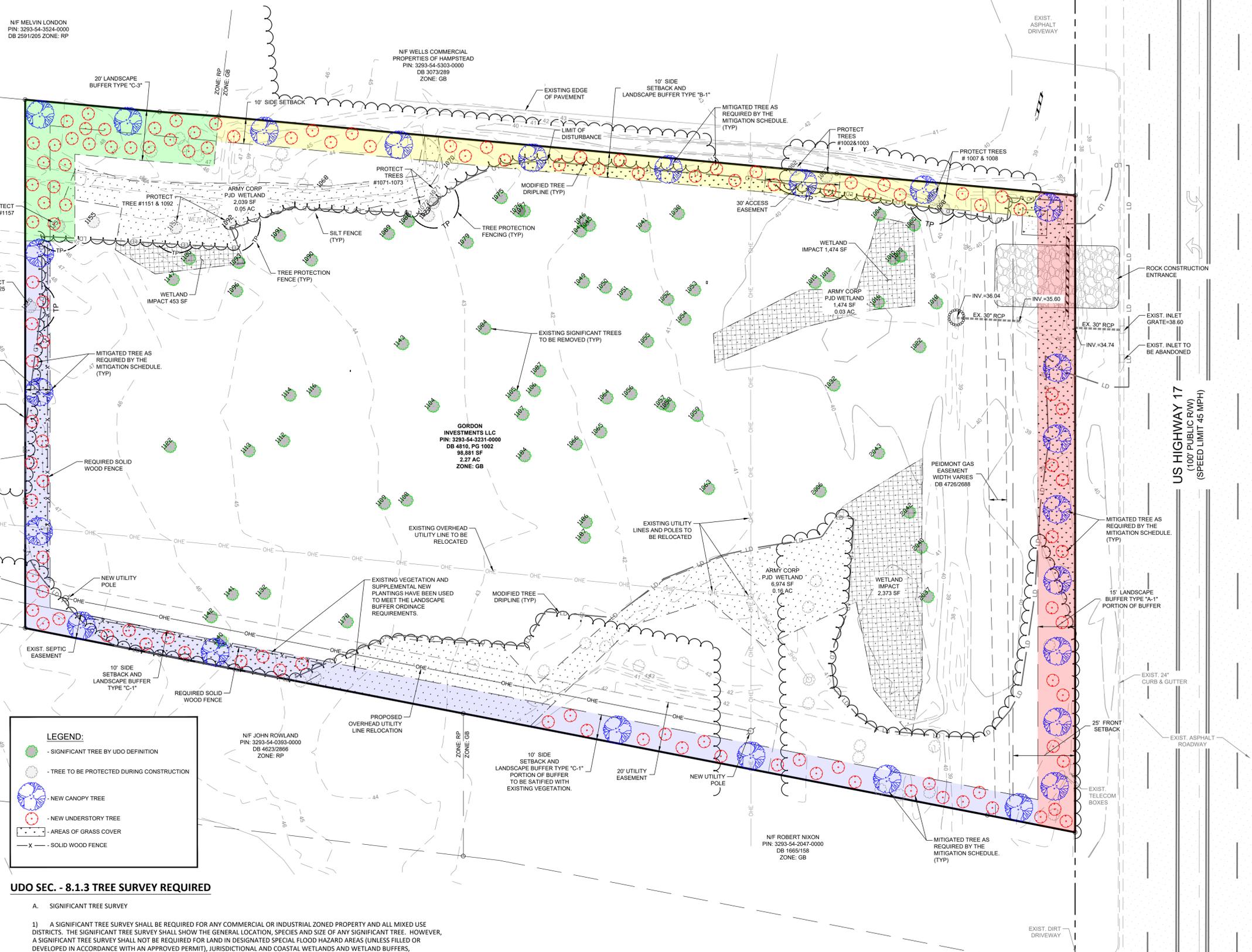
- SIGNIFICANT TREE BY UDO DEFINITION
- TREE TO BE PROTECTED DURING CONSTRUCTION
- NEW CANOPY TREE
- NEW UNDERSTORY TREE
- AREAS OF GRASS COVER
- SOLID WOOD FENCE

UDO SEC. - 8.1.3 TREE SURVEY REQUIRED

- A. SIGNIFICANT TREE SURVEY
- A SIGNIFICANT TREE SURVEY SHALL BE REQUIRED FOR ANY COMMERCIAL OR INDUSTRIAL ZONED PROPERTY AND ALL MIXED USE DISTRICTS. THE SIGNIFICANT TREE SURVEY SHALL SHOW THE GENERAL LOCATION, SPECIES AND SIZE OF ANY SIGNIFICANT TREE. HOWEVER, A SIGNIFICANT TREE SURVEY SHALL NOT BE REQUIRED FOR LAND IN DESIGNATED SPECIAL FLOOD HAZARD AREAS (UNLESS FILLED OR DEVELOPED IN ACCORDANCE WITH AN APPROVED PERMIT), JURISDICTIONAL AND COASTAL WETLANDS AND WETLAND BUFFERS, DESIGNATED AREAS OF ENVIRONMENTAL CONCERN, AND STREAM BUFFERS.
 - FOR PURPOSES OF THIS ORDINANCE, A SIGNIFICANT TREE SHALL BE DEFINED AS FOLLOWS:
 - AN AMERICAN HOLLY WITH A TRUNK CALIPER MEASUREMENT OF 6" OR GREATER MEASURED AT 4.5 FEET ABOVE GROUND;
 - A FLOWERING DOGWOOD WITH A TRUNK CALIPER MEASUREMENT OF 4" OR GREATER MEASURED AT 4.5 FEET ABOVE GROUND;
 - A WATER OAK WITH A TRUNK CALIPER MEASUREMENT OF 8" OR GREATER MEASURED AT 4.5 FEET ABOVE GROUND;
 - A LIVE OAK WITH A TRUNK CALIPER MEASUREMENT OF 8" OR GREATER MEASURED AT 4.5 FEET ABOVE GROUND; AND
 - ANY TREE SPECIES INCLUDED IN THE PLANTING TABLE, EXCEPT A "LOBLOLLY PINE" (SEE APPENDIX C) WITH A TRUNK CALIPER MEASUREMENT OF 12" OR GREATER MEASURED AT 4.5 FEET ABOVE GROUND.
 - FOR DEVELOPMENT PLANS WHERE SPECIFIC BUILDING LOCATIONS ARE NOT SHOWN, A MORE GENERALIZED SURVEY OF VEGETATION MAY BE PROVIDED IN LIEU OF A SIGNIFICANT TREE SURVEY. THIS SURVEY SHALL DESCRIBE EXISTING FOREST STANDS, INDICATING THE AVERAGE SPECIES AND SIZE OF TREES ON THE TRACT.
 - WHERE ANY SIGNIFICANT TREE SHOWN ON THE SIGNIFICANT TREE SURVEY IS PROPOSED TO BE REMOVED SUCH REMOVAL SHALL BE MITIGATED BY THE PLANTING ON SITE OF TWO (2) TREES OF THE SAME SPECIES WITH A MINIMUM CALIPER OF 2" OR GREATER.

LANDSCAPE BUFFER REQUIREMENTS:

- A-1** - 15 FOOT WIDE STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE (EXCEPT WITHIN 4 FEET OF THE BASE OF ANY TREE), PER 100 LINEAR FEET
- B-1** - 10 FOOT WIDE STRIP WITH 3 CANOPY TREES, 4 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE (EXCEPT WITHIN 4 FEET OF THE BASE OF ANY TREE), PER 100 LINEAR FEET.
- C-1** - 10 FOOT WIDE STRIP WITH A 6 FOOT HIGH WOOD STOCKADE, BASKET WEAVE, OR OTHER SOLID WOOD FENCE AND 2 CANOPY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE (EXCEPT WITHIN 4 FEET OF THE BASE OF ANY TREE), PER 100 LINEAR FEET.
- C-3** - 20 FOOT WIDE STRIP WITH AN EVERGREEN HEDGE THAT WILL PROVIDE A CONTINUOUS SCREEN AT LEAST 6' HIGH WITHIN 4 YEARS AND 1 CANOPY TREE OR 3 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE (EXCEPT WITHIN 4 FEET OF THE BASE OF ANY TREE), PER 100 LINEAR FEET.



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 DRAWN BY: S.F. (SANDY.FALK@SUMMITDE.COM)
 FIRST ISSUE DATE: 03/20/2023

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LAND DEVELOPMENT PLANS FOR
GORDON INVESTMENTS LLC
 US HIGHWAY 17
 HAMPSHIRE, NC 28443
TREE AND LANDSCAPE PLAN

PROJECT NO.: 22-0318
 DRAWING NAME: 22-0318_EC.dwg
 SHEET NO.: C-2

EROSION CONTROL LEGEND:

- EXIST / PROPOSED
- CURB INLET
- DROP INLET
- OPEN THROAT INLET
- STORM MANHOLE
- JUNCTION BOX
- FLARED END SECTION (FES)
- CATCH BASIN INLET PROTECTION
- ROCK PIPE INLET PROTECTION
- ROCK DAM
- SILT FENCE OUTLET
- CONSTRUCTION ENTRANCE / EXIT
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- LIMITS OF DISTURBANCE
- LIMITS OF DISTURBANCE & TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE & SILT FENCE
- SILT FENCE
- TREE PROTECTION FENCE
- DIVERSION DITCH
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WOODS LINE
- PJD WETLAND
- IMPACTED WETLAND
- CLASS A RIP RAP LINED CHANNEL
- EXIST. TREE TO BE REMOVED
- EXIST. TREE TO REMAIN

NOTE: "WOODS LINE" IS FOR ILLUSTRATIVE PURPOSES ONLY AND CLARITY OF THE PLANS. REFER TO THE "LIMITS OF DISTURBANCE" LINE FOR ACTUAL CLEARING LIMITS. WHERE SILT FENCE AND TREE PROTECTION FENCE COINCIDE, CONSTRUCT ONLY ORANGE SILT FENCE AND ADHERE TO THE SIGNAGE AND DIMENSIONAL REQUIREMENT SHOWN ON TREE PROTECTION DETAIL (SEE EROSION CONTROL DETAIL SHEET) FOR STAKING AND CONSTRUCTING SILT FENCE. USE LOCATION OF "LDTIP" LINE AS "SF" LINE IS OFFSET ONLY FOR LEGIBILITY - ACTUAL LOCATION IS AT "LDTIP".



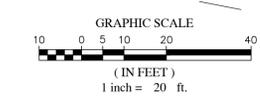
SIGNIFICANT TREES TO BE REMOVED:

1004	16" OAK	1068	12" MAPLE	1128	8" OAK
1005	8" GUM	1069	8" OAK	1132	9" OAK
1008	11" OAK	1070	18" MAPLE	1140	13" MAPLE
1009	13" GUM	1073	13" MAPLE	1141	9" OAK
1010	12" GUM	1075	13" OAK	1142	10" OAK
1013	8" OAK	1076	9" OAK	1143	8" OAK
1015	8" OAK	1077	8" OAK	1147	9" OAK
1016	9" OAK	1079	8" OAK	1005	10" OAK
1018	15" MAPLE	1084	8" OAK	1155	17" MAPLE
1022	12" MAPLE	1087	8" OAK	1178	12" MAPLE
1032	12" OAK	1088	12" MAPLE	1184	13" OAK
1033	5" HOLLY	1089	9" OAK	1186	13" MAPLE
1038	18" MAPLE	1090	12" OAK	1187	17" MAPLE
1041	12" MAPLE	1091	12" MAPLE	1192	14" MAPLE
1045	14" MAPLE	1092	9" OAK	1193	18" OAK
1046	13" MAPLE	1093	13" OAK	2006	11" OAK
1047	12" MAPLE	1096	11" OAK	2020	9" OAK
1049	8" OAK	1098	12" OAK	2022	9" OAK
1050	11" OAK	1099	14" OAK	2031	16" MAPLE
1051	12" OAK	1100	6" MAG	2032	16" MAPLE
1052	12" OAK	1101	16" OAK	2037	11" OAK
1053	10" OAK	1104	12" OAK	2040	9" OAK
1054	12" MAPLE	1105	15" OAK	2042	TWIN 13" / 13" MAPLE
1055	11" OAK	1106	9" OAK	2043	8" OAK
1056	9" OAK	1107	12" OAK	2045	10" OAK
1057	17" OAK	1108	13" OAK		
1058	9" OAK	1109	10" OAK		
1059	15" OAK	1112	17" OAK		
1063	16" OAK	1113	15" MAPLE		
1064	15" OAK	1114	21" OAK		
1065	9" OAK	1116	14" OAK		
1066	13" OAK	1122	14" MAPLE		



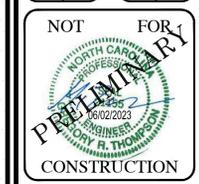
SITE DISTURBED AREA
72,031 SF (1.65 AC)
R/W DISTURBED AREA
1,613 SF (0.04 AC)

TOTAL DISTURBED AREA
73,644 SF (1.69 AC)



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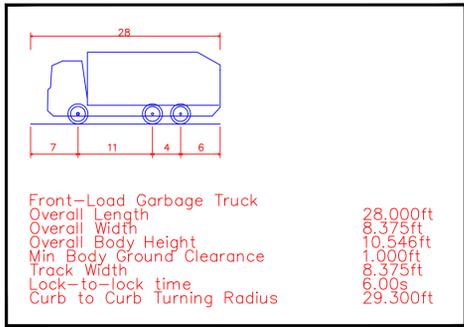
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DRAWN BY: SFT (SANDY.FALK@SUMMITDE.COM)
FIRST ISSUE DATE: 02/28/23



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LAND DEVELOPMENT PLANS FOR
GORDON INVESTMENTS LLC
US HIGHWAY 17
HAMPSHIRE, NC 28443
EROSION AND SEDIMENTATION CONTROL PLAN - PH 1

PROJECT NO.: 22-0318
DRAWING NAME: 22-0318_EC.dwg
SHEET NO.: C-3



VEHICLE DETAIL
NTS

N/F MELVIN LONDON
 PIN: 3293-54-3524-0000
 DB 2591/205
 ZONE: RP
 LAND USE: RESIDENTIAL

N/F WELLS COMMERCIAL
 PROPERTIES OF HAMPSHIRE
 PIN: 3293-54-5303-0000
 DB 3073/289
 ZONE: GB
 LAND USE: COMMERCIAL

N/F JOHN ROWLAND
 PIN: 3293-54-2403-0000
 DB 2276/222
 ZONE: RP
 LAND USE: RESIDENTIAL

18114 M. J. JACOBI, B.F.S.

PROPOSED BUILDING
 84' x 95'
 7,980 SF
 OFFICE / WAREHOUSE
 2,870 SF OFFICE
 5,110 SF WAREHOUSE
 HEIGHT = 31'

PROPOSED BUILDING
 66' x 114'
 7,524 SF
 OFFICES = 220 SF
 INDOOR REC. = 6,422 SF
 HEIGHT = 27'-9"

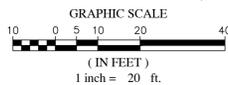
N/F JOHN ROWLAND
 PIN: 3293-54-0393-0000
 DB 4623/2866
 ZONE: RP
 LAND USE: RESIDENTIAL

N/F ROBERT NIXON
 PIN: 3293-54-2047-0000
 DB 1665/188
 ZONE: GB
 LAND USE: RESIDENTIAL

EXIST. ASPHALT DRIVEWAY

NCDOT SIGHT DISTANCE
 SEE DETAIL SHEET C-2

US HIGHWAY 17
 (100' PUBLIC R/W)
 (SPEED LIMIT 45 MPH)



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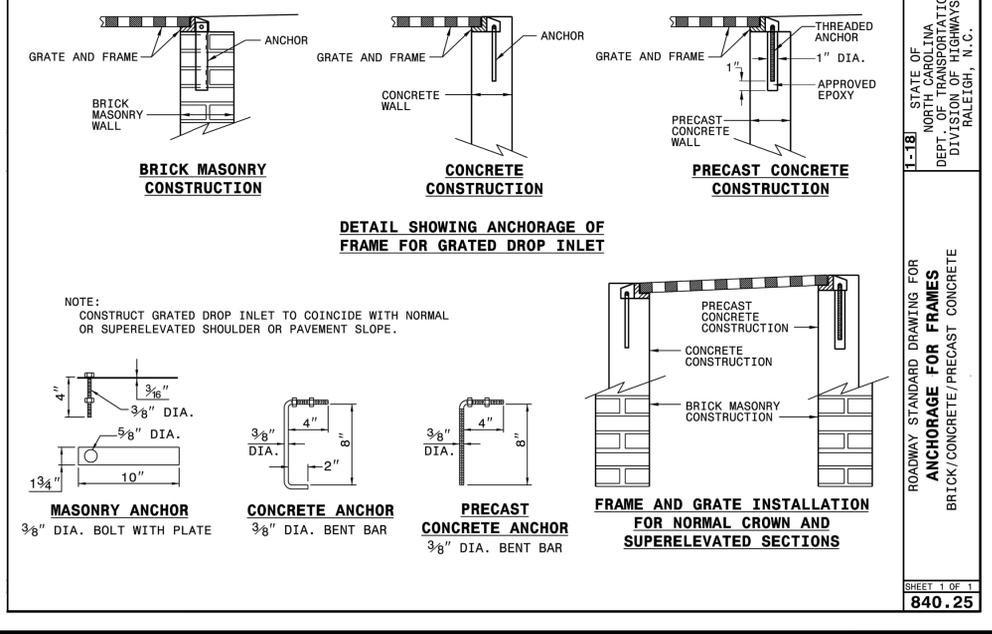
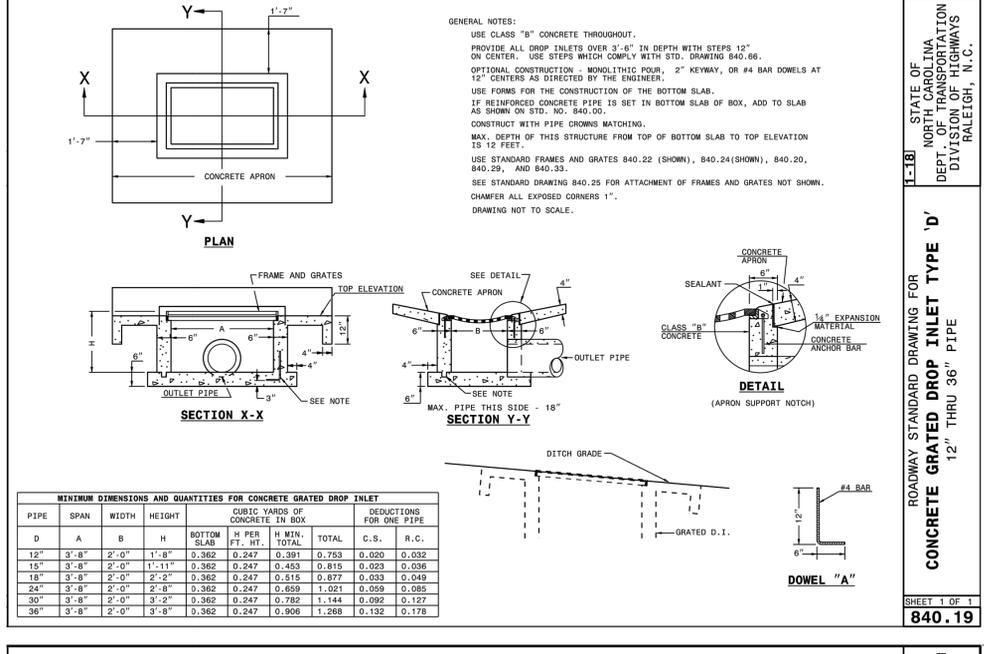
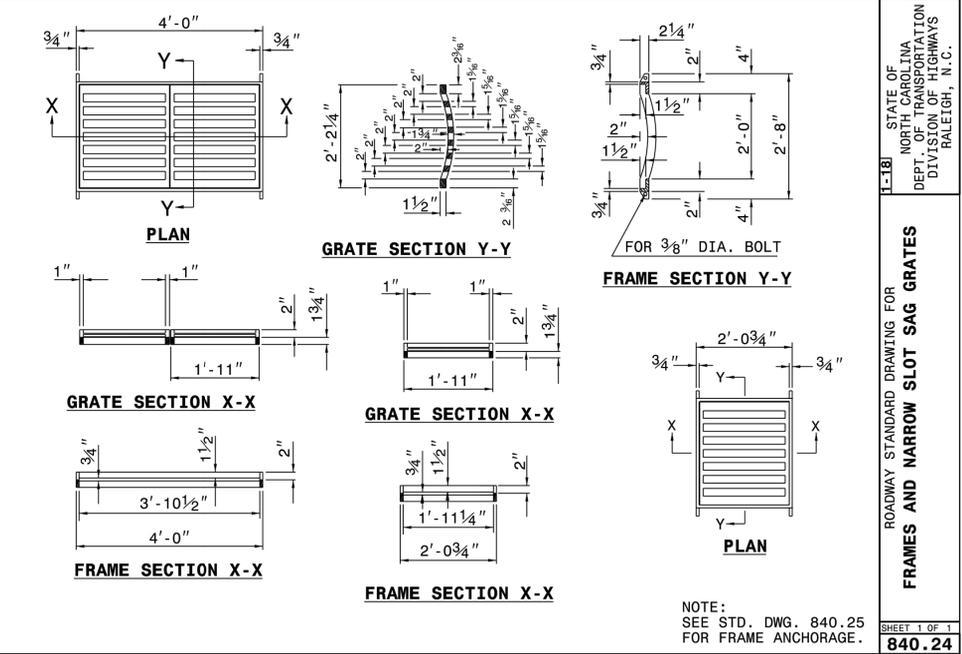
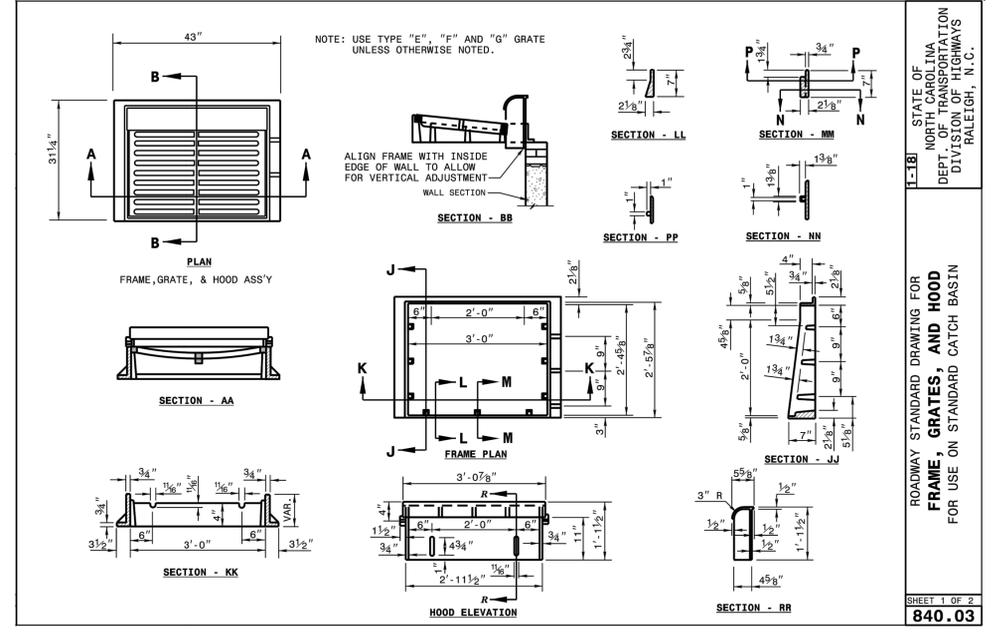
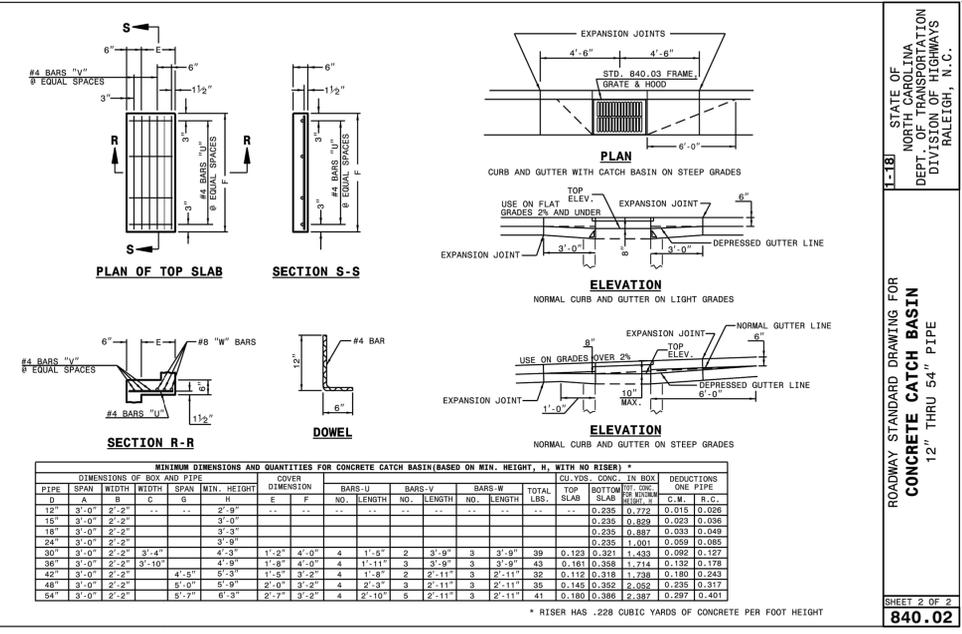
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 FIRST ISSUE DATE
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LAND DEVELOPMENT PLANS FOR
GORDON INVESTMENTS LLC
 US HIGHWAY 17
 HAMPSHIRE, NC 28443
AUTO TRACKING PLAN

PROJECT NO.
22-0318
 DRAWING NAME:
22-0088_S
 SHEET NO.
C-6



MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN (BASED ON MIN. HEIGHT, H, WITH NO RISER)

PIPE	DIMENSIONS OF BOX AND PIPE				COVER DIMENSION		BARS			TOTAL		DEDUCTIONS		
	D	A	B	H	E	F	NO.	LENGTH	NO.	LENGTH	NO.	LENGTH	C.S.	R.C.
12"	3'-0"	2'-2"	2'-2"	2'-9"	2'-2"	2'-2"	4	1'-5"	2	3'-9"	3	3'-9"	0.235	0.028
15"	3'-0"	2'-2"	2'-2"	3'-0"	2'-2"	2'-2"	4	1'-5"	2	3'-9"	3	3'-9"	0.235	0.028
18"	3'-0"	2'-2"	2'-2"	3'-3"	2'-2"	2'-2"	4	1'-5"	2	3'-9"	3	3'-9"	0.235	0.028
24"	3'-0"	2'-2"	2'-2"	3'-9"	2'-2"	2'-2"	4	1'-5"	2	3'-9"	3	3'-9"	0.235	0.028
30"	3'-0"	2'-2"	3'-4"	4'-3"	1'-2"	4'-0"	4	1'-5"	2	3'-9"	3	3'-9"	0.235	0.028
36"	3'-0"	2'-2"	3'-10"	4'-9"	1'-8"	4'-0"	4	1'-11"	3	3'-9"	3	3'-9"	0.235	0.028
42"	3'-0"	2'-2"	4'-5"	5'-3"	1'-5"	3'-2"	4	1'-8"	2	2'-11"	3	2'-11"	0.112	0.243
48"	3'-0"	2'-2"	5'-0"	5'-9"	1'-5"	3'-2"	4	1'-8"	2	2'-11"	3	2'-11"	0.112	0.243
54"	3'-0"	2'-2"	5'-7"	6'-3"	2'-7"	3'-2"	4	2'-10"	3	2'-11"	3	2'-11"	0.160	0.317

* RISER HAS .228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE GRATED DROP INLET

PIPE	DIMENSIONS			CUBIC YARDS OF CONCRETE IN BOX		DEDUCTIONS	
	D	A	H	FT.	HT.	TOTAL	C.S.
12"	3'-8"	2'-0"	1'-8"	0.362	0.247	0.391	0.753
15"	3'-8"	2'-0"	1'-11"	0.362	0.247	0.453	0.815
18"	3'-8"	2'-0"	2'-2"	0.362	0.247	0.515	0.877
24"	3'-8"	2'-0"	2'-8"	0.362	0.247	0.659	1.021
30"	3'-8"	2'-0"	3'-2"	0.362	0.247	0.782	1.144
36"	3'-8"	2'-0"	3'-8"	0.362	0.247	0.906	1.268



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LAND DEVELOPMENT PLANS FOR GORDON INVESTMENTS LLC
US HIGHWAY 17
HAMPSHIRE, NC 28443

PROJECT NO. 22-0318
DRAWING NAME: 22-0088_NCDOT
SHEET NO. C-7

STORMDRAINAGE DETAILS

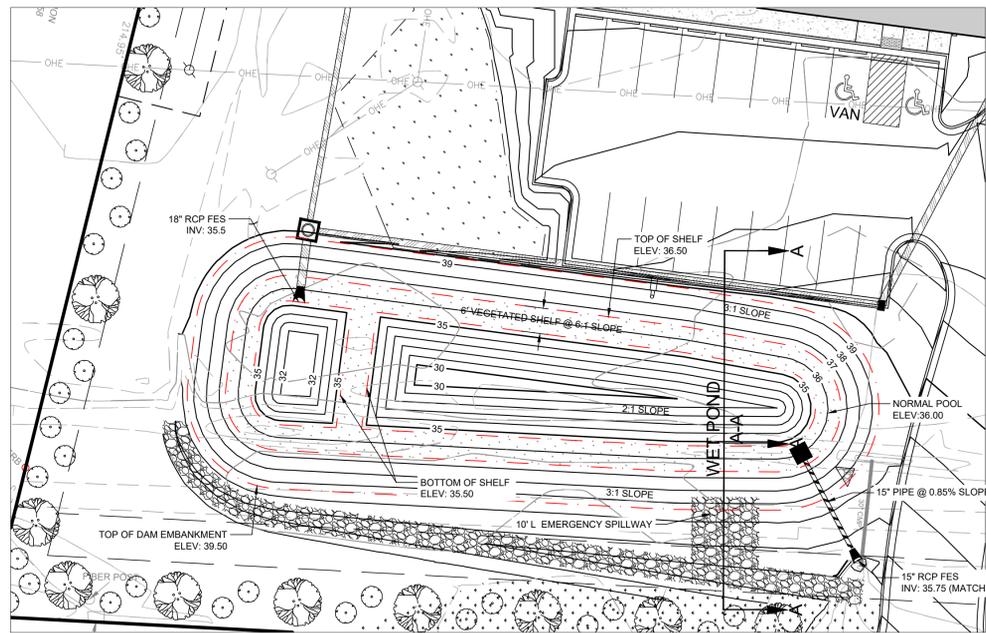
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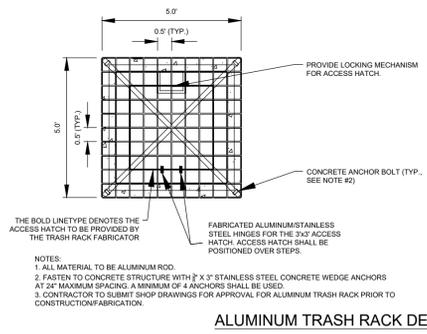
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VEGETATED SHELF PLANTING CHART
(2,075 SF / 200SF * 50 = 519 PLANTS)

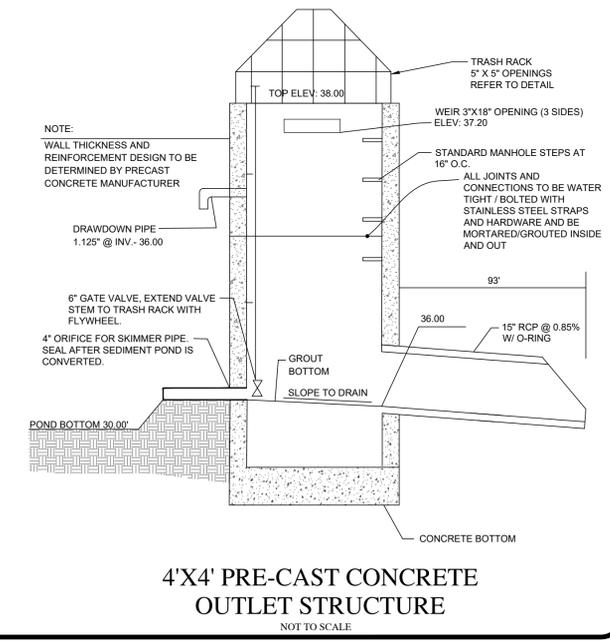
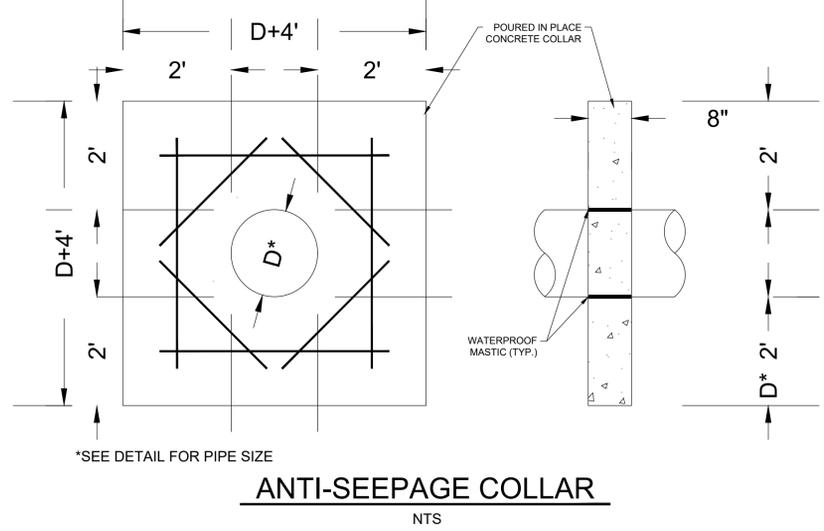
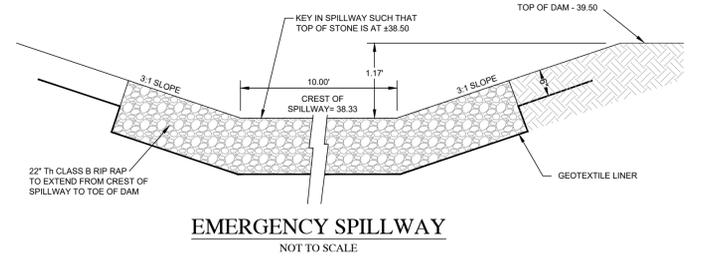
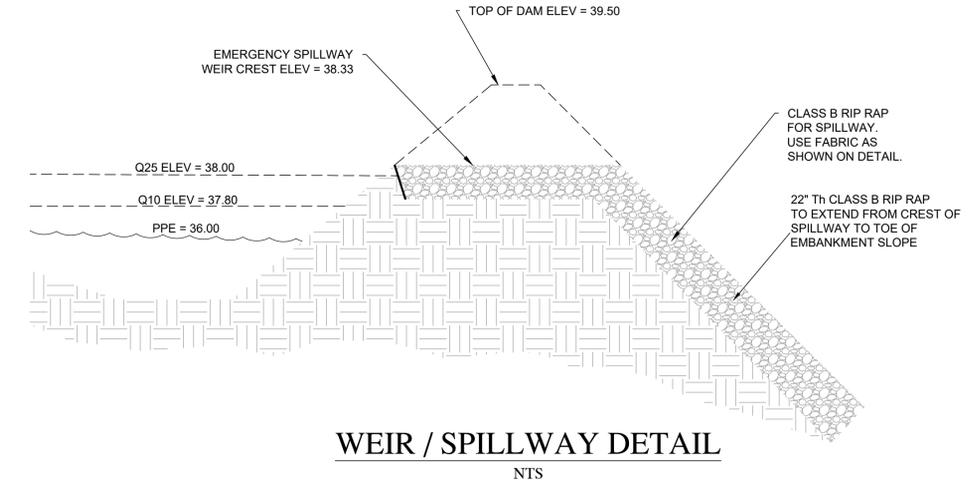
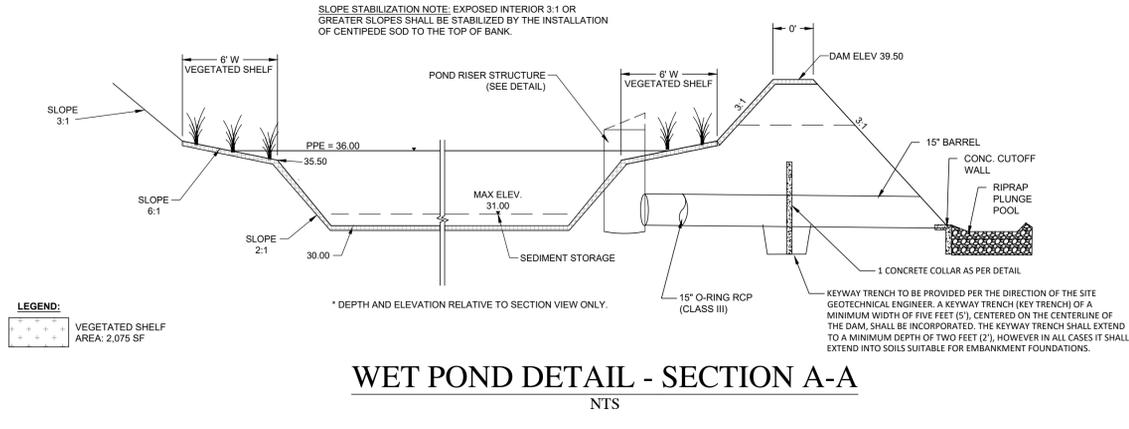
SCIENTIFIC NAME	COMMON NAME	QTY.	PCT. OF QTY.	SIZE*
ASCLEPIAS INCARNATA	SWAMP MILK WEED	173	33.33%	4" POT
LOBELIA CARDINALIS	CARDINAL FLOWER	173	33.33%	4" POT
EUPATORIADELPHUS FISTULOSUS	JOE PYE WEED	173	34.33%	4" POT
SUB TOTAL:		519	100%	

- NOTES:
- INSTALL WET POND PLANTS PER SUBCHAPTER A-3 OF THE NCDEQ STORMWATER DESIGN MANUAL.
 - VEGETATED SHELF PLANTS SHALL BE INSTALLED AT A RATE OF 50 PLANTS PER 200 SQUARE FEET.
 - SOD INTERIOR BANK OF SCM ABOVE VEGETATED SHELF ELEVATION, TOP OF DAM, AND ON DAM EMBANKMENT WITH CENTIPEDE GRASS.
 - MAINTAIN HEALTH OF WET POND PLANTINGS PER SUBCHAPTER A-3 OF THE NCDEQ STORMWATER DESIGN MANUAL.
 - PROVIDE 1 YEAR WARRANTY FOR PLANTS.
 - ONE YEAR (1 YR.) WARRANTY SHALL BE FULLY TRANSFERABLE TO ANY SUBSEQUENT OWNER UPON CONVEYANCE OF THE PROPERTY PRIOR TO ITS EXPIRATION.



WET DETENTION POND STRUCTURE DETAILS:

	DESIGN	AS-BUILT
INLET STRUCTURE	48" PRECAST BOX	
EMER. OVERFLOW (WEIR) ELEV.	38.33	
DEWATERING ORIFICE SIZE/ELEV.	1.125" @ 36.0	
WEIR OPENING	3"x18" (3 SIDES) 37.20	
TOP OF DAM	39.50	
DESIGN STORM ELEV (10-yr)	37.80	
DESIGN STORM VOLUME (10-yr)	18,860 CF	
DESIGN STORM ELEV (25-yr)	38.00	
DESIGN STORM VOLUME (25-yr)	20,083 CF	
OUTLET PIPE: BARREL	15"	
OUTLET PIPE INVERT	36.00'	
Q10 FLOW FROM BASIN (cfs)	3.77 CFS	
Q25 FLOW FROM BASIN (cfs)	4.49 CFS	



- WET POND PLANTING NOTES:**
- CONTACT ENGINEER PRIOR TO CONSTRUCTION FOR PRE-CONSTRUCTION CONFERENCE.
 - SOILS USED WITHIN THE WET POND MUST ADHERE TO THE FOLLOWING REQUIREMENTS:
 - THE SOIL MIX MUST BE UNIFORM AND FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR MATERIAL GREATER THAN 2 INCHES IN DIAMETER.
 - THE PH SHOULD BE BETWEEN 4.5 AND 7.0. IF THE PH FALLS OUTSIDE OF THIS RANGE, CONTRACTOR SHALL FOLLOW RECOMMENDATIONS OF SOIL TEST RESULTS FOR APPROPRIATE APPLICATION RATES.
 - ALL TOP SOILS TO BE USED WITHIN THE WET POND SHALL BE ANALYZED AT A SOIL TESTING LAB, AND CONTRACTOR SHALL FOLLOW RECOMMENDATIONS OF SOIL TEST RESULTS BEFORE PLANTING.
 - ALL MANAGED PERVIOUS AREAS SHALL BE SEEDED OR PLANTED PER THE FOLLOWING CRITERIA:
 - TILL OR DISC SOIL TO APPROPRIATE DEPTH PER NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL PERMANENT STABILIZATION REQUIREMENTS.
 - AMEND SOIL TO PROVIDE SUFFICIENT ORGANIC MATTER FOR LONG-TERM VEGETATION GROWTH AND INFILTRATION.
 - IF SOIL IS NOT AMENDED, PROVIDE JUSTIFICATION (I.E. SOIL TEST RESULTS) FOR WHY THE AMENDMENT WAS NOT NECESSARY.
 - ADDITIONAL AMENDMENTS AS NECESSARY TO ENSURE THAT THE PERVIOUS SURFACE IS INFILTRATING STORMWATER AT PRE-DEVELOPMENT RATES.
 - SOIL AMENDMENTS SHOULD BE INCORPORATED AT THE END OF THE SITE DEVELOPMENT PROCESS AND THE WET POND SHOULD BE PLANTED AND MULCHED IMMEDIATELY AFTER AMENDING THE SOIL TO STABILIZE THE SITE AS SOON AS POSSIBLE.
 - WET POND PLANTS SHALL BE OBTAINED FROM A SIMILAR PLACE OF ORIGIN OR LOCAL SOURCE TO ENSURE SURVIVABILITY. WET POND SEED MIXES ARE NOT ALLOWED.
 - INSTALL STORMWATER WET POND PLANTS PER SUBCHAPTERS A-3 AND C-3 OF THE NCDEQ STORMWATER DESIGN MANUAL.
 - SOD INTERIOR BANK OF SCM ABOVE VEGETATED SHELF ELEVATION WITH CENTIPEDE GRASS.
 - MAINTAIN HEALTH OF STORMWATER WET POND PLANTINGS PER SUBCHAPTER C-3 OF THE NCDEQ STORMWATER DESIGN MANUAL. CONTRACTOR SHALL REPLACE ANY PLANT LOSSES WITH THE APPROPRIATE VEGETATED SHELF PLANTINGS AS SHOWN ON THIS SHEET FOR A MINIMUM OF 1 YEAR FROM INSTALLATION. ALL PLANTS THAT DO NOT SURVIVE AT THE END OF THE FIRST YEAR WARRANTY PERIOD MUST BE REPLACED. IF A MINIMUM COVERAGE OF 70 PERCENT IS NOT ACHIEVED IN THE PLANTED WET POND AFTER THE SECOND GROWING SEASON, SUPPLEMENTAL PLANTING SHOULD BE COMPLETED.
 - ENSURE NEWLY INSTALLED PLANTINGS ARE PROVIDED WITH ADEQUATE WATER, ESPECIALLY DURING DRY PERIODS.
 - NEW PLANTINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED OR PLANTING REPLACED AS NEEDED.
 - TREES OR SHRUBS SHALL NOT BE PLANTED ON ANY PORTIONS OF WATER IMPOUNDING EMBANKMENTS, WITHIN THEIR SPILLWAYS/CHANNELS, AND THE REQUIRED ACCESS AND MAINTENANCE EASEMENT.

- DECOMMISSIONING A SEDIMENT BASIN:**
- CALL FOR ON-SITE DETERMINATION MEETING WHEN REQUESTING TO DECOMMISSION/ PHASE OUT A TEMPORARY SEDIMENT BASIN.
 - DETERMINATION CAN ONLY BE MADE BY THE LOCAL EROSION CONTROL SPECIALIST AND HIS OR HER SUPERVISOR.
 - ONCE IT HAS BEEN AGREED THAT THE TEMPORARY SEDIMENT BASIN CAN BE REMOVED, IT MUST BE MARKED AND INITIALED BY THE EROSION CONTROL INSPECTOR.
 - IF THE SEDIMENT BASIN HAS WATER IN IT, THE WATER MUST BE PUMPED OUT FROM THE SURFACE INTO A FILTER BAG ON A LEVEL AREA FREE OF DEBRIS (OR ANOTHER APPROVED METHOD WITH NON-EROSIVE PROPERTIES).
 - REMOVE SKIMMER AND PLUG ANY HOLES IN THE RISER (IF APPLICABLE) AND REMOVE ALL BAFFLE MATERIALS.
 - IF THERE IS A LOT OF SEDIMENT/SILT IN THE BOTTOM OF THE BASIN, MIX WITH DRY MATERIAL OR SET ASIDE TO DRY, BEFORE HAULING OFF.
 - FILL/CONVERT BASIN PER THE APPROVED GRADING PLAN.
 - AFTER FINAL GRADING HAS BEEN COMPLETED, AREA MUST BE STABILIZED WITH LIME, SEED, FERTILIZER, STRAW AND TACK ACCORDING TO DURHAM COUNTY'S SEEDING APPLICATION RATES AND SPECS.
- DAM EMBANKMENT CONSTRUCTION STANDARDS:**
- CONTROLLED FILL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. IN THE DAM EMBANKMENT SHALL BE PLACED IN 6-INCH LOOSE LAYERS (3-INCH LOOSE LAYERS WITHIN 3-FEET OF EITHER SIDE OF THE PRINCIPAL SPILLWAY PIPE TO A DEPTH OF 2-FEET OVER THE PIPE) AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR - TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698.
 - ALL VISIBLE ORGANIC DEBRIS SUCH AS ROOTS AND LIMBS SHALL BE REMOVED FROM THE FILL MATERIAL PRIOR TO COMPACTION TO THE REQUIRED DENSITY. SOILS WITH ORGANIC MATTER CONTENT EXCEEDING 5% BY WEIGHT SHALL NOT BE USED. STONES GREATER THAN 3-INCH (IN ANY DIRECTION) SHALL BE REMOVED FROM THE FILL PRIOR TO COMPACTION.
 - FILL MATERIAL PLACED AT DENSITIES LOWER THAN SPECIFIED MINIMUM DENSITIES OR AT MOISTURE CONTENTS OUTSIDE THE SPECIFIED RANGES OR OTHERWISE NOT CONFORMING TO SPECIFIED REQUIREMENTS SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIALS.
 - ANY FILL LAYER THAT IS SMOOTH DRUM ROLLED TO REDUCE MOISTURE PENETRATION DURING A STORM EVENT SHALL BE PROPERLY SCARIFIED PRIOR TO THE PLACEMENT OF THE NEXT SOIL LIFT.
 - SURFACE WATER AND STREAM FLOW SHALL BE CONTINUOUSLY CONTROLLED THROUGHOUT CONSTRUCTION AND THE PLACEMENT OF CONTROLLED FILL.
 - FOUNDATION AREAS MAY REQUIRE UNDERCUTTING OF COMPRESSIBLE AND/OR UNSUITABLE SOILS IN ADDITION TO THAT INDICATED ON THE PLANS. ALL SUCH UNDERCUTTING SHALL BE PERFORMED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER AND SHALL BE MONITORED AND DOCUMENTED. IN NO CASE SHALL THERE BE AN ATTEMPT TO STABILIZE ANY PORTIONS OF THE FOUNDATION SOILS WITH CRUSHED STONE.
 - TREATMENT OF SEEPAGE AREAS, SUBGRADE PREPARATION, FOUNDATION DEWATERING AND ROCK FOUNDATION PREPARATION (I.E. TREATMENT WITH SLUSH GROUTING, DENTAL CONCRETE, ETC.) MAY BE REQUIRED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER. ALL SUCH ACTIVITIES SHALL BE CLOSELY MONITORED AND DOCUMENTED BY THE GEOTECHNICAL ENGINEER.
 - FILL ADJACENT TO THE RISER AND PRINCIPAL SPILLWAY PIPE SHALL BE PLACED SO THAT LIFTS ARE AT THE SAME LEVEL ON BOTH SIDES OF THE STRUCTURES.
 - EARTHWORK COMPACTION WITHIN 3-FEET OF ANY STRUCTURES SHALL BE ACCOMPLISHED BY MEANS OF HAND TAMPERS, MANUALLY DIRECTED POWER TAMPERS OR PLATE COMPACTORS OR MINIATURE SELF-PROPELLED ROLLERS.
 - COMPACTION BY MEANS OF DROP WEIGHTS FROM A CRANE OR HOIST SHALL NOT BE PERMITTED.
 - HEAVY EQUIPMENT SHALL NOT BE ALLOWED TO PASS OVER CAST-IN-PLACE STRUCTURES (INCLUDING THE CRADLE) UNTIL ADEQUATE CURING TIME HAS ELAPSED.
 - TO RE-ESTABLISH VEGETATION AFTER CONSTRUCTION, A 2- TO 3- INCH LAYER OF TOPSOIL SHALL BE PLACED ON THE DISTURBED EMBANKMENT SURFACE AND THE AREA SEEDED AND SODDED OR HYDROSEEDING.

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LAND DEVELOPMENT PLANS FOR GORDON INVESTMENTS LLC
US HIGHWAY 17
HAMLETTED, NC 28443

WET POND DETAILS

PROJECT NO: 22-0318
DRAWING NAME: 22-0088_D
SHEET NO: C-8

DATE: _____
BY: _____

REVISIONS

NO.	DATE	DESCRIPTION
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