

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

Application Information Capital Asset Topsail Development, LLC Preliminary Plat

Case Number: SUBMAJ 2024-115

Application Type: Preliminary Plat

Applicant: Chris Plaford, Capital Asset Topsail Development, LLC

Owners: Signature Top Sail NC LTD, Lewis, Richard Carolina Kalmar C/O Ruth C Kalmar Lewis, and Lewis, Richard Alan Successor Trustee

Location: The subject properties are located on the eastern side of US HWY 17 between its intersections of Country Club Drive to the south and Ravenswood Road to the north in the Topsail Township.

Property ID #(s): See Exhibit A for List of Subject Parcels

Description: Capital Asset Development, LLC, applicant, on behalf of Signature Top Sail NC, LTD, and Lewis, Richard Alan Successor Trustee as well as Lewis, Richard Carolina Kalmar C/O Ruth C Kalmar Lewis, owners, is requesting the approval of a Preliminary Plat for the development of 87 single family lots with associated amenities across 61.65 acres.

Current Zoning: PD, Planned Development, & RP, Residential Performance

Technical Review Committee Meeting: 8/1/2024

Planning Board Meeting: N/A

Application Materials

Application
List of Subject Parcels
Preliminary Plat Site Plan

SUBMAJ 2024-115

Application

APPLICATION FOR SUBDIVISION

THIS SECTION FOR OFFICE USE

Application No.	SUB SUBMAJ 2024-115	Date	7/8/2024
Application Fee	\$ 1,370.00	Invoice Number:	00041518
Master Plan Hearing Date	N/A	Preliminary Plat Hearing Date	N/A

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	CHRIS PLAFORD - Capital Asset Topsail Development, LLC	Owner's Name:	SEE EXHIBIT A
Applicant's Address:	1121 Military Cutoff Rd Ste C336	Owner's Address:	
City, State, & Zip	Wilmington, NC 28405	City, State, & Zip	
Phone Number:	910-803-2222	Phone Number:	
Email Address:	CPLAFORD@CAPITALASSET-US.COM	Email Address:	

Legal relationship of applicant to landowner: UNDER CONTRACT TO PURCHASE, DEVELOPER

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 type="checkbox"/> Major (11 lots or more)	<input type="checkbox"/> Minor (10 lots or less)	
Property Identification Number (PIN):	SEE EXHIBIT A1	Township:	
Zoning Classification:	RP/PUD	Total property acreage:	61.65
Number of Lots:	87	Acreage to be disturbed:	61.65
Water Provider:	PCU	Wastewater Provider:	Pluris
Additional Information:		Road Type:	Public/Private/Both
		NAICS (if mixed use):	

SECTION 3: SIGNATURES

Applicant's Signature		Date:	6-20-24
Applicant's Printed Name:	CHRIS PLAFORD, Capital Asset Topsail Development, LLC	Date:	
Owner's Signature		Date:	
Owner's Printed Name:		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: \$
Attachments Included with Application: (Please include # of copies)		

SUBMAJ 2024-115

Exhibit A – List of Subject Parcels



EXHIBIT A

Pin	Owner	Street Address	City, State, Zip	DB/PG	Authorized Agent	Phone Number	Email
1	4213-59-0181-0000	SIGNATURE TOP SAIL, NC LTD	HOUSTON, TX 77024	4379/330	Mike Pollak	713-822-3891	mike@signature-companies.com
2	4214-40-5134-0000	SIGNATURE TOP SAIL, NC LTD	HOUSTON, TX 77024	4526/321	Mike Pollak	713-822-3891	mike@signature-companies.com
3	4213-49-8163-0000	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	CHARLOTTE, NC 28207	4770/2356	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
4	4213-59-6178-0000	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
5	4213-58-4566-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
6	4213-59-8136-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
7	4213-59-9034-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
8	4213-68-0916-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
9	4213-68-0897-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
10	4213-68-0794-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
11	4213-68-0631-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
12	4213-58-8590-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
13	4213-58-7488-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
14	4213-58-6570-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
15	4213-58-5581-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
16	4213-58-5404-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
17	4213-58-4325-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
18	4213-58-3228-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
19	4213-58-2232-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
20	4213-58-1037-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
21	4213-57-0977-0000	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
22	4213-47-8986-0000	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
23	4213-47-9970-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	4819/2364	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
24	4213-48-8065-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
25	4213-48-8144-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
26	4213-48-9230-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
27	4213-58-0207-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
28	4213-58-0386-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
29	4213-58-1484-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
30	4213-58-2469-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
31	4213-58-3526-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
32	4213-58-4604-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
33	4213-58-4783-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
34	4213-58-5880-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
35	4213-58-6777-0000	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
36	4213-58-7763-0000	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	CHARLOTTE, NC 28207	4819/2364	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
37	4213-58-8764-0000	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
38	4213-58-8844-0000	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
39	4213-58-7971-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	4819/2364	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
40	4213-58-6986-0000	LEWIS, RICHARD ALAN SUCCESSOR TRUSTEE	CHARLOTTE, NC 28207	564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
41	4213-58-8127-0000	LEWIS, RUTH CAROLINE KALMAR C/O RUTH C KALMAR LEWIS	CHARLOTTE, NC 28207	4819/2364	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com
				564/40	Richard Alan Lewis	704-661-7426	alan@thehealthcorp.com

SUBMAJ 2024-115

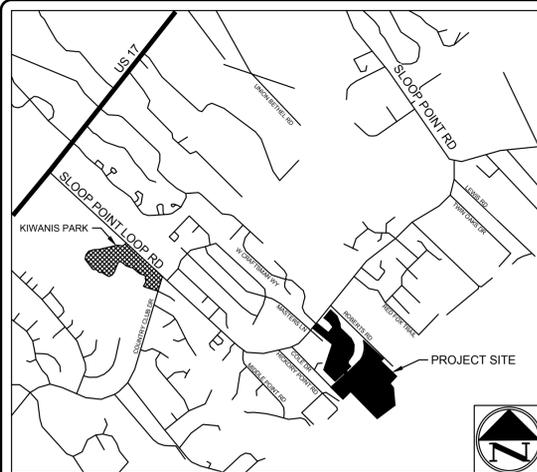
Proposed Preliminary Plat

SLOOP POINT SINGLE FAMILY RESIDENTIAL

PRELIMINARY TRC/PLAT SUBMITTAL

SLOOP POINT LOOP RD, PENDER COUNTY, NC

7/3/2024



4 VICINITY MAP SCALE: 1"=2000'

NAME:
SLOOP POINT SINGLE FAMILY RESIDENTIAL

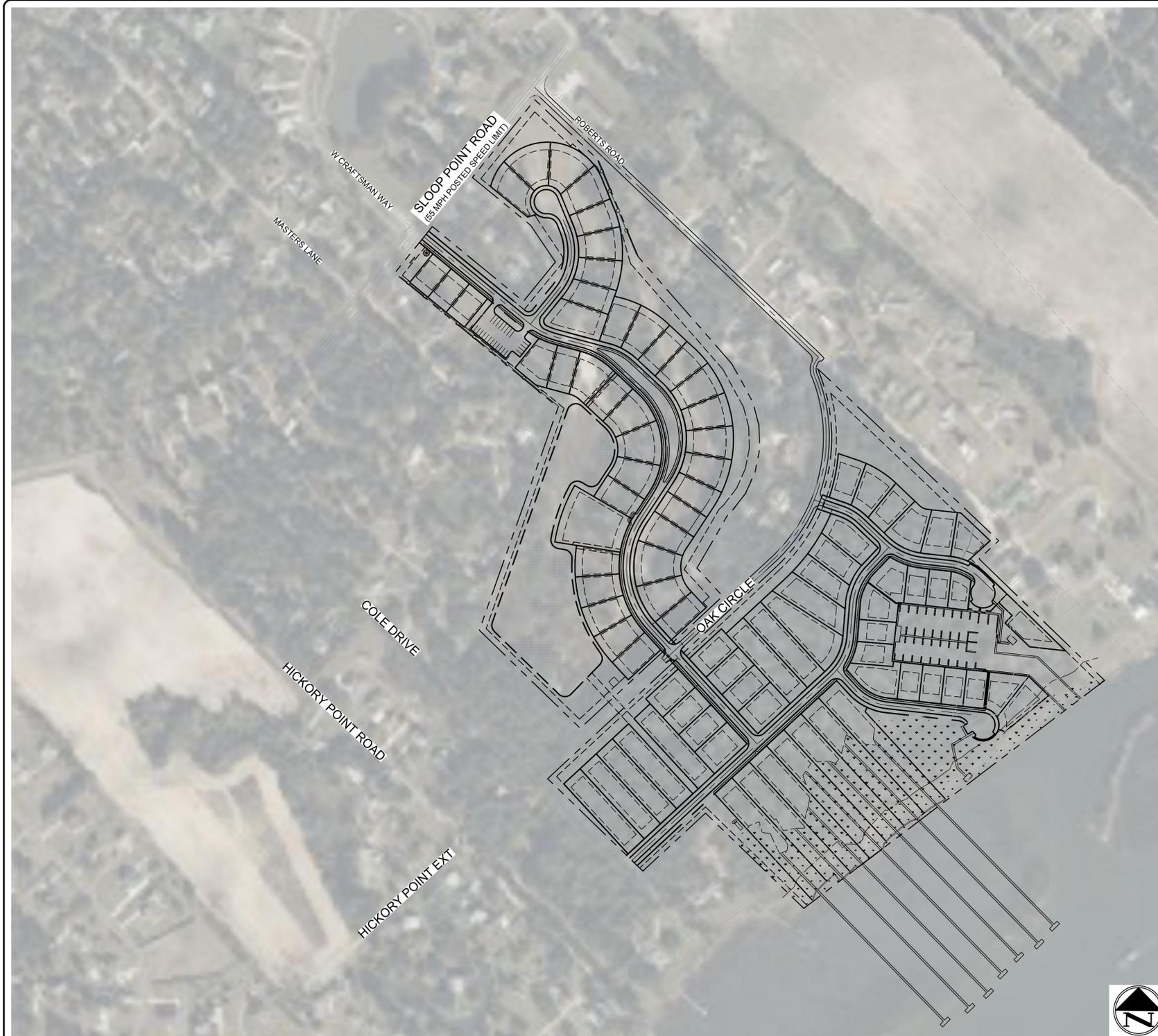
OWNER: CAPITAL ASSET DEVELOPMENT, LLC
13500 NC-50 N. SURF CITY, NC. 28445
PHONE: 910-803-2222
CHRIS PLAFORD
CPLAFORD@CAPITALASSET-US.COM

ENGINEER: MCKIM & CREED, INC
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 910.343.1048
RICHARD COLLIER, PE
RCOLLIER@MCKIMCREED.COM

LANDSCAPE ARCHITECT: MCKIM & CREED, INC
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 910.343.1048
ADAM WILLIAMS, LAND PLANNER
AJWILLIAMS@MCKIMCREED.COM

SURVEYOR: MCKIM & CREED, INC
243 N. FRONT ST. WILMINGTON, NC 28401
PHONE: 910.343.1048
MATT ROBERTS, PLS
MROBERTS@MCKIMCREED.COM

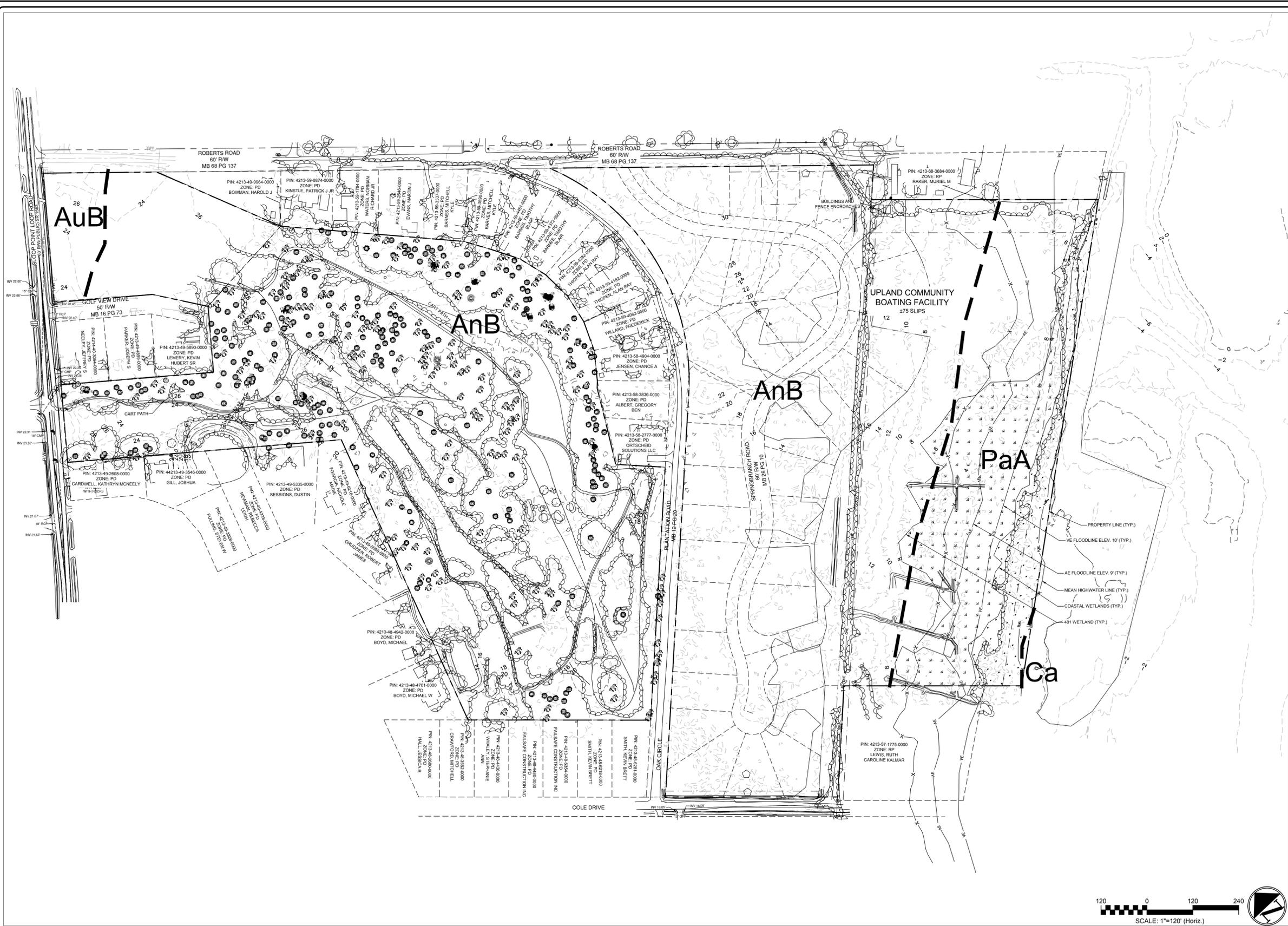
3 PROJECT INFORMATION



2 LOCATION MAP SCALE: 1"=200'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	COVER
C2.0	EXISTING CONDITIONS
C2.1	DEMOLITION
C3.0	SITE PLAN - OVERALL
C3.1	SITE PLAN-ENLARGED
C3.2	SITE PLAN-ENLARGED
C3.3	SITE PLAN-ENLARGED
C3.4	SITE PLAN-ENLARGED
C3.5	SITE PLAN-ENLARGED
C3.6	SITE PLAN-ENLARGED
C3.7	SITE PLAN-ENLARGED
C4.0	EROSION CONTROL - STAGE-1
C6.0	EROSION CONTROL - STAGE-2
C7.0	GRADING & DRAINAGE PLAN - OVERALL
C7.1	GRADING & DRAINAGE PLAN - ENLARGED
C7.2	GRADING & DRAINAGE PLAN - ENLARGED
C7.3	GRADING & DRAINAGE PLAN - ENLARGED
C7.4	GRADING & DRAINAGE PLAN - ENLARGED
C7.5	GRADING & DRAINAGE PLAN - ENLARGED
C7.6	GRADING & DRAINAGE PLAN - ENLARGED
C7.7	GRADING & DRAINAGE PLAN - ENLARGED
C8.0	UTILITY PLAN - OVERALL
C8.1	UTILITY PLAN - ENLARGED
C8.2	UTILITY PLAN - ENLARGED
C8.3	UTILITY PLAN - ENLARGED
C8.4	UTILITY PLAN - ENLARGED
C8.5	UTILITY PLAN - ENLARGED
C8.6	UTILITY PLAN - ENLARGED
C8.7	UTILITY PLAN - ENLARGED
C9.0	ROADWAY PLAN & PROFILE
C9.1	ROADWAY PLAN & PROFILE
C9.2	ROADWAY PLAN & PROFILE
C9.3	ROADWAY PLAN & PROFILE
C9.4	ROADWAY PLAN & PROFILE
C9.5	ROADWAY PLAN & PROFILE
C9.6	ROADWAY PLAN & PROFILE
C10.0	LANDSCAPE PLAN - OVERALL
C10.1	LANDSCAPE PLAN - ENLARGED
C10.2	LANDSCAPE PLAN - ENLARGED
C10.3	LANDSCAPE PLAN - ENLARGED
C10.4	LANDSCAPE PLAN - ENLARGED
C10.5	LANDSCAPE PLAN - ENLARGED
C10.6	LANDSCAPE PLAN - ENLARGED
C11.0	SITE DETAILS
C11.1	SITE DETAILS
C11.2	SITE DETAILS
C12.0	EROSION CONTROL-DETAILS
C12.1	EROSION CONTROL-DETAILS
C12.2	EROSION CONTROL-DETAILS
C13.0	GRADING AND DRAINAGE DETAIL
C13.1	GRADING AND DRAINAGE DETAIL
C13.2	GRADING AND DRAINAGE DETAIL
C13.3	GRADING AND DRAINAGE DETAIL
C14.0	UTILITY DETAILS
C14.1	UTILITY DETAILS
C14.2	UTILITY DETAILS
C14.3	UTILITY DETAILS
C14.4	UTILITY DETAILS
C14.5	UTILITY DETAILS
C16.3	SCM - POND 1 - ENLARGEMENT
C16.4	SCM - POND 1 - ENLARGEMENT
C17.0	LANDSCAPE DETAILS

1 SHEET INDEX



SITE DATA TABLE		
PROJECT NAME	SLOOP POINT	
PROJECT ADDRESS	SLOOP POINT LOOP ROAD	
PARCEL ID	4213-49-8163-0000 4213-58-4566-0000 4213-58-8127-0000 4213-59-0181-0000 4214-40-5134-0000	
PROPERTY OWNER	CAPITAL ASSET DEVELOPMENT, LLC	
DATE OF TOPOGRAPHIC DATA	JAN, 2024	
ZONING	PD, RP	
EXISTING USE	VACANT LAND	
TOTAL PROPERTY ACREAGE	61 AC	
HISTORICAL AND ARCHEOLOGICAL SITES	N/A	
VICINITY MAP	SEE C1.0	
2-FT TOPOGRAPHY MINIMUM INTERVAL	SEE THIS SHEET	
LOCATION OF NATURAL WATER FEATURES	LOCATION	CLASS.
LAKES	N/A	-
PONDS	N/A	-
RIVERS	N/A	-
STREAMS	N/A	-
FLOOD ZONE PRESENT ON-SITE	ZONE X, VE, AE	
FEMA FIRM PANEL	FIRM 3720421300J, PANEL 4213	
SOIL TYPE(S) AND BOUNDARIES	AuB, AnB, PaA, Ca	
CAMA LAND USE CLASSIFICATION(S)	COASTAL RESIDENTIAL	
CEMETERIES, BURIAL SITES, OR BURIAL GROUNDS PRESENT ON-SITE	NO	
ZONING DISTRICT	COASTAL RESIDENTIAL	
WETLANDS PRESENT ON-SITE	YES	
FIRE DISTRICT	SLOOP POINT FIRE DISTRICT	
ISO RATING	6	

LEGEND	
PROJECT LIMITS	---
MINOR CONTOUR LINE	---
MAJOR CONTOUR LINE	---
COMPUTED PROPERTY LINE OR EASEMENT	---
DITCH CENTER FLOW LINE	---
E.I. - EXISTING IRON	---
LP - LIGHT POLE	---
BFP - BACK FLOW PREVENTOR	---
WM - WATER METER	---
WETLANDS	---

- NOTES**
1. SURVEY PREPARED BY ALTA/NPS LAND TITLE SURVEY
 2. BEARINGS BASED ON NC GRID NAD 83/2011, VERTICAL DATUM IS NAVD 88
 3. THERE APPEAR TO BE WETLANDS WITHIN THE PROJECT LIMITS, THAT MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT (CWA) (33 USC § 1344) AND/OR SECTION 10 OF THE RIVERS AND HARBORS ACT (RHA) (33 USC § 403). THE WETLANDS WILL NEED TO BE DELINEATED AND VERIFIED BY THE CORPS TO BE SUFFICIENTLY ACCURATE AND RELIABLE.
 4. AREA COMPUTED BY COORDINATE METHOD
 5. ALL DISTANCES ARE HORIZONTAL
 6. FOR REFERENCE SEE BOOK 4770 PAGE 2356, AND DB 564 PG 40.
 7. SURVEY NOV. - JAN. 2024
 8. 61.0 ACRES TOTAL AREA
 9. NO KNOW OR VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY
 10. NO KNOW OR VISIBLE RECENT OF CURRENT EARTH MOVING WORK OR CONSTRUCTION ON THE PROPERTY WAS OBSERVED DURING THE FIELD WORK.
 11. NOT KNOW OR VISIBLE CHANGES IN STREET RIGHT OF WAY LINES, OR RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED DURING THE FIELD WORK.
 12. NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS
 13. THE PROPERTY CURRENTLY HAS DIRECT PHYSICAL ACCESS TO NC 210
 14. ALL KNOWN OBSERVED OFFSITE EASEMENTS OR SERVITUDES, PROVIDED OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY, ARE PLOTTED AND SHOWN ON THE SURVEY.
 15. AT THE TIME OF THE ALTA/SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 16. A PORTION OF THIS SITE LIES WITHIN FLOOD ZONE "X" AND FLOOD ZONE "AE" (ELEV 9') AND FLOOD ZONE "VE" (ELEVATIONS 10' AND 11') ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 3720421300J, PANEL 4213, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2007.
 17. NO SURFACE WATERS PRESENT ON SITE.



2 EXISTING CONDITIONS

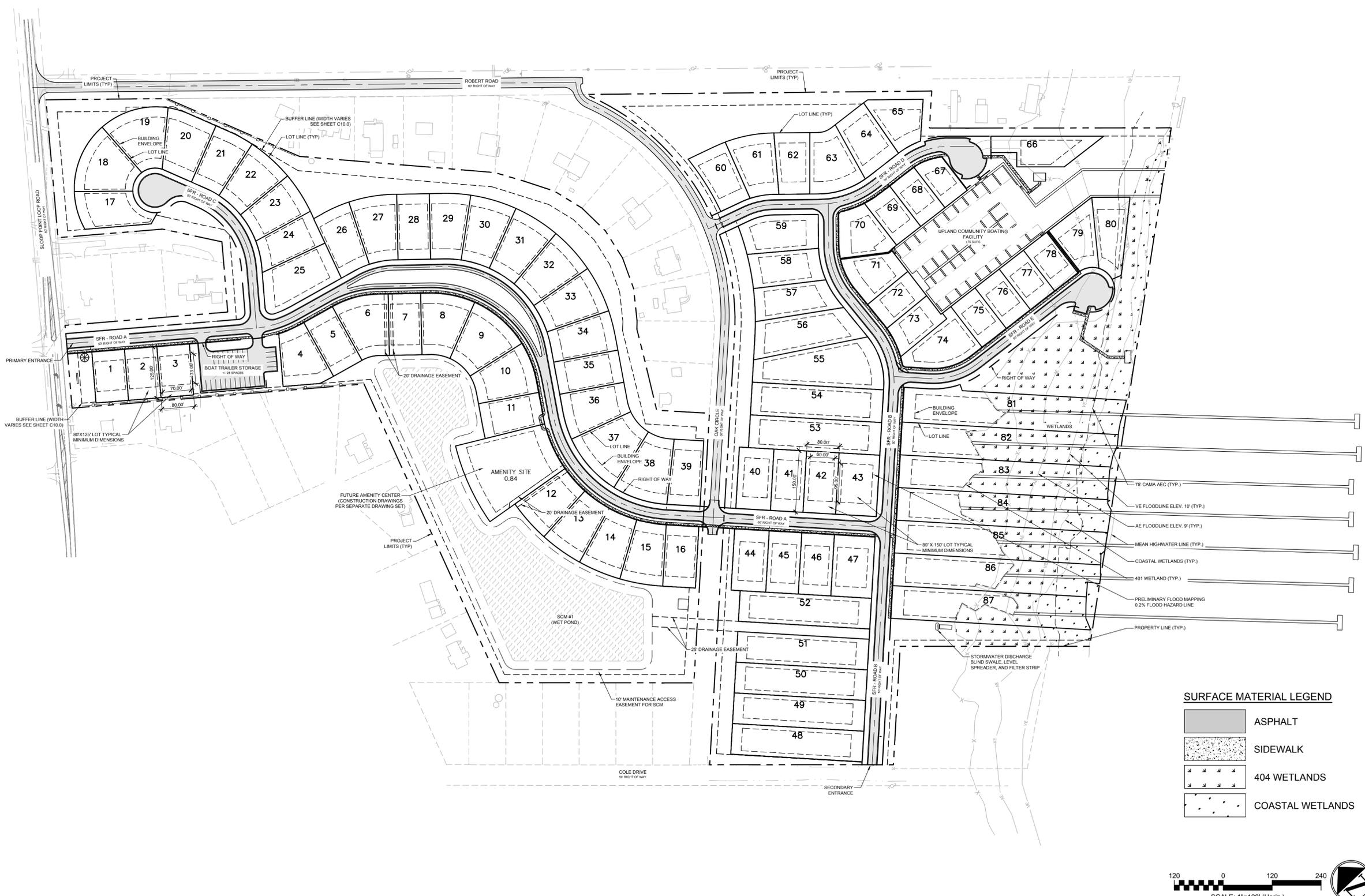
REV. NO.	DESCRIPTIONS	DATE

1 LEGEND AND NOTES

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

SLOOP POINT SF RESIDENTIAL
 SLOOP POINT LOOP RD, PENDER COUNTY, NC
EXISTING CONDITIONS

DATE: 7/3/2024	SCALE: 1"=120'	C2.0 DRAWING NUMBER
MCE PROJ. # 09763-0001	HORIZONTAL: 1"=120'	
DRAWN: HKA/AJW	VERTICAL: N/A	A REVISION
DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		
STATUS: PRELIMINARY TRC/PLAT SUBMITTAL		



SITE DATA	
PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY
PROJECT ID	4213-58-8127-0000, 4213-58-8566-0000, 4213-58-8127-0000, 4213-58-0181-0000 & 4214-40-5134-0000
DEED BOOK & PAGE	MB 68 PG 137 & MB 28 PG 10
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD
PROPERTY DEVELOPER	CAPITAL ASSET YORSAL DEVELOPMENT, LLC
CURRENT ZONING	PD (PLANNED DEVELOPMENT & RP (RESIDENTIAL PERFORMANCE))
PROPOSED USE	SINGLE FAMILY COMMUNITY
TOTAL PROPERTY ACREAGE	#61.65 AC
PROJECT AREA	#61.65 AC
NC BUILDING CODE CONSTRUCTION TYPE	
TOTAL NUMBER OF LOTS	88
75'X125' (9,000 SF)	15
80'X125' (10,000 SF)	5
80'X150' (12,000 SF)	68
DENSITY	ALLOWED 1.93 PROVIDED 1.93
SEE DENSITY CALCULATIONS CHART BELOW	
BUILDING SETBACKS	REQUIRED 30' PROVIDED 30'
FRONT	
REAR	
SIDE	
OPEN SPACE	2.64 AC 2.64 AC
0.3 AC PER DWELLING UNIT	
0.3 X 88 LOTS = 2.64 AC OPEN SPACE	
ACTIVE OPEN SPACE	MIN. 50% OF OPEN SPACE (1.32 ACRE) 1.25 AC (64%)
ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	
PASSIVE OPEN SPACE	MIN. 50% OF OPEN SPACE (1.32 ACRE) 0.65 AC (36%)
UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	

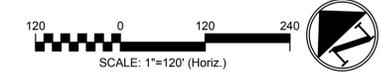
- GENERAL NOTES:**
- PROJECT TO BE BUILT TO PENDER COUNTY SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT.
 - COUNTY AND/OR STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS.
 - THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER COVENANTS, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES AND/OR THE U.S. ARMY CORP OF ENGINEERS.
 - A HOME OWNER ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT. THE HOME OWNER ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 7.3A OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
 - A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MANAGEMENT OF PRIVATELY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
 - ALL ROADS WILL BE BUILT TO NCDOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS.
 - ALL BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE NC STATE BUILDING CODE.
 - DESIGNATED WETLANDS TO BE PLACED UNDER HOA CONSERVATION EASEMENT, TOGETHER WITH UPLAND PARKS WILL MEET OR EXCEED PD OPEN SPACE REQUIREMENTS.
 - NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST ON ANY OF THE SUBJECT PARCELS.
 - MINIMUM DISTANCE BETWEEN STRUCTURES SHALL BE AS REQUIRED BY NC STATE BUILDING CODE.
 - PIN #4213-58-0181-0000 IS LOCATED IN ZONE X - NOT A SPECIAL FLOOD HAZARD AREA. PIN #4213-49-8163-0000 IS LOCATED IN ZONE X - NOT A SPECIAL FLOOD HAZARD AREA. PIN #4213-58-4566-0000 IS LOCATED IN ZONE X - NOT A SPECIAL FLOOD HAZARD AREA. PIN #4213-58-8127-0000 IS LOCATED IN PORTIONS OF X, AE & VE. ZONES ARE SHOWN ON FEMA FLOOD MAP NO. 3720421300J BEARING AN EFFECTIVE DATE OF 02/16/2007. AMENITY CENTER SUBJECT TO SPECIFIC SITE REVIEW.
 - TIA TO BE COMPLETED PRIOR TO CONSTRUCTION.
 - THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, BOTH TEMPORARY AND PERMANENT.
 - 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.
 - THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS.
 - STREET SIGNAGE TO COMPLY WITH PENDER COUNTY AND MUTCD REGULATIONS.

TRAFFIC TRIP GENERATION ESTIMATE		
PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	1493
	IN	746
AM PEAK HOUR	TOTAL	90
	IN	73
PM PEAK HOUR	TOTAL	112
	IN	68
	OUT	44

DENSITY CALCULATIONS	
GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	61.65 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	7.1 AC
C. TOTAL OPEN SPACE ACREAGE	2.64 AC
TOTAL NON-RESIDENTIAL ACREAGE	16.24 AC
DEVELOPABLE LAND	45.41 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	88
PROJECT DENSITY	1.93 DU/AC

SURFACE MATERIAL LEGEND

- ASPHALT
- SIDEWALK
- 404 WETLANDS
- COASTAL WETLANDS



2 SITE PLAN - OVERALL

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

SEAL

SEAL

MCKIM & CREED

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

SLOOP POINT SF RESIDENTIAL

SLOOP POINT LOOP RD, PENDER COUNTY, NC

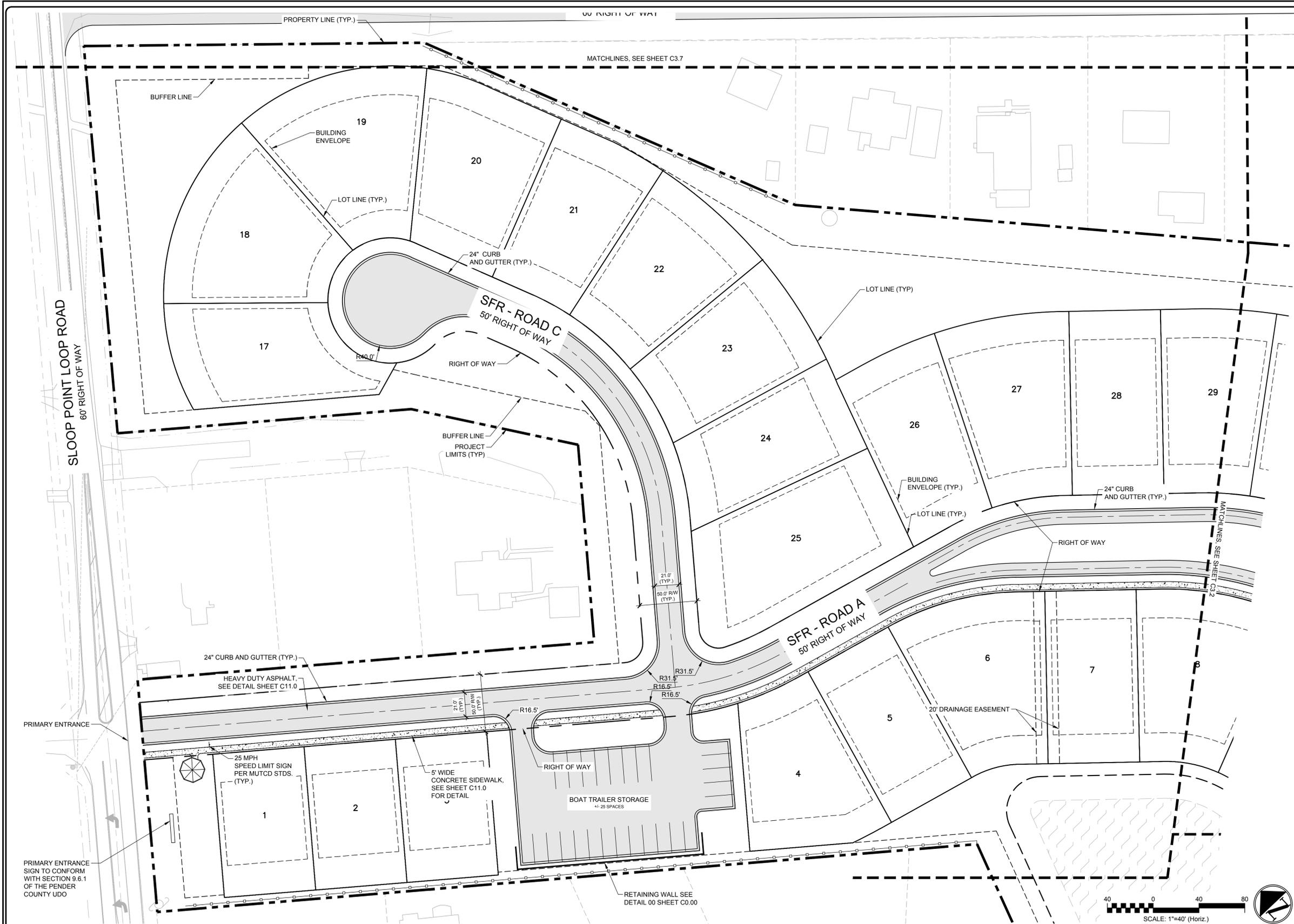
SITE PLAN - OVERALL

DATE: 7/3/2024
MCE PROJ. #: 09763-0001
DRAWN: HKA/AJW
DESIGNED: HKA/AJW
CHECKED: RMC
PROJ. MGR: RMC

SCALE
HORIZONTAL: 1"=120'
VERTICAL: N/A

C3.0
DRAWING NUMBER
A
REVISION

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



SITE DATA	
PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY
PARCEL ID	4213-48-8183-0000; 4213-58-4588-0000; 4213-58-8127-0000; 4213-59-0181-0000 & 4214-40-8134-0000
DEED BOOK & PAGE	MB 88 PG 137 & MB 28 PG 10
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)
PROPOSED USE	SINGLE FAMILY COMMUNITY
TOTAL PROPERTY ACREAGE	#61.65 AC
PROJECT AREA	#61.65 AC
NO BUILDING CODE CONSTRUCTION TYPE	
TOTAL NUMBER OF LOTS	88
75'X125' (9,000 SF)	15
80'X125' (10,000 SF)	5
80'X150' (12,000 SF)	68
DENSITY	ALLOWED 1.93 DU/AC
PROVIDED 1.93 DU/AC	
SEE DENSITY CALCULATIONS CHART BELOW	
BUILDING SETBACKS	REQUIRED 30'
FRONT	30'
REAR	25'
SIDE	10'
OPEN SPACE	REQUIRED 2.64 AC
PROVIDED 2.64 AC	
25 ACRE PER DWELLING UNIT	2.64 AC
23 X 88 LOTS = 2.64 ACRE OPEN SPACE	2.64 AC
ACTIVE OPEN SPACE	MIN. 50% OF OPEN SPACE (1.32 ACRE)
ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	1.25 AC (64%)
PASSIVE OPEN SPACE	MIN. 50% OF OPEN SPACE (1.32 ACRE)
UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	0.65 AC (36%)

DENSITY CALCULATIONS	
GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	61.65 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	7.1 AC
C. TOTAL OPEN SPACE ACREAGE	2.64 AC
TOTAL NON-RESIDENTIAL ACREAGE	16.24 AC
DEVELOPABLE LAND	45.41 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	88
PROJECT DENSITY	1.93 DU/AC

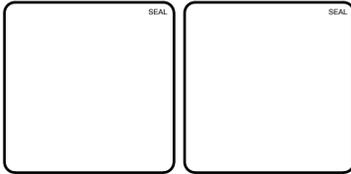
TRAFFIC TRIP GENERATION ESTIMATE		
PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	1493
	IN	746
AM PEAK HOUR	TOTAL	90
	IN	73
PM PEAK HOUR	TOTAL	66
	IN	112
	OUT	44

- NOTES:
- PER PENDER COUNTY UDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATELY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
 - THE DEVELOPMENT OF 9,000 & 12,000 SF LOTS WITHIN THE PD DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LID PRACTICES WITHIN THE PROJECT.
 - OPEN SPACE REQUIREMENTS ADHERE TO UDO SECTION 7.4
 - NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
 - PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.

2 SITE PLAN-ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE



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SLOOP POINT SF RESIDENTIAL
 SLOOP POINT LOOP RD, PENDER COUNTY, NC

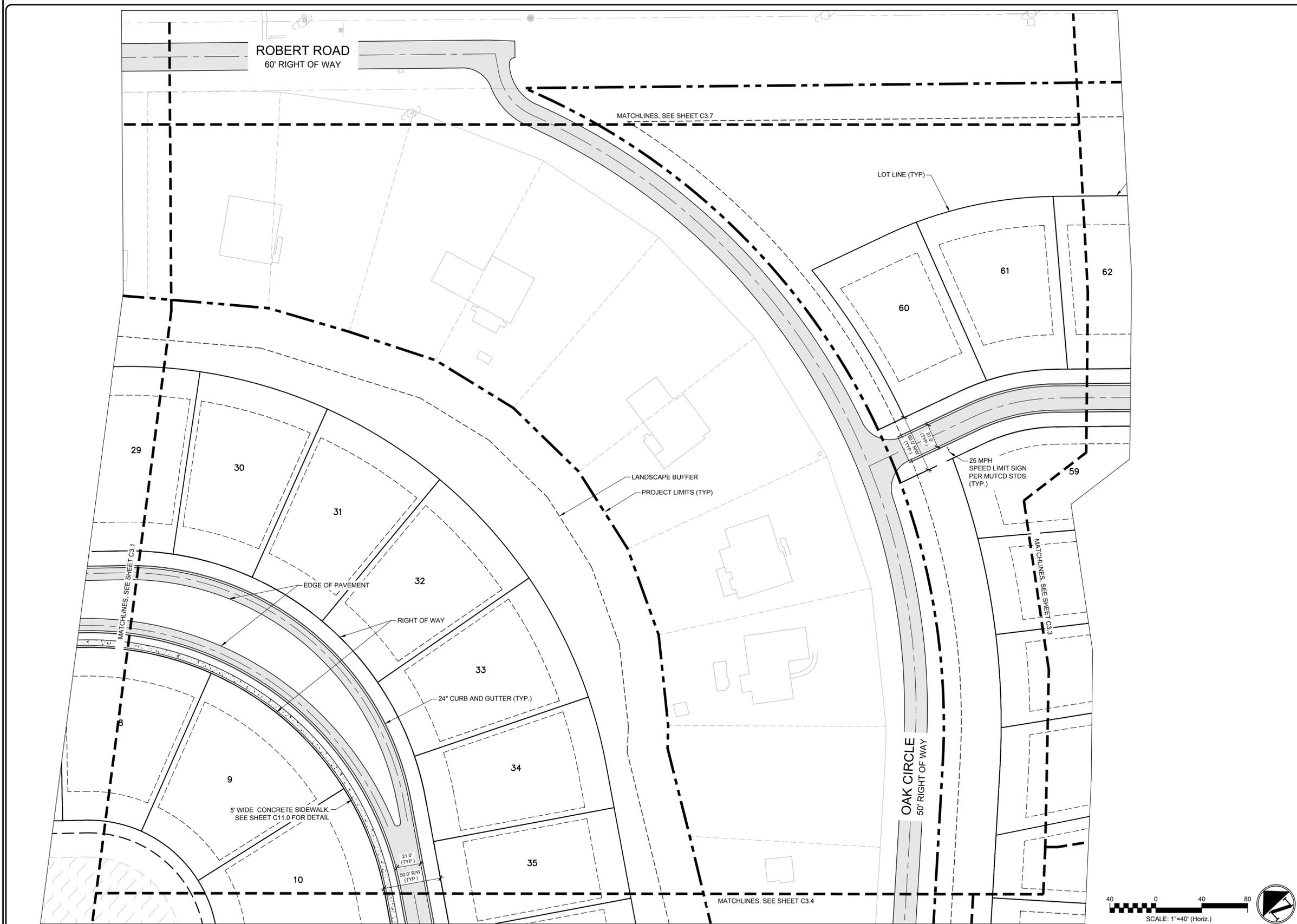
SITE PLAN-ENLARGED

DATE:	7/3/2024	SCALE:	1"=40'
MCE PROJ. #	09763-0001	HORIZONTAL:	1"=40'
DRAWN	HKA/AJW	VERTICAL:	N/A
DESIGNED	HKA/AJW		
CHECKED	RMC		
PROJ. MGR.	RMC		

C3.1
 DRAWING NUMBER

A
 REVISION

STATUS:
PRELIMINARY TRC/PLAT SUBMITTAL



SITE DATA	
PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY
PARCEL ID	4213-58-8127-0000; 4213-58-4558-0000; 4214-40-5134-0000
DEED BOOK & PAGE	MB 88 PG 137 & MB 26 PG 10
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)
PROPOSED USE	SINGLE FAMILY COMMUNITY
TOTAL PROPERTY ACREAGE	#61.65 AC
PROJECT AREA	#61.65 AC
NO BUILDING CODE CONSTRUCTION TYPE	
TOTAL NUMBER OF LOTS	88
75'X125' (9,000 SF)	15
80'X125' (10,000 SF)	5
80'X150' (12,000 SF)	68
DENSITY	ALLOWED PROVIDED
SEE DENSITY CALCULATIONS CHART BELOW	1.93 DU/AC 1.93 DU/AC
BUILDING SETBACKS	REQUIRED PROVIDED
FRONT	30' 30'
REAR	25' 25'
SIDE	10' 10'
OPEN SPACE	REQUIRED PROVIDED
25 ACRE PER DWELLING UNIT	2.64 AC 2.64 AC
23 X 88 LOTS = 2.64 ACRE OPEN SPACE	
ACTIVE OPEN SPACE	MIN. 50% OF OPEN SPACE (1.32 ACRE)
ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	1.25 AC (64%)
PASSIVE OPEN SPACE	MIN. 50% OF OPEN SPACE (1.32 ACRE)
UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	0.65 AC (36%)

DENSITY CALCULATIONS	
GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	61.65 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	7.1 AC
C. TOTAL OPEN SPACE ACREAGE	2.64 AC
TOTAL NON-RESIDENTIAL ACREAGE	16.24 AC
DEVELOPABLE LAND	45.41 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	88
PROJECT DENSITY	1.93 DU/AC

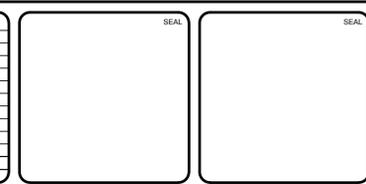
TRAFFIC TRIP GENERATION ESTIMATE		
PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	1493
	IN	746
AM PEAK HOUR	TOTAL	90
	IN	73
PM PEAK HOUR	TOTAL	66
	IN	112
	OUT	44

- NOTES:**
- PER PENDER COUNTY LUDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATELY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
 - THE DEVELOPMENT OF 9,000 & 12,000 SF LOTS WITHIN THE RP DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LID PRACTICES WITHIN THE PROJECT.
 - OPEN SPACE REQUIREMENTS ADHERE TO LUDO SECTION 7.4.
 - NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE.
 - PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.

2 SITE PLAN-ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE



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SLOOP POINT SF RESIDENTIAL
 SLOOP POINT LOOP RD, PENDER COUNTY, NC

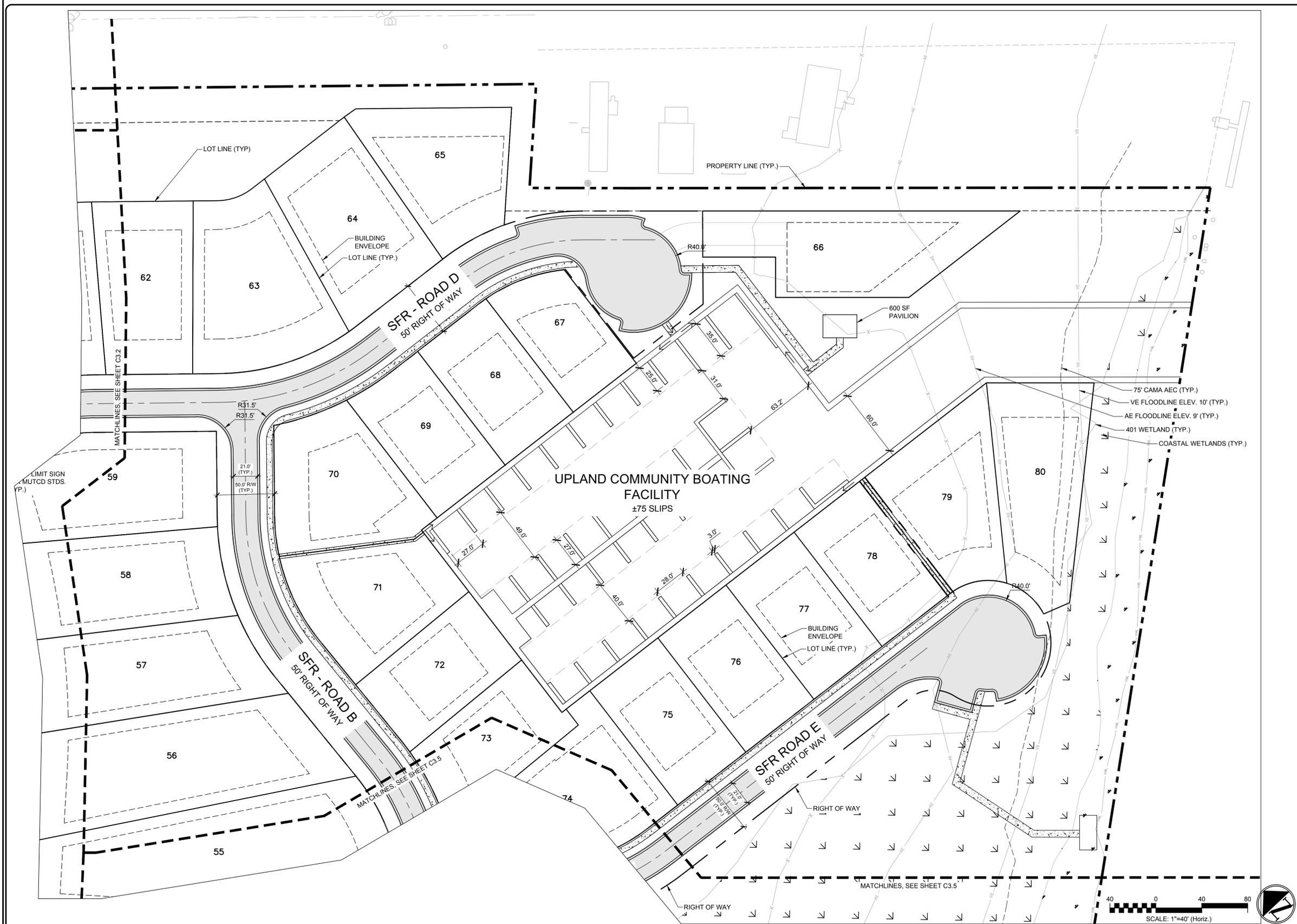
SITE PLAN-ENLARGED

DATE:	7/3/2024	SCALE:	1"=40'
MCE PROJ. #	09763-0001	HORIZONTAL:	1"=40'
DRAWN	HKA/AJW	VERTICAL:	N/A
DESIGNED	HKA/AJW		
CHECKED	RMC		
PROJ. MGR.	RMC		

C3.2
 DRAWING NUMBER

A
 REVISION

STATUS:
PRELIMINARY TRC/PLAT SUBMITTAL



SITE DATA	
PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY
PROJECT ID	4213-48-813-0000; 4213-58-458-0000; 4213-58-8127-0000; 4213-59-0181-0000 & 4214-40-5134-0000
DEED BOOK & PAGE	MB 88 PG 137 & MB 28 PG 10
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)
PROPOSED USE	SINGLE FAMILY COMMUNITY
TOTAL PROPERTY ACREAGE	#61.65 AC
PROJECT AREA	#61.65 AC
NO BUILDING CODE CONSTRUCTION TYPE	88
TOTAL NUMBER OF LOTS	15
75'X125' (9,000 SF)	5
80'X125' (10,000 SF)	68
80'X150' (12,000 SF)	15
DENSITY	ALLOWED 1.93 DU/AC PROVIDED 1.93 DU/AC
SEE DENSITY CALCULATIONS CHART BELOW	
BUILDING SETBACKS	REQUIRED 30' PROVIDED 30'
FRONT	25'
REAR	10'
SIDE	REQUIRED 10' PROVIDED 10'
OPEN SPACE	2.64 AC
25 ACRE PER DWELLING UNIT 23 X 88 LOTS = 2.64 ACRE OPEN SPACE	2.64 AC
ACTIVE OPEN SPACE ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	MIN. 50% OF OPEN SPACE (1.32 ACRE)
PASSIVE OPEN SPACE UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	MIN. 50% OF OPEN SPACE (1.32 ACRE)
	1.25 AC (64%) 0.65 AC (36%)

DENSITY CALCULATIONS	
GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	61.65 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	7.1 AC
C. TOTAL OPEN SPACE ACREAGE	2.64 AC
TOTAL NON-RESIDENTIAL ACREAGE	16.24 AC
DEVELOPABLE LAND	45.41 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	88
PROJECT DENSITY	1.93 DU/AC

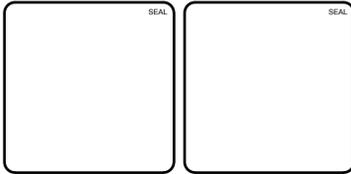
TRAFFIC TRIP GENERATION ESTIMATE		
PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	1493
	IN	746
AM PEAK HOUR	TOTAL	90
	IN	73
PM PEAK HOUR	TOTAL	66
	IN	112
	OUT	68
	OUT	44

- NOTES:
- PER PENDER COUNTY LUDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATELY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
 - THE DEVELOPMENT OF 9,000 & 12,000 SF LOTS WITHIN THE RP DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LID PRACTICES WITHIN THE PROJECT.
 - OPEN SPACE REQUIREMENTS ADHERE TO LUDO SECTION 7.4
 - NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
 - PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.

2 SITE PLAN-ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE



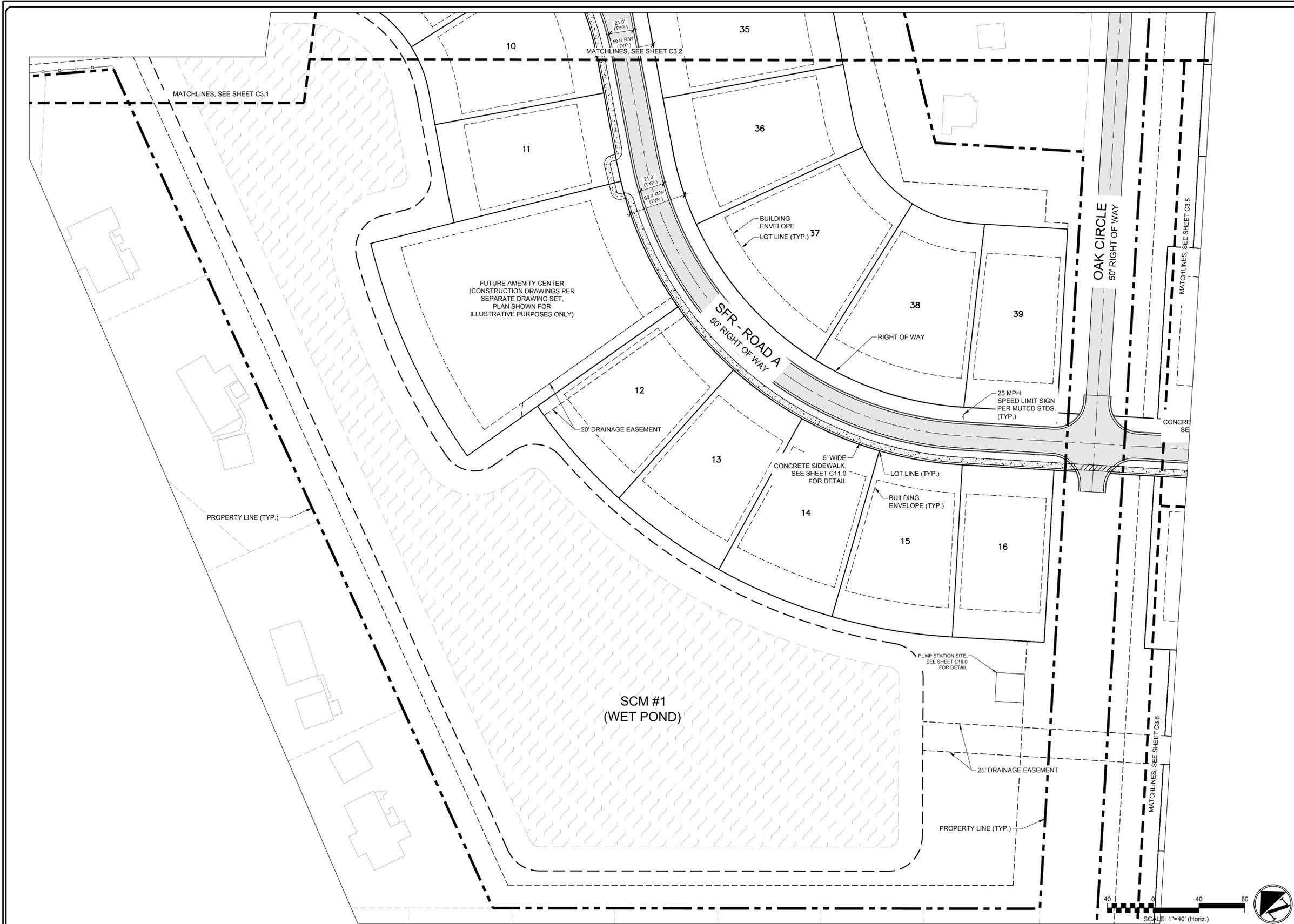
MCKIM & CREED
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 License: F-1222
 www.mckimcreed.com

SLOOP POINT SF RESIDENTIAL
 SLOOP POINT LOOP RD, PENDER COUNTY, NC

SITE PLAN-ENLARGED

DATE: 7/3/2024	SCALE: HORIZONTAL: 1"=40'	C3.3 DRAWING NUMBER
MCE PROJ. #: 09763-0001	VERTICAL: N/A	
DRAWN: HKA/AJW		A REVISION
DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



SITE DATA	
PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY
PARCEL ID	4213-58-8163-0000; 4213-58-4586-0000; 4213-58-8127-0000; 4213-59-0181-0000 & 4214-40-5134-0000
DEED BOOK & PAGE	MB 89 PG 137 & MB 26 PG 10
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)
PROPOSED USE	SINGLE FAMILY COMMUNITY
TOTAL PROPERTY ACREAGE	#61.65 AC
PROJECT AREA	#61.65 AC
NO BUILDING CODE CONSTRUCTION TYPE	
TOTAL NUMBER OF LOTS	88
75'X125' (9,000 SF)	15
80'X125' (10,000 SF)	5
80'X150' (12,000 SF)	68
DENSITY	ALLOWED 1.93 PROVIDED 1.93 DU/AC
SEE DENSITY CALCULATIONS CHART BELOW	
BUILDING SETBACKS	REQUIRED PROVIDED
FRONT	30' 30'
REAR	25' 25'
SIDE	10' 10'
OPEN SPACE	REQUIRED PROVIDED
23 ACRE PER DWELLING UNIT	2.64 AC 2.64 AC
23 x 88 LOTS = 2.64 ACRE OPEN SPACE	
ACTIVE OPEN SPACE	MIN. 50% OF OPEN SPACE (1.32 ACRE) 1.25 AC (64%)
ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER WALKWAYS, PLAY AREAS	
PASSIVE OPEN SPACE	MIN. 50% OF OPEN SPACE (1.32 ACRE) 0.65 AC (36%)
UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	

DENSITY CALCULATIONS	
GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	61.65 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	7.1 AC
C. TOTAL OPEN SPACE ACREAGE	2.64 AC
TOTAL NON-RESIDENTIAL ACREAGE	16.24 AC
DEVELOPABLE LAND	45.41 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	88
PROJECT DENSITY	1.93 DU/AC

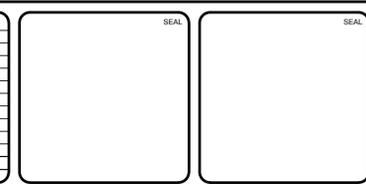
TRAFFIC TRIP GENERATION ESTIMATE		
PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	1493
	IN	746
AM PEAK HOUR	TOTAL	90
	IN	73
PM PEAK HOUR	TOTAL	112
	IN	69
	OUT	44

- NOTES:**
- PER PENDER COUNTY LIDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATELY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
 - THE DEVELOPMENT OF 9,000 & 12,000 SF LOTS WITHIN THE RP DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LID PRACTICES WITHIN THE PROJECT.
 - OPEN SPACE REQUIREMENTS ADHERE TO LIDO SECTION 7.4
 - NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
 - PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.

2 SITE PLAN-ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE



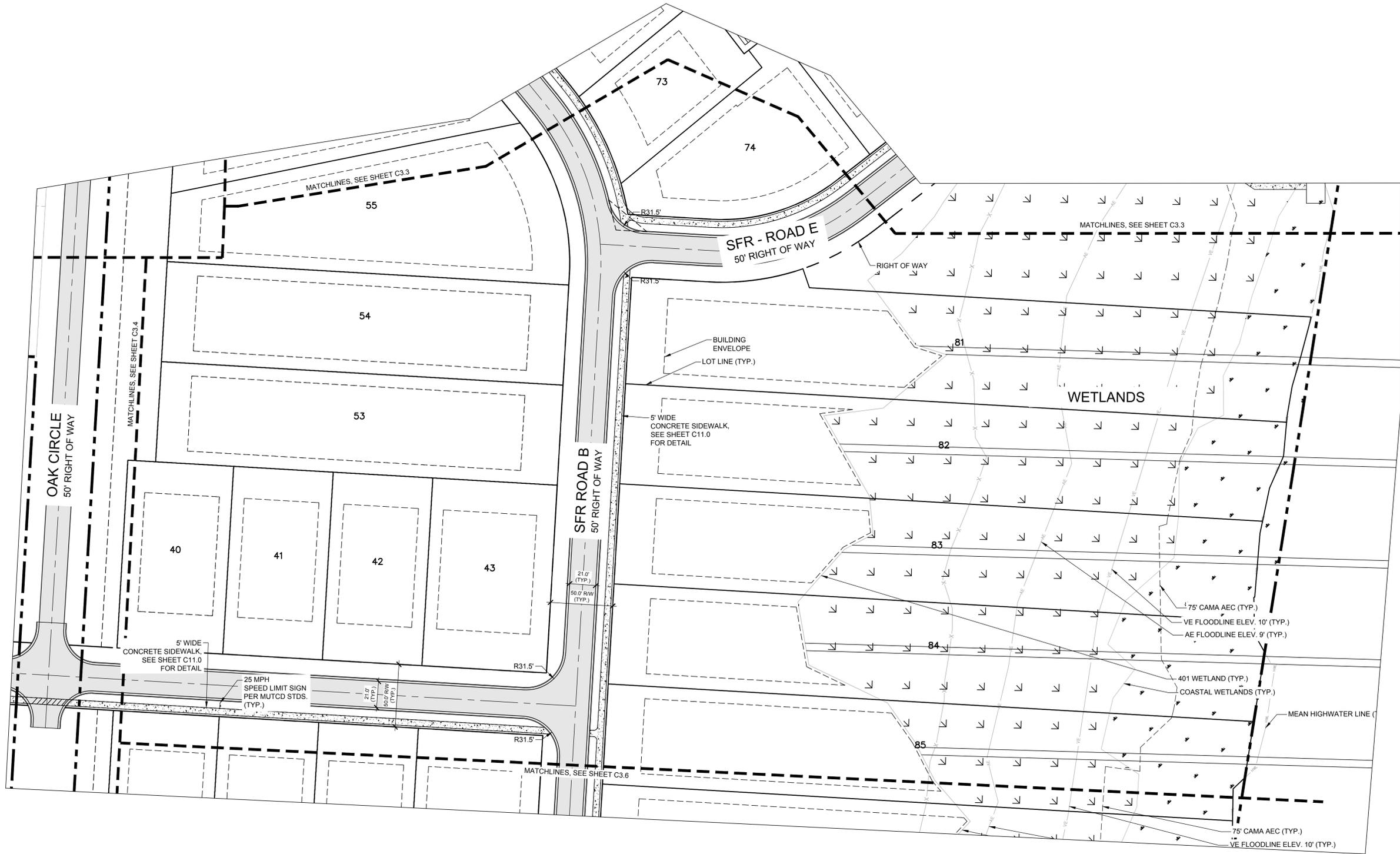
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SLOOP POINT SF RESIDENTIAL
 SLOOP POINT LOOP RD, PENDER COUNTY, NC

SITE PLAN-ENLARGED

DATE: 7/3/2024	SCALE: 1"=40'	C3.4 DRAWING NUMBER
MCE PROJ. #: 09763-0001	HORIZONTAL: 1"=40'	
DRAWN: HKA/AJW	VERTICAL: N/A	A REVISION
DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL

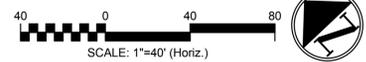


SITE DATA	
PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY
PROJECT ID	4213-48-8163-0000; 4213-58-4588-0000; 4213-58-8127-0000; 4213-59-0181-0000 & 4214-40-5134-0000
DEED BOOK & PAGE	MB 88 PG 137 & MB 28 PG 10
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)
PROPOSED USE	SINGLE FAMILY COMMUNITY
TOTAL PROPERTY ACREAGE	#61.65 AC
PROJECT AREA	#61.65 AC
NO BUILDING CODE CONSTRUCTION TYPE	88
TOTAL NUMBER OF LOTS	88
75'X125' (9,000 SF)	15
80'X125' (10,000 SF)	5
80'X150' (12,000 SF)	68
DENSITY	ALLOWED 1.93 DU/AC PROVIDED 1.93 DU/AC
SEE DENSITY CALCULATIONS CHART BELOW	
BUILDING SETBACKS	REQUIRED 30' PROVIDED 30'
FRONT	30'
REAR	25'
SIDE	10'
OPEN SPACE	2.64 AC
23 AC PER DWELLING UNIT 23 X 88 LOTS = 2.64 ACRE OPEN SPACE	2.64 AC
ACTIVE OPEN SPACE ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	MIN. 50% OF OPEN SPACE (1.32 ACRE)
PASSIVE OPEN SPACE UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	MIN. 50% OF OPEN SPACE (1.32 ACRE)
	1.25 AC (64%)
	0.65 AC (36%)

DENSITY CALCULATIONS	
GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	61.65 AC
NON-RESIDENTIAL ACREAGE	-
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	7.1 AC
C. TOTAL OPEN SPACE ACREAGE	2.64 AC
TOTAL NON-RESIDENTIAL ACREAGE	16.24 AC
DEVELOPABLE LAND	45.41 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	88
PROJECT DENSITY	1.93 DU/AC

TRAFFIC TRIP GENERATION ESTIMATE		
PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	1493
	IN	746
AM PEAK HOUR	TOTAL	90
	IN	73
PM PEAK HOUR	TOTAL	66
	IN	66
	OUT	44

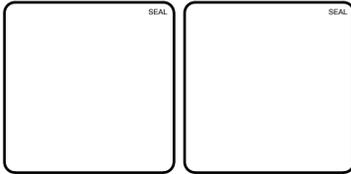
- NOTES:
- PER PENDER COUNTY LIDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATLEY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
 - THE DEVELOPMENT OF 9,000 & 12,000 SF LOTS WITHIN THE RP DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LID PRACTICES WITHIN THE PROJECT.
 - OPEN SPACE REQUIREMENTS ADHERE TO LIDO SECTION 7.4
 - NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
 - PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.



2 SITE PLAN-ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE



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SLOOP POINT SF RESIDENTIAL
 SLOOP POINT LOOP RD, PENDER COUNTY, NC

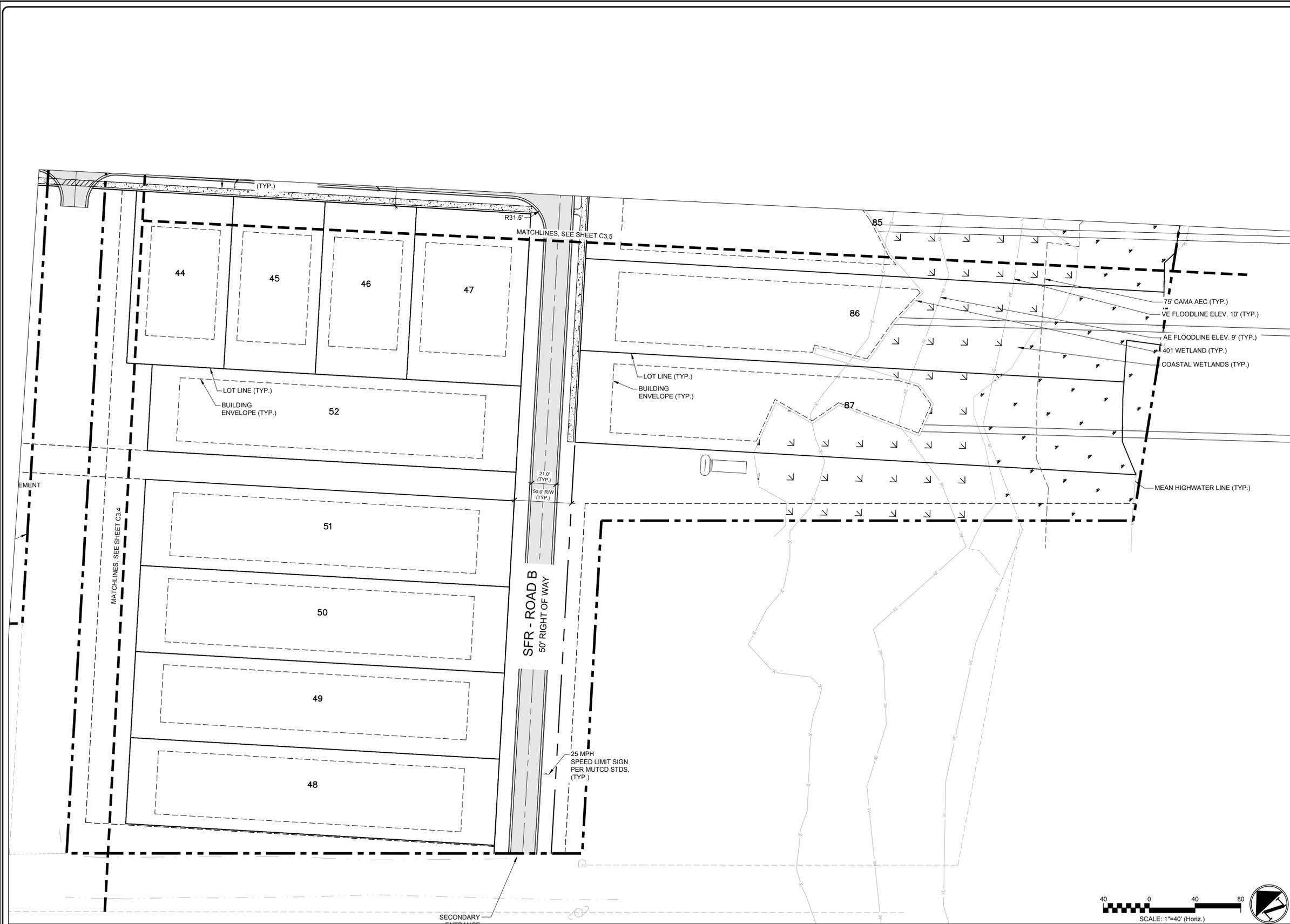
SITE PLAN-ENLARGED

DATE: 7/3/2024
 MCE PROJ. #: 09763-0001
 DRAWN: HKA/AJW
 DESIGNED: HKA/AJW
 CHECKED: RMC
 PROJ. MGR: RMC

SCALE: HORIZONTAL: 1"=40'
 VERTICAL: N/A

C3.5
 DRAWING NUMBER
 A
 REVISION

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



SITE DATA	
PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY
PROJECT ID	4213-48-8183-0000; 4213-58-4588-0000; 4213-58-8127-0000; 4213-59-0181-0000 & 4214-40-8134-0000
DEED BOOK & PAGE	MB 88 PG 137 & MB 28 PG 10
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)
PROPOSED USE	SINGLE FAMILY COMMUNITY
TOTAL PROPERTY ACREAGE	#61.65 AC
PROJECT AREA	#61.65 AC
NO BUILDING CODE CONSTRUCTION TYPE	88
TOTAL NUMBER OF LOTS	88
75'X125' (9,000 SF)	15
80'X125' (10,000 SF)	5
80'X150' (12,000 SF)	68
DENSITY	ALLOWED 1.93 DU/AC PROVIDED 1.93 DU/AC
SEE DENSITY CALCULATIONS CHART BELOW	
BUILDING SETBACKS	REQUIRED 30' PROVIDED 30'
FRONT	30'
REAR	25'
SIDE	10'
OPEN SPACE	2.64 AC
23 AC PER DWELLING UNIT 23 X 88 LOTS = 2.64 ACRE OPEN SPACE	2.64 AC
ACTIVE OPEN SPACE ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	MIN. 50% OF OPEN SPACE (1.32 ACRE)
PASSIVE OPEN SPACE UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	MIN. 50% OF OPEN SPACE (1.32 ACRE)
	1.25 AC (64%)
	0.65 AC (36%)

DENSITY CALCULATIONS	
GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	61.65 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	7.1 AC
C. TOTAL OPEN SPACE ACREAGE	2.64 AC
TOTAL NON-RESIDENTIAL ACREAGE	16.24 AC
DEVELOPABLE LAND	45.41 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	88
PROJECT DENSITY	1.93 DU/AC

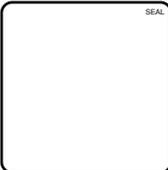
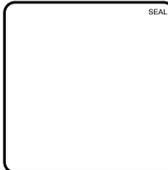
TRAFFIC TRIP GENERATION ESTIMATE		
PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	1493
	IN	746
AM PEAK HOUR	TOTAL	90
	IN	73
PM PEAK HOUR	TOTAL	66
	IN	58
	OUT	44

- NOTES:
- PER PENDER COUNTY LIDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATELY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
 - THE DEVELOPMENT OF 9,000 & 12,000 SF LOTS WITHIN THE RP DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LID PRACTICES WITHIN THE PROJECT.
 - OPEN SPACE REQUIREMENTS ADHERE TO LIDO SECTION 7.4
 - NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
 - PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.

2 SITE PLAN-ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE



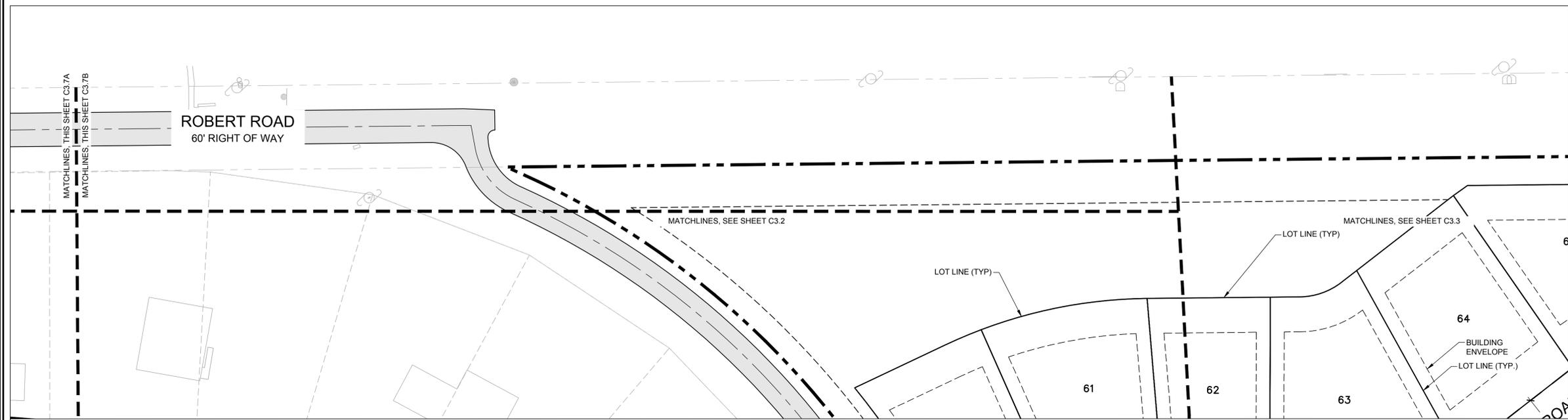
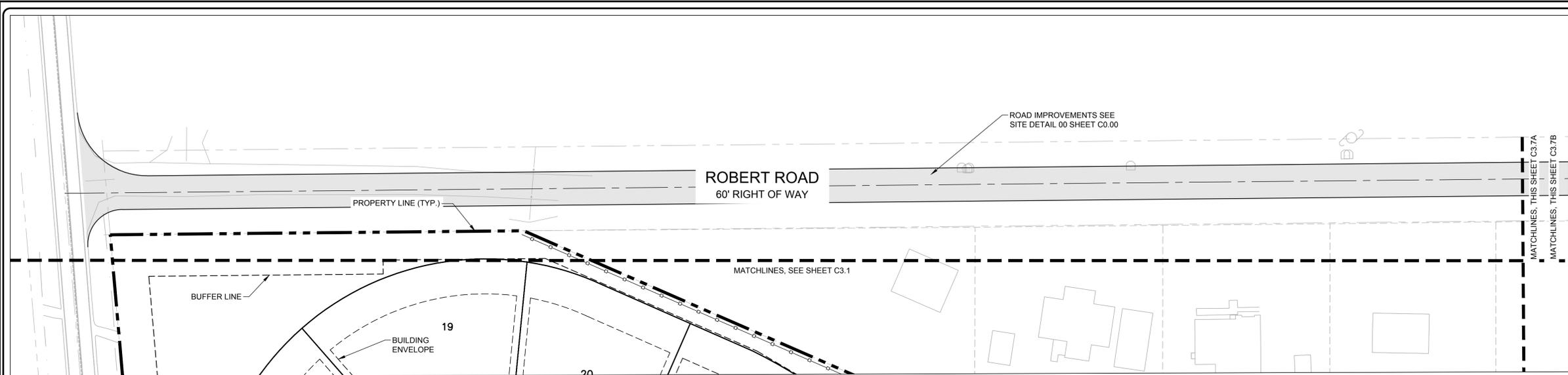
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SLOOP POINT SF RESIDENTIAL
 SLOOP POINT LOOP RD, PENDER COUNTY, NC

SITE PLAN-ENLARGED

DATE: 7/3/2024	SCALE: HORIZONTAL: 1"=40'	C3.6 DRAWING NUMBER
MCE PROJ. #: 09763-0001	VERTICAL: N/A	
DRAWN: HKA/AJW		A REVISION
DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL

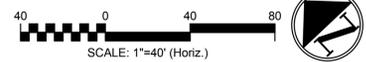


SITE DATA	
PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY
PARCEL ID	4213-48-8183-0000; 4213-58-4586-0000; 4213-58-8127-0000; 4213-59-0181-0000 & 4214-40-5134-0000
DEED BOOK & PAGE	MB 88 PG 137 & MB 26 PG 10
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)
PROPOSED USE	SINGLE FAMILY COMMUNITY
TOTAL PROPERTY ACREAGE	#61.65 AC
PROJECT AREA	#61.65 AC
NO BUILDING CODE CONSTRUCTION TYPE	
TOTAL NUMBER OF LOTS	88
75'X125' (9,000 SF)	15
80'X125' (10,000 SF)	5
80'X150' (12,000 SF)	68
DENSITY	ALLOWED PROVIDED
SEE DENSITY CALCULATIONS CHART BELOW	1.93 DU/AC 1.93 DU/AC
BUILDING SETBACKS	REQUIRED PROVIDED
FRONT	30' 30'
REAR	25' 25'
SIDE	10' 10'
OPEN SPACE	REQUIRED PROVIDED
25 ACRE PER DWELLING UNIT	2.64 AC 2.64 AC
23 X 88 LOTS = 2.64 ACRE OPEN SPACE	
ACTIVE OPEN SPACE ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	MIN. 50% OF OPEN SPACE (1.32 ACRE) 1.25 AC (64%)
PASSIVE OPEN SPACE UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	MIN. 50% OF OPEN SPACE (1.32 ACRE) 0.65 AC (36%)

DENSITY CALCULATIONS	
GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	61.65 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	7.1 AC
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PROJECT DENSITY	1.93 DU/AC

TRAFFIC TRIP GENERATION ESTIMATE		
PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	1493
	IN	746
	OUT	746
AM PEAK HOUR	TOTAL	90
	IN	73
	OUT	66
PM PEAK HOUR	TOTAL	112
	IN	66
	OUT	44

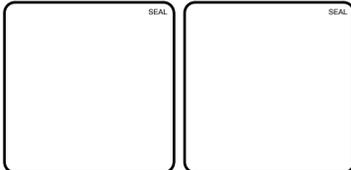
- NOTES:**
- PER PENDER COUNTY LIDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATELY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
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 - OPEN SPACE REQUIREMENTS ADHERE TO LIDO SECTION 7.4
 - NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
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2 SITE PLAN-ENLARGED

1 LEGEND AND NOTES

REV NO.	DESCRIPTIONS / REVISIONS	DATE



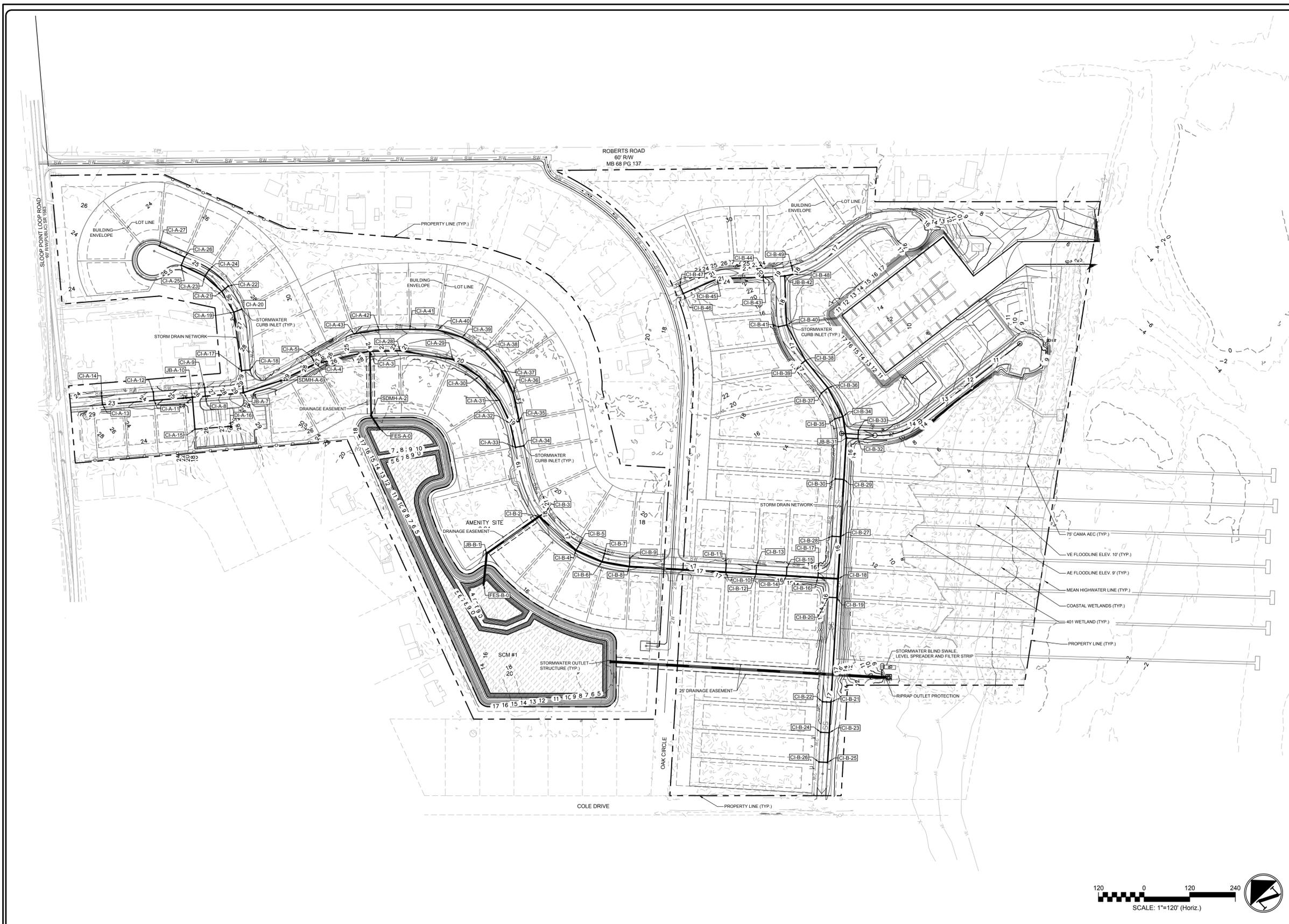
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SLOOP POINT SF RESIDENTIAL
 SLOOP POINT LOOP RD, PENDER COUNTY, NC

SITE PLAN-ENLARGED

DATE: 7/3/2024	SCALE: 1"=40'	C3.7 DRAWING NUMBER
MCE PROJ. # 09783-0001	HORIZONTAL: 1"=40'	
DRAWN: HKA/AJW	VERTICAL: N/A	A REVISION
DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



GENERAL NOTES:

1. COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS.
2. STORMWATER MANAGEMENT WILL BE DESIGNED IN ACCORDANCE WITH COUNTY AND STATE REQUIREMENTS.
3. STORMWATER WILL BE COLLECTED BY A SYSTEM OF PIPES AND INLETS, AND TREATED FOR QUANTITY AND QUALITY IN WET DETENTION PONDS.
4. A 10' MAINTENANCE AND ACCESS EASEMENT SHALL BE ESTABLISHED TO AND AROUND ALL WET DETENTION PONDS.
5. A STATE EROSION CONTROL PERMIT WILL BE REQUIRED FOR CLEARING AND/OR GRADING.
6. INITIATE EROSION CONTROL SEQUENCE BEFORE BEGINNING CLEARING AND GRADING OPERATIONS.
7. CLEAR AREAS TO BE GRADED OF ALL VEGETATION. PROTECT VEGETATION BEYOND GRADING LIMITS.
8. STRIP TOPSOIL TO FULL DEPTH IN AREAS TO BE GRADED AND STOCKPILE.
9. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY.
10. ALL BANK AND SWALE SIDE SLOPES SHALL BE GRADED WITH NO GREATER THAN 3:1 SLOPES.
11. 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.)
12. ALL LOTS AND AREAS SHALL BE GRADED TO ENSURE ALL BUILT UPON AREA IS DIRECTED TO AND COLLECTED IN THE STORMWATER DRAIN PIPE NETWORK FOR TREATMENT. ALL AREAS ARE TO BE GRADED SO THAT NO AREAS OF STANDING WATER OCCUR.
13. PROPOSED SPOT ELEVATIONS ARE SHOWN AT FINISHED GRADE.
14. OPERATOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTIONS INDICATED ON THE PLAN.
15. 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.
16. 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).
17. 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 PERMITTING AND FEES FOR DISPOSAL.
18. ALL PIPE BEDDING SHALL BE CLASS "C" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
19. 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 PERMITTED AT A LOCATION APPROVED BY OWNER. CHIPPED MATERIALS MUST BE REMOVED PRIOR TO THE PLACEMENT OF EMBANKMENT OR TOPSOIL.
20. ALL STORM DRAINAGE PIPES SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS. ALL HOPE TO BE ADS N-12 OR ENGINEER APPROVED EQUAL.
21. 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.
22. 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.
23. 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.
24. ALL PIPE BEDDING SHALL BE CLASS "C" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
25. ALL STORM DRAINAGE PIPES SHALL BE HDPE UNLESS OTHERWISE NOTED ON THE PLANS.
26. DO NOT PLANT TREES WITHIN UTILITY AND DRAINAGE EASEMENTS.

STORM DRAINAGE BEDDING NOTES

1. EXCAVATION FOR STORM DRAINAGE PIPE SHALL BE TO THE LINES AND GRADES AS SHOWN ON THE PLANS.
2. THE BEDDING SHALL BE SHAPED IN ACCORDANCE WITH CLASS "C" BEDDING.
3. THE BEDDING SHALL PROVIDE A FIRM FOUNDATION OF UNIFORM DENSITY ALONG THE ENTIRE LENGTH OF PIPE. RECESSES SHALL BE MADE TO ACCOMMODATE BELLS AND JOINTS.
4. WHERE UNSTABLE SOILS ARE ENCOUNTERED AS DETERMINED BY GEOTECHNICAL ENGINEER, A MINIMUM 4-INCH THICK BEDDING OF STONE SHALL BE PLACED.
5. THE STONE SHALL BE UNIFORMLY GRADED FROM 3/4 INCH TO NO. 4 IN ACCORDANCE WITH ASTM C-33. CARE SHALL BE TAKEN TO PREVENT UNDERCUTTING IN SUITABLE SOIL.
6. AREAS UNDERCUT SHALL BE FILLED WITH SUITABLE SOIL AND COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D 1557 STANDARD TEST METHOD.

2 GRADING & DRAINAGE PLAN - OVERALL

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

SEAL	
SEAL	

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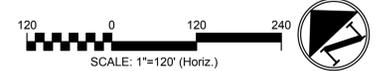
GRADING & DRAINAGE PLAN - OVERALL

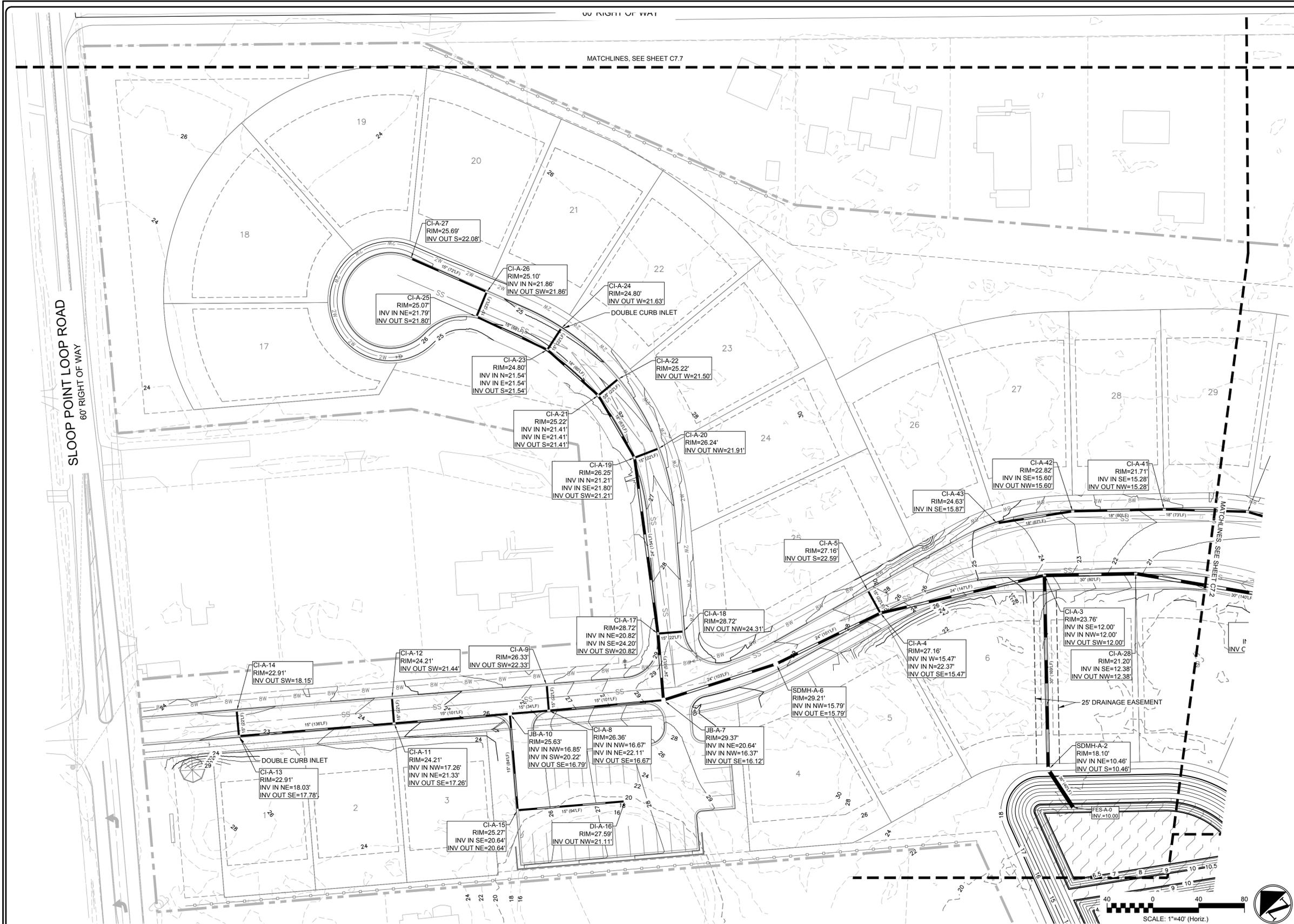
DATE: 7/3/2024
 MCE PROJ. #: 09763-0001
 DRAWN: HKA/AJW
 DESIGNED: HKA/AJW
 CHECKED: RMC
 PROJ. MGR: RMC

SCALE: 1"=120'
 HORIZONTAL: 1"=120'
 VERTICAL: N/A

C7.0
 DRAWING NUMBER
 A
 REVISION

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL





SYMBOLS LEGEND

PROPOSED

- STORM DRAIN LINE
- STORM DRAIN CURB INLET
- STORM DRAIN FLARED END SECTION
- STORM DRAIN MANHOLE
- SPOT GRADE
- INFILTRATION SYSTEM
- MINOR CONTOURS
- MAJOR CONTOURS
- BC BOTTOM OF CURB
- TC TOP OF CURB
- BR BOTTOM OF RAMP
- TR TOP OF RAMP
- FG FINISH GRADE
- EX EXISTING GRADE
- RIM RIM ELEVATION
- EP EDGE OF PAVEMENT

EXISTING

- MAJOR CONTOUR
- MINOR CONTOUR

NOTE: SEE SHEET C6100 FOR GRADING NOTES.

2 GRADING & DRAINAGE PLAN -ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS/REVISIONS	DATE

SEAL	
SEAL	

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GRADING & DRAINAGE PLAN -ENLARGED

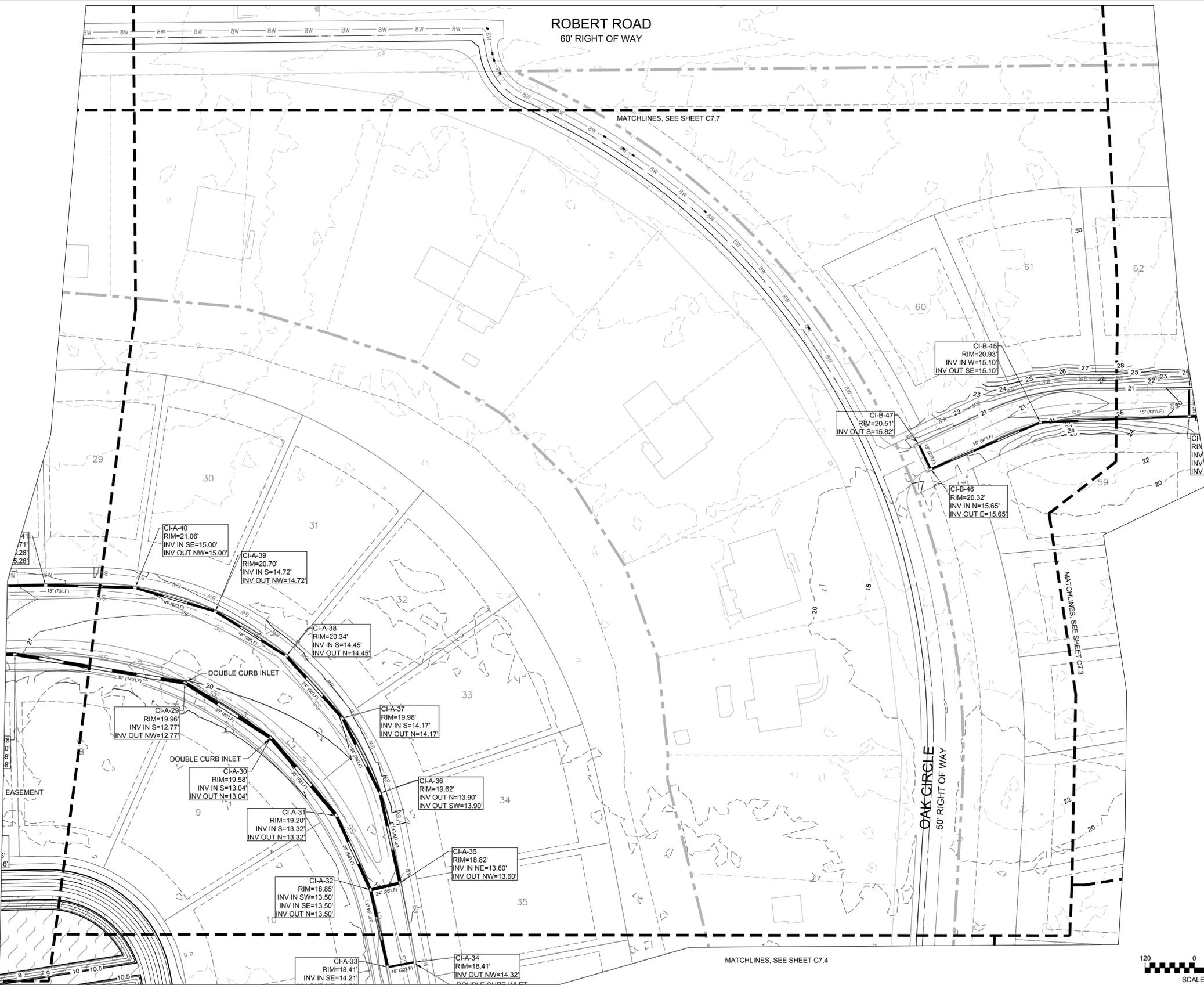
DATE: 7/3/2024	SCALE: 1"=40'	C7.1 DRAWING NUMBER
MCE PROJ. # 09763-0001	HORIZONTAL: 1"=40'	
DRAWN: HKA/AJW	VERTICAL: N/A	A REVISION
DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		
STATUS: PRELIMINARY TRC/PLAT SUBMITTAL		

ROBERT ROAD
60' RIGHT OF WAY

MATCHLINES, SEE SHEET C7.7

MATCHLINES, SEE SHEET C7.4

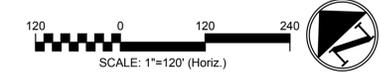
OAK CIRCLE
50' RIGHT OF WAY



SYMBOLS LEGEND

	PROPOSED STORM DRAIN LINE
	STORM DRAIN CURB INLET
	STORM DRAIN FLARED END SECTION
	STORM DRAIN MANHOLE
	SPOT GRADE
	INFILTRATION SYSTEM
	MINOR CONTOURS
	MAJOR CONTOURS
	BOTTOM OF CURB
	TOP OF CURB
	BOTTOM OF RAMP
	TOP OF RAMP
	FINISH GRADE
	EXISTING GRADE
	RIM ELEVATION
	EDGE OF PAVEMENT
EXISTING	
	MAJOR CONTOUR
	MINOR CONTOUR

NOTE: SEE SHEET C6100 FOR GRADING NOTES.



2 GRADING & DRAINAGE PLAN -ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL	
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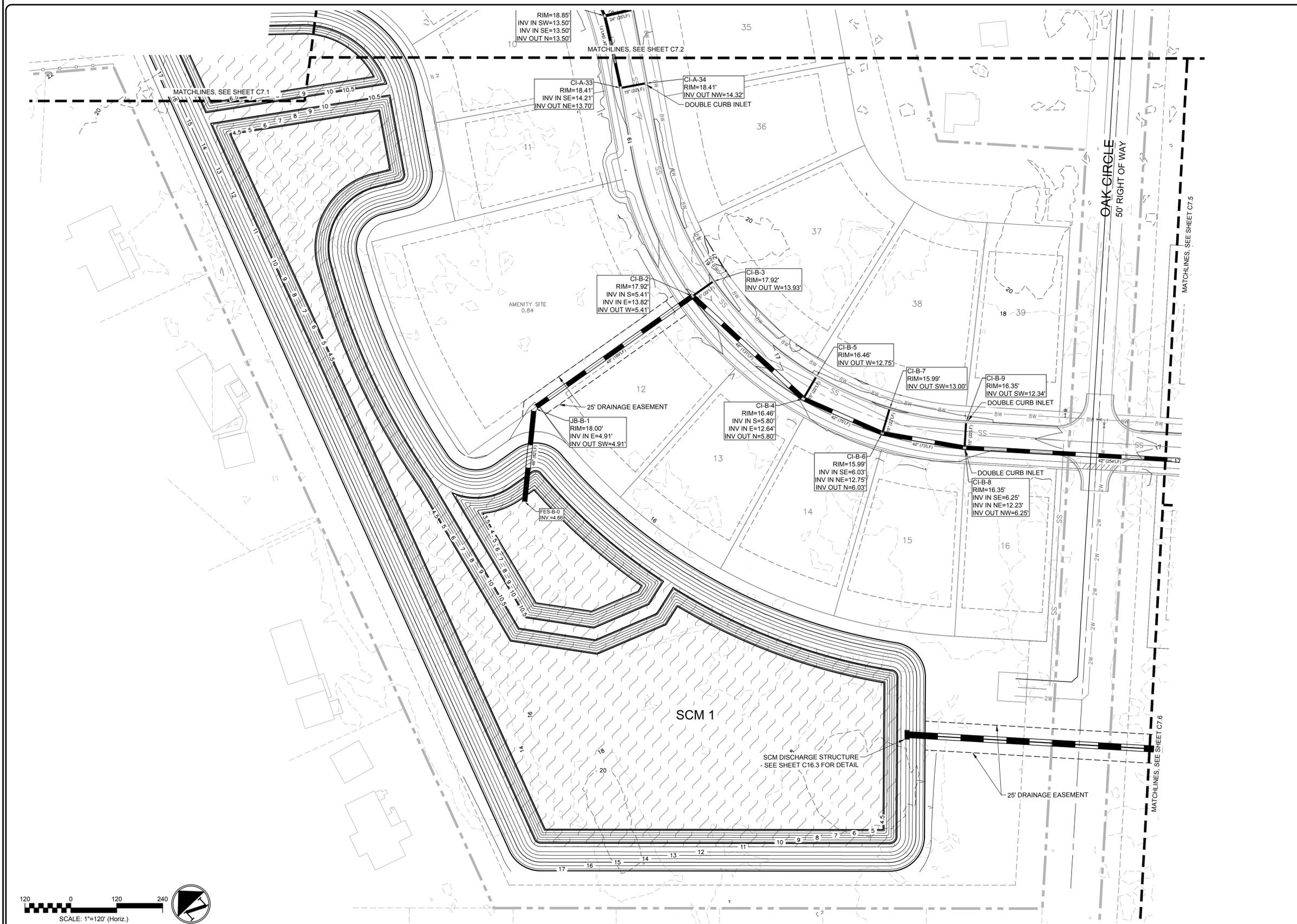
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GRADING & DRAINAGE PLAN -ENLARGED

DATE:	7/3/2024
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PROJ. MGR.	RMC

SCALE	
HORIZONTAL:	1"=40'
VERTICAL:	N/A
DRAWING NUMBER	C7.2
REVISION	A

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



SYMBOLS LEGEND

PROPOSED	EXISTING	DESCRIPTION
—	—	STORM DRAIN LINE
—	—	STORM DRAIN CURB INLET
—	—	STORM DRAIN FLARED END SECTION
—	—	STORM DRAIN MANHOLE
—	—	SPOT GRADE
—	—	INFILTRATION SYSTEM
—	—	MINOR CONTOURS
—	—	MAJOR CONTOURS
—	—	BOTTOM OF CURB
—	—	TOP OF CURB
—	—	BOTTOM OF RAMP
—	—	TOP OF RAMP
—	—	FINISH GRADE
—	—	EXISTING GRADE
—	—	RIM ELEVATION
—	—	EDGE OF PAVEMENT
—	—	MAJOR CONTOUR
—	—	MINOR CONTOUR

NOTE: SEE SHEET CG100 FOR GRADING NOTES.

2 GRADING & DRAINAGE PLAN -ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL	
SEAL	

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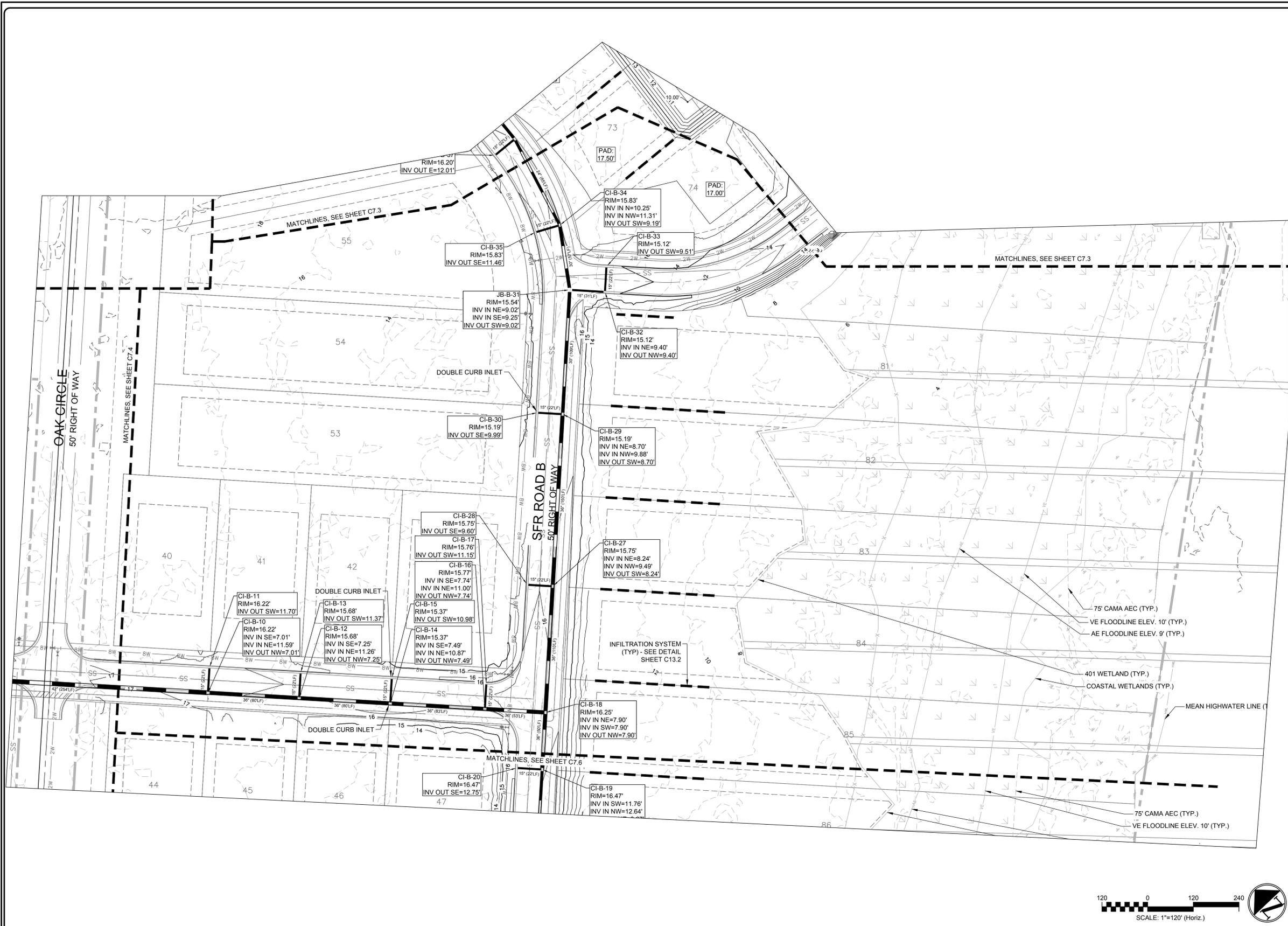
SLOOP POINT SF RESIDENTIAL
 SLOOP POINT LOOP RD, PENDER COUNTY, NC

GRADING & DRAINAGE PLAN -ENLARGED

DATE: 7/3/2024	SCALE: 1"=40'
MCE PROJ. # 09763-0001	HORIZONTAL: 1"=40'
DRAWN: HKA/AJW	VERTICAL: N/A
DESIGNED: HKA/AJW	
CHECKED: RMC	
PROJ. MGR: RMC	

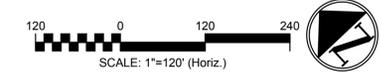
C7.4
DRAWING NUMBER
A
REVISION

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



SYMBOLS LEGEND	
PROPOSED	
	STORM DRAIN LINE
	STORM DRAIN CURB INLET
	STORM DRAIN FLARED END SECTION
	STORM DRAIN MANHOLE
	SPOT GRADE
	INFILTRATION SYSTEM
	MINOR CONTOURS
	MAJOR CONTOURS
	BOTTOM OF CURB
	TOP OF CURB
	BOTTOM OF RAMP
	TOP OF RAMP
	FINISH GRADE
	EXISTING GRADE
	RIM ELEVATION
	EDGE OF PAVEMENT
EXISTING	
	MAJOR CONTOUR
	MINOR CONTOUR

NOTE: SEE SHEET CG100 FOR GRADING NOTES.



2 GRADING & DRAINAGE PLAN -ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL	SEAL

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 243 North Front Street
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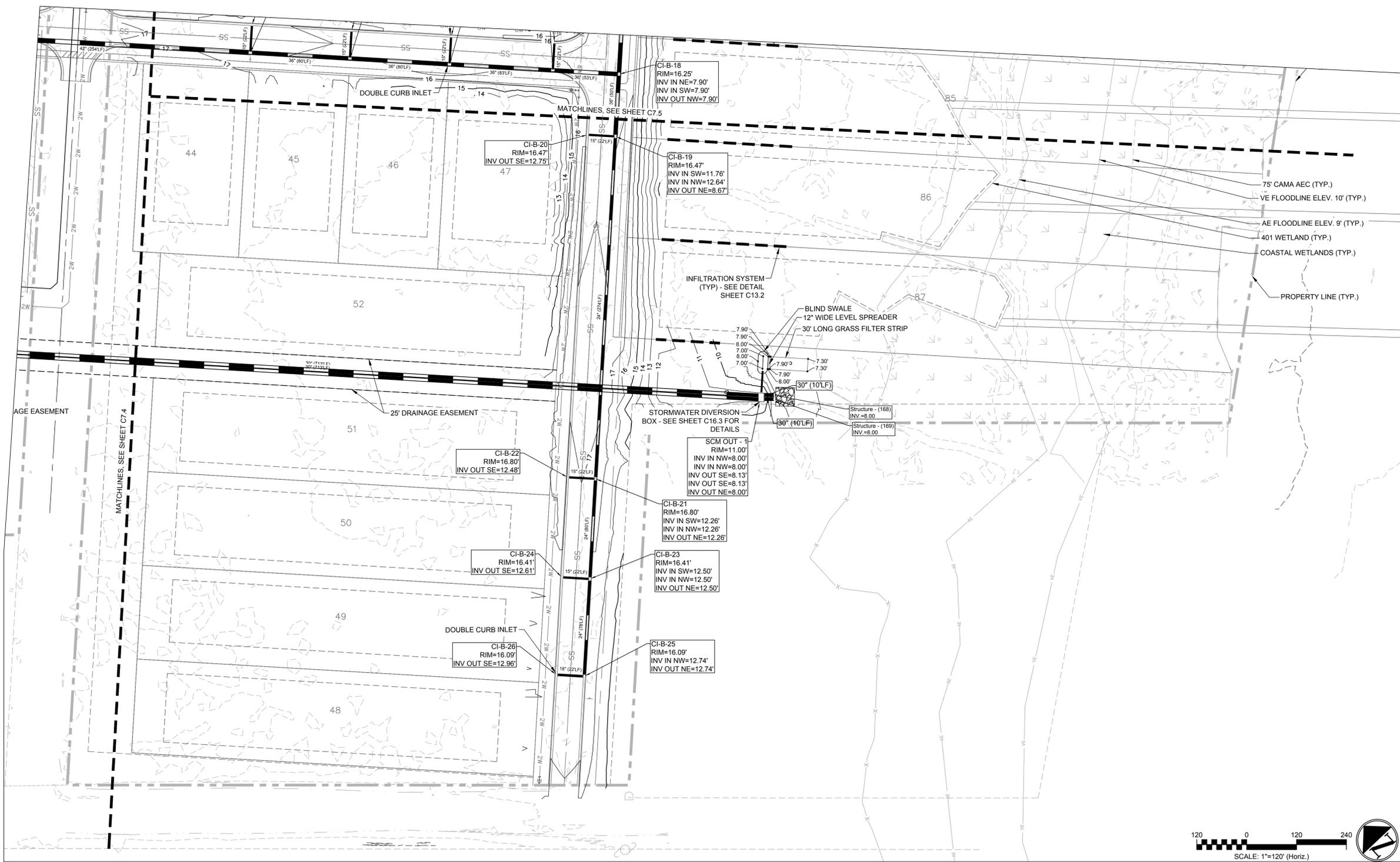
SLOOP POINT SF RESIDENTIAL
 SLOOP POINT LOOP RD, PENDER COUNTY, NC

GRADING & DRAINAGE PLAN -ENLARGED

DATE:	7/3/2024
MCE PROJ. #	09763-0001
DRAWN	HKA/AJW
DESIGNED	HKA/AJW
CHECKED	RMC
PROJ. MGR.	RMC

SCALE	C7.5
HORIZONTAL:	1"=40'
VERTICAL:	N/A
REVISION	A

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



SYMBOLS LEGEND

PROPOSED	
—	STORM DRAIN LINE
—	STORM DRAIN CURB INLET
—	STORM DRAIN FLARED END SECTION
—	STORM DRAIN MANHOLE
—	SPOT GRADE
—	INFILTRATION SYSTEM
—	MINOR CONTOURS
—	MAJOR CONTOURS
—	BOTTOM OF CURB
—	TOP OF CURB
—	BOTTOM OF RAMP
—	TOP OF RAMP
—	FINISH GRADE
—	EXISTING GRADE
—	RIM ELEVATION
—	EDGE OF PAVEMENT
EXISTING	
—	MAJOR CONTOUR
—	MINOR CONTOUR

NOTE: SEE SHEET CG100 FOR GRADING NOTES.



2 GRADING & DRAINAGE PLAN -ENLARGED

SCALE: 1"= 120'

1 LEGEND AND NOTES

REV. NO.	DATE	DESCRIPTIONS

SEAL

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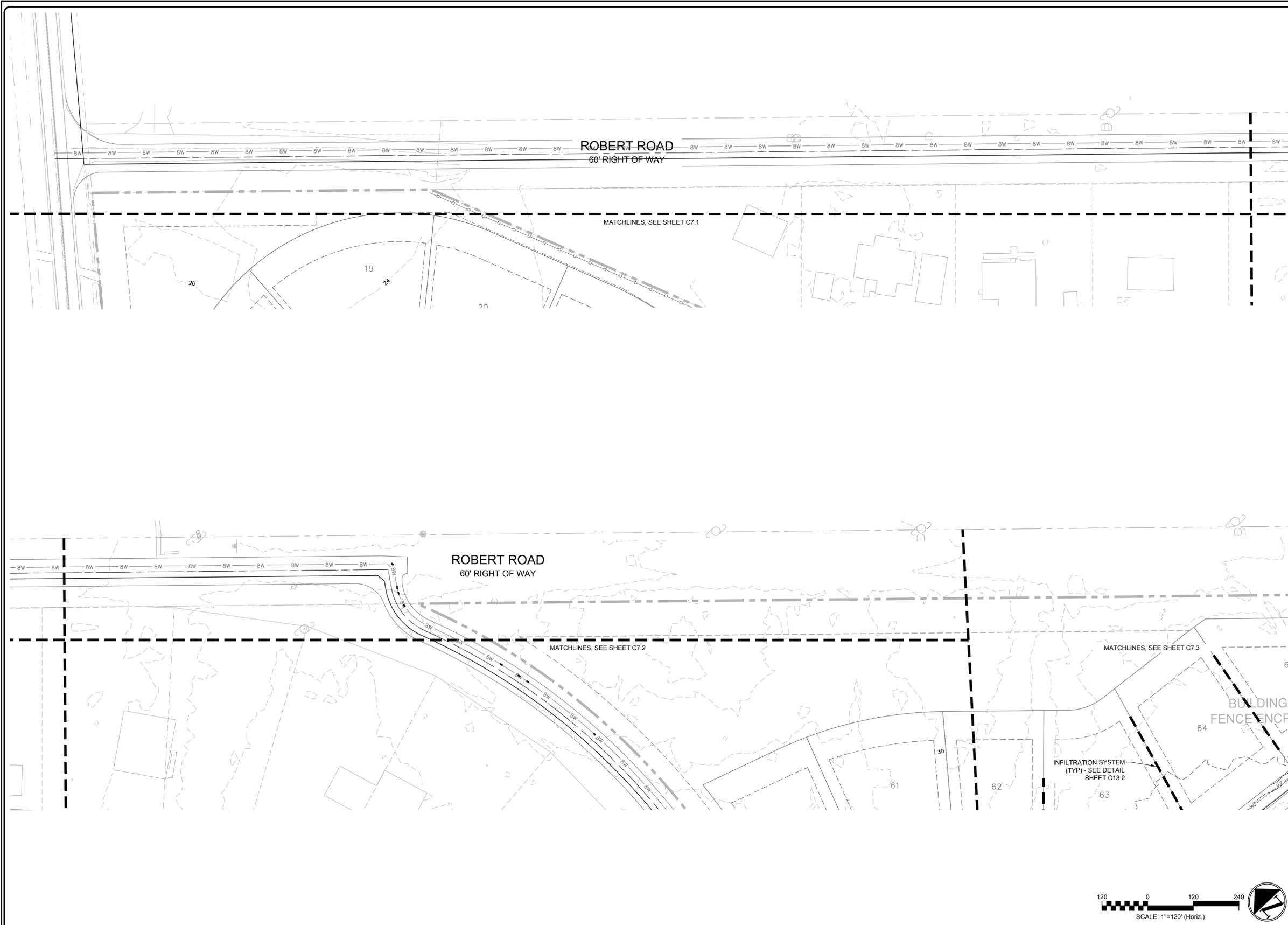
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GRADING & DRAINAGE PLAN -ENLARGED

DATE:	7/3/2024
MCE PROJ. #	09763-0001
DRAWN	HKA/AJW
DESIGNED	HKA/AJW
CHECKED	RMC
PROJ. MGR.	RMC

SCALE	C7.6
HORIZONTAL:	
VERTICAL:	A
REVISION	

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



SYMBOLS LEGEND	
PROPOSED	
	STORM DRAIN LINE
	STORM DRAIN CURB INLET
	STORM DRAIN FLARED END SECTION
	STORM DRAIN MANHOLE
	SPOT GRADE
	INFILTRATION SYSTEM
	MAJOR CONTOURS
	MINOR CONTOURS
	BOTTOM OF CURB
	TOP OF CURB
	BOTTOM OF RAMP
	TOP OF RAMP
	FINISH GRADE
	EXISTING GRADE
	RM ELEVATION
	EDGE OF PAVEMENT
EXISTING	
	MAJOR CONTOUR
	MINOR CONTOUR
NOTE: SEE SHEET C6100 FOR GRADING NOTES.	

2 GRADING & DRAINAGE PLAN -ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

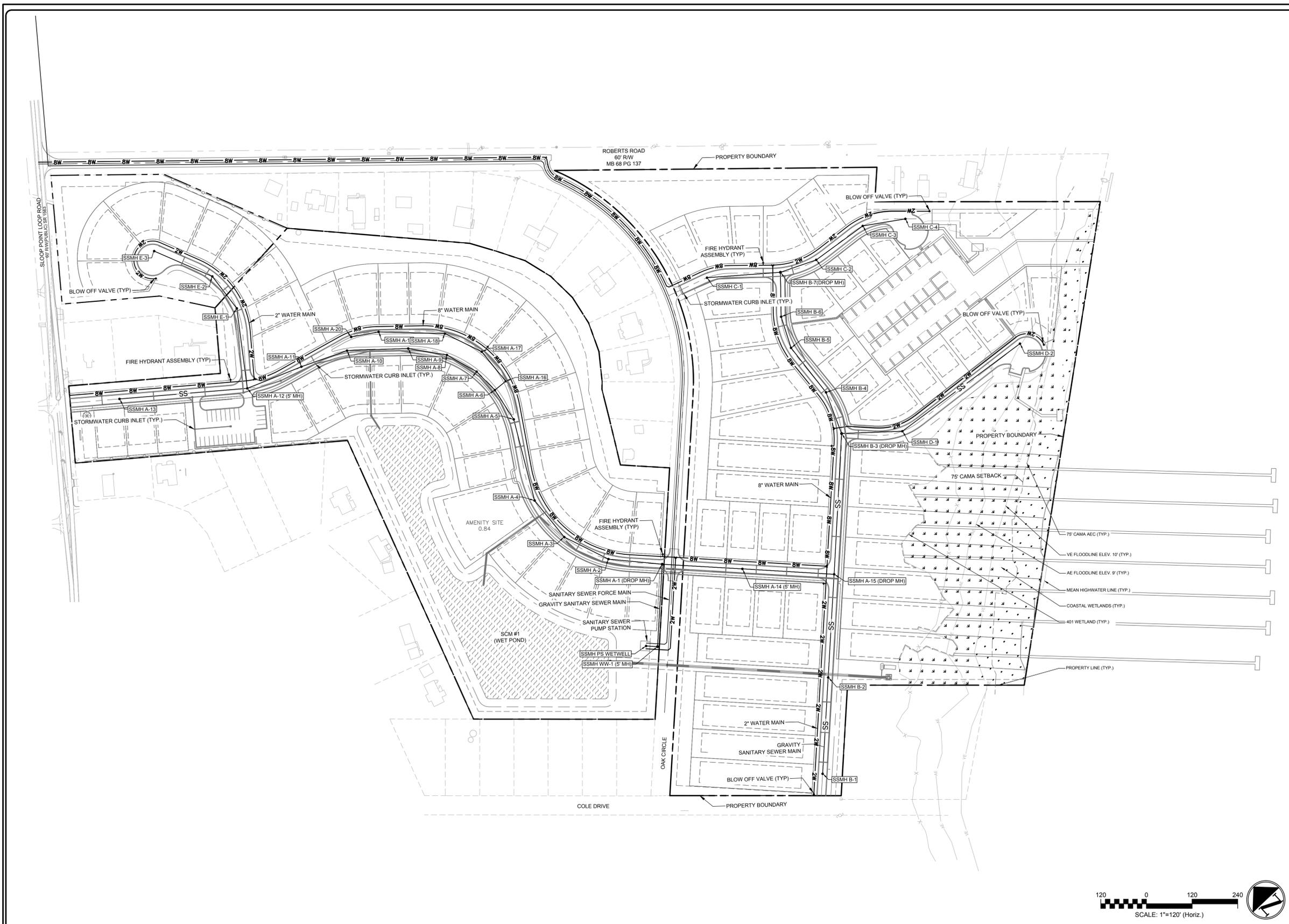
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GRADING & DRAINAGE PLAN -ENLARGED

DATE:	7/3/2024
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DRAWN	HKA/AJW
DESIGNED	HKA/AJW
CHECKED	RMC
PROJ. MGR.	RMC

SCALE	C7.7
HORIZONTAL:	
VERTICAL:	A
REVISION	

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



GENERAL UTILITY NOTES:

- A. PROJECT TO BE BUILT IN COMPLIANCE WITH THE CURRENT PENDER COUNTY AND PLURIS DESIGN MANUAL AND SPECIFICATIONS FOR WATER AND SEWER SYSTEMS.
- B. SANITARY SEWER IS NOT LOCATED WITHIN A FEMA DESIGNATED 100-YR FLOODPLAIN.
- C. ALL FIRE HYDRANTS TO BE LOCATED WITHIN THE RIGHT OF WAY.
- D. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT.
- E. TEMPORARY BLOW-OFF VALVES TO BE INSTALLED AT ALL DEAD END WATER LINES.
- F. AN NCDOT ENCROACHMENT AGREEMENT IS REQUIRED FOR ANY UTILITY CONNECTIONS OR INSTALLATION WITHIN NCDOT RIGHT-OF-WAY.
- G. A FIRE HYDRANT FLOW TEST WILL BE PERFORMED BEFORE REQUESTING STATE WATER PERMIT.
- H. FIRE FLOW REQUIRED FOR TYPE 5 WOOD FRAME CONSTRUCTION HOMES, BETWEEN 1,200 SF TO 3,000 SF, IS 1000 GPM/HR.
- I. HORIZONTAL SEPARATION BETWEEN THE SANITARY SEWER AND WATER MAINS SHALL BE 10' MINIMUM. CONTRACTOR TO ENSURE THAT THIS SEPARATION IS MAINTAINED.
- J. CONTRACTOR TO PROVIDE WITNESS POSTS AT ALL UTILITY STUBS AND TO INDICATE DEPTH TO PIPE.
- K. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES UNLESS OTHERWISE NOTED.
- L. FIRE HYDRANTS SHALL BE PLACED A MINIMUM DISTANCE OF 6 FEET FROM BACK OF CURB AND SHALL HAVE A CLEAR SPACE OF 3 FEET FROM ANY PERMANENT STRUCTURE.
- M. DO NOT PLANT TREES OVER WATER MAINS, SEWER MAINS OR WITHIN THEIR EASEMENTS.
- N. DRIVEWAYS ARE NOT TO BE LOCATED OVER WATER METERS. METERS WILL NOT BE SET IF WATER METER BOXES, SEWER CLEAN-OUTS, VALVE BOXES OR OTHER APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED.
- O. WATER MAINS WILL BE INSTALLED AT A DEPTH THAT WILL PROVIDE 36" COVER OVER THE PIPES BELOW PROPOSED GRADE UNLESS SHOWN OTHERWISE ON THESE PLANS OR DIRECTED OTHERWISE BY THE ENGINEER.
- P. 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.
- Q. WHEREVER SEWER OR WATER MAINS RUN PARALLEL TO EACH OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE PROVIDED. IF A 10' HORIZONTAL SEPARATION CAN NOT BE MAINTAINED, A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER MAIN. IF NEITHER OF THE CONDITIONS CAN BE MET, BOTH MAINS SHALL BE CONSTRUCTED WITH CLASS 50 DIP. THE DIP SHALL BE A MINIMUM OF 20 LF CENTERED AT THE CROSSING. BOTH MAINS MUST BE CONSTRUCTED IN ACCORDANCE WITH PUBLIC WATER SUPPLY STANDARDS AND TESTED TO 150 PSI TO ASSURE A WATER TIGHT CONNECTION.
- R. WATER MAINS WILL BE INSTALLED AT A DEPTH THAT WILL PROVIDE 36" COVER OVER THE PIPES BELOW PROPOSED GRADE UNLESS SHOWN OTHERWISE ON THESE PLANS OR DIRECTED OTHERWISE BY THE ENGINEER.
- S. 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.
- T. WHEREVER SEWER OR WATER MAINS RUN PARALLEL TO EACH OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE PROVIDED. IF A 10' HORIZONTAL SEPARATION CAN NOT BE MAINTAINED, A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER MAIN. IF NEITHER OF THE CONDITIONS CAN BE MET, BOTH MAINS SHALL BE CONSTRUCTED WITH CLASS 50 DIP. THE DIP SHALL BE A MINIMUM OF 20 LF CENTERED AT THE CROSSING. BOTH MAINS MUST BE CONSTRUCTED IN ACCORDANCE WITH PUBLIC WATER SUPPLY STANDARDS AND TESTED TO 150 PSI TO ASSURE A WATER TIGHT CONNECTION.

WATER SYSTEM NOTES:

- A. WATER MAINS SHALL BE A MINIMUM EIGHT (8) INCHES IN DIAMETER UNLESS ALL POLYVINYL CHLORIDE (PVC) WATER MAINS SHALL BE C-900 WITH A MINIMUM DR-18 RATING.
- B. FLUSHING DEVICES AND/OR FIRE HYDRANTS SHALL BE INSTALLED AT THE ENDS OF DEAD-END WATER MAINS PER COUNTY STANDARD DETAILS OR AS DIRECTED BY COUNTY STAFF.
- C. WATER MAINS SHALL BE CONSTRUCTED OF PVC PIPE EXCEPT WHEN OTHER MATERIALS ARE REQUIRED. WATER SERVICE LATERALS SHALL BE CONSTRUCTED OF MINIMUM ONE (1) INCH DIAMETER SDR-41 CTS POLYETHYLENE (PE) TUBING.
- D. ALL NEW SUBDIVISIONS WITH COUNTY WATER SHALL HAVE A FIRE HYDRANT IN CLOSE PROXIMITY TO THE SUBDIVISION ENTRANCE - EITHER EXISTING OR A NEW INSTALLATION.
- E. MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS IN RESIDENTIAL AREAS, OR ON WATER TRANSMISSION MAINS IN THE RIGHT-OF-WAY AND/OR A PUBLIC UTILITY EASEMENT, SHALL BE EIGHT HUNDRED (800) FEET UNLESS OTHERWISE APPROVED BY COUNTY STAFF.
- F. MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS IN COMMERCIAL AND INDUSTRIAL AREAS IS FIVE HUNDRED (500) FEET UNLESS OTHERWISE APPROVED BY COUNTY STAFF.
- G. FIRE HYDRANTS SHALL NOT BE PLACED ON PRIVATELY OWNED AND MAINTAINED FIRE LINES - REFER TO THE COUNTY STANDARD DETAIL FOR FIRE SERVICE TO A BUILDING.
- H. WATER FLOW FOR ALL PARCELS SHALL BE PROVIDED TO MEET NC FIRE PREVENTION CODE.
- I. NOTE: DOUBLE WATER METERS BOXES OR (2) SINGLE METER BOXES ARE NEEDED FOR SINGLE FAMILY LOT OR TOWNHOME UNIT; OR GANG METERS FOR EACH TOWNHOME BUILDING.
- J. NCDOT ENCROACHMENT AGREEMENT SHALL BE REQUIRED FOR SLOOP POINT RD WATER CONNECTION.

SANITARY SEWER SYSTEM NOTES

- A. MANHOLE DIAMETERS:
 - 1. MINIMUM INSIDE DIAMETER FOUR (4) FEET.
 - 2. OUTSIDE DROP MANHOLES, FOR NEW CONSTRUCTION, SHALL BE PROVIDED WHERE INVERT SEPARATIONS EXCEED 2.5 FEET (30 INCHES).
- B. WHERE APPROVED, INSIDE DROP MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF FIVE (5) FEET.
- C. EXTENDED BASES ARE REQUIRED ON MANHOLE BASE SECTIONS - SEE STANDARD DETAILS.
- D. MAXIMUM MANHOLE SPACING: (400) FEET STANDARD - OTHER SPACING AS REQUESTED AND APPROVED BY COUNTY ENGINEERING IN ACCORDANCE WITH NCDOT/DWQ REGULATIONS.
- E. MINIMAL ANGLE BETWEEN SEWER MAINS INTERSECTING AT MANHOLE: (90) DEGREES OR GREATER TO THE DOWNSTREAM SIDE - VARIANCES ALLOWED BY APPROVAL OF COUNTY ENGINEERING.
- F. MANHOLE TOP ELEVATIONS:
 - 1. SHALL BE AT OR ABOVE FINISHED GRADE ELEVATION.
 - 2. SET TO MATCH FINISHED PAVEMENT GRADE IF LOCATED IN PAVED AREAS.
- G. ECCENTRIC MANHOLE CONES ON ALL MANHOLES WITH 24 INCH CLEAR OPENING ON THE RING AND COVER.
- H. USE WATER TIGHT RING AND COVERS IN FLOOD PLAIN AREAS OR AREAS SUBJECT TO FLOODING.
- I. USE SHALLOW PRECAST MANHOLES WITH FLAT TOPS WHERE NECESSARY AND APPROVED BY COUNTY ENGINEERING.
- J. PROVIDE 0.1-FOOT ELEVATION FALL THROUGH ALL MANHOLES EXCEPT STRAIGHT THROUGH MANHOLES.
- K. CONCRETE MANHOLES SHALL BE COATED WITH COAL TAR EPOXY COATING MINIMUM 20 MILS THICK.
- L. USE VENTED MANHOLES AS REQUIRED PER NCDOT/DWQ REQUIREMENTS.
- M. ALL SINGLE FAMILY LOTS MUST HAVE ONE 4-INCH GRAVITY SEWER LATERAL SERVICE.

PUMP STATION NOTES:

- A. WETWELLS TO BE LOCATED WITHIN THE PUMP STATION TO ALLOW ACCESS WITH VACUUM TRUCK AND BOOM TRUCK FOR EASE OF MAINTENANCE.
- B. WETWELLS SHALL HAVE A FILLETED BOTTOM TO DIRECT FLOW TOWARD THE PUMPS AND THE CENTER OF THE WETWELL.
- C. NO STEPS ALLOWED INSIDE WETWELLS.
- D. THE BOTTOM SLAB OF THE WETWELL SHALL BE SET ON A MINIMUM OF TWELVE (12) INCHES OF #4 WASHED STONE. ALL OVEREXCAVATED AREAS GREATER THAN EIGHTEEN (18) INCHES BELOW THE WETWELL BOTTOM INVERT SHALL BE FILLED WITH CONCRETE WITH A MINIMUM STRENGTH OF (3,000) PSI.
- E. THE INFLUENT LINE SHALL TERMINATE A MINIMUM OF TWELVE (12) INCHES INSIDE THE WETWELL AND SHALL ENTER THE WETWELL SO AS NOT TO PROJECT SEWER FLOW ON THE PUMP CONTROL FLOATS.
- F. THE PUMP STATION SITE SHALL BE GRADED AND SLOPED TO ENSURE POSITIVE DRAINAGE AWAY FROM THE PUMP STATION.
- G. PUMP STATION STONE SHALL EXTEND EIGHTEEN (18) INCHES BEYOND THE PUMP STATION FENCE ON ALL SIDES.

2 UTILITY PLAN - OVERALL

REV. NO.	DESCRIPTIONS	DATE

1 LEGEND AND NOTES

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UTILITY PLAN - OVERALL

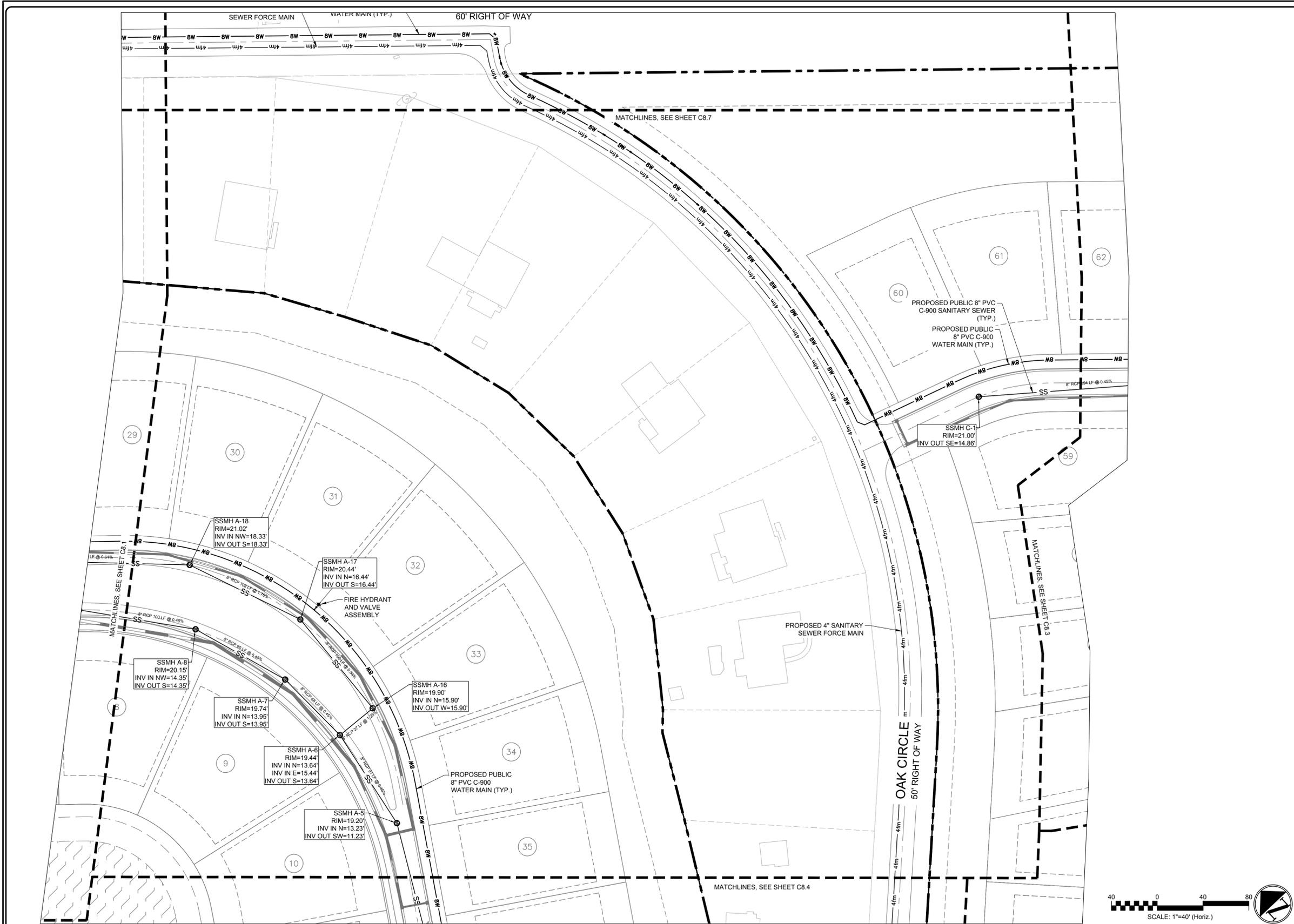
DATE: 7/3/2024
 MCE PROJ. #: 09763-0001
 DRAWN: HKA/AJW
 DESIGNED: HKA/AJW
 CHECKED: RMC
 PROJ. MGR: RMC

SCALE: HORIZONTAL: 1"=120'
 VERTICAL: N/A

C8.0
 DRAWING NUMBER: A
 REVISION

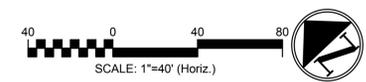
STATUS: PRELIMINARY TRC/PLAT SUBMITTAL





PROPOSED UTILITIES LEGEND

8W	8W	WATER LINE
		FIRE HYDRANT
		WATER BLOW-OFF
		WATER VALVE
		WATER TEE
SS		SANITARY SEWER
		SANITARY SEWER MANHOLE
6fm	6fm	SANITARY FORCE MAIN



2 UTILITY PLAN-ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL

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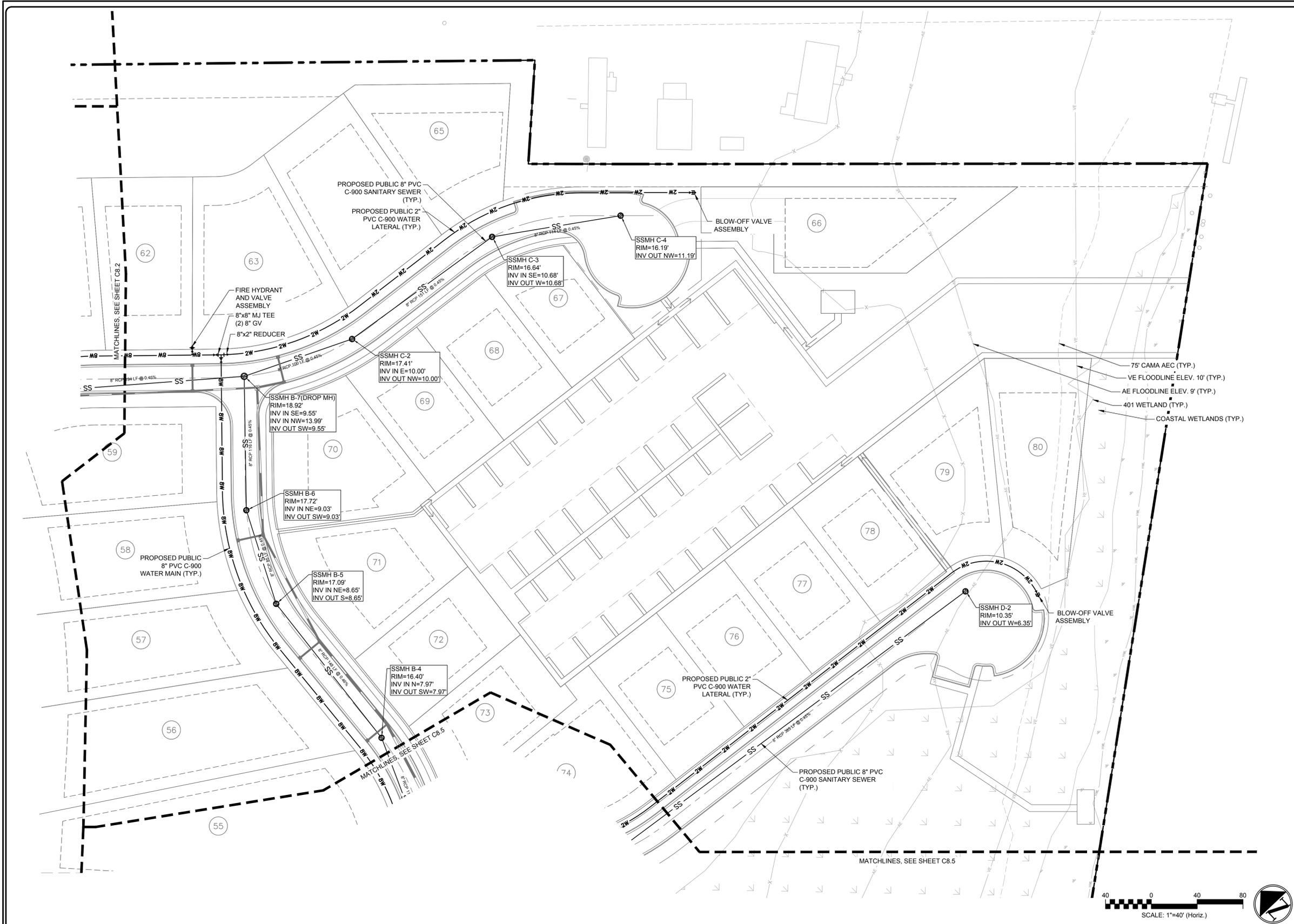
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UTILITY PLAN-ENLARGED

DATE: 7/3/2024	SCALE: 1"=40'	C8.2 DRAWING NUMBER
MCE PROJ. # 09763-0001	HORIZONTAL: 1"=40'	
DRAWN: HKA/AJW	VERTICAL: N/A	A REVISION
DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		
STATUS: PRELIMINARY TRC/PLAT SUBMITTAL		

PROPOSED UTILITIES LEGEND

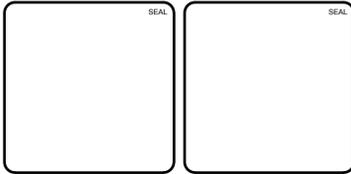
- 8W 8W WATER LINE
- Fire Hydrant
- Water Blow-Off
- Water Valve
- Water Tee
- SS SANITARY SEWER
- Sanitary Sewer Manhole
- 6fm 6fm SANITARY FORCE MAIN



2 UTILITY PLAN-ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

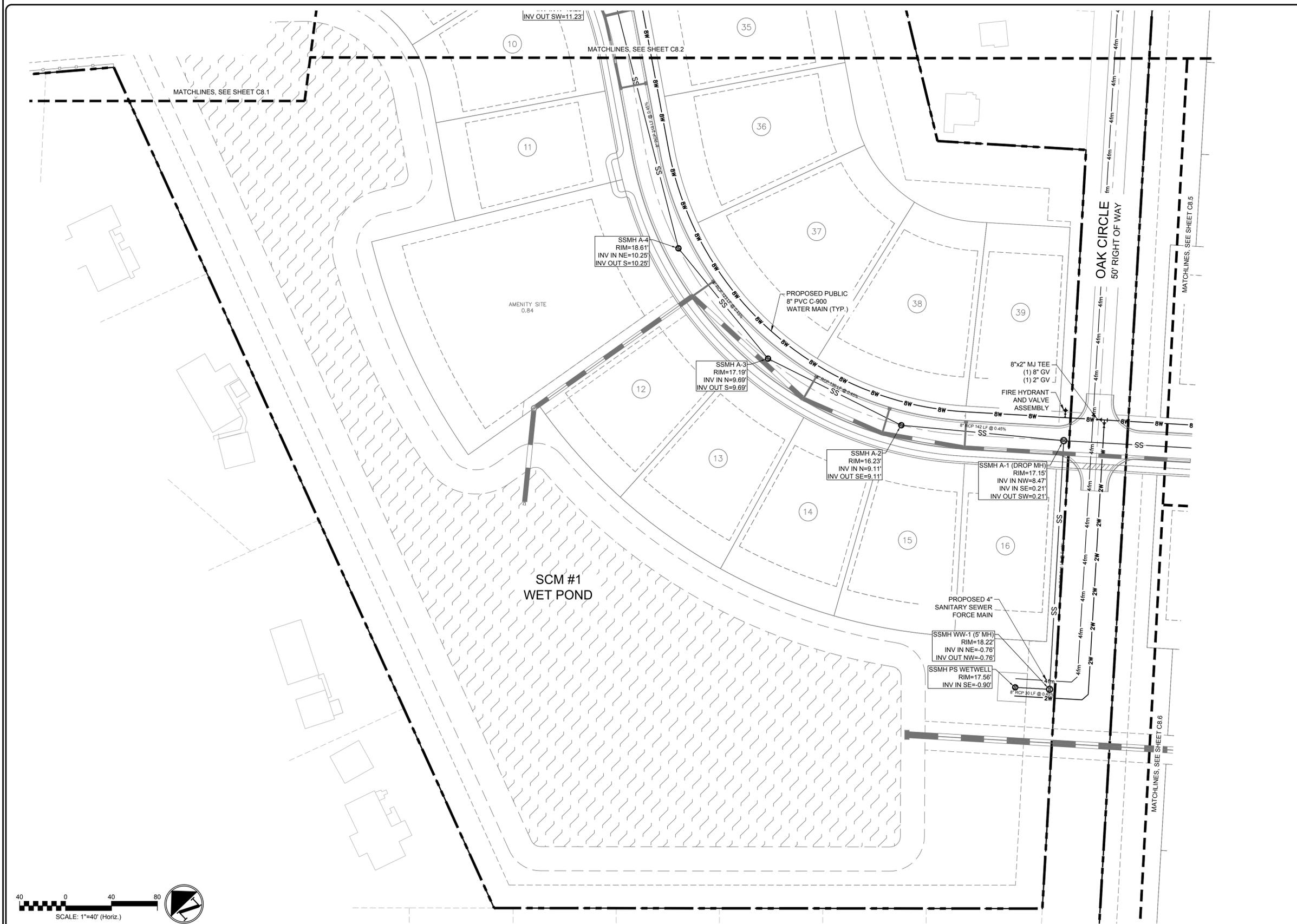


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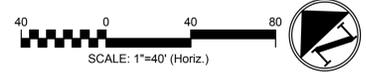
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UTILITY PLAN-ENLARGED

DATE: 7/3/2024	SCALE: 1"=40'	C8.3 DRAWING NUMBER
MCE PROJ. #: 09763-0001	HORIZONTAL: 1"=40'	
DRAWN: HKA/AJW	VERTICAL: N/A	A REVISION
DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		
STATUS: PRELIMINARY TRC/PLAT SUBMITTAL		



PROPOSED UTILITIES LEGEND

8W	8W	WATER LINE
⊕		FIRE HYDRANT
⊖		WATER BLOW-OFF
⊕		WATER VALVE
⊕		WATER TEE
SS		SANITARY SEWER
⊕		SANITARY SEWER MANHOLE
6fm	6fm	SANITARY FORCE MAIN



2 UTILITY PLAN-ENLARGED

SCALE: 1"= 40'

1 LEGEND AND NOTES

REV. NO.	DATE	DESCRIPTIONS/REVISIONS

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UTILITY PLAN-ENLARGED

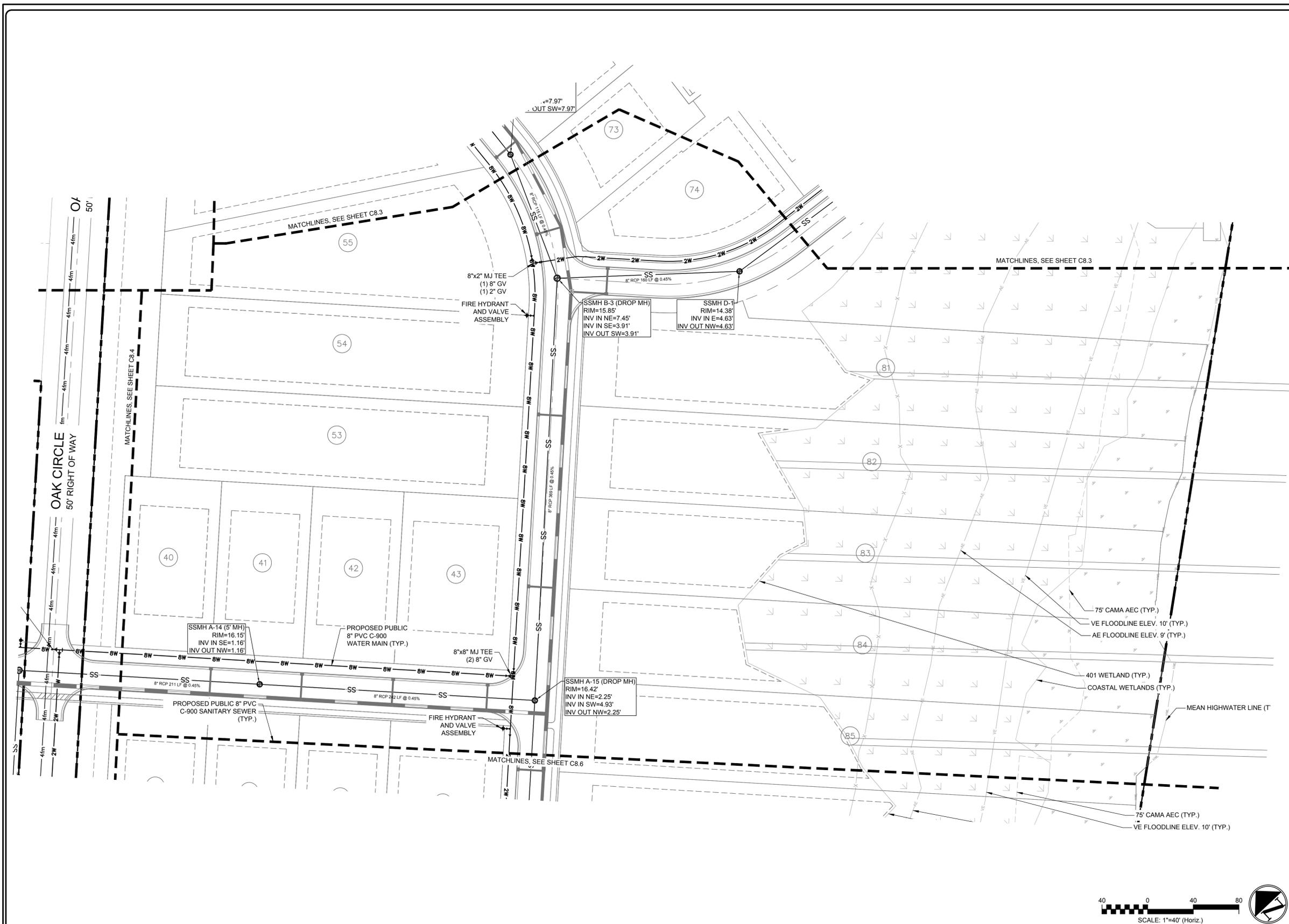
DATE:	7/3/2024
MCE PROJ. #	09763-0001
DRAWN	HKA/AJW
DESIGNED	HKA/AJW
CHECKED	RMC
PROJ. MGR.	RMC

SCALE	C8.4 DRAWING NUMBER
HORIZONTAL:	
VERTICAL:	
REVISION	A

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL

PROPOSED UTILITIES LEGEND

- 8W — 8W — WATER LINE
- 6m — 6m — SANITARY FORCE MAIN
- SS — SANITARY SEWER
- (Symbol) — FIRE HYDRANT
- (Symbol) — WATER BLOW-OFF
- (Symbol) — WATER VALVE
- (Symbol) — WATER TEE
- (Symbol) — SANITARY SEWER MANHOLE



2 UTILITY PLAN-ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

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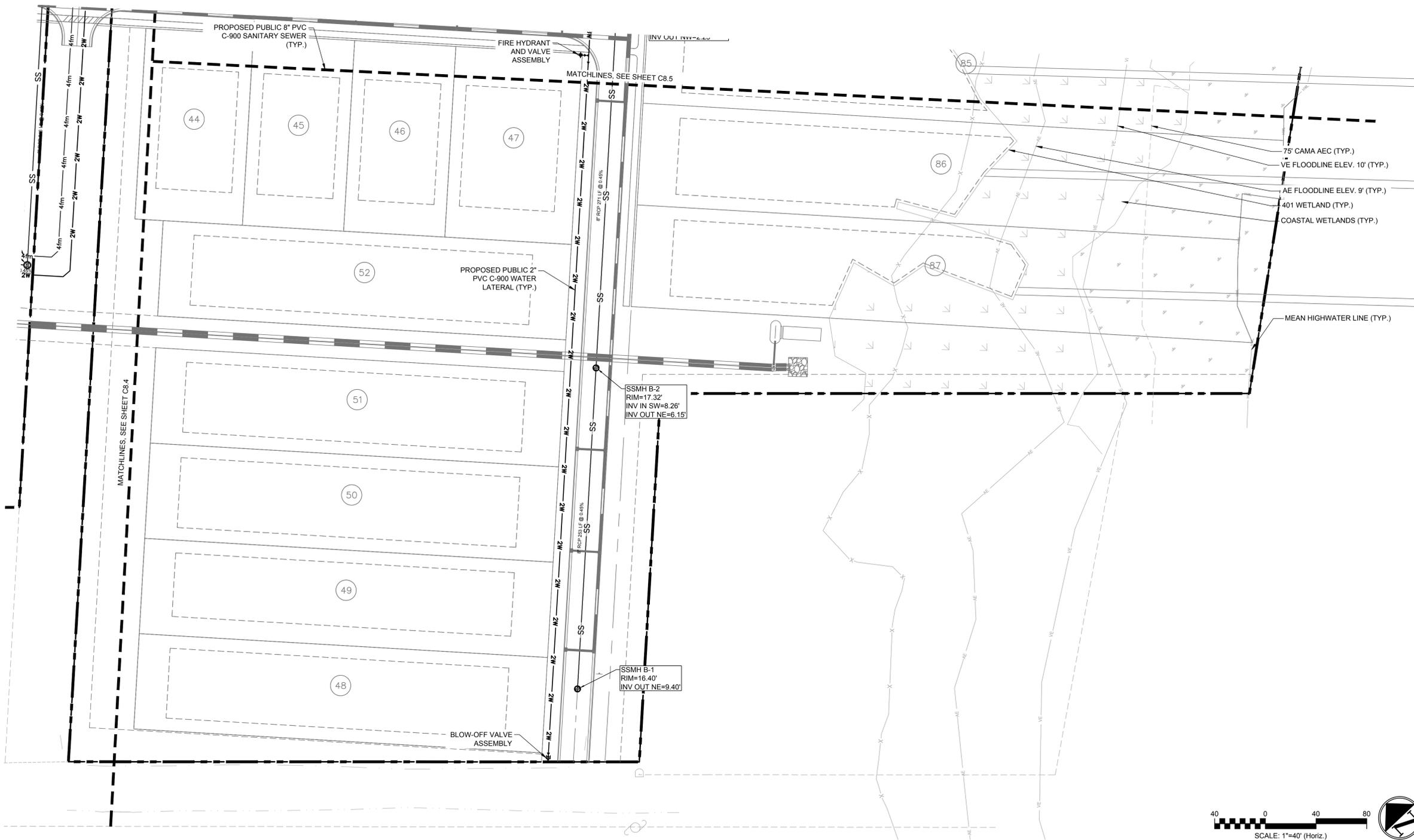
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UTILITY PLAN-ENLARGED

DATE: 7/3/2024	SCALE: 1"=40'	C8.5 DRAWING NUMBER
MCE PROJ. #: 09763-0001	HORIZONTAL: 1"=40'	
DRAWN: HKA/AJW	VERTICAL: N/A	A REVISION
DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		
STATUS: PRELIMINARY TRC/PLAT SUBMITTAL		

PROPOSED UTILITIES LEGEND

- 8W — 8W — WATER LINE
- 6W — 6W — WATER LINE
- 8W — 8W — WATER LINE
- 6W — 6W — WATER LINE
- SS — SS — SANITARY SEWER
- 6fm — 6fm — SANITARY FORCE MAIN
- (Symbol) — FIRE HYDRANT
- (Symbol) — WATER BLOW-OFF
- (Symbol) — WATER VALVE
- (Symbol) — WATER TEE
- (Symbol) — SANITARY SEWER MANHOLE
- (Symbol) — SANITARY SEWER MANHOLE



2 UTILITY PLAN-ENLARGED

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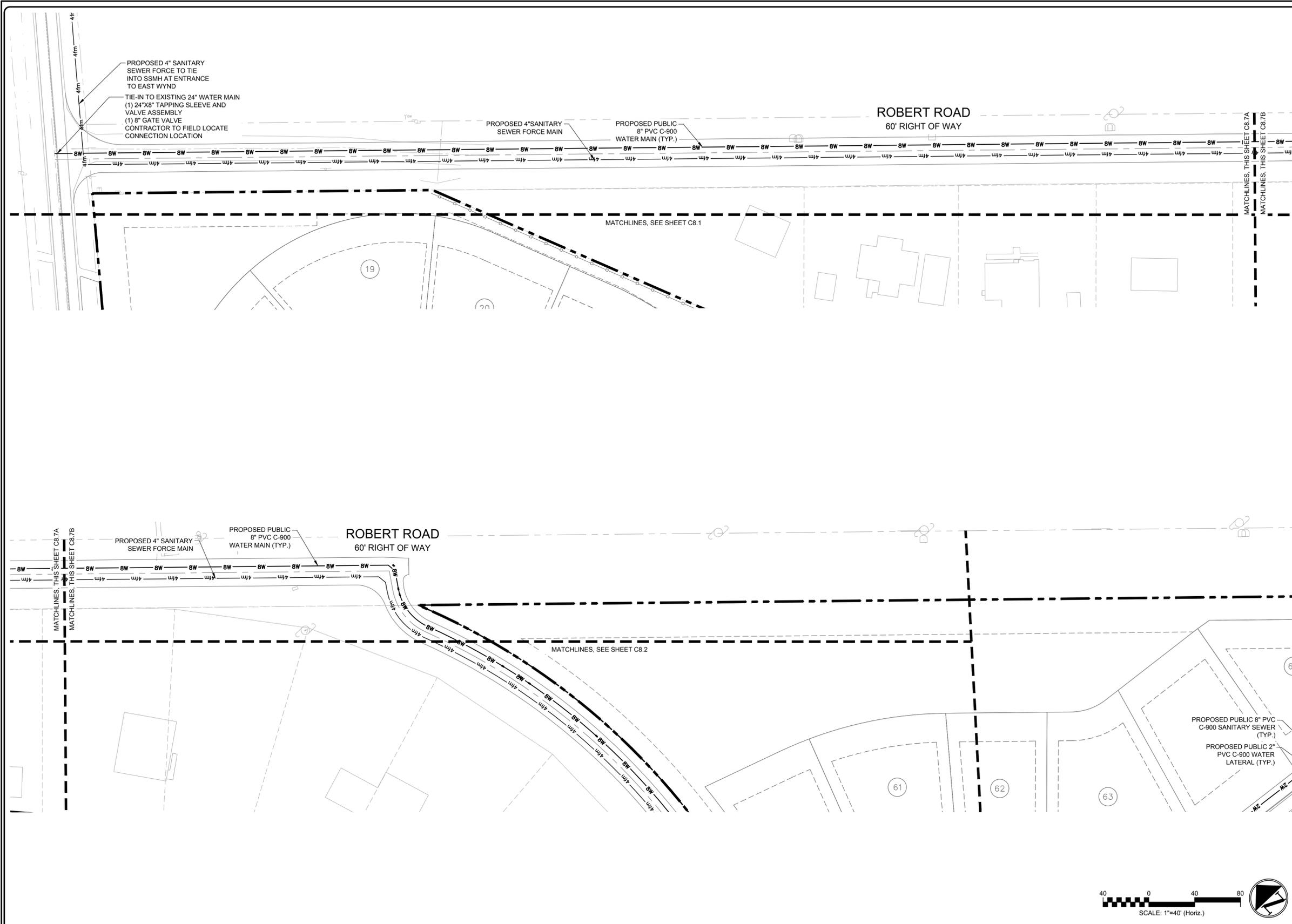
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SCALE	C8.6
HORIZONTAL:	1"=40'
VERTICAL:	N/A
REVISION	A

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL





PROPOSED UTILITIES LEGEND

8W	8W	WATER LINE
		FIRE HYDRANT
		WATER BLOW-OFF
		WATER VALVE
		WATER TEE
SS		SANITARY SEWER
		SANITARY SEWER MANHOLE
6fm	6fm	SANITARY FORCE MAIN

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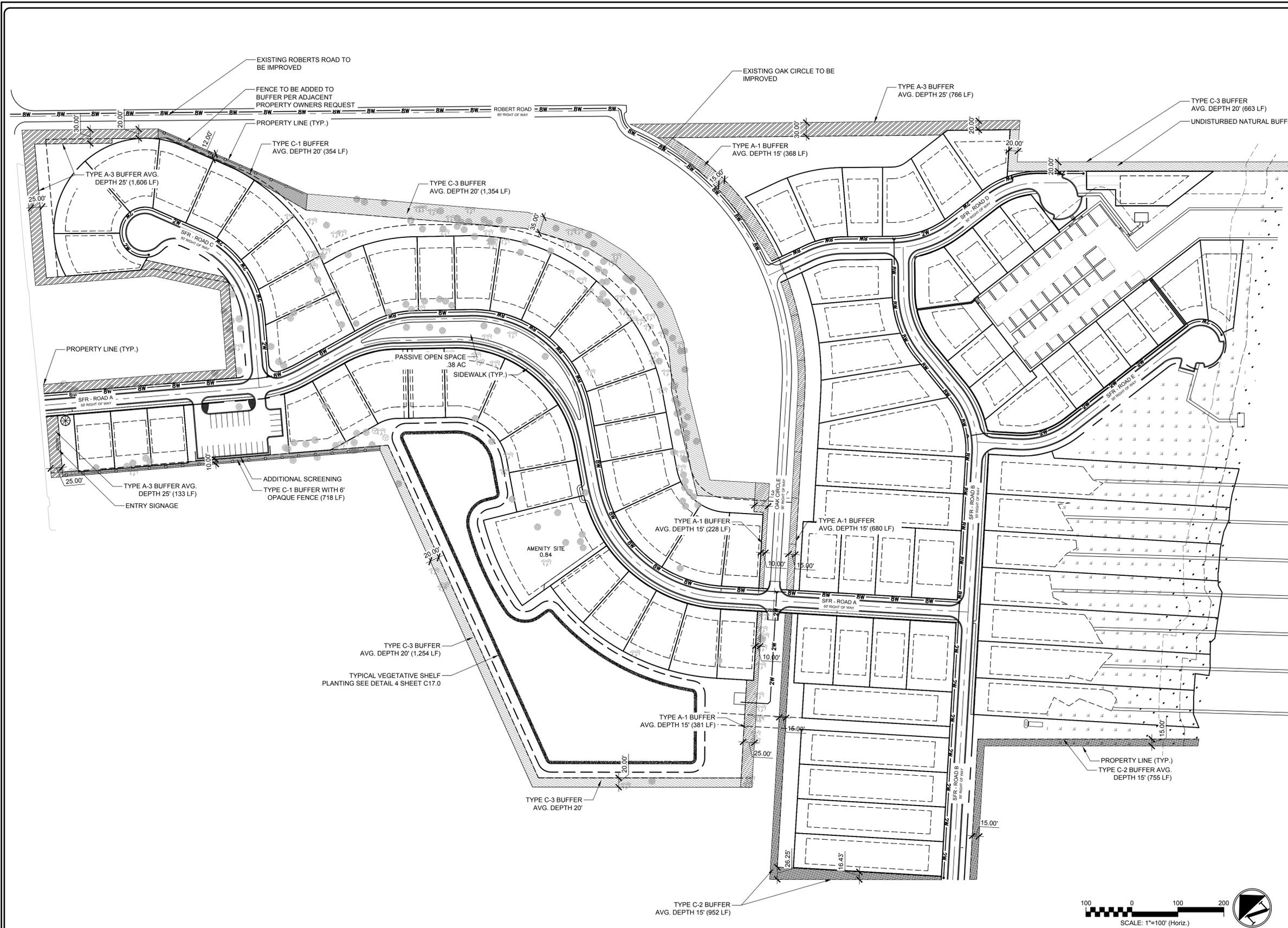
SCALE: 1"= 40'

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UTILITY PLAN-ENLARGED

DATE:	7/3/2024	SCALE:	1"=40'	C8.7 DRAWING NUMBER
MCE PROJ. #	09763-0001	HORIZONTAL:	1"=40'	
DRAWN	HKA/AJW	VERTICAL:	N/A	A REVISION
DESIGNED	HKA/AJW	STATUS: PRELIMINARY TRC/PLAT SUBMITTAL		
CHECKED	RMC			
PROJ. MGR.	RMC			





GENERAL NOTES:

1. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANTS.
2. THE CONTRACTOR SHALL INSTALL THE PLANTS IN THE BUFFER GENERALLY AS LOCATED ON THESE PLANS. HOWEVER, CONTRACTOR SHALL USE THEIR PROFESSIONAL JUDGEMENT TO LOCATE THE PROPOSED TREES IN AREAS MORE VOID OF EXISTING TREES, AND LOCATE PROPOSED SHRUBS IN AREAS MORE VOID OF EXISTING SHRUBS. IN EFFORTS TO MEET THE PENDER COUNTY MINIMUM CODE REQUIREMENTS, THE FULL QUANTITY OF PLANTS AS INDICATED ON THESE PLANS MAY BE REDUCED AS EXISTING VEGETATION ALLOWS.
3. THE PROJECT LANDSCAPE ARCHITECT, THE CONTRACTOR AND A REPRESENTATIVE FROM THE PLANNING DEPARTMENT SHALL CONDUCT A SITE VISIT TO EVALUATE THE INSTALLED PLANTINGS AND THEIR COMPLIANCE WITH PENDER COUNTY REQUIREMENTS. ADDITIONAL TREES AND SHRUB PLANTINGS MAY BE REQUIRED. AREAS IN NEED OF PLANTINGS TO MEET MINIMUM REQUIREMENTS SHALL BE FLAGGED AT THIS TIME.
4. THE CONTRACTOR SHALL GIVE CAREFUL CONSIDERATION TO THE PLACEMENT OF TREES AND SHRUBS IN CONJUNCTION WITH EXISTING TREES AND SHRUBS, AND THEIR ROOT SYSTEMS, ESPECIALLY IN THE PERIMETER BUFFER.
5. THE OVERALL INTENT OF THE PROPOSED VEGETATION IN THE PERIMETER BUFFER IS TO SUPPLEMENT THE EXISTING VEGETATION WITH PROPOSED VEGETATION TO MEET OR EXCEED THE PENDER COUNTY BUFFER REQUIREMENTS. PROPOSED PLANTINGS SHALL SEEK BALANCE ACROSS THE FULL WIDTH OF THE BUFFER WHERE POSSIBLE AND AVOID AN UNBALANCED DISTRIBUTION OF PLANTS.
6. THE CONTRACTOR IS REQUIRED TO LOCATE ALL PROPERTY BOUNDARIES AND ASSURE ALL PROPOSED PLANTING OCCUR WITHIN THE PROJECT LIMITS.

LANDSCAPE DATA

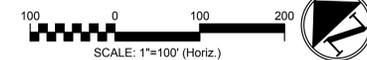
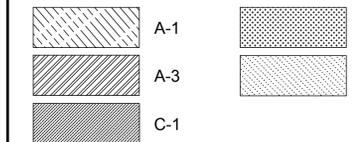
BUFFER TYPE	REQUIRED	PROPOSED
A-1 BUFFER (1,667 LF)	15' WIDTH	15' WIDTH
6' HIGH OPAQUE FENCE	NO	NO
CANOPY - 3 PER 100 LF	49	49
UNDERSTORY - 2 PER 100 LF	34	34
SHRUBS - N/A	N/A	N/A
A-3 BUFFER (2,505 LF)	25' WIDTH	25' WIDTH
6' HIGH OPAQUE FENCE	NO	NO
CANOPY - 1 PER 100 LF	25	25
UNDERSTORY - 2 PER 100 LF	51	51
SHRUBS - N/A	N/A	N/A
C-1 BUFFER (1,072 LF)	10' WIDTH	10' WIDTH
6' HIGH OPAQUE FENCE	YES	YES
CANOPY - 2 PER 100 LF	21	21
UNDERSTORY - 0 PER 100 LF	0	0
SHRUBS - N/A	N/A	N/A
C-2 BUFFER (1,707 LF)	15' WIDTH	15' WIDTH
6' HIGH OPAQUE FENCE	NO	NO
CANOPY - 1 PER 100 LF	17	17
UNDERSTORY - 4 PER 100 LF	68	68
SHRUBS - CONT. EVERGREEN HEDGE	YES	YES
C-3 BUFFER (3,271 LF)	20' WIDTH	20' WIDTH
6' HIGH OPAQUE FENCE	NO	NO
CANOPY - 1 PER 100 LF	34	34
UNDERSTORY - 3 PER 100 LF	99	99
SHRUBS - CONT. EVERGREEN HEDGE	YES	YES

* FINAL PLANTED BUFFER QUANTITIES MAY DIFFER FROM THE ESTIMATED TOTALS REPRESENTED AND LISTED IN THIS TABLE. SEE BUFFER NOTES 2 & 3 THIS SHEET.

BUFFER NOTES:

1. SECTION 8.2.6 BUFFER DEPTH AVERAGING PER THE PENDER COUNTY, NC UNIFIED DEVELOPMENT ORDINANCE ALLOWS DESIGN VARIATIONS IN BUFFER WIDTHS CALCULATED BY THE AVERAGE DEPTH OF THE BUFFER PER 100 LINEAR FEET MEASURED ALONG THE PROPERTY LINE. MINIMUM DEPTH OF THE BUFFER IN ANY CASE SHALL NOT BE LESS THAN 50% OF THE REQUIRED DEPTH OF THE BUFFER CHOSEN. MAXIMUM DEPTH SHALL NOT BE MORE THAN 150% OF THE REQUIRED DEPTH OF THE BUFFER CHOSEN.
2. EXISTING NATIVE HABITAT OR PLANT MATERIAL LOCATED WITHIN THE PROPOSED LANDSCAPING OR BUFFER AREA THAT MEETS THE REQUIREMENTS OF THESE REGULATIONS MAY BE COUNTED TOWARD THE TOTAL BUFFER REQUIRED BETWEEN ADJOINING LAND USES, OR TOWARD TOTAL LANDSCAPING REQUIREMENTS PER SECTION 8.1.5.A OF THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
3. PROPOSED BUFFER PLANTINGS ARE INTENDED TO SUPPLEMENT EXISTING VEGETATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE FINAL INSTALLATION LOCATION TO ENSURE PLANTINGS MEET OR EXCEED THE REQUIREMENTS PER SECTION 8.2.6 OF THE PENDER COUNTY CODE.

BUFFER LEGEND:



2 LANDSCAPE PLAN - OVERALL

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

SEAL	SEAL

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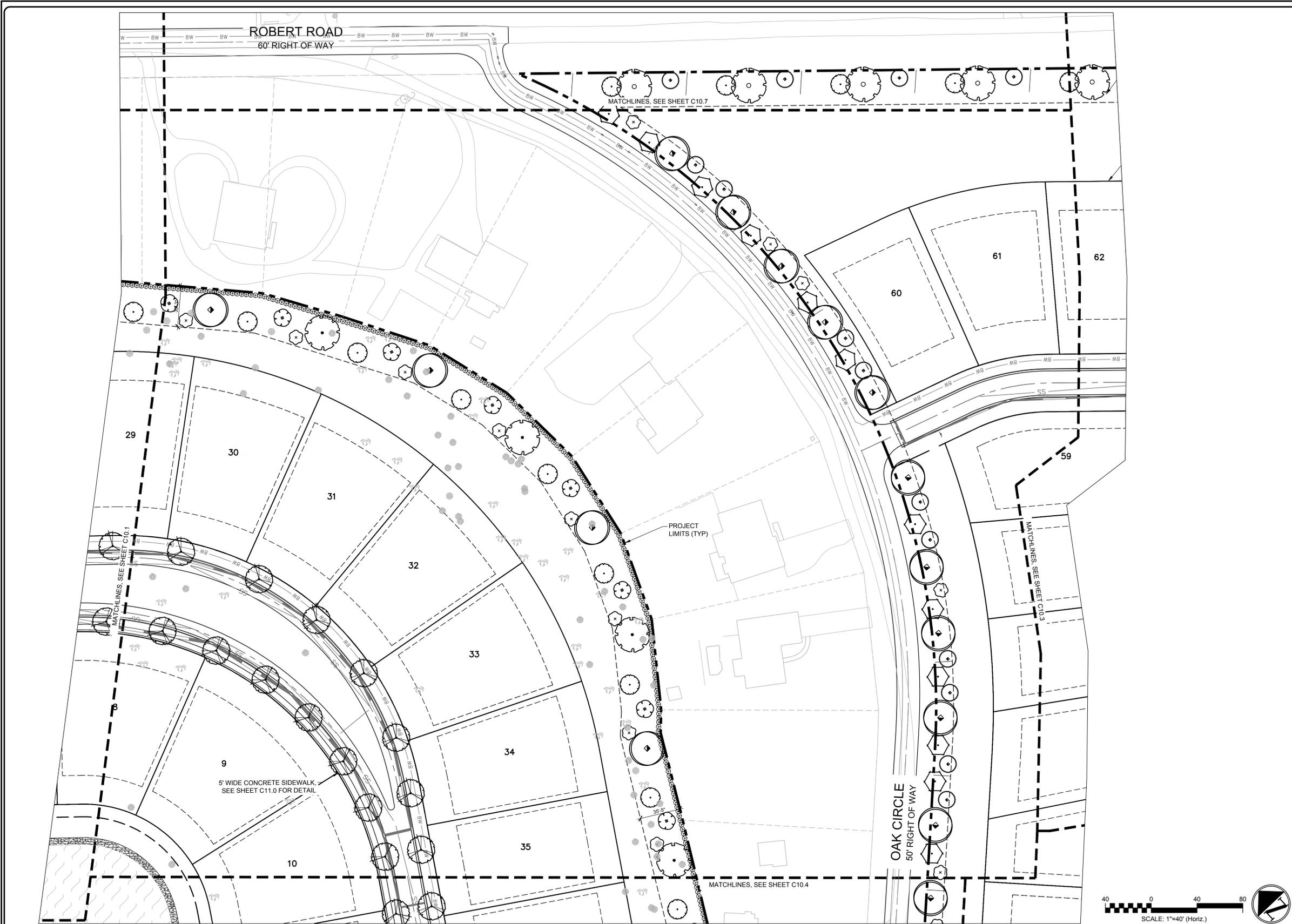
SLOOP POINT SF RESIDENTIAL
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LANDSCAPE PLAN - OVERALL

1 LEGEND AND NOTES

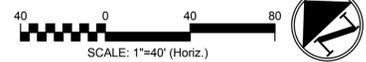
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DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
☐	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE
⊕	AMELANGANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY
⊕	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD
⊕	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD
⊕	GINKGO BILOBA 'AUMIN GOLD'	MAIDENHAIR
⊕	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY
⊕	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE
⊕	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
⊕	MAGNOLIA VIRGINIANA	SWEET BAY
⊕	NON-MUNICIPAL TREE	AMERICAN HORNBEAM
⊕	QUERCUS LYRATA	OVERCUP OAK
CANOPY TREE		
⊕	QUERCUS VIRGINIANA 'HIGH RISE'	HIGH RISE LIVE OAK
SHRUBS		
⊕	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY
⊕	MUHLBERGIA CAPILLARIS 'REGAL MIST' TM	MUHLI
⊕	MYRTICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE
⊕	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF PITTOSPORUM
GROUND COVERS		
▨	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
▨	VEGETATIVE SHELF PLANTING	

- TURF GRASS NOTES:**
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2 LANDSCAPE PLAN - ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

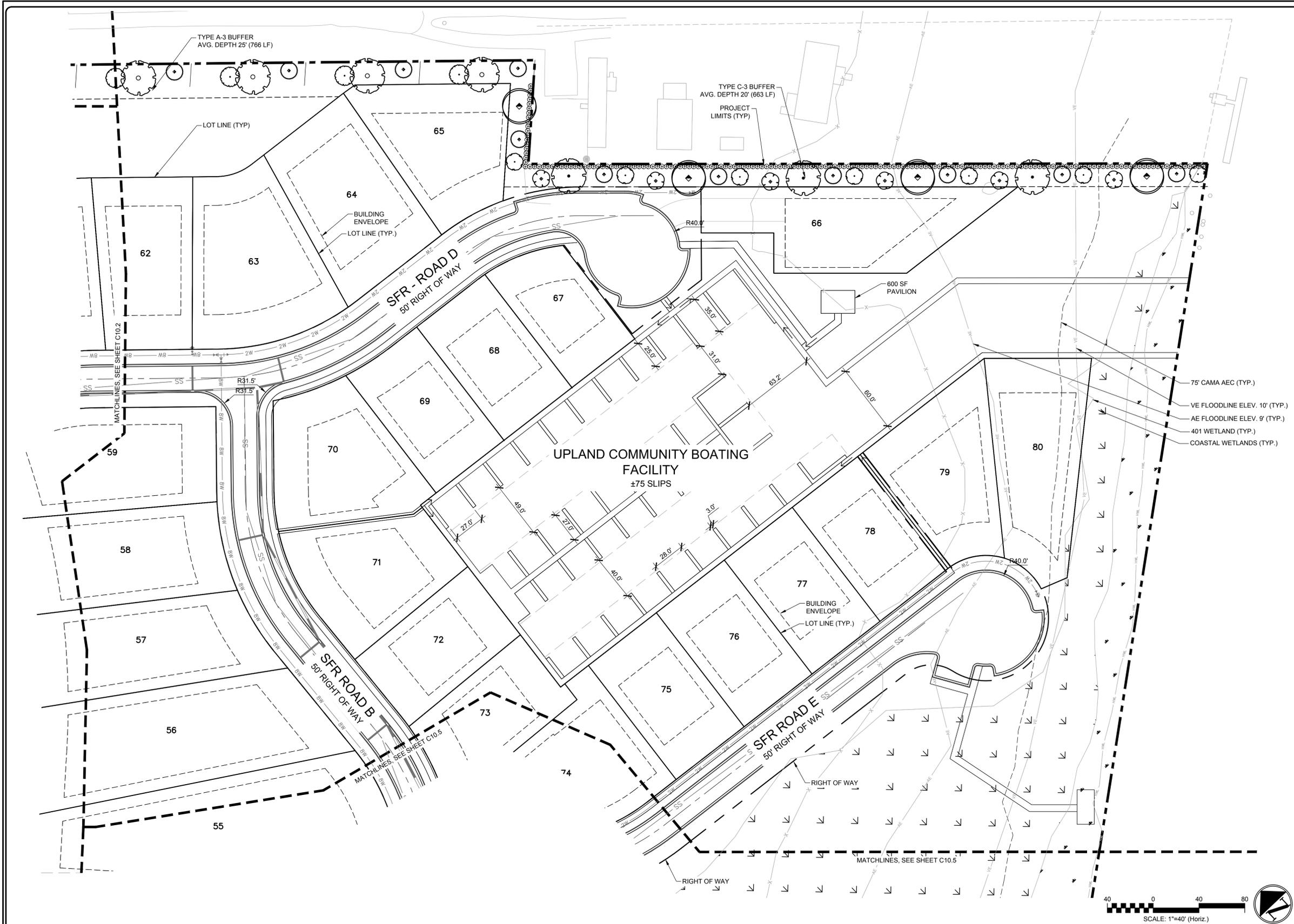
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LANDSCAPE PLAN - ENLARGED

DATE: 7/3/2024	SCALE: 1"=40'	C10.2 DRAWING NUMBER
MCE PROJ. # 09763-0001	HORIZONTAL: 1"=40'	
DRAWN: HKA/AJW	VERTICAL: N/A	A REVISION
DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



PLANT SCHEDULE

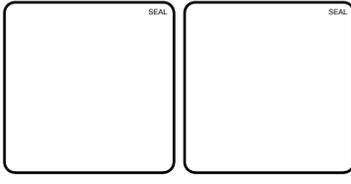
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
☐	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE
⊕	AMELANGHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY
⊕	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD
⊕	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD
⊕	GINKGO BILOBA 'AUMIN GOLD'	MAIDENHAIR
⊕	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY
⊕	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE
⊕	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
⊕	MAGNOLIA VIRGINIANA	SWEET BAY
⊕	NON-MUNICIPAL TREE	AMERICAN HORNBEAM
⊕	QUERCUS LYRATA	OVERCUP OAK
CANOPY TREE		
⊕	QUERCUS VIRGINIANA 'HIGH RISE'	HIGH RISE LIVE OAK
SHRUBS		
⊕	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY
⊕	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	MUHLY
⊕	MYRTICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE
⊕	PITTIOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF PITTIOSPORUM
GROUND COVERS		
⊕	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
⊕	VEGETATIVE SHELF PLANTING	

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2 LANDSCAPE PLAN - ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE



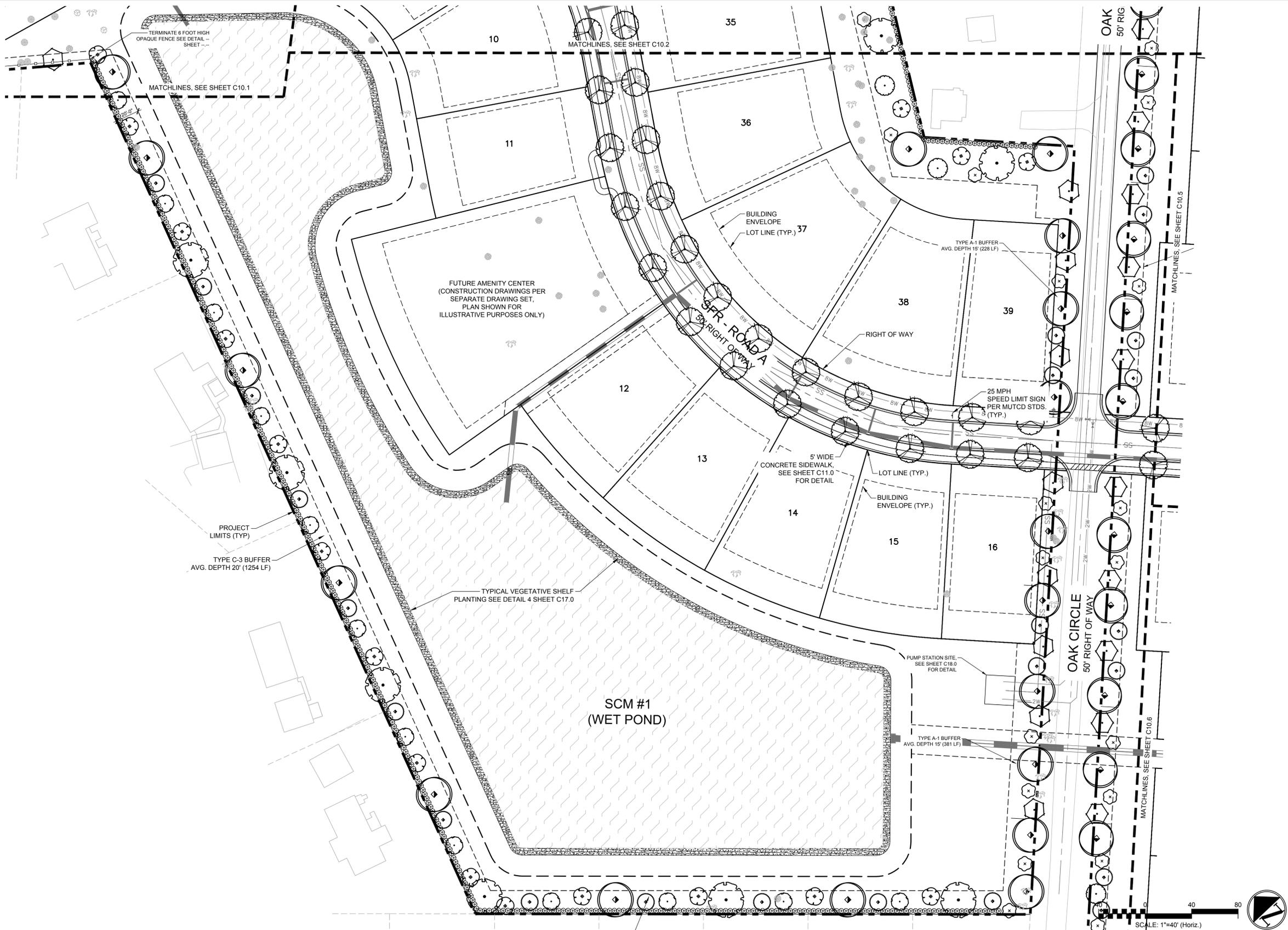
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LANDSCAPE PLAN - ENLARGED

DATE:	7/3/2024
MCE PROJ. #	09763-0001
DRAWN	HKA/AJW
DESIGNED	HKA/AJW
CHECKED	RMC
PROJ. MGR.	RMC

SCALE	C10.3
HORIZONTAL:	1"=40'
VERTICAL:	N/A
REVISION	A
STATUS: PRELIMINARY TRC/PLAT SUBMITTAL	



PLANT SCHEDULE		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
(Symbol)	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE
(Symbol)	AMELANGHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY
(Symbol)	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD
(Symbol)	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD
(Symbol)	GINKGO BILOBA 'AUMIN GOLD'	MAIDENHAIR
(Symbol)	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY
(Symbol)	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE
(Symbol)	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
(Symbol)	MAGNOLIA VIRGINIANA	SWEET BAY
(Symbol)	NON-MUNICIPAL TREE	AMERICAN HORNBEAM
(Symbol)	QUERCUS LYRATA	OVERCUP OAK
CANOPY TREE		
(Symbol)	QUERCUS VIRGINIANA 'HIGH RISE'	HIGH RISE LIVE OAK
SHRUBS		
(Symbol)	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY
(Symbol)	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	MAHLY
(Symbol)	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE
(Symbol)	PITTIOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF PITTIOSPORUM
GROUND COVERS		
(Symbol)	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
(Symbol)	VEGETATIVE SHELF PLANTING	

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2 LANDSCAPE PLAN - ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

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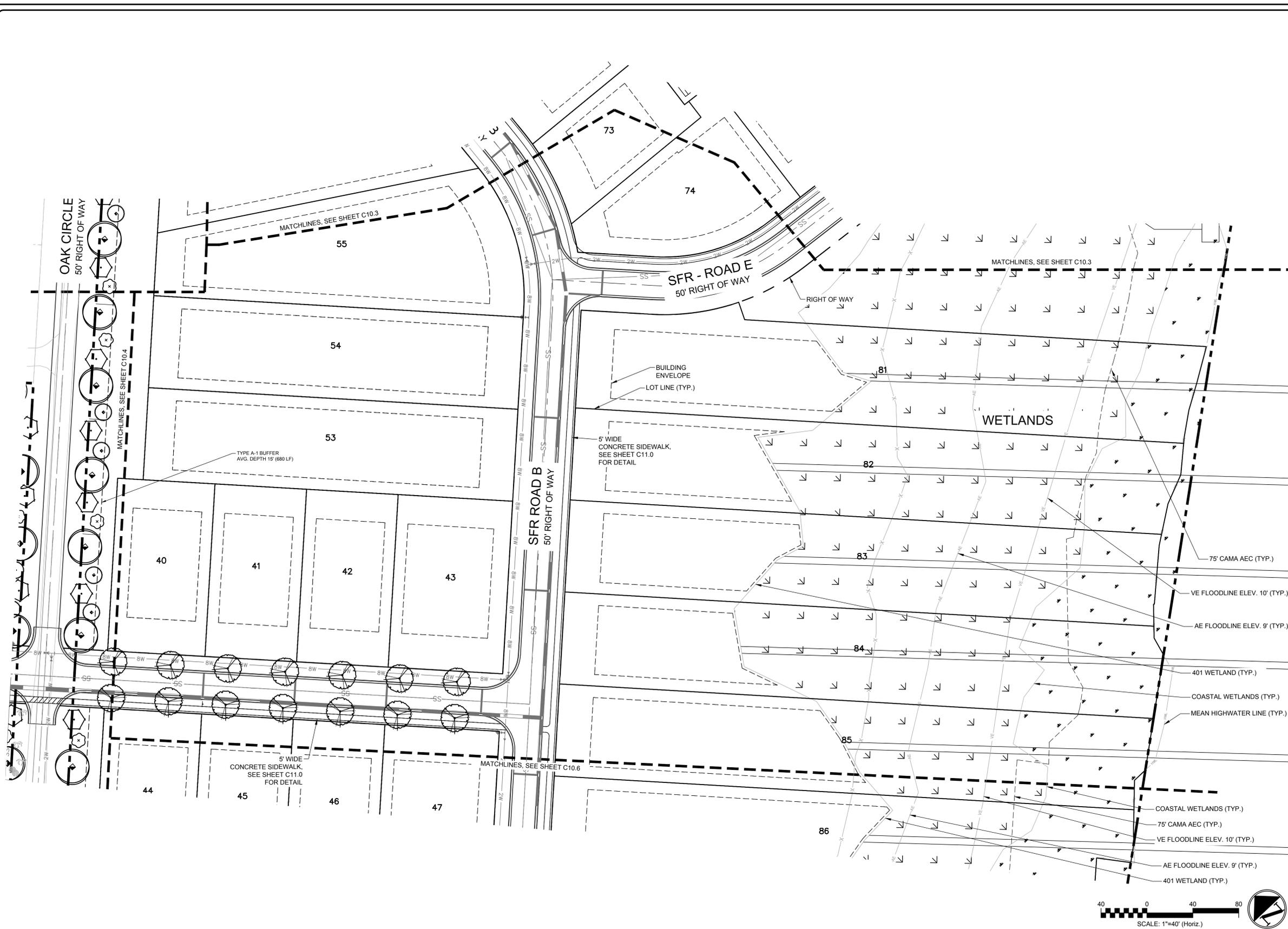
LANDSCAPE PLAN - ENLARGED

DATE: 7/3/2024
 MCE PROJ. #: 09763-0001
 DRAWN: HKA/AJW
 DESIGNED: HKA/AJW
 CHECKED: RMC
 PROJ. MGR: RMC

SCALE: 1"=40'
 HORIZONTAL: 1"=40'
 VERTICAL: N/A

C10.4
 DRAWING NUMBER
 A
 REVISION

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



PLANT SCHEDULE		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
(Symbol)	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE
(Symbol)	AMELANGHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY
(Symbol)	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD
(Symbol)	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD
(Symbol)	GINKGO BILOBA 'AUMIN GOLD'	MAIDENHAIR
(Symbol)	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY
(Symbol)	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE
(Symbol)	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
(Symbol)	MAGNOLIA VIRGINIANA	SWEET BAY
(Symbol)	NON-MUNICIPAL TREE	AMERICAN HORNBEEAM
(Symbol)	QUERCUS LYRATA	OVERCUP OAK
CANOPY TREE		
(Symbol)	QUERCUS VIRGINIANA 'HIGH RISE'	HIGH RISE LIVE OAK
SHRUBS		
(Symbol)	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY
(Symbol)	MUhlenbergia capillaris 'REGAL MIST' TM	MUHL
(Symbol)	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE
(Symbol)	PITTIOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF PITTIOSPORUM
GROUND COVERS		
(Symbol)	LIRIOPE MUSCARI 'MAJESTIC'	MAJESTIC LIRIOPE
(Symbol)	VEGETATIVE SHELF PLANTING	

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2 LANDSCAPE PLAN - ENLARGED

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

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DATE: 7/3/2024
 MCE PROJ. #: 09763-0001
 DRAWN: HKA/AJW
 DESIGNED: HKA/AJW
 CHECKED: RMC
 PROJ. MGR: RMC

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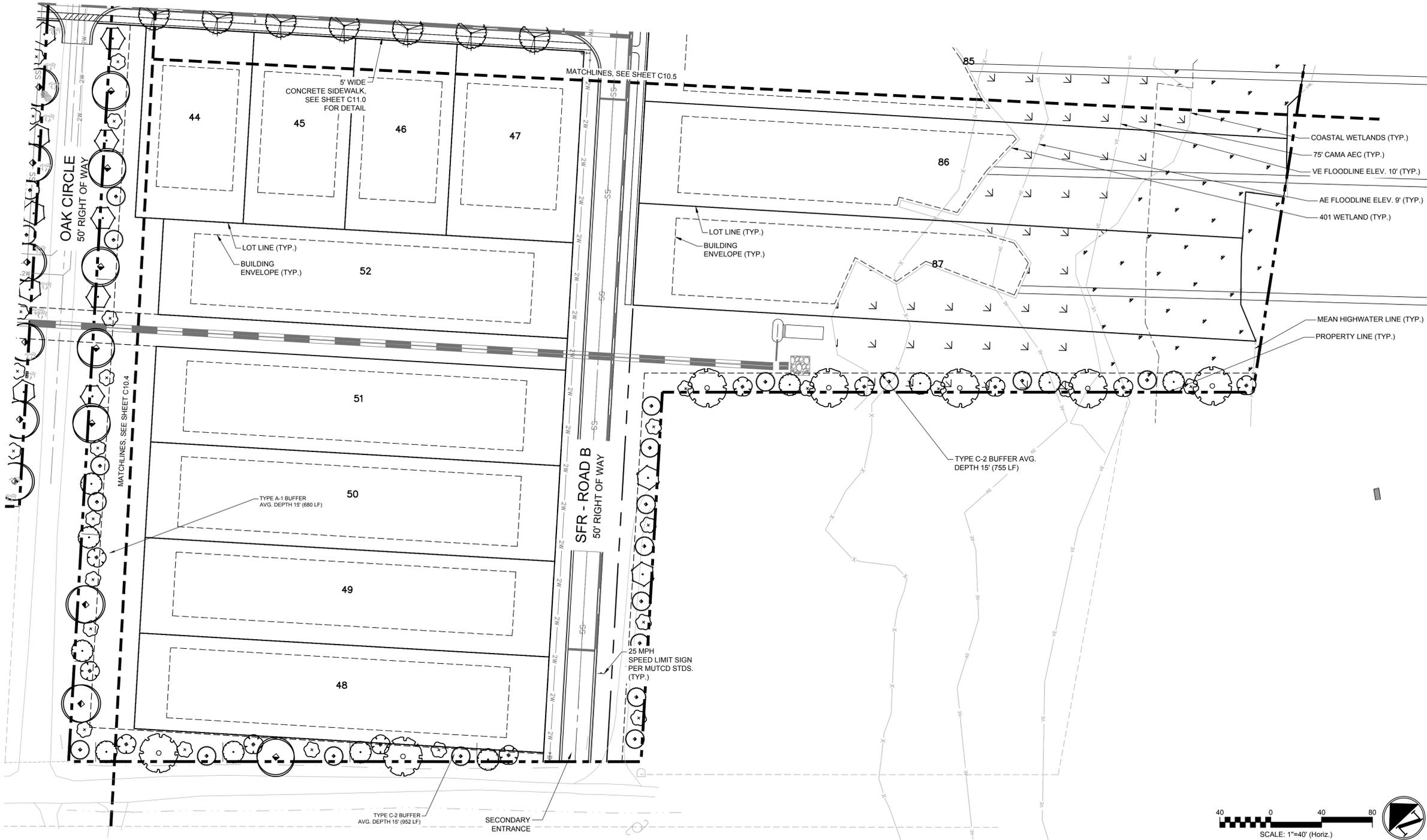
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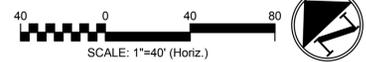
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 REVISION

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



PLANT SCHEDULE		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
■	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE
○	AMELANGHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY
■	CERCIS CANADENSIS 'FOREST PANSY'™	FOREST PANSY REDBUD
+	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD
○	GINKO BILOBA 'AUMUM GOLD'	MAIDENHAIR
■	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY
○	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE
○	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA
○	MAGNOLIA VIRGINIANA	SWEET BAY
○	NON-MUNICIPAL TREE	AMERICAN HORNBREAM
○	QUERCUS LYRATA	OVERCUP OAK
CANOPY TREE		
○	QUERCUS VIRGINIANA 'HIGH RISE'	HIGH RISE LIVE OAK
SHRUBS		
○	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY
○	MUhlenbergia capillaris 'REGAL MIST'™	MUHLI
○	MYRTICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE
○	PITTIOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF PITTIOSPORUM
GROUND COVERS		
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■	VEGETATIVE SHELF PLANTING	

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2 LANDSCAPE PLAN - ENLARGED

1 LEGEND AND NOTES

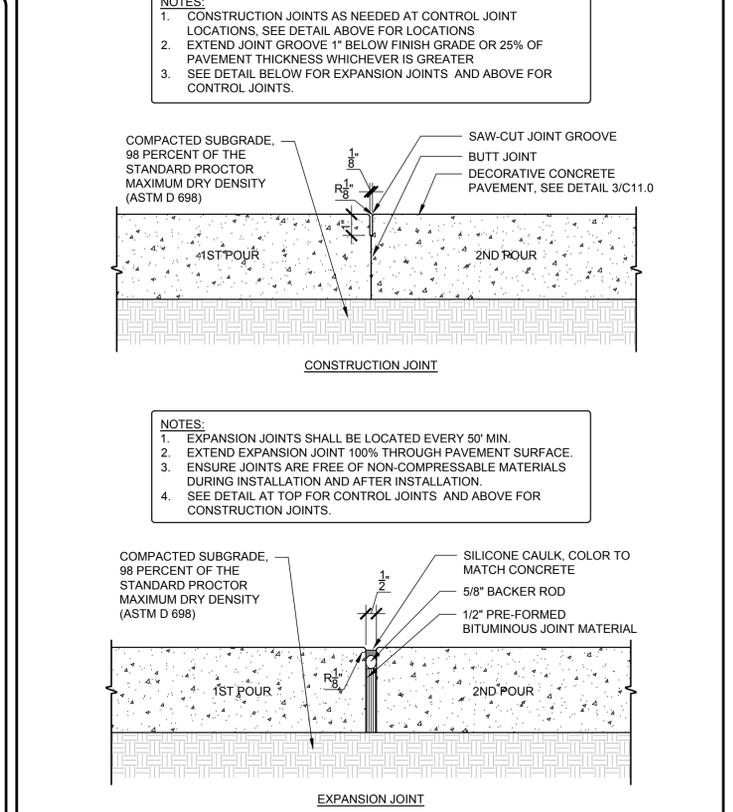
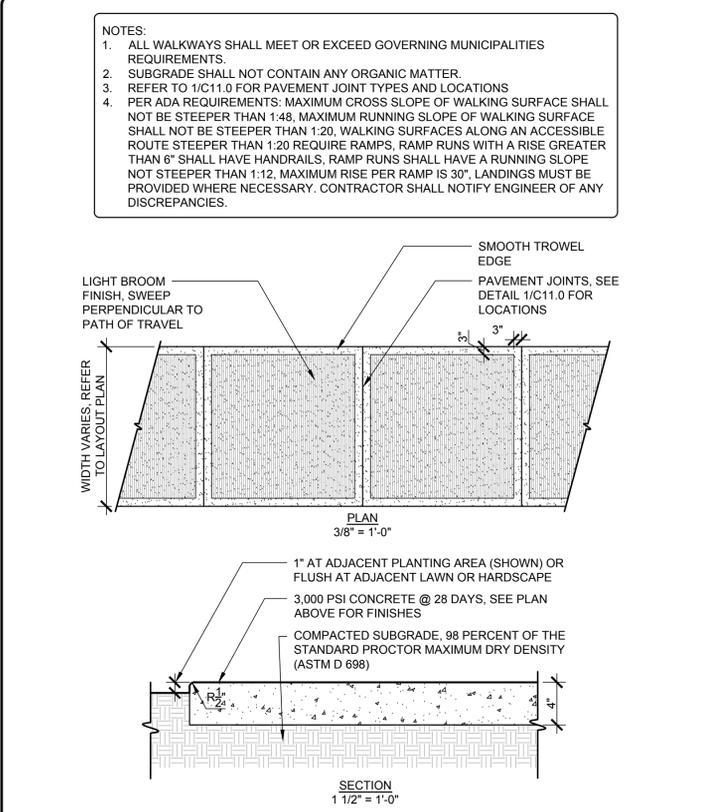
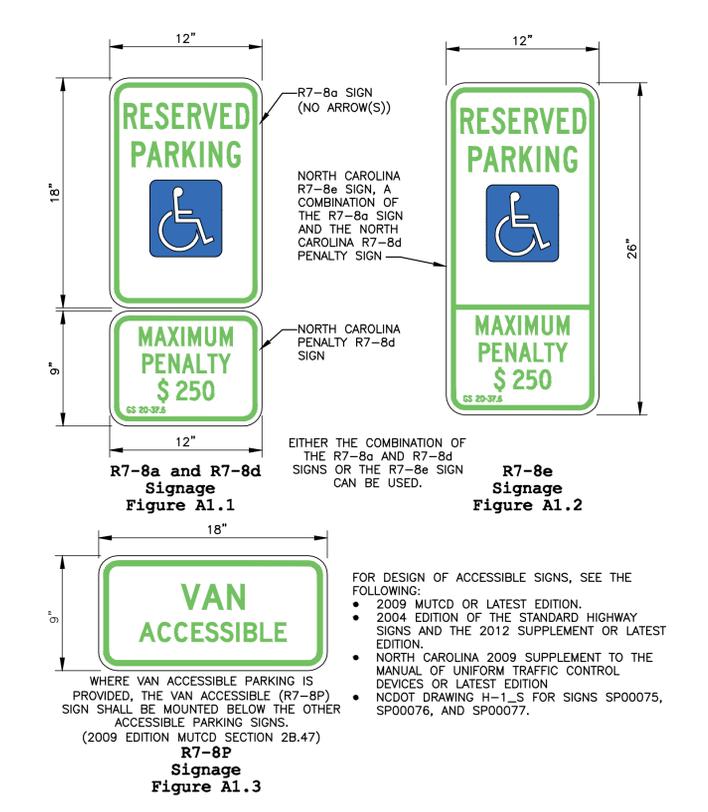
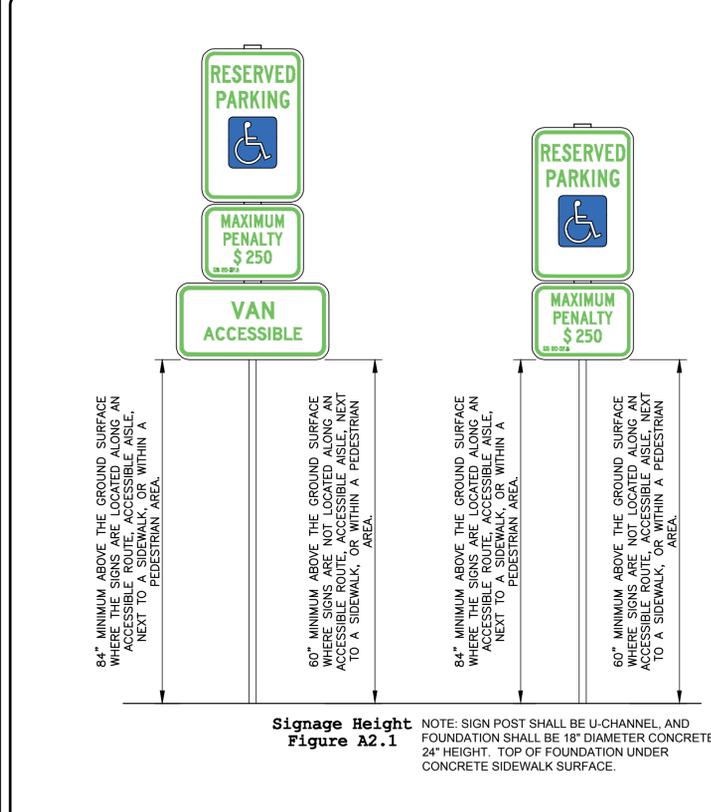
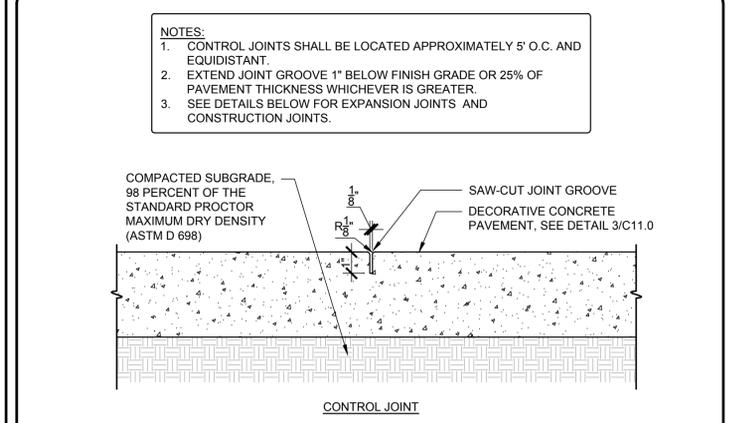
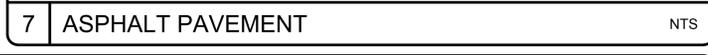
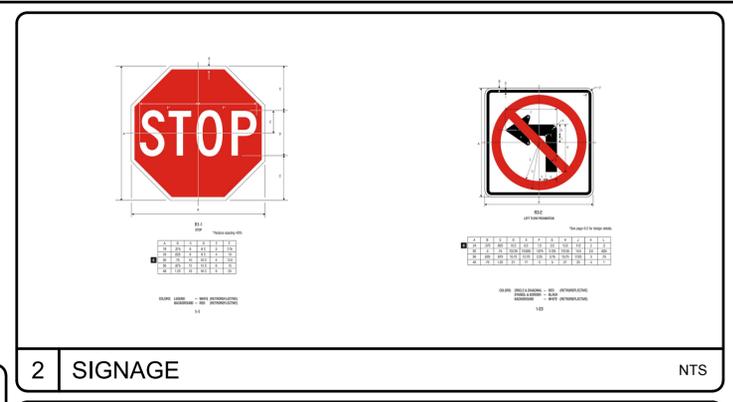
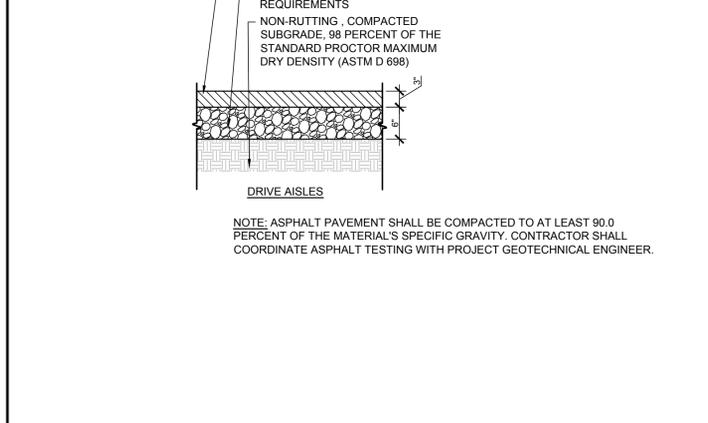
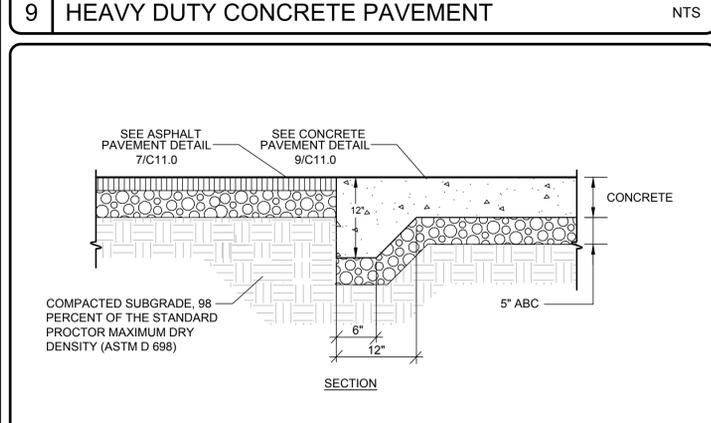
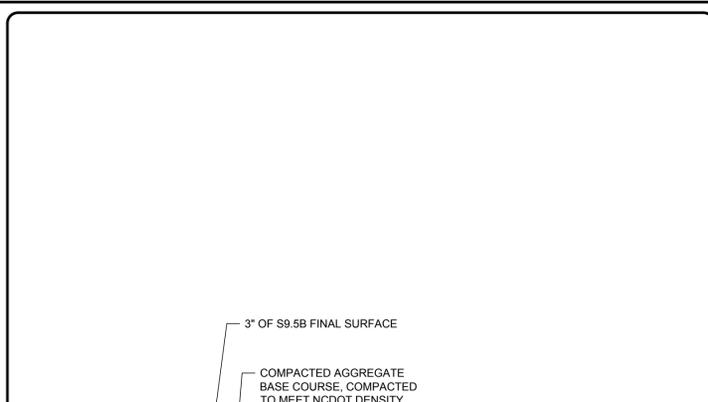
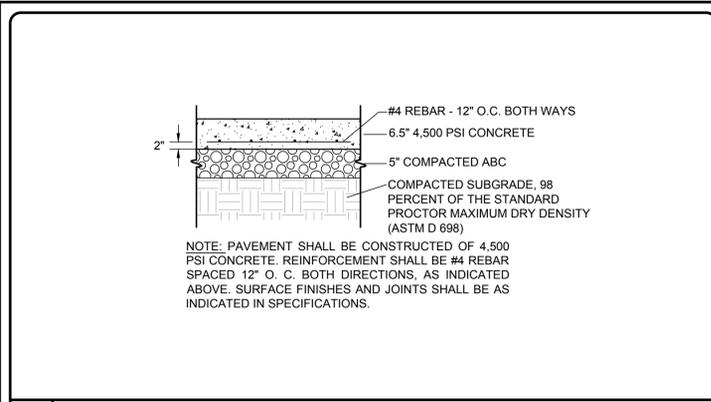
REV. NO.	DESCRIPTIONS / REVISIONS	DATE

SEAL	SEAL

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SLOOP POINT SF RESIDENTIAL
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 LANDSCAPE PLAN - ENLARGED

DATE: 7/3/2024	SCALE: 1"=40'	C10.6 DRAWING NUMBER
MCE PROJ. # 09763-0001	HORIZONTAL: 1"=40'	
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DESIGNED: HKA/AJW		
CHECKED: RMC		
PROJ. MGR: RMC		
STATUS: PRELIMINARY TRC/PLAT SUBMITTAL		



REV. NO.	DESCRIPTIONS / REVISIONS	DATE

SEAL

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SITE DETAILS

DATE: 7/3/2024	SCALE: C11.0
MCE PROJ. #: 09763-0001	HORIZONTAL: N/A
DRAWN: HKA/AJW	VERTICAL: N/A
DESIGNED: HKA/AJW	REVISION: A
CHECKED: RMC	
PROJ. MGR: RMC	

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL

DATE: 7/3/2024	SCALE: C11.0
MCE PROJ. #: 09763-0001	HORIZONTAL: N/A
DRAWN: HKA/AJW	VERTICAL: N/A
DESIGNED: HKA/AJW	REVISION: A
CHECKED: RMC	
PROJ. MGR: RMC	

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR PRECAST MANHOLE 4', 5', AND 6' DIAMETER 12" THRU 48" PIPE

GENERAL NOTES:
 USE 4000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE.
 FABRICATE, ASSEMBLE AND DESTROY PRECAST MANHOLE COMPONENTS ACCORDANCE WITH AASHTO M199.
 WHERE THE MANHOLE IS EXPOSED TO ROAD TRAFFIC, CONSTRUCT THE TOP OF THE MANHOLE FLUSH WITH THE GROUND AND A MINIMUM OF 8" ABOVE THE GROUND AT OTHER LOCATIONS.
 LIMIT DEPTH OF FILL TO 30'-0" FROM FINISH GRADE TO TOP OF BOTTOM SLAB.
 TOP BAR REINFORCEMENT MAY BE NEGLECTED IF TOP SLAB HAS A DISTINGUISHABLE TOP AND BOTTOM.

ENGLISH STANDARD DRAWING FOR PRECAST MANHOLE 4', 5', AND 6' DIAMETER 12" THRU 48" PIPE

SHEET 1 OF 1
840.52

9 PRECAST MANHOLE 4', 5', AND 6' DIAMETER NTS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR DROP INLET FRAME AND GRATES FOR USE WITH STD. DWS'S 840.14 AND 840.15

ENGLISH STANDARD DRAWING FOR DROP INLET FRAME AND GRATES FOR USE WITH STD. DWS'S 840.14 AND 840.15

SHEET 1 OF 1
840.16

6 DROP INLET FRAME AND GRATES NTS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR CONCRETE DROP INLET 12" THRU 30" PIPE

GENERAL NOTES:
 USE CLASS "B" CONCRETE THROUGHOUT.
 PROVIDE ALL DROP INLETS OVER 3'-6" IN DEPTH WITH STEPS 12" OR GREATER. USE STEPS PER COM-1 WITH STD. DRAWING 840.66.
 OPTIONAL CONSTRUCTION: MONOLITHIC POUR, 2" KEYWAY ON #4 BARS DOMELS AT 12" CENTERS AS DIRECTED BY THE ENGINEER.
 USE FORMS FOR THE CONSTRUCTION OF THE BOTTOM SLAB.
 12" REINFORCED CONCRETE PIPE IS SET IN BOTTOM SLAB OF BOX, ADD TO SLAB AS SHOWN ON STD. NO. 840.05.
 CONSTRUCT WITH PIPE COINGS MATCHING.
 SEE STANDARD DRAWING 840.05 FOR ATTACHMENT OF FRAMES AND GRATES NOT SHOWN.
 INSTALL 2" WEEPHOLES AS DIRECTED BY THE ENGINEER.
 INSTALL STONE COINGS, OF A MINIMUM OF 1" CURVE FOOT OF NO. 700 STONE IN A PERFORATED FABRIC BAG OR MAT, AT EACH WEEP HOLE ON AS DIRECTED BY THE ENGINEER.
 COMPLETE ALL EXPOSED CORNERS 1".
 DRAWING NOT TO SCALE.

ENGLISH STANDARD DRAWING FOR CONCRETE DROP INLET 12" THRU 30" PIPE

SHEET 1 OF 1
840.14

3 CONCRETE DROP INLET NTS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR TRAFFIC BEARING PRECAST DRAINAGE STRUCTURE

GENERAL NOTES:
 THIS PRECAST BOX MAY BE USED FOR THE FOLLOWING STANDARDS: 840.04, 840.05, 840.14, 840.15, 840.31, 840.32, 840.34, 840.35, 840.36 AND 840.41.
 INSTALL AND PAY FOR PRECAST DRAINAGE STRUCTURES IN ACCORDANCE WITH ROAD STANDARD SPECIFICATION SECTION 840.0.
 USE 4000 PSI MINIMUM COMPRESSIVE STRENGTH CONCRETE.
 USE ASTM A618 GRADE 60 REINFORCING STEEL. USE ASTM A185 WELDED WIRE FABRIC (WWF).
 LIMIT MAXIMUM DEPTH TO TOP OF BOTTOM SLAB TO 15'-0".
 PLACE LIFT HOLES OR PINS IN ACCORDANCE WITH OSHA STANDARD 1926.704.
 LIMIT STRUCTURES SO THAT CORNERS WILL NOT BE CUT OR MODIFIED UNLESS ALLOWED BY DETAIL IN PLANS.
 PRECAST ALL ELEMENTS TO MEET ASTM C913.
 FRAME AND GRATE HEIGHT MAY BE ADJUSTED WITH CONCRETE OR BRICK IN ACCORDANCE WITH STANDARD 840.25.
 PROVIDE PRECAST STRUCTURES OVER 4'-0" IN DEPTH WITH STEPS 12" ON CENTER IN ACCORDANCE WITH STD. NO. 840.66.
 WELDED WIRE FABRIC MAY BE SUBSTITUTED FOR REBAR IF THE SAME MIN. AREA OF STEEL IS PROVIDED.
 SEAL JOINTS WITH AN APPROVED SEALANT (SEE SECTION 840.00 FOR STANDARD SPECIFICATIONS).
 LIMIT MAXIMUM STRUCTURE SIZE INSIDE CLEAR DIMENSIONS TO 4'-0" X 4'-0".
 THE OUTSIDE PIPE DIAMETER PLUS 2" IS THE MINIMUM STRUCTURE SIZE ON THE OPENING REQUIRED FOR GRADE AND FRAME WHICH EVER IS GREATER.
 ROUND MANHOLE MAY BE USED IN LIEU OF SQUARE PROVIDED 2 EXTRA #5'S ARE PLACED ON EVERY SIDE NOT ADJACENT TO A WALL. SEE STD. DWS. 840.34 FOR MANHOLE INSTALLATION.

ENGLISH STANDARD DRAWING FOR TRAFFIC BEARING PRECAST DRAINAGE STRUCTURE

SHEET 1 OF 1
840.46

8 TRAFFIC BEARING PRECAST DRAINAGE STRUCTURE NTS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR COMBINATION CURB INLET FRAME AND GRATES

NOTE: USE TYPE "E", "F" AND "G" GRATE UNLESS OTHERWISE NOTED.

ENGLISH STANDARD DRAWING FOR COMBINATION CURB INLET FRAME AND GRATES

SHEET 1 OF 2
840.03

5 COMBINATION CURB INLET FRAME AND GRATES NTS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE CATCH BASIN (BASED ON MIN. HEIGHT, H)

PIPE SPAN	WIDTH	SEAL	MIN. HEIGHT	OVERS			DEDUCTIONS FOR ONE PIPE				
				NO.	LENGTH	NO. LENGTH	NO.	LENGTH	NO.	LENGTH	
12"	3'-0"	2'-0"	2'-0"	0	0	0	0	0	0	0	0
18"	3'-0"	2'-0"	2'-0"	0	0	0	0	0	0	0	0
24"	3'-0"	2'-0"	2'-0"	0	0	0	0	0	0	0	0
30"	3'-0"	2'-0"	2'-0"	0	0	0	0	0	0	0	0
36"	3'-0"	2'-0"	2'-0"	1-2"	4'-0"	1	1'-0"	3	3'-0"	3	3'-0"
42"	3'-0"	2'-0"	2'-0"	1-2"	4'-0"	3	3'-0"	3	3'-0"	3	3'-0"
48"	3'-0"	2'-0"	2'-0"	1-2"	4'-0"	3	3'-0"	3	3'-0"	3	3'-0"
54"	3'-0"	2'-0"	2'-0"	1-2"	4'-0"	3	3'-0"	3	3'-0"	3	3'-0"

* RISER HAS 228 CUBIC YARDS OF CONCRETE PER FOOT HEIGHT

ENGLISH STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

SHEET 2 OF 2
840.02

2 CONCRETE CATCH BASIN NTS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR ANCHORAGE FOR FRAMES BRICK/CONCRETE/PRECAST CONCRETE

DETAIL SHOWING ANCHORAGE OF FRAME FOR GRATED DROP INLET

ENGLISH STANDARD DRAWING FOR ANCHORAGE FOR FRAMES BRICK/CONCRETE/PRECAST CONCRETE

SHEET 1 OF 1
840.25

7 ANCHORAGE FOR FRAMES NTS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR FRAME GRATE AND HOOD FOR USE ON STANDARD CATCH BASIN

DETAIL SHOWING TYPES OF GRATES USE ACCORDING TO WATER FLOW.

ENGLISH STANDARD DRAWING FOR FRAME GRATE AND HOOD FOR USE ON STANDARD CATCH BASIN

SHEET 2 OF 2
840.03

4 FRAME GRATE AND HOOD NTS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

DETAIL SHOWING METHOD OF RISER CONSTRUCTION

ENGLISH STANDARD DRAWING FOR CONCRETE CATCH BASIN 12" THRU 54" PIPE

SHEET 1 OF 2
840.02

1 CONCRETE CATCH BASIN NTS

REV. NO.	DESCRIPTIONS	DATE
A	PRELIMINARY PRICING SET	06/28/2024

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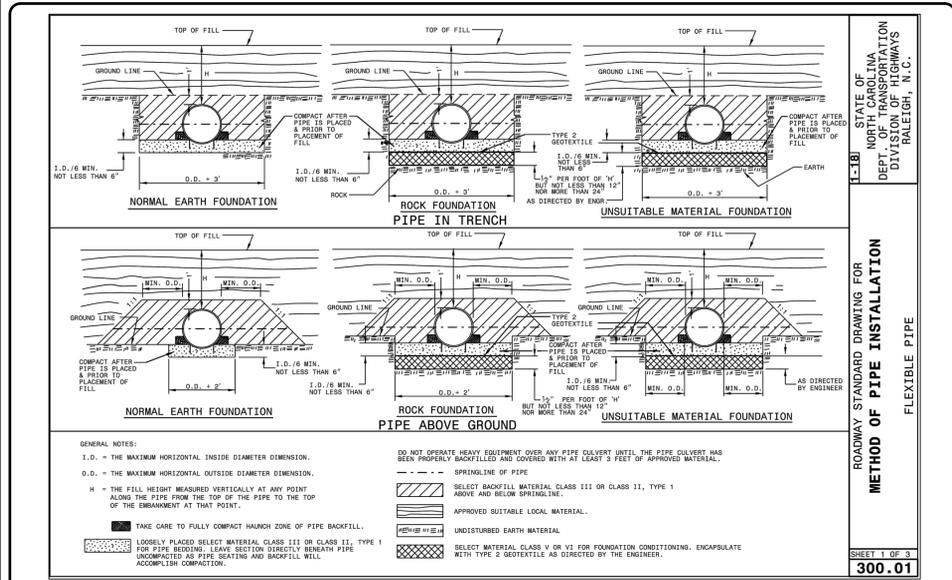
GRADING AND DRAINAGE DETAIL

DATE: 7/3/2024
 MCE PROJ. #: 09763-0001
 DRAWN: HKA/AJW
 DESIGNED: HKA/AJW
 CHECKED: RMC
 PROJ. MGR: RMC

SCALE: HORIZONTAL: N/A
 VERTICAL: N/A

C13.0
 DRAWING NUMBER
 A
 REVISION

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



6 METHOD OF INSTALLATION NTS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR METHOD OF PIPE INSTALLATION FILL HEIGHT TABLES

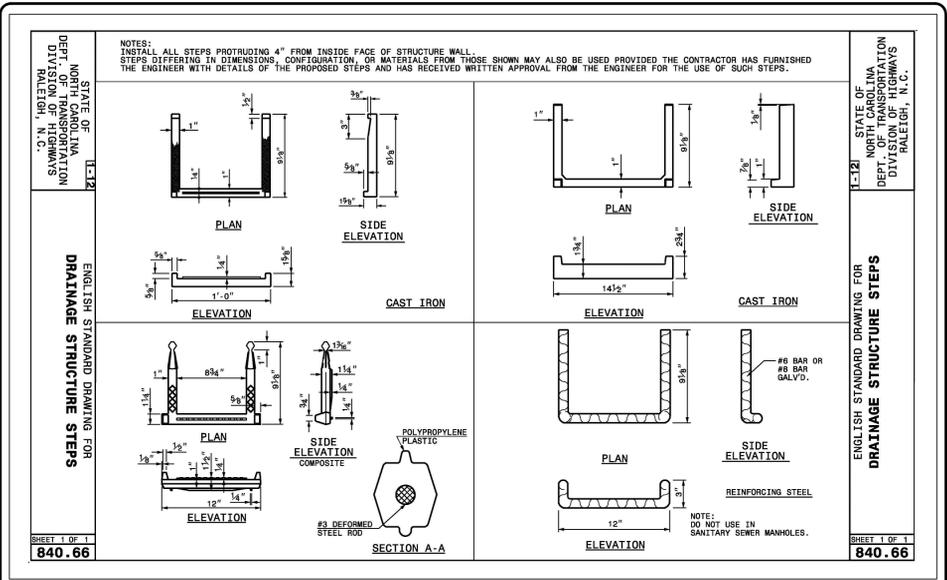
SHEET 3 OF 3 300.01

FLEXIBLE PIPE

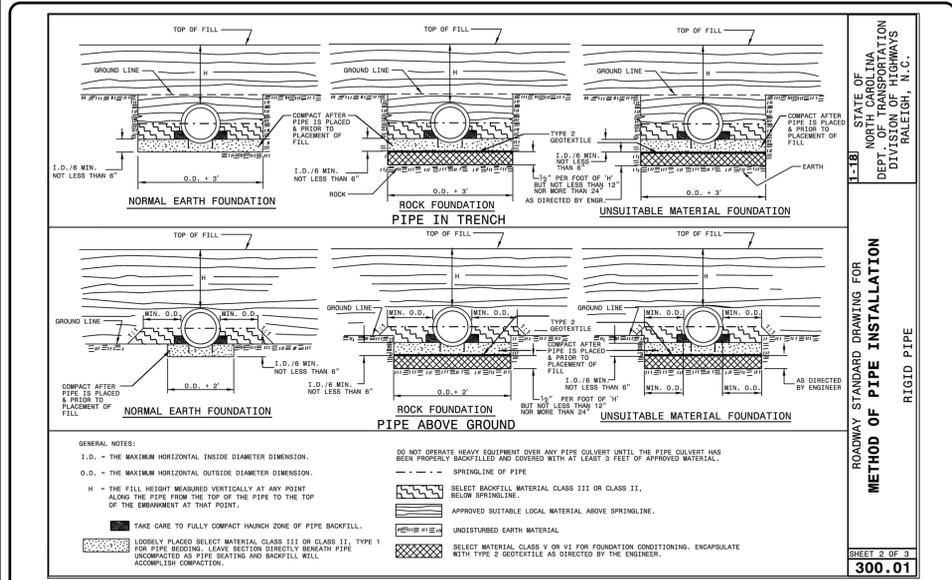
Round Corrugated Steel Pipe 2 2/3 x 1/2 corrugation **						Round Corrugated Aluminum Pipe 2 2/3 x 1/2 corrugation **							
Diameter (inches)	Minimum cover (inches)	Maximum Height of Cover (feet)				Diameter (inches)	Minimum cover (inches)	Maximum Height of Cover (feet)					
		(Ga)	16	14	12	10	8	(Ga)	16	14	12	10	8
12	12	204	256	213	281	244	12	12	123	155	213	281	244
15	12	162	204	162	224	275	15	12	98	123	174	224	275
18	12	135	169	239	187	226	18	12	81	102	144	187	226
21	12	115	145	204	169	195	21	12	69	87	123	169	195
24	12	100	126	178	151	171	24	12	60	76	108	139	171
30	12	79	100	142	117	138	27	12	67	85	123	151	171
36	12	65	83	117	152	138	30	12	60	85	111	138	138
42	12	55	70	100	130	160	36	12	50	71	92	113	113
48	12	48	61	87	113	139	42	12	42	60	78	96	96
54	12	44	54	77	100	123	48	12	32	68	84	84	84
60	12	42	48	69	90	111	54	12	24	46	50	74	74
66	12	42	48	69	90	111	60	12	24	46	50	62	62
72	12	42	48	69	90	111	66	12	24	46	50	51	51
78	12	42	48	69	90	111	72	12	24	46	50	41	41
84	12	42	48	69	90	111	84	12	24	46	50	41	41

NOTES:
 ** FOR DIFFERENT CORRUGATIONS AND ARCH PIPES REFER TO ROADWAY DESIGN MANUAL OR MANUFACTURERS SPECIFICATION.
 REFER TO THE FOLLOWING FOR PIPE SPECIFICATIONS:
 CSF - AASHTO M28
 CAAP - AASHTO M196
 HDPE - AASHTO M294
 PVC - ASTM F949 or AASHTO M304
 NOTES: FILL HEIGHTS SHOWN WERE CALCULATED USING AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS
 1" MINIMUM COVER FOR ALL SIDE DRAIN PIPE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS
 RCP - (Minimum fill) 1' for Class IV & Class V
 2' for Class III & Class II
 (Maximum fill) 10' - Class II pipe
 20' - Class III pipe
 30' - Class IV pipe
 40' - Class V pipe
 (For fills > 40' & < 80' use LRFD Direct Design Method)
 NOTES: FILL HEIGHTS SHOWN WERE CALCULATED USING AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS
 RCP - AASHTO M170
 NOTES: FILL HEIGHTS SHOWN WERE CALCULATED USING AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS
 1" MINIMUM COVER FOR ALL SIDE DRAIN PIPE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS

4 METHOD OF INSTALLATION NTS



2 DRAINAGE STRUCTURE STEPS NTS



5 METHOD OF INSTALLATION NTS

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR PRECAST CONCRETE ENDWALL FOR SINGLE 12" THRU 72" PIPE - 80' SLOPE

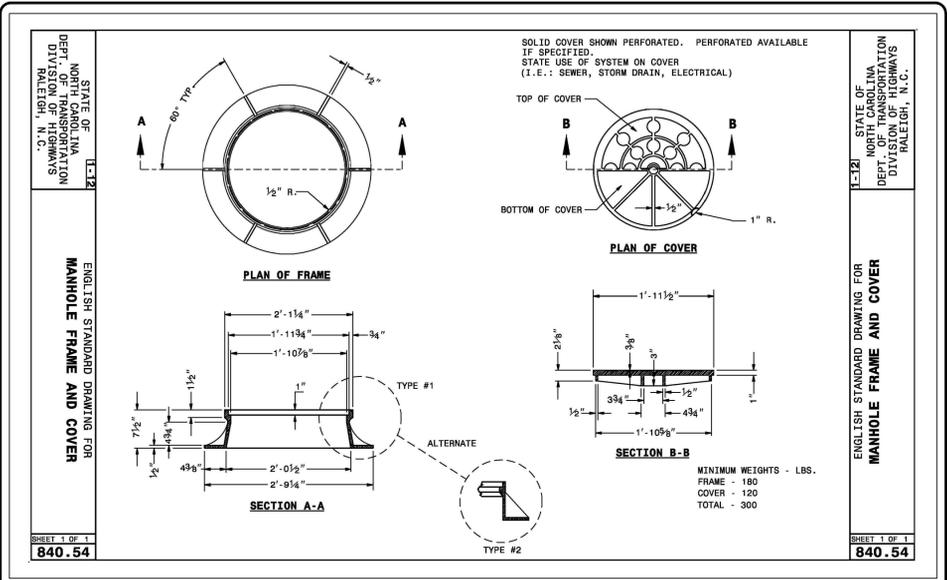
SHEET 1 OF 1 838.80

NOTES:
 * THIS PRECAST ENDWALL MAY BE USED FOR THE FOLLOWING STANDARDS: 838.01, 838.11, 838.21, 838.27, 838.33, 838.39, 838.41, 838.57, 838.63 and 838.69.
 * INSTALL PRECAST ENDWALLS WITH WINGS AND PAY FOR IN ACCORDANCE WITH SPECIFICATION SECTION 838.
 * USE 4000 PSI CONCRETE.
 * PROVIDE ALL REINFORCING STEEL WHICH MEETS ASTM A615 FOR GRADE 60 AND WELDED WIRE FABRIC CONFORMING TO ASTM A185 WITH 2" MIN. CLEARANCE.
 * PLACE LIFT HOLES OR PINS IN ACCORDANCE WITH OTHER STANDARDS 1909.704.
 * PIPE TO BE GROUTED INTO HEADWALL AT JOB SITE BY CONTRACTOR.
 * ALL ELEMENTS PRECAST TO MEET ASTM C913.
 * WELDED WIRE FABRIC MAY BE SUBSTITUTED FOR REBAR AS LONG AS THE SAME AREA OF STEEL IS PROVIDED.
 * CHAMFER ALL CORNERS 1" OR HAVE A RADIUS OF 1".
 NOTE: THE MINIMUM BAR SIZE SHALL BE #5 BARS AT 8" CTS. THE CONTRACTOR WILL HAVE THE OPTION TO INCREASE THIS BAR SIZE AS NEEDED.

ENDWALL DIMENSIONS

PIPE DIA.	BAR SIZE	MIN./MAX. H1 (FT.)	MIN./MAX. H2 (FT.)	MIN./MAX. D (FT.)	MIN./MAX. W1	MIN./MAX. W2
1.0	#5 @ 8"	1.25/2.00	2.00/3.75	1.25/1.75	3.00/3.75	5.50/6.00
1.25	#5 @ 8"	1.25/2.00	3.00/3.75	1.25/2.00	3.50/3.75	6.50/6.75
1.50	#5 @ 8"	1.25/2.00	3.00/4.25	1.50/2.50	3.50/3.75	6.50/6.75
2.0	#5 @ 8"	1.50/2.50	4.00/4.75	1.75/2.50	4.00/4.25	7.50/8.25
2.5	#5 @ 8"	2.50/3.50	4.00/6.00	2.00/3.00	4.50/5.50	10.00/11.50
3.0	#5 @ 8"	3.00/3.50	5.00/6.00	2.75/3.50	5.25/5.75	11.50/11.75
3.5	#5 @ 8"	3.25/4.50	6.00/6.75	3.25/3.50	6.00/6.75	12.00/13.25
4.0	#5 @ 8"	3.50/4.50	6.50/7.00	3.25/3.50	6.50/6.75	13.00/13.25
4.5	#5 @ 8"	4.00/5.00	6.50/8.50	3.25/4.00	7.00/9.25	13.50/15.75
5.0	#5 @ 8"	4.50/5.00	7.00/8.50	3.25/4.00	7.25/9.25	13.75/15.75
5.5	#5 @ 8"	4.50/5.00	7.50/8.50	3.25/4.00	7.25/9.25	14.00/15.75
6.0	#5 @ 8"	4.50/5.00	7.50/8.50	3.25/4.00	7.75/9.25	14.75/16.75

3 PRECAST CONCRETE ENDWALL NTS



1 MANHOLE FRAME AND COVER NTS

REV NO.	DESCRIPTIONS	DATE
A	PRELIMINARY PRICING SET	06/28/2024

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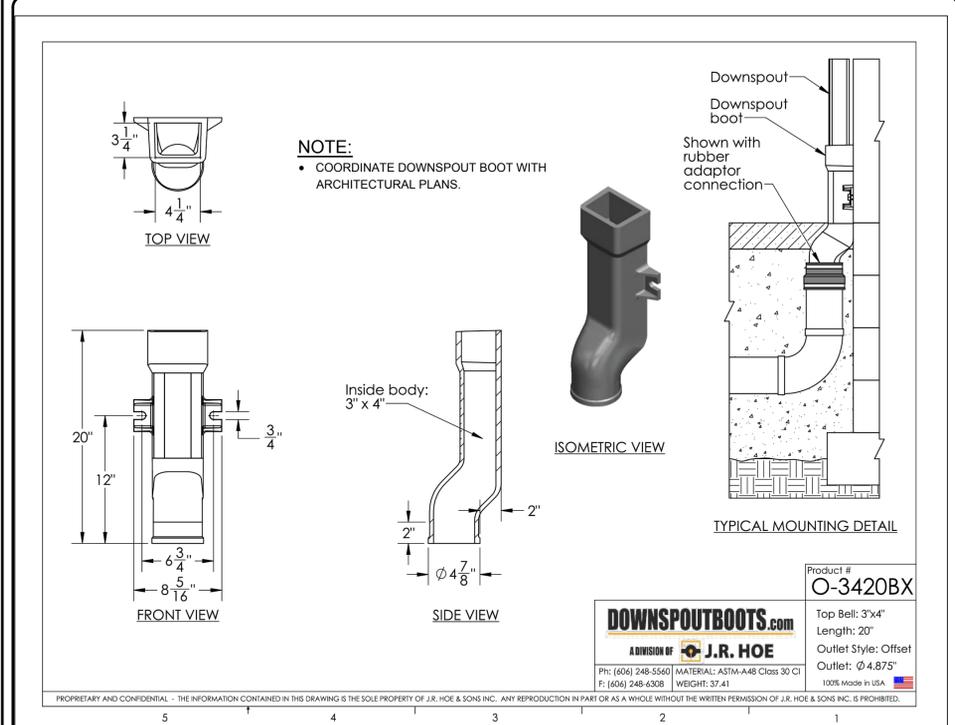
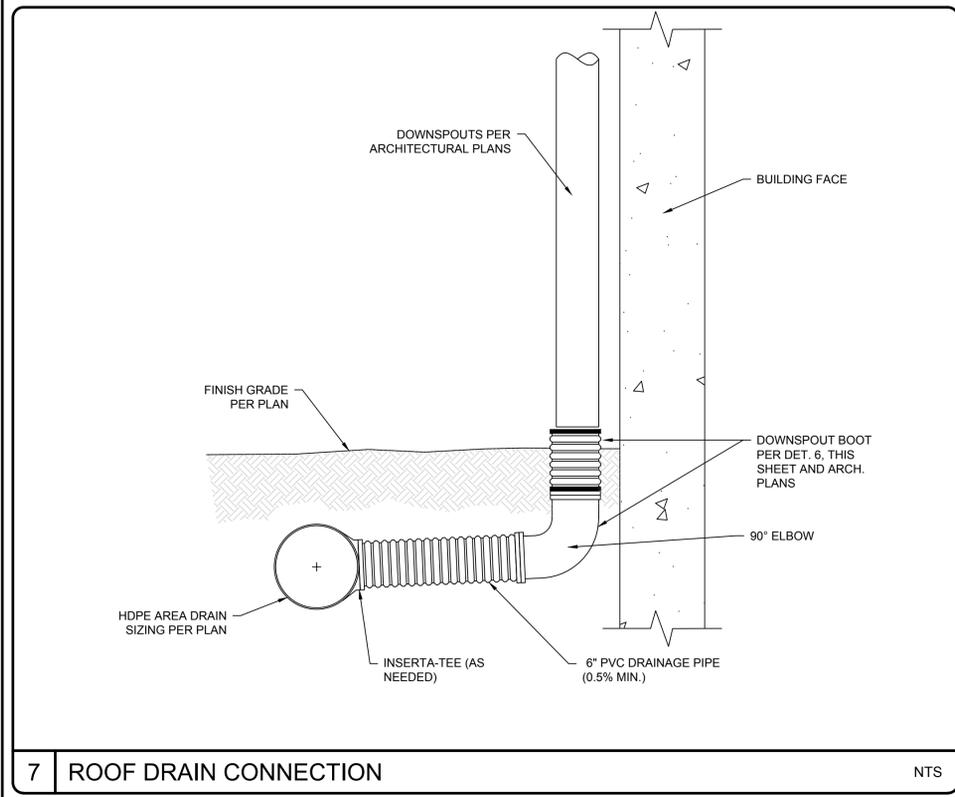
GRADING AND DRAINAGE DETAIL

DATE: 7/3/2024
 MCE PROJ. #: 09783-0001
 DRAWN: HKA/AJW
 DESIGNED: HKA/AJW
 CHECKED: BMC
 PROJ. MGR: BMC

SCALE: HORIZONTAL: N/A
 VERTICAL: N/A

C13.1
 DRAWING NUMBER
 A
 REVISION

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



REV NO.	DESCRIPTIONS	DATE
A	PRELIMINARY PRICING SET	06/28/2024

NDS TECHNICAL SPECIFICATIONS
WE PUT WATER IN ITS PLACE

EZFLOW

30-SIEVE GEOTEXTILE MESH

SLOTTED DRAIN PIPE:
The black, single-wall, corrugated EZflow drainage pipe is constructed of polyethylene resins with high recycled content typically greater than 90%. Pipe meets ASTM F405 standard specifications.

GEOSYNTHETIC AGGREGATE:
The blue geosynthetic EZflow drainage aggregate is made from 100% recycled polystyrene (EPS) materials.

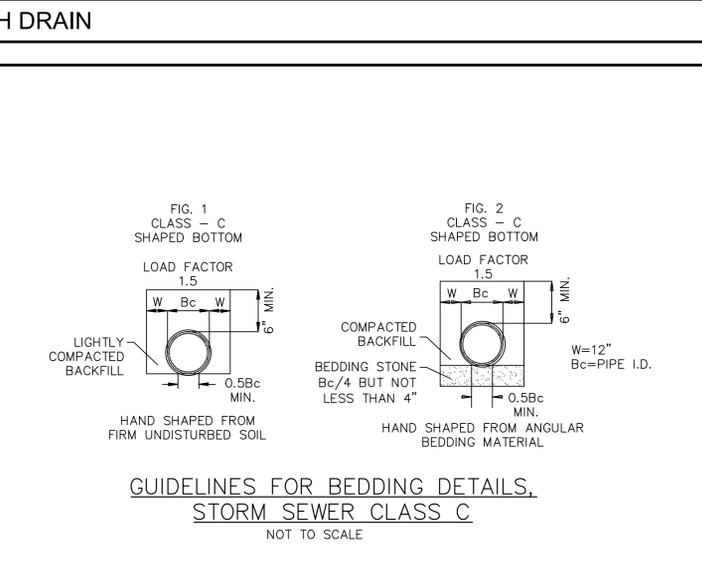
GEOTEXTILE MESH:
The 30-sieve geotextile mesh fabric has an apparent opening size of 0.60 mm, a unit weight between 2.5 and 3.5 ounces per square yard, and strength of 100 pounds per square inch in accordance with ASTM D-3786. The flow rate through the mesh is 300 gallons per minute per foot at 3" of head in accordance with ASTM D-4491.

Storage and Flow for EZflow Drainage Bundles

Aggregate-Only Bundles			Pipe Bundles		
Product	Storage Volume (gallons / 10-ft bundle)	Flow Capacity (gpm @ 1% slope)	Product	Storage Volume (Gallons / 10-ft bundle)	Flow Capacity (gpm @ 1% slope)
EZ-0701A	8.8	37.1	EZ-0701F	11.4	80.8
EZ-1001A	17.2	75.7	EZ-1001F	21.5	130.9
EZ-1501A	36.5	170.3	EZ-1501F/EZ-1501FB	45.8	345.0

3", 4", OR 6" SLOTTED PIPE

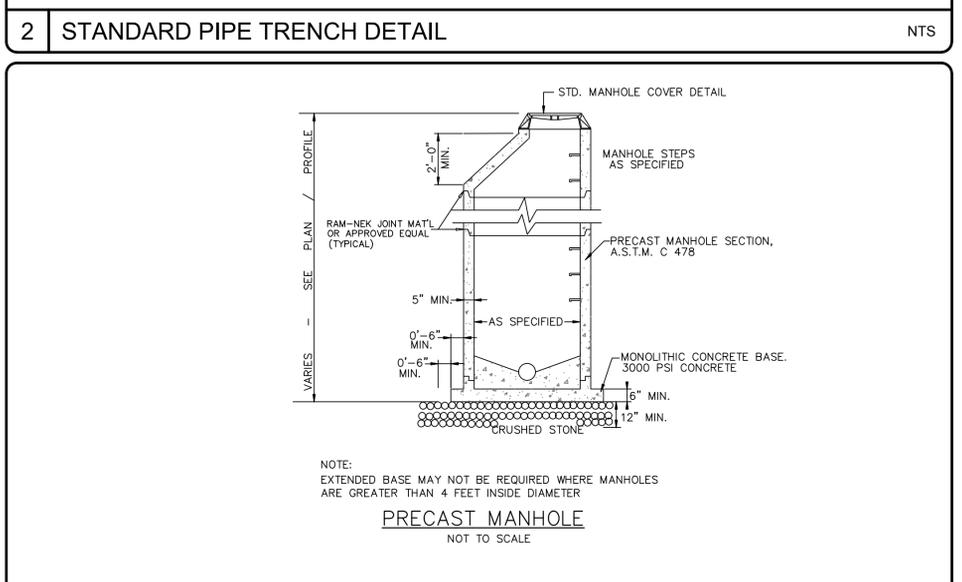
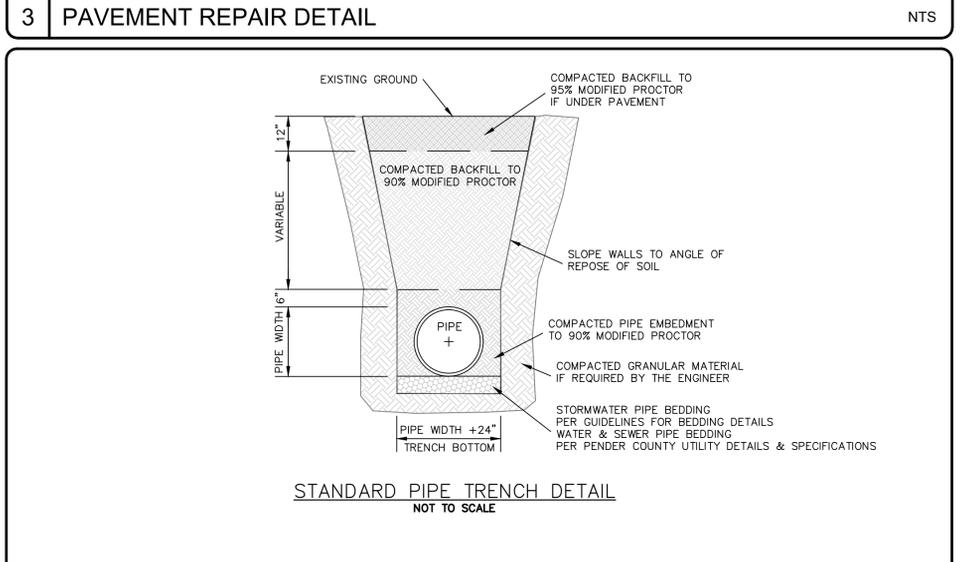
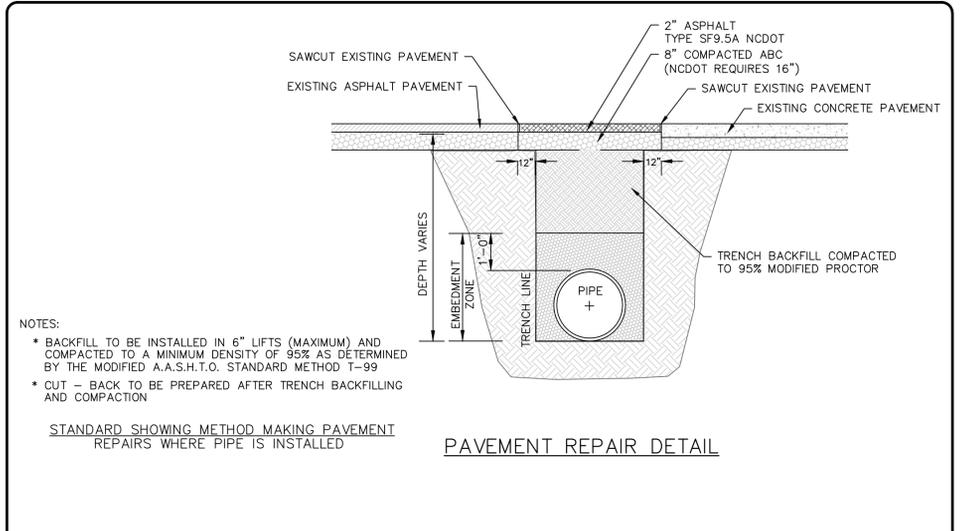
NUM.	PER LOT	TRENCH SYSTEM PROVIDED				1 yr/24hr (3.78") STORM; 40% STONE VOID			
	SF	Length	Width	Depth	# of 10' Bundles	product size	storage volume (CF)	Vr (CF) - volume required	Vp (CF)
12,000+ SF LOT	5,600	100	11.5	4	289	ez-1501f	6,123	1764.00	1769.55
9,000 SF MARINA LOT	2,900	50	11.0	4	150	ez-1501f	6,123	913.50	918.45



4 BEDDING DETAILS FOR STORM SEWER CLASS C NTS

MCKIM & CREED
243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048, Fax: (910)251-8282
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HAMPSTEAD STATION, LLC



1 PRECAST MANHOLE NTS

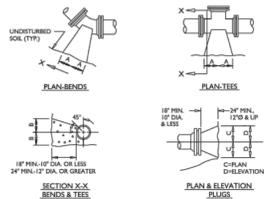
SLOOP POINT SF RESIDENTIAL
SLOOP POINT LOOP RD, PENDER COUNTY, NC

GRADING AND DRAINAGE DETAIL

DATE: 7/3/2024
MCE PROJ. #: 09783-0001
DRAWN: HKA/AJW
DESIGNED: HKA/AJW
CHECKED: RMC
PROJ. MGR.: RMC

SCALE: C13.2
HORIZONTAL: N/A
VERTICAL: N/A
REVISION: A

STATUS: PRELIMINARY TRC/PLAT SUBMITTAL



PIPE SIZE	90° BEND				45° BEND				TEE				PLUG
	A	B	C	D	A	B	C	D	A	B	C	D	
4"	18"	12"	12"	12"	12"	12"	12"	12"	12"	12"	14"	11"	6"
6"	24"	18"	18"	18"	18"	18"	18"	18"	18"	18"	20"	11"	6"
8"	30"	24"	24"	24"	24"	24"	24"	24"	24"	24"	26"	11"	6"
10"	36"	30"	30"	30"	30"	30"	30"	30"	30"	30"	32"	11"	6"
12"	42"	36"	36"	36"	36"	36"	36"	36"	36"	36"	38"	11"	6"
14"	48"	42"	42"	42"	42"	42"	42"	42"	42"	42"	44"	11"	6"
16"	54"	48"	48"	48"	48"	48"	48"	48"	48"	48"	50"	11"	6"

- NOTES**
- BASED ON 300 PSI STATIC PRESSURE PLUS AWWA WATER HAMMER ALLOWANCE.
 - ALL BARRING SURFACES TO BE BARBED TO UNDISTURBED GROUND.
 - THRUST BOLDS TO BE USED AT ALL LARG OPERATING UNDER PRESSURE.
 - CONCRETE SHALL NOT CONTACT BOLTS OR MECHANICAL FITTINGS.
 - CONCRETE SHALL BE 3000 PSI.
 - TRENCHES SHALL CONFORM WITH STANDARD EMBEDEDMENT DETAIL.
 - ALL BENDS AND INTERSECTIONS SHALL HAVE CONCRETE THRUST BLOCKING.
 - SEE STD. THRUST BLOCK SHEET 1 OF 4 FOR OTHER SIZES.

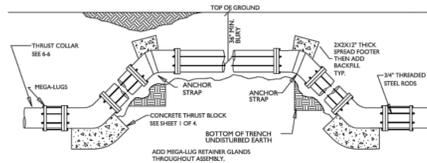
PSD NO. 1 - THRUST BLOCKING DETAIL
NOT TO SCALE

REACTION BEARING AREAS FOR HORIZONTAL WATERSEWER PIPE BENDS
BASED ON TEST PRESSURE OF 300 PSI.

PIPE SIZE	90° BEND	45° BEND	TEE	PLUG
4"	1.58	1.1	1.1	1.1
6"	2.37	1.7	1.7	1.7
8"	3.16	2.3	2.3	2.3
10"	3.95	2.9	2.9	2.9
12"	4.74	3.5	3.5	3.5
14"	5.53	4.1	4.1	4.1
16"	6.32	4.7	4.7	4.7

REACTION BEARING AREAS ARE IN SQUARE FEET MEASURED IN A VERTICAL PLANE IN THE TRENCH SOIL AT AN ANGLE OF 90° TO THE THRUST VECTOR.

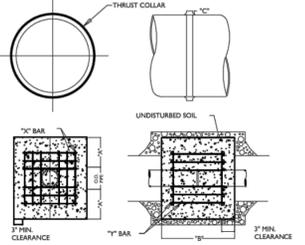
PSD NO. 2 - THRUST BLOCKING DESIGN QUANTITY TABLE
NOT TO SCALE



SIZE OF 90° BEND	STATIC THRUST IN POUNDS	NO. OF BOLDS REQUIRED
4"	4320	4
6"	6480	6
8"	8640	8
10"	10800	10
12"	12960	12
14"	15120	14
16"	17280	16

- GENERAL NOTES**
- STEEL BOLDS AND BOLTS SHALL BE 3/4" HOT OR COLD DIPPED GALVANIZED.
 - CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT BOLDS.
 - MEGALUGS TO BE USED AT ALL FITTINGS.
 - PLUG USE DUCTILE IRON BOLTS WHERE NECESSARY.

PSD NO. 3 - VERTICAL BEND DETAIL
NOT TO SCALE

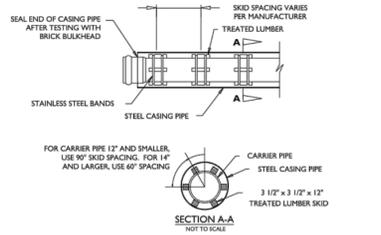


I.D. PIPE	REBAR SIZE	REINFORCING REQUIREMENTS				NO. REQUIRED
		"C" BAR LENGTH	"C" BAR WEIGHT	"Y" BAR LENGTH	"Y" BAR WEIGHT	
4" - 36"	#5	2'-0" O.D. PIPE	1.581 LB/FT	1'-1"	1.1 LBS. EACH	X-24, Y-12
48" & greater	#8	2'-0" O.D. PIPE	1.582 LB/FT	1'-2"	1.1 LBS. EACH	X-24, Y-12

I.D. PIPE	REBAR SIZE	THRUST COLLAR AND THRUST SCHEDULE			
		"C" BAR LENGTH	"C" BAR WEIGHT	"Y" BAR LENGTH	"Y" BAR WEIGHT
4" - 36"	#5	1'-1"	1.581 LB/FT	1'-1"	1.1 LBS. EACH
48" & greater	#8	1'-2"	1.582 LB/FT	1'-2"	1.1 LBS. EACH

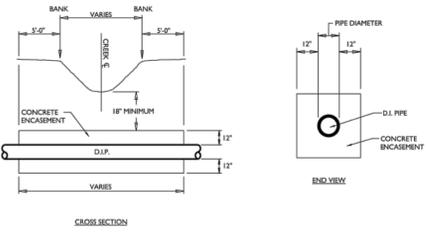
- NOTES**
- CONCRETE SHALL BE 3000 PSI AND TRANST MIXED.
 - REINFORCING BARS SHALL BE DEFORMED AND TIED TOGETHER.
 - TRENCH BOTTOM WIDTH IN VICINITY OF THRUST BLOCK INSTALLATION SHALL BE THE MINIMUM WIDTH AS SHOWN ON STANDARD EMBEDEDMENT DETAIL.
 - BACKFILL TAMPED IN 6" LIFTS PER STANDARD EMBEDEDMENT DETAIL.
 - THRUST COLLAR MUST BE FACTORILY WELDED ON BOTH SIDES ALONG BOTH EDGES OF COLLAR AROUND CIRCUMFERENCE.

PSD NO. 4 - THRUST COLLAR DETAIL
NOT TO SCALE



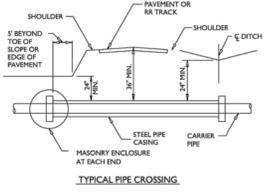
- NOTES**
- SKID TO BE PLACED TO PROVIDE PROPER SUPPORT, ALIGNMENT, AND GRADE AS SPECIFIED. CONTINUOUS SKIDS MAY BE USED AS ALTERNATIVE 1. OIL GREASE, OR PETROLEUM PRODUCT MAY NOT BE USED AS LUBRICANT.
 - CASING PIPE TO BE OF FERROUS METAL AND HAVE A MINIMUM DIAMETER TWICE THAT OF THE CARRIER PIPE.
 - CASING PIPE TO HAVE A MINIMUM THICKNESS OF .35".
 - FOR ALL BORES UNDER NCDOT RIGHT OF WAYS FOLLOW ALL NCDOT GUIDELINES FOR PIPE SIZE AND THICKNESS.

PSD NO. 5 - PIPE CASING DETAIL
NOT TO SCALE



- NOTES**
- CONCRETE SHALL BE 3000 PSI.
 - CONCRETE ENCASEMENT NOT REQUIRED WHEN PIPE IS AT LEAST THREE (3) FEET UNDER CENTERLINE OF CREEK BOTTOM.
 - ALL STREAM CROSSINGS TO BE PERMITTED BY NCDOT.
 - ALL WETLAND CROSSINGS AND COASTAL WETLAND CROSSINGS TO BE PERMITTED BY ALL APPROPRIATE AGENCIES.

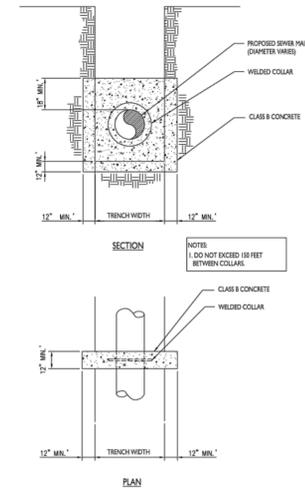
PSD NO. 6 - STREAM/WETLAND CROSSING DETAIL DETAIL
NOT TO SCALE



CASING PIPE SIZE (O.D.)	WALL THICKNESS
4" - 12 3/4"	0.350"
16"	0.350"
18"	0.350"
20"	0.350"
24"	0.350"
30"	0.312"
36"	0.312"
48"	0.350"

- NOTES**
- STEEL ENCASEMENT PIPE SHALL CONFORM TO ASTM A-199 WITH WALL THICKNESS AND GRADE AS SHOWN IN THE SPECIFICATIONS. MINIMUM ALLOWABLE YIELD STRENGTH IS 25,000 PSI.
 - CARRIER PIPE SHALL BE ADEQUATELY SUPPORTED THE ENTIRE LENGTH WITHIN THE CASING BY USING "SPRINK" STEEL SUPPORTS AT A MAXIMUM OF 9 FOOT CENTERS (ONE AT EACH JOINT AND ONE INTERMEDIATE). OTHER METHODS MUST FIRST APPROVAL OF THE ENGINEER.
 - NO DISCONTINUED MATERIAL SHALL BE PLACED IN ANY STREAM, DITCH OR DRAINAGE WAY.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ANY SEDIMENT AND EROSION CONTROL PRACTICES REQUIRED DURING CONSTRUCTION AND THE SUBSEQUENT STABILIZATION OF ALL DISTURBED AREAS AFTER CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL LAY DOWN AND STOCKPILE AREAS.
 - FOR BORES ON THE NCDOT RIGHT OF WAY, NO WORK WILL BEGIN UNTIL THE CONTRACTOR HAS A COPY OF THE NCDOT ENCASEMENT PERMIT FOR THE PROJECT.

PSD NO. 7 - BORE DETAIL DETAIL
NOT TO SCALE



PSD NO. 8 - ANTI SEEP COLLAR DETAIL
NOT TO SCALE

STANDARD DETAILS SHEET A
PLURIS, LLC

REV. NO.	DESCRIPTIONS	DATE

SEAL

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243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048, Fax: (910)251-8282
License: F-1222
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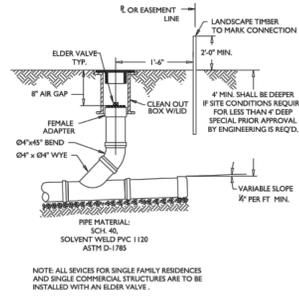
SLOOP POINT SF RESIDENTIAL
SLOOP POINT LOOP RD, PENDER COUNTY, NC
UTILITY DETAILS

DATE: 7/3/2024
MCE PROJ. #: 09783-0001
DRAWN: HKA/AJW
DESIGNED: HKA/AJW
CHECKED: RMC
PROJ. MGR: RMC

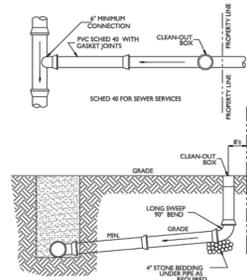
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C14.2
DRAWING NUMBER
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REVISION

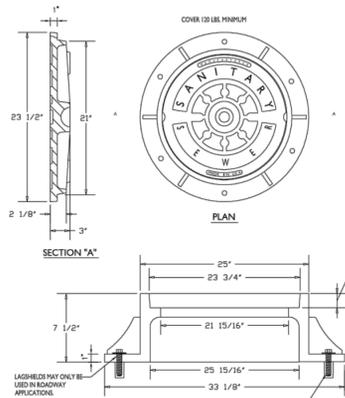
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PSD NO. 17A - STANDARD SERVICE CLEAN OUT DETAIL
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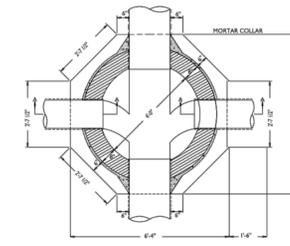


PSD NO. 17 - STANDARD SERVICE DETAIL
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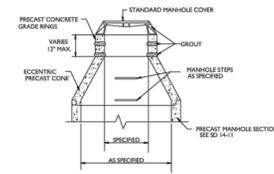


- NOTES:
1. ALL MANHOLE FRAMES SHALL BE GOOD QUALITY HEAVY DUTY CASTING.
 2. FRAMES SHALL BE A MINIMUM WEIGHT OF 180 LB.
 3. COVER SHALL WEIGH A MIN. OF 120 LB.
 4. MANHOLES WITH PAVED SURFACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL. CONCREAL SHALL BE USED BETWEEN RING AND COVER.

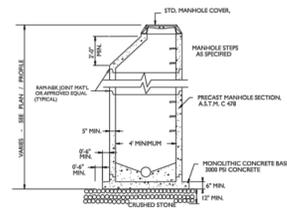
PSD NO. 18 - STANDARD MANHOLE RING AND COVER
DETAIL
NOT TO SCALE



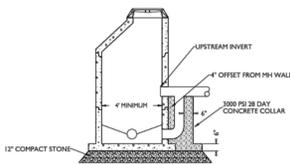
PSD NO. 19 - SANITARY SEWER MANHOLE PLAN VIEW DETAIL
NOT TO SCALE



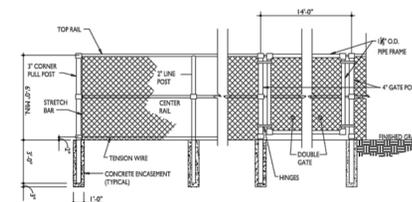
PSD NO. 20 - SANITARY SEWER PRECAST RING EXTENSION
DETAIL
NOT TO SCALE



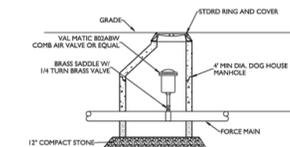
PSD NO. 21 - SANITARY SEWER PRECAST MANHOLE DETAIL
NOT TO SCALE



PSD NO. 22 - OUTSIDE DROP MANHOLE DETAIL
NOT TO SCALE



PSD NO. 23 - LIFT STATION FENCING DETAIL
NOT TO SCALE



PSD NO. 24 - AIR RELEASE MANHOLE DETAIL
NOT TO SCALE

STANDARD DETAILS SHEET C

PLURIS, LLC

REV NO.	DESCRIPTIONS	DATE

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 243 North Front Street
 Wilmington, North Carolina 28401
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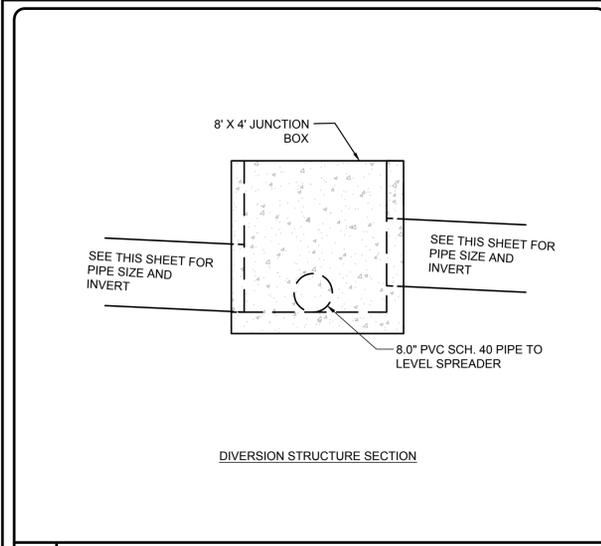
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SLOOP POINT SF RESIDENTIAL
 SLOOP POINT LOOP RD, PENDER COUNTY, NC
UTILITY DETAILS

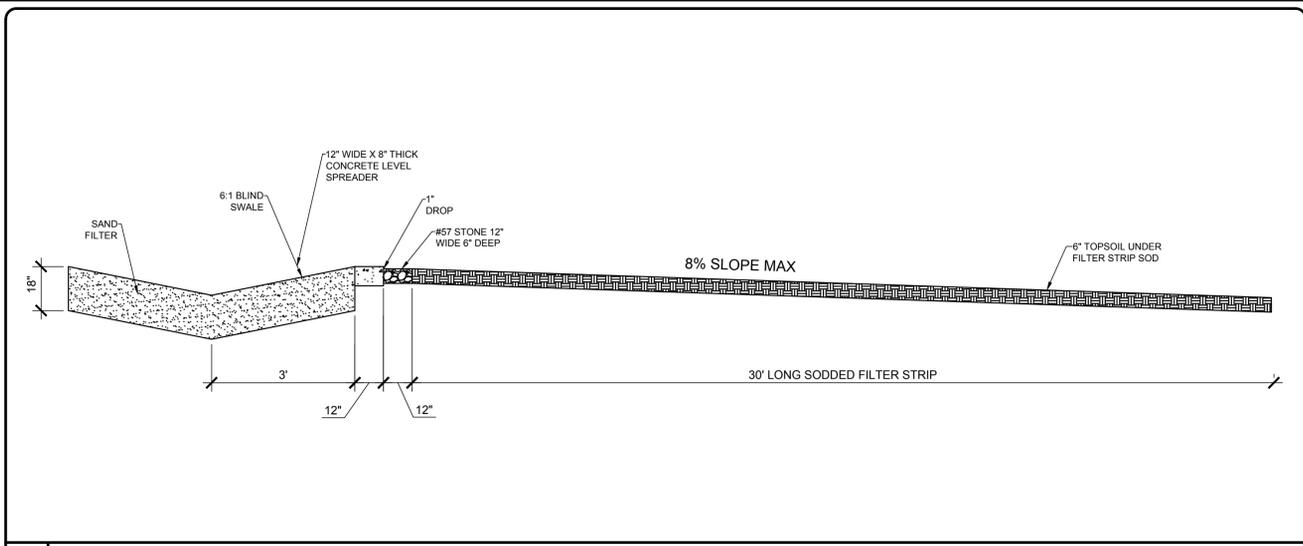
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MCE PROJ. #	09763-0001
DRAWN	HKA/AJW
DESIGNED	HKA/AJW
CHECKED	RMC
PROJ. MGR.	RMC

SCALE	C14.4
HORIZONTAL:	N/A
VERTICAL:	N/A
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REVISION	

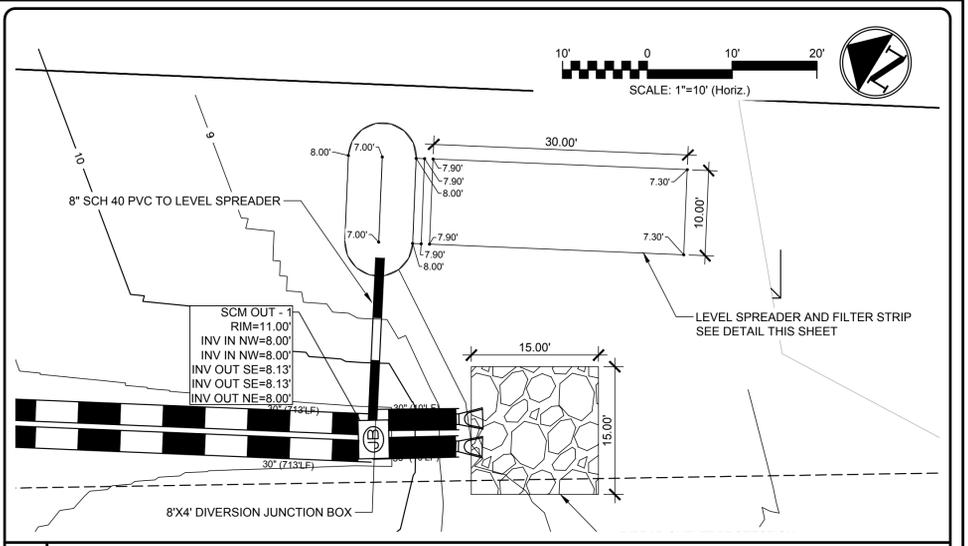
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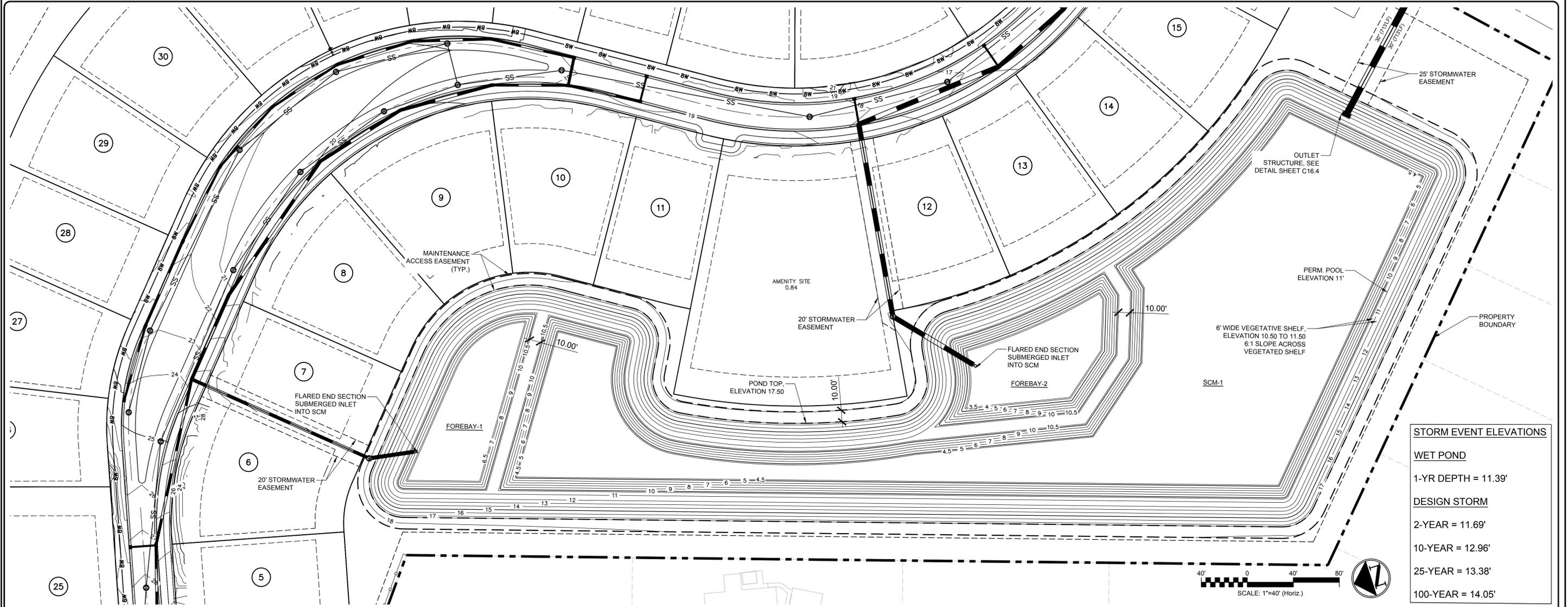
4 DIVERSION BOX NTS



4 BLIND SWALE WITH LEVEL SPREADER AND FILTER STRIP SECTION NTS



2 LEVEL SPREADER AND DISCHARGE BOX 1:10



7 SCM-1 PLAN VIEW 1" = 40'

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

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SEAL	

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 SLOOP POINT LOOP RD, PENDER COUNTY, NC

SCM - POND 1 - ENLARGEMENT

DATE:	7/3/2024	SCALE:	
MCE PROJ. #:	09763-0001	HORIZONTAL:	N/A
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CHECKED:	RMC		
PROJ. MGR:	RMC		

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