

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

King Commercial Application Information Major Site Development Plan

Case Number: SDP 2024-425

Application Type: Major Site Development Plan

Applicant: CG Design Build Group, LLC

Owners: LBSC Properties, LLC

Location: On the southbound side of NC HWY 17 between Whitebridge Road and Pearson Lane

Property ID #(s): 3282-31-1385-0000

Description & Total Area of Project: Approximately 1.86-acre commercial project consisting of 3 buildings for retail, restaurant, and specialty contractor type uses

Current Zoning: GB

Technical Review Committee Meeting: 09/05/2024

Board of County Commissioners/Planning Board Meeting: N/A

Application Materials

Application Package
Site Plan

APPLICATION PACKAGE

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Major Site Development Plan Submission

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

1. **Pre-submittal Meeting**
Date of Meeting Dec 13, 2023 (MDP)
2. **Signed Application**
3. **Payment**
\$250
4. **Paper Plan Sets**
Two (2) 24 x 36, Four (4) 11 x 17
5. **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the perimeter of the project bounds.
7. **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. **Permits**
Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
9. **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.3, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Major Site Development Checklist)

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

Signature of Applicant

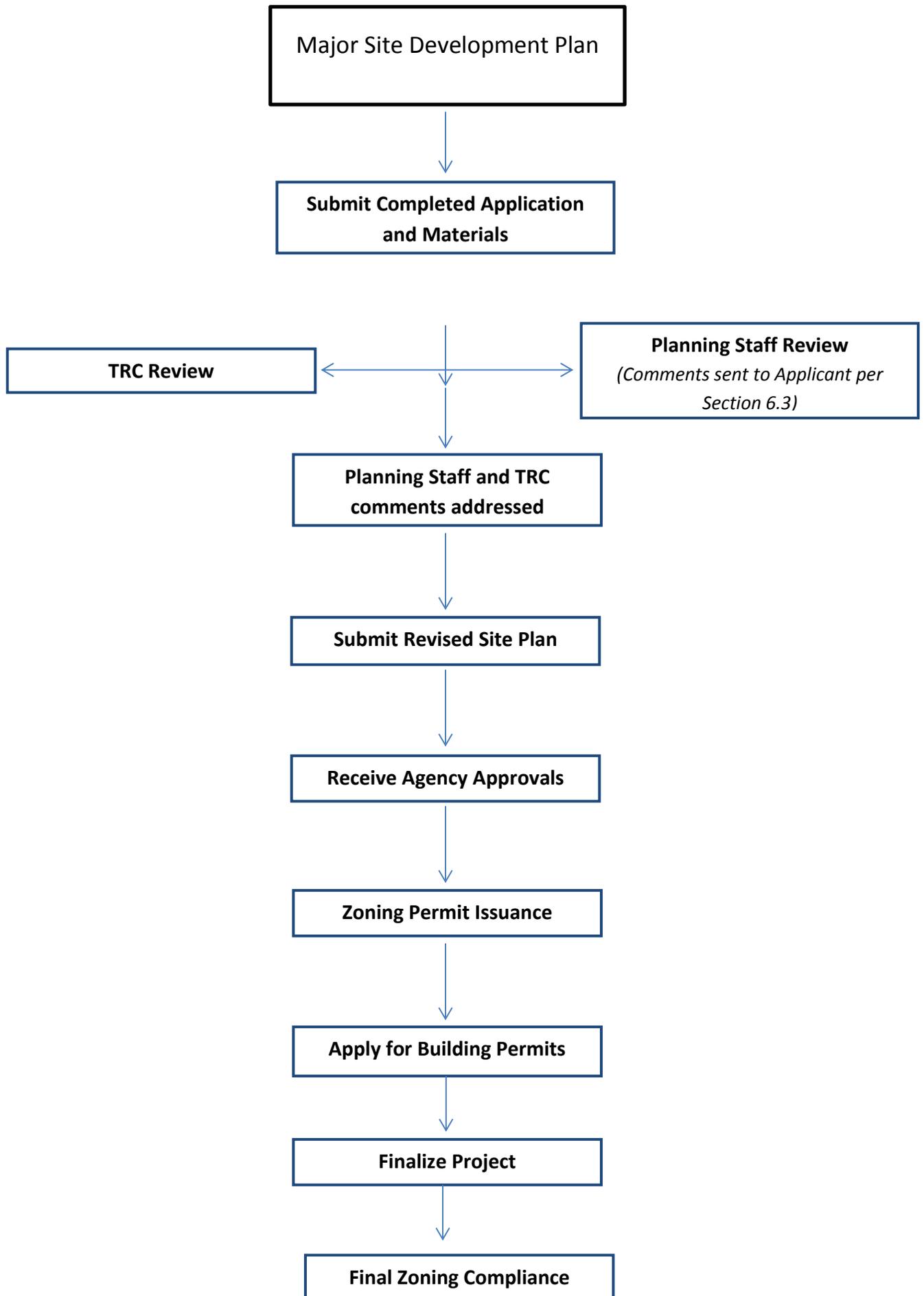
Date 7-2-24

Printed Name

Charles C. Pomozny
CG Design Build Group LLC

Staff Initials: _____

Date: _____



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

Major Site Development Plan Specific Requirements

1. Major Site Development Application Submittal

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

2. TRC Meeting

- Site Plan Review
- Agency comments/requirements

3. Post-TRC Meeting

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

4. Approval of Site Plan

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

5. Final Zoning

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

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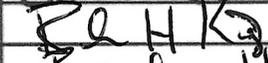
Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

| THIS SECTION FOR OFFICE USE | | | |
|--|--|--|----------------------|
| Date: | Permit Number: | Permit Fee: | Invoice Number: |
| *Zoning Approval ONLY: YES / NO | | Final Zoning Compliance Approved: YES / NO / N/A | |
| Type of Site Development Plan: | <input type="checkbox"/> Major | <input type="checkbox"/> Minor | |
| SECTION 1: GENERAL INFORMATION | | | |
| Applicant's Name: | CG Design Build Group, LLC | Property Owner's Name: | LBSC Properties, LLC |
| Applicant's Address: | 7923 Reunion Road | Property Owner's Address: | 887 Mallard Bay Rd |
| City, State, & Zip | Wilmington, NC 28411 | City, State, & Zip | Hampstead, NC 28433 |
| Phone Number: | (910) 791-6707 (rep) | Phone Number: | 910-232-0322 |
| Email Address: | bschuler@paramounte-eng.com (rep) | Email Address: | bhking1980@yahoo.com |
| Legal relationship of applicant to landowner: | Developer for Owner | | |
| SECTION 2: PROJECT INFORMATION | | | |
| PIN (Property Id #): | 3282-31-1385-0000 | Total property acreage: | +/- 1.86 Acres |
| Zoning: | GB | Acreage to be disturbed: | +/- 1.7 Acres |
| Water Provider: | PCU | Wastewater Provider: | Pluris |
| Directions to Site: | Parcel located on the northwest side of Hwy 17, between Whitebridge Road and Pearson Lane. | | |
| Lot Size: +/- 1.86 Acres | Sq Ft of Building: 14,150 sf | Building Height: 40' Max | |
| Setbacks | Front: 25' | Side: 10' | Rear: 10' |
| NAICS Code/Use: | Retail (441-454); Restaurant (7221-7224); Specialty Trade Contractors (238) | | |
| Business Name: | n/a | | |
| Describe activities to be undertaken on project site: | Development of 3 commercial buildings | | |
| Ownership: | Number of Employees: | Number of Members: | Seating Capacity: |
| <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public | | | |

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

SECTION 4: ADDITIONAL COMMENTS**SECTION 5: SIGNATURES**

| | | | |
|---------------------------------|---|--------------|--------|
| Applicant's Signature |  | Date: | 7-2-24 |
| Applicant's Name Printed | Charles C. Powell II | Date: | 7-2-24 |
| Owner's Signature |  | Date: | 7-2-24 |
| Owner's Name Printed | Brandon H. King | Date: | 7-2-24 |
| Planning Staff: | | Date: | |

SITE PLAN(S)

KING PROJECT

US HIGHWAY 17 PENDER COUNTY

MASTER DEVELOPMENT PLAN MAJOR SITE PLAN

JANUARY 2024
REVISED JULY 2024

FOR

CG DESIGN BUILD GROUP, LLC
7923 REUNION ROAD
WILMINGTON, NC 28411

PENDER COUNTY NOTES

PARCEL ID: 3282-31-1385-0000
PROPERTY OWNER: LBSC PROPERTIES, LLC
887 MALLARD BAY ROAD
HAMPSTEAD, NC 28433

KING PROJECT
PENDER COUNTY, NORTH CAROLINA

PROJECT # 23234.PE JULY 2024

SHEET INDEX

| SHEET NUMBER | SHEET TITLE |
|--------------|---------------------|
| C-0.0 | COVER SHEET |
| EX-1 | EXISTING CONDITIONS |
| C-2.0 | SITE PLAN |
| L-1.0 | TREE REMOVAL PLAN |
| L-1.1 | LANDSCAPE PLAN |

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

APPROVALS:

CONSULTANTS:

APPLICANT:
CIP CONSTRUCTION COMPANY
201 NORTH ELM STREET
GREENSBORO, NC 27401

**ENGINEER /
LANDSCAPE ARCHITECT:**
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
P: (910) 791-6707
ATTN: ROB BALLAND, PE (ENGINEERING)
ATTN: ALLISON ENGBRETSON (LANDSCAPE)

SURVEYOR:
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
P: (910) 791-6707
ATTN: JOSH TAYLOR, PLS

PREPARED BY:

PARAMOUNTE
ENGINEERING, INC.
122 Cinema Drive Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6700 (F)
NC License #: C-2846

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING AND COMMUNITY DEVELOPMENT
PH: 910-259-1734

PENDER COUNTY UTILITIES (WATER & SEWER)
PH: 910-259-0212

PIEDMONT NATURAL GAS
PH: 910-350-2242

DUKE ENERGY
PH: 910-602-4304

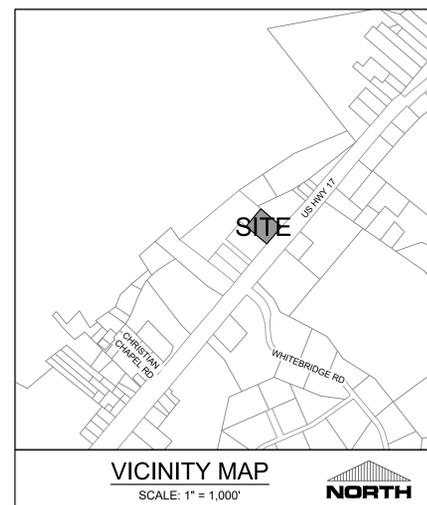
EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

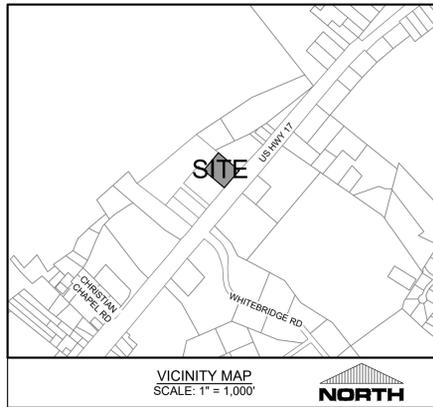
BELL SOUTH
PH: 910-341-0741

TIME WARNER CABLE
PH: 910-763-4638



Know what's below.





SITE DATA TABULATION

PROJECT ADDRESS: 13111 US HWY 17
HAMPSTEAD, NC 28443

PARCEL ID: 3282-31-1385-0000

PROPERTY OWNER: LBSC PROPERTIES, LLC
887 MALLARD BAY ROAD
HAMPSTEAD, NC 28433

CURRENT ZONING: GB (GENERAL BUSINESS)

TOTAL SITE AREA: ±1.86 ACRES OR 80,996 SF

PROPOSED USE: SPECIALTY TRADE CONTRACTOR (NAICS 238)
RETAIL (NAICS 441-454)
RESTAURANT (NAICS 7721-7723)

FLOOD INFORMATION: THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720328200J, DATED FEBRUARY 16, 2007

BUILDING DATA

NUMBER OF BUILDINGS: 3

MAXIMUM ALLOWABLE BUILDING HEIGHT: 40'

PROPOSED BUILDING HEIGHT: 40'

TOTAL BUILDING AREA (FOOTPRINT): 14,150 SF

BUILDING LOT COVERAGE: 17.5% (14,150 / 80,966)

DISTURBED AREA: ±1.7 AC

DIMENSIONAL REQUIREMENTS GB

| | REQUIRED | PROVIDED |
|----------------------|----------|----------|
| FRONT SETBACK: | 25' | 93' + |
| SIDE SETBACK: | 10' | 11.4' + |
| REAR SETBACK: | 10' | 29' + |
| BUILDING SEPARATION: | 20' | 69' + |

PARKING STANDARDS

STANDARD

SPECIALTY TRADE CONTRACTOR: 1 SPACE PER 800 SF*

RETAIL: 1 SPACE PER 250 SF

RESTAURANT: 1 SPACE PER 100 SF

*STANDARD BASED ON THE MAXIMUM EXPECTED NUMBER OF EMPLOYEES (2) AND CUSTOMERS (2) THAT WOULD BE PRESENT AT THE BUILDING AT ANY GIVEN TIME.
6 SPACES IS ADEQUATE TO PROVIDE FOR EMPLOYEES AND CUSTOMERS WHILE ALSO PROVIDING FOR ONE ADA SPACE AND ONE OVERFLOW SPACE.

REQUIRED

SPECIALTY TRADE CONTRACTOR: 6 SPACES (5,850 SF / 975)

RETAIL: 26 SPACES (6,500 SF / 250)

RESTAURANT: 18 SPACES (1,800 SF / 100)

50 SPACES TOTAL

PROVIDED: 56 SPACES* (INCLUDING 3 ADA SPACES)

*EXCESS PARKING WOULD ALLOW FOR A MAXIMUM 600 SF OUTDOOR SEATING AREA FOR PROPOSED RESTAURANT.

STORMWATER NOTES

1. STORMWATER MANAGEMENT WILL BE DESIGNED IN ACCORDANCE WITH STATE AND PENDER COUNTY STANDARDS.
2. FULL PERMITS APPROVALS TO BE PROVIDED TO PENDER COUNTY WHEN RECEIVED.
3. STORMWATER WILL BE HANDLED OFFSITE IN A MASTER STORMWATER POND.

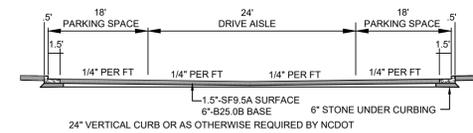
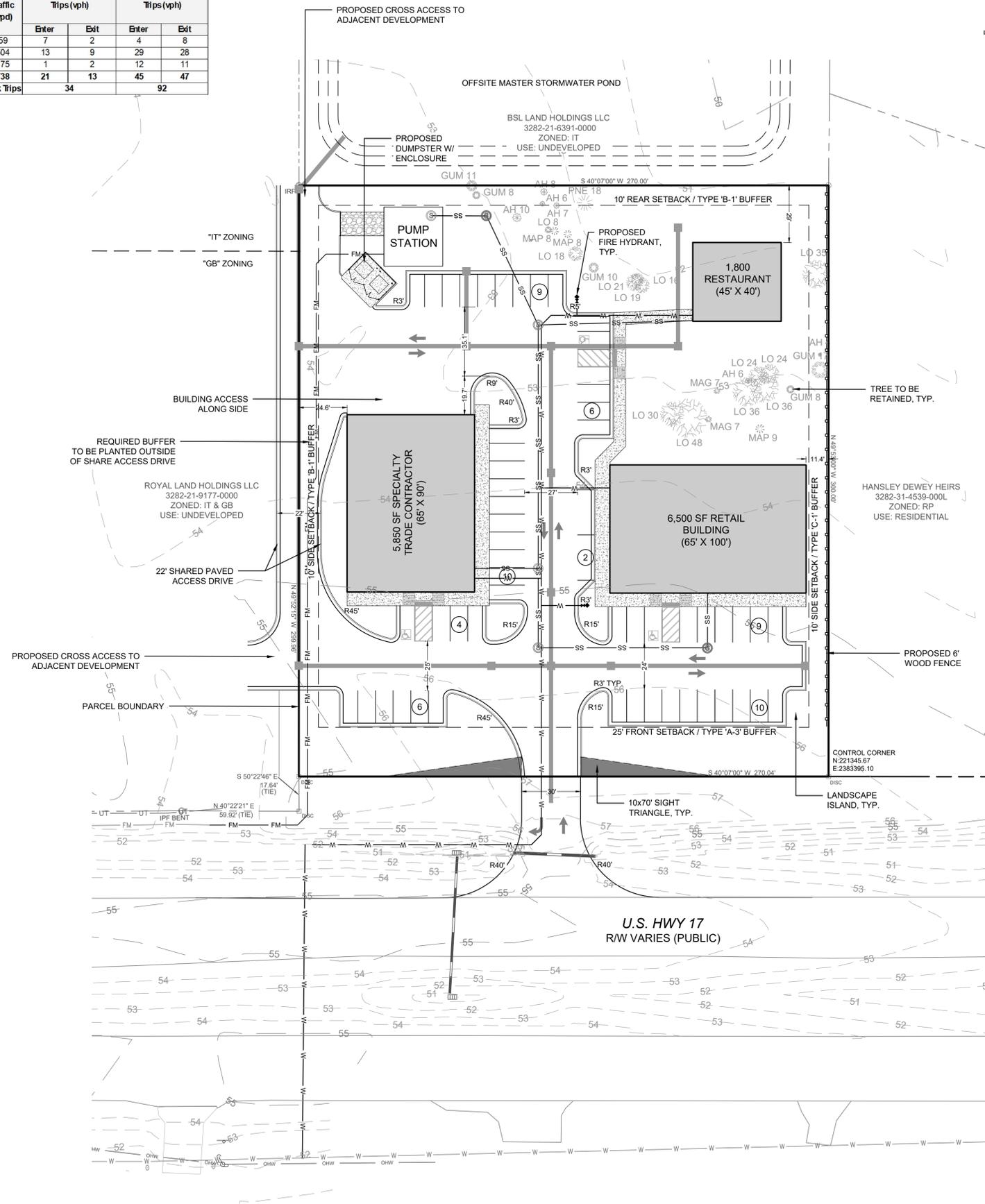
UTILITY NOTES

1. ALL WATER SERVICES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING AND PROVIDED BY PENDER COUNTY UTILITIES.
2. ALL SEWER SERVICES WILL BE PROVIDED BY PLURIS HAMPSTEAD.
3. HYDRANTS WILL BE PROVIDED PER PENDER COUNTY EMERGENCY MANAGEMENT REQUIREMENTS.

GENERAL NOTES

1. NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST ON THE SUBJECT PARCEL.
2. DUMPSTER MUST BE SCREENED FROM VIEW WITH THE USE OF EITHER A SOLID OPAQUE FENCE OR MASONRY WALL WITH A MINIMUM HEIGHT OF 6' OR A SOLID EVERGREEN HEDGE WITH A MINIMUM MATURITY HEIGHT OF 6 FEET.
3. BUFFERS AND PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 8.3 OF THE PENDER COUNTY UDO.

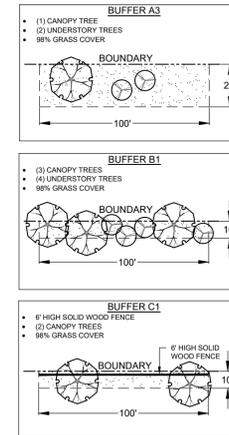
| Land Use Code (ITE Code) | Intensity | Daily Traffic (vpd) | Weekday AM Peak Hour Trips (vph) | | Weekday PM Peak Hour Trips (vph) | |
|----------------------------------|------------|---------------------|----------------------------------|-----------|----------------------------------|-----------|
| | | | Enter | Exit | Enter | Exit |
| Specialty Trade Contractor (180) | 5,850 s.f. | 59 | 7 | 2 | 4 | 8 |
| Strip Retail Plaza (822) | 6,500 s.f. | 504 | 13 | 9 | 29 | 28 |
| Fast Casual Restaurant (930) | 1,800 s.f. | 175 | 1 | 2 | 12 | 11 |
| Total Trips | | 738 | 21 | 13 | 45 | 47 |
| Total Peak Trips | | | 34 | | 92 | |



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

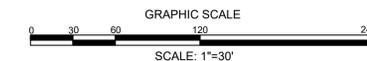
TYPICAL PARKING DRIVE CROSS SECTION
NOT TO SCALE

PROPOSED BUFFERS



LEGEND

- IRON PIPE FOUND ○ I/P
- IRON ROD FOUND ○ I/R
- IRON ROD SET ○ I/R S
- PK NAIL FOUND ⊗ P/K F
- PK NAIL SET ⊗ P/K S
- NC DOT RIGHT OF WAY DISC □ R/W DISC
- COMPUTED POINT ○ C/P
- BOUNDARY LINE ———
- ADJOINING BOUNDARY LINE - - - - -
- RIGHT OF WAY ———
- CONTOUR LINE ——— 55 ———
- WATER LINE ——— W ———
- SEWER LINE ——— SS ———
- FORCE MAIN ——— FM ———
- STORM PIPE ———



REVISIONS:

CLIENT INFORMATION:
CG DESIGN BUILD GROUP, LLC
7923 REUNION ROAD
WILMINGTON, NC 28411

PARAMOUNT ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

SITE PLAN
KING PROJECT
13111 US HWY 17
HAMPSTEAD, NC 28443

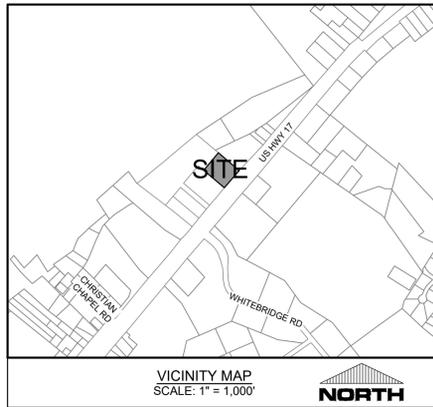
PROJECT STATUS:
CONCEPTUAL LAYOUT:
FINAL DESIGN:
RELEASED FOR CONSTRUCTION:
DRAWING INFORMATION
DATE: 11-20-20
DWG: BWS
SCALE: 1\"/>

SEAL

C-2.0

PEI JOB#: 23353.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



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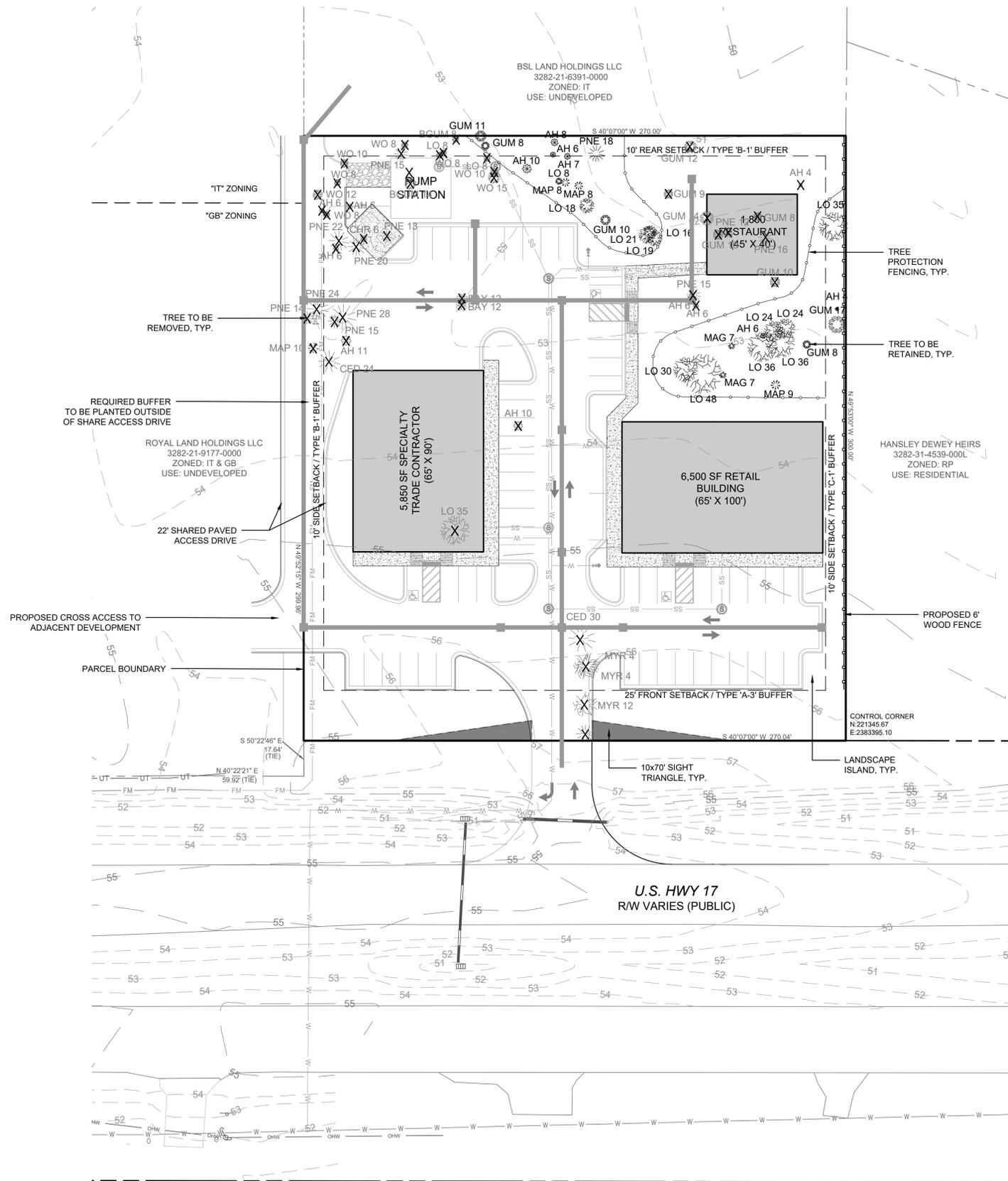
TOTAL SITE AREA: ±1.86 ACRES OR 80,996 SF

PROPOSED USE: SPECIALTY TRADE CONTRACTOR (NAICS 238)
RETAIL (NAICS 441-454)
RESTAURANT (NAICS 7721-7723)

FLOOD INFORMATION: THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD PANEL 3720328200J, DATED FEBRUARY 16, 2007

- TREE RETENTION STANDARDS**
- REMOVAL OF A SIGNIFICANT TREE SHALL BE MITIGATED BY THE PLANTING ON SITE OF TWO (2) TREES OF THE SAME SPECIES WITH A MINIMUM CALIPER OF 2" OR GREATER.
 - A SIGNIFICANT TREE SHALL BE DEFINED AS:
 - AN AMERICAN HOLLY WITH A TRUNK CALIPER OF 6" OR GREATER;
 - A FLOWERING DOGWOOD WITH A TRUNK CALIPER OF 4" OR GREATER;
 - A WATER OAK WITH A TRUNK CALIPER OF 8" OR GREATER;
 - A LIVE OAK WITH A TRUNK CALIPER OF 8" OR GREATER;
 - ANY TREE SPECIES INCLUDED IN APPENDIX B OF THE UDO WITH A TRUNK CALIPER OF 12" OR GREATER; AND
 - ANY TREE PLANTED UNDER A PREVIOUSLY APPROVED TREE MITIGATION PLAN.
 - FOR PROPOSED MITIGATION PLANTINGS, SEE THE LANDSCAPE PLAN (SHEET L-1.1)

| SIGNIFICANT TREES TO BE REMOVED | | |
|---------------------------------|---|---------|
| QTY | TYPE | CALIPER |
| 5 | AMERICAN HOLLY (AH) | 6 |
| 1 | AMERICAN HOLLY (AH) | 10 |
| 1 | AMERICAN HOLLY (AH) | 11 |
| 7 TOTAL | 2" AMERICAN HOLLY MITIGATION TREES REQUIRED | |
| 2 | SWEETBAY MAGNOLIA (BAY) | 12 |
| 4 | 2" SWEETBAY MAGNOLIA MITIGATION TREES REQUIRED | |
| 2 | LIVE OAK (LO) | 8 |
| 1 | LIVE OAK (LO) | 35 |
| 3 TOTAL | 2" LIVE OAK MITIGATION TREES REQUIRED | |
| 1 | CRAPE MYRTLE (MYR) | 12 |
| 2 | 2" CRAPE MYRTLE MITIGATION TREES REQUIRED | |
| 4 | WATER OAK | 8 |
| 2 | WATER OAK | 10 |
| 1 | WATER OAK | 12 |
| 1 | WATER OAK | 15 |
| 8 TOTAL | 2" WATER OAK MITIGATION TREES REQUIRED | |



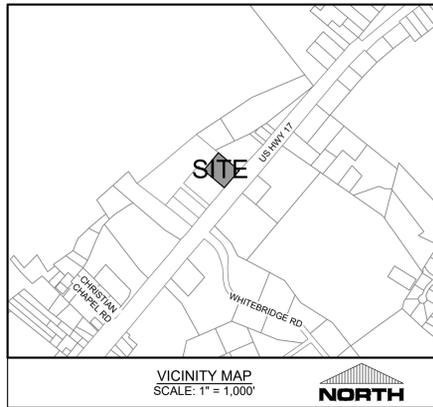
LEGEND

| | |
|--------------------------|-----------|
| IRON PIPE FOUND | ○ IRP |
| IRON ROD FOUND | ○ IRF |
| IRON ROD SET | ○ IRS |
| PK NAIL FOUND | ⊗ PKF |
| PK NAIL SET | ⊗ PKS |
| NC DOT RIGHT OF WAY DISC | □ RW DISC |
| COMPUTED POINT | ○ CP |
| BOUNDARY LINE | — |
| ADJOINING BOUNDARY LINE | - - - |
| RIGHT OF WAY | — W — W |
| CONTOUR LINE | — 55 — |
| WATER LINE | — W — W |
| SEWER LINE | — SS — SS |
| FORCE MAIN | — FM — FM |
| STORM PIPE | — |



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

| | | |
|--|---|-------------------|
| <p>PROJECT STATUS: CONCEPTUAL LAYOUT: FINAL DESIGN: RELEASED FOR CONSTRUCTION:</p> | <p>DRAWING INFORMATION: DATE: 02/20/2011 SCALE: 1"=30' DESIGNED: BWS CHECKED: TCC</p> | <p>REVISIONS:</p> |
| <p>TREE REMOVAL PLAN</p> | | |
| <p>KING PROJECT 13111 US HWY 17 HAMPSTEAD, NC 28443</p> | | |
| <p>PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846</p> | | |
| <p>CG DESIGN BUILD GROUP, LLC 7923 REUNION ROAD WILMINGTON, NC 28411</p> | | |
| <p>L-1.0</p> | | |
| <p>PEI JOB#: 23353.PE</p> | | |



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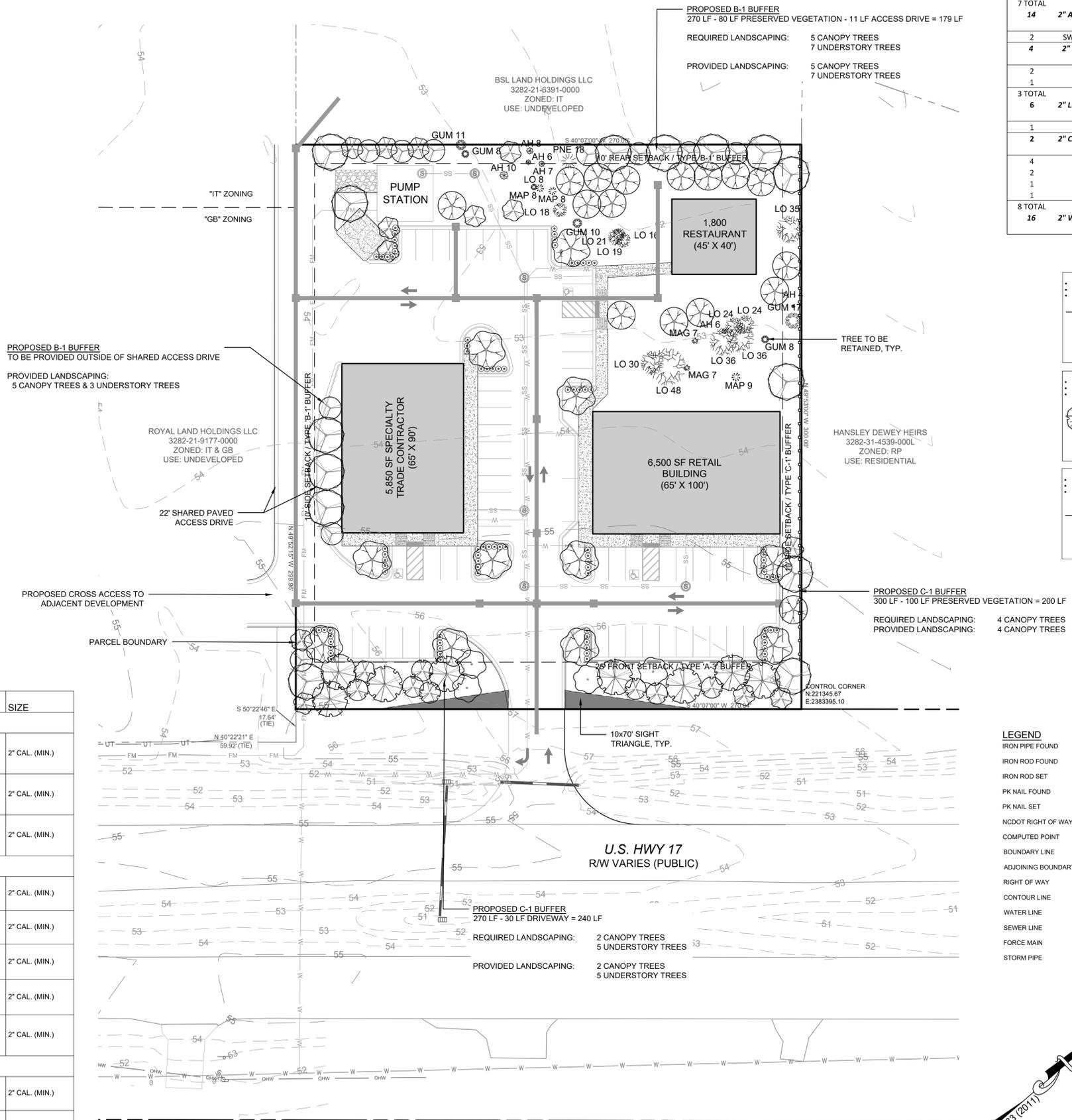
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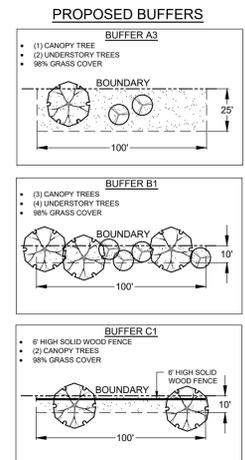
LANDSCAPE REQUIREMENTS

- BUFFERS**
- BUFFERS SHALL BE PLANTED ALONG THE PROPERTY BOUNDARIES AS SHOWN ON THIS PLAN.
 - BUFFERS SHALL COMPLY WITH SECTION 8.2 OF THE UDO.
- INTERNAL LANDSCAPING**
- PARKING TERMINALS CANNOT EXTEND MORE THAN 120 FEET.
 - EACH TERMINAL LANDSCAPE ISLAND SHALL BE 300 SF WITH A MINIMUM WIDTH OF 12 FEET.
 - EACH LANDSCAPE ISLAND SHALL CONTAIN AT LEAST 1 CANOPY TREE AND 2 FOOT HIGH SCREENING SHRUBS FOR THE LENGTH OF THE ISLAND OUTSIDE OF SIGHT DISTANCES.
- MITIGATION**
- REMOVAL OF A SIGNIFICANT TREE SHALL BE MITIGATED BY THE PLANTING OF ON SITE OF TWO (2) TREES OF THE SAME SPECIES WITH A MINIMUM CALIPER OF 2" OR GREATER.
 - SIGNIFICANT TREES REMOVED NOTED ON THIS SHEET AND SHOWN ON SHEET L-1.0.

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|-------------------------|------|-----|--|-----------------------------------|----------------|
| CANOPY TREES | | | | | |
| | MB | 15 | MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' | BRACKENS BEAUTY SOUTHERN MAGNOLIA | 2" CAL. (MIN.) |
| | NO | 11 | QUERCUS NUTTALLII | NUTTALL OAK | 2" CAL. (MIN.) |
| | LO | 2 | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 2" CAL. (MIN.) |
| MITIGATION TREES | | | | | |
| | IA | 14 | ILEX OPACA | AMERICAN HOLLY | 2" CAL. (MIN.) |
| | LC2 | 2 | LAGERSTROEMIA INDICA 'CATAWBA' | CATAWBA CRAPE MYRTLE | 2" CAL. (MIN.) |
| | MS | 4 | MAGNOLIA VIRGINIANA | SWEETBAY MAGNOLIA | 2" CAL. (MIN.) |
| | QN | 16 | QUERCUS NIGRA | WATER OAK | 2" CAL. (MIN.) |
| | QV | 6 | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | 2" CAL. (MIN.) |
| UNDERSTORY TREES | | | | | |
| | RB | 10 | CERCIS CANADENSIS 'FOREST PANSY' TM | FOREST PANSY REDBUD | 2" CAL. (MIN.) |
| | LC | 5 | LAGERSTROEMIA INDICA 'CATAWBA' | CATAWBA CRAPE MYRTLE | 2" CAL. (MIN.) |
| SHRUBS | | | | | |
| | DYH | 87 | ILEX VOMITORIA 'NANA' | DWARF YAUPON | 24" H MIN |

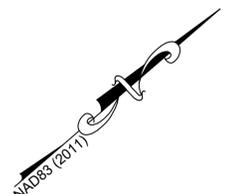
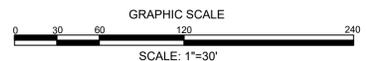


| SIGNIFICANT TREES TO BE REMOVED | | |
|---------------------------------|---|---------|
| QTY | TYPE | CALIPER |
| 5 | AMERICAN HOLLY (AH) | 6 |
| 1 | AMERICAN HOLLY (AH) | 10 |
| 1 | AMERICAN HOLLY (AH) | 11 |
| 7 TOTAL | | |
| 14 | 2" AMERICAN HOLLY MITIGATION TREES REQUIRED | |
| 2 | SWEETBAY MAGNOLIA (BAY) | 12 |
| 4 | 2" SWEETBAY MAGNOLIA MITIGATION TREES REQUIRED | |
| 2 | LIVE OAK (LO) | 8 |
| 1 | LIVE OAK (LO) | 35 |
| 3 TOTAL | | |
| 6 | 2" LIVE OAK MITIGATION TREES REQUIRED | |
| 1 | CRAPE MYRTLE (MYR) | 12 |
| 2 | 2" CRAPE MYRTLE MITIGATION TREES REQUIRED | |
| 4 | WATER OAK | 8 |
| 2 | WATER OAK | 10 |
| 1 | WATER OAK | 12 |
| 1 | WATER OAK | 15 |
| 8 TOTAL | | |
| 16 | 2" WATER OAK MITIGATION TREES REQUIRED | |



LEGEND

| | |
|-------------------------|-----------|
| IRON PIPE FOUND | ○ IPP |
| IRON ROD FOUND | ○ IRP |
| IRON ROD SET | ○ IRS |
| PK NAIL FOUND | ⊗ PKF |
| PK NAIL SET | ⊗ PKS |
| NCDOT RIGHT OF WAY DISC | □ RW DISC |
| COMPUTED POINT | ○ CP |
| BOUNDARY LINE | —— |
| ADJOINING BOUNDARY LINE | - - - - |
| RIGHT OF WAY | —— |
| CONTOUR LINE | —— 55 —— |
| WATER LINE | —— W —— |
| SEWER LINE | —— SS —— |
| FORCE MAIN | —— FM —— |
| STORM PIPE | —— FM —— |



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

CG DESIGN BUILD GROUP, LLC
7923 REUNION ROAD
WILMINGTON, NC 28411

PARAMOUNT ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

PROJECT STATUS:
CONCEPTUAL LAYOUT:
FINAL DESIGN:
RELEASED FOR CONSTRUCTION:

DRAWING INFORMATION:
DATE: 08/20/2024
SCALE: 1" = 30'
DESIGNED: BWS
CHECKED: TTC

LANDSCAPE PLAN

KING PROJECT
13111 US HWY 17
HAMPSTEAD, NC 28443

SEAL

L-1.1

PEI JOB#: 23353.PE