

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 Chase Bank Major Site Development Plan

Case Number: SDP 2025-451

Application Type: Major Site Development Plan

Applicant: VHB

Owner: Oak Ridge Properties at Olde Point, LLC

Location: The subject property is located off Ravenswood Road in the Oak Ridge Development at the intersection of Ravenswood Road and US Highway 17 in the Topsail Township.

Property ID #: 3293-86-0069-0000

Description: VHB is requesting approval of a Major Site Development Plan for the development of a Chase Bank.

Current Zoning: PD, Planned Development

Technical Review Committee Meeting: 2/6/2025

Planning Board Meeting: N/A

Board of Commissioners Meeting: N/A

Application Materials

Application

Site Plan

SDP 2025-451

Application

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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date: 1/9/2025	Permit Number: SDP 2025-451	Permit Fee: \$250.00	Invoice Number: 00044621
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor	
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	VHB	Property Owner's Name:	Oak Ridge Properties at Olde Point, LLC
Applicant's Address:	121 West Trade St. Suite 1030	Property Owner's Address:	519 Market Street
City, State, & Zip	Charlotte, NC 28202	City, State, & Zip	Wilmington, NC 28401
Phone Number:	716-446-7002	Phone Number:	910-520-7522
Email Address:	pdoster@vhb.com	Email Address:	david.sneeden@gmail.com
Legal relationship of applicant to landowner:			
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3293-86-0069-0000	Total property acreage:	1.028ac
Zoning:	PD	Acreage to be disturbed:	1.028ac
Water Provider:	Pender County Utilities	Wastewater Provider:	Pluris
Directions to Site:		Township:	Topsail
	17068 Us Hwy 17 Lot 3r	Road Type: both	Public/Private/Both
	Corner of US 17 and Ravenswood Dr		
Lot Size: 1.028ac	Sq Ft of Building: 3,417	Building Height:	
Setbacks	Front: 25'	Side: 10'	Rear: 15'
NAICS Code/Use:	522110 (Commercial Banks)		
Business Name:	Chase Bank		
Describe activities to be undertaken on project site:	New Chase Bank being developed		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	TBA		

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

**Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...*

SECTION 4: ADDITIONAL COMMENTS			
SECTION 5: SIGNATURES			
Applicant's Signature	<i>Peter Doster</i>	Date:	1-7-25
Applicant's Name Printed	DocuSigned by: Peter Doster	Date:	1-7-25
Owner's Signature	<i>David Sneed</i>	Date:	1-7-25
Owner's Name Printed	763478A4BD91448 David Sneed	Date:	1-7-25
Planning Staff:	Justin Brantley	Date:	1/9/2025

SDP 2025-451

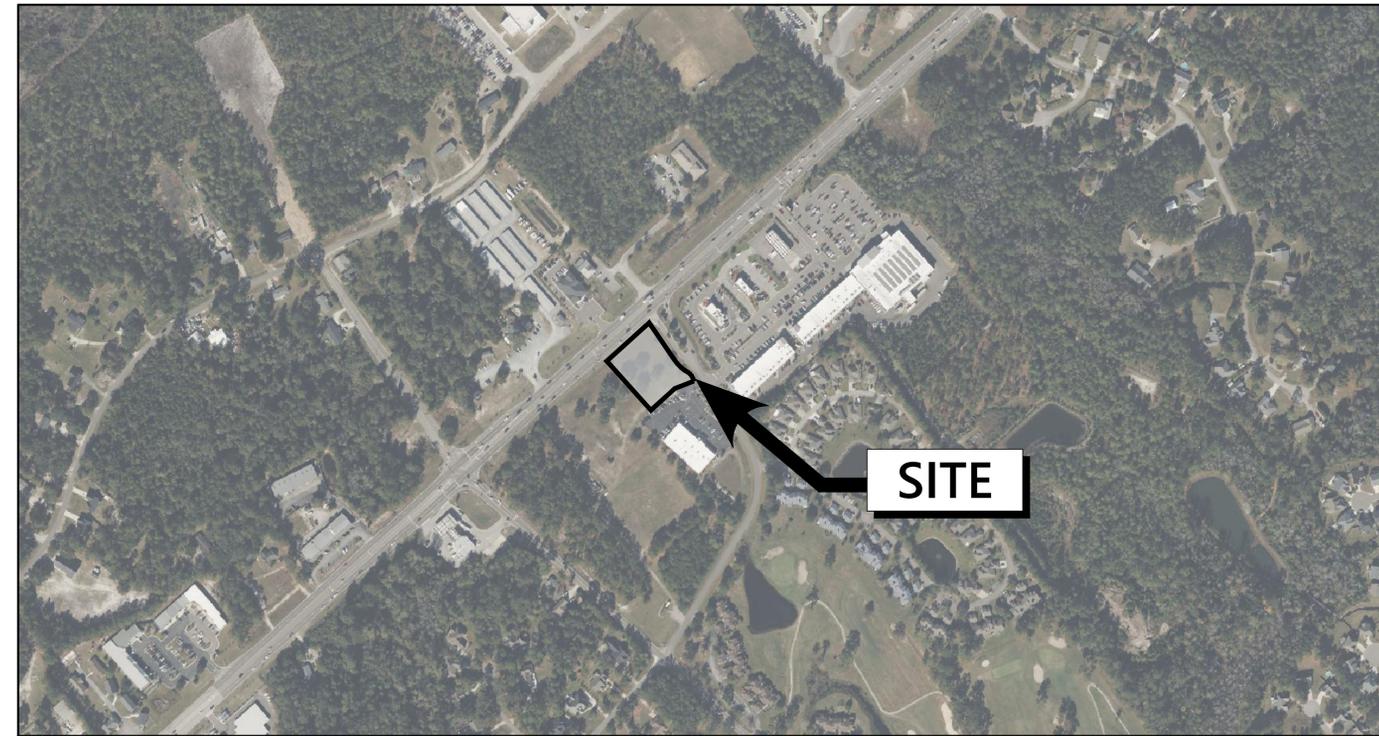
Site Plan

Site Plans

Issued for	Permit
Date Issued	December 23, 2024
Latest Issue	December 23, 2024

Chase Bank Hampstead

Ravenswood Road and US-17
Hampstead, NC 28443



Vanasse Hangen Brustlin
121 West Trade Street
Suite 1030
Charlotte, NC 28202
704.594.8993
CORP. # C-3705



Owner/Developer

Oak Ridge Properties at Olde Point LLC
519 Market Street
Wilmington, NC 28401
910-520-7522

Applicant

Vanasse Hangen Brustlin
121 West Trade Street
Suite 1030
Charlotte, NC 28202
704.594.8993
CORP. # C-3705

Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend and General Notes	December 23, 2024
C2.00	Demolition Plan	December 23, 2024
C3.00	Layout and Materials Plan	December 23, 2024
C4.00	Existing Grading and Drainage Pattern Plan	December 23, 2024
C4.01	Proposed Grading and Drainage Plan	December 23, 2024
C5.00	Utility Plan	December 23, 2024
C6.00	Erosion and Sediment Control Plan - Phase 1	December 23, 2024
C6.01	Erosion and Sediment Control Plan - Phase 2	December 23, 2024
C7.00-7.02	Site Details	December 23, 2024
L1.00	Landscape Plan	December 23, 2024
L1.01	Landscape Details	December 23, 2024

Reference Drawings

No.	Drawing Title	Latest Issue
	ALTA/NSPS Land Title Survey	September 3, 2024

PROJECT INFORMATION

PIN#: 3293-86-0069-0000
ZONING: PD
PARCEL SIZE: 1.03 AC (44,867 SF)
DISTURBED AREA: 0.92 AC (40,251 SF)
PROP. IMPERVIOUS COVERAGE: 0.56 AC (24,284 SF)
PROP. PERCENT IMPERVIOUS: 54.1%
EXISTING PARKING: 0 SPACES (0 ADA)
PROPOSED PARKING: 30 SPACES (2 ADA)

PENDER COUNTY CERTIFICATIONS

Certification of Submission
A copy of this plat has been submitted. Approval is subject to Review; this does not constitute an approval.

Pender County Utilities: _____ Date: _____
Pender County Environmental Health: _____ Date: _____
Pender County Addressing Coordinator: _____ Date: _____
Pender County Fire Marshal: _____ Date: _____

Certification of Preliminary Plat Approval
Preliminary Plat Approved by Pender County for a Period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff: _____ Date: _____



Know what's below.
Call before you dig.



Vanasse Hangen Brustlin
121 West Trade Street
Suite 1030
Charlotte, NC 28202
704.594.8993
CORP. # C-3705

Legend

Table with 4 columns: Exist., Prop., Description, and another set of Exist., Prop., Description. It lists various civil engineering symbols and their corresponding plan representations, such as property lines, pavements, buildings, and utilities.

Abbreviations

Table with 2 columns: Abbreviation and Full Name. It lists standard engineering abbreviations such as ABAN (ABANDON), ACR (ACCESSIBLE CURB RAMP), ADJ (ADJUST), and many others.

General

- 1. CONTRACTOR SHALL CONTACT PALMETTO UTILITY PROTECTION SERVICE (PUPS) @811 OR 888-721-7877, A MINIMUM OF 72 HOURS BEFORE DIGGING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

Layout and Materials

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 4 FEET UNLESS OTHERWISE NOTED. CURB RADII IS MEASURED FROM BACK OF CURB.
3. CURBING SHALL BE CONCRETE WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.

Demolition

- 1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS.

Erosion Control

- 1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

Existing Conditions Information

- 1. BASE PLAN: THE PROPERTY LINES, TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY CONDUCTED BY STEWART ENGINEERING DATED 09/03/2024.
A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.

Document Use

- 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Saved Tuesday, December 17, 2024 2:35:37 PM DUNDER Ploated Friday, December 20, 2024 2:50:53 PM David Linder

Chase Bank Hampstead

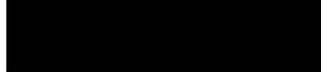
Ravenwood Road and US-17
Hampstead, NC 28443

Table with 2 columns: No. and Revision. It contains a table for tracking revisions to the drawing.

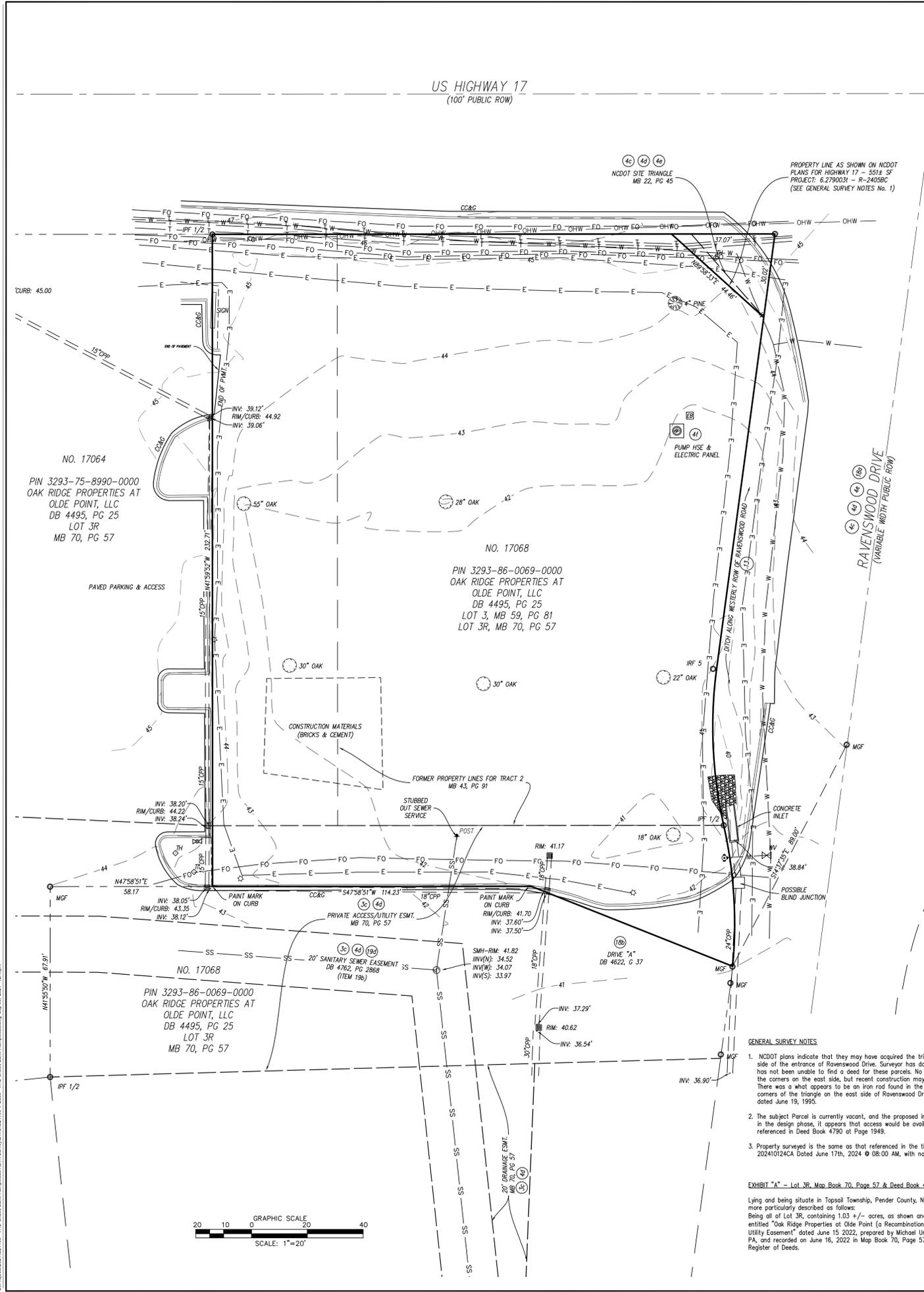
Designed by

Issued for
Permit December 23, 2024

Legend and General Notes



C1.00



LEGEND

●	MAG HUB SET
○	IRON PIPE FOUND
○	IRON ROD FOUND
□	CONCRETE MONUMENT FOUND
X 25.1	SPOT ELEVATION
⊕	STORM MANHOLE
⊖	CURB INLET
⊙	SEWER CLEANOUT
⊕	SEWER MANHOLE
⊖	SEWER WITNESS POST
⊙	FIRE HYDRANT
⊕	WATER METER
⊖	WATER VALVE
⊕	TRAFFIC SIGNAL BOX
⊖	TEL-COM PEDESTAL
⊕	TEL-COM HAND HOLE
⊖	CABLE BOX
⊕	FIBER OPTIC BOX
○	FIBER OPTIC MARKER
—	GUY WIRE
☆	LIGHT POLE
⊕	UTILITY POLE
⊖	MAILBOX
⊕	SIGN
⊖	POST
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
PARID	PARCEL ID
C&G	CURB & GUTTER
SDWK	SIDEWALK
WDF	WOOD FENCE
CLF	CHAIN LINK FENCE
CTM	CABLE TV MARKER
---	EXISTING CONTOUR
---	PROPERTY LINE (SURVEYED)
---	FORMER PROPERTY LINES
---	PROPERTY LINE (DEED PLOT)
---	PROPERTY LINE (GS)
---	UNDERGROUND ELECTRIC
---	CATV
---	UNDERGROUND CABLE
---	UNDERGROUND TELEPHONE
---	UNDERGROUND FIBER OPTIC
---	UNDERGROUND NATURAL GAS
---	OVERHEAD WIRE
---	SANITARY SEWER
---	STORM/DRIVEWAY CULVERTS
---	UNKNOWN UNDERGROUND UTILITY
---	WATER LINE
---	RIP RAP

- The following exceptions are from the Investors Title Insurance Company Commitment No. 202410124CA Dated June 17, 2024 @ 08:00AM.
- Not a survey issue.
 - Not a survey issue.
 - Covenants, conditions, restrictions, easements and liens provided for in:
 - DB 3136, PG 289: No visible encumbrances affecting the subject parcel shown on the map referenced - MB 43, PG 91.
 - DB 4641, PG 1487: No visible encumbrances affecting the subject parcel shown on the map referenced - MB 40, PG 39.
 - DB 4789, PG 1949: Visible encumbrances affecting the subject parcel shown on the map referenced - MB 70, PG 57 are shown hereon.
 - Any right, Easement, setback, interest, claim, encroachment, encumbrance, violation, variations of other adverse circumstance per:
 - Map Book 13, Page 68: Does not affect the subject parcel.
 - Map Book 16, Page 37: Does not affect the subject parcel.
 - Map Book 20, Page 99: Only encumbrances shown are a Sight Triangle and the Right of Way for Ravenswood Road, shown hereon.
 - Map Book 22, Page 45: Only encumbrances shown are a Sight Triangle and the Right of Way for Ravenswood Road, shown hereon.
 - Map Book 25, Page 77: Only encumbrances shown are a Sight Triangle and the Right of Way for Ravenswood Road, shown hereon.
 - Map Book 37, Page 49: Roll fence is gone. Pump house & electric panel still remain and are shown hereon.
 - Map Book 40, Page 39: No visible encumbrances found on the referenced map.
 - Map Book 43, Page 91: Previous configuration of the Subject Parcel. No visible encumbrances appear on this map.
 - Map Book 46, Page 130: Does not affect the subject parcel.
 - Map Book 49, Page 46: Does not affect the subject parcel.
 - Map Book 59, Page 81: No visible encumbrances found on the referenced map.
 - Map Book 70, Page 57: Visible encumbrances affecting the subject parcel are shown hereon.
 - Survey issues regarding location of physical features, platable easements, and visible improvements near the boundary lines are shown hereon.
 - Terms and provisions of the lease by and between Oak Ridge Properties at Olde Point, LLC and JPMorgan Chase Bank, NA, a memorandum of which is recorded in Book _____ Page _____
 - Rights of others in and to the continuous and uninterrupted flow of waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land: No waters crossing said Lands other than that routed through a storm sewer.
 - Rights of others in and to ingress and egress purposes in and to the use of the 50 foot access and utility easement located on the land: This easement is not located on the Subject Parcel. Easement is most likely the one shown on the northeast side of Ravenswood Drive recorded in Map Book 49 at Page 46.
 - Easement(s) to North Carolina Department of Transportation recorded in Deed Book 1035, Page 122 - Does not affect the Subject Parcel.
 - Easement(s) to Carolina Power & Light Company recorded in:
 - Deed Book 481, Page 70: Unable to provide a reasonable location for the 13 deeds within the 823.4 acre parcel.
 - Deed Book 536, Page 152: Not able to obtain a copy of map referenced, so location of easement is uncertain.
 - Deed Book 746, Page 570: Location is uncertain.
 - Easement(s) to Southern Bell Telephone an Telegraph Company recorded in Deed Book 744, Page 104: Subject Parcel not affected.
 - Easement(s) to Carolina Water Services, Inc. recorded in:
 - Deed Book 746, Page 547: Blanket easement for the "Olde Point" development.
 - Deed Book 746, Page 551: Blanket easement for the "Olde Point" development Subject Parcel is included.
 - Deed Book 747, Page 549: "Notice of Intent to Excavate", may affect the Subject Parcel.
 - Easement(s) to Carolina Water Services, Inc. recorded in Deed Book 1207, Page 340: Subject to an easement & right of way along the westerly right of way of Ravenswood Road from it's intersection with US Highway 17 to its intersection with County Club Road. Affects the Subject Parcel.
 - Agreements to provide Water and Sewer recorded in:
 - Deed Book 680, Page 111: Surveyor not able to determine if Subject Parcel is affected.
 - Deed Book 680, Page 243: Subject Parcel is contained within the limits of this agreement.
 - Deed Book 680, Page 244: Subject Parcel is contained within the limits of this agreement.
 - Easement(s) to Duke Energy Progress, LLC recorded in:
 - Deed Book 4628, Page 236: Blanket easement across the Subject Property.
 - Deed Book 4817, Page 997: Subject Parcel not affected.
 - Assignment of Declarant's Rights recorded Deed Book 4495, Page 42 - The portion of the Subject Parcel that is contained within this assignment is Tract 2 as shown in MB 43 at PG 91.
 - Partial Release of Easement recorded in Deed Book 4832, Page 1744 - Does not affect the Subject Parcel.
 - Road maintenance agreement recorded in:
 - DB 4089, PG 114: Covers Ravenswood Road as shown hereon.
 - DB 4622, PG 37: Covers Ravenswood Road and Drive "A" as shown hereon.
 - Sewer Easement and Agreement recorded in:
 - Deed Book 4622, Page 45: Does not affect the Subject Parcel.
 - Deed Book 4762, Page 2868: 20' Sanitary Sewer Easement as shown hereon.
 - Deed of Dedication of Water Distribution System recorded in Deed Book 4645, Page 130: Affects the Subject Parcel.
 - Affidavit for Water Distribution System recorded in DB 4645, PG 137: Sketch of "Exhibit "A"" was omitted from recorded document, so location is unknown.
 - Declaration of Recombination recorded in Deed Book 4677, Page 142: Subject Parcel is Lot 3 in Map Book 59, Page 81.
 - Deed recorded in Deed Book 4832, Page 1737: Lot 5 of Map Book 59, Page 81. Lot 5 benefits from sewer easement shown on Map Book 70, Page 57.
 - Deed of Trust - Deed Book 4495, Page 29: The Subject Parcel is a contained within this instrument.

- TABLE "A"**
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS
- Monuments or markings found or reset as noted at all corners.
 - Address is 17068 US HWY 17, Hampstead, NC 284430.
 - Subject Parcel is within an area in which a Flood Model is not available as shown on FEMA NFIP Map No. 3720329300J bearing an effective date of February 16, 2007.
 - Area is 44,799± Sq. Ft. or 1.028± Acres - Triangle @ NE corner 5515F
 - Contour Interval: 1'-Ft. Datum: NAVD 88.
 - Zoning - PD Planned Development
 - All visible structures located and shown as part of this survey, as of 08/26/24.
 - All substantial features observed in the process of conducting the fieldwork are shown hereon. The Subject Parcel is an undeveloped parcel with various utilities traversing the perimeter of the site as shown.
 - No on-site parking at this time.
 - Not applicable.
 - The utilities shown hereon are based upon above-ground visible evidence and subsurface utility engineering Quality Level B designation by Stewart. Markings are to be considered approximate and follow guidelines set by the North Carolina Underground Utility Safety and Damage Prevention Act. The tolerance zone is described as 24 inches on either side of the marked center line of the utility, or if the diameter of the facility is known, the distance of one-half of the known diameter plus 24 inches on either side of the outside marked edge. The location and depth of underground utilities should be verified by the contractor or owner before commencing construction or digging.
 - Not applicable
 - Names of adjacent owners shown.
 - Distance to nearest intersecting street shown hereon.
 - Not requested.
 - Subject Parcel is vacant land with some unused construction materials left behind. This location is noted on the map.
 - No changes to street right of way lines observed.
 - Not requested.
 - Easements plotted.
 - Not requested.

CERTIFICATIONS:
JP Morgan Chase Bank, N.A.
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-9, 11-14, 16 - 19 of Table A thereof. The fieldwork was completed on August 26, 2024.

Date of Plot or Map: September 3rd, 2024

David M. Edwards
David M. Edwards, PLS No. L-3901
Dedwards@Stewartinc.com

CERTIFICATE OF ACCURACY AND MAPPING

I, David M. Edwards, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed descriptions recorded in the references noted on this drawing), that the boundaries not surveyed are shown as dashed lines as drawn from information noted; that the ratio of precision or positional accuracy as calculated is 1:15,000; and that this plot was prepared in accordance with G.S. 47-30 as amended, witness my original signature, License No. and seal this 3rd day of September, A.D., 2024.

David M. Edwards 09/03/24
David M. Edwards, PLS License No. L-3901 Date

I, David M. Edwards, certify that the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street. For the purposes of this subsection, an "Existing Parcel" or "Existing Easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

David M. Edwards 09/03/24
David M. Edwards, PLS License No. L-3901 Date

2018 EASTWOOD RD. STE 207 / 208 FIRM LICENSE # C-1051
WILMINGTON, NC 28403 www.stewartinc.com
T 910-796-0145 Project # G24108

Vicinity Map:
Scale 1"=100'

SURVEY FOR:
VHB
ENGINEERS - SCIENTISTS - PLANNERS - DESIGNERS

121 WEST TRADE STREET, SUITE 1030
CHARLOTTE, NC 28202

OFFICE: 704-594-8980 VHB.COM

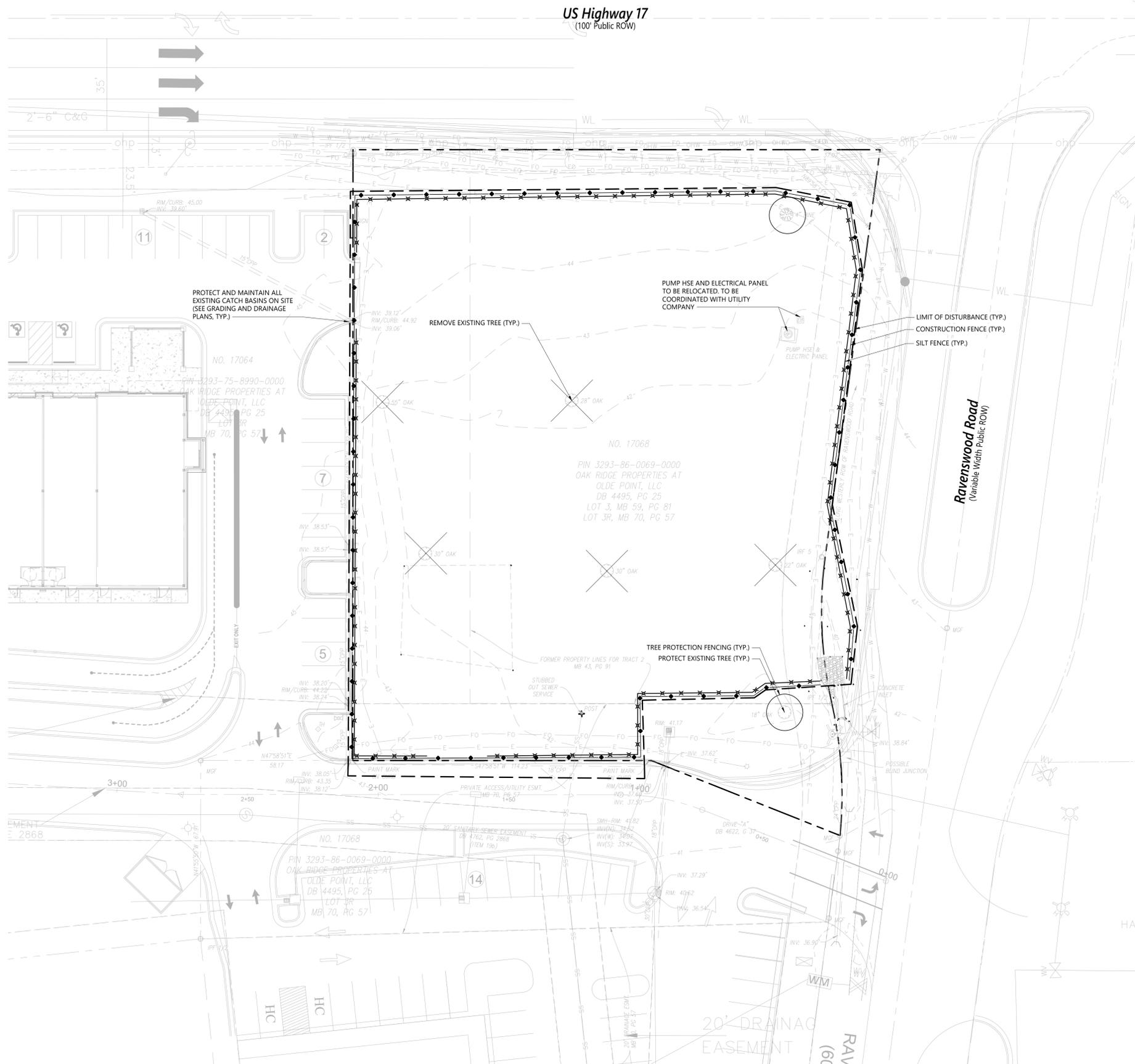
Title:
ALTA/NSPS LAND TITLE SURVEY
CHASE BANK

17068 US HWY 17/NC HWY 210
LOT 3R-OAK RIDGE PROPERTIES
AT OLDE POINT
TOPSAIL TOWNSHIP
PENDER COUNTY, NC

No.	Date	Description
1.	09/03/24	Revised Exceptions

Seal:
NORTH CAROLINA
REGISTERED PROFESSIONAL SURVEYOR
SEAL
L-3901
09/03/24
DAVID M. EDWARDS

Project number: G24109 Sheet:
Date: 08/15/24
Drawn by: DME
Approved by: DSL **1 OF 1**



Chase Bank Hampstead
Ravenswood Road and US-17
Hampstead, NC 28443

Demolition Legend	
	DENOTES TREE REMOVAL
	DENOTES REMOVAL OF UNDERGROUND UTILITY AND LINEAR SITE FEATURES
	DENOTES REMOVAL OF ALL SURFACE FEATURES WITHIN SHADED AREA
	DENOTES LIMITS OF DISTURBANCE
	SILT FENCE
	CONSTRUCTION SAFETY FENCE

No.	Revision

Designed by: _____
Issued for: **Permit**
December 23, 2024

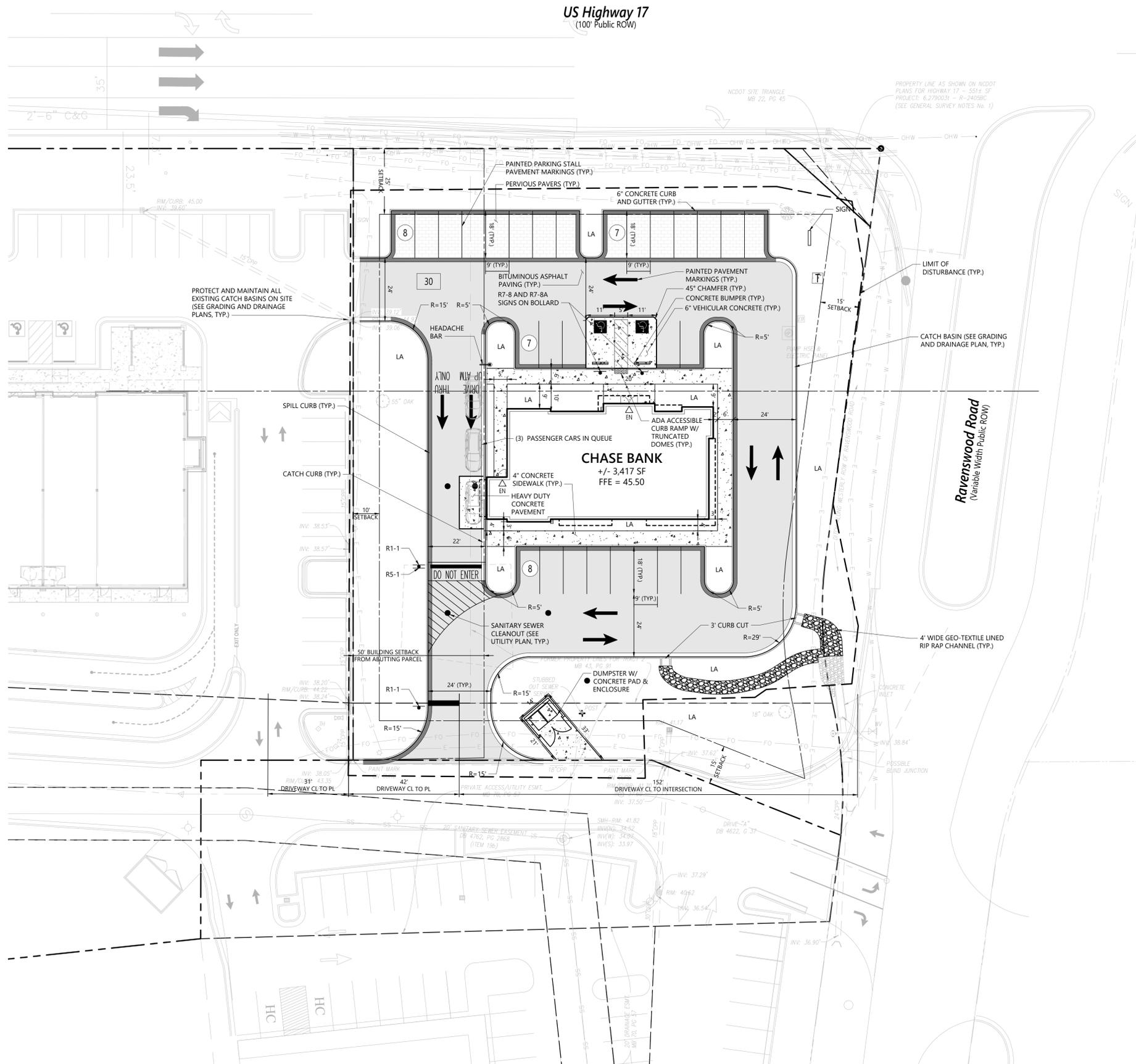
Drawing Title
Demolition Plan

C2.00



Project Number
39760.00

Saved Tuesday, December 17, 2024 1:09:58 PM DUNDER Plotted Friday, December 20, 2024 3:06:38 PM David Linder



PROJECT INFORMATION

PIN#: 3293-86-0069-0000

ZONING: PD

PARCEL SIZE: 1.03 AC (44,867 SF)

DISTURBED AREA: 0.92 AC (40,251 SF)

PROP. IMPERVIOUS COVERAGE: 0.56 AC (24,284 SF)

PROP. PERCENT IMPERVIOUS: 54.1%

EXISTING PARKING: 0 SPACES (0 ADA)

PROPOSED PARKING: 30 SPACES (2 ADA)

- NOTES:
- 1) CONTRACTOR TO CONFIRM WITH CHASE BANK ON FINAL PAVEMENT SPECS FOR ALL PAVEMENT SHOWN PRIOR TO CONSTRUCTION
 - 2) SOIL COMPACTION TO MEET MINIMUM 95% PROCTOR. SURCHARGE SOIL WITH 6 FEET OF FILL FOR 45 DAYS AS DETERMINED BY GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT FOR DETAILS.



Sign Summary

M.U.T.C.D.	Specification	Desc.	
Number	Width	Height	
R1-1	30"	30"	
R5-1	12"	12"	
R7-B	12"	18"	
R7-BA	12"	6"	

Chase Bank Hampstead

Ravenswood Road and US-17
Hampstead, NC 28443

No.	Revision

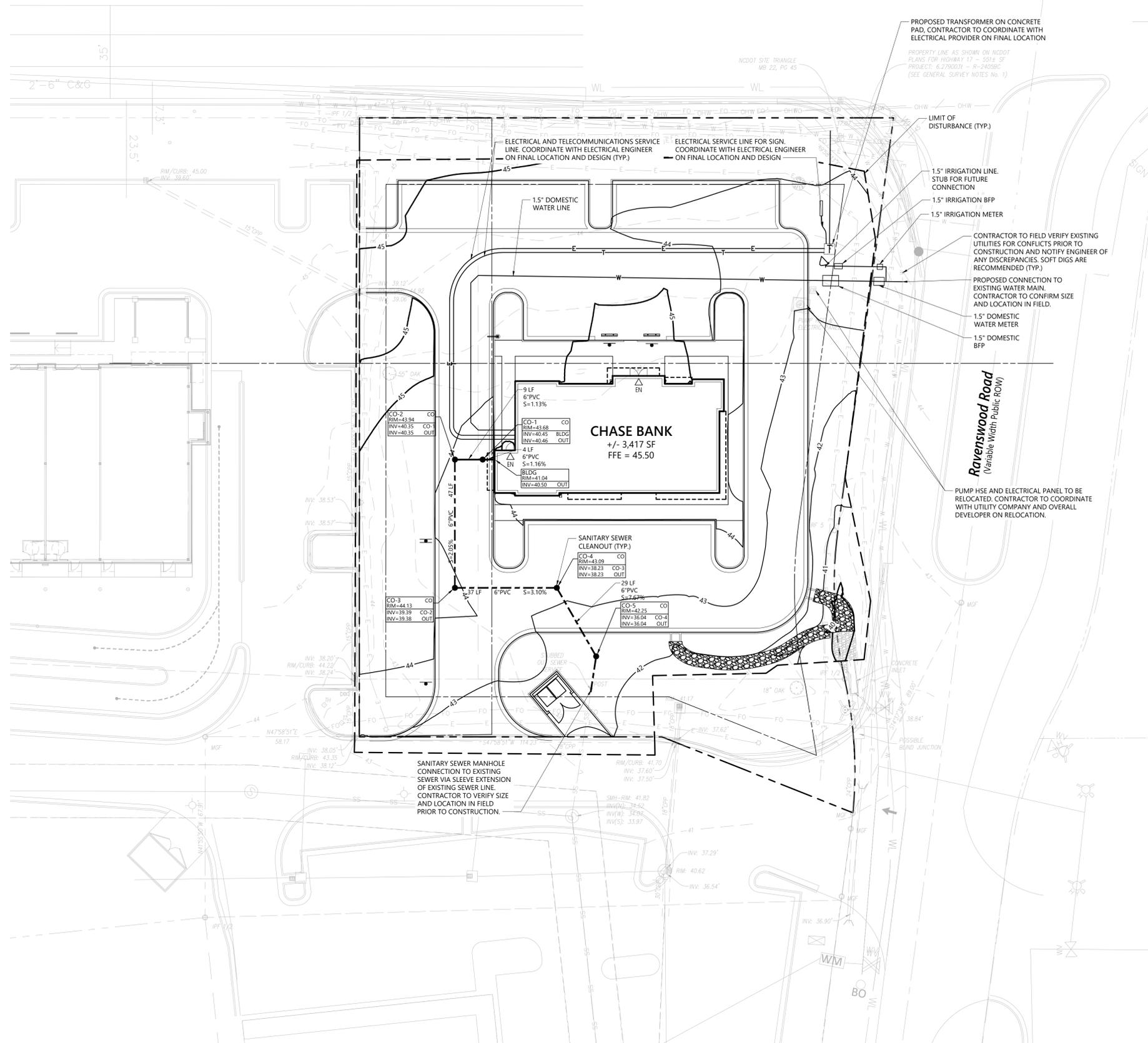
Designed by: _____
Issued for: _____
Permit December 23, 2024

Layout and Materials Plan



C3.00

US Highway 17 (100' Public ROW)



PROPOSED TRANSFORMER ON CONCRETE PAD, CONTRACTOR TO COORDINATE WITH ELECTRICAL PROVIDER ON FINAL LOCATION

PROPERTY LINE AS SHOWN ON NCDOT PLANS FOR HIGHWAY 17 - 5514 SF PROJECT: 6.279003H - R-24058C (SEE GENERAL SURVEY NOTES No. 1)

LIMIT OF DISTURBANCE (TYP.)

ELECTRICAL AND TELECOMMUNICATIONS SERVICE LINE. COORDINATE WITH ELECTRICAL ENGINEER ON FINAL LOCATION AND DESIGN (TYP.)

ELECTRICAL SERVICE LINE FOR SIGN. COORDINATE WITH ELECTRICAL ENGINEER ON FINAL LOCATION AND DESIGN

1.5" IRRIGATION LINE. STUB FOR FUTURE CONNECTION

1.5" IRRIGATION BFP

1.5" IRRIGATION METER

CONTRACTOR TO FIELD VERIFY EXISTING UTILITIES FOR CONFLICTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. SOFT DIGS ARE RECOMMENDED (TYP.)

PROPOSED CONNECTION TO EXISTING WATER MAIN. CONTRACTOR TO CONFIRM SIZE AND LOCATION IN FIELD.

1.5" DOMESTIC WATER METER

1.5" DOMESTIC BFP

Ravenswood Road
(Variable Width Public ROW)

PUMP HSE AND ELECTRICAL PANEL TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY AND OVERALL DEVELOPER ON RELOCATION.

CHASE BANK
+/- 3,417 SF
FFE = 45.50

SANITARY SEWER CLEANOUT (TYP.)

SANITARY SEWER MANHOLE CONNECTION TO EXISTING SEWER VIA SLEEVE EXTENSION OF EXISTING SEWER LINE. CONTRACTOR TO VERIFY SIZE AND LOCATION IN FIELD PRIOR TO CONSTRUCTION.



Chase Bank Hampstead Ravenswood Road and US-17 Hampstead, NC 28443

No.	Revision

Designed by: _____

Issued for: _____

Permit December 23, 2024

Drawing Title

Utility Plan

PCU STANDARD NOTES:

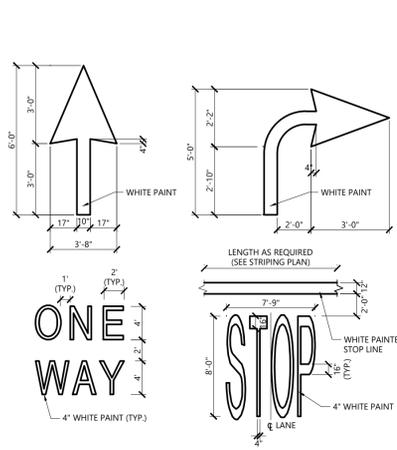
- A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE BEGINNING WORK. THE MEETING MUST BE SCHEDULED WITH PENDER COUNTY UTILITIES (PCU) AT LEAST ONE WEEK IN ADVANCE. ATTENDEES MUST INCLUDE PCU, THE UTILITY CONTRACTOR'S SUPERINTENDENT, THE SUPPLIER, AND THE CONSULTING ENGINEER.
- ALL MATERIALS USED SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-CONFORMING MATERIAL WILL NOT BE ACCEPTED FOR FINAL CERTIFICATION.
- ALL PIPE SHALL BE C900 CR18 PVC UNLESS OTHERWISE NOTED (SEE PCU STANDARD DETAIL). PCU MUST APPROVE THE USE OF DIP IN THE FIELD BEFORE INSTALLATION. PIPE SHOULD NEVER BE UNDER THE ROADWAY, PARKING LOT, OR SIDEWALKS. PENDER COUNTY UTILITIES DOES NOT ALLOW SIZE-ON-SIZE TAPS.
- PCU STANDARD WATERLINE PIPE RESTRAINING METHOD IS MEGA LUGS. AT A MINIMUM ALL FITTINGS, VALVES, ETC. MUST BE RESTRAINED (SEE PCU STANDARD DETAIL).
- PCU MUST INSPECT CASING INSTALLATIONS PRIOR TO BACKFILL. PCU MUST WITNESS PRESSURE TESTS, AND WITHDRAWAL OF BACTERIOLOGICAL SAMPLES. CONTACT PENDER COUNTY UTILITIES INSPECTOR TO SCHEDULE.
- CLOSE-OUT DOCUMENTS WHICH MUST BE RECEIVED PRIOR TO PCU SIGNING THE NCDOT PWSS APPLICANT CERTIFICATION INCLUDE: BACTERIOLOGICAL TESTS, PRESSURE TESTS, DEED OF DEDICATION, AFFIDAVIT/RELEASE OF LIENS, WARRANTY, AND RECORDS DRAWINGS (PDF & GIO REFERENCED CAD).
- AN 18-MONTH WARRANTY PERIOD APPLIES TO ALL WATERLINE CONSTRUCTION. THIS WARRANTY PERIOD DOES NOT BEGIN UNTIL FINAL APPROVAL OF THE SYSTEM HAS BEEN RECEIVED FROM NCDOT PWSS.



C5.00

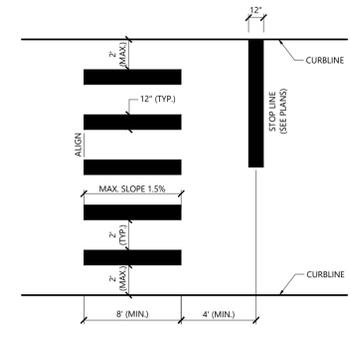


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CORP. # C-3705



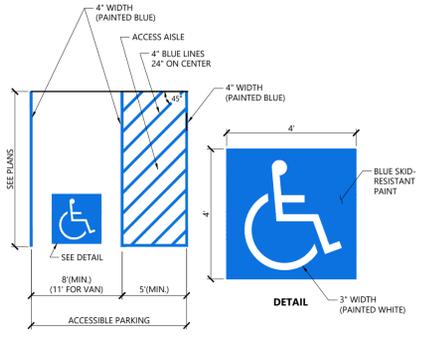
- NOTES**
- PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site 1/16
N.T.S. Source: VHB LD_554



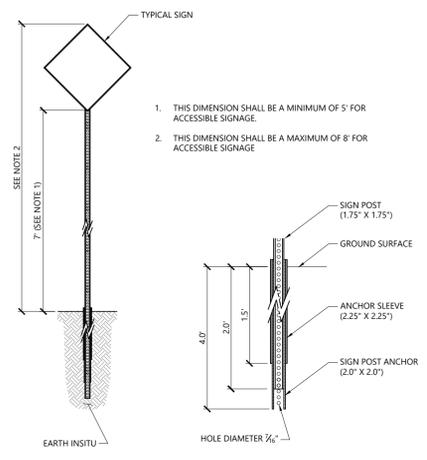
- NOTES**
- TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
 - LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
 - ALL LONGITUDINAL CROSSWALK LINES SHALL BE THE SAME LENGTH AND PROPERLY ALIGNED.
 - CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

Crosswalk 12/19
N.T.S. Source: VHB LD_553A

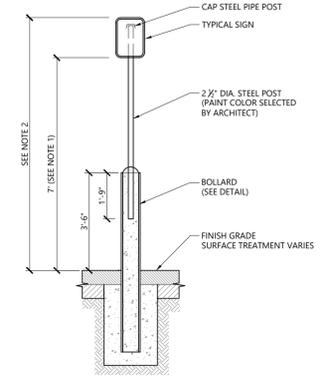


- NOTES**
- ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
 - ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.

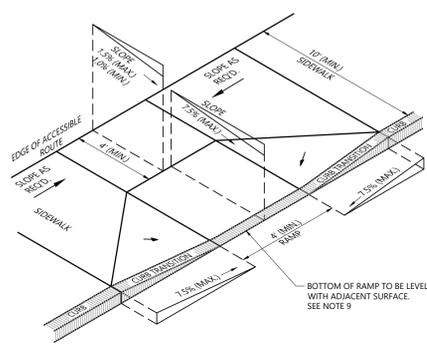
Accessible Parking Space 12/19
N.T.S. Source: VHB LD_552A



Sign Post - Type 'B' 3/19
N.T.S. Source: VHB LD_702

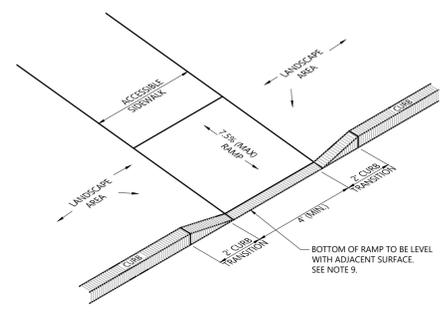


Bollard Mounted Sign 2/20
N.T.S. Source: VHB LD_703



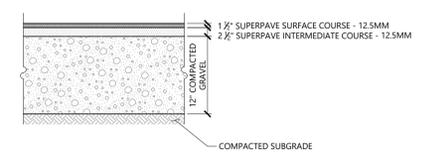
- NOTES**
- THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 3%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 - A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 - CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 - RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 - SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 - WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 - ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.

Accessible Curb Ramp (ACR) Type 'D' 12/20
N.T.S. Source: VHB LD_503

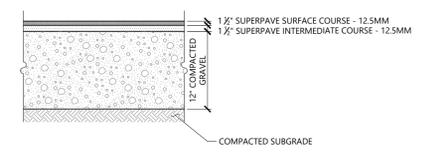


- NOTES**
- THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 3%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
 - A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 - CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 - RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 - SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 - WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
 - ELIMINATE CURBING OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH WHERE IT ABUTS ROADWAYS.

Accessible Curb Ramp (ACR) Type 'M' 12/20
N.T.S. Source: VHB LD_512



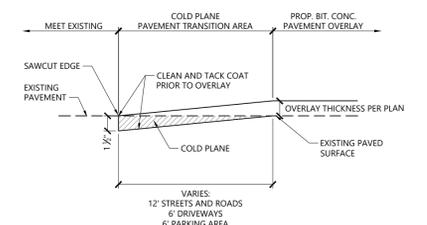
HEAVY DUTY FLEXIBLE PAVEMENT



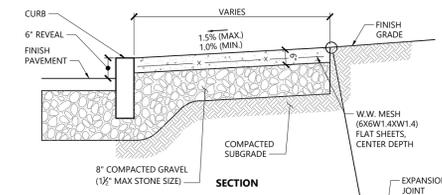
STANDARD DUTY FLEXIBLE PAVEMENT

- NOTES**
- PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.
- CONTRACTOR TO CONFIRM WITH CHASE BANK ON FINAL PAVEMENT SPECS PRIOR TO CONSTRUCTION.

Bituminous Asphalt Pavement Sections 6/23
N.T.S. Source: VHB REV LD_430*

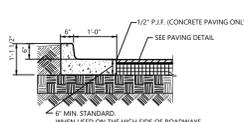
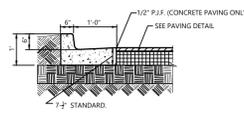


Pavement Overlay Transition Section 1/16
N.T.S. Source: VHB LD_435



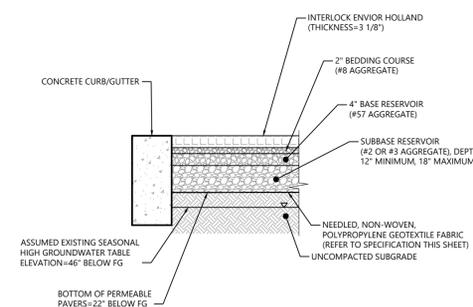
- NOTES**
- CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI, BOTH MIXES TO BE TYPE II, 6% (1.5-1.7) AIR ENTRAINED.
 - PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED EXPANSION JOINT FILLER & SEALER.
 - PROVIDE SAWCUT CONTROL JOINTS AT 6' O.C. OR AS NOTED ON PLANS.
 - PROVIDE MEDIUM BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
 - ALL EXPOSED CONCRETE SURFACES SHALL BE SEALED WITH A SILANE-SILOXANE PRODUCT.

Concrete Sidewalk 3/20
N.T.S. Source: VHB LD_420

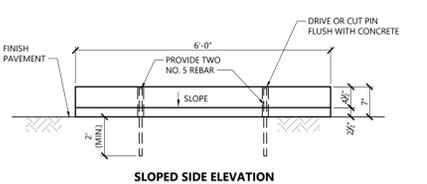
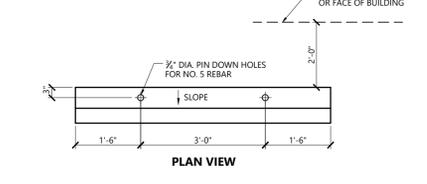
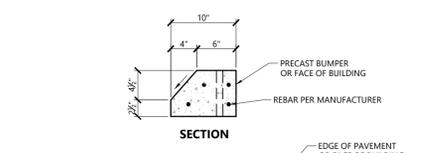


- NOTES**
- PROVIDE 1/8" - 1/4" (SAW CUT) CONTRACTION JOINTS AT 10' CENTERS (MAXIMUM). MATCH PAVEMENT JOINTS FOR CONCRETE PAVEMENT.

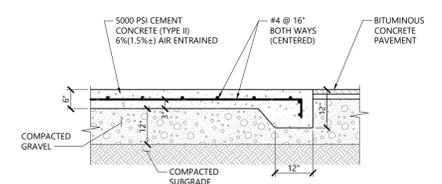
18" / 24" CURB AND GUTTER (SPILL AND CATCH)
N.T.S. Source: VHB



Permeable Pavers Typical Section 7/16
N.T.S. Source: VHB



Concrete Bumper 1/16
N.T.S. Source: VHB LD_417



- NOTES**
- SIZE OF PAD TO BE AS INDICATED ON PLANS.
 - CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 30 FEET ON CENTER AND SHALL BE EQUALLY SPACED OVER THE LENGTH AND WIDTH OF THE PAD.

Dumpster Pad 1/16
N.T.S. Source: VHB LD_710

Chase Bank Hampstead
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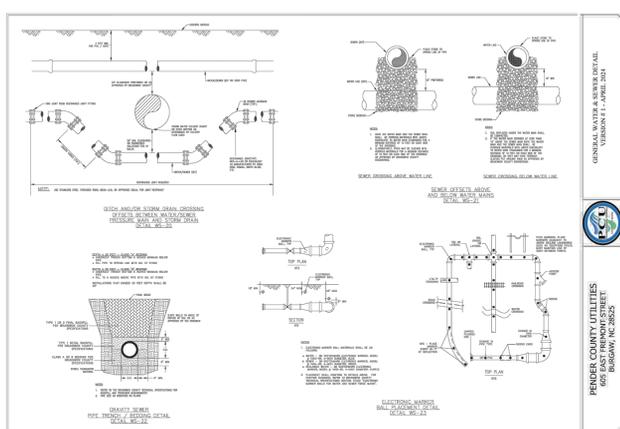
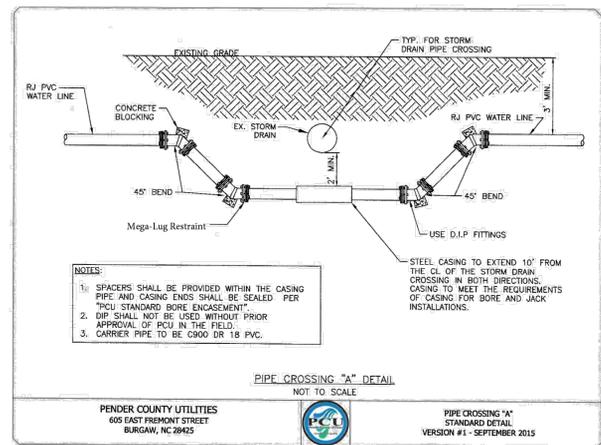
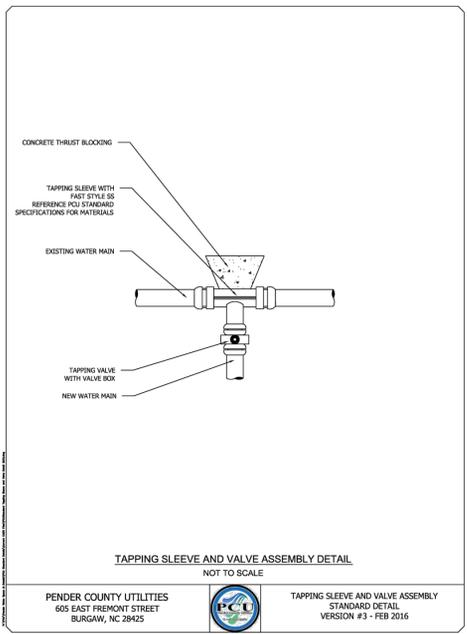
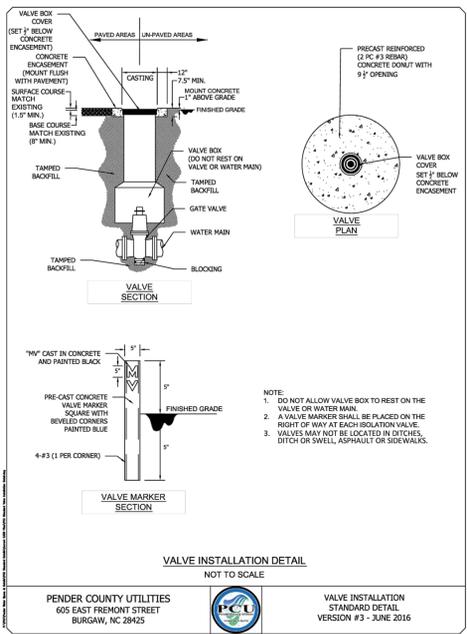
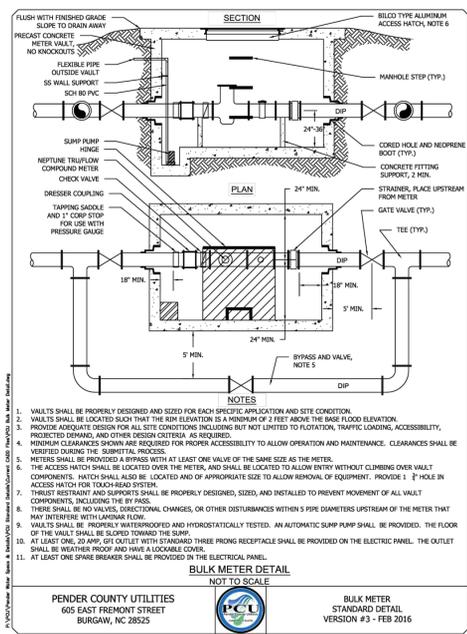
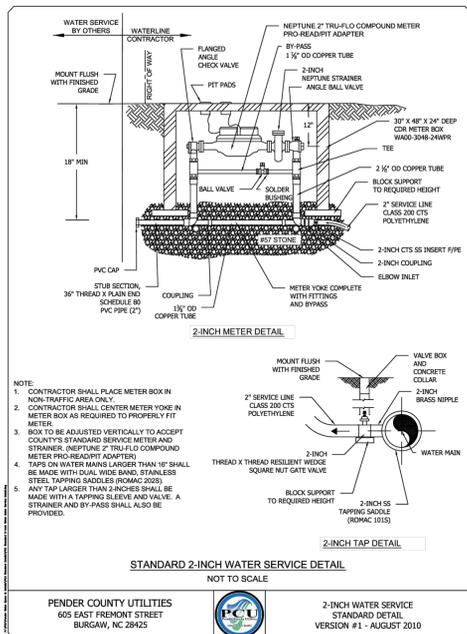
Designed by: _____
Issued for: _____

Permit December 23, 2024

Drawing Title
Site Details



C7.00



Chase Bank Hampstead
Ravenswood Road and US-17
Hampstead, NC 28443

No.	Revision

Designed by: _____
Issued for: _____
Permit: _____ December 23, 2024

Site Details

C7.02

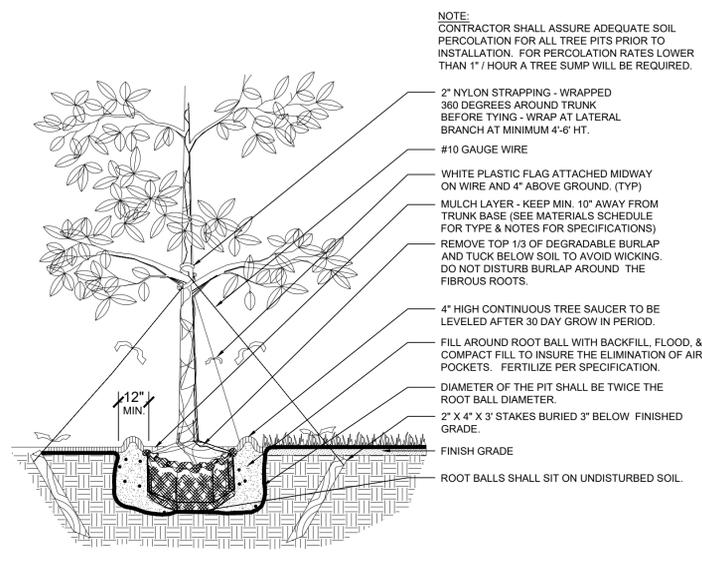


 NORTH CAROLINA
 PROFESSIONAL ENGINEER
 SEAL
 052534
 12/23/2024
 BRANDON J. SHEWKES

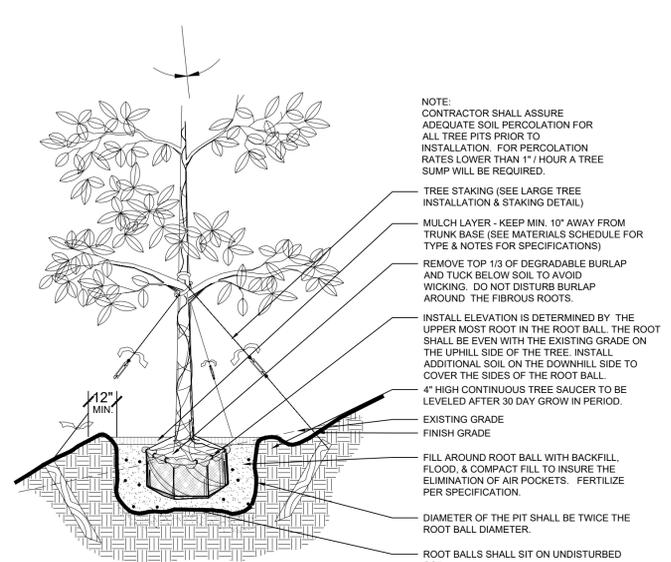
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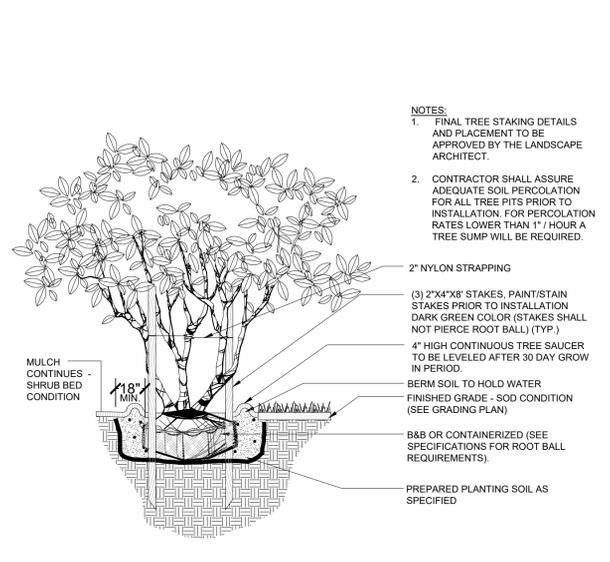
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CORP. # C-3860



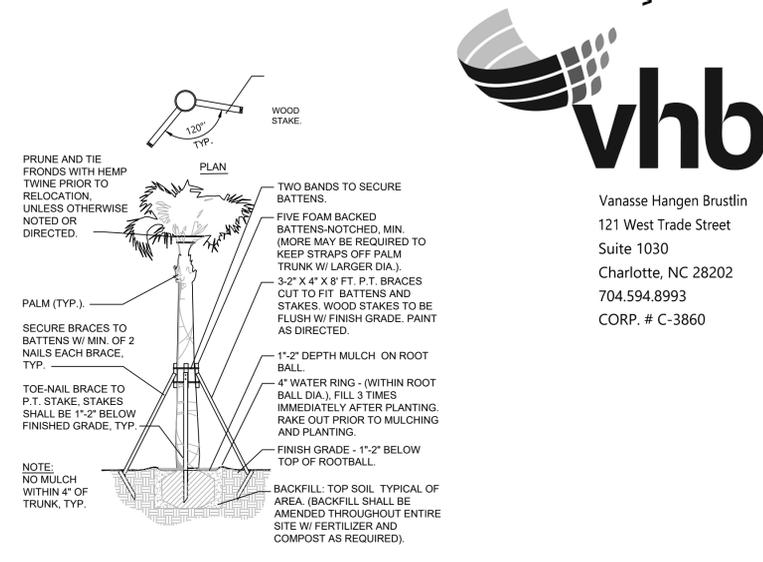
A LARGE TREE INSTALLATION & STAKING DETAIL
SCALE: N.T.S.



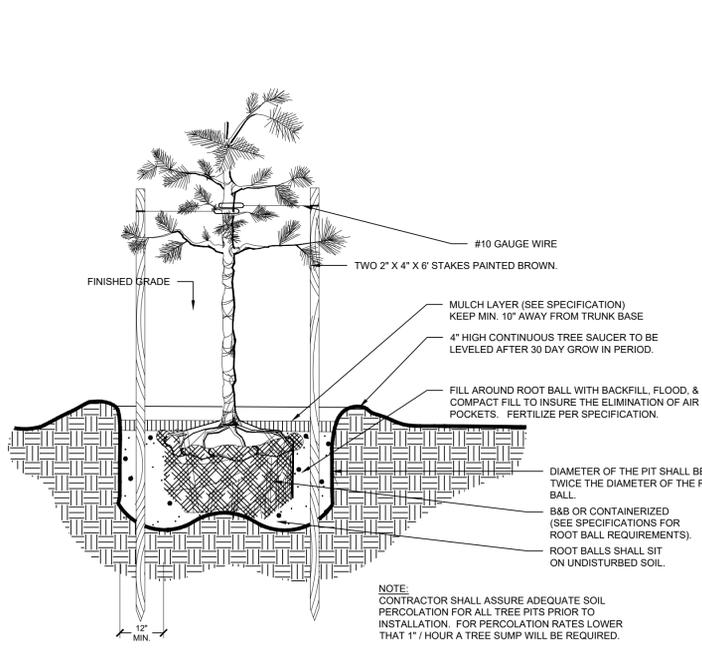
B LARGE TREE ON SLOPE INSTALLATION DETAIL
SCALE: N.T.S.



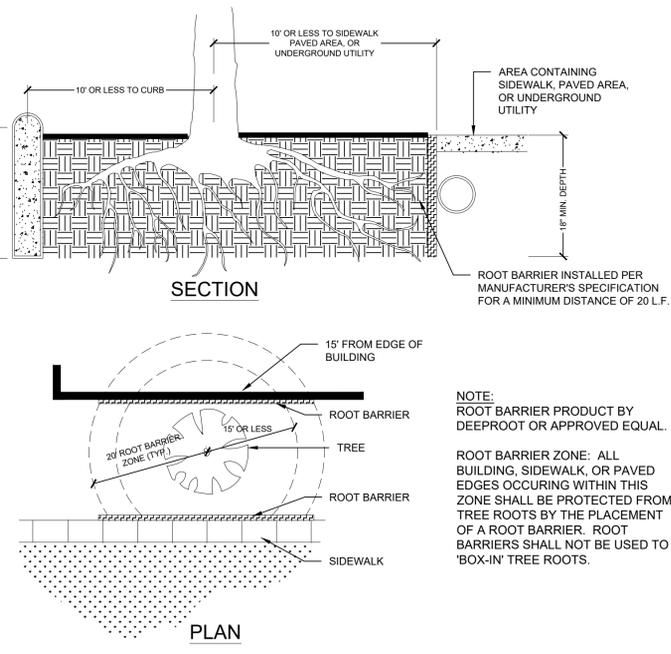
C MULTI-STEM TREE PLANTING DETAIL
SCALE: N.T.S.



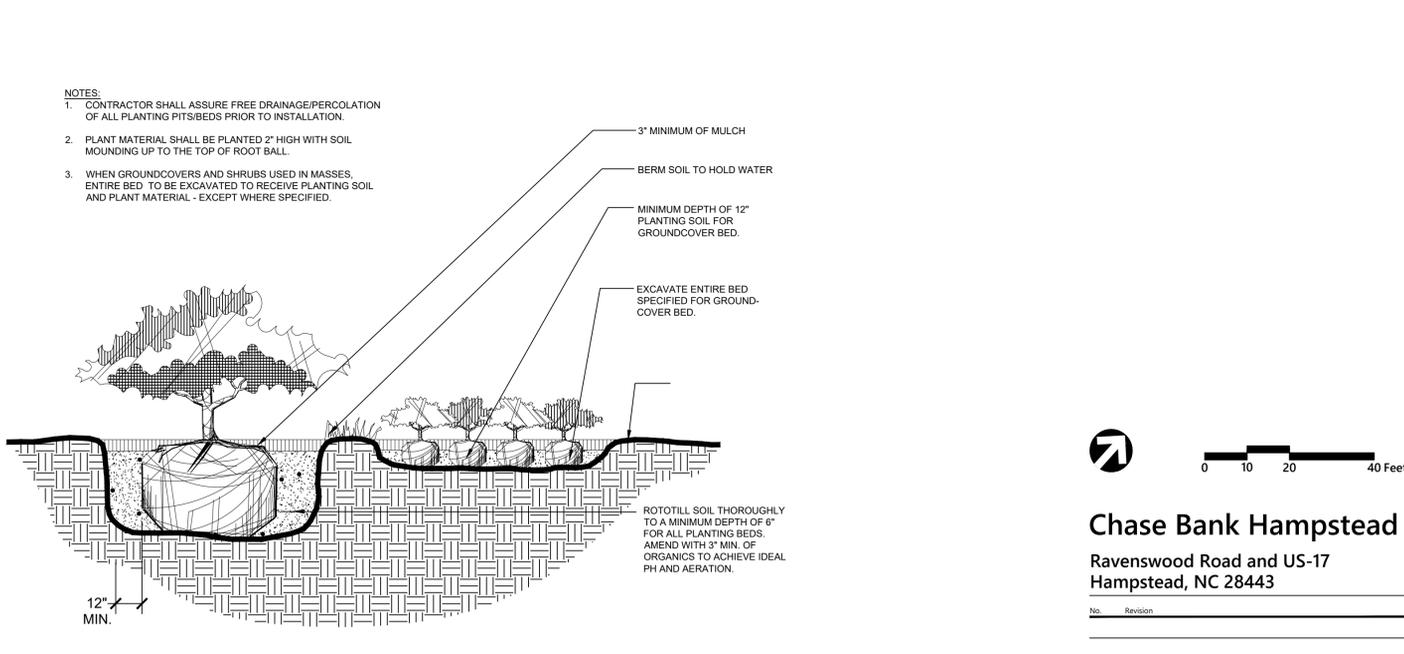
D PALM BRACING DETAIL
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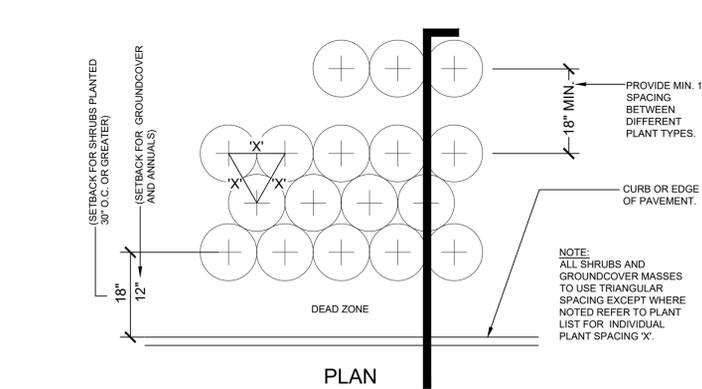
E SMALL TREE INSTALLATION & STAKING DETAIL
SCALE: N.T.S.



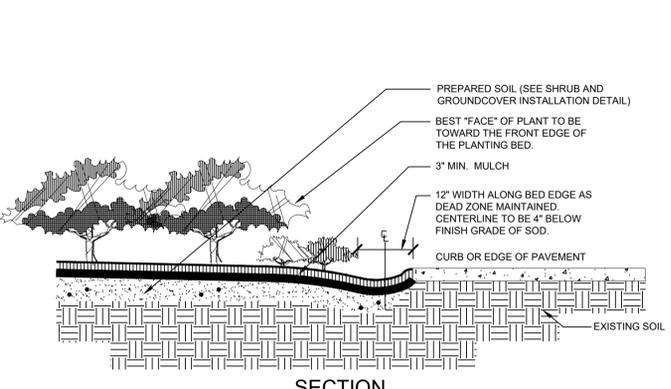
F ROOT BARRIER DETAIL
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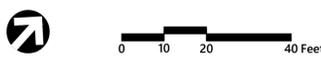
G SHRUB AND GROUNDCOVER INSTALLATION DETAIL
SCALE: N.T.S.



H SHRUB AND GROUNDCOVER INSTALLATION DETAIL
SCALE: N.T.S.



I SHRUB AND GROUNDCOVER INSTALLATION DETAIL
SCALE: N.T.S.



Chase Bank Hampstead
Ravenswood Road and US-17
Hampstead, NC 28443

No. Revision

Designed by

Issued for

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Drawing Title
Landscape Details

L1.01

12/23/2024

Project Number
39760.00