

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

Guthrie's Application Information Major Site Development Plan

Case Number: SDP 2025-460

Application Type: Major Site Development Plan

Applicant: CG Wilmington I, LLC

Owners: Little Hampstead, LLC

Location: Approximately 500' from the intersection of US Highway 17 and Washington Acres Road. Subject parcel is west of US Highway 17.

Property ID #(s): 3282-53-4438-0000

Description: Application for the construction of a fast food restaurant with drive-thru.

Total Area of Project: 0.85

Current Zoning: GB, General Business

Technical Review Committee Meeting: 03/06/2025

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

Application Materials

Application Package

Site Plan

Pender County Planning and Community Development



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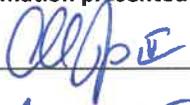
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Major Site Development Plan Submission

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. N/A **Pre-submittal Meeting**
Date of Meeting N/A
2. X **Signed Application**
3. X **Payment**
\$250
4. X **Paper Plan Sets**
Two (2) 24 x 36, Four (4) 11 x 17
5. X **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. X **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. X **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. X **Permits**
Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
9. X **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)

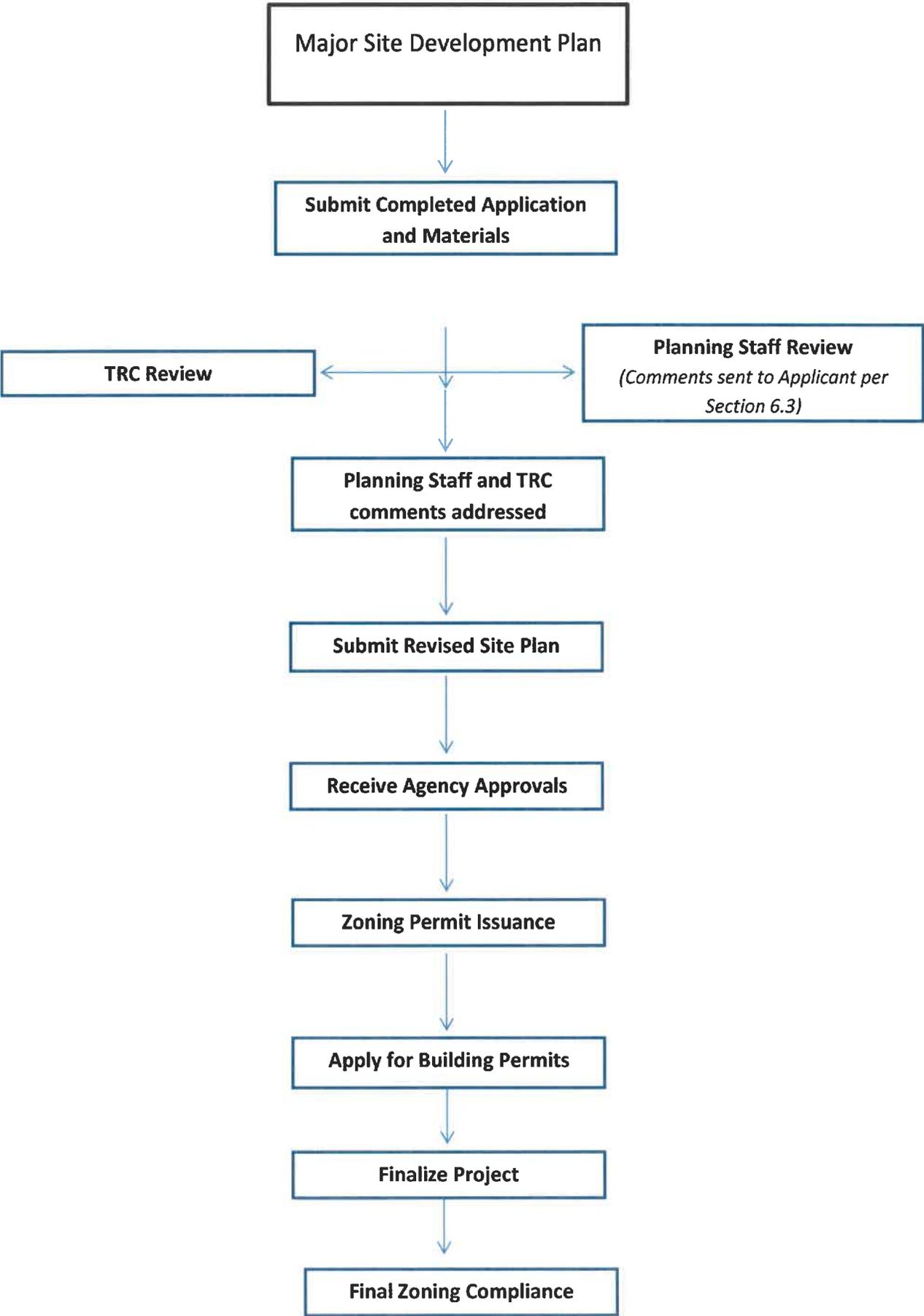
I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant 

Date 2/4/25

Printed Name ALBERT JAMES

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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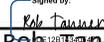
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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

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 WILMINGTON 2, LLC	Property Owner's Name:	LITTLE HAMPSTEAD, LLC
Applicant's Address:	1845 ST JULIAN PLACE	Property Owner's Address:	6600 N MILITARY TRAIL SUITE 302
City, State, & Zip	COLUMBIA SC 29204	City, State, & Zip	BOCA RATON, FL 33496
Phone Number:	803-590-3853	Phone Number:	717-891-5168
Email Address:	albert@columbiadevelopment.com	Email Address:	rob@impeccabledevelopment.com
Legal relationship of applicant to landowner:	Developer		
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3282-53-4438-0000	Total property acreage:	0.85
Zoning:	GENERAL BUSINESS	Acreage to be disturbed:	0.54
Water Provider:	PENDER COUNTY	Wastewater Provider:	PLURIS
Directions to Site:	INTERSECTION OF HWY 17 AND WASHINGTON ACRES ROAD. SITE IS ON YOUR RIGHT		
Lot Size:	0.95	Sq Ft of Building:	2,175
Building Height:	20'		
Setbacks	Front: 25'	Side: 10'	Rear: 10'
NAICS Code/Use:	934 FAST FOOD RESTAURANT		
Business Name:	GUTHRIES CHICKEN FINGERS		
Describe activities to be undertaken on project site:	GRADING, UTILITIES, PAVING, BUILDING		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	15	N/A	44

**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		Date:	2/4/25
Applicant's Name Printed	ALBERT JAMES	Date:	2/4/25
Owner's Signature	<small>Signed by:</small> 	Date:	2/4/25
Owner's Name Printed	Rob Tanner	Date:	2/4/25
Planning Staff:		Date:	

Plotted By: jayes, Jake Sheet Set: LITTLE HAMPSTEAD - UTILITIES Layout: C003 - UTILITIES NOTES February 04, 2025 05:46:25pm Viewmy-horn.com/CL/CH/CHL_PRR117152/Imprecable Development/013 Little Hampstead Infrastructure/02 DWG/Plan/Sheet/3-D-Gutlines/C002 - GENERAL NOTES.dwg

GENERAL UTILITY NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AN ENCROACHMENT AGREEMENT PERMIT, AS REQUIRED, TO CONSTRUCT UTILITY CONNECTIONS.
2. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
3. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR CONTINUATION OF UTILITIES WITHIN 5 FEET OF STRUCTURES.
4. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES (SHOWN OR NOT SHOWN) WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT 811 FOR THE IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
5. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME, IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY FOR DIRECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 72 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE. THE CONTRACTOR SHALL COORDINATE ANY INTERRUPTION OF UTILITY SERVICE WITH OWNER(S) AND RESPECTIVE UTILITY COMPANY REPRESENTATIVE.
8. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
9. CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE ASPHALT PAVEMENT AS NECESSARY TO INSTALL UNDERGROUND ELECTRIC, TELEPHONE, SEWER, WATER, AND COMMUNICATION CONDUITS, PAVEMENTS, WALKS, CURBS AND OTHER SURFACE IMPROVEMENTS REQUIRING REMOVAL FOR INSTALLATION OF UNDERGROUND UTILITIES SHALL BE RESTORED TO THEIR PRESENT CONDITION UNLESS OTHERWISE SHOWN.
10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL POWER COMPANY STANDARDS.
11. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
12. PRESSURE UTILITY MAINS AND SERVICE LINES MAY NEED TO BE INSTALLED AT A DEPTH GREATER THAN THAT SPECIFIED OR SHOWN ON THE DRAWINGS TO CLEAR EXISTING AND PROPOSED CROSSING UTILITIES. IN SUCH CASES, THE CONTRACTOR SHALL INSTALL VERTICAL BENDS AS REQUIRED TO ACHIEVE APPROPRIATE CLEARANCE BETWEEN THE CROSSING UTILITIES.
13. WHERE GRADE MODIFICATIONS (CUT OR FILL) ARE SHOWN ADJACENT TO EXISTING VALVE BOX COVERS AND MANHOLE CASTINGS, THE VALVE BOX COVERS AND MANHOLE CASTINGS SHALL BE ADJUSTED FLUSH WITH THE PROPOSED GRADE.
14. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS UNTIL AUTHORIZED TO DISCONNECT BY THE OWNER, UTILITY COMPANIES, AND GOVERNING AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY, TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE, AND CABLE SERVICES TO SERVICE BUILDING(S) TO REMAIN OPEN.
15. ALL PROPOSED STUBS SHALL BE CAPPED AND SHALL BE PROVIDED WITH FIELD MARKERS.
16. CONTRACTOR TO PROVIDE AND INSTALL CONDUIT FOR SITE LIGHTING PER SITE LIGHTING PLAN (BY OTHERS).
17. CONTRACTOR TO PROVIDE AND INSTALL CONDUIT FOR IRRIGATION PER IRRIGATION PLAN (BY OTHERS).
18. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, SURVEYED, AND APPROVED BEFORE BACKFILLING.
19. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
20. ALL CONDUIT SHALL BE INSTALLED PER CURRENT NATIONAL ELECTRIC CODE (N.E.C.) AND MANUFACTURER REQUIREMENTS.
21. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
22. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION LINES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
23. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATER TIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
24. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY DUCTILE IRON PIPE FITTINGS, ANY PIPE OR FITTINGS WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER, OWNER, OR INSPECTOR RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
25. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
26. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
27. UNDERGROUND WATER AND SANITARY SEWER LINES SHALL BE SURVEYED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE PROJECT STATE PRIOR TO BACK FILLING.
28. CONTRACTOR SHALL PERFORM AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION, PRESSURE TESTS, AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDERS, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
29. IF DETERMINED NECESSARY BY THE LOCAL JURISDICTION, THE CONTRACTOR SHALL ABANDON EXISTING WATER METERS. CUT THE CORPORATION STOP OFF, AND AIR-GAP THE SERVICES.
30. UNDERGROUND UTILITY, INCLUDING STORMWATER PIPES, SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
A. NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.
B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

GENERAL GRADING NOTES

- 1. ALL NECESSARY PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CONTRACTOR MUST OBTAIN ALL PERMITS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
4. CONTRACTOR SHALL REVIEW, UNDERSTAND AND IMPLEMENT ALL REQUIRED EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO ANY DISTURBANCE.
5. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
6. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR BLASTING ROCK IF BLAST ROCK IS ENCOUNTERED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL BLASTING AND SAFETY REQUIREMENTS.
7. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SEEDED.
8. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
10. FIELD ADJUSTMENTS OF RIM ELEVATIONS OF STRUCTURES MAY BE REQUIRED TO MEET FIELD CONDITIONS. MAXIMUM HEIGHT OF ADJUSTING RINGS SHALL NOT EXCEED 12-INCHES. ADJUSTMENTS OF CASTINGS WHERE THE TOTAL HEIGHT OF ADJUSTING RINGS WOULD EXCEED 12 INCHES SHALL BE MADE BY REPLACING THE CONE AND/OR BARREL SECTION OF THE STRUCTURE.
11. WHERE GRADE MODIFICATIONS ARE SHOWN ADJACENT TO EXISTING VALVE BOX COVERS AND MANHOLE CASTINGS, THE VALVE BOX COVERS AND MANHOLE CASTINGS SHALL BE ADJUSTED FLUSH WITH THE PROPOSED GRADE.
12. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
13. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
14. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
15. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DEPARTMENT OF TRANSPORTATION STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
16. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SEEDED AS SPECIFIED IN THE PLANS. FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASSES GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
17. ALL CUT OR FILL SLOPES SHALL BE 5 (HORIZONTAL) x 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN. THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR APPROPRIATE SLOPE STABILIZATION ON ALL SLOPES STEEPER THAN 3:1. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
18. SEED MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
21. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
22. UNSUITABLE FILL BENEATH BUILDING PADS AND PAVED SURFACES MUST BE EXCAVATED AND REPLACED AS RECOMMENDED BY A GEOTECHNICAL ENGINEER.
23. ALL PAVEMENT SUB GRADES SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES AND COMPACTED TO A MINIMUM DENSITY OF 98 PERCENT OF ASTM D-698 DENSITY AT OPTIMUM MOISTURE CONTENT UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS OR AS DIRECTED BY A GEOTECHNICAL ENGINEER. FILL SHALL BE PLACED AND COMPACTED IN MAXIMUM 8' LIFTS. IN AREAS WHERE ROCK IS ENCOUNTERED AT FINAL SUB GRADE ELEVATION, THE EXPOSED ROCK SHALL BE TOPPED WITH A LEVELING COURSE OF SANDY CLAY OR CLAYEY SAND (P.I. BETWEEN 4 AND 15) AS NEEDED TO PROVIDE A SMOOTH SURFACE FOR PAVING.

WATER DISTRIBUTION NOTES

- 1. CONTRACTOR TO LOCATE TIE-INS TO ALL BUILDINGS BASED ON ARCH / MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
2. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
3. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 48 INCHES OF COVER AS MEASURED FROM THE TOP OF THE PIPE TO THE FINAL FINISH GRADE ABOVE THE PIPE.
4. THRUST BLOCKS OR JOINT RESTRAINTS SHALL BE INSTALLED ON ALL WATER LINES AT ALL BENDS, TEES AND HYDRANTS PER THE DETAILS.
5. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF FITTINGS AND APPURTENANCES ROUNDED TO THE NEAREST FOOT.
6. WATER LINES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLANS:
6" AND LARGER PVC C-90, DR-18, PER ASTM D 2241
6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
7. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING IF DICTATED BY THE AUTHORITY HAVING JURISDICTION.
8. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS REQUIRED BACKFLOW PREVENTER.
9. BACKFLOW PREVENTION ASSEMBLIES TO BE INSTALLED ABOVE-GROUND SHALL BE INSTALLED WITHIN INSULATED ENCLOSURE AND PER JURISDICTIONAL REQUIREMENTS. ENCLOSURES SHALL INCLUDE DRAIN PORT(S) FOR DISCHARGE WATER. CONTRACTOR SHALL ENSURE THE BACKFLOW PREVENTION ASSEMBLY AND ENCLOSURE IS INSTALLED OUTSIDE OF SIGHT DISTANCE TRIANGLES AT INTERSECTIONS WITH VEHICULAR TRAVEL WAYS.
10. ALL BACKFLOW PREVENTERS SHALL BE HEATED.

SANITARY SEWER NOTES

- 1. CONTRACTOR TO LOCATE LATERAL CONNECTIONS TO BUILDING PER PLUMBING PLANS.
2. PLACE CLEAN-OUTS ON SANITARY SEWER LATERALS AS REQUIRED BY PLUMBING CODE.
3. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES AND ARE ROUNDED TO THE NEAREST FOOT.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED AT ALL TIMES. A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER LINES AND SEWERS SHALL BE MAINTAINED AT CROSSINGS. IN THE EVENT THAT MINIMUM SEPARATION REQUIREMENTS CANNOT BE MET, THE CONTRACTOR SHALL UTILIZE PRESSURE-TYPE WATER PIPE FOR THE SEWER PER DETAIL.
5. SANITARY SEWER PIPE SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLANS:
8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
6" PVC SCHEDULE 40
DUCTILE IRON PIPE PER AWWA C150
6. NEVERTHELESS, DISTANCE BETWEEN OUTGOING AND INCOMING SEWERS IS MORE THAN 2 FEET AN OUTSIDE DROP MANHOLE SHALL BE INSTALLED.
7. SANITARY SEWER STRUCTURES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLANS:
48" DIAMETER PRECAST CONCRETE MANHOLE PER ASTM C478.
48" DIAMETER PRECAST POLYETHYLENE IN ACCORDANCE WITH ASTM D1248. MANHOLES SHALL HAVE A COMPRESSIVE STRENGTH THAT MEETS ASTM D2412.
8. ALL MANHOLES AND CLEANOUTS SHALL BE H20 TRAFFIC GRADE AND RATED WITH HEAVY DUTY COVERS AND FRAMES PER THE SAME STANDARD.

BACKFLOW PREVENTION NOTES

- 1. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPARTMENT CONNECTION POINTS OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS AHJ REQUIRED BACKFLOW PREVENTER.
2. EACH AHJ REQUIRED BACKFLOW PREVENTER ASSEMBLY IS REQUIRED TO BE TESTED BY AN APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM INTO SERVICE.
3. MATERIAL USED FOR THE DOMESTIC, FIRE, AND IRRIGATION WATER LINES MUST BE APPROVED BY THE BUILDING CODE.
4. DOMESTIC BACKFLOW PREVENTER LOCATED IN BUILDING. REFER TO MEP PLANS.
5. ABOVE GROUND HEATED BOX SHALL INCLUDE A TAMPER SWITCH WIRED BACK TO THE FIRE ALARM SYSTEM IN THE BUILDING.
6. BACKFLOW PREVENTER PERMIT REQUIRED FOR PROJECT. BACKFLOW PREVENTER INSTALLER MUST OBTAIN A BACKFLOW PREVENTER PERMIT PRIOR TO INSTALLATION. CONTACT >>>CONTACT<<< TO OBTAIN ADDITIONAL INFORMATION AND INSTALLATION REQUIREMENTS PRIOR TO INITIATING WORK.

SANITARY SEWER SMALL FORCE MAIN NOTES - NC

- 1. FORCE MAIN CONSTRUCTION SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
2. FORCE MAIN SHALL BE PVC SCHEDULE 80.
3. FORCE MAIN SHALL BE INSTALLED PER DETAIL 0222102 AND MANUFACTURER'S RECOMMENDATION.
4. ALL BURIED FITTINGS SHALL BE RESTRAINED OR SOLVENT WELDED, OR INSTALLED WITH THRUST BLOCKS PER DETAILS 0222108 AND 0222114.
5. FORCE MAIN SHALL BE CONTINUOUSLY SLOPED UPWARDS FROM WET WELL TO DISCHARGE.
6. FORCE MAIN SHALL BE INSTALLED WITH A MINIMUM 36 INCHES OF COVER FROM FINISHED GRADE.
7. AT CROSSINGS BETWEEN PROPOSED FORCE MAIN AND EXISTING OR PROPOSED WATER MAIN, FORCE MAIN SHALL CROSS BELOW THE WATER MAIN AND BE INSTALLED WITH A MINIMUM 18" VERTICAL SEPARATION OR CONSTRUCT PIPE CRADLE PER DETAIL 0222118.
8. AT CROSSINGS BETWEEN PROPOSED FORCE MAIN AND ANY OTHER EXISTING OR PROPOSED UTILITIES OR DRAINAGE, FORCE MAIN SHALL BE INSTALLED WITH A MINIMUM 18" VERTICAL SEPARATION OR CONSTRUCT PIPE CRADLE PER DETAIL 0222118.

PENDER COUNTY - STANDARD NOTES

- 1. 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.
2. ALL MATERIALS USED SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-CONFORMING MATERIAL WILL NOT BE ACCEPTED FOR FINAL CERTIFICATION.
3. ALL PIPE SHALL BE C900 DR18 PVC, UNLESS OTHERWISE NOTED (SEE PCU STANDARD DETAIL). PVC PIPE TO BE SDR 21 WHERE C900 IS UNAVAILABLE. THE USE OF DUCTILE IRON PIPE (DIP) IS REQUIRED UNDER PAVED AREAS. PCU MUST APPROVE THE USE OF DIP IN THE FIELD BEFORE INSTALLATION IN OTHER LOCATIONS.
4. PCU STANDARD WATERLINE PIPE RESTRAINING METHOD IS MJ GRIP RINGS. AT A MINIMUM ALL FITTINGS, VALVES, ETC. MUST BE RESTRAINED (SEE PCU STANDARD DETAIL).
5. PCU MUST INSPECT CASING INSTALLATIONS PRIOR TO BACKFILL. PCU MUST WITNESS PRESSURE TESTS, AND WITHDRAWAL OF BACTERIOLOGICAL SAMPLES. CONTACT PCU UTILITIES INSPECTOR TO SCHEDULE.
6. CLOSE-OUT DOCUMENTS WHICH MUST BE RECEIVED PRIOR TO PCU SIGNING THE NCQE0 PWSS APPLICANT CERTIFICATION INCLUDE: BACTERIOLOGICAL TESTS, PRESSURE TESTS, DEED OF DEDICATION, AFFIDAVIT/RELEASE OF LIENS, WARRANTY, AND RECORD DRAWINGS (PDF & CAD).
7. 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 NCQE0 PWSS.

Table with columns for REVISIONS, DATE, and BY. Includes revision symbols and a 'No.' field.

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Table with project details: KH PROJECT 011525010, DATE 02/06/2025, SCALE AS SHOWN, DESIGNED BY KJK, DRAWN BY JDH, CHECKED BY AMR.

UTILITY NOTES

LITTLE HAMPSTEAD - GUTHRIE'S PREPARED FOR COLUMBIA DEVELOPMENT HAMPSTEAD, NC. SHEET NUMBER C003.



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Plotted By: Hayes, Jake Sheet Set: LITTLE HAMPSTEAD - GUTHRIE'S Layout: C004 GENERAL EROSION CONTROL NOTES February 04, 2025 05:46:31 pm W:\mbo-horn.com\C\CHL\CHL_PRA11717-02 Impreciseable Development\013 Little Hampstead Infrastructure\02 DWG\Plan\Sheets\3-0-Guthrie\02 - GENERAL NOTES.dwg

GENERAL EROSION CONTROL NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST CLEARLY DELINEATE AND MARK OFF AREAS TO BE PROTECTED, AS IDENTIFIED IN THE SWPPP OR IN THE FIELD, INCLUDING BUT NOT LIMITED TO STREAMS/WETLANDS, NATURAL BUFFERS, TREE, HABITATS OF ENDANGERED/THREATENED SPECIES, HISTORIC PROPERTIES, ETC.)
- THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
- BMP'S PROPOSED FOR SITE DEVELOPMENT HAVE BEEN DESIGNED TO ADDRESS CONSTRUCTION STORMWATER RUNOFF. IN THE EVENT THE BMP'S BECOME INEFFECTIVE AT PREVENTING SEDIMENT FROM LEAVING THE SITE, IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT ADDITIONAL BMP'S. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN BMP'S AS DESCRIBED IN THE GENERAL PERMIT. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY THE EROSION CONTROL INSPECTOR.
- CONTRACTOR SHALL REVIEW THE GENERAL PERMIT PRIOR TO COMMENCING CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED PLANS AND GENERAL PERMIT ON SITE AT ALL TIMES.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION AND IS SUBJECT TO A FINE.
- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE WHICH THE WORK IS PERFORMED.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN THROUGHOUT THE PROJECT CONSTRUCTION ALL EROSION CONTROL MEASURES SHOWN WITHIN THESE PLANS IN ACCORDANCE WITH APPLICABLE STATE EROSION AND SEDIMENT CONTROL REGULATIONS.
- ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH REGULATIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER GENERAL PERMIT.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO CLEARING AND/OR LAND DISTURBANCE.
- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES TO MINIMIZE EROSION.
- THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE EROSION CONTROL INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS. CONTACT PROJECT ENGINEER AND PROJECT EROSION CONTROL INSPECTOR TO ENSURE ADDITIONAL EROSION CONTROL MEASURES ARE INSTALLED PRIOR TO OFF-SITE GRADING.
- ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802), AND AS REQUIRED BY THE GENERAL PERMIT.
- THE CONTRACTOR SHALL MAINTAIN JURISDICTIONALLY REQUIRED BUFFERS OF UNDISTURBED NATURAL VEGETATION BETWEEN THE DISTURBED PORTIONS OF THE SITE AND SURFACES WATERS AT ALL TIMES. BUFFERS SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFF-SITE BORROW OR WASTE AREAS, STAGING OR STORAGE AREAS), THE CONTRACTOR SHALL PREPARE AND SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND TO AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL FEES REQUIRED AND SHALL INSTALL NECESSARY MEASURES AT NO SEPARATE PAYMENT. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER A COPY OF THE AMENDED PERMIT.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 2:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL DRAINAGE SWALES MUST BE GRADED AND RIP-RAP MUST BE REPLACED AS REQUIRED TO CONTROL EROSION. RIP-RAP WILL CONSIST OF 50 - 125 POUND STONES PLACED AT ALL OUTFALLS, AND WHERE NOTED ON CONSTRUCTION DRAWINGS. SEE DETAIL SHEET FOR OUTFALL PIPE SIZE CHART.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED FOR ADDITIONAL CONTRACTOR LAYDOWN AREA. CONTRACTOR TO COORDINATE WITH ENGINEER DURING CONSTRUCTION. THE LIMITS OF DISTURBANCE SHOULD CONTAIN ANY ADDITIONAL LAYDOWN AREAS. IF ADDITIONAL LAYDOWN AREA IS NEEDED OUT SIDE THE LIMITS OF DISTURBANCE, A REVISED EROSION CONTROL PLAN SHOULD BE REVIEWED AND PERMITTED.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGE WAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
- ALL TEMPORARY STORMWATER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGE WAY, STOCKPILES, FLOOD PLAIN AREA, OR A DESIGNATED BUFFER. ALL STOCKPILES SHALL BE IMMEDIATELY STABILIZED AS REQUIRED BY THE GENERAL PERMIT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL PUBLIC FACILITIES ARE TO BE CONSTRUCTED AS SPECIFIED BY CITY/COUNTY STANDARDS.
- NO WORK WITHIN NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) RIGHT OF WAY SHALL TAKE PLACE WITHOUT ALL PERMITS.
- EXISTING FEATURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY EXCEPT AS OTHERWISE NOTED. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THE CIVIL PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION. CONTRACTOR SHALL REPAIR ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE EXISTING OR BETTER CONDITION.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY COMMERCIAL SITE DESIGN. ALL INFORMATION IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, IN ACCORDANCE WITH THE STANDARDS OF NCDOT AND PENDER COUNTY.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN A UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ALL WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

GENERAL EROSION CONTROL NOTES

- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF NORTH CAROLINA LAW AND IS SUBJECT TO A FINE.
- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN THROUGHOUT THE PROJECT CONSTRUCTION ALL EROSION CONTROL MEASURES SHOWN WITHIN THESE PLANS IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCEQE) EROSION AND SEDIMENT CONTROL REGULATIONS.
- SELF INSPECTIONS SHALL BE PERFORMED AS REQUIRED BY THE GENERAL PERMIT AND AS DESCRIBED ON THESE EROSION AND SEDIMENT CONTROL PLANS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO CLEARING AND/OR LAND DISTURBANCE.
- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS. CONTACT PROJECT ENGINEER AND PROJECT EROSION CONTROL INSPECTOR TO ENSURE ADDITIONAL EROSION CONTROL MEASURES ARE INSTALLED PRIOR TO OFF-SITE GRADING.
- ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA OR THE STATE OR LOCAL AGENCY REGULATIONS, SHALL BE IMMEDIATELY REPORTED TO THE EPA NATIONAL RESPONSE CENTER (1-800-424-8802) AND THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (1-800-858-0368). THE STATE REPORTABLE QUANTITY FOR PETROLEUM PRODUCTS IS: 25 GALLONS MINIMUM OR IF IT CAUSES A SHEEN ON NEARBY SURFACE WATER OR IF IT IS 100 FEET OR LESS FROM A SURFACE BODY OF WATER, NC GENERAL STATUTES - CHAPTER 143 ARTICLE 21A
- THE CONTRACTOR SHALL MAINTAIN JURISDICTIONALLY REQUIRED BUFFERS OF UNDISTURBED NATURAL VEGETATION BETWEEN THE DISTURBED PORTIONS OF THE SITE AND SURFACES WATERS AT ALL TIMES. BUFFERS SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO OFF-SITE BORROW OR WASTE AREAS, STAGING OR STORAGE AREAS), THE CONTRACTOR SHALL PREPARE AND SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND TO THE APPROPRIATE GOVERNING AUTHORITY FOR APPROVAL. CONTRACTOR SHALL PAY ALL FEES REQUIRED AND SHALL INSTALL NECESSARY MEASURES AT NO SEPARATE PAYMENT. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ENGINEER A COPY OF THE AMENDED PERMIT.

STABILIZATION REQUIREMENTS

- SOIL STABILIZATION SHALL BE ACHIEVED ON ANY AREA OF A SITE WHERE LAND-DISTURBING ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED ACCORDING TO THE FOLLOWING SCHEDULE:
 - ALL PERIMETER DIKES, SWALES, DITCHES, AND SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
- CONDITIONS - IN MEETING THE STABILIZATION REQUIREMENTS ABOVE, THE FOLLOWING CONDITIONS OR EXEMPTIONS SHALL APPLY:
 - EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE-SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE.
 - ALL SLOPES 50' IN LENGTH OR GREATER SHALL APPLY THE GROUND COVER WITHIN 7 DAYS EXCEPT WHEN THE SLOPE IS FLATTER THAN 4:1. SLOPES LESS THAN 50' SHALL APPLY GROUND COVER WITHIN 14 DAYS EXCEPT WHEN SLOPES ARE STEEPER THAN 3:1. THE 7 DAY-REQUIREMENT APPLIES.
 - ANY SLOPED AREA FLATTER THAN 4:1 SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT BUT SHALL REQUIRE STABILIZATION WITHIN 14 CALENDAR DAYS.
 - SLOPES 10' OR LESS IN LENGTH SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 2:1 BUT SHALL REQUIRE STABILIZATION WITHIN 14 CALENDAR DAYS.
 - ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS.
 - FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH QUALITY WATER ZONE" (ISA NCAC 04A. 0105), STABILIZATION WITH GROUND COVER SHALL BE ACHIEVED AS SOON AS PRACTICABLE BUT IN ANY EVENT ON ALL AREAS OF THE SITE WITHIN 7 CALENDAR DAYS FROM THE LAST LAND DISTURBING ACT.
 - PORTIONS OF A SITE THAT ARE LOWER IN ELEVATION THAN ADJACENT EXISTING UTILITY AND/OR LIGHT POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.

EROSION CONTROL NOTES

- BMP'S PROPOSED FOR SITE DEVELOPMENT HAVE BEEN DESIGNED TO ADDRESS CONSTRUCTION STORMWATER RUNOFF. IN THE EVENT THE BMP'S BECOME INEFFECTIVE AT PREVENTING SEDIMENT FROM LEAVING THE SITE, IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT ADDITIONAL BMP'S. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN BMP'S AS DESCRIBED IN THE GENERAL PERMIT. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE COUNTY OR NCEQE.
- CONTRACTOR SHALL FIELD LOCATE WASTE, BORROW, AND EQUIPMENT STORAGE. LOCATIONS SHALL BE DENOTED BY THE CONTRACTOR ON THE SITE MAPS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM REQUIRED MAINTENANCE OF ALL EROSION CONTROL AND SEDIMENT CONTROL DEVICES TO ENSURE FUNCTIONALITY AT ALL TIMES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY, RELOCATED WHEN NECESSARY, AND SHALL BE CHECKED AFTER EVERY RAINFALL. SEEDED AREAS SHALL BE CHECKED REGULARLY AND SHALL BE WATERED, FERTILIZED, RE-SEEDDED AND MULCHED AS NECESSARY TO OBTAIN A DENSE STAND OF GRASS.
- STABILIZATION MEASURES SUCH AS DAMS, DIKES AND DIVERSIONS SHALL BE APPLIED TO ALL EROSION CONTROL MEASURES IMMEDIATELY AFTER INSTALLATION.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE. THE FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A SUFFICIENT BARRIER.
- ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
- CONTRACTORS SHALL PREVENT ANY SILTATION FROM ENTERING THE STORM SEWER SYSTEM. ALL INLETS AND INLET OPENINGS SHALL BE FULLY ENCLOSED WITH APPROPRIATE INLET PROTECTION DEVICES.
- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY THE CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF CONSTRUCTION. TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE REQUIRED AT ALL CONSTRUCTION STAGING AREA ENTRANCES AND ALL CONSTRUCTION ACCESS LOCATIONS INTO NON-PAVED AREA. TWO TO THREE INCH STONE SHALL BE USED FOR THE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE. SEE EROSION CONTROL DETAIL SHEET.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE. MUD ON THE PUBLIC ROADWAYS MUST BE CLEANED IMMEDIATELY.
- WHEN A CRUSHED STONE CONSTRUCTION ENTRANCE HAS BEEN COVERED WITH SOIL OR HAS BEEN PUSHED INTO THE SOIL BY CONSTRUCTION TRAFFIC, IT SHALL BE REPLACED WITH A DEPTH OF STONE EQUAL TO THAT OF THE ORIGINAL APPLICATION.
- CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ANY AFFECTED INLETS DOWNSTREAM OF THE PROPOSED IMPROVEMENTS, IF NEEDED.
- THE CONTRACTOR SHALL LOCATE STAGING AREAS TO LIMIT THE EXPOSURE OF CONSTRUCTION MATERIALS TO STORMWATER APPURTENANCES.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 2:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. PERMANENT STABILIZATION SHALL BE ESTABLISHED AS DEFINED BY THE GENERAL PERMIT PRIOR TO FINAL ACCEPTANCE.
- ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, STOCKPILES, FLOOD PLAIN AREA OR A DESIGNATED BUFFER. ALL STOCKPILES SHALL BE IMMEDIATELY STABILIZED AS REQUIRED BY THE GENERAL PERMIT
- ALL TEMPORARY STORMWATER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE PRIOR TO DISCHARGE TO RECEIVING OUTLET. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
- ALL DRAINAGE SWALES MUST BE GRADED AND RIP-RAP MUST BE REPLACED AS REQUIRED TO CONTROL EROSION. RIP-RAP WILL CONSIST OF 50 - 125 POUND STONES PLACED AT ALL HEADWALLS, AND WHERE NOTED ON CONSTRUCTION DRAWINGS. SEE DETAIL SHEET FOR OUTFALL PIPE SIZE CHART.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED FOR ADDITIONAL CONTRACTOR LAYDOWN AREA. CONTRACTOR TO COORDINATE WITH ENGINEER DURING CONSTRUCTION. THE LIMITS OF DISTURBANCE SHOULD CONTAIN ANY ADDITIONAL LAYDOWN AREAS. IF ADDITIONAL LAYDOWN AREA IS NEEDED OUT SIDE THE LIMITS OF DISTURBANCE, A REVISED EROSION CONTROL PLAN SHOULD BE REVIEWED AND PERMITTED.
- NO PARKING SHALL BE LOCATED OUTSIDE THE LIMITS OF DISTURBANCE.
- NO CONSTRUCTION LAYDOWN OR STAGING SHALL BE LOCATED OUTSIDE THE LIMITS OF DISTURBANCE.
- CONTRACTOR TO ENSURE THAT SEDIMENT LADEN RUNOFF DOES NOT LEAVE SITE LIMITS OR ENTER PROTECTED AREAS. ANY SEDIMENT DEPOSITED BEYOND DISTURBED AREA WITHIN SITE LIMITS SHALL BE REMOVED.

CONSTRUCTION SEQUENCE

- ONCE THE TRAILER, PARKING, LAYDOWN, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, PAVEMENT PULVERIZATION, ETC. ARE IN PLACE, CONTRACTOR SHALL DENOTE THE LOCATIONS ON THE PLAN. IN ADDITION, NOTE ALL AREAS WHERE FILL IS IMPORTED FROM OR SOIL IS EXPORTED TO ON THE PLANS.
- OBTAIN ALL NECESSARY PERMITS AND HOST A PRECONSTRUCTION MEETING WITH THE PROJECT TEAM AND NCEQE, UPON REQUEST.
 - STAKE/FLAG THE LIMITS OF DISTURBANCE (LOD). THE LOD IS TO REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
 - STABILIZED CONSTRUCTION EXIT.
 - INSTALL PERIMETER SILT FENCES AND INLET PROTECTION AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL THE PERIMETER CONTROL BMP'S.
 - PREPARE TEMPORARY PARKING, STORAGE AND STOCKPILE AREAS.
 - ROUGH GRADE THE SITE.
 - INSTALL STABILIZATION FOR ALL AREAS TO REMAIN DENUDE FOR A PERIOD OF 21 DAYS OR LONGER. THIS SHALL BE INITIATED WITHIN TWENTY-FOUR (24) HOURS AFTER CONSTRUCTION ACTIVITY CEASES IN THESE AREAS. TEMPORARY SEEDING STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS OF INITIATION.
 - CONTRACTOR TO INSTALL WATER LINE, SANITARY SEWER, AND ALL STORM SEWER.
 - ONCE STORM STRUCTURE INLETS ARE SET, INSTALL INLET PROTECTION IMMEDIATELY. INCLUDE ADDITIONAL STONE FILTER RING AND COIR WATTLE AS NEEDED.
 - PREPARE BUILDING PAD.
 - PROMPTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
 - PREPARE THE SITE FOR PAVING AND INSTALL ALL CURB AND GUTTER AS SOON AS POSSIBLE TO MINIMIZE STORMWATER RUNOFF.
 - MAINTAIN INLET PROTECTION THROUGHOUT THE SITE VERTICAL CONSTRUCTION PHASE.
 - PLACE TOPSOIL ON ALL LANDSCAPED AREAS. SOD OR MULCH ALL DENUDE AREAS WITHIN THE LEASE AREA.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES IN ACCORDANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL ONCE FINAL INSPECTION HAS BEEN COMPLETED.

NO.	REVISIONS	DATE	BY

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #P-102



KH PROJECT	011525010
DATE	02/06/2025
SCALE	AS SHOWN
DESIGNED BY	KJK
DRAWN BY	JDH
CHECKED BY	AMR

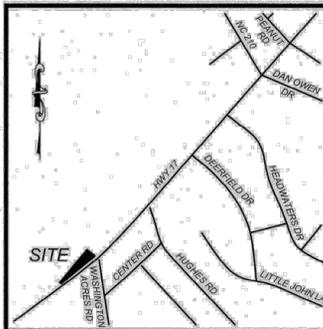
LITTLE HAMPSTEAD - GUTHRIE'S
PREPARED FOR
COLUMBIA
DEVELOPMENT

GENERAL EROSION CONTROL NOTES

SHEET NUMBER
C004

HAMPSTEAD NC





LEGEND

▲	CALCULATED POINT	AD	ACRES	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
○	EXISTING IRON PIPE (EIP)	ACSM	AMERICAN CONGRESS ON SURVEYING AND MAPPING	NTS	NOT TO SCALE
●	IRON PIPE SET	ALTA	AMERICAN LAND TITLE ASSOCIATION	RS	PAGE
⊙	CONCRETE MONUMENT	B.M.	BOOK OF MAPS	P.O.B.	POINT OF BEGINNING
⊕	PORE HOLE	C.B.	CATCH BASIN	P.O.C.	POINT OF COMMENCEMENT
⊖	SANITARY SEWER MANHOLE	C.M.P.	CORRUGATED METAL PIPE	P.O.L.	POINT ON LINE
⊗	SANITARY SEWER CLEANOUT	D.B.	DEED BOOK	R.C.P.	REINFORCED CONCRETE PIPE
⊘	WATER VALVE	EIP	EXISTING IRON PIPES	R.W.	RIGHT-OF-WAY
⊙	WATER METER	ELEV	ELEVATION	SF	SQUARE FOOT
⊕	FIRE HYDRANT	E.M.	ELECTRIC METER	SMH	SANITARY SEWER MANHOLE
⊖	TELEPHONE PEDESTAL	F.I.R.M.	FLOOD INSURANCE RATE MAP	S.R.	STATE ROAD
⊗	TELEPHONE MANHOLE	GPS	GLOBAL POSITIONING SYSTEM	T.B.M.	TEMPORARY BENCH MARK
⊘	WATER MANHOLE	HUD	HOUSING URBAN DEVELOPMENT	T.C.	TOP CURB
⊙	ELECTRIC BOX	HYD	FIRE HYDRANT	T.W.S.P.	TOWNSHIP
⊖	POWER POLE	INV	INVERT	TYP	TYPICAL
⊗	CURB INLET	IPS	IRON PIPE SET	Y.I.	YARD INLET
⊘	STORM DRAINAGE MANHOLE	L.L.C.	LIMITED LIABILITY COMPANY		
⊙	YARD INLET	MPH	MILES PER HOUR		
⊖	STORM DRAIN	MSL	MEAN SEA LEVEL		
⊗	OVERHEAD UTILITIES	NAD	NORTH AMERICAN DATUM		
⊘	UNDERGROUND ELECTRIC	N.F.	NOW OR FORMERLY		
⊖	UNDERGROUND TELEPHONE	NGS	NORTH CAROLINA GEODETIC SURVEY		
⊙	WATER LINE	NGVD	NATIONAL GEODETIC VERTICAL DATUM		
⊖	SANITARY SEWER LINE				
⊙	GAS LINE				
⊖	FENCE LINE				

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	472.93'	11409.16'	2.38°	S50°21'33"W	472.90'	236.50'
C2	272.88'	3487.75'	4.48°	S49°18'19"W	272.81'	136.51'

ALTA SURVEY CERTIFICATION

TO THE DESIGNEE OF: TANNER POSTAL COMMERCIAL REAL ESTATE LLC AND INVESTORS 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, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 11, 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 17, 2021.

DATE OF PLAT OR MAP: 9/9/2022

PRINTED NAME: AARON R. STOCK

LICENSE NUMBER: 5113

SIGNATURE: *[Signature]*

GPS SURVEY CERTIFICATION

I, AARON R. STOCK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS (OR GNSS) SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.07 + 50 PPM OR LESS
TYPE OF GPS (OR GNSS) FIELD PROCEDURE: OPUS
DATE(S) OF SURVEY: AUGUST 17, 2022
DATUM / EPOCH: NAD 83(2011) / 2010.0000
PUBLISHED / FIXED CONTROL:
DK3336 NCSL SHALLOTTE CORS ARP
DH8997 SCWT WALTERBORO CORS ARP
DI1682 NCLU LUMBERTON CORS ARP
DR8074 N003 N003 FORT PULASKI CORS ARP
DO8057 GAU AUGUSTA UTILITIES CORS ARP
DM3985 NCR0 ROCKINGHAM CORS ARP
DF9211 GACC COLUMBIA COUNTY CORS ARP
DM3521 NCFE FORT FISHER CORS ARP

GEOID MODEL: GEOID 15
COMBINED GRID FACTOR: 0.99999688
UNITS: US SURVEY FEET

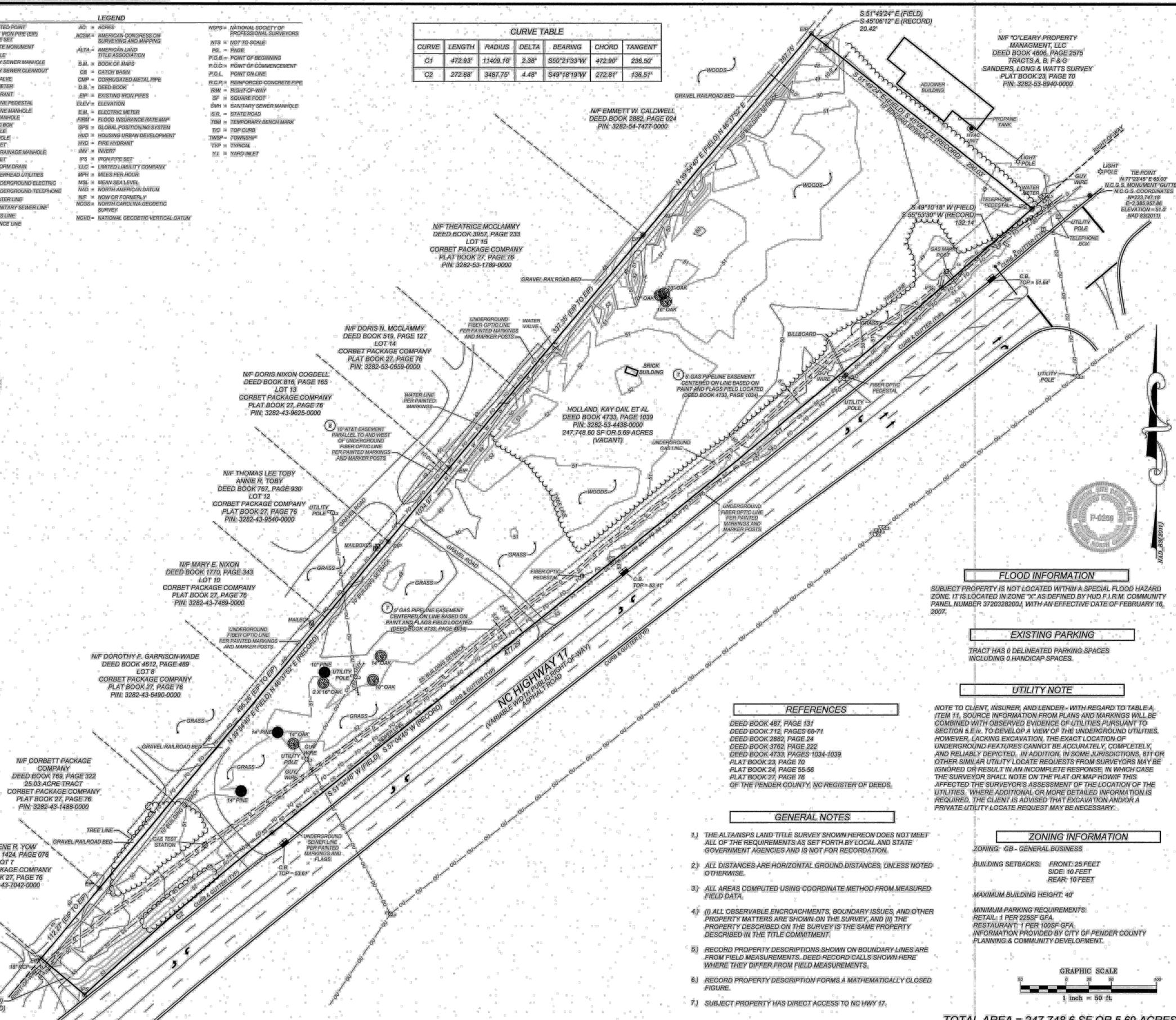
VERTICAL POSITIONS ARE REFERENCED TO NAVD88 USING (GEOID03) COMBINED FACTOR 0.99999688

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE *StH*

DAY OF September 2022

SURVEYOR

REGISTRATION NUMBER: 5113



N/F EMMETT W. CALDWELL
DEED BOOK 2882, PAGE 024
PIN: 3282-54-7477-0000

N/F THEATRICE MCCLAMMY
DEED BOOK 3957, PAGE 233
LOT 15
CORBET PACKAGE COMPANY
PLAT BOOK 27, PAGE 76
PIN: 3282-53-1788-0000

N/F DORIS N. MCCLAMMY
DEED BOOK 519, PAGE 127
LOT 14
CORBET PACKAGE COMPANY
PLAT BOOK 27, PAGE 76
PIN: 3282-53-0659-0000

N/F DORIS N. MCCLAMMY
DEED BOOK 519, PAGE 127
LOT 14
CORBET PACKAGE COMPANY
PLAT BOOK 27, PAGE 76
PIN: 3282-53-0659-0000

N/F MARY E. NIXON
DEED BOOK 1770, PAGE 343
CORBET PACKAGE COMPANY
PLAT BOOK 27, PAGE 76
PIN: 3282-43-7488-0000

N/F DOROTHY F. GARRISON-WADE
DEED BOOK 4612, PAGE 489
LOT 8
CORBET PACKAGE COMPANY
PLAT BOOK 27, PAGE 76
PIN: 3282-43-6490-0000

N/F CORBETT PACKAGE COMPANY
DEED BOOK 169, PAGE 322
25.03 ACRE TRACT
CORBET PACKAGE COMPANY
PLAT BOOK 27, PAGE 76
PIN: 3282-43-1488-0000

N/F ARLENE R. YOW
DEED BOOK 1424, PAGE 076
LOT 7
CORBET PACKAGE COMPANY
PLAT BOOK 27, PAGE 76
PIN: 3282-43-7042-0000

N/F MARY D. MORRISON
DEED BOOK 474, PAGE 100
LOT 6
CORBET PACKAGE COMPANY
PLAT BOOK 27, PAGE 76
PIN: 3282-42-6935-0000

REFERENCES

DEED BOOK 487, PAGE 191
DEED BOOK 712, PAGES 68-71
DEED BOOK 2882, PAGE 24
DEED BOOK 3762, PAGE 222
DEED BOOK 4733, PAGES 1034-1039
PLAT BOOK 23, PAGE 70
PLAT BOOK 24, PAGE 55-56
PLAT BOOK 27, PAGE 76
OF THE PENDER COUNTY, NC REGISTER OF DEEDS.

- GENERAL NOTES**
- 1) THE ALTA/NSPS LAND TITLE SURVEY SHOWN HEREON DOES NOT MEET ALL OF THE REQUIREMENTS AS SET FORTH BY LOCAL AND STATE GOVERNMENT AGENCIES AND IS NOT FOR RECORDATION.
 - 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, UNLESS NOTED OTHERWISE.
 - 3) ALL AREAS COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
 - 4) (I) ALL OBSERVABLE ENCROACHMENTS, BOUNDARY ISSUES, AND OTHER PROPERTY MATTERS ARE SHOWN ON THE SURVEY, AND (II) THE PROPERTY DESCRIBED ON THE SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.
 - 5) RECORD PROPERTY DESCRIPTIONS SHOWN ON BOUNDARY LINES ARE FROM FIELD MEASUREMENTS. DEED RECORD CALLS SHOWN WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
 - 6) RECORD PROPERTY DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE.
 - 7) SUBJECT PROPERTY HAS DIRECT ACCESS TO NC HWY 17.

FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 3720328200J, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

EXISTING PARKING

TRACT HAS 0 DELINEATED PARKING SPACES INCLUDING 0 HANDICAP SPACES.

UTILITY NOTE

NOTE TO CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11. SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.N. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOWEVER THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

ZONING INFORMATION

ZONING: GB - GENERAL BUSINESS

BUILDING SETBACKS: FRONT: 25 FEET
SIDE: 10 FEET
REAR: 10 FEET

MAXIMUM BUILDING HEIGHT: 40'

MINIMUM PARKING REQUIREMENTS:
RETAIL: 1 PER 225SF GFA
RESTAURANT: 1 PER 100SF GFA
INFORMATION PROVIDED BY CITY OF PENDER COUNTY PLANNING & COMMUNITY DEVELOPMENT.

GRAPHIC SCALE

1" = 50'

1 inch = 50 ft

TOTAL AREA = 247,748.6 SF OR 5.69 ACRES

REVISIONS

NO.	DATE	DESCRIPTION

COMMERCIAL SITE DESIGN

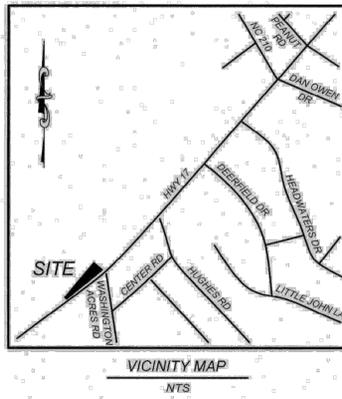
892 CREECHWOOD ROAD
RALEIGH, NORTH CAROLINA 27608
(919) 948-0121 FAX: (919) 948-5741
WWW.CSDESIGN.COM

CLIENT:
MR. ROB TANNER
TANNER POSTAL COMMERCIAL REAL ESTATE LLC

PROPERTY OF:
WILLIAM H. DAIL AND KATHERINE DAIL MOBLEY AND KAY DAIL HOLLAND, BEING ALL OF THE HEIRS OF EUGENIA KING DAIL 13821 HWY 17, HAMPSTEAD NC 28443 PENDER COUNTY, NORTH CAROLINA
ALTA/NSPS LAND TITLE SURVEY

PROJECT NO.: TLA-2202
FILENAME: TLA-2202-AT
DRAWN BY: JAS
SCALE: 1" = 50'
DATE: 09-06-2022
SHEET NO. 1 of 2

FOR REFERENCE ONLY



SCHEDULE B - SECTION II

INVESTORS TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 202214976ASL
 COMMITMENT DATE: AUGUST 02, 2022 @ 12:00 A.M.

**SCHEDULE B - SECTION II
 EXCEPTIONS**

- 1 MATTERS SHOWN ON RECORDED IN PLAT BOOK 1 AT PAGE 5 AND IN PLAT BOOK 24 AT PAGE 55. (AFFECTS SUBJECT PROPERTY)
- 2 TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF U.S. HWY 17 (FORMERLY INC HWY 39). (AFFECTS SUBJECT PROPERTY)
- 3 TITLE TO THAT PORTION OF THE LAND LYING WITHIN THE BOUNDS OF THE RAILROAD RIGHT OF WAY OF SEABOARD COASTLINE RAILROAD. (AFFECTS SUBJECT PROPERTY)
- 4 EASEMENT(S) TO PIEDMONT NATURAL GAS COMPANY RECORDED IN BOOK 4733 AT PAGE 1034. (AFFECTS SUBJECT PROPERTY - AS SHOWN HEREON)
- 5 EASEMENT(S) TO A & T RECORDED IN BOOK 1161 AT PAGE 168. (AFFECTS SUBJECT PROPERTY - AS SHOWN HEREON)
- 6 EASEMENT(S) TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 1149 AT PAGE 189. (AFFECTS SUBJECT PROPERTY)

PROPERTY DESCRIPTION (RECORD)

BEGINNING AT AN IRON PIPE IN THE NORTHWESTERN RIGHT OF WAY LINE OF U.S. 17, FORMERLY N.C. 30, 50 FEET FROM THE CENTERLINE THEREOF, SAID BEGINNING IRON PIPE BEING THE MOST SOUTHERN CORNER OF TRACT F AS SHOWN ON A MAP ENTITLED "COMPOSITE MAP OF SURVEY FOR CHRISTINE WARD SANDERS AND LAURA WARD LONG, FITZHUGH LEE, AND LEONARD WATTS AND WIFE, ANITA R. WATTS" RECORDED IN MAP BOOK 23, AT PAGE 70 OF THE PENDER COUNTY REGISTRY;

RUNNING THENCE FROM SAID BEGINNING POINT WITH THE ABOVE-MENTIONED NORTHWESTERN RIGHT OF WAY LINE OF U.S. 17, SOUTH 55 DEGREES 53 MINUTES 30 SECONDS WEST 132.14 FEET TO AN IRON PIPE AT THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 11,409.1559 FEET;

RUNNING AGAIN WITH SAID CURVED RIGHT OF WAY LINE TO AN IRON PIPE AT THE END OF SAID CURVE, SAID IRON PIPE BEING LOCATED A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 04 MINUTES 45 SECONDS WEST 472.895 FEET FROM THE PRECEDING IRON PIPE;

RUNNING THENCE AGAIN WITH SAID RIGHT OF WAY LINE, SOUTH 58 DEGREES 16 MINUTES 00 SECONDS WEST 477.29 FEET TO AN IRON PIPE AT THE BEGINNING OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 3487.7468 FEET;

RUNNING THENCE AGAIN WITH A PORTION OF SAID CURVED RIGHT OF WAY LINE TO A CONCRETE MONUMENT THAT IS LOCATED A CHORD BEARING AND DISTANCE OF SOUTH 56 DEGREES 01 MINUTES 31 SECONDS WEST 272.81 FEET FROM THE PRECEDING POINT, (SAID CONCRETE MONUMENT BEING LOCATED NORTH 67 DEGREES 42 MINUTES 07 SECONDS EAST 125.48 FEET FROM U.S.C. & G.S. P.M. P-148 WHICH IS LOCATED SOUTH 67 DEGREES 05 MINUTES 46 SECONDS WEST 1539.44 FEET FROM N.C.G.S. HORIZONTAL CONTROL MARK ACRES 1984);

RUNNING THENCE FROM THE LAST MENTIONED CONCRETE MONUMENT AT RIGHT ANGLES TO THE FORMER CENTERLINE OF THE SEABOARD COASTLINE RAILROAD, NORTH 43 DEGREES 22 MINUTES 08 SECONDS WEST 62.50 FEET TO A SUBSURFACE IRON PIPE IN THE FORMER CENTERLINE OF SAID RAILROAD;

RUNNING THENCE WITH THE FORMER CENTERLINE OF THE SEABOARD COASTLINE RAILROAD, NORTH 46 DEGREES 37 MINUTES 52 SECONDS EAST 1034.97 FEET TO A SUBSURFACE IRON PIPE;

RUNNING THENCE AGAIN WITH THE FORMER CENTERLINE OF SAID RAILROAD, NORTH 46 DEGREES 37 MINUTES 52 SECONDS EAST 287.75 FEET TO A SUBSURFACE IRON PIPE AT THE MOST WESTERN CORNER OF TRACT A AS SHOWN ON THE ABOVE MENTIONED MAP;

RUNNING THENCE WITH THE SOUTHWESTERN LINE OF THE ABOVE-MENTIONED TRACT A, SOUTH 45 DEGREES 06 MINUTES 12 SECONDS EAST 20.42 FEET TO AN IRON PIPE AT THE MOST WESTERN CORNER OF TRACT F AS SHOWN ON THE ABOVE MENTIONED MAP;

RUNNING THENCE WITH THE SOUTHWESTERN LINE OF THE ABOVE MENTIONED TRACT F, SOUTH 45 DEGREES 06 MINUTES 12 SECONDS EAST 290.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.6875 ACRES.

PROPERTY DESCRIPTION (FIELD)

COMMENCING AT N.C.G.S. MONUMENT "GUTTER" GRID COORDINATES N=223,747.18 E=2,385,957.86 NAD, 83(2011), THENCE SOUTH 77 DEGREES 23 MINUTES 45 SECONDS WEST 65.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING AN IRON PIPE IN THE NORTHWESTERN RIGHT OF WAY LINE OF U.S. 17, FORMERLY N.C. 30, 50 FEET FROM THE CENTERLINE THEREOF, SAID BEGINNING IRON PIPE BEING THE MOST SOUTHERN CORNER OF TRACT F AS SHOWN ON A MAP ENTITLED "COMPOSITE MAP OF SURVEY FOR CHRISTINE WARD SANDERS AND LAURA WARD LONG, FITZHUGH LEE, AND LEONARD WATTS AND WIFE, ANITA R. WATTS" RECORDED IN MAP BOOK 23, AT PAGE 70 OF THE PENDER COUNTY REGISTRY;

RUNNING THENCE FROM SAID BEGINNING POINT, ALONG AND WITH THE NORTHWESTERN RIGHT OF WAY LINE OF U.S. 17, SOUTH 49 DEGREES 10 MINUTES 18 SECONDS WEST 132.14 FEET TO AN IRON PIPE;

THENCE CONTINUING ALONG AND WITH THE NORTHWESTERN RIGHT OF WAY LINE OF U.S. 17 ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 11,409.16 FEET, AN ARC LENGTH OF 472.93 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 21 MINUTES 33 SECONDS WEST 472.90 FEET TO AN IRON PIPE AT THE END OF SAID CURVE;

THENCE CONTINUING ALONG AND WITH THE NORTHWESTERN RIGHT OF WAY LINE OF U.S. 17, SOUTH 51 DEGREES 32 MINUTES 48 SECONDS WEST 477.29 FEET TO AN IRON PIPE;

THENCE CONTINUING ALONG AND WITH THE NORTHWESTERN RIGHT OF WAY LINE OF U.S. 17 ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 3487.75 FEET, AN ARC LENGTH OF 272.88 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 49 DEGREES 18 MINUTES 19 SECONDS WEST 272.81 FEET TO AN IRON PIPE SET;

THENCE CONTINUING ALONG AND WITH THE RIGHT OF WAY LINE OF U.S. 17, AT RIGHT ANGLES TO THE FORMER CENTERLINE OF THE SEABOARD COASTLINE RAILROAD, NORTH 50 DEGREES 05 MINUTES 20 SECONDS WEST 62.50 FEET TO AN IRON PIPE FOUND IN THE FORMER CENTERLINE OF SAID RAILROAD;

RUNNING THENCE WITH THE FORMER CENTERLINE OF THE SEABOARD COASTLINE RAILROAD, NORTH 39 DEGREES 54 MINUTES 40 SECONDS EAST PASSING AT 112.27 FEET AN IRON PIPE FOUND AT THE CORNER OF LOT 7, PASSING AT 496.26 FEET AN IRON PIPE FOUND AT THE CORNER OF LOT 12, AND CONTINUING 337.35 FEET FOR A TOTAL DISTANCE OF 1034.97 FEET TO AN IRON PIPE FOUND AT THE CORNER OF LOT 15;

RUNNING THENCE AGAIN WITH THE FORMER CENTERLINE OF SAID RAILROAD, NORTH 39 DEGREES 54 MINUTES 40 SECONDS EAST 287.75 FEET TO AN IRON PIPE AT THE MOST WESTERN CORNER OF TRACT A AS SHOWN ON THE ABOVE MENTIONED MAP;

RUNNING THENCE WITH THE SOUTHWESTERN LINE OF THE ABOVE MENTIONED TRACT A, SOUTH 51 DEGREES 49 MINUTES 24 SECONDS EAST 20.42 FEET TO AN IRON PIPE AT THE MOST WESTERN CORNER OF TRACT F AS SHOWN ON THE ABOVE MENTIONED MAP;

CONTINUING THENCE WITH THE SOUTHWESTERN LINE OF THE ABOVE MENTIONED TRACT F, SOUTH 51 DEGREES 49 MINUTES 24 SECONDS EAST 290.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 247.748.6 SQUARE FEET OR 5.69 ACRES.

NO.	DATE	DESCRIPTION	BY

COMMERCIAL SITE DESIGN

802 CREEDMOOR ROAD
 RALEIGH, NORTH CAROLINA 27615
 (919) 848-6021 FAX: (919) 848-2741
 WWW.CSDESIGN.COM

CLIENT:
 MR. ROB TANNER
 TANNER POSTAL COMMERCIAL
 REAL ESTATE LLC

PROPERTY OF:
 WILLIAM H. DAIL AND KATHERINE DAIL MOBLEY AND KAY DAIL
 HOLLAND, BEING ALL OF THE HEIRS OF EUGENIA KING DAIL
 13821 HWY 17, HAMPSTEAD NC 28443
 PENDER COUNTY, NORTH CAROLINA
 AL TANSIPS LAND TITLE SURVEY

PROJECT NO: TLA-2202
 FILENAME: TLA-2202-AT
 DRAWN BY: JAS
 SCALE: 1" = 50'
 DATE: 09-06-2022
 SHEET NO: 2 of 2



Ploied By: Hayes, Jake Sheet Set: LITTLE HAMPSTEAD - GUTHERIES Layout: C102 EXISTING CONDITIONS SURVEY February 04, 2025 05:47:21pm \\kimbly-hom.com\CL_CHLCHL_PRA117102 Impeccable Development\013 Little Hampstead Infrastructure\02 - DWG\PlanSheets\3-D\c102\c102 - EXIST COND PLAN.dwg
 X:\1111 - Tanner, Rob\02062025 - Hampstead, NC\02062025\013 Little Hampstead Infrastructure\02 - DWG\PlanSheets\3-D\c102\c102 - EXIST COND PLAN.dwg

FOR REFERENCE ONLY

Plotted By: Hayes, Jake Sheet Set: LITTLE HAMPSTEAD - GUTHRIE'S Layout: C200 MASTER SITE PLAN February 04, 2025 05:48:39pm Kimley-Horn.com/CL CHL/CL PRJ117152 Impeccable Development/013 Little Hampstead Infrastructure/02 - DWG/PlanSheets/3-D-Guthrie/C200 - MASTER SITE.dwg

MASTER PLAN LEGEND	
OVERALL SITE AREA	
GUTHRIE'S PROJECT AREA	

SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID	3282-53-4438-0000
PROPOSED LAND USE	COMMERCIAL
EXISTING LAND USE	VACANT
TOTAL SITE AREA	0.85 ACRES
TOTAL DISTURBED AREA	0.54 ACRES
ZONING DATA:	
FEMA FLOOD PANEL	3720328200J
WATERSHED:	CAPE FEAR RIVER BASIN
ZONING DISTRICT:	GENERAL BUSINESS
SETBACKS:	
FRONT YARD	25'
SIDE YARD	10'
REAR YARD	10'
LANDSCAPE BUFFER:	
FRONT YARD	15'
SIDE YARD	10'
REAR YARD	10'
PARKING	
PARKING PROVIDED:	25
STANDARD PARKING:	23
ADA PARKING / VAN:	2
PARKING REQUIRED:	22
STANDARD PARKING:	21
ADA PARKING / VAN:	1

NO.	REVISIONS	DATE	BY

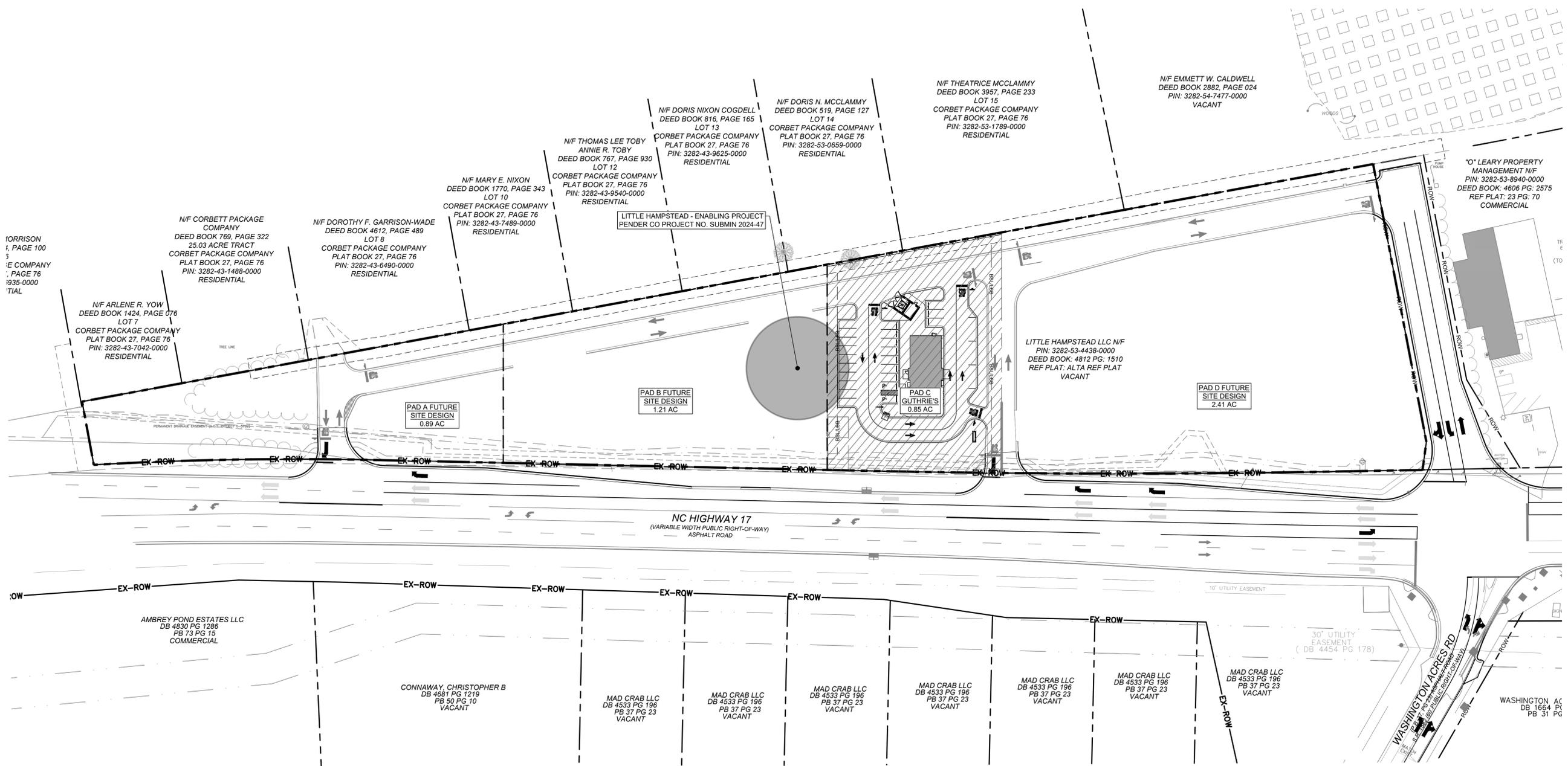
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 NC LICENSE #P-102

KH PROJECT	011525010
DATE	02/06/2025
SCALE	AS SHOWN
DESIGNED BY	KJK
DRAWN BY	JDH
CHECKED BY	AMR

MASTER SITE PLAN

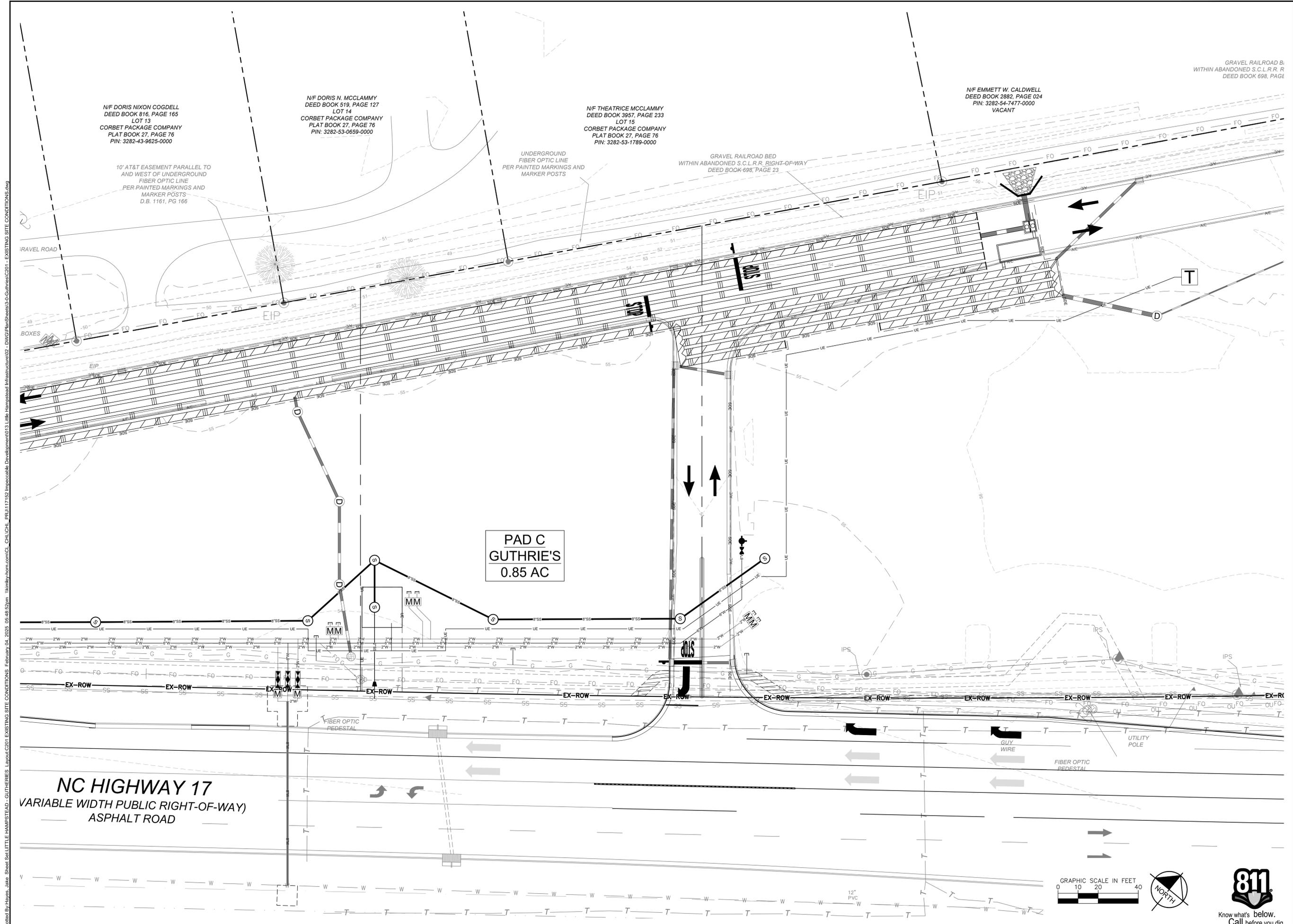
LITTLE HAMPSTEAD - GUTHRIE'S PREPARED FOR COLUMBIA DEVELOPMENT

HAMPSTEAD NC



SHEET NUMBER
C200

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N/F DORIS NIXON COGDELL
DEED BOOK 816, PAGE 165
LOT 13
CORBET PACKAGE COMPANY
PLAT BOOK 27, PAGE 76
PIN: 3282-43-9625-0000

N/F DORIS N. MCCLAMMY
DEED BOOK 519, PAGE 127
LOT 14
CORBET PACKAGE COMPANY
PLAT BOOK 27, PAGE 76
PIN: 3282-53-0659-0000

N/F THEATRICE MCCLAMMY
DEED BOOK 3957, PAGE 233
LOT 15
CORBET PACKAGE COMPANY
PLAT BOOK 27, PAGE 76
PIN: 3282-53-1789-0000

N/F EMMETT W. CALDWELL
DEED BOOK 2882, PAGE 024
PIN: 3282-54-7477-0000
VACANT

GRAVEL RAILROAD BED
WITHIN ABANDONED S.C.L.R.R. R
DEED BOOK 698, PAGE

PAD C
GUTHRIE'S
0.85 AC

10' AT&T EASEMENT PARALLEL TO
AND WEST OF UNDERGROUND
FIBER OPTIC LINE
PER PAINTED MARKINGS AND
MARKER POSTS
D.B. 1161, PG 166

UNDERGROUND
FIBER OPTIC LINE
PER PAINTED MARKINGS AND
MARKER POSTS

GRAVEL RAILROAD BED
WITHIN ABANDONED S.C.L.R.R. RIGHT-OF-WAY
DEED BOOK 698, PAGE 23

GRAVEL ROAD

BOXES

EIP

EIP

EIP 51

T

D

EX-ROW

NC HIGHWAY 17
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT ROAD

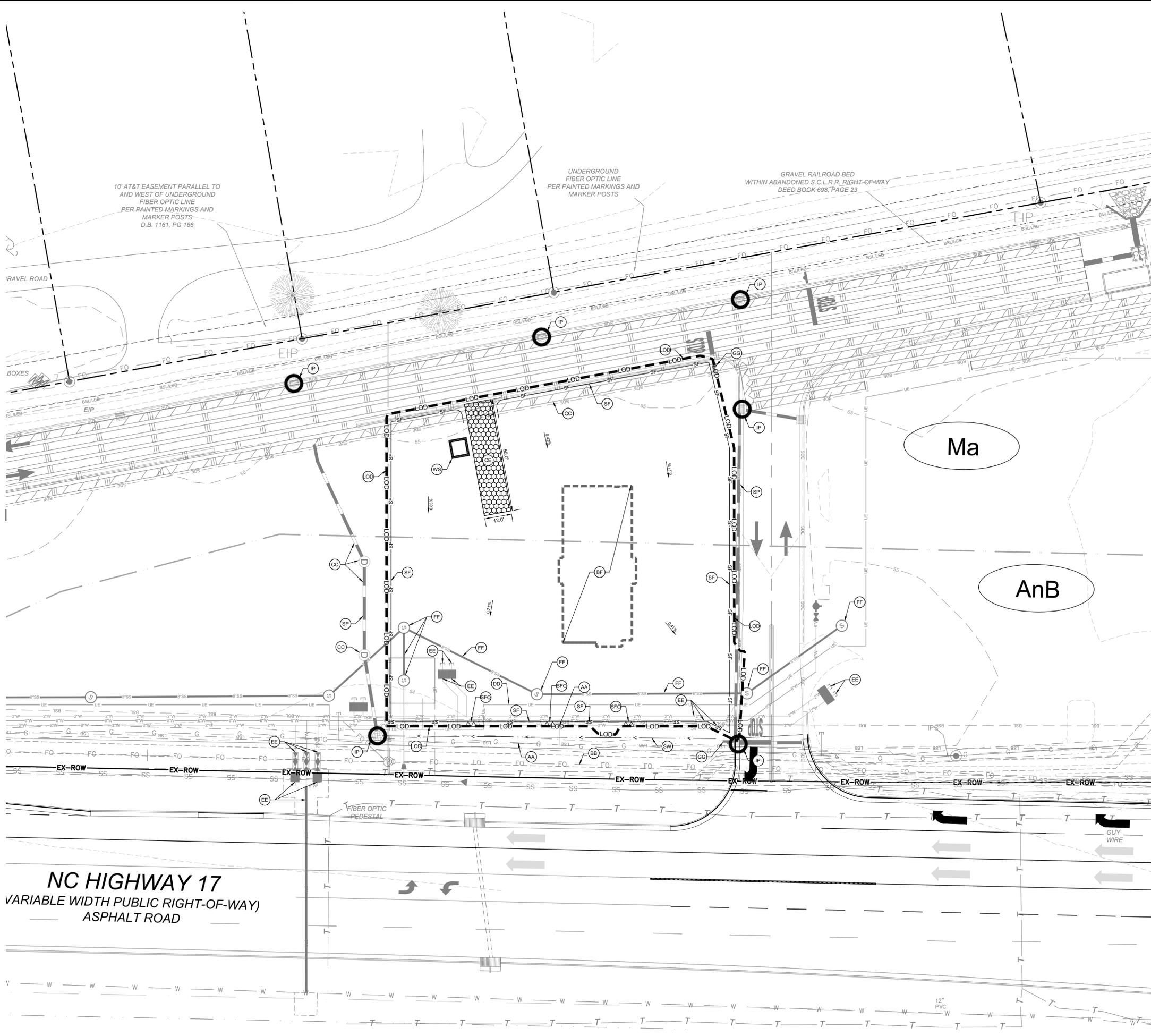


Plotted By: Hayes, Jake. Sheet Set: LITTLE HAMPSTEAD - GUTHRIE'S. Layout: C201. EXISTING SITE CONDITIONS. February 04, 2025. 05:48:52pm. kimley-horn.com/C:\CHLCHL_PRA117152_Impeccable Infrastructure\02 - DWG\PlanSheets\3-D\Guthrie\201 - EXISTING SITE CONDITIONS.dwg

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<p>KH PROJECT: 011525010</p> <p>DATE: 02/06/2025</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: KJK</p> <p>DRAWN BY: JDH</p> <p>CHECKED BY: AMR</p>	<p>EXISTING SITE CONDITIONS</p>
<p>LITTLE HAMPSTEAD - GUTHRIE'S PREPARED FOR COLUMBIA DEVELOPMENT</p>	<p>HAMPSTEAD</p>
<p>SHEET NUMBER C201</p>	<p>NC</p>

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Plotted By: Hayes, Jake. Sheet Set: LITTLE HAMPSTEAD - GUTHRIE'S LAYOUT C202 DEMOLITION & EROSION CONTROL PLAN February 04, 2025 05:49:09pm. kimley-horn.com/CL_CH/CH/CH/PR/17152/Impeccable/Development/013/Little Hampstead Infrastructure/02 - DWG/Plan/Sheets/3-Guthrie/C202 - ESCP PH1.dwg



NOTE TO CONTRACTOR

CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES. CONTRACTOR SHALL REPAIR ANY DAMAGED FEATURES/UTILITIES TO THAT OF EXISTING OR BETTER CONDITION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPAIRS TO ANY DAMAGED ROADWAYS, CURB AND GUTTER, ASPHALT, ETC.

CONTRACTOR SHALL COMPLETELY REMOVE ALL FEATURES WITHIN THE LIMITS OF CONSTRUCTION / OVERALL PROJECT BOUNDARY IN ORDER TO CONSTRUCT PROPOSED IMPROVEMENTS AS SHOWN IN THESE PLANS.

ALERT TO CONTRACTOR

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEC AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEC AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

NOTES TO CONTRACTOR

- REFER TO GENERAL NOTES SHEETS FOR EROSION CONTROL NOTES.
- NORTHEAST CAPE FEAR RIVER BASIN IS THE RECEIVING WATER BODY OF STORMWATER DISCHARGE FROM THIS SITE.
- ANY OFF-SITE BORROW AND WASTE REQUIRED FOR THIS PROJECT MUST COME FROM A SITE WITH AN APPROVED EROSION CONTROL PLAN. A SITE REGULATED UNDER THE MINING ACT OF 1971, OR A LANDFILL REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT, TRASH/DEBRIS FROM DEMOLITION ACTIVITIES OR GENERATED BY ANY ACTIVITIES ON SITE MUST BE DISPOSED OF AT A FACILITY REGULATED BY THE DIVISION OF SOLID WASTE MANAGEMENT OR PER DIVISION OF SOLID WASTE MANAGEMENT OR DIVISION OF WATER RESOURCES RULES AND REGULATIONS.
- STOCKPILES SHOULD NOT BE LOCATED WITHIN 50 FEET OF ANY STORM DRAIN, BASIN, OR STREAM UNLESS NO ALTERNATIVE IS FEASIBLE.
- EFFECTIVE OCTOBER 1, 2010, PERSONS RESPONSIBLE FOR LAND DISTURBING ACTIVITIES MUST INSPECT THE SEDIMENT AND EROSION CONTROL MEASURES ON A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. SELF INSPECTION REPORTS ARE REQUIRED. A SAMPLE SELF-INSPECTION REPORT, AS WELL AS DETAILS OF THE SELF-INSPECTION PROGRAM, CAN BE FOUND ON THE LAND QUALITY WEB SITE.

INSPECTOR

NCDEQ
 EROSION AND SEDIMENT CONTROL
 (910) 796-7215

DISTURBED AREA

TOTAL - ± 0.54 ACRES

OUTFALLS

OUTFALL 1: DRAINS TO EXISTING WETLANDS NORTH OF THE SITE

SOIL TYPES LEGEND:

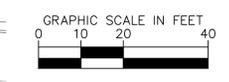
AnB - Alpine fine sand, 1 to 6 percent slopes
 Ma - Mandarin fine sand

PROPOSED ESCP LEGEND

- LOD --- LIMITS OF DISTURBANCE
- XX --- EXISTING MAJOR CONTOUR
- xx --- EXISTING MINOR CONTOUR
- SF --- BUILDING FOOTPRINT
- Soil Type --- SOIL TYPE
- Soil Type Boundary --- SOIL TYPE BOUNDARY
- SF --- SF --- TEMPORARY SILT FENCE. SEE DETAIL SHEET C902
- SP --- SP --- PERMANENT STORM PIPE
- CE --- CE --- CONSTRUCTION ENTRANCE. SEE DETAIL SHEET C902
- IP --- IP --- INLET PROTECTION. SEE DETAIL SHEET C902
- WS --- WS --- CONCRETE WASHOUT STATION. SEE DETAIL SHEET C903
- SFO --- SFO --- SILT FENCE OUTLET. SEE DETAIL SHEET C903
- 0.00% --- SLOPE ARROW
- SW --- SW --- DITCH/SWALE FLOWLINE

SITE PROTECTION LEGEND

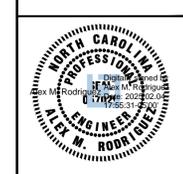
- AA --- GAS STRUCTURE OR PIPE TO BE PROTECTED IN PLACE
- BB --- FIBER OPTIC STRUCTURE OR LINE TO BE PROTECTED IN PLACE
- CC --- STORM STRUCTURE OR PIPE TO BE PROTECTED IN PLACE
- DD --- ELECTRICAL STRUCTURE OR LINE TO BE PROTECTED IN PLACE
- EE --- WATER STRUCTURE OR LINE TO BE PROTECTED IN PLACE
- FF --- SEWER STRUCTURE OR LINE TO BE PROTECTED IN PLACE
- GG --- SITE SIGN TO BE PROTECTED IN PLACE



NO.	REVISIONS	DATE	BY

Kimley & Horn

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KH PROJECT	011525010
DATE	02/06/2025
SCALE	AS SHOWN
DESIGNED BY	KJK
DRAWN BY	JDH
CHECKED BY	AMR

DEMOLITION & EROSION CONTROL PLAN

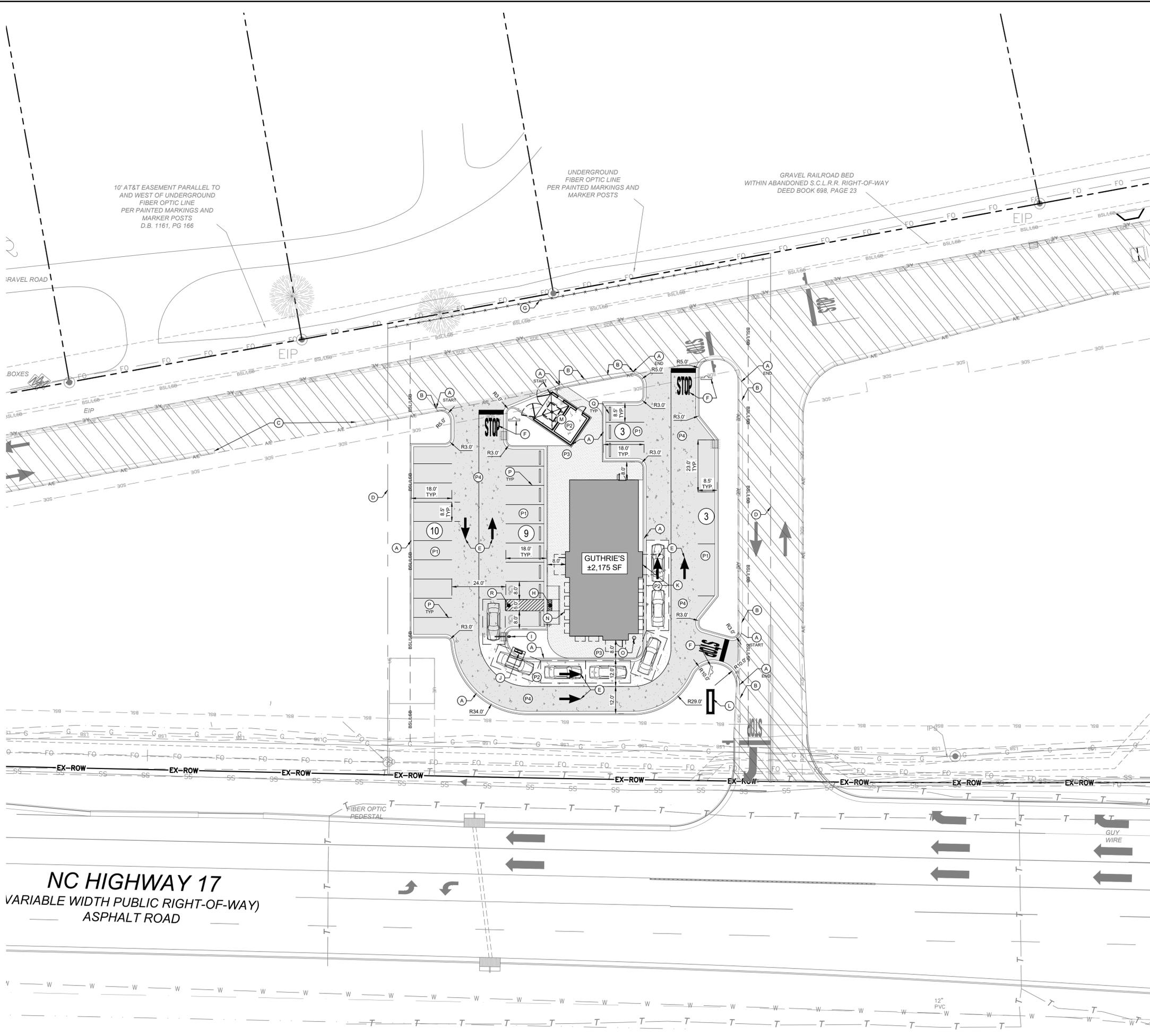
LITTLE HAMPSTEAD - GUTHRIE'S
 PREPARED FOR
COLUMBIA DEVELOPMENT

HAMPSTEAD

SHEET NUMBER
C202

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Plotted By: Hayes, Jake Sheet Set: LITTLE HAMPSTEAD - GUTHRIE'S Layout: C301 SITE PLAN February 04, 2025 08:49:21pm Kimley-Horn.com/CL-CHL/CHL-PRJ/117152/Impeccable Development/013 Little Hampstead Infrastructure/02 DWG/PlanSheets/3-0-Guthrie's-C301-SITE-0A.dwg



SITE DEVELOPMENT PLAN NOTES

- SEE "GENERAL NOTES" SHEET FOR SITE GENERAL CONSTRUCTION NOTES, PAVING, STRIPING, GRADING, AND ZONING NOTES.
- SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
- SEE "SITE DETAILS" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "EOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
- DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

PROPOSED SITE IMPROVEMENTS

↑	TRAFFIC ARROWS	---	PROPERTY BOUNDARY
□	SIGNS - MONUMENT / PYLON	---	EXISTING PROPERTY BOUNDARY
≡	SIGNS - SINGLE / DOUBLE	---	EASEMENT
○	SITE LIGHTING	---	LANDSCAPE BUFFER WIDTH PER PLAN
●	BOLLARD / WHEEL STOP	---	BUILDING SETBACK WIDTH PER PLAN
⊞	STOP BAR, "STOP" MARKING & SIGN	---	UNDERGROUND STORMWATER DETENTION EASEMENT
⊞	EXISTING CROSS ACCESS EASEMENT	---	UTILITY EASEMENT
⊞	PROPOSED BUILDING	---	RIGHT-OF-WAY
⊞	REFER TO ARCH. PLANS	---	PARKING COUNT LABEL
⊞	DRIVE-THRU CAR STACKING	⊞	

SITE PLAN KEY NOTES

- SEE "GENERAL NOTES" SHEET FOR SITE GENERAL NOTES.
- SEE "MASTER SITE PLAN" FOR SITE DEVELOPMENT NOTES AND SITE DATA INFORMATION.
- SEE "SITE DETAIL" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.

SITE IMPROVEMENTS

(A)	18" STANDARD CURB AND GUTTER. SEE DETAIL SHEET C904
(B)	PROPOSED 18" TO 24" CURB AND GUTTER TRANSITION OVER 10'
(C)	CURB CUT FOR FUTURE DEVELOPMENT
(D)	PROPOSED PROPERTY LINE
(E)	DIRECTIONAL PAVEMENT MARKING ARROW. SEE DETAIL SHEET C904
(F)	24" STOP BAR AND STOP SIGN. SEE DETAIL SHEET C904
(G)	PROPOSED FENCE
(H)	ADA ACCESSIBLE RAMP IN SIDEWALK TO CONFORM TO FEDERAL, STATE, AND LOCAL ACCESSIBILITY GUIDELINES. SEE DETAIL SHEET C904
(I)	PROPOSED CLEARANCE BAR. SEE ARCH PLANS BY OTHERS
(J)	EXTERIOR MENU BOARD, SPEAKER POST, OCB, AND CANOPY. SEE ARCH PLANS BY OTHERS
(K)	DRIVE-THRU WINDOW. SEE ARCH PLANS BY OTHERS
(L)	MONUMENT SIGN. SEE ARCH PLANS BY OTHERS
(M)	PROPOSED DUMPSTER ENCLOSURE. SEE ARCH PLANS BY OTHERS
(N)	BUILDING OVERHANG. SEE ARCH PLANS BY OTHERS
(O)	FLAG POLE AND LIGHT. SEE ARCH PLANS BY OTHERS
(P)	WHITE SOLID LINE - 4" WHITE. SEE DETAIL SHEET C904
(Q)	CONCRETE WHEEL STOP. SEE DETAIL SHEET C904
(R)	ADA ACCESSIBLE PARKING SPOT. SEE DETAIL SHEET C904

PROPOSED PAVEMENT SECTIONS

(P1)	STANDARD DUTY ASPHALT. SEE DETAIL SHEET C904	
(P2)	STANDARD DUTY CONCRETE. SEE DETAIL SHEET C904	
(P3)	CONCRETE SIDEWALK. SEE DETAIL SHEET C903	
(P4)	CONCRETE SIDEWALK. SEE DETAIL SHEET C903	
	CURB AND GUTTER. SEE DETAIL SHEET C904	

SITE DATA TABLE

DEVELOPMENT DATA:	
TAX PARCEL ID	3282-53-4439-0000
PROPOSED LAND USE	COMMERCIAL
EXISTING LAND USE	VACANT
TOTAL SITE AREA	0.85 ACRES
TOTAL DISTURBED AREA	0.54 ACRES
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ZONING DISTRICT:	GENERAL BUSINESS
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SIDE YARD	10'
REAR YARD	10'
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PARKING PROVIDED:	25
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ADA PARKING / VAN:	2
PARKING REQUIRED:	22
STANDARD PARKING:	21
ADA PARKING / VAN:	1

GRAPHIC SCALE IN FEET
0 10 20 40

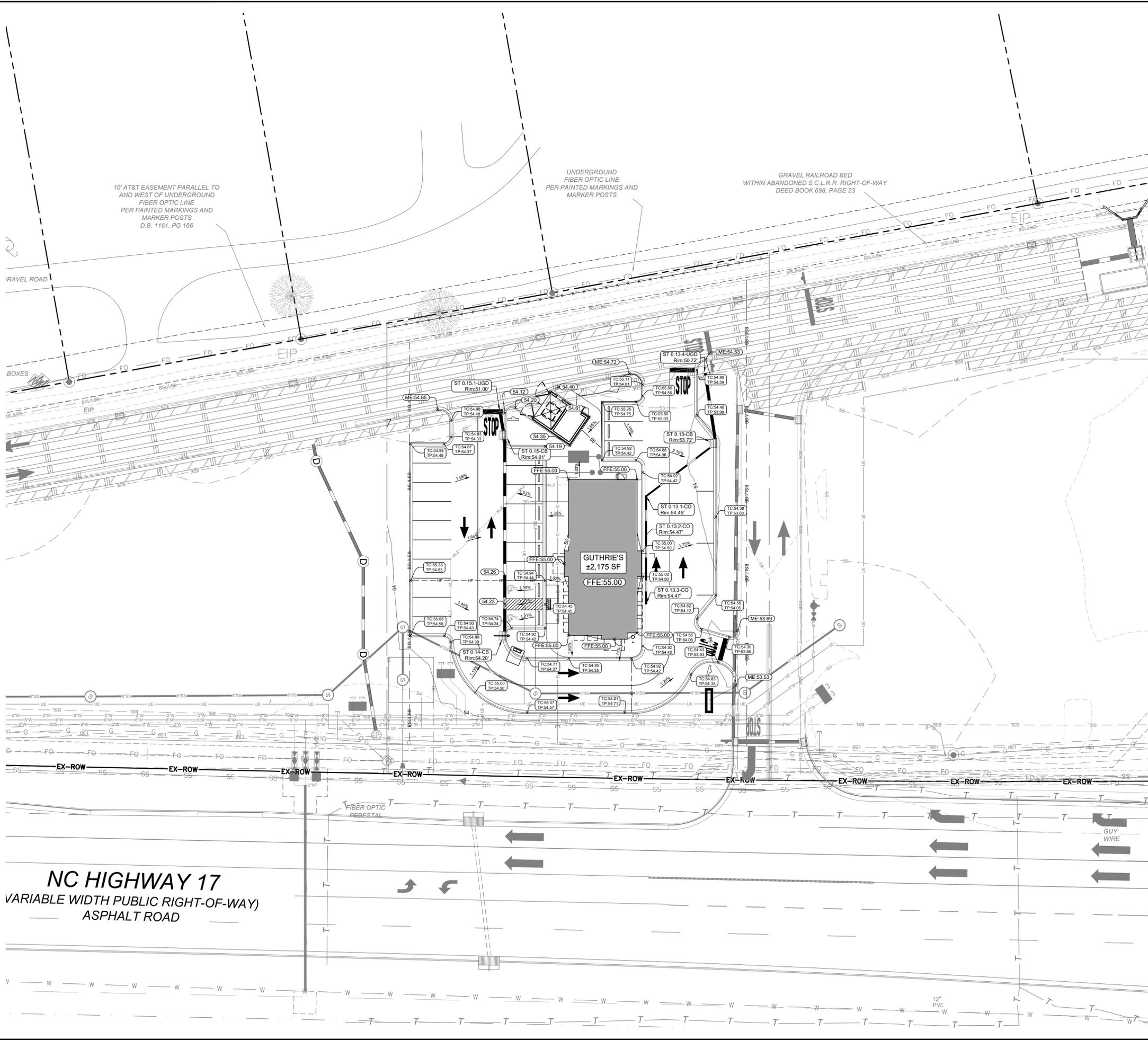
12" PVC

811
Know what's below.
Call before you dig.

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	<p>SITE PLAN</p>
<p>LITTLE HAMPSTEAD - GUTHRIE'S PREPARED FOR COLUMBIA DEVELOPMENT</p>	<p>HAMPSTEAD</p>
<p>SHEET NUMBER C301</p>	<p>DATE</p>

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Plotted By: Hayes, Jake Sheet Set: LITTLE HAMPSTEAD - GUTHRIE'S LAYOUT: C401 GRADING & DRAINAGE PLAN February 04, 2025 05:49:43:pm W:\m\kimley-horn.com\CL\CHL\CHL_PRA117152\Impassable Development\013 Little Hampstead Infrastructure\02 - DWG\PlanSheets\3-4-Guthrie\C401 - GRD.DWG (CA.dwg)

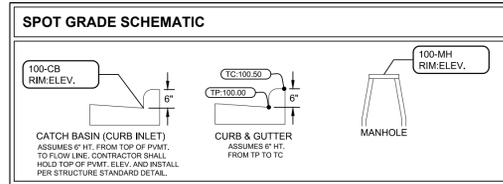


- GRADING NOTES:**
- REFER TO THE GENERAL NOTES SHEET FOR NOTES PERTAINING TO PAVING, GRADING, ACCESSIBILITY, AND STORM DRAINAGE.
 - EXISTING AND PROPOSED GRADE CONTOURS INTERVALS SHOWN AT 1 FOOT.
 - ALL SPOT ELEVATIONS WITH FC: REPRESENTS THE FACE OF CURB AT THE GUTTER LINE. (ADD 0.50' FOR TOP OF CURB.)
 - ALL SPOT ELEVATIONS WITH TC: REPRESENTS THE TOP OF CURB ELEVATION. (SUBTRACT 0.50' FOR PAVEMENT OR ELEVATION OF GUTTER AT CURB LINE.)
 - RIM: ELEVATIONS OF CATCH BASINS (CURB INLETS) EQUALS THE FLOW LINE OF THE GUTTER PAN. RIM ELEVATIONS OF DROP INLETS, MANHOLES, AND CLEANOUTS EQUALS THE CENTER OF GRATE OR LID ELEVATION.
 - ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
 - MANHOLES WITHIN NON PAVED AREAS SHALL BE 6" ABOVE ADJACENT GRADES. UNLESS OTHERWISE SHOWN.
 - CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES.
 - DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
- ADA COMPLIANCE:**
- CURB RAMP ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 - PRIVATE CURB RAMP ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH OF THE CURB RAMP, NOT INCLUDING FLARES.
 - ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMP, CURB RAMP, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
 - ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
 - CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ACCESSIBLE SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

ALERT TO CONTRACTOR: CONFIRM WITH GEOTECH REPORT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

- STORM WATER EASEMENTS**
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDS STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 - POST-CONSTRUCTION CONTROL MAINTENANCE EASEMENT (PCCME) WILL ALLOW THE CITY THE ACCESS TO INSPECT, MONITOR, MAINTAIN, REPAIR OR RECONSTRUCT THE BMP FACILITIES.



PROPOSED TOPOGRAPHIC LEGEND

450	PROPOSED MAJOR CONTOUR	450	EXISTING MAJOR CONTOUR
451	PROPOSED MINOR CONTOUR	451	EXISTING MINOR CONTOUR
GB	GRADE BREAK (GB)	LOD	LIMITS OF DISTURBANCE
HP	HIGH POINT (HP)	TP:107.89	PROPOSED SPOT GRADE
LP	LOW POINT (LP)	TC:100.50	TC: TOP OF PAVEMENT
ME	MATCH EXISTING (ME)	TC:100.00	TC: TOP OF CURB
2.00%	PROP. SLOPE GRADE	HP:54.48	HP: HIGH POINT
4:1	PROP. RUN-RISE	LP:54.33	LP: LOW POINT
		GB:54.42	GB: GRADE BREAK
		FFE:55.00	FFE: FINISHED FLOOR ELEV.

SEE SHEET C405 FOR STORM PROFILES

GRAPHIC SCALE IN FEET
0 10 20 40

12" PVC

811
Know what's below.
Call before you dig.

Kimley Horn
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200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
WWW.KIMLEY-HORN.COM
PH: 704-335-5131
NC LICENSE #P-102

PROFESSIONAL ENGINEER
M. RODRIGUEZ
No. 35826

PROJECT: LITTLE HAMPSTEAD - GUTHRIE'S
DATE: 02/06/2025
SCALE: AS SHOWN
DESIGNED BY: KJK
DRAWN BY: JDH
CHECKED BY: AMR

GRADING & DRAINAGE PLAN

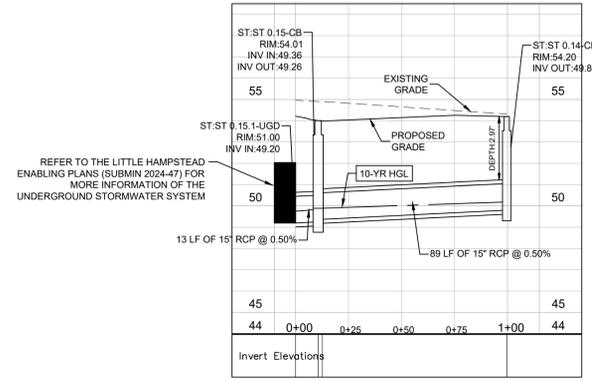
LITTLE HAMPSTEAD - GUTHRIE'S
PREPARED FOR
COLUMBIA
DEVELOPMENT

SHEET NUMBER
C401

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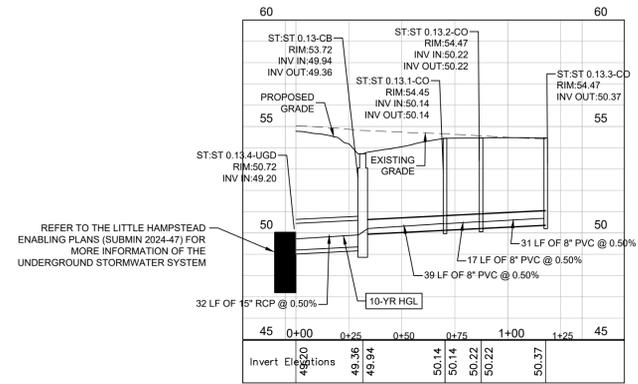
Plotted By: Hayes, Jake Sheet Set: LITTLE HAMPSTEAD - GUTHRIE'S Layout: C405 STORM PROFILES February 04, 2025 05:49:53pm W:\m\kimley-horn.com\CL - CHL\CHL_P\1117152 Impedcable Development\013 Little Hampstead Infrastructure\02 - DWG\PlanSheets\3-0-Guthrie's-C405 - STRM PROF.dwg

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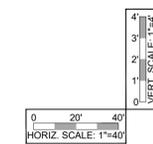
ST 0.14 TO UGD

H. Scale: 1"=40' | V. Scale: 1"=4'



ST 0.13 TO UGD

H. Scale: 1"=40' | V. Scale: 1"=4'



PROPOSED STORM WATER PROFILE LEGEND

--- EXISTING GRADE --- ENERGY GRADE LINE
--- PROPOSED GRADE --- HYDRAULIC GRADE LINE

ABBREVIATIONS

MH MANHOLE CO CLEANOUT
CB CATCH BASIN "D" DOUBLE CATCH BASIN
RIM: CB: BOTTOM OF CURB AT GUTTER LINE
RIM: MH, CO: CENTER OF GRATE OR LID
INV: PIPE INVERT ELEVATION

STORM DRAINAGE ABBREVIATIONS:

(SEE LATEST NCDOT STDS. MANUAL AND DETAIL SHEETS)
CB CATCH BASIN (NCDOT STDS. 840.00, 01, 02, 46, 66)
US FOUNDRY 5181 FRAME & HOOD AND US FOUNDRY 8003 GRATE
MH MANHOLE (NCDOT STDS. 840.00, 31, 32, 46, 54, 66)
CO CLEAN-OUT (SEE DETAIL SHEET)
INV: PIPE INVERT ELEVATION
RIM: CB: TOP OF CURB
MH, CO: CENTER OF GRATE OR LID

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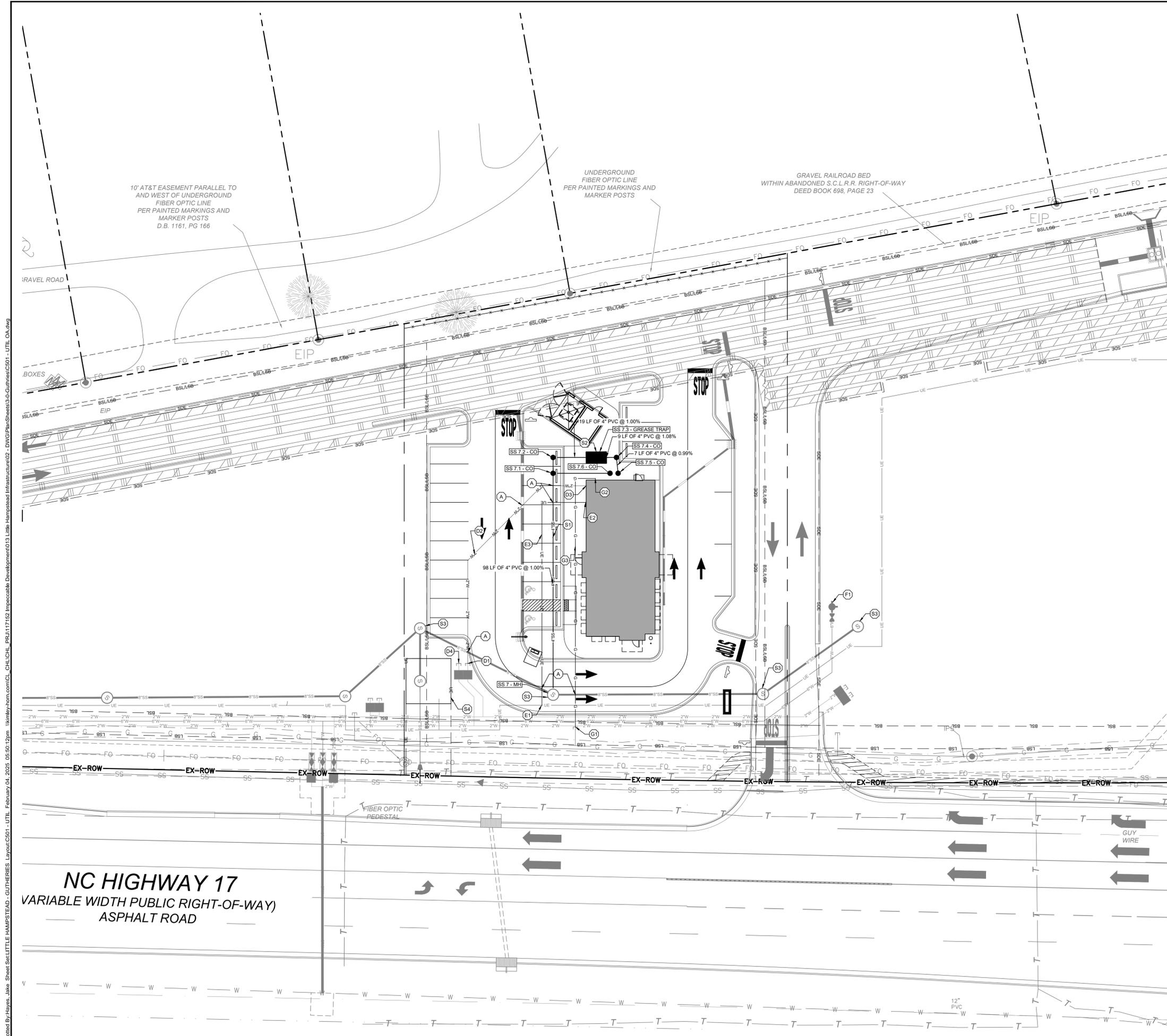


KH PROJECT	011525010
DATE	02/06/2025
SCALE	AS SHOWN
DESIGNED BY	KJK
DRAWN BY	JDH
CHECKED BY	AMR

STORM PROFILES

LITTLE HAMPSTEAD - GUTHRIE'S PREPARED FOR COLUMBIA DEVELOPMENT

SHEET NUMBER **C405**



- UTILITY NOTES:**
- SEE "GENERAL NOTES" SHEET FOR SITE GENERAL NOTES AND ZONING NOTES.
 - REFER TO UTILITY NOTES SHEET FOR GENERAL WATER UTILITY, AND SANITARY SEWER, NOTES, MATERIALS, AND REQUIREMENTS.
 - SEE "EXISTING CONDITIONS SURVEY" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE, AND EXISTING UTILITY LOCATIONS AND SIZES.
 - PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
 - ADJUSTMENTS OF EXISTING MANHOLE CASTINGS TO GRADE TO A MAXIMUM OF 12 INCHES SHALL BE MADE USING PRECAST CONCRETE ADJUSTING RINGS PROVIDED THE TOTAL HEIGHT OF EXISTING AND NEW ADJUSTING RINGS DOES NOT EXCEED 12 INCHES.
 - ADJUSTMENTS OF CASTINGS WHERE THE TOTAL HEIGHT OF ADJUSTING RINGS WOULD EXCEED 12 INCHES SHALL BE MADE BY REPLACING THE CONE AND/OR BARREL SECTION OF THE STRUCTURE.

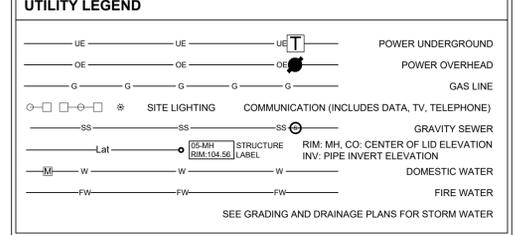
- ALERT TO CONTRACTOR**
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEC AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEC AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
 - CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES. CONTRACTOR SHALL REPAIR ANY DAMAGED FEATURES/UTILITIES TO THAT OF EXISTING OR BETTER CONDITION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPAIRS TO ANY DAMAGED ROADWAYS, SIDEWALKS, CURB AND GUTTER, ASPHALT, ETC.

CONTRACTOR SHALL REFER TO ARCH / MEP PLANS FOR EXACT UTILITY ENTRANCE LOCATIONS.

FIRE AND DOMESTIC BACKFLOW DEVICES LOCATED INSIDE BUILDING (REFERENCE ARCH/MEP PLANS)

TAMPER SWITCH CONDUIT REQUIRED ON GATE VALVES AND BACKFLOW PREVENTER ASSEMBLIES LOCATED ABOVE-GROUND. VALVES INSTALLED BELOW GROUND DO NOT REQUIRE TAMPER SWITCHES UNLESS NOTED OTHERWISE BY LOCAL AUTHORITY HAVING JURISDICTION.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



- UTILITY KEYNOTE LEGEND**
- GENERAL KEYNOTES**
- (A) A MINIMUM VERTICAL SEPARATION OF 18-INCHES SHALL BE MAINTAINED AT CROSSINGS. IN THE EVENT THAT MINIMUM SEPARATION REQUIREMENTS CANNOT BE MET, THE CONTRACTOR SHALL UTILIZE A CONCRETE CRADLE AND PIPE REQUIREMENTS PER THE GOVERNING AGENCY.
- SANITARY SEWER KEYNOTES**
- (S1) 4" SANITARY SEWER PRIVATE. COORDINATE WITH PLUMBING PLANS FOR CONTINUATION AT THE BUILDING
 - (S2) PROPOSED GREASE INTERCEPTOR. REFER TO ARCH/MEP PLANS FOR DETAILS
 - (S3) EXISTING SEWER MANHOLE. REFER TO LITTLE HAMPSTEAD ENABLING SET (SUBMIN 2024-47)
 - (S4) EXISTING LIFT STATION. REFER TO LITTLE HAMPSTEAD ENABLING SET (SUBMIN 2024-47)
- ELECTRICAL KEYNOTES**
- (E1) ELECTRICAL CONNECTION. CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH PENDER COUNTY UTILITIES
 - (E2) ELECTRICAL CONNECTION TO BUILDING. REFER TO ARCH/MEP PLANS FOR DETAILS
 - (E3) ELECTRICAL SERVICE LINE
- GAS SERVICE KEYNOTES**
- (G1) GAS SERVICE BY UTILITY COMPANY. CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH PENDER COUNTY PUBLIC UTILITIES.
 - (G2) GAS CONNECTION TO BUILDING. REFER TO ARCH/MEP PLANS FOR DETAILS
 - (G3) 2" GAS SERVICE FOR CONTINUATION AT THE BUILDING
- DOMESTIC WATER LINE DISTRIBUTION KEYNOTES**
- (D1) 2" DOMESTIC WATER LINE CONNECTION
 - (D2) 2" DOMESTIC WATER LINE
 - (D3) 2" DOMESTIC SERVICE ENTRY LOCATION INTO BUILDING. REFER TO ARCH/MEP PLANS FOR DETAILS
 - (D4) IRRIGATION WATER LINE CONNECTION
- FIRE LINE DISTRIBUTION KEYNOTES**
- (F1) EXISTING FIRE HYDRANT PROPOSED IN SITE ENABLING PACKAGE

SEE SHEET C601 FOR SEWER PROFILES

GRAPHIC SCALE IN FEET
0 10 20 40

811
Know what's below.
Call before you dig.

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UTILITY PLAN

LITTLE HAMPSTEAD - GUTHRIE'S
PREPARED FOR
COLUMBIA
DEVELOPMENT

HAMPSTEAD

SHEET NUMBER C501

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DATE: _____ PAGE: _____

Construction:

1. Clear the entrance and exit area of all vegetation, roots, and other objectionable material and properly grade it.
2. Place the gravel to the specific grade and dimensions shown on the plans, and smooth it.
3. Provide drainage to carry water to a sediment trap or other suitable outlet.
4. Use geotextile fabrics in order to improve stability of the foundation in locations subject to seepage or high water table.

Maintenance:

1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater. Make any required repairs immediately.
2. Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic tamping with 2-inch stone.
3. Sediment on roadways is to be removed immediately by broom and shovel, either by manual or mechanical means, and not to be washed off where it has the potential to enter a stream, drainage way or storm drain system.

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: _____ PAGE: _____

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

SEEDING MIXTURE	Species	Rate
	Centipede	5 lbs/acre
	Indian Woodoats	1.5-2.5 lbs/acre*
	Virginia Wild Rye	4-6 lbs/acre

*Depending upon mix with other species. See table 6.11.d from Chapter 6 of the NC Erosion and Sediment Control Planning and Design Manual.

Seeding Dates
Coastal or Eastern Piedmont for Centipede- Sept. 1 - May 1
Coastal and Piedmont for Indian Woodoats and Virginia Wild Rye- Feb 15 - April 1
Mountains for Indian Woodoats and Virginia Wild Rye- March 1 - May 15

Maintenance:
Significant maintenance may be required to obtain desired cover.

NON-INVASIVE PERMANENT SEEDING RECOMMENDATIONS FOR SUMMER

SEEDING MIXTURE	Species	Rate
	Indian Woodoats	1.5-2.5 lbs/acre*
	Virginia Wild Rye	4-6 lbs/acre*

*Depending upon mix with other species. See table 6.11.d from Chapter 6 of the NC Erosion and Sediment Control Planning and Design Manual.

Seeding Dates
Mountains - July 15- Aug 15
Piedmont - Aug 15 - Oct 15

Maintenance:
Indian Woodoats and Virginia Wild Rye are both sun and shade tolerant.

SEED BED PREPARATION:
LIMING- Apply lime according to soil test recommendations. If the pH (acidity) of the soil is not known, an application of ground agricultural limestone at the rate of 1 to 1 1/2 tons/acre on coarse textured soils and 2-3 tons/acre on fine-textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soils with a pH of 6 or higher need not be limed.
FERTILIZER- Base application rates on soil tests. When these are not possible, apply a 10-10-10 grade fertilizer at 700-1,000 lb/acre. Both fertilizer and lime should be incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before application.
SURFACE ROUGHENING- If recent tillage operations have resulted in a loose surface additional roughening may not be required, except to break up large clods. If rainfall causes the surface to become sealed or crusted, loosen it just prior to seeding by raking, harrowing, or other suitable methods for fine grading. The finished grade shall be a smooth even soil surface with a loosen uniformly fine texture. All ridges and depressions shall be removed and filled to provide the approved surface drainage. Planting is to be done immediately after finished grades are obtained and seedbed preparation is completed.

NOTES:

1. Permanent seeding, sodding or other means of stabilization are required when all construction work is completed according to the NPDES timeframes table.
2. A North Carolina Department of Agriculture soils test (or equal) is highly recommended to be obtained for all areas to be seeded, sprigged, sodded or planted.
3. Use a seeding mix that will produce fast growing nurse crops and includes non-invasive species that will eventually provide a permanent groundcover. Soil blankets may be used in lieu of nurse crops. Mat, tack or crimp mulch, as needed to stabilize seeded areas until root establishment. Mulch must cover at least 80% of the soil surface.
4. Ground cover shall be maintained until permanent vegetation is established and stable against accelerated erosion.

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: _____ PAGE: _____

Notes:

1. Construct the sediment barrier of standard strength or extra strength synthetic filter fabrics.
2. Ensure that the height of the sediment fence does not exceed 24 inches above the ground. (Higher fences may impound volumes of water sufficient to cause failure of the structure)
3. Construct the filter fabric with a continuous roll cut to the length of the barrier to avoid joints. When joints are necessary, securely fasten the filter cloth only at a support post with 4 feet minimum overlap to the next post.
4. Support standard strength filter fabric by wire mesh fastened securely to the upslope side of the posts. Extend the wire mesh support to the bottom of the trench. Fasten the wire reinforcement, then fabric on the upslope side of the fence post. Wire or plastic zip ties should have a minimum 50 pound tensile strength.
5. When a wire mesh support fence is used, space posts a maximum of 8 feet apart. Supports should be driven securely into the ground a minimum of 24 inches. Wire mesh should be a minimum 14-gauge with 6 inch mesh spacing.
6. Extra strength filter fabric with 6 foot post spacing does not require a wire mesh support fence. Securely fasten the filter fabric directly to posts. Wire or plastic zip ties should have a minimum of 50 pound tensile strength.
7. Excavate the trench approximately 4 inches wide and 8 inches deep along the proposed line of the posts and upslope from the barrier.
8. Place 12 inches of fabric along the bottom and side of the trench.
9. Backfill the trench with soil placed over the filter fabric and compact. Thorough compaction of the backfill is critical to silt fence performance.
10. Do not attach filter fabric to existing trees.
11. Do not place across ditches, streams, or any other areas of concentrated flow.

Max. Slope Length and Slope for Which Sediment Fence is Applicable

Slope	Slope Length (ft)	Max. Area (ft ²)
<2%	100	10,000
2 to 5%	75	7,500
5 to 10%	50	5,000
10 to 20%	25	2,500
>20%	15	1,500

Maintenance:

1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater. Make any required repairs immediately.
2. Should the fabric of a sediment fence collapse, tear, decompose, or become ineffective, replace it promptly.
3. Remove sediment deposits as necessary to provide adequate storage volume for the next rain and reduce pressure on the fence. Take care to avoid undermining the fence during cleanouts.
4. Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.

Effective Date: 9/1/2023
In accordance with the 2013 Design Manual Updates

DATE: _____ PAGE: _____

NOTES:

1. Clear the area of all debris that might hinder excavation and disposal of spoil.
2. Grade shallow depression uniformly towards the inlet with side slopes no greater than 2:1. Grade a 1-foot wide level area set 4 inches below the area adjacent to the inlet.
3. Install the Class B or Class 1 riprap in a circle around the inlet. The minimum crest width of the riprap should be 18 inches, with a minimum bottom width of 7.5 feet. The minimum height of the stone is 2 feet.
4. The outside face of the riprap is then lined with 12 inches of NC DOT #5 or #57 washed stone.

MAINTENANCE:

1. Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater; make any repairs immediately.
2. Remove sediment from the sediment pool area when the volume is decreased by half. Stabilize excavated material appropriately.
3. Do not damage or undercut the structure during sediment removal. Remove debris and replace stone as needed. If inlet is covered with wire mesh, clean wire mesh free of debris.

Effective Date: 9/1/2023
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KH PROJECT	011525010
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SCALE	AS SHOWN
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DRAWN BY	JDH
CHECKED BY	AMR

EROSION CONTROL DETAILS

LITTLE HAMPSTEAD - GUTHERIES
PREPARED FOR
COLUMBIA DEVELOPMENT

SHEET NUMBER
C902

Plotted By: Hayes, Jake Sheet Set: LITTLE HAMPSTEAD - GUTHERIES Layout: C903 EROSION CONTROL DETAILS February 04, 2025 05:50:45pm \\kimley-horn.com\CL_CHL\CHL_PRL\17152_Impeccable Development\013_Little_Hampstead Infrastructure\02_DWG\PlanSheets\C903-Guthrie-C205-ESCP-DTLE.dwg

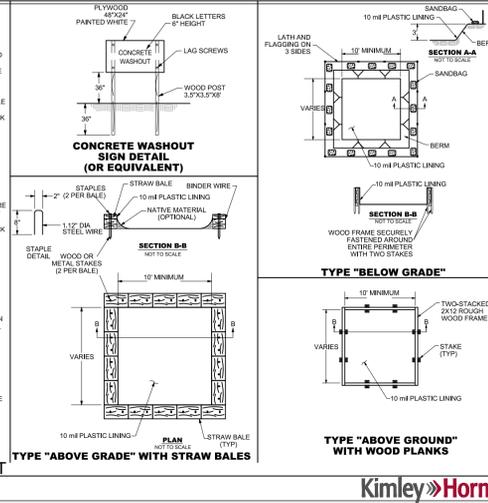
OBJECTIVE:
THE BEST MANAGEMENT PRACTICE OBJECTIVES FOR CONCRETE WASHOUT ARE TO:
(A) COLLECT AND RETAIN ALL THE CONCRETE WASHOUT WATER AND SOLIDS IN LEAK-PROOF CONTAINERS, SO THAT THIS CAUSTIC MATERIAL DOES NOT REACH THE SOIL SURFACE AND THEN MIGRATE TO SURFACE WATERS OR INTO THE GROUND WATER, AND
(B) RECYCLE 100 PERCENT OF THE COLLECTED CONCRETE WASHOUT WATER AND SOLIDS.

WASHOUT CONTAINERS:
DIFFERENT TYPES OF WASHOUT CONTAINERS ARE AVAILABLE FOR COLLECTING, RETAINING, AND RECYCLING THE WASHWATER AND SOLIDS FROM WASHING DOWN MIXED TRUCK DRUMS AND PUMP TRUCK HOPPERS AT CONSTRUCTION SITES.
• HAY BALE AND PLASTIC WASHOUT PIT
• VINYL WASHOUT CONTAINER
• METAL WASHOUT CONTAINER

STRAW WASHOUT FACILITIES:
CONCRETE WASHOUT FACILITIES, SUCH AS WASHOUT PITS AND VINYL OR METAL WASHOUT CONTAINERS, SHOULD BE PLACED IN LOCATIONS THAT PROVIDE CONVENIENT ACCESS TO CONCRETE TRUCKS, PREFERABLY NEAR THE AREA WHERE CONCRETE IS BEING POURED. HOWEVER, THEY SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES, OR WATERBODIES. APPROPRIATE GRAVEL OR ROCK SHOULD COVER APPROACHES TO CONCRETE WASHOUT FACILITIES WHEN THEY ARE LOCATED ON UNDEVELOPED PROPERTY. ON LARGE SITES WITH EXTENSIVE CONCRETE WORK, WASHOUTS SHOULD BE PLACED AT MULTIPLE LOCATIONS FOR EASE OF USE BY READY MIXED TRUCK DRIVERS. IF THE WASHOUT FACILITY IS NOT WITHIN VIEW FROM THE POUR LOCATION, SIGNAGE WILL BE NEEDED TO DIRECT THE TRUCK DRIVERS.

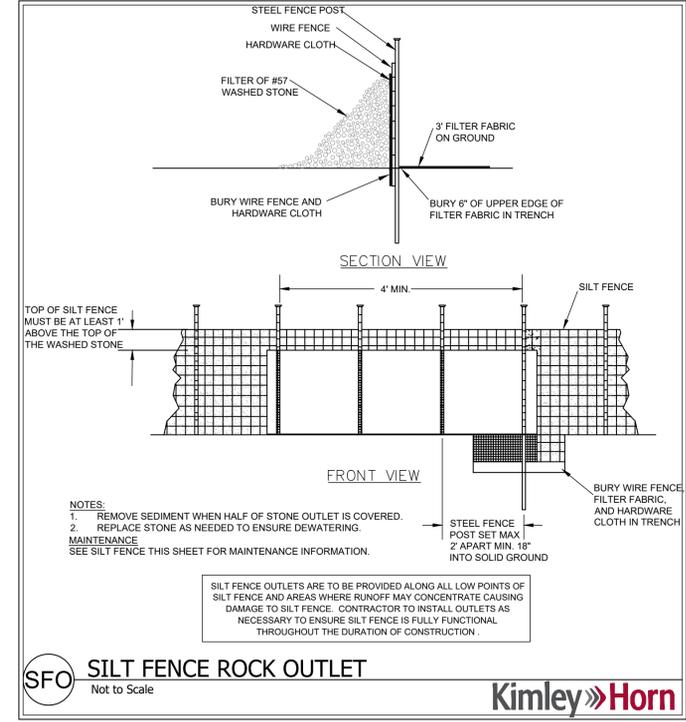
NOTES:
1. CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



CW CONCRETE WASHOUT
Not to Scale

Kimley Horn



SFO SILT FENCE ROCK OUTLET
Not to Scale

Kimley Horn

LITTLE HAMPSTEAD - GUTHERIES
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EROSION CONTROL DETAILS

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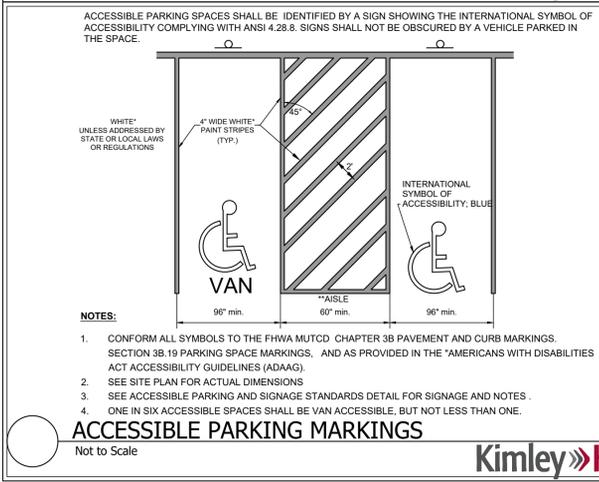
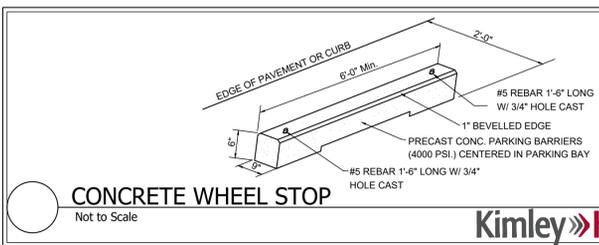
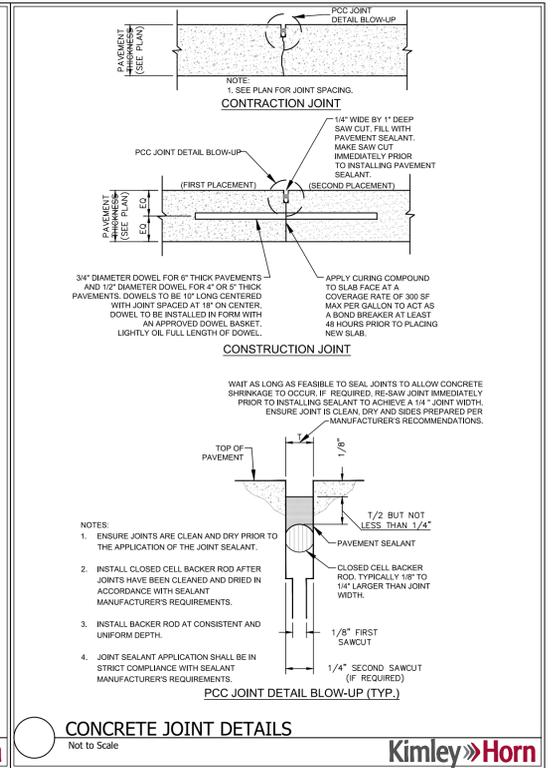
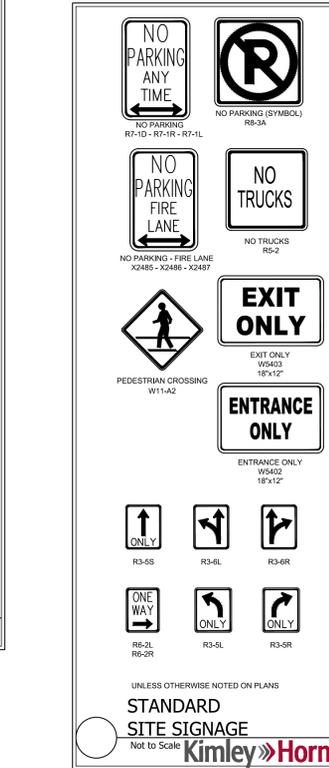
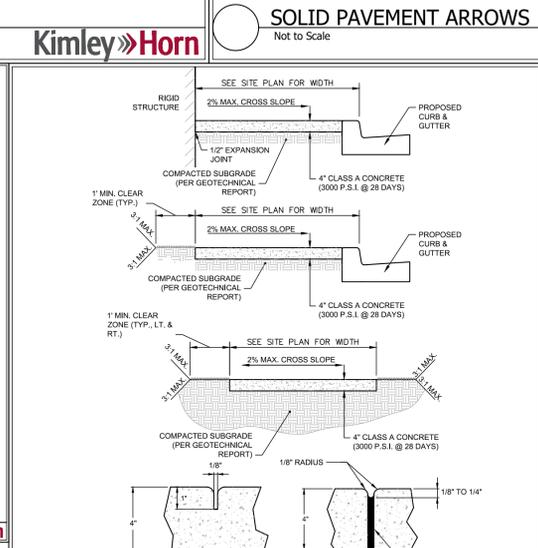
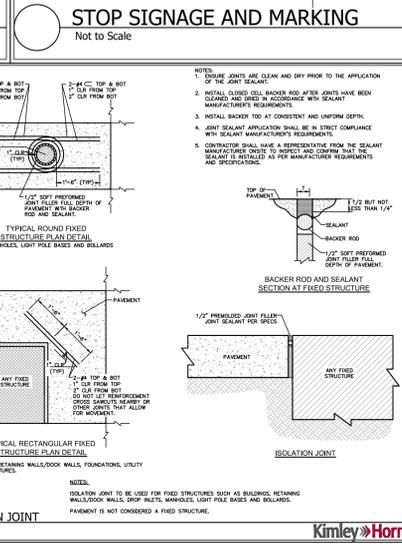
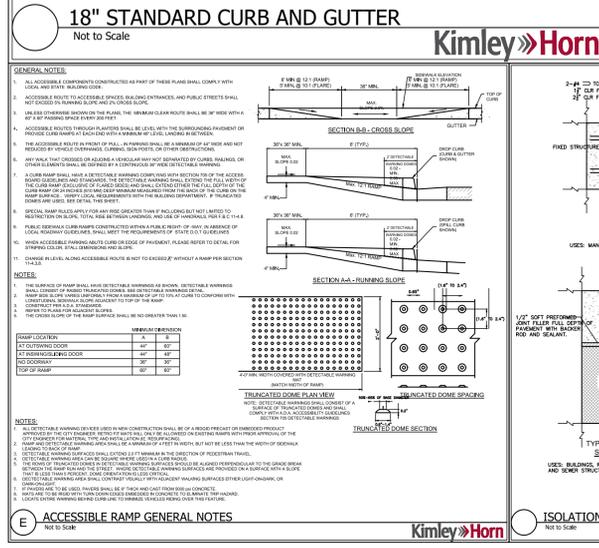
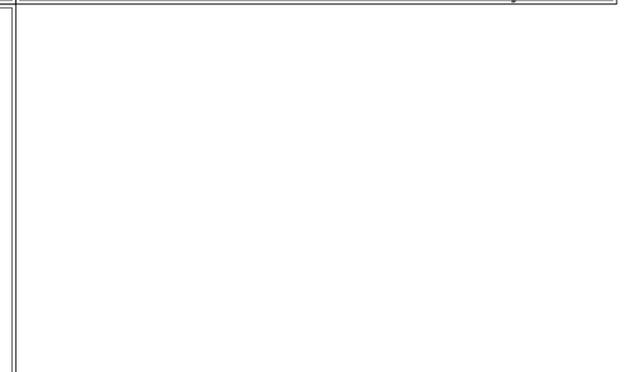
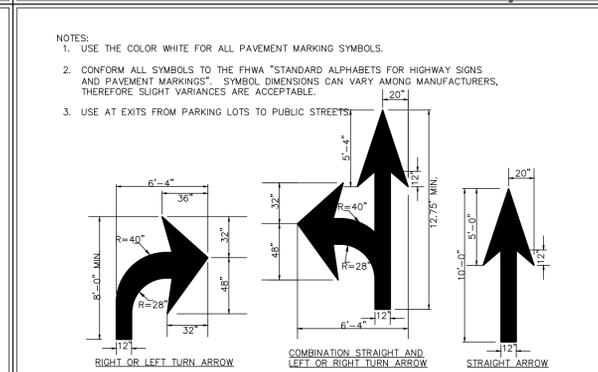
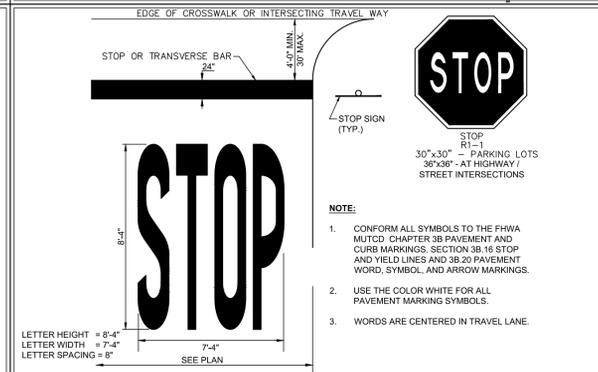
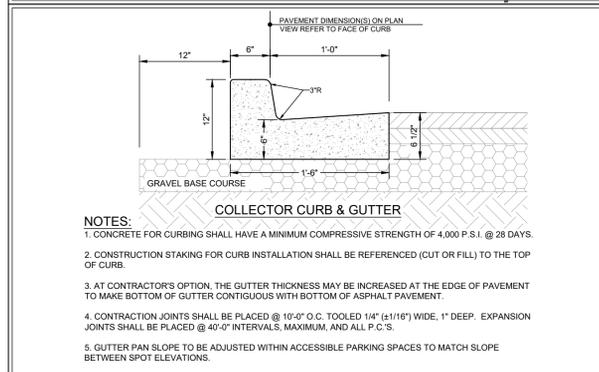
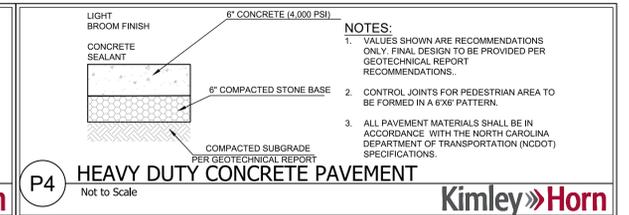
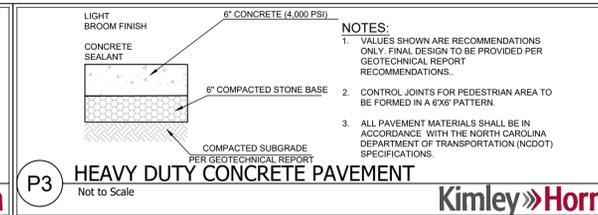
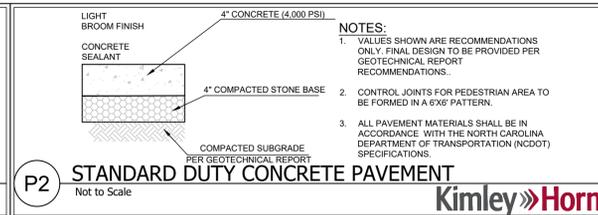
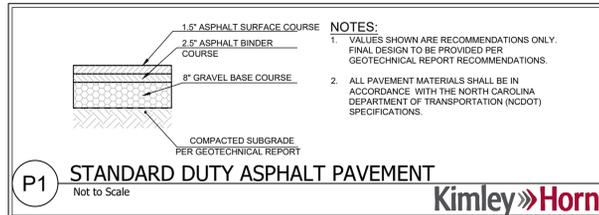


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C903

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PHONE: 704-335-5131
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NC LICENSE #P-9102

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Plotted By: Hayes, Jake Sheet: LITTLE HAMPSTEAD - GUTHRIE'S LAYOUT UTILITY DETAILS February 04, 2023 09:51:06pm Wimley-horn.com\CL-CHL\CHL-PRJ\117152-Impeccable Development\013 Little Hampstead Infrastructure\02 - DWG\PlanSheets\3-D-Guthrie\C901 - SITE-D.TLS.dwg

PCU STANDARD NOTES

1. 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.
2. ALL MATERIALS USED SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-CONFORMING MATERIAL WILL NOT BE ACCEPTED FOR FINAL CERTIFICATION.
3. 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.
4. PCU STANDARD WATERLINE PIPE RESTRAINING METHOD IS MEGA LUGS. AT A MINIMUM ALL FITTINGS, VALVES, ETC. MUST BE RESTRAINED (SEE PCU STANDARD DETAIL).
5. PCU MUST INSPECT CASING INSTALLATIONS PRIOR TO BACKFILL. PCU MUST WITNESS PRESSURE TESTS, AND WITHDRAWAL OF BACTERIOLOGICAL SMAPLES. CONTACT PENDER COUNTY UTILITIES INSPECTOR TO SCHEDULE.
6. CLOSE-OUT DOCUMENTS WHICH MUST BE RECEIVED PRIOR TO PCU SIGNING THE NCDEQ PWSS APPLICANT CERTIFICATION INCLUDE: BACTERIOLOGICAL TESTS, PRESSURE TESTS, DEED OF DEDICATION, AFFIDAVIT/RELEASE OF LIENS, WARRANTY, AND RECORDS DRAWINGS (PDF & GIO REFERENCED CAD).
7. 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 NCDEQ PWSS.

PENDER COUNTY UTILITIES
605 E FREMONT STREET
PO BOX 995, BURGAW, NC 28425

STANDARD NOTES
PCU WATER SYSTEMS
VERSION #4 - OCTOBER 2023

PIPE DIAMETER (INCHES)	D. I. P.				P. V. C.			
	90°	45°	22.5°	11.25°	90°	45°	22.5°	11.25°
3"	30	18	10	8	42	28	18	8
4"	38	24	14	10	58	38	24	10
6"	58	38	24	14	82	58	38	14
8"	82	58	38	24	110	82	58	24
10"	110	82	58	38	142	110	82	38
12"	142	110	82	58	182	142	110	58
16"	182	142	110	82	242	182	142	82
20"	242	182	142	110	302	242	182	110
24"	302	242	182	110	362	302	242	142
30"	362	302	242	142	422	362	302	182
36"	422	362	302	182	482	422	362	242
42"	482	422	362	242	542	482	422	302
48"	542	482	362	242	602	542	482	302

Restrained lengths for valves, dead ends and branches from tees shall be the same as for 90° (degree) bends

PIPE DIAMETER (INCHES)	Restrained Length In Feet For Reducer									
	3"	4"	6"	8"	10"	12"	16"	20"	24"	30"
3"	0	0	0	0	0	0	0	0	0	0
4"	42	0	0	0	0	0	0	0	0	0
6"	52	42	0	0	0	0	0	0	0	0
8"	72	52	42	0	0	0	0	0	0	0
10"	92	72	52	42	0	0	0	0	0	0
12"	112	92	72	52	42	0	0	0	0	0
16"	152	112	92	72	52	42	0	0	0	0
20"	202	152	112	92	72	52	42	0	0	0
24"	242	192	152	112	92	72	52	42	0	0
30"	302	242	192	152	112	92	72	52	42	0
36"	362	302	242	192	152	112	92	72	52	42
42"	422	362	302	242	192	152	112	92	72	52
48"	482	422	362	302	242	192	152	112	92	72

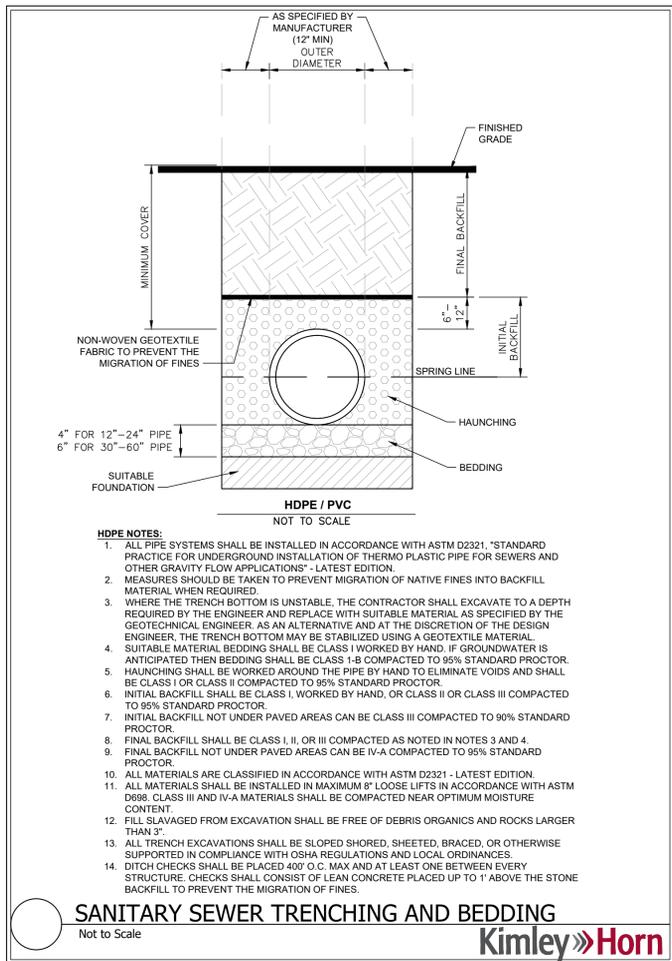
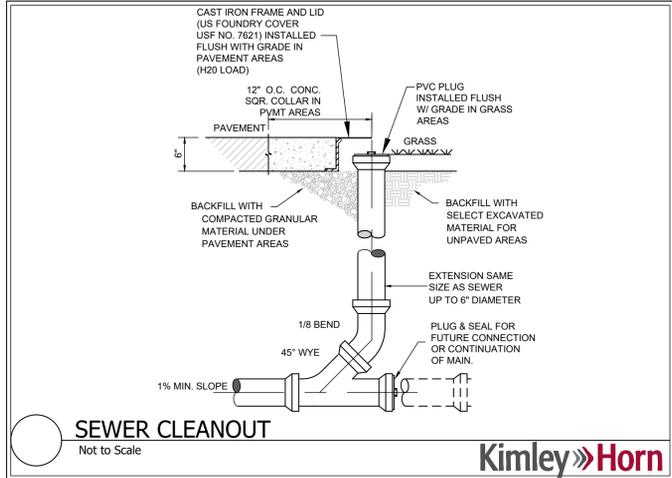
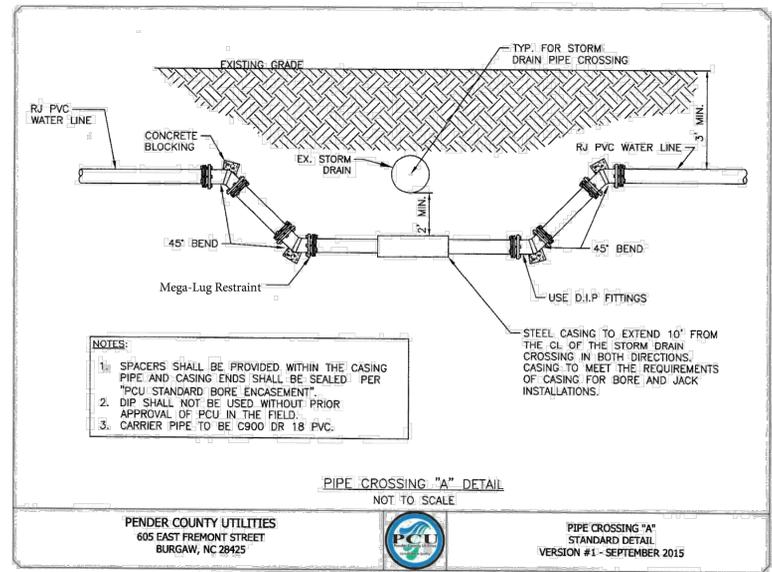
Length of restrained joint for larger diameter pipe

NOTES:

1. PENDER COUNTY STANDARD RESTRAINT METHOD IS MEGA LUGS, UNLESS SPECIFICALLY APPROVED BY PCU IN WRITING.
2. ALL FITTINGS AND JOINTS SHALL BE RESTRAINED JOINT.
3. "L" ABOVE IS GIVEN IN FEET FROM FITTING JOINT.

PENDER COUNTY UTILITIES
605 E FREMONT STREET
PO BOX 995, BURGAW, NC 28425

RESTRAINED JOINT TABLE
STANDARD DETAIL
VERSION #2 - OCTOBER 2023



LITTLE HAMPSTEAD - GUTHRIE'S

PREPARED FOR
COLUMBIA DEVELOPMENT

HAMPSTEAD

DATE: _____

BY: _____

REVISIONS: _____

No. _____

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PHONE: 704-335-5131
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NC LICENSE #P-9102

KH PROJECT: 011525010

DATE: 02/06/2025

SCALE: AS SHOWN

DESIGNED BY: KJK

DRAWN BY: JDH

CHECKED BY: AMR

UTILITY DETAILS

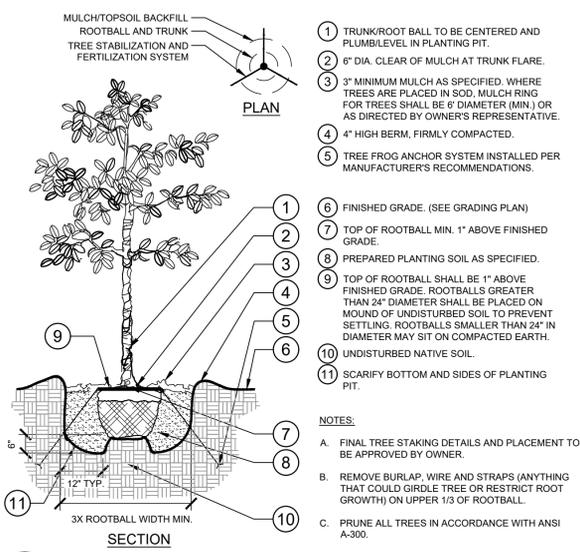
NC

SHEET NUMBER
C906

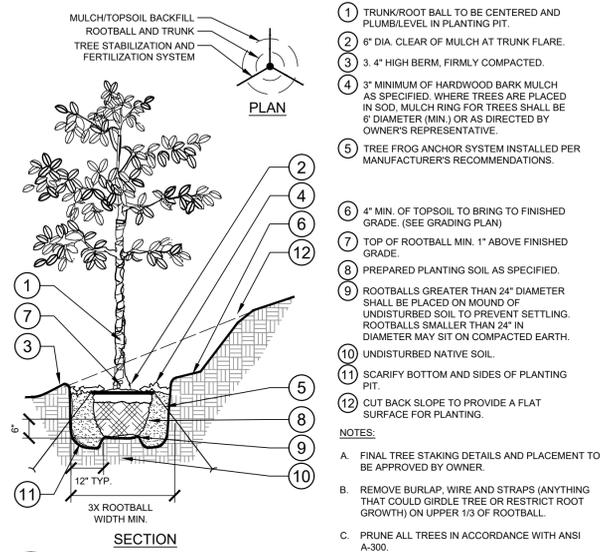
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BY: _____

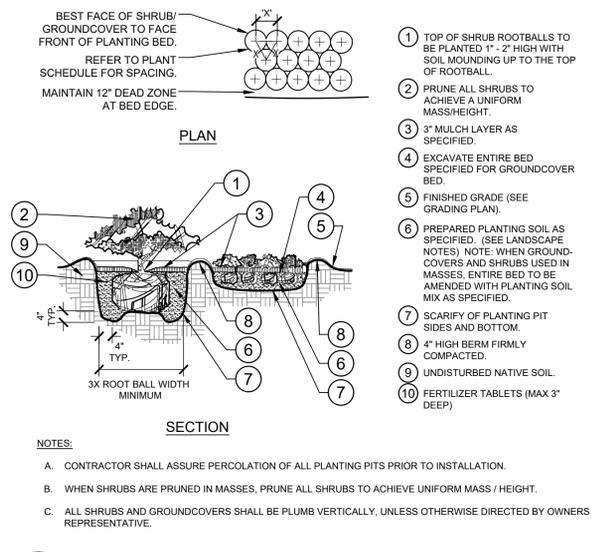
Plotted By: Hayes, Jake. Sheet: Sct-LITTLE_HAMPSTEAD - February 04, 2025 09:51:35pm. \\kimley-horn.com\G..._CHL_CHE_FR_17152. Impacable Development\013_Little_Hampstead_infrastructure\02 - DWG_Plansheets\3-0-Guthrie's_LL150 - LANDSCAPE_DETAILS.dwg



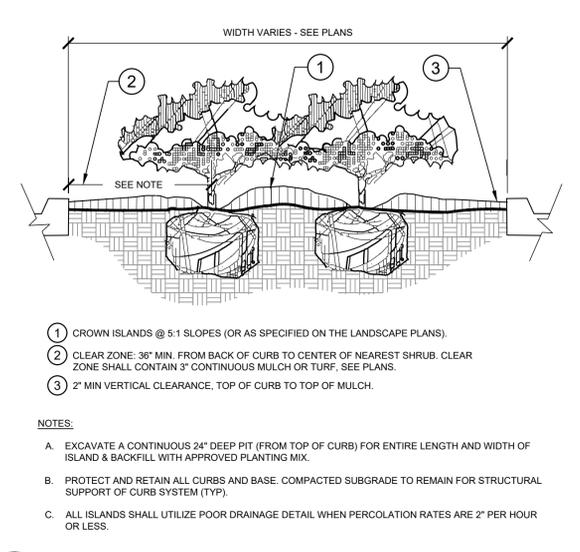
1 TREE PLANTING
SECTION / PLAN NTS



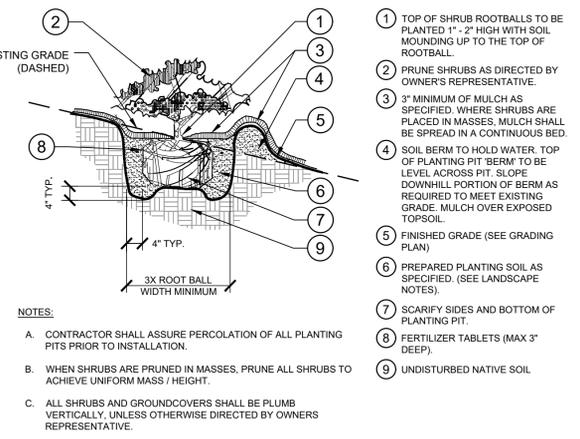
2 TREE PLANTING ON A SLOPE
SECTION / PLAN NTS



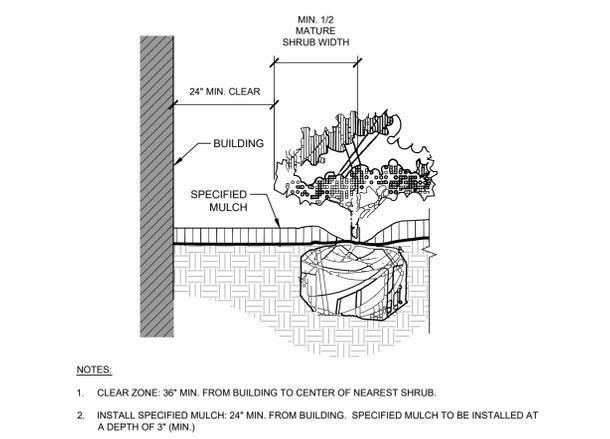
3 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN NTS



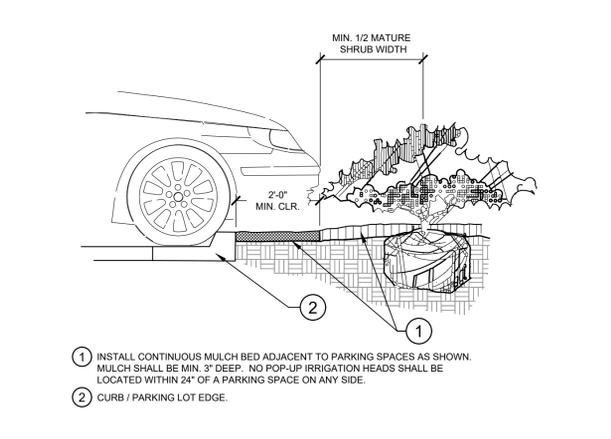
4 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION NTS



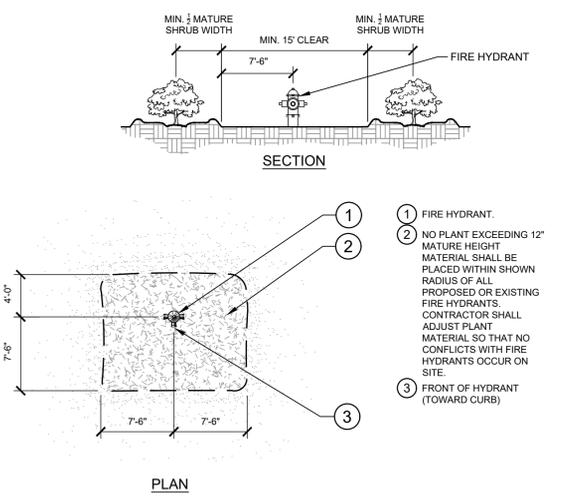
5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION NTS



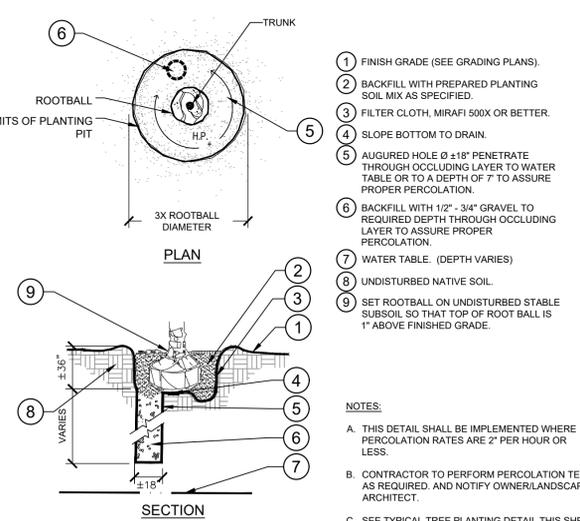
6 PLANTINGS ADJACENT TO BUILDINGS
SECTION NTS



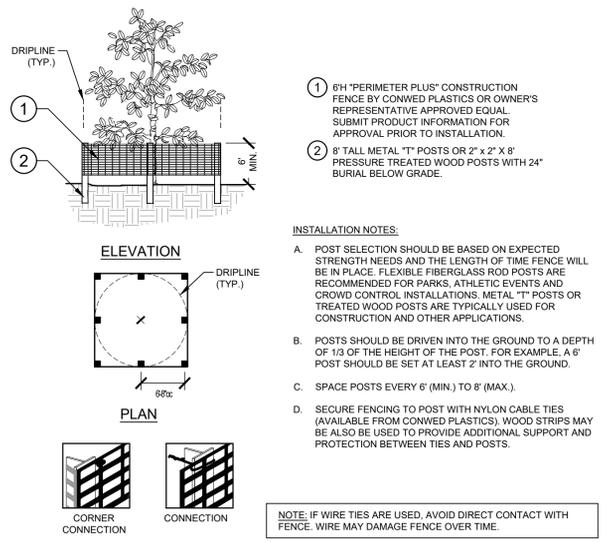
7 PARKING SPACE/CURB PLANTING
SECTION NTS



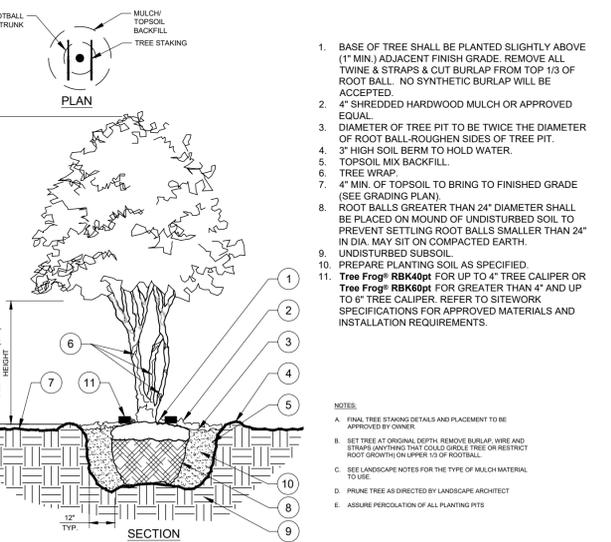
8 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN NTS



9 POOR DRAINAGE CONDITION
SECTION / PLAN NTS



10 TREE PROTECTION FENCING
ELEVATION / PLAN NTS



11 MULTI-TRUNK TREE PLANTING
SECTION/PLAN NTS

NO.	REVISIONS	DATE	BY

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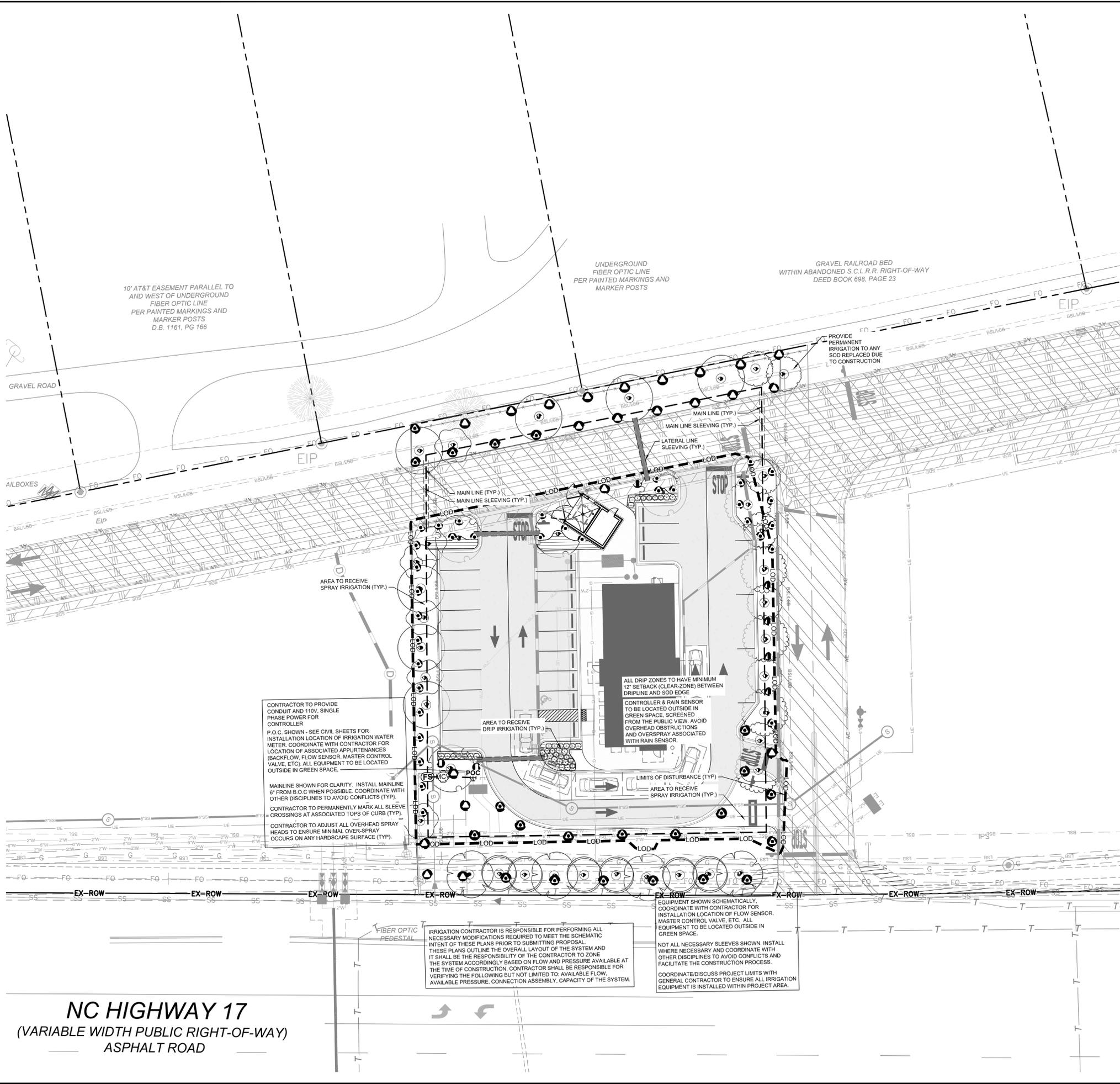


KH PROJECT	011525010
DATE	02/06/2025
SCALE	AS SHOWN
DESIGNED BY	PNL
DRAWN BY	PNL
CHECKED BY	NAT

LANDSCAPE DETAILS

LITTLE HAMPSTEAD - GUTHRIE'S PREPARED FOR COLUMBIA DEVELOPMENT

PLOTTED BY: HAYES, JAKE SHEET: S17-LITTLE HAMPSTEAD February 04, 2025 09:52:06pm \\kimley-horn.com\CL\CHL_PRA\17152_Impeccable_Development\03_Little Hampsteeds Infrastructure\02 - DWG\PlanSheets\3-0 - Curbres\A200 - IRRIGATION PLAN.dwg



IRRIGATION SCHEDULE

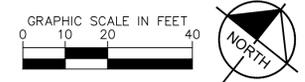
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD RWA180S-PSI TURF ROTARY NOZZLE 1/2" NPT FEMALE THREADED INLET	7	45
	RAIN BIRD RWA180S-PSI TURF ROTARY NOZZLE 1/2" NPT FEMALE THREADED INLET	34	45
	RAIN BIRD RWA180S-PSI TURF ROTARY NOZZLE 1/2" NPT FEMALE THREADED INLET	22	45
	RAIN BIRD RWA180S-PSI TURF ROTARY NOZZLE 1/2" NPT FEMALE THREADED INLET	22	45
	RAIN BIRD RWA180S-PSI TURF ROTARY NOZZLE 1/2" NPT FEMALE THREADED INLET	38	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	AREA TO RECEIVE DRIP LINE		531.0 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD RWA180S-PSI TURF ROTARY NOZZLE 1/2" NPT FEMALE THREADED INLET	1	
	RAIN BIRD RWA180S-PSI TURF ROTARY NOZZLE 1/2" NPT FEMALE THREADED INLET	1	
	POINT OF CONNECTION 1 1/2"	1	
	IRRIGATION MAINLINE PVC SCHEDULE 40		962.8 L.F.
	PIPE SLEEVE PVC SCHEDULE 40		84.8 L.F.
	PIPE SLEEVE PVC SCHEDULE 40		59.8 L.F.

FLOW TOTALS
 Area for Drpline: 5.0
 Budget: 28
 Turf Rotary: 70.0
 Total: 122.0 GPM

IRRIGATION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED PER UTILITY PROVIDER REQUIREMENTS.
- WHERE APPLICABLE, IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
- IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
- MATCH PRECIPITATION RATES WITH ANY HEADS THAT ARE REPLACED.

NC HIGHWAY 17
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
 ASPHALT ROAD



REVISIONS
DATE

No.	REVISIONS	DATE

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 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
 WWW.KIMLEY-HORN.COM
 NC LICENSE #P-102

KH PROJECT: 011525010
 DATE: 02/06/2025
 DESIGNED BY: PNL
 DRAWN BY: PNL
 CHECKED BY: NAT

IRRIGATION PLAN

LITTLE HAMPSTEAD -
 GUTHRIE'S
 PREPARED FOR
 COLUMBIA
 DEVELOPMENT

L200

SHEET NUMBER
L200

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