

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

Blake Farm Parcel I Application Information Preliminary Plat

Case Number: SUBMAJ 2023-97

Application Type: Preliminary Plat

Applicant: McKim & Creed

Owners: D.R. Horton, Inc.

Location: West of US HWY 17 in Scotts Hill within the Blake Farm development.

Property ID #(s): 3271-06-1762-0000& 3271-35-2761-0000

Description: Residential development including 33 single family residential units.

Current Zoning: PD, Planned Development

Technical Review Committee Meeting

Thursday, September 6, 2023

Board of County Commissioners/Planning Board Meeting

N/A

Application Materials

Application

Site Plan

Application Packet

APPLICATION FOR SUBDIVISION**THIS SECTION FOR OFFICE USE**

Application No.	SUB	Date	
Application Fee	\$	Invoice Number:	
Master Plan Hearing Date		Preliminary Plat Hearing Date	

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	McKim & Creed, Inc.	Owner's Name:	D.R. Horton, Inc.
Applicant's Address:	243 North Front Street	Owner's Address:	131 Racine Dr., Suite 201
City, State, & Zip	Wilmington, NC 28451	City, State, & Zip	Wilmington, NC 28403
Phone Number:	910-343-1048	Phone Number:	910-515-9561
Email Address:	tlivick@mckimcreed.com	Email Address:	elshelton@drhorton.com

Legal relationship of applicant to landowner: CONSULTANT

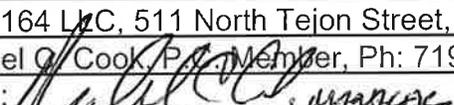
SECTION 2: PROJECT INFORMATION

Preliminary Plat	<input checked="" type="checkbox"/> Residential <i>RP, PD, RM, MH District</i>	<input type="checkbox"/> Mixed Use <i>PD</i>
Subdivision Type	<input checked="" type="checkbox"/> Major (11 lots or more)	<input type="checkbox"/> Minor (10 lots or less)
Property Identification Number (PIN):	3271-06-1762-0000; 3271-35-2761-0000	
Zoning Classification:	PD	Total property acreage: 270.12
Number of Lots:	33	Acreage to be disturbed: 14.0
Water Provider:	PENDER COUNTY UTILITIES	Wastewater Provider: PLURIS HAMPSTEAD

Additional Information:

2nd Owner: Pender 1164 LLC, 511 North Tejon Street, Suite 200, Colorado Springs, CO 80903

Contact Name: Michael O. Cook, P.A. Member, Ph: 719-632-1222, email: mike@mcooklaw.com

2nd Owner Signature: 

SECTION 3: SIGNATURES

Applicant's Signature		Date:	
Applicant's Printed Name:	Trae Livick	Date:	
Owner's Signature		Date:	08/02/23
Owner's Printed Name:	IAN FLANNERY (For DR HORTON, INC.)	Date:	08/09/23

NOTICE TO APPLICANT

- Applicant or agent authorized in writing must attend the public hearing.
- Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
- All fees are non-refundable
- A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

<input type="checkbox"/>	Subdivision Fees: \$500 + \$10/lot-unit for the first 100 lots/units; \$5/lot-unit thereafter (Major Subdivision) \$150 + \$10 per lot (Minor Subdivision)	Total Fee Calculation: \$ \$830.00 = (\$500 + (\$10 x 33 Lots))
Attachments Included with Application: (Please include # of copies)		

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Planned Development & Residential Mixed Zoning Districts Preliminary Plat 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.

BLAKE FARM - PARCEL I

1. **Pre-submittal Meeting**
Date of Meeting 5/19/2023
2. **Signed Application**
3. **Payment**
\$500 plus \$10 per lot for the first 100 lots/units, \$5 per lot thereafter **\$830.00**
4. **Paper Plan Sets** **Two (2) *Per DLA 8/2/23**
Two (2) 24 x 36, ~~Fifteen (15)~~ 11 x 17
5. **Digital Submission**
For all documents submitted in paper copy, please bring a digital copy with paper submission.
6. **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7. **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. **Permits**
Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or site specific conditions.
9. **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.4, 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 Preliminary Plat Checklist)

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

Signature of Applicant

A handwritten signature in blue ink, appearing to read "Trae Livick".

Date 8/4/2023

Printed Name

Trae Livick (McKim & Creed)

Staff Initials: _____

Date: _____

Site Plan

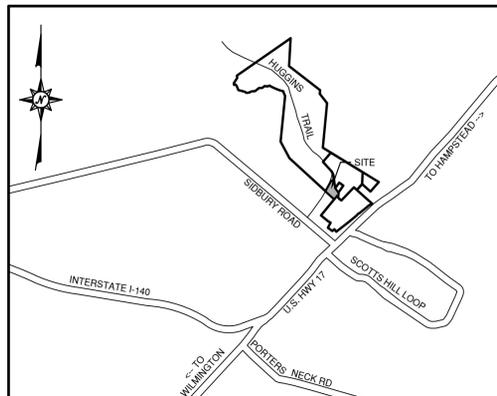


BLAKE FARM PARCEL I

PENDER COUNTY, NC

PENDER COUNTY TRC REVIEW SET NOT FOR CONSTRUCTION

AUGUST 4, 2023



VICINITY MAP - NOT TO SCALE

COUNTY AND AGENCY CONTACTS

- A. Pender County Planning Department
805 S Walker Street
Burgaw, NC 28425
(910)341-3255
Contact: Justin Brantley
Email: jbrantley@pendercountync.gov
- B. NCDENR Sediment and Erosion Control
127 N Cardinal Dr.
Wilmington, NC 28405
(910) 796-7215
Contact: Dan Sams
Email: dan.sams@ncdenr.gov
- C. Pender County Public Utilities
605 E Fremont St
Burgaw, NC 28425
(910) 259-0212
Contact: Katie Leubner
Email: kleubner@pendercountync.gov
- D. NCDENR Division of Environmental Health
Public Water Supply Section
1634 Mail Service Center
Raleigh, NC 27699-1634
(919) 707-9051
- E. Pluris Hampstead, LLC Sanitary Sewer
1095 NC-210
Sneads Ferry, NC 28460
(910) 328-6277
Contact: Nick Evans
Email: nevens@plurisusa.com
- F. NCDOT Division 3 - District 1
299 Wilmington Hwy
Jacksonville, NC 28540
(910) 455-3777
- G. NCDENR Division of Water Quality
127 Cardinal Drive Ext.
Wilmington, NC 28405
(910) 796-7387
Contact: Tyler Benson
Email: Tyler.Benson@ncdenr.gov
- H. FIRE MARSHALL - PENDER COUNTY
Mark Haraway
(910) 259-1441
(910) 512-0967
mharaway@pendercountync.gov

PROJECT DATA

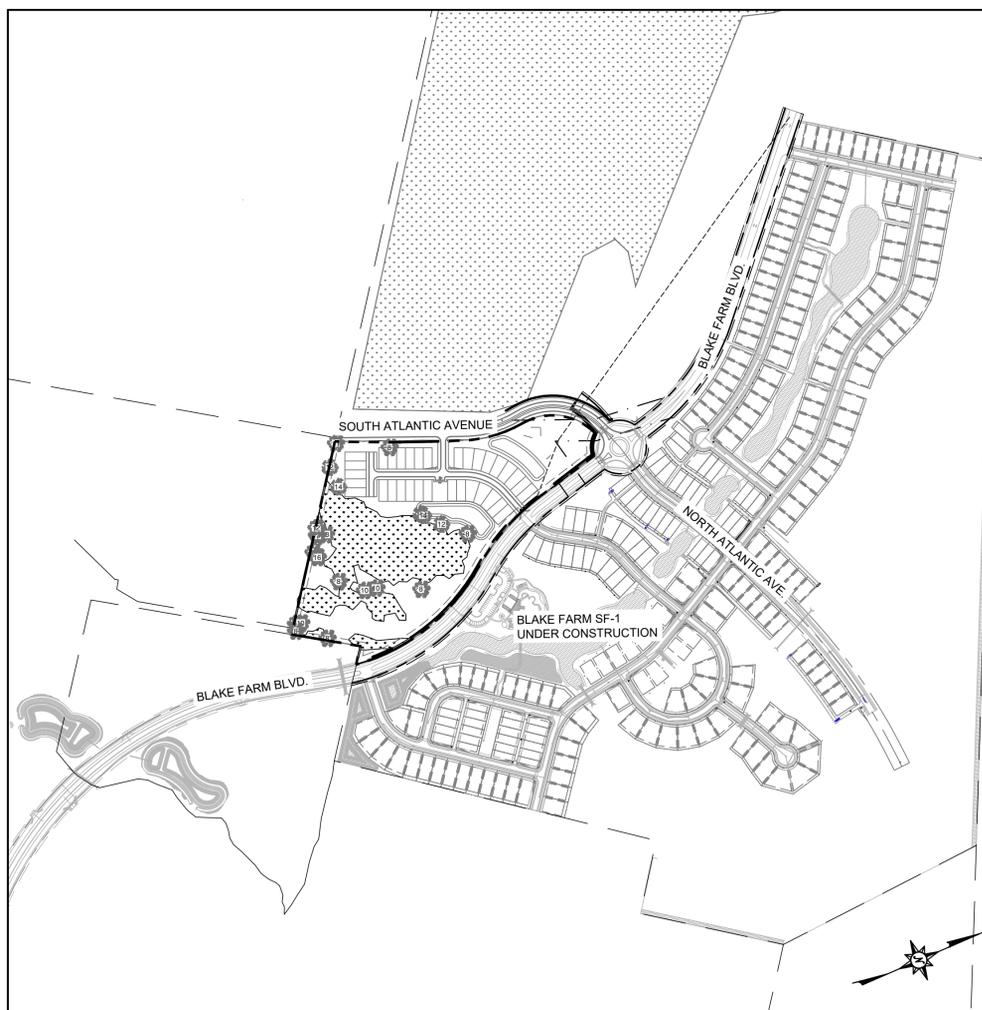
NAME OF PROJECT:
BLAKE FARM PARCEL I
PENDER COUNTY, NORTH CAROLINA

OWNER / DEVELOPER:
D.R. HORTON
6752 PARKER FARM DRIVE, SUITE 210
WILMINGTON, NC 28405
PHONE: (910) 515 9561
CONTACT: ELIZABETH (LIBBY) SHELTON

PREPARED BY:
MCKIM & CREED, INC
243 NORTH FRONT ST
WILMINGTON, NC 28401
PHONE: (910)343-1048
FAX: (910)251-8282
CONTACT: TRAE LIVICK, PE
EMAIL: TLIVICK@MCKIMCREED.COM

Parcel	Per Approved Master Plan		Approved/Under Construction/Existing		Units Remaining
	Land Use	Dwelling Units	Land Use	Dwelling Units	
H*	Residential	45	Residential	49	-4
I*	Residential	39	Residential	33	6
J*	Amenity	0	Amenity	0	0
K	Residential	141	Residential	136	5
L	Residential	130	Residential	119	11
M	Residential	498	Undeveloped	0	498
N	Residential	53	Undeveloped	0	53
O	Residential	379	Undeveloped	0	379
P	Residential	256	Undeveloped	0	256
Q	Residential	138	Undeveloped	0	138
R	Residential	237	Undeveloped	0	237
S	Residential	110	Undeveloped	0	110
T	Residential	205	Undeveloped	0	205
U	Residential	128	Undeveloped	0	128
V	Residential	89	Undeveloped	0	89
W	Residential	194	Undeveloped	0	194
X	Residential	65	Undeveloped	0	65
Y	Residential	2707	Undeveloped	337	2370

Parcel	Per Approved Master Plan		Required Open Space		Approved/Under Construction/Existing		Provided Open Space	
	Land Use	Dwelling Units	Acres	(.03 AC / UNIT)	Land Use	Dwelling Units	Acres	
H*	Residential	45	1.35		Residential	49	1.95	
I*	Residential	39	1.17		Residential	33	1.39	
J*	Amenity	0	0		Amenity	0	0	
K	Residential	141	4.23		Residential	136	24.34	
L	Residential	130	3.9		Residential	119	0	
M	Residential	498	14.94		Undeveloped	0		
N	Residential	53	1.59		Undeveloped	0		
O	Residential	379	11.37		Undeveloped	0		
P	Residential	256	7.68		Undeveloped	0		
Q	Residential	138	4.14		Undeveloped	0		
R	Residential	237	7.11		Undeveloped	0		
S	Residential	110	3.3		Undeveloped	0		
T	Residential	205	6.15		Undeveloped	0		
U	Residential	128	3.84		Undeveloped	0		
V	Residential	89	2.67		Undeveloped	0		
W	Residential	194	5.82		Undeveloped	0		
X	Residential	65	1.95		Undeveloped	0		
Y	Residential	2707	81.21		Undeveloped	337	27.68	



VICINITY MAP
SCALE: 1" = 400'

SHEET NUMBER	SHEET DESCRIPTION
C1.0	COVER
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS
C2.1	SURVEY
C2.2	TREE REMOVAL PLAN
C3.0	SITE PLAN
C3.1	SITE PLAN ENLARGEMENT
C3.2	SITE PLAN ENLARGEMENT
C4.0	EROSION CONTROL PHASE 1 PLAN
C4.1	EROSION CONTROL PHASE 1 ENLARGEMENT
C4.2	EROSION CONTROL PHASE 1 ENLARGEMENT
C7.0	GRADING AND DRAINAGE - ESC STAGE 2 - OVERALL PLAN
C7.1	GRADING AND DRAINAGE - ESC STG 2 ENLARGEMENT
C7.2	GRADING AND DRAINAGE - ESC STG 2 ENLARGEMENT
C8.0	UTILITY PLAN
C8.1	UTILITY PLAN ENLARGEMENT
C8.2	UTILITY PLAN ENLARGEMENT
C9.0	ROAD B PLAN AND PROFILE STA 10+00 TO END
C9.1	ROAD A AND C PLAN AND PROFILE STA 10+00 TO END
C9.2	ROAD D PLAN AND PROFILE STA 10+00 TO 18+00
C9.3	ROAD D PLAN AND PROFILE STA 18+00 TO END
C9.5	TYPICAL STREET SECTIONS
C10.0	LANDSCAPE PLAN
C10.1	LANDSCAPE PLAN ENLARGEMENT
C10.2	LANDSCAPE PLAN ENLARGEMENT
C11.0	SITE DETAILS
C12.0	EROSION CONTROL DETAILS
C12.1	EROSION CONTROL DETAILS
C12.2	EROSION CONTROL DETAILS
C12.3	EROSION CONTROL DETAILS
C13.0	GRADING AND DRAINAGE DETAILS
C13.1	GRADING AND DRAINAGE DETAILS
C14.0	UTILITY DETAILS
C14.1	UTILITY DETAILS
C15.0	NCDOT DETAILS
C15.1	NCDOT DETAILS
C17.0	LANDSCAPE DETAILS

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

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

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

Planning Staff: _____ Date: _____

D.R. HORTON
America's Builder

MCKIM & CREED

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



**PRELIMINARY - DO NOT USE
FOR CONSTRUCTION**

CONSTRUCTION NOTES

- 1. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE NCDOT/PENDER COUNTY UTILITIES/PLURIS HAMPSTEAD, LLC STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS FULLY RESPONSIBLE FOR ACQUIRING THE LOCATION OF EXISTING UTILITIES FROM THE APPROPRIATE PARTIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAGMEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
...
22. THE CONTRACTOR IS SOLELY RESPONSIBLE TO OBTAIN OFF-SITE SPOIL AREAS FOR DISPOSAL OF EXCESS AND/OR UNSUITABLE MATERIALS AS NECESSARY.

DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIARIZED WITH FIELD DEMOLITION CONDITIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEMOLISHED DEBRIS ASSOCIATED WITH THE PROJECT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
...
10. WETLANDS DO EXIST ON SITE AND ARE NOTED ON THE PLANS. UNLESS OTHERWISE INDICATED, THE WETLANDS SHALL NOT BE DISTURBED DURING CONSTRUCTION OF THIS PROJECT.

STORM DRAINAGE AND GRADING NOTES

- 1. IN ACCORDANCE WITH NC GENERAL STATUTES, NPDES REGULATIONS, AND NCDENR REQUIREMENTS, STORMWATER DISCHARGE OUTFALLS SHALL BE INSPECTED BY THE CONTRACTOR.
2. OUTLET PROTECTION SHALL BE INSTALLED AROUND STORM DRAIN OUTFALLS. DEVICES SHALL BE CONSTRUCTED TO FINAL PROPOSED CONDITION UPON STABILIZATION OF CONTRIBUTING GROUND SURFACES AND REMOVAL OF SEDIMENT FROM STORM PIPES.
...
8. CONTRACTOR SHALL SUBMIT STORM DRAIN AND STRUCTURE MATERIALS SHOP DRAWING DOCUMENTS TO ENGINEER FOR REVIEW AND APPROVAL.

MATERIALS AND EASEMENT NOTES:

- ALL CATCH BASINS ARE NCDOT STD 840.02/840.03
• ALL DROP INLETS ARE NCDOT STD 840.16/840.16
• ALL STORM DRAINAGE PIPING TO BE CLASS III RCP, UNLESS OTHERWISE NOTED
...
• SANITARY SEWER MAIN IS PRIVATE - PLURIS HAMPSTEAD, LLC

UTILITY NOTES

- 1. SCHEDULE A PRECONSTRUCTION MEETING WITH PENDER COUNTY PUBLIC UTILITIES AND PLURIS HAMPSTEAD, LLC 48 HOURS PRIOR TO CONSTRUCTION OF WATER AND SEWER LINES.
2. WATER AND SANITARY SEWER INFRASTRUCTURE ARE PRIVATE BEYOND THE PUBLIC STREET RIGHT-OF-WAY.
3. BACKFLOW PREVENTION AND METERS SHALL BE PROVIDED FOR DOMESTIC WATER SERVICE (RPT).
...
14. PLANS ARE IN COMPLIANCE WITH PENDER COUNTY PUBLIC UTILITIES TECHNICAL STANDARDS AND SPECIFICATIONS.

RELATION OF WATER MAINS TO SANITARY SEWERS:

- 1. LATERAL SEPARATION OF SANITARY SEWERS AND WATER MAINS. WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION.
1.1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
...
4. CROSSING A SEWER MAIN/WATER MAIN OVER OR UNDER A STORM DRAIN: WHENEVER IT IS NECESSARY FOR A SEWER MAIN/WATER MAIN TO CROSS A STORM DRAIN PIPE, THE SEWER MAIN/WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE SEWER MAIN/WATER MAIN NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 24 INCH CLEAR SEPARATION DISTANCE HORIZONTAL.

EXCAVATION, GRADING, AND BACKFILLING NOTES

- 1. ANY UNDERCUTTING IN GOOD SOIL SHALL BE REPLACED AND THE REPLACEMENT MATERIAL SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF MAXIMUM DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
2. BEFORE BACKFILLING IS COMMENCED OVER PIPES AND OTHER INSTALLATIONS, EARTH FILL SHALL BE TAMPED SOLID AROUND AND ABOVE THE PIPE TO A DEPTH OF ONE (1) FOOT ABOVE THE TOP OF THE PIPE.
...
11. INSPECT THE SKIMMER FOR CLOGGING. PULL THE SKIMMER TO THE SIDE OF THE BASIN AND REMOVE ANY DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER AND THE ARM OR BARREL PIPE FOR CLOGGING.

EROSION CONTROL NOTES

- 1. AMENITY CENTER SITE IS LOCATED WITHIN E&SC PERMIT ID: PENDE-2015-018 LIMITS OF DISTURBANCE. THIS PLAN SET INCLUDES A PLAN FOR STAGE 2 E&SC. STAGE 1 EROSION CONTROL IS ACCOUNTED FOR IN THE BLAKE FARM SF-1 PLAN SET.
2. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
3. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF STATE LAW AND IS SUBJECT TO A FINE.
...
11. INSPECT THE SKIMMER FOR CLOGGING. PULL THE SKIMMER TO THE SIDE OF THE BASIN AND REMOVE ANY DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER AND THE ARM OR BARREL PIPE FOR CLOGGING.

STANDARD NOTES

- 1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING ANY DIGGING AT 1-800-632-4949.
2. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING SHALL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
3. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
...
11. INSPECT THE SKIMMER FOR CLOGGING. PULL THE SKIMMER TO THE SIDE OF THE BASIN AND REMOVE ANY DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER AND THE ARM OR BARREL PIPE FOR CLOGGING.

FIRE PROTECTION NOTES

- 1. HYDRANT MUST BE WITHIN 100' OF THE FDC.
2. THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT.
3. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.
4. ALL HYDRANTS MUST BE WITHIN 600 FEET.
5. LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS.
...
11. INSPECT THE SKIMMER FOR CLOGGING. PULL THE SKIMMER TO THE SIDE OF THE BASIN AND REMOVE ANY DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER AND THE ARM OR BARREL PIPE FOR CLOGGING.

EROSION CONTROL MAINTENANCE PLAN:

- 1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AND REPAIRED, AS NECESSARY, EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF EVERY ONE-HALF (0.5) INCH OR GREATER RAINFALL.
2. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
...
11. INSPECT THE SKIMMER FOR CLOGGING. PULL THE SKIMMER TO THE SIDE OF THE BASIN AND REMOVE ANY DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER AND THE ARM OR BARREL PIPE FOR CLOGGING.

UTILITY COMPANY CONTACTS

DUKE/PROGRESS ENERGY (DISTRIBUTION): JON MARSTON (910) 602-4346
DUKE ENERGY (TRANSMISSION): BILL WILDER (910) 772-4903
AT&T (BELLSOUTH): JAMES BATSON (910) 452-5300
TIME WARNER CABLE: ROBERT JOHN (910) 216-4494
PIEDMONT NATURAL GAS: PAUL GONKA (910) 512-2841
D.J. MEDEIROS (910) 431-3233
WATER SUPPLY: PENDER COUNTY PUBLIC UTILITIES: KENNY KEEL (910) 259-0212
SANITARY SEWER: PLURIS HAMPSTEAD, LLC: RANDY HOFFER (910) 328-6277;
KAARIN WILLIAMS (910) 218-7653

ADDRESS NOTES

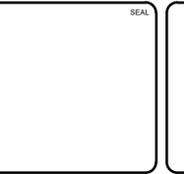
- 1. PER THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) ARTICLE 11.6.1.D AN ADDRESS WILL BE ASSIGNED DURING THE BUILDING PERMIT APPROVAL PHASE OF THE DEVELOPMENT. THE ADDRESS WILL BE ON BLAKE FARM BOULEVARD IN WILMINGTON, NORTH CAROLINA 28411
2. THE CLUB HOUSE AND MAIL KIOSK WILL EACH BE ADDRESSED.

NOTE (G.S. 113A-57 (2))

THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION.

2 GENERAL NOTES

Table with 3 columns: REV NO., DESCRIPTIONS, REVISIONS, DATE



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

D.R. HORTON America's Builder
DHI Listed NYSE

BLAKE FARM PARCEL I
GENERAL NOTES

DATE: 08/04/2023
MCE PROJ. #: 04245-0047B
DRAWN: BMJ
DESIGNED: THL
CHECKED: TSM/THL
PROJ. MGR.: TSM
SCALE: HORIZONTAL: NA, VERTICAL: NA
C1.1 DRAWING NUMBER
0 REVISION
STATUS: PENDER COUNTY TRC REVIEW



SITE DATA	
PROJECT NAME	BLAKE FARM PARCEL I
PARCEL ID	3271-06-1762-0000
DEED BOOK & PAGE	NA
PLAT REFERENCE	00560087
PROPERTY ADDRESS	BLAKE FARM BOULEVARD & SOUTH ATLANTIC AVENUE
PROPERTY DEVELOPER	PENDER 1164 LLC
CURRENT ZONING	PD (PLANNED DEVELOPMENT)
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
TOTAL PROPERTY ACREAGE	±18.51 AC
NC BUILDING CODE CONSTRUCTION TYPE	
TYPICAL LOT SIZE	42' x100'
NUMBER OF LOTS	33

SYMBOLS LEGEND	
	CEDAR
	CHERRY
	CRAPE
	DOGWOOD
	BEECH
	GUM
	HOLLY
	OAK
	MAGNOLIA
	MAPLE
	MIMOSA
	PECAN
	PINE
	POPLAR
	SYCAMORE
	LSA LANDSCAPE AREA
	SPRINKLER
	GROUND SHOT ELEVATION
	CONCRETE
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	LIGHT POLE
	POWER POLE
	GUY WIRE
	GAS VALVE
	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
	CLEANOUT
	SIGN
	YARD INLET
	STORM DRAIN MANHOLE
	CURB INLET
	YARD LIGHT
	ELECTRIC HANDHOLE
	MAILBOX
	TELEPHONE MANHOLE

	PROJECT LIMITS
	CONTOUR LINE
	COMPUTED PROPERTY LINE OR EASEMENT
	STORM DRAIN LINE
	WATER LINE
	OVER HEAD POWER LINE

2 EXISTING CONDITIONS **1 LEGEND AND NOTES**

REV. NO.	DESCRIPTIONS	DATE

SEAL	
SEAL	

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

D.R. HORTON DHI
America's Builder NYSE

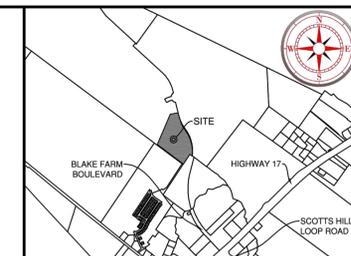
BLAKE FARM PARCEL I

EXISTING CONDITIONS

DATE: 08/04/2023	SCALE: 1"=80'	C2.0 DRAWING NUMBER
MCE PROJ. # 04245-0047B	HORIZONTAL: NA	
DRAWN: BMJ	VERTICAL: NA	0 REVISION
DESIGNED: THL		
CHECKED: TSM/THL		
PROJ. MGR: TSM		
STATUS: PENDER COUNTY TRC REVIEW		



NC GRID NAD83(2011)



VICINITY MAP - NOT TO SCALE

TREE LEGEND

- = HICKORY
- = WATER OAK
- = RED MAPLE

HATCH LEGEND

- = WETLAND AREA

LINE LEGEND

- = TIE LINE
- = STORM DRAINAGE
- = EASEMENT (AS DESCRIBED)
- = PROJECT LIMITS
- = WETLAND LINE
- = WOOD LINE
- = ADJOINING PROPERTY LINES
- = RIGHT OF WAY

I, RYAN LOCKHART PLS L-5427, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT 0.04' @ 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS AA AND VERTICAL ACCURACY WHEN THE APPLICABLE TO CLASS A STANDARD; AND THAT THE ORIGINAL DATA WAS OBTAINED ON 05/05/23; THAT THE SURVEY WAS COMPLETED ON 06/30/23 AND ALL COORDINATES ARE BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM COORDINATES NAD83(2011) AND THAT THE ELEVATIONS ARE BASED ON NAVD83(GEOD18); THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600);

THAT THE GPS SURVEY MADE WAS UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED PERFORM THIS SURVEY:

CLASS OF SURVEY: AA
 POSITIONAL ACCURACY: 0.04' @ 95%
 TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC
 DATES OF SURVEY: 05/05/23-06/30/23
 DATUM/EPOCH: NAD83(2011)
 PUBLISHED/FIXED-CONTROL USED: NC CORS
 GEOD MODEL: GEOD 18
 COMBINED GRID FACTOR: 1.00000228
 UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS DAY OF _____, 2023.

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES, OR SALES

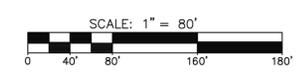
RYAN LOCKHART
 PROFESSIONAL LAND SURVEYOR L-5427

- SURVEYOR'S NOTE:
- ALL DISTANCES ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE SHOWN.
 - BEARINGS BASED ON NC GRID NAD83(2011).
 - REFERENCES AS SHOWN ON MAP.
 - UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE ABOVEGROUND SERVICES WERE VISIBLE.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AND OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.
 - THIS PROPERTY LIES WITHIN IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO NATIONAL FLOOD INSURANCE PANEL NUMBER 3271 MAP NUMBER 3720327100J EFFECTIVE DATE 02/16/2007.
 - BOUNDARY SHOWN IS MARKED PRELIMINARY UNTIL RIGHT OF WAY IS FINALIZED, ADJOINING PROPERTY LINES NOT SURVEYED.
 - TREES LOCATED AND SHOWN CAN BE REFERENCED FROM PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE SECTION 8.1-3, AND FURTHER DESCRIBED IN THE PLANTING TABLE PER APPENDIX B.
 - ALL WETLANDS SHOWN WERE LOCATED IN NOVEMBER 2013, AS MARKED BY SOUTHERN ENVIRONMENTAL GROUP.
 - THIS IS NOT A BOUNDARY SURVEY. THE PURPOSE OF THIS MAP IS A TOPOGRAPHIC SURVEY AND TREE SURVEY.

SIGNIFICANT TREE COUNT				
RED MAPLE				5
HICKORY				2
WATER OAK				20
TOTAL				27

POINT NUMBER	NORTHING	EASTING	DBH	COMMON NAME
24071	214465	2372470	12	RED MAPLE
24085	214395	2372387	12	RED MAPLE
24087	214403	2372397	14	RED MAPLE
24224	214092	2372012	12	RED MAPLE
24256	214092	2372112	14	RED MAPLE
24383	213867	2372357	12	HICKORY
24397	213893	2372275	23	HICKORY
24203	214386	2372041	8	WATER OAK
24244	214163	2371920	11	WATER OAK
24348	213754	2372741	8	WATER OAK
24350	213646	2372618	12	WATER OAK
24351	213657	2372628	19	WATER OAK
24352	213670	2372624	10	WATER OAK
24356	213632	2372649	8	WATER OAK
24361	213858	2372345	11	WATER OAK
24364	213865	2372371	12	WATER OAK
24365	213866	2372375	16	WATER OAK
24389	213945	2372292	18	WATER OAK
24393	213905	2372283	11	WATER OAK
24394	213905	2372279	13	WATER OAK
24396	213918	2372246	12	WATER OAK
24413	213912	2372519	8	WATER OAK
36398	214558	2372561	8	WATER OAK
36455	214171	2372815	9	WATER OAK
36482	214253	2372710	8	WATER OAK
36491	214061	2372619	10	WATER OAK
36494	214007	2372607	10	WATER OAK

- LEGEND
- = CONTROL POINT
 - = STORM PIPE (AS DESCRIBED)
 - = CONCRETE MONUMENT FOUND
 - = IRON ROD FOUND
 - = IRON PIPE FOUND
 - = WETLAND FLAG (NUMBERED AS DESCRIBED)
 - N/F = NOW OR FORMERLY
 - RC = REBAR WITH CAP
 - HDPE = HIGH DENSITY POLYETHYLENE PIPE
 - CMP = CORRUGATED METAL PIPE
 - C.S.F. = COMBINED SCALE FACTOR
 - DBH = DIAMETER AT BREAST HEIGHT (IN INCHES)
 - PIN = PARCEL IDENTIFICATION NUMBER



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 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELEPHONE: (910) 343-1048
 FAX: (910) 251-8282
 NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

TOPOGRAPHIC AND TREE SURVEY
 FOR
A PORTION OF PENDER 1164 LLC
 DEED BOOK: 4286 PAGE: 8
 PIN: 3271-06-1762-0000
 TOPSAIL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA
 AUGUST 3, 2023

JOB NUMBER: 04245-0047
 SCALE: 1" = 60'
 CAD NUMBER: VT-BF-Parcel-1
 PLS: RL
 PARTY CHIEF: MS
 CAD TECH: CH
 FIELD BOOK/PAGE: N/A
 DRAWING NUMBER: 2023-072
SHEET 1 OF 1

N/F SCOTTS HILL LAND AND TIMBER LLC
 PIN: 3261-94-1698-0000
 DEED BOOK 4792 PAGE 1232
 MAP BOOK 67 PAGE 23

N/F PENDER 1164 LLC
 PIN: 3271-06-1762-0000
 DEED BOOK 4286 PAGE 8
 MAP BOOK 56 PAGE 87

N/F SIDBURY DEVELOPMENT 1 LLC
 PIN: 3261-94-1698-0000
 DEED BOOK 4724 PAGE 428
 MAP BOOK 66 PAGE 41

N/F DR HORTON, INC
 PIN: 3271-16-5288-0000
 DEED BOOK 4775 PAGE 31
 MAP BOOK 69 PAGE 25

N/F BANYAN SILO RIDGE HOMEOWNERS ASSOCIATION
 30' UTILITY EASEMENT
 PIN: 3271-22-0235-0000
 DEED BOOK 4800 PAGE 139
 MAP BOOK 70 PAGE 118

N/F CCC TOWNES AT BLAKE FARM LLC
 BFA VENTURES LLC
 BFA VENTURES LLC
 PIN: 3271-23-6002-0000
 DEED BOOK 4735 PAGE 1822
 MAP BOOK 57 PAGE 8

N/F DR HORTON, INC
 PIN: 3271-16-5288-0000
 DEED BOOK 4775 PAGE 31
 MAP BOOK 69 PAGE 25



SYMBOLS LEGEND

SYMBOL	TREE SPECIES
	HICKORY
	WATER OAK
	RED MAPLE
	TREES TO BE PRESERVED
	TREES TO BE REMOVED

2 TREE REMOVAL PLAN **1 LEGEND AND NOTES**

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

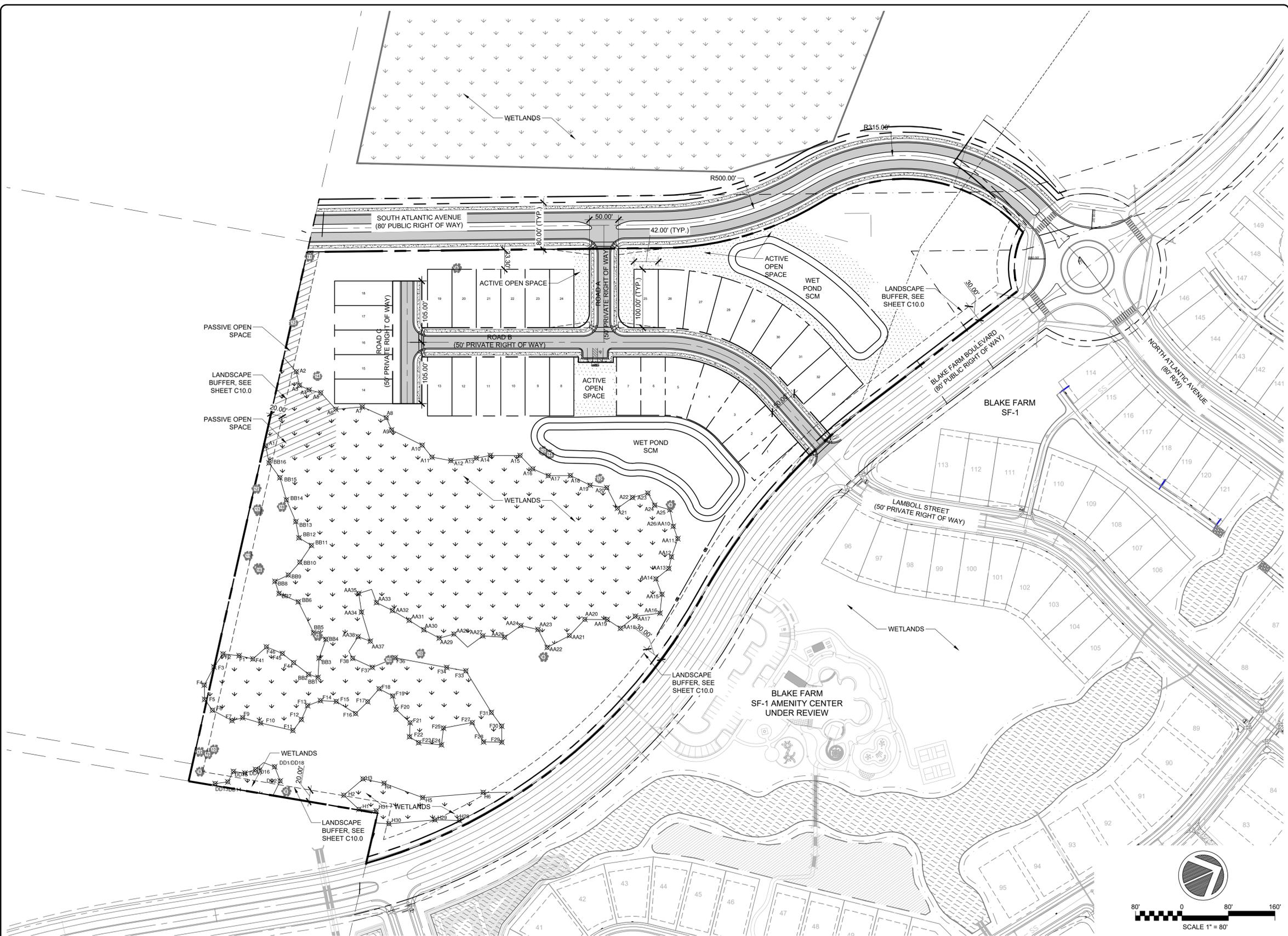
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BLAKE FARM PARCEL I

TREE REMOVAL PLAN

DATE: 08/04/2023	SCALE	C2.2 DRAWING NUMBER
MCE PROJ. # 04245-0047B	HORIZONTAL: 1" = 80'-0"	
DRAWN: BMJ	VERTICAL: N/A	
DESIGNED: THL	REVISION	
CHECKED: TSM/THL		
PROJ. MGR: TSM		
STATUS: PENDER COUNTY TRC REVIEW		



SITE DATA		
PROJECT NAME	BLAKE FARM PARCEL I	
PARCEL ID	3271-06-1762-0000	
DEED BOOK & PAGE	MB 56; PG 87	
PROPERTY ADDRESS	BLAKE FARM BOULEVARD & SOUTH ATLANTIC AVENUE	
PROPERTY DEVELOPER	PENDER 1164 LLC	
CURRENT ZONING	PD (PLANNED DEVELOPMENT)	
PROPOSED USE	SINGLE FAMILY RESIDENTIAL	
TOTAL PROPERTY ACREAGE	±270.12 AC	
PROJECT AREA	±20.79 AC	
NC BUILDING CODE CONSTRUCTION TYPE		
TYPICAL LOT SIZE	42' x 100'	
NUMBER OF LOTS	33	
DENSITY	ALLOWED	PROVIDED
SEE DENSITY CALCULATIONS CHART BELOW	2.73 DU/AC	2.73 DU/AC
BUILDING SETBACKS ON INDIVIDUAL LOTS	REQUIRED	PROVIDED
FRONT	-	10'
REAR	-	10'
SIDE	-	5'
SIDE (CORNER)	-	10'
OPEN SPACE	REQUIRED	PROVIDED
.03 ACRE PER DWELLING UNIT	1 AC	1.39 AC
.03 x 33 LOTS = 1 ACRE OPEN SPACE		
ACTIVE OPEN SPACE	MIN. 50% OF OPEN SPACE (.5 ACRE)	.97 AC (70%)
ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS		
PASSIVE OPEN SPACE	MAX. 50% OF OPEN SPACE (.5 ACRE)	.42 AC (30%)
UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, NATURAL HERITAGE AREAS		
IMPERVIOUS AREA	EXISTING	PROPOSED
LOTS	00,000 SF	84,480 SF
ASPHALT	00,000 SF	73,714 SF
SIDEWALK	00,000 SF	23,071 SF
TOTAL IMPERVIOUS	00,000 SF	181,265 SF
PERCENT IMPERVIOUS COVERAGE	0%	18%

DENSITY CALCULATIONS	
GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	20.79 AC
A. NON-RESIDENTIAL ACREAGE	
B. WETLANDS ACREAGE	6.00 AC
C. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	1.30 AC
D. TOTAL OPEN SPACE ACREAGE	1.39 AC
TOTAL NON-RESIDENTIAL ACREAGE	8.69 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	33
DEVELOPABLE LAND	12.10 AC
PARCEL I DENSITY	2.73 DU/AC

SYMBOL LEGEND	
	ASPHALT
	CONCRETE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE

2 SITE PLAN

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

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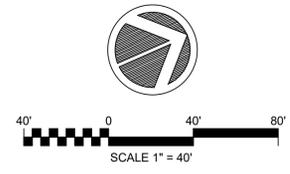
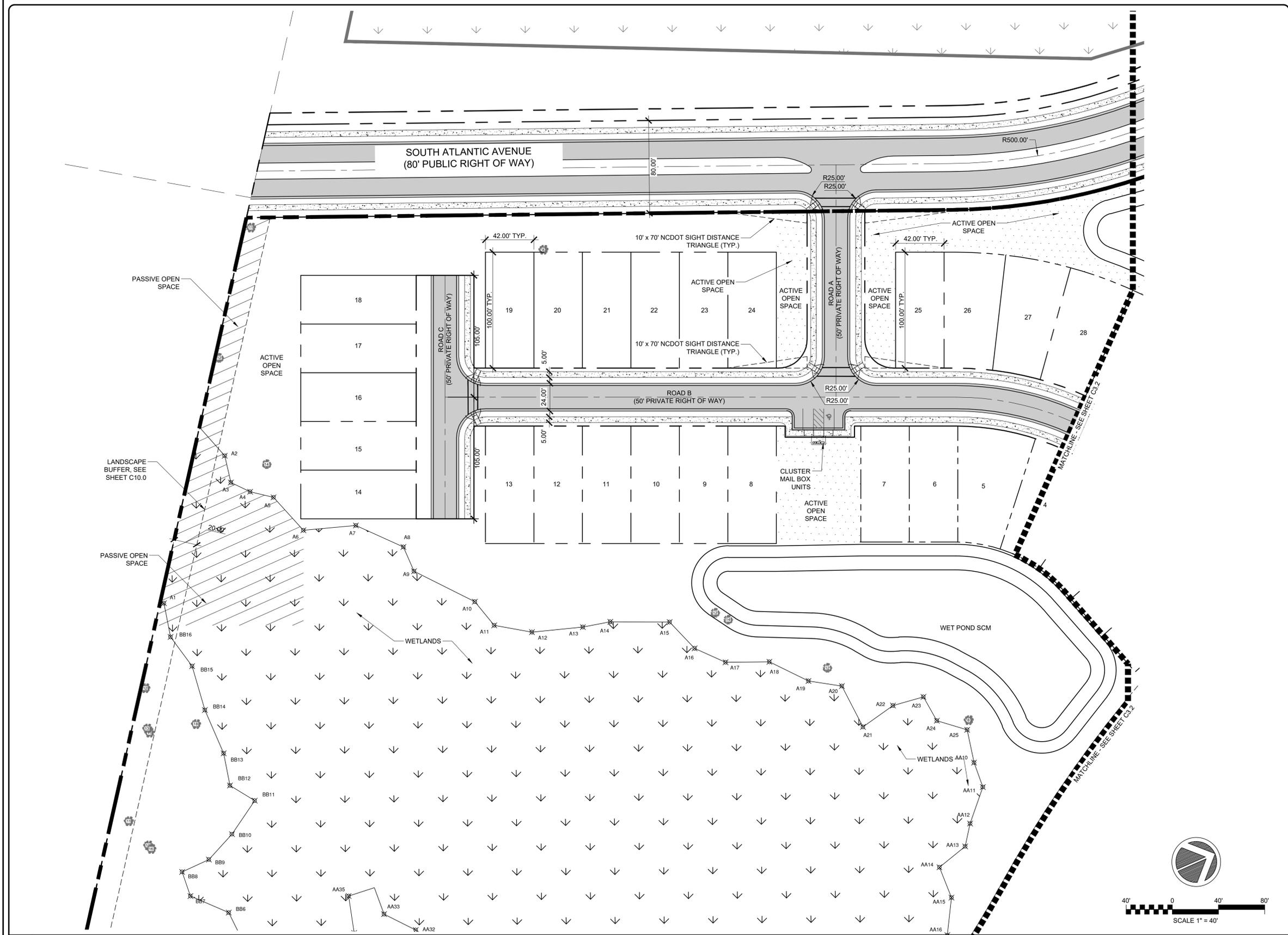
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BLAKE FARM PARCEL I
 SITE PLAN

DATE: 08/04/2023	SCALE: C3.0
MCE PROJ. #: 04245-0047B	HORIZONTAL: 1" = 80'-0"
DRAWN: BMJ	VERTICAL: N/A
DESIGNED: THL	DRAWING NUMBER: 0
CHECKED: TSM/THL	REVISION:
PROJ. MGR: TSM	
STATUS: PENDER COUNTY TRC REVIEW	

SYMBOL LEGEND

	ASPHALT
	CONCRETE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE



2 SITE PLAN ENLARGEMENT

SCALE: 1" = 40'-0"

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

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BLAKE FARM PARCEL I
 SITE PLAN ENLARGEMENT

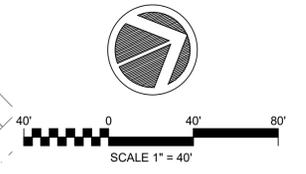
DATE: 08/04/2023	SCALE	C3.1 DRAWING NUMBER
MCE PROJ. # 04245-0047B	HORIZONTAL: 1" = 40'-0"	
DRAWN: BMJ	VERTICAL: N/A	
DESIGNED: THL		
CHECKED: TSM/THL		
PROJ. MGR: TSM		REVISION

STATUS: PENDER COUNTY TRC REVIEW



SYMBOL LEGEND

	HEAVY-DUTY ASPHALT
	CONCRETE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE



2 SITE PLAN ENLARGEMENT

SCALE: 1" = 40'-0"

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

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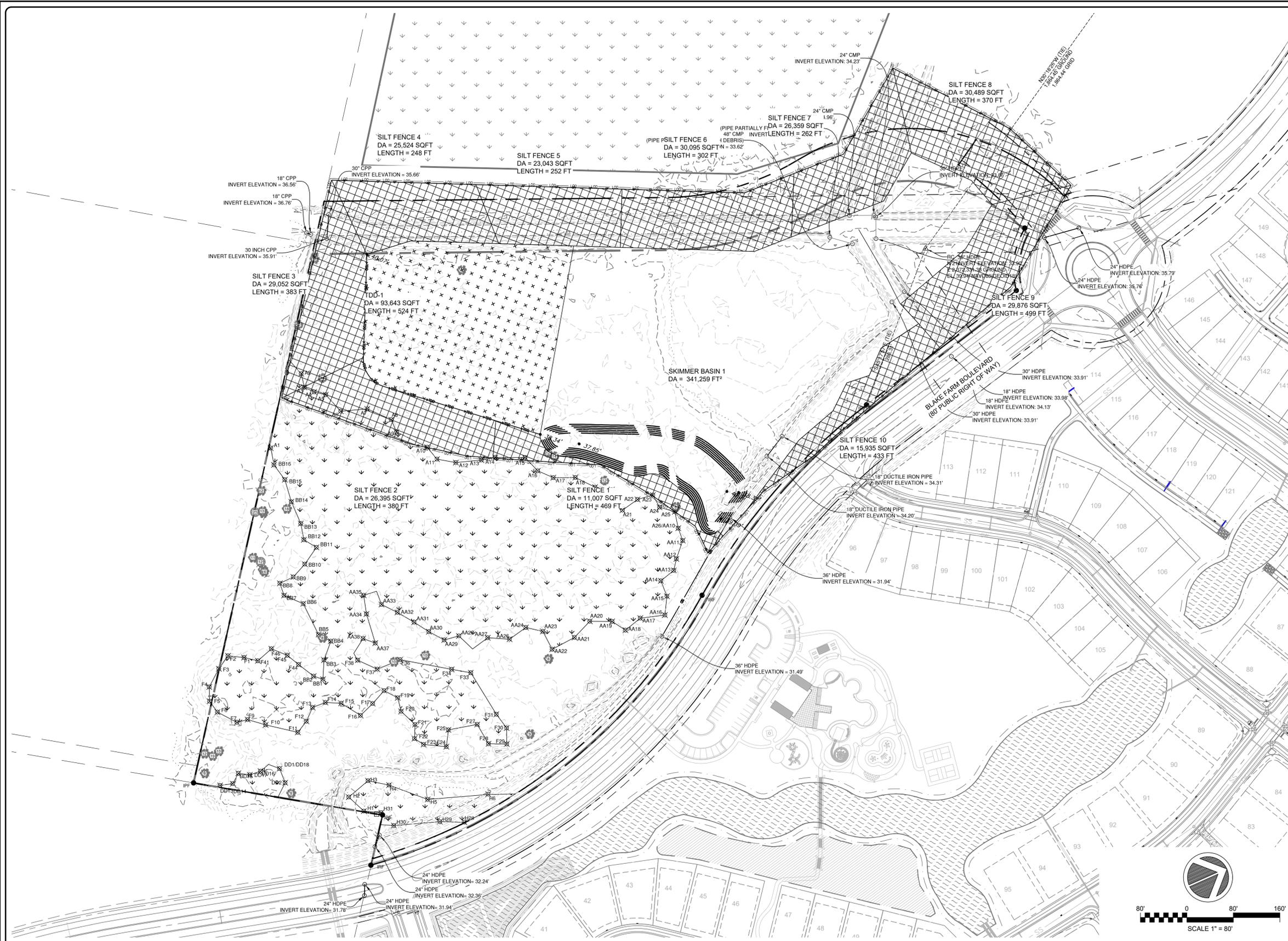
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BLAKE FARM PARCEL I
 SITE PLAN ENLARGEMENT

DATE:	08/04/2023
MCE PROJ. #	04245-0047B
DRAWN	BMJ
DESIGNED	THL
CHECKED	TSMITHL
PROJ. MGR.	TSM

SCALE	C3.2
HORIZONTAL:	1" = 40'-0"
VERTICAL:	N/A
DRAWING NUMBER	----
REVISION	----

STATUS: PENDER COUNTY TRC REVIEW



DRAINAGE AREAS LEGEND

-  SILT FENCE
-  TEMP. DIVERSION DITCH
-  TEMP. SEDIMENT TRAP/SKIMMER BASIN

EROSION CONTROL LEGEND

-  SF — SF — SILT FENCE
-  LOD — LOD — LIMITS OF DISTURBANCE
-  TP — TP — TREE PROTECTION FENCING
-  — 40 — — — — — EXISTING MAJOR CONTOUR
-  — 39 — — — — — EXISTING MINOR CONTOUR
-  — O — O — TEMPORARY SEDIMENT BASIN BAFFLE
-  — >TDD — >TDD — TEMPORARY DIVERSION DITCH
-  DANDY SACK INLET PROTECTION
-  SILT FENCE OUTLET

PHASE 1 CONSTR. SEQUENCE NOTES

1. OBTAIN ALL NECESSARY PERMIT APPROVALS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
2. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE EROSION CONTROL INSPECTOR, ENGINEER, AND CONTRACTOR SHALL BE IN ATTENDANCE.
3. ESTABLISH LIMITS OF DISTURBANCE AS SHOWN.
4. INSTALL TEMPORARY GRAVEL ENTRANCES AS SHOWN. CONTRACTOR SHALL MAINTAIN A SUFFICIENT GRAVEL ENTRANCE UNTIL FINAL SUB-GRADE IS ESTABLISHED. IF DIRT/MUD GETS ON THE STREET, THEN A WASH RACK WILL NEED TO BE INSTALLED.
5. INSTALL TREE PROTECTION FENCING, SILT FENCING, AND SILT FENCE OUTLETS AS NOTED ON PLANS BEFORE COMMENCING ANY LAND DISTURBANCE ACTIVITY. ADDITIONAL TREE PROTECTION FENCING AND SILT FENCE MAY BE REQUIRED. SILT FENCE WILL BE INSTALLED INSIDE OF THE LIMITS OF DISTURBANCE LINE (SHOWN AS AN OFFSET FOR GRAPHIC CLARITY).
6. INSTALL TEMPORARY SKIMMER SEDIMENT BASIN (WITH FAIR CLOTH SKIMMERS) AND SEDIMENT TRAPS WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS IN ORDER TO TREAT SEDIMENT LADEN WATER.
7. INSTALL TEMPORARY DIVERSION DITCHES AND CHECK DAMS AS SHOWN ON THE PLANS IN ORDER TO CONVEY RUNOFF INTO THE SEDIMENT BASIN/TRAPS.
8. COMMENCE CLEARING, GRUBBING, AND STRIPPING WITHIN THE LIMITS OF CONSTRUCTION. STRIP EXISTING GRADE TO A DEPTH OF 4" AND HAUL AWAY MATERIAL TO A LOCATION WITHIN THE DEVELOPMENT OR TO AN OFF-SITE PERMITTED LOCATION. COORDINATE LOCATION WITH PROJECT MANAGER.
9. COMMENCE ROUGH GRADING WITHIN THE LIMITS OF DISTURBANCE TO BRING THE SITE TO THE PROPOSED SUBGRADE LEVEL.
10. PROVIDE TEMPORARY STABILIZATION AND SEEDING AS NECESSARY TO PREVENT EROSION ONCE FINAL GRADES ARE ESTABLISHED. REFER TO DETAIL 3012.0 FOR GROUND STABILIZATION CRITERIA AND SEEDING SCHEDULE.

GENERAL EROSION CONTROL NOTES

1. SEE C12.2 - NCG01 GROUND STABILIZATION AND MATERIALS HANDLING FOR REQUIREMENT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES.
2. WHERE SILT FENCE IS REQUIRED IN THE SAME PLACE AS TREE PROTECTION FENCING, ORANGE SILT FENCE AND SIGNAGE FOR TREE PROTECTION MAY BE USED INSTEAD OF DUPLICATE FENCING. SIGNAGE MUST MEET NCDQR REQUIREMENTS FOR TREE PROTECTION DURING CONSTRUCTION.
3. SILT FENCE AND/OR TREE PROTECTION FENCE TO BE PLACED AT OR INSIDE LIMITS OF DISTURBANCE. THE PLANS ILLUSTRATE THE FENCING AS AN OFFSET FROM THE LIMITS OF DISTURBANCE FOR GRAPHIC CLARITY.
4. ANY GRADING BEYOND THE DENUDED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE STATE EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
5. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF STATE LAW AND IS SUBJECT TO A FINE.
6. GROUND COVER MUST BE PROVIDED ON EXPOSED SLOPES WITHIN 21 CALENDAR DAYS FOLLOWING COMPLETION OF ANY PHASE OF GRADING; AND, A PERMANENT GROUND COVER FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER) FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
7. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF NCDQR.
8. SLOPES SHALL BE GRADED NO STEEPER THAN 3:1.
9. ADDITIONAL DEVICES MAY BE REQUIRED AS AGREED UPON BY THE FIELD INSPECTOR, ENGINEER, AND OWNER.
10. IF ACTIVE CONSTRUCTION CEASES IN ANY AREA FOR MORE THAN 15 WORKING DAYS OR 90 CALENDAR DAYS (WHICHEVER IS SHORTER), ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, AND TACKED.
11. WITHIN 24 HOURS FOLLOWING ANY RAIN EVENT, THE CONTRACTOR SHALL INSPECT AND REPAIR, AS NECESSARY, ALL DAMAGED EROSION CONTROL MEASURES.
12. ALL ACTIVITY AND INSTALLATION OF EROSION CONTROL MATTING WILL BE COMPLETE PRIOR TO ANY RAIN EVENT.

LIMITS OF DISTURBANCE

AREA: 22.00 AC
 LAT: 34°20'13.45"N
 LONG: 77°45'41.03"W

2 EROSION CONTROL PHASE 1 PLAN

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS/REVISIONS	DATE

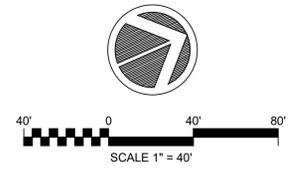
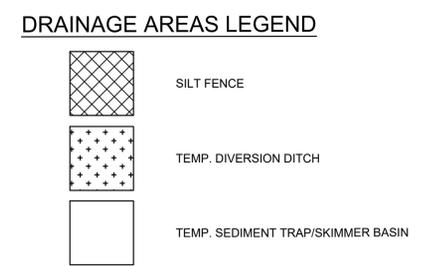
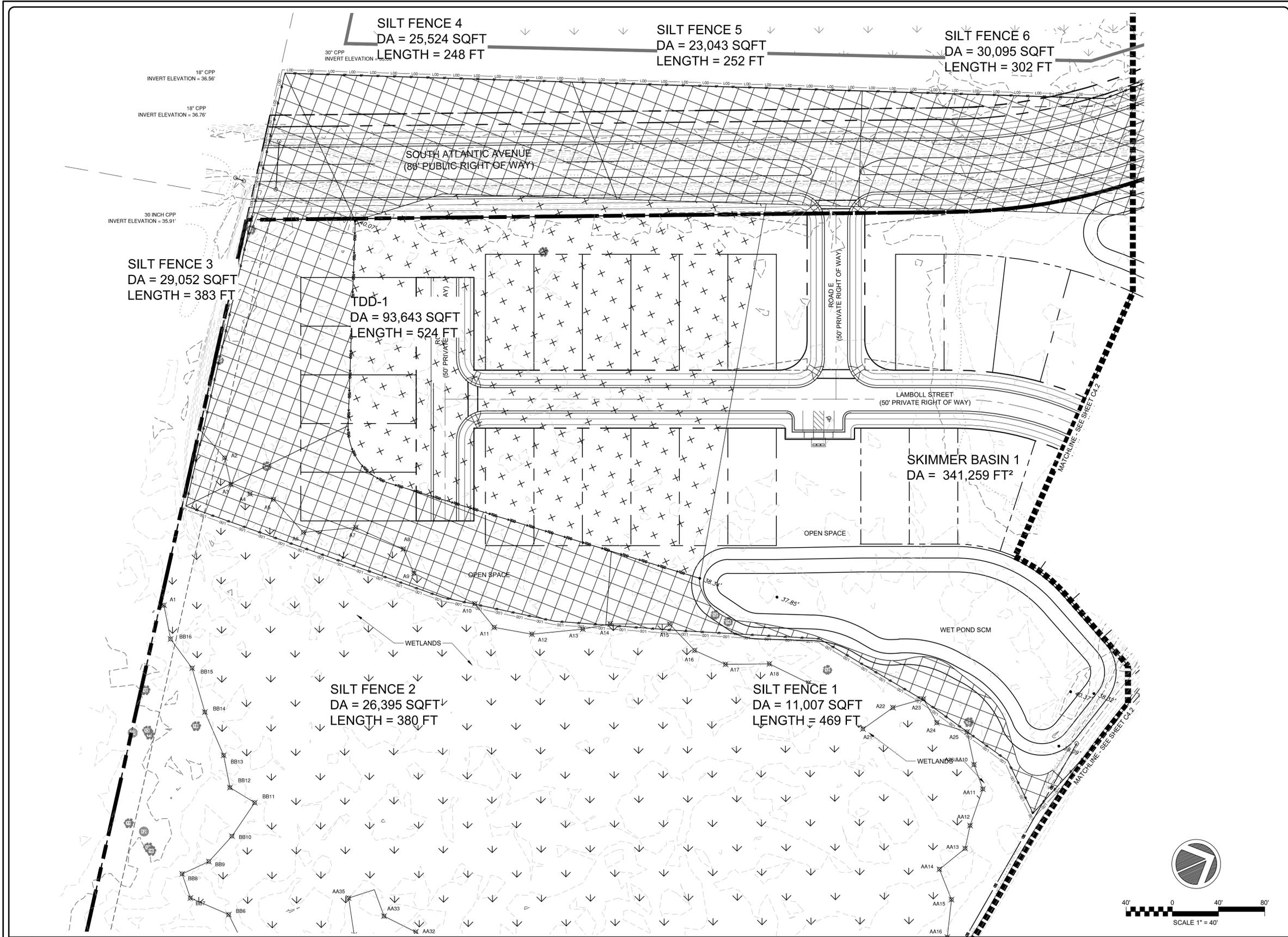
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BLAKE FARM PARCEL I
 EROSION CONTROL PHASE 1 PLAN

DATE: 08/04/2023	SCALE: 1" = 80'-0"	C4.0 DRAWING NUMBER
MCE PROJ. # 04245-0047B	HORIZONTAL: 1" = 80'-0"	
DRAWN: BMJ	VERTICAL: N/A	0 REVISION
DESIGNED: THL		
CHECKED: TSM/THL		
PROJ. MGR: TSM		
STATUS: PENDER COUNTY TRC REVIEW		



2 EROSION CONTROL PHASE 1 ENLARGEMENT

SCALE: 1" = 40'-0"

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL

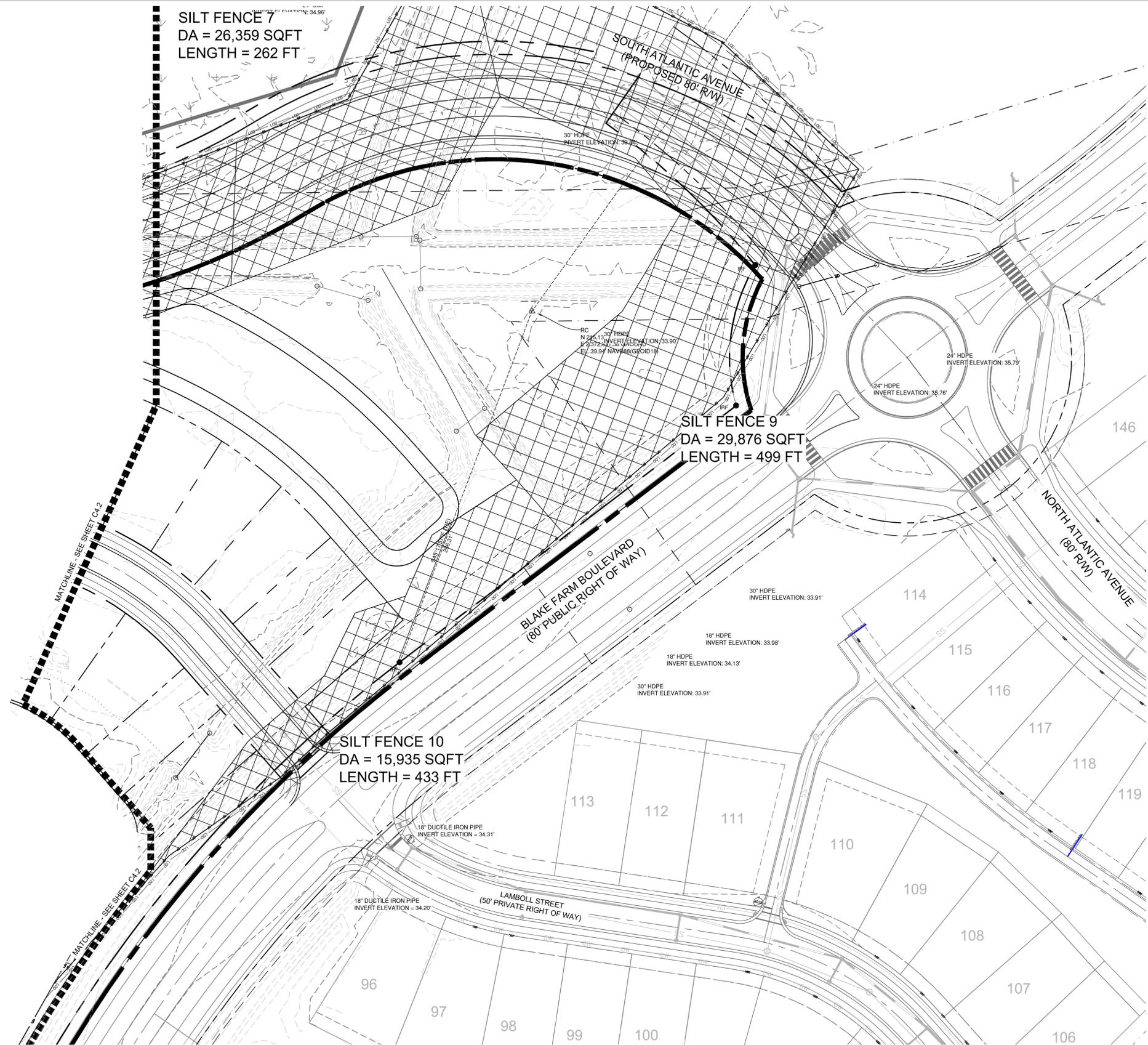
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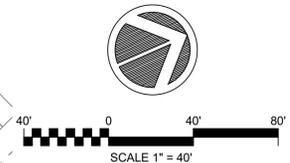
BLAKE FARM PARCEL I
 EROSION CONTROL PHASE 1
 ENLARGEMENT

DATE: 08/04/2023	SCALE	C4.1 DRAWING NUMBER
MCE PROJ. # 04245-0047B	HORIZONTAL: 1" = 40'-0"	
DRAWN: BMJ	VERTICAL: N/A	
DESIGNED: THL		
CHECKED: TSM/THL		
PROJ. MGR: TSM		REVISION
STATUS: PENDER COUNTY TRC REVIEW		



DRAINAGE AREAS LEGEND

-  SILT FENCE
-  TEMP. DIVERSION DITCH
-  TEMP. SEDIMENT TRAP/SKIMMER BASIN



2 **EROSION CONTROL PHASE 1 ENLARGEMENT**

SCALE: 1" = 40'-0"

1 **LEGEND AND NOTES**

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL



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America's Builder
DHI
Listed
NYSE

BLAKE FARM PARCEL I
EROSION CONTROL PHASE 1 ENLARGEMENT

DATE:	08/04/2023
MCE PROJ. #	04245-0047B
DRAWN	BMJ
DESIGNED	THL
CHECKED	TSMITH
PROJ. MGR.	TSM

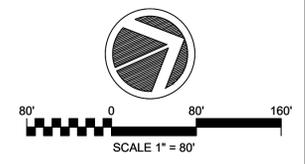
SCALE	C4.2
HORIZONTAL:	1" = 40'-0"
VERTICAL:	N/A
REVISION	----

STATUS: **PENDER COUNTY TRC REVIEW**



SYMBOLS LEGEND

SD	STORM DRAINAGE LINE
⊙	STORM DRAINAGE MANHOLE
■	STORM DRAINAGE DROP INLET
■	STORM DRAINAGE CURB INLET
△	STORM DRAINAGE FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
2 STEPS	STEP COUNT AND APPROX.
WALL	APPROX. WALL HEIGHT
40	PROPOSED MAJOR CONTOUR
39	PROPOSED MINOR CONTOUR
20	EXISTING MAJOR CONTOUR
21	EXISTING MINOR CONTOUR
LOD	LIMITS OF DISTURBANCE



2 GRADING AND DRAINAGE - ESC STAGE 2 - OVERALL PLAN

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

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SEAL	

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BLAKE FARM PARCEL I
GRADING AND DRAINAGE - ESC STAGE 2 - OVERALL PLAN

DATE: 08/04/2023	SCALE	C7.0 DRAWING NUMBER
MCE PROJ. # 04245-0047B	HORIZONTAL: 1" = 80'-0"	
DRAWN: BMJ	VERTICAL: N/A	
DESIGNED: THL		
CHECKED: TSM/THL		
PROJ. MGR: TSM		REVISION
STATUS: PENDER COUNTY TRC REVIEW		



SYMBOLS LEGEND

— SD —	STORM DRAINAGE LINE
⊙	STORM DRAINAGE MANHOLE
■	STORM DRAINAGE DROP INLET
■	STORM DRAINAGE CURB INLET
A	STORM DRAINAGE FLARED END SECTION
FFE: 20.1	FINISH FLOOR ELEVATION
STEP COUNT AND APPROX.	
WALL 11.0	APPROX. WALL HEIGHT
— 40 —	PROPOSED MAJOR CONTOUR
— 39 —	PROPOSED MINOR CONTOUR
— 20 —	EXISTING MAJOR CONTOUR
— 21 —	EXISTING MINOR CONTOUR
— LOD —	LIMITS OF DISTURBANCE

2 GRADING AND DRAINAGE - ESC STG 2 ENLARGEMENT

SCALE: 1" = 40'-0"

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

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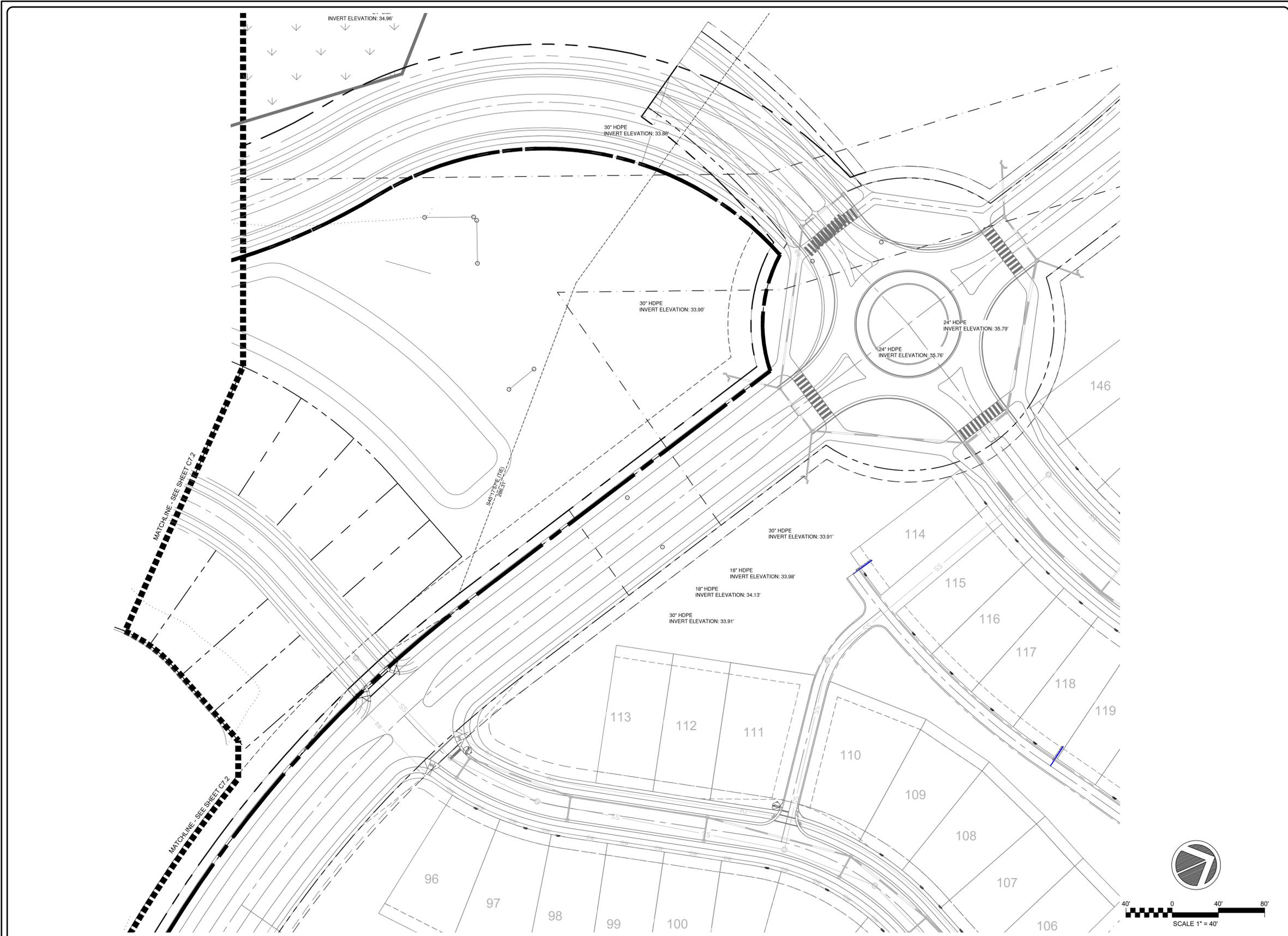
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BLAKE FARM PARCEL I
 GRADING AND DRAINAGE - ESC STG 2 ENLARGEMENT

DATE:	08/04/2023
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DRAWN	BMJ
DESIGNED	THL
CHECKED	TSM/THL
PROJ. MGR.	TSM

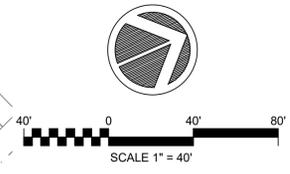
SCALE	C7.1
HORIZONTAL:	1" = 40'-0"
VERTICAL:	N/A
DRAWING NUMBER	----
REVISION	----

STATUS: PENDER COUNTY TRC REVIEW



SYMBOLS LEGEND

SD	STORM DRAINAGE LINE
SM	STORM DRAINAGE MANHOLE
■	STORM DRAINAGE DROP INLET
■	STORM DRAINAGE CURB INLET
Δ	STORM DRAINAGE FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
2 STEPS	STEP COUNT AND APPROX.
WALL	APPROX. WALL HEIGHT
40	PROPOSED MAJOR CONTOUR
30	PROPOSED MINOR CONTOUR
20	EXISTING MAJOR CONTOUR
21	EXISTING MINOR CONTOUR
LOD	LIMITS OF DISTURBANCE



2 GRADING AND DRAINAGE - ESC STG 2 ENLARGEMENT

SCALE: 1" = 40'-0"

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

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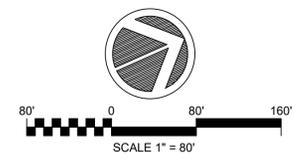
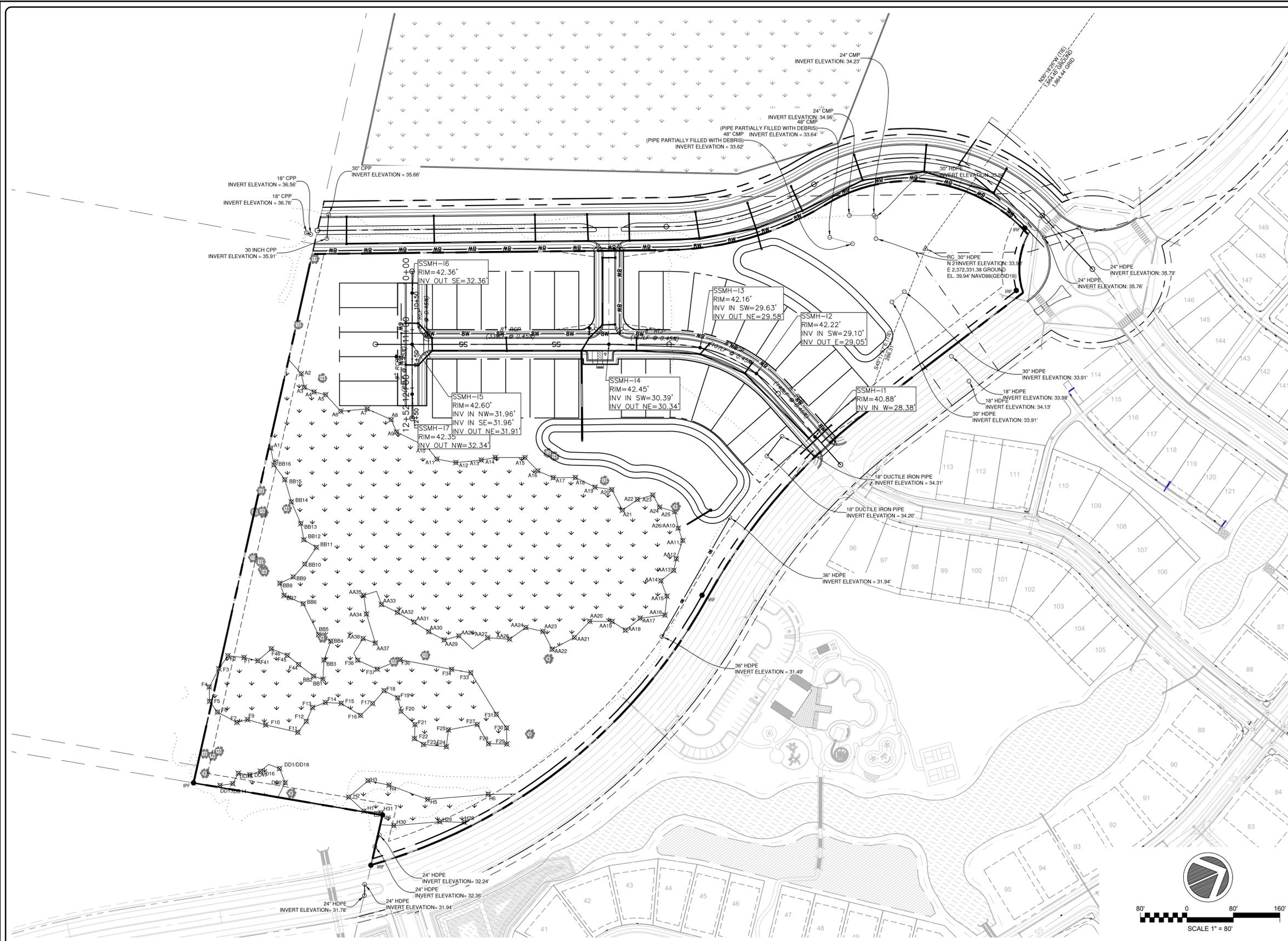
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BLAKE FARM PARCEL I
 GRADING AND DRAINAGE - ESC STG 2
 ENLARGEMENT

DATE:	08/04/2023
MCE PROJ. #	04245-0047B
DRAWN	BMJ
DESIGNED	THL
CHECKED	TSMITH
PROJ. MGR.	TSM

SCALE	1" = 40'-0"
HORIZONTAL:	1" = 40'-0"
VERTICAL:	N/A
DRAWING NUMBER	C7.2
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STATUS: PENDER COUNTY TRC REVIEW



2 UTILITY PLAN

1 LEGEND AND NOTES

REV. NO.	DATE	DESCRIPTIONS

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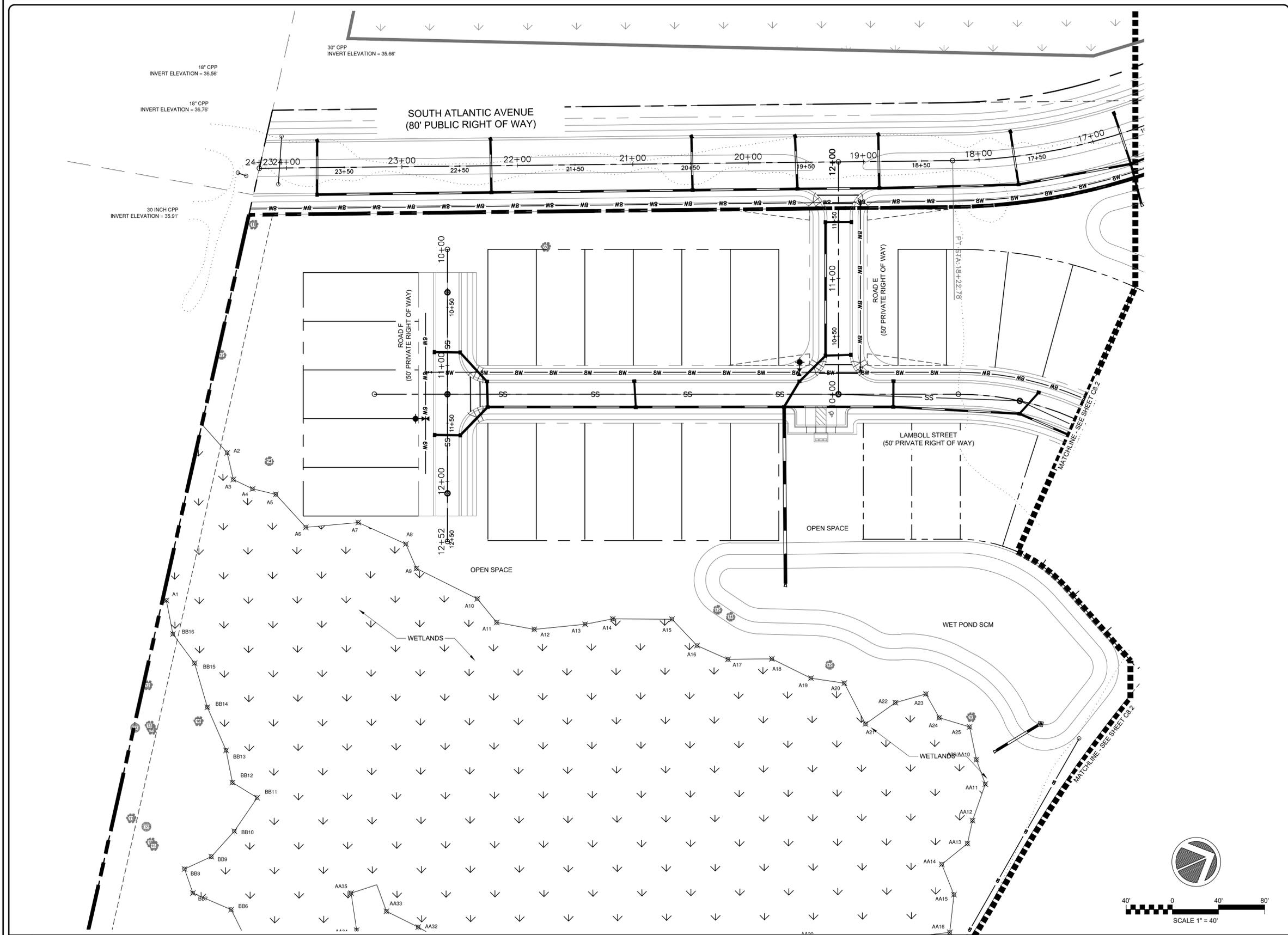
BLAKE FARM PARCEL I

UTILITY PLAN

DATE: 08/04/2023	SCALE	C8.0 DRAWING NUMBER
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DRAWN: BMJ	VERTICAL: N/A	
DESIGNED: THL	REVISION	
CHECKED: TSMITHL	0	
PROJ. MGR: TSM		
STATUS: PENDER COUNTY TRC REVIEW		

SYMBOLS LEGEND

- SS — SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- ⊙ SANITARY SEWER MANHOLE
- W — WATER LINE
- ⊞ WATER METER
- BACKFLOW PREVENTER
- ⊕ HYDRANT AND VALVE ASSEMBLY
- FD ⊕ FIRE DEPARTMENT CONNECTION
- SD — STORM DRAINAGE LINE
- ⊙(S) STORM DRAINAGE MANHOLE
- STORM DRAINAGE DROP INLET
- STORM DRAINAGE CURB INLET
- △ STORM DRAINAGE FLARED END SECTION



2 UTILITY PLAN ENLARGEMENT

SCALE: 1" = 40'-0"

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

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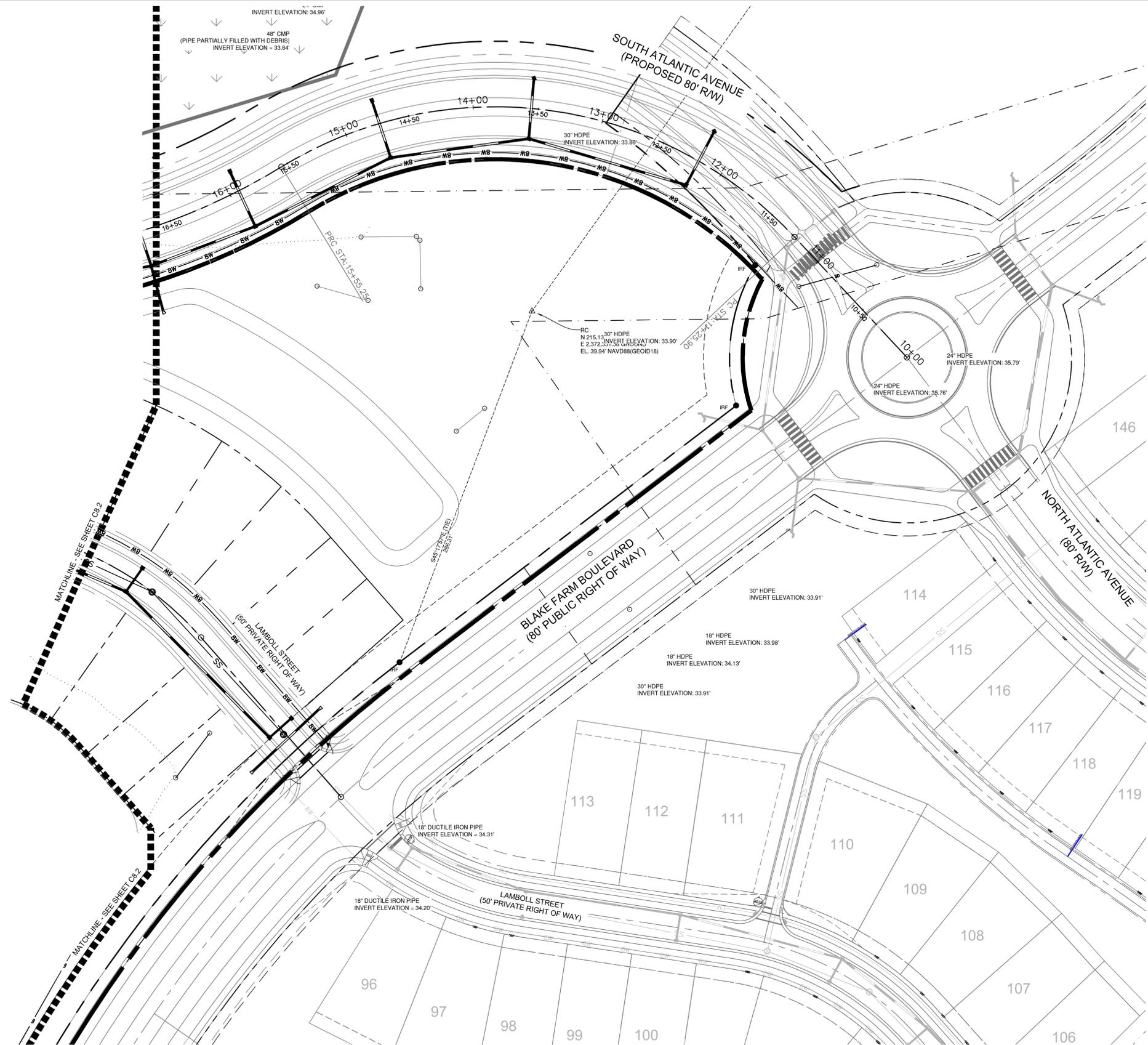
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BLAKE FARM PARCEL I
UTILITY PLAN ENLARGEMENT

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PROJ. MGR.	TSM

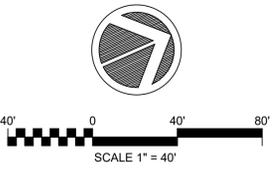
SCALE	C8.1
HORIZONTAL:	1" = 40'-0"
VERTICAL:	N/A
REVISION	---

STATUS: PENDER COUNTY TRC REVIEW



SYMBOLS LEGEND

- SS — SANITARY SEWER LINE
- — SANITARY SEWER CLEANOUT
- ⊙ — SANITARY SEWER MANHOLE
- W — WATER LINE
- ⊠ — WATER METER
- ⊠ — BACKFLOW PREVENTER
- ⊠ — HYDRANT AND VALVE ASSEMBLY
- ⊠ — FIRE DEPARTMENT CONNECTION
- SD — STORM DRAINAGE LINE
- ⊙ — STORM DRAINAGE MANHOLE
- — STORM DRAINAGE DROP INLET
- — STORM DRAINAGE CURB INLET
- ⊠ — STORM DRAINAGE FLARED END SECTION



2 UTILITY PLAN ENLARGEMENT

SCALE: 1" = 40'-0"

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

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BLAKE FARM PARCEL I
 UTILITY PLAN ENLARGEMENT

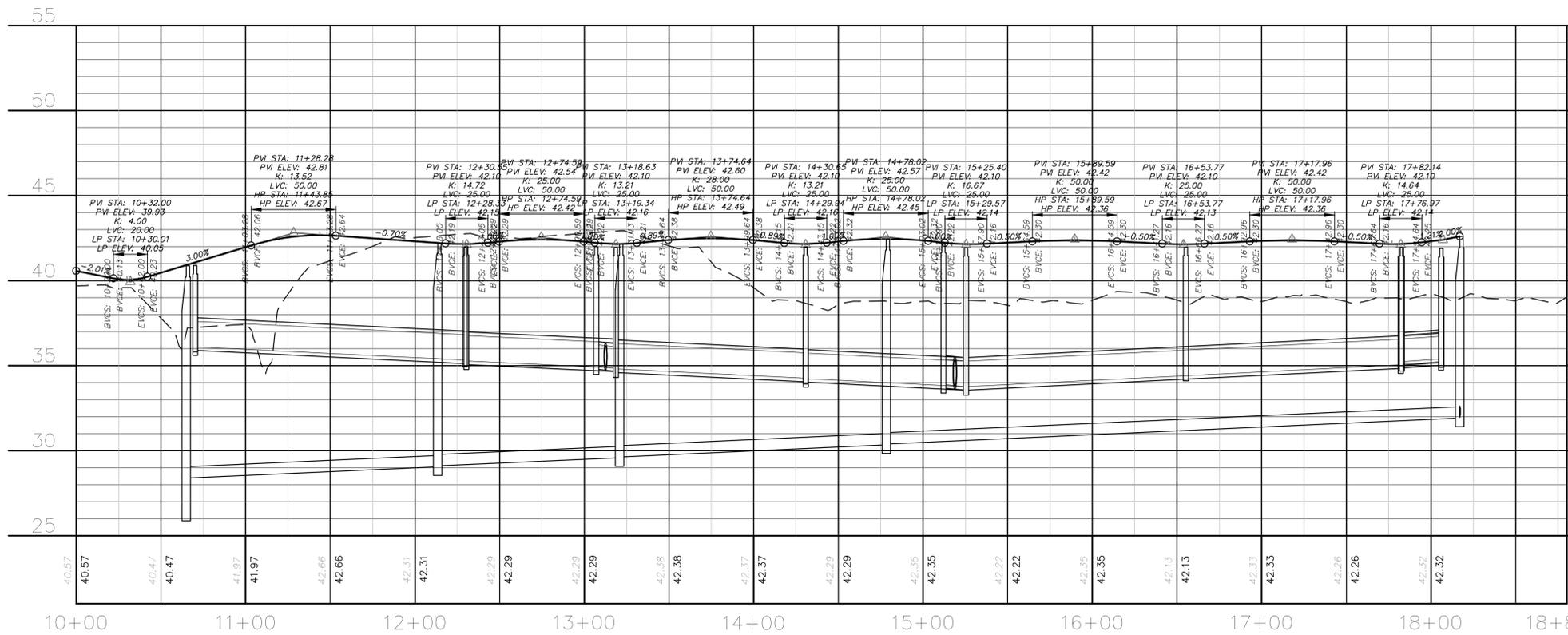
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PROJ. MGR.	TSM

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HORIZONTAL:	1" = 40'-0"
VERTICAL:	N/A
REVISION	---

STATUS: PENDER COUNTY TRC REVIEW

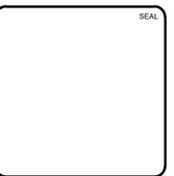
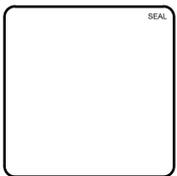


ROAD B PLAN VIEW



ROAD B PROFILE VIEW

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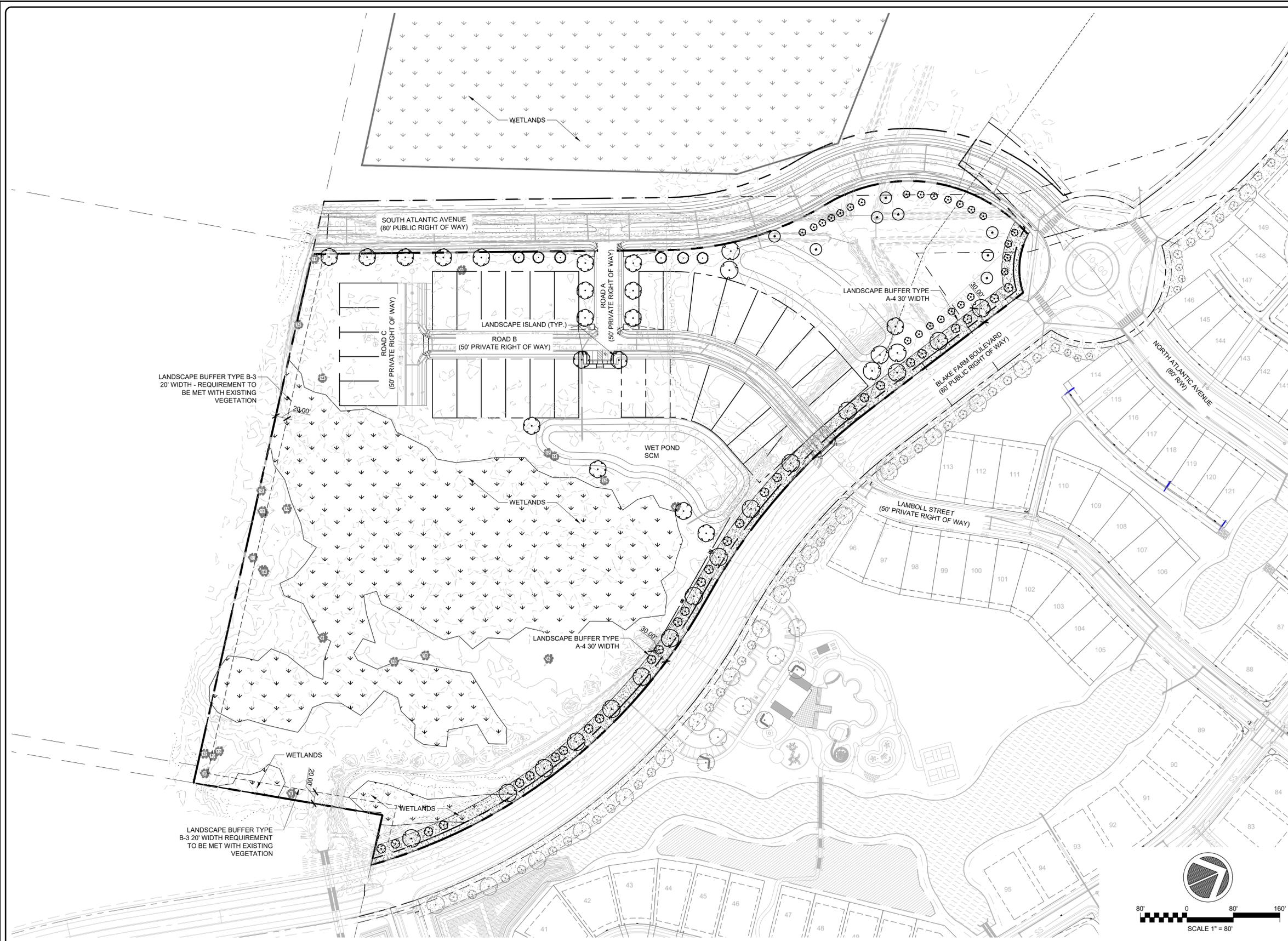
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BLAKE FARM PARCEL I
 ROAD B PLAN AND PROFILE STA 10+00 TO END

DATE:	08/04/2023
MCE PROJ. #	04245-0047B
DRAWN	BMJ
DESIGNED	THL
CHECKED	TSMITH
PROJ. MGR.	TSM

SCALE	C9.0
HORIZONTAL:	1"=40'
VERTICAL:	1"=4'
DRAWING NUMBER	0
REVISION	

STATUS: PENDER COUNTY TRC REVIEW



LANDSCAPE DATA		
REGULATION	REQUIRED	PROPOSED
MITIGATION		
ANY SIGNIFICANT TREE REMOVED SHALL BE MITIGATED BY PLANTING OF TWO (2) TREES OF THE SAME SPECIES WITH A MINIMUM CALIPER OF 2" OR GREATER	6 MAPLES 2 WATER OAKS	6 MAPLES 2 WATER OAKS
3 SIGNIFICANT MAPLES x 2 = 6 MAPLES 3 SIGNIFICANT WATER OAK x 2 = 2 WATER OAKS		
THE FOLLOWING MITIGATION TREES ARE PLANTED FOR MITIGATION OF TREE REMOVALS AT BLAKE FARM POND		
6 SIGNIFICANT MAPLES x 2 = 12 MAPLES 10 SIGNIFICANT WATER OAK x 2 = 20 WATER OAKS	6 HOLLIES 12 MAPLES 20 WATER OAKS	6 HOLLIES 12 MAPLES 20 WATER OAKS
NOTE: REFER TO TREE REMOVAL TABLE FOR TREE REMOVAL LIST AND MITIGATION CALCULATIONS		
INTERIOR PARKING AREA LANDSCAPING		
LANDSCAPE ISLAND DIMENSIONS		
- MIN. 12' MIN WIDTH - MIN. DISTANCE BETWEEN ISLANDS 120' - MIN. 300 SF PERVIOUS AREA - MIN. 600 SF PERVIOUS AREA (DOUBLE, TERMINAL ISLANDS)	YES	YES
LANDSCAPE ISLAND PLANTING		
- 1 CANOPY TREE PER ISLAND - 2' HIGH SCREENING SHRUBS ENTIRE LENGTH OF LANDSCAPE ISLAND	YES	YES
BUFFER YARD - PD BOUNDARY BUFFERS		
SOUTH: B-3' 20' WIDE STRIP 1 CANOPY TREES, 2 UNDERSTORY TREES PER 100 LF 9.13 LF/100 = 9.13 9.13 x 1 = 9.13 = 10 CANOPY TREES 9.13 x 2 = 18.26 = 19 UNDERSTORY TREES		
	20' WIDTH 10 CANOPY TREES 19 UNDERSTORY TREES	20' WIDTH MET WITH EXISTING VEGETATION*
EAST: B-3' 20' WIDE STRIP 1 CANOPY TREES, 2 UNDERSTORY TREES PER 100 LF 3.93 LF/100 = 3.93 3.93 x 1 = 3.93 = 4 CANOPY TREES 3.93 x 2 = 7.86 = 8 UNDERSTORY TREES		
	20' WIDTH 4 CANOPY TREES 8 UNDERSTORY TREES	20' WIDTH MET WITH EXISTING VEGETATION*
*NOTE: BUFFERS REQUIREMENTS INTENDED TO UTILIZE EXISTING VEGETATION TO SATISFY TREE REQUIREMENTS. CLOSER TO TIME OF PROJECT COMPLETION, A SITE VISIT WITH LANDSCAPE ARCHITECT AND PENDER COUNTY PLANNING REPRESENTATIVE IS REQUESTED TO DETERMINE WHETHER SUPPLEMENTAL VEGETATION IS REQUIRED TO MEET INTENT OF ORDINANCE.		
BUFFER YARD - ALONG BLAKE FARM BOULEVARD		
BLAKE FARM BOULEVARD: A-4 30' WIDE STRIP 1 CANOPY TREE, 2 UNDERSTORY TREES AND EITHER A GRASS OR OTHER APPROVED VEGETATIVE GROUND COVER OF AT LEAST 90% COVERAGE (EXCEPT WITHIN 4' OF THE BASE OF ANY TREE OR SHRUB) OR 32 SHRUBS PER 100 LINEAR FEET WILL BE APPLIED ALONG MAIN STREET. 1 CANOPY TREE, 2 UNDERSTORY TREES PER 100 LF 1.66 LF / 100 = 15.60 15.60 x 1 = 15.60 = 16 CANOPY TREES 15.60 x 2 = 31.20 = 32 UNDERSTORY TREES		
	30' WIDTH 16 CANOPY TREES 32 UNDERSTORY TREES	30' WIDTH 16 CANOPY TREES 32 UNDERSTORY TREES

PLANT SCHEDULE OVERALL

CANOPY TREE	BOTANICAL / COMMON NAME
	ACER RUBRUM 'OCTOBER GLORY'™ OCTOBER GLORY MAPLE
	ILEX OPACA AMERICAN HOLLY
	QUERCUS NIGRA WATER OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
UNDERSTORY TREES	BOTANICAL / COMMON NAME
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA
	PRUNUS SERRULATA 'KWANZAN' FLOWERING CHERRY

PLANT SCHEDULE OVERALL

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON BERMUDA GRASS

2 LANDSCAPE PLAN

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

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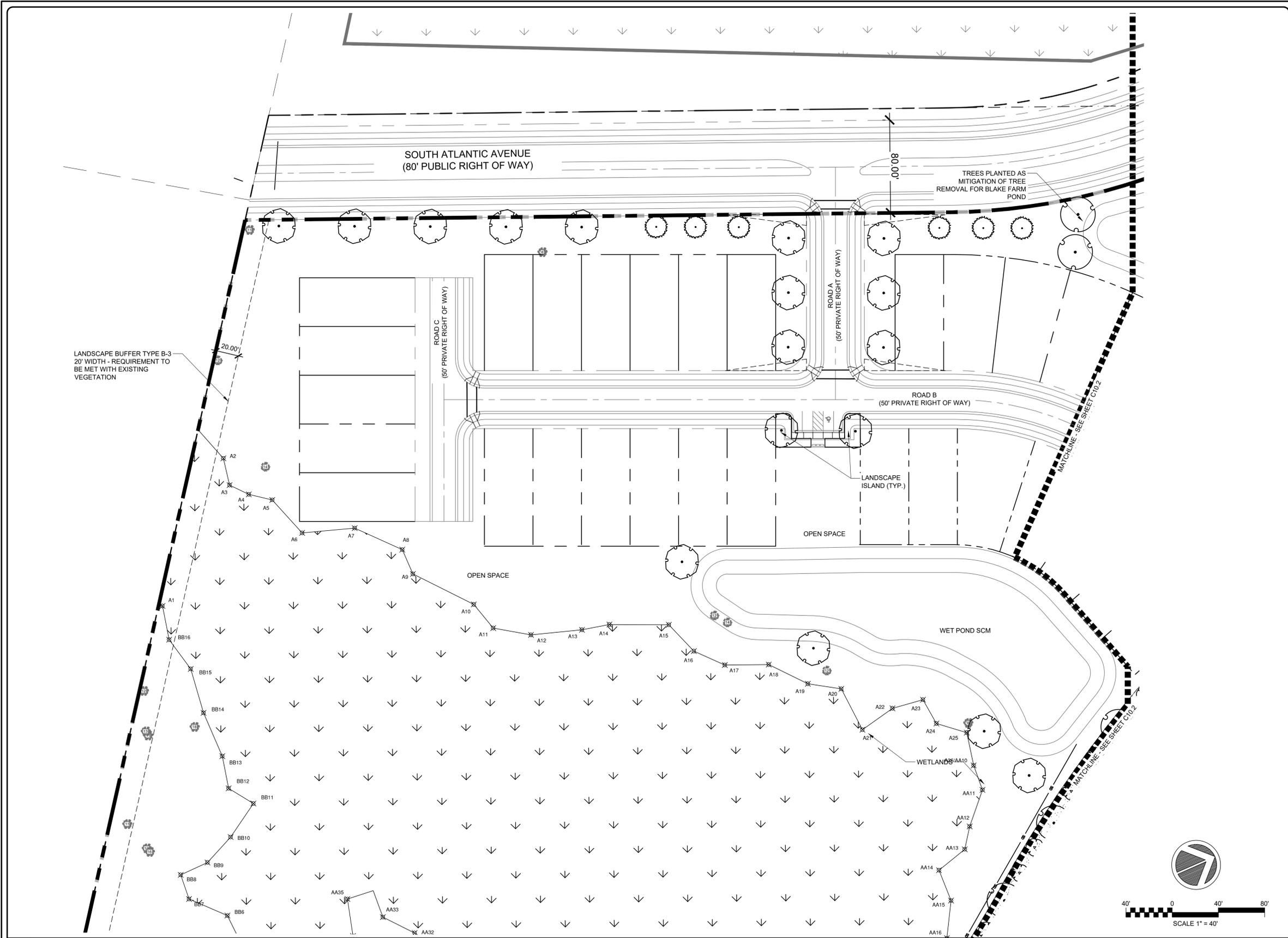
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BLAKE FARM PARCEL I

LANDSCAPE PLAN

DATE: 08/04/2023	SCALE	C10.0
MCE PROJ. # 04245-0047B	HORIZONTAL: VALUE	
DRAWN ALMBMJ	VERTICAL: VALUE	0
DESIGNED THL		
CHECKED TSM/THL		
PROJ. MGR. TSM		
STATUS: PENDER COUNTY TRC REVIEW		



PLANT SCHEDULE OVERALL

CANOPY TREE	BOTANICAL / COMMON NAME
	ACER RUBRUM 'OCTOBER GLORY'™ OCTOBER GLORY MAPLE
	ILEX OPACA AMERICAN HOLLY
	QUERCUS NIGRA WATER OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
UNDERSTORY TREES	BOTANICAL / COMMON NAME
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA
	PRUNUS SERRULATA 'KWANZAN' FLOWERING CHERRY

PLANT SCHEDULE OVERALL

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON BERMUDA GRASS

2 LANDSCAPE PLAN ENLARGEMENT

SCALE: 1" = 40'-0"

1 LEGEND AND NOTES

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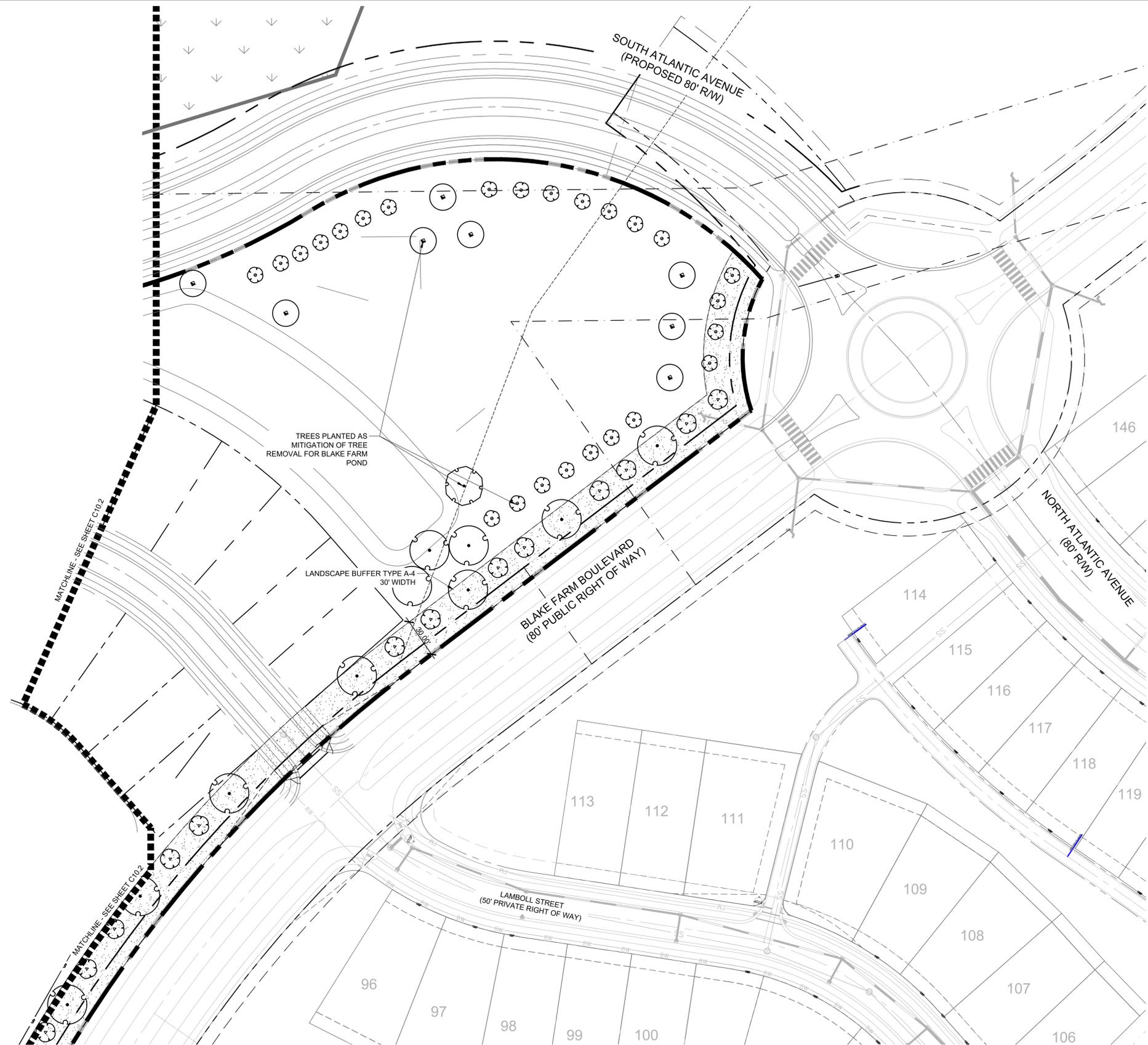
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BLAKE FARM PARCEL I
LANDSCAPE PLAN ENLARGEMENT

DATE:	08/04/2023
MCE PROJ. #	04245-0047B
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DESIGNED	THL
CHECKED	TSM/THL
PROJ. MGR.	TSM

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HORIZONTAL:	1" = 40'-0"
VERTICAL:	N/A
REVISION	

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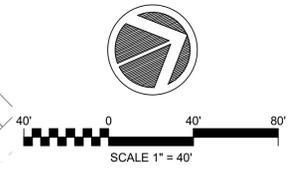


PLANT SCHEDULE OVERALL

CANOPY TREE	BOTANICAL / COMMON NAME
	ACER RUBRUM 'OCTOBER GLORY'™ OCTOBER GLORY MAPLE
	ILEX OPACA AMERICAN HOLLY
	QUERCUS NIGRA WATER OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
UNDERSTORY TREES	BOTANICAL / COMMON NAME
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA
	PRUNUS SERRULATA 'KWANZAN' FLOWERING CHERRY

PLANT SCHEDULE OVERALL

GROUND COVERS	BOTANICAL / COMMON NAME
	CYNODON DACTYLON BERMUDA GRASS



2 LANDSCAPE PLAN ENLARGEMENT

SCALE: 1" = 40'-0"

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

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BLAKE FARM PARCEL I
 LANDSCAPE PLAN ENLARGEMENT

DATE: 08/04/2023	SCALE	C10.2 DRAWING NUMBER
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DRAWN ALMBMJ	VERTICAL: N/A	
DESIGNED THL		
CHECKED TSMTHL		
PROJ. MGR. TSM		REVISION
STATUS: PENDER COUNTY TRC REVIEW		

6 CURB RAMP NTS

5 CURB RAMP NTS

2 CONCRETE CURB AND GUTTER NTS

4 ASPHALT PAVING NTS

3 VALLEY CURB NTS

1 CONCRETE CURB AND GUTTER NTS

REV. NO.	DESCRIPTIONS	DATE

SEAL	DATE

BLAKE FARM PARCEL I

SITE DETAILS

DATE: 08/04/2023	SCALE: C11.0
MCE PROJ. #: 04245-0047B	HORIZONTAL: AS SHOWN
DRAWN: BMJ	VERTICAL: AS SHOWN
DESIGNED: THL	REVISION: 0
CHECKED: TSM/THL	
PROJ. MGR. TSM	
STATUS: PENDER COUNTY TRC REVIEW	

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
<ul style="list-style-type: none"> Temporary grass seed covered with straw or other mulches and tackifiers Hydroseeding Rolled erosion control products with or without temporary grass seed Appropriately applied straw or other mulch Plastic sheeting 	<ul style="list-style-type: none"> Permanent grass seed covered with straw or other mulches and tackifiers Geotextile fabrics such as permanent soil reinforcement matting Hydroseeding Shrubs or other permanent plantings covered with mulch Uniform and evenly distributed ground cover sufficient to restrain erosion Structural methods such as concrete, asphalt or retaining walls Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

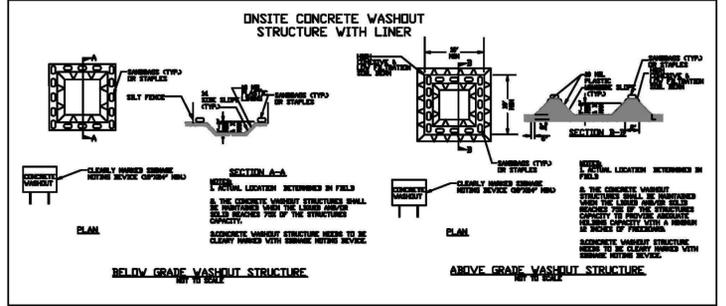
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

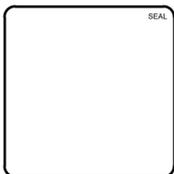
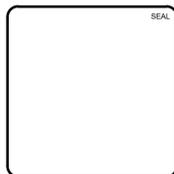
- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

1 NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

REV. NO.	DESCRIPTIONS	DATE



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 License: F-1222
 www.mckimcreed.com

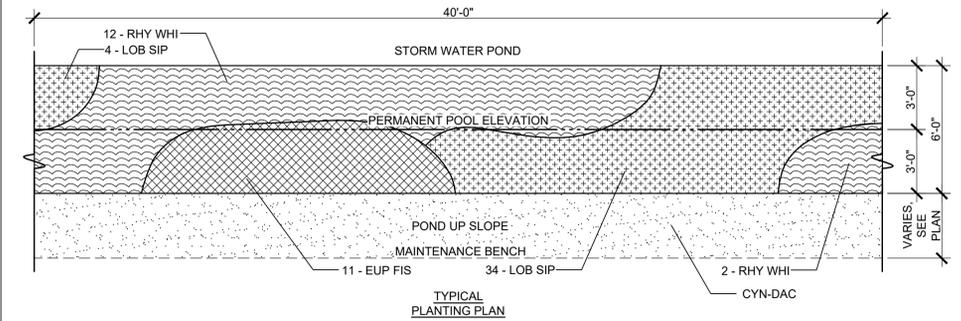
D.R. HORTON DHI LISTED NYSE
America's Builder

BLAKE FARM PARCEL I
EROSION CONTROL DETAILS

DATE: 08/04/2023	SCALE:	C12.3
MCE PROJ. # 04245-0047B	HORIZONTAL: AS SHOWN	
DRAWN: BMJ	VERTICAL: AS SHOWN	DRAWING NUMBER: 0
DESIGNED: THL		REVISION:
CHECKED: TSM/THL		
PROJ. MGR: TSM		
STATUS: PENDER COUNTY TRC REVIEW		

SCM ID	LENGTH OF VEGETATIVE SHELF (LF)
SCM 1	899
SCM 2	721

3 VEGETATIVE SHELF LENGTH BY SCM



TYPICAL PLANTING SCHEDULE PER 40' LF

SUBMERSIBLE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	QTY
	EUP FIS	EUPATORIADELPHUS FISTULOSUS	JOE PYE WEED	1 GAL.	18"-24" HT.	30" O.C.	11
	LOB SIP	LOBELIA SIPHILITICA	GREAT LOBELIA	5" DEEP PLUG	12"-18" HT.	18" O.C.	38
	RHY WHI	RHYNCHOSPORA COLORATA	STARRUSH WHITETOP	4" POT	12"-18" HT.	36" O.C.	14
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	
	CYN DAC	CYNODON DACTYLON	BERMUDA GRASS	SEED	3 LBS / 1000 SF	SEE PLAN	

2 VEGETATIVE SHELF PLANTING

MINIMUM DIMENSIONS AND QUANTITIES FOR CONCRETE GRATED DROP INLET

PIPE	SPAN	WIDTH	HEIGHT	CUBIC YARDS OF CONCRETE IN BOX			DEDUCTIONS FOR ONE PIPE		
				IN PER SLAB	IN MIN. TOTAL	TOTAL	C.S.	R.C.	
12"	3'-8"	2'-0"	2'-6"	0.362	0.247	0.597	0.958	0.020	0.032
15"	3'-8"	2'-0"	2'-9"	0.362	0.247	0.659	1.021	0.023	0.036
18"	3'-8"	2'-0"	3'-0"	0.362	0.247	0.720	1.085	0.031	0.049
24"	3'-8"	2'-0"	3'-6"	0.362	0.247	0.865	1.227	0.059	0.085
30"	3'-8"	2'-0"	4'-0"	0.362	0.247	0.988	1.350	0.092	0.127
36"	3'-8"	2'-0"	4'-6"	0.362	0.247	1.112	1.474	0.132	0.178

4

PIPE COLLAR

D	E	F	CU. YD.
12"	12"	12"	0.3528
15"	12"	12"	0.3990
18"	12"	12"	0.4465
24"	12"	12"	0.5526
30"	12"	12"	0.6560
36"	12"	12"	0.7640
42"	12"	12"	0.8656
48"	12"	12"	1.0126
54"	18"	18"	2.5793
60"	18"	18"	2.8506
66"	18"	18"	3.1307
72"	18"	18"	3.4176

1

REV. NO.	DESCRIPTIONS	DATE

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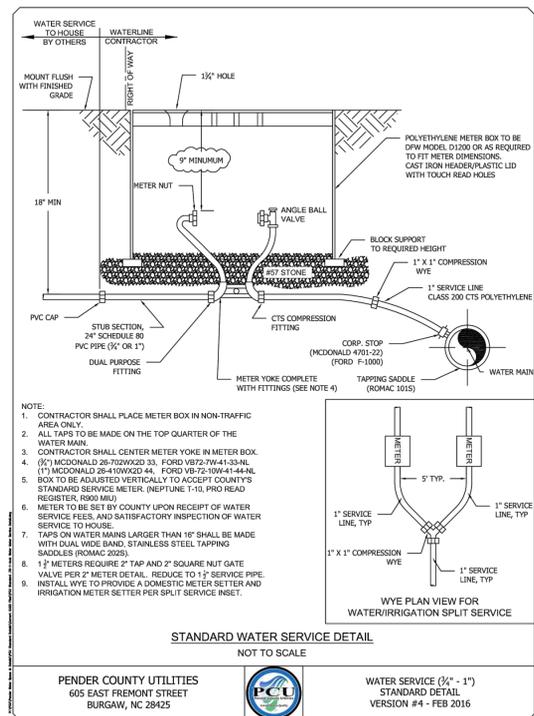
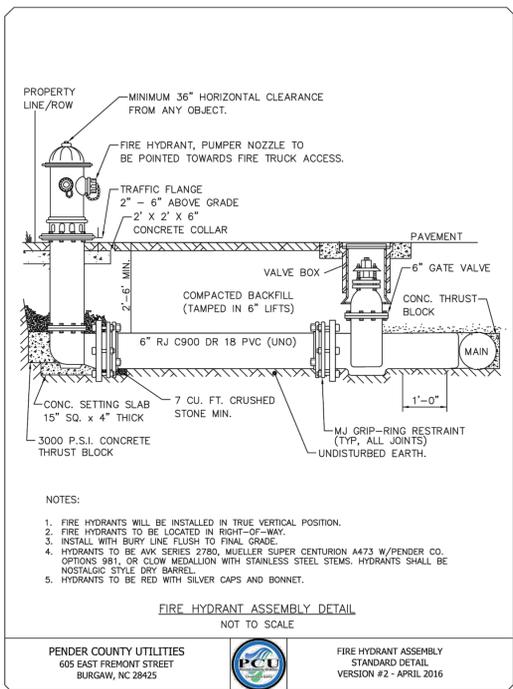
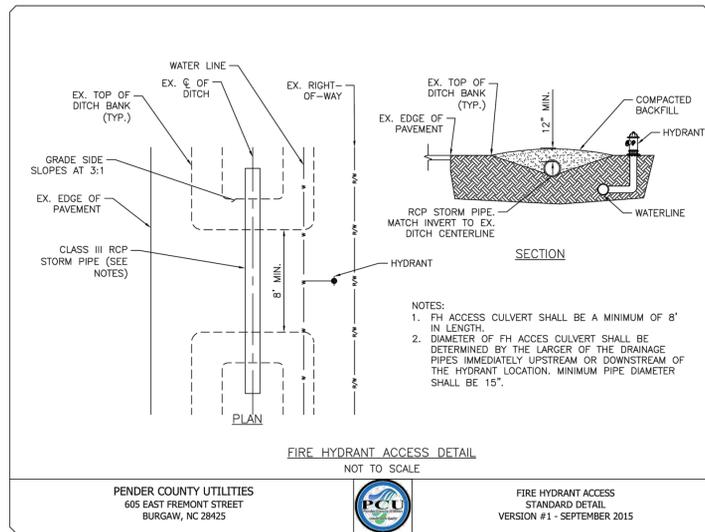
BLAKE FARM PARCEL I
GRADING AND DRAINAGE DETAILS

DATE: 08/04/2023
 MCE PROJ. #: 04245-0047B
 DRAWN: BMJ
 DESIGNED: THL
 CHECKED: TSM/THL
 PROJ. MGR: TSM

SCALE: HORIZONTAL: N/A VERTICAL: VSCALE

C13.1
 DRAWING NUMBER: ---
 REVISION: ---

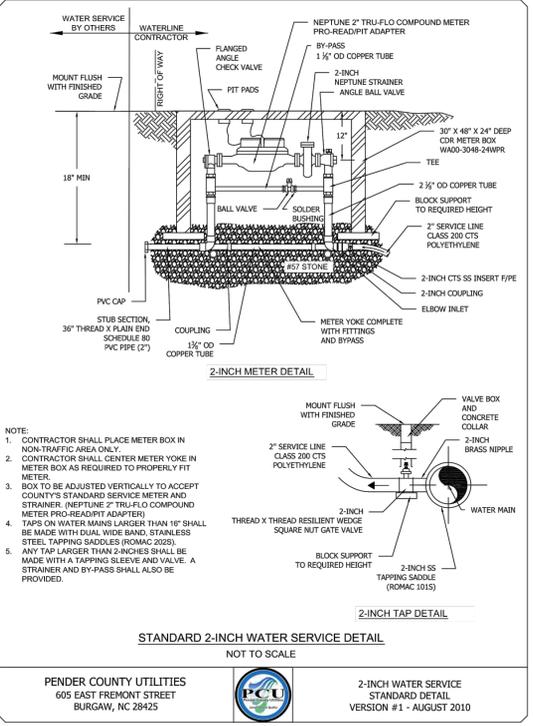
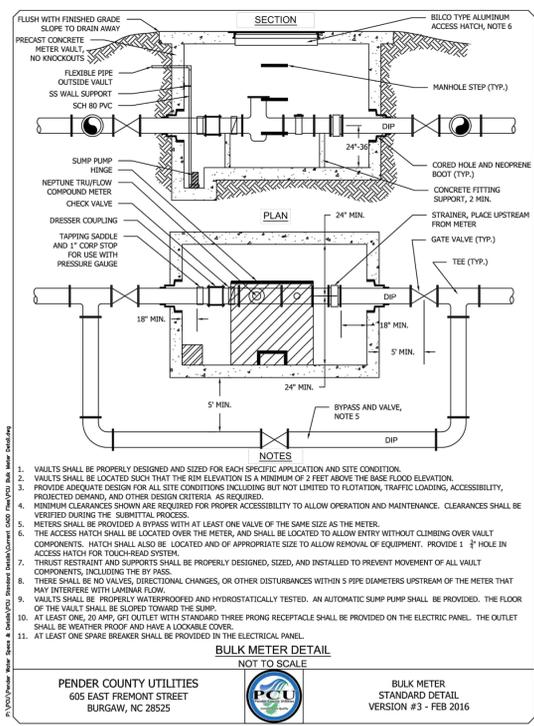
STATUS: PENDER COUNTY TRC REVIEW



6 FIRE HYDRANT ACCESS DETAIL NTS

4 FIRE HYDRANT DETAIL NTS

2 1" WATER SERVICE DETAIL NTS



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 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 NCDEQ 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 NCDEQ PWSS.

5 BULK METER DETAIL NTS

3 2" WATER SERVICE DETAIL NTS

1 STANDARD NOTES NTS

REV. NO.	DESCRIPTIONS	DATE

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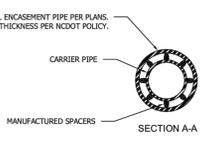
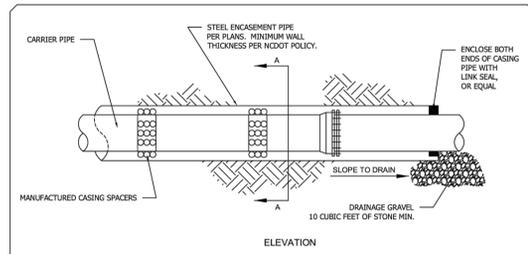
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BLAKE FARM PARCEL I

UTILITY DETAILS

DATE: 08/04/2023	SCALE: C14.0
MCE PROJ. # 04245-0047B	HORIZONTAL: AS SHOWN
DRAWN: BMJ	VERTICAL: AS SHOWN
DESIGNED: THL	DRAWING NUMBER: 0
CHECKED: TSM/THL	REVISION: 0
PROJ. MGR. TSM	
STATUS: PENDER COUNTY TRC REVIEW	



- NOTE:
1. EITHER STAINLESS STEEL OR HDPE CASING SPACERS ARE ACCEPTABLE, BUT IN EITHER CASE, THE SPACERS MUST BE MANUFACTURED.
 2. CARRIER PIPE SHALL BE C900 DR 18 PVC WITH RESTRAINED JOINTS.
 3. ENCASMENT PIPE TO BE STEEL WITH MINIMUM WALL THICKNESS IN ACCORDANCE WITH NCDOT MINIMUM REQUIREMENTS OR BETTER.
 4. TOP OF ENCASMENT PIPE SHALL BE INSTALLED A MINIMUM OF THREE FEET BELOW EXISTING AND/OR PROPOSED PAVEMENT SUB-GRADE.

STANDARD BORE ENCASMENT DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

BORE ENCASMENT
STANDARD DETAIL
VERSION #3 - APRIL 2017

7 BORE ENCASMENT

NTS

PIPE DIAMETER (INCHES)	D. I. P.				P. V. C.			
	90°	45°	22 1/2°	11 1/4°	90°	45°	22 1/2°	11 1/4°
3"	30	15	10	5	40	20	10	5
4"	36	18	12	6	50	25	12	6
6"	54	27	18	9	80	40	20	10
8"	72	36	24	12	100	50	25	12
10"	90	45	30	15	120	60	30	15
12"	108	54	36	18	140	70	35	17
16"	144	72	48	24	180	90	45	22
20"	180	90	60	30	220	110	55	27
24"	216	108	72	36	260	130	65	32
30"	270	135	90	45	330	165	82	41
36"	324	162	108	54	400	200	100	50
42"	378	189	126	63	480	240	120	60
48"	432	216	144	72	560	280	140	70

Restrained lengths for valves, dead ends and branches from trees 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"	57	45	0	0	0	0	0	0	0	0
8"	72	72	42	0	0	0	0	0	0	0
10"	90	90	70	42	0	0	0	0	0	0
12"	108	108	100	70	42	0	0	0	0	0
16"	144	144	140	100	70	0	0	0	0	0
20"	180	180	180	120	100	70	0	0	0	0
24"	216	216	210	140	130	100	70	0	0	0
30"	270	270	270	180	170	160	120	100	70	0
36"	324	324	320	210	200	180	160	150	120	70
42"	378	378	370	240	230	220	200	190	160	100
48"	432	432	430	270	260	250	230	210	190	120

Length of restrained joint for larger diameter pipe

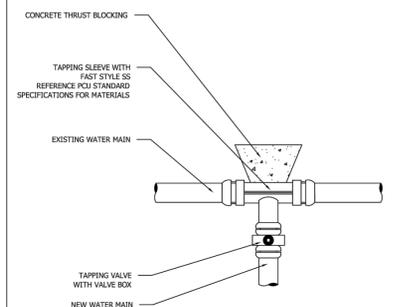
- NOTES:
1. PENDER COUNTY STANDARD RESTRAINT METHOD IS MJ "GRIP-RING" TYPE. ALL RJ TO BE MJ "GRIP-RING" TYPE, UNLESS SPECIFICALLY APPROVED BY PCU IN WRITING.
 2. ALL FITTINGS AND JOINTS SHALL BE RESTRAINED JOINT.
 3. "L" ABOVE IS GIVEN IN FEET FROM FITTING JOINT.

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

RESTRAINED JOINT TABLE
STANDARD DETAIL
VERSION #1 - OCTOBER 2015

5 RESTRAINED JOINT TABLE

NTS



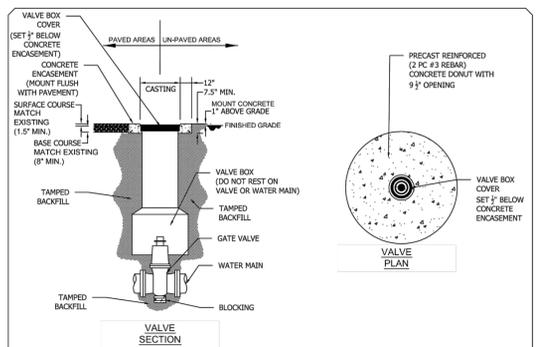
TAPPING SLEEVE AND VALVE ASSEMBLY DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

TAPPING SLEEVE AND VALVE ASSEMBLY
STANDARD DETAIL
VERSION #3 - FEB 2016

3 TAPPING SLEEVE AND VALVE ASSEMBLY

NTS



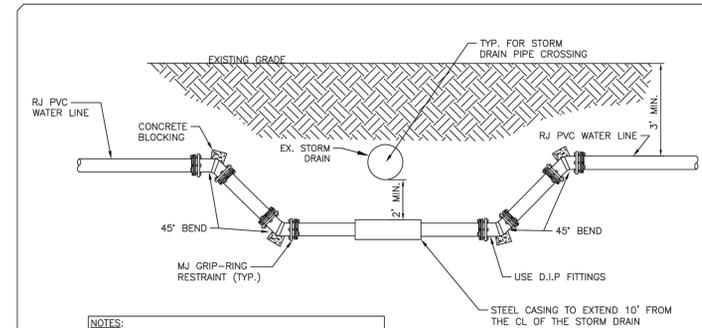
VALVE INSTALLATION DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

VALVE INSTALLATION
STANDARD DETAIL
VERSION #3 - JUNE 2016

2 VALVE INSTALLATION

NTS



- NOTES:
1. SPACERS SHALL BE PROVIDED WITHIN THE CASING PIPE AND CASING ENDS SHALL BE SEALED PER "PCU STANDARD BORE ENCASMENT".
 2. DIP SHALL NOT BE USED WITHOUT PRIOR APPROVAL OF PCU IN THE FIELD.
 3. CARRIER PIPE TO BE C900 DR 18 PVC.

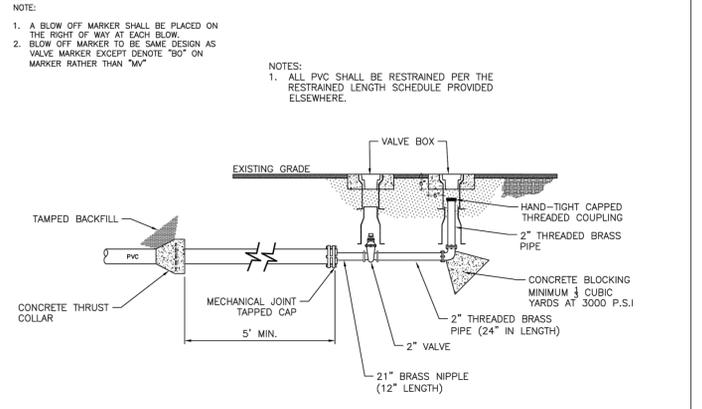
PIPE CROSSING "A" DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

PIPE CROSSING "A"
STANDARD DETAIL
VERSION #1 - SEPTEMBER 2015

6 PIPE CROSSING

NTS



- NOTE:
1. A BLOW OFF MARKER SHALL BE PLACED ON THE RIGHT OF WAY AT EACH BLOW.
 2. BLOW OFF MARKER TO BE SAME DESIGN AS VALVE MARKER EXCEPT DENOTE "BO" ON MARKER RATHER THAN "MV".
- NOTES:
1. ALL PVC SHALL BE RESTRAINED PER THE RESTRAINED LENGTH SCHEDULE PROVIDED ELSEWHERE.

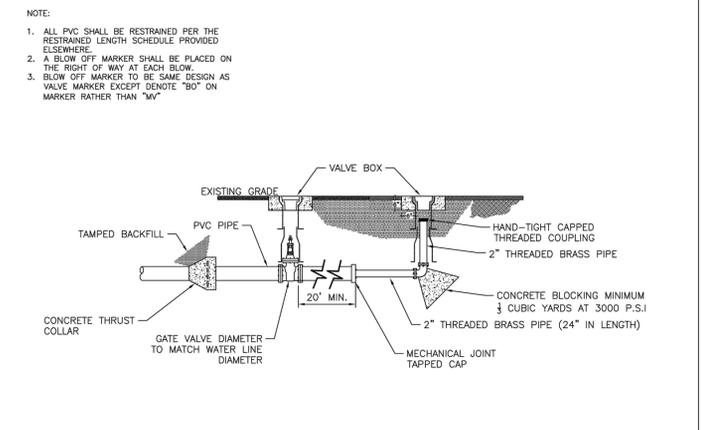
PERMANENT BLOW-OFF ASSEMBLY DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

PERMANENT BLOW-OFF ASSEMBLY
STANDARD DETAIL
VERSION #1 - SEPTEMBER 2015

4 PERMANENT BLOW OFF ASSEMBLY

NTS



- NOTE:
1. ALL PVC SHALL BE RESTRAINED PER THE RESTRAINED LENGTH SCHEDULE PROVIDED ELSEWHERE.
 2. A BLOW OFF MARKER SHALL BE PLACED ON THE RIGHT OF WAY AT EACH BLOW.
 3. BLOW OFF MARKER TO BE SAME DESIGN AS VALVE MARKER EXCEPT DENOTE "BO" ON MARKER RATHER THAN "MV".

TEMPORARY BLOW-OFF ASSEMBLY DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

TEMPORARY BLOW-OFF ASSEMBLY
STANDARD DETAIL
VERSION #1 - SEPTEMBER 2015

1 TEMPORARY BLOW OFF ASSEMBLY

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REV. NO.	DESCRIPTIONS	DATE

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BLAKE FARM PARCEL I

UTILITY DETAILS

DATE:	08/04/2023	SCALE:	AS SHOWN
MCE PROJ. #	04245-0047B	HORIZONTAL:	AS SHOWN
DRAWN:	BMJ	VERTICAL:	AS SHOWN
DESIGNED:	THL		
CHECKED:	TSM/THL		
PROJ. MGR.	TSM		

STATUS: PENDER COUNTY TRC REVIEW

THERMOPLASTIC PAVEMENT MARKING MATERIALS

- PAVEMENT MARKING LINES**
- THERMOPLASTIC (4", 90 mils)
 - THERMOPLASTIC (4", 90 mils)
 - T4 - 3 FT. - 9FT. /SP WHITE MINISKIP
 - T2 - WHITE SOLID LANE LINE
 - T13 - YELLOW DOUBLE CENTER LINE
 - THERMOPLASTIC (4", 90 mils)
 - T42 - YELLOW DIAGONAL
 - THERMOPLASTIC (8", 90 mils)
 - T61 - WHITE STOP BAR
- PAVEMENT MARKING SYMBOLS**
- THERMOPLASTIC (90 mils)
 - T70 - LEFT TURN ARROW
 - T71 - RIGHT TURN ARROW
 - T72 - STRAIGHT ARROW
 - T74 - COMBO. RIGHT/STRAIGHT ARROW
 - CRYSTAL / RED PAVEMENT MARKER NCDOT 1253.01 (SNOWPLOWABLE)

NOTES:

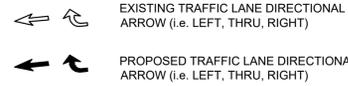
PAVEMENT MARKINGS:
ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS. PAVEMENT MARKINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL HAVE THE PAVEMENT MARKINGS PRE-MARKED, INSPECTED, AND APPROVED BY NCDOT PERSONNEL PRIOR TO THE PLACEMENT OF FINAL PAVEMENT MARKINGS.

SIGNING:
ALL TRAFFIC SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). SIGN POST INSTALLATION SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS.

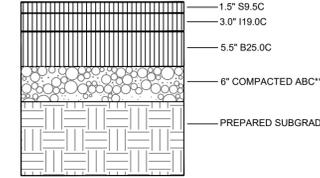
TRAFFIC CONTROL:
TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS AND THE TRAFFIC CONTROL PLANS INCLUDED HEREIN.

NOTES:

- NC HIGHWAY 130 (HOLDEN BEACH ROAD) SPEED LIMIT IS 55 MPH.
- PAVEMENT SECTION FOR TURN LANE SHALL BE 5.5" B25.0C, 3" I 19.0C, AND 1.5" SF9.5C.

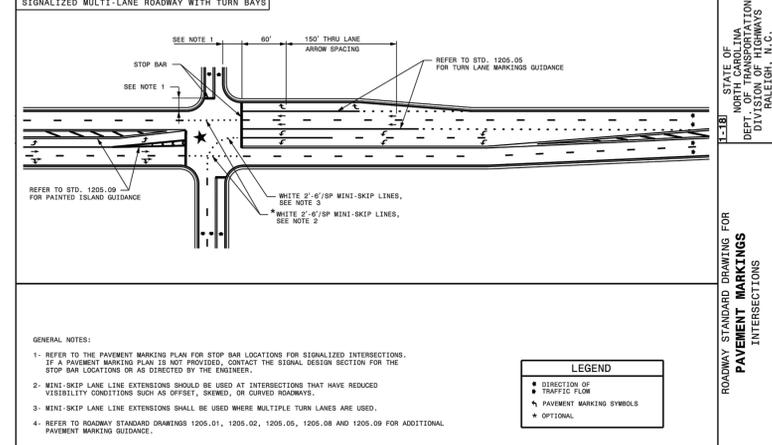
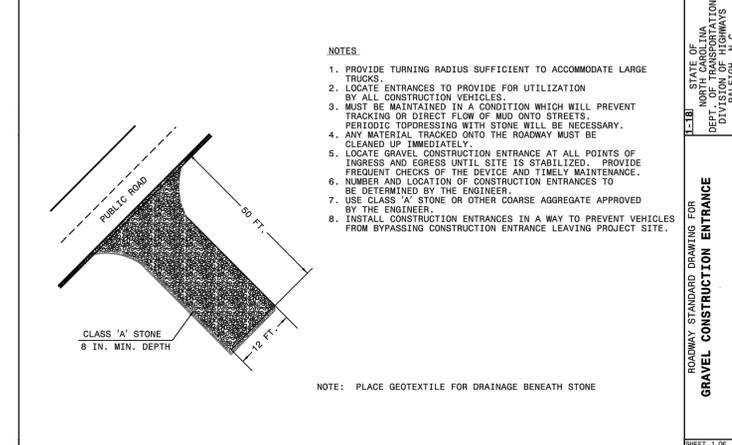
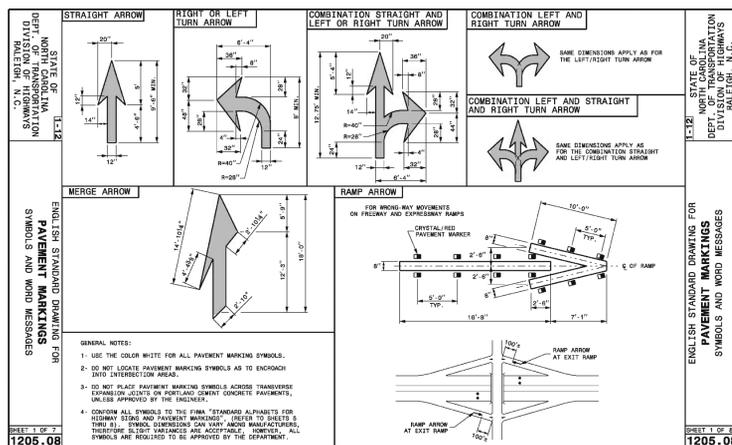
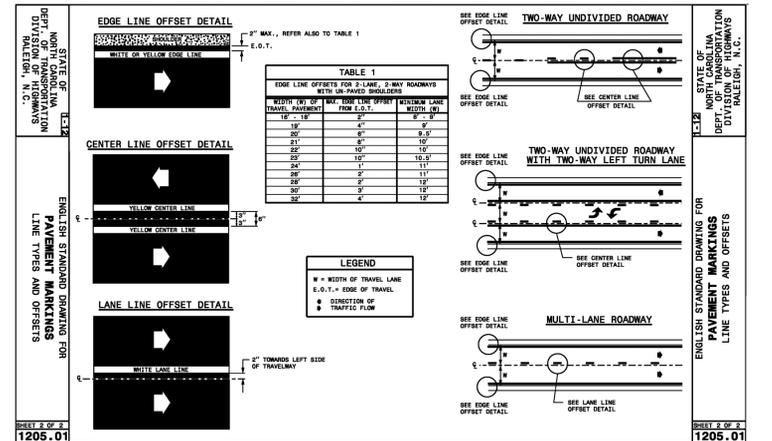
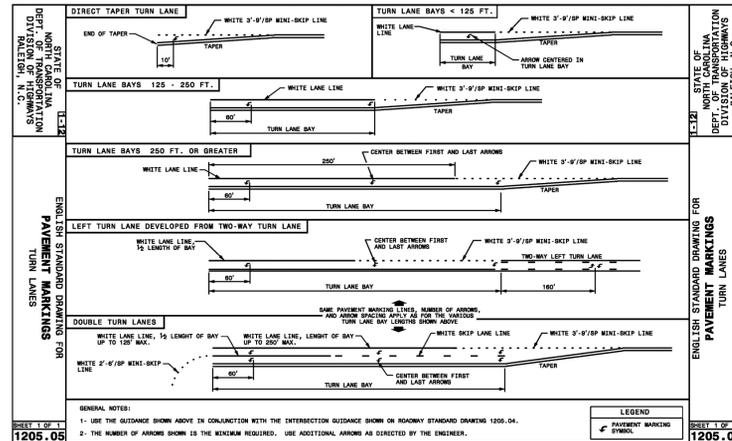
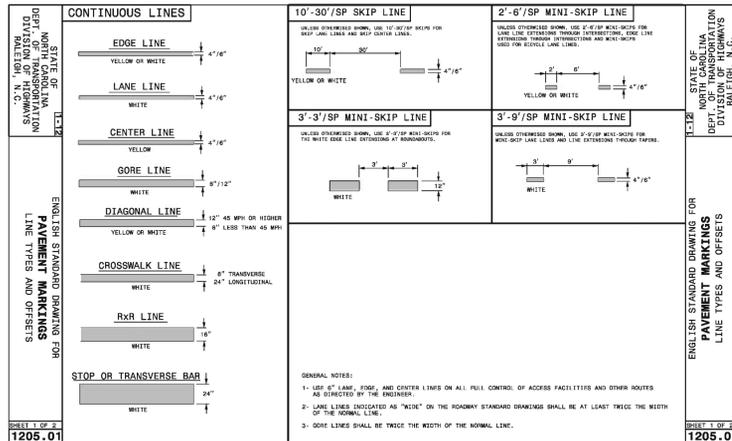
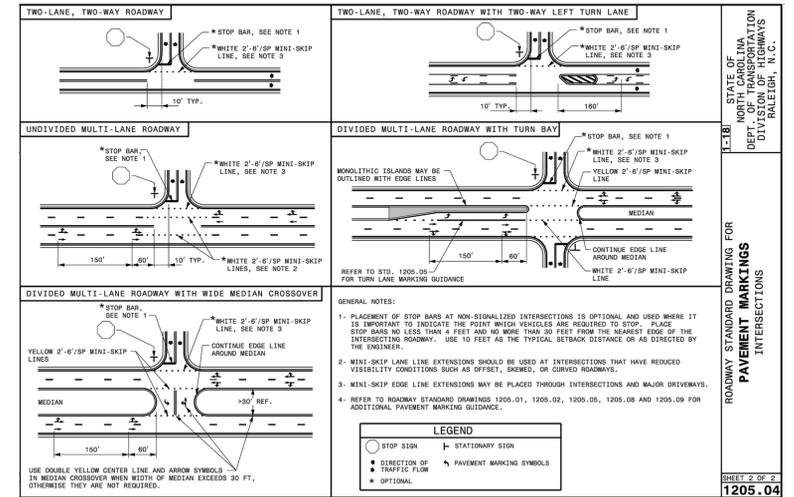


MINIMUM "L"	660'
SIGHT STOPPING DISTANCE	495'
BUFFER	290'
BARRIER FLARE	12:1
WARNING SIGN SPACING	500'



ROADWAY PAVEMENT SECTION (ALL PAVEMENT WITHIN RIGHT OF WAY)

**** COMPACTED ABC NOTE-1:**
COMPACTED ABC MUST MEET THE NCDOT STANDARD SPECIFICATION GRADATION. REFER TO NCDOT STD SPECS (JAN 2018 EDITION) SECTION 520, AND SECTIONS 1005, 1006, AND 1010 FOR ALL OF THE MATERIAL GRADATION AND SPECIFICATIONS.



1 NCDOT DETAILS

NTS

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

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NYSE

BLAKE FARM PARCEL I
NCDOT DETAILS

DATE: 08/04/2023	SCALE: C15.0
MCE PROJ. #: 04245-0047B	HORIZONTAL: VALUE
DRAWN: BMJ	VERTICAL: N/A
DESIGNED: THL	DRAWING NUMBER: 0
CHECKED: TSM/THL	REVISION:
PROJ. MGR: TSM	
STATUS: PENDER COUNTY TRC REVIEW	

TWO-WAY UNDIVIDED (L-LINES)

ROADWAYS INTERSECTING ALONG TWO-WAY UNDIVIDED WORK ZONE (Y-LINES)

GENERAL NOTES

- DO NOT INSTALL ADVANCE WARNING SIGNS MORE THAN 5 DAYS PRIOR TO BEGINNING OF WORK UNLESS COVERED.
- SIGNS SHOWN ARE REQUIRED FOR WORK ZONES THAT WILL REMAIN IN EFFECT LONGER THAN 3 CONSECUTIVE DAYS.
- ALL SIGN SPACING DIMENSIONS ARE APPROXIMATE, FIELD ADJUST AS NECESSARY OR AS DIRECTED.
- ERECT SIGNS PER RSD 1110.01. PAYMENT FOR WOOD POSTS, 3/8" STEEL U-CHEMEL AND SQUARE STEEL TUBING POSTS WITH SIGNS WILL BE MADE ACCORDING TO STANDARD SPECIFICATIONS FOR WORK ZONE SIGNS.
- WHEN NECESSARY, USE SPLICING IN ACCORDANCE WITH RSD 1110.01.
- DO NOT BACK BRACE SIGN SUPPORTS.

LEGEND

- STATIONARY SIGN
- DIRECTION OF TRAFFIC FLOW

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

ROADWAY STANDARD DRAWING FOR WORK ZONE ADVANCE WARNING SIGNS FOR TWO-WAY UNDIVIDED FACILITIES

SHEET 3 OF 3
1101.01

GENERAL NOTES FOR FLAGGING OPERATIONS

- REFER TO RSD 1101.11, SHEETS 1 & 4, FOR "L" DISTANCE AND SIGN SPACING.
- INSTALL LANE CLOSURES WITH THE TRAFFIC FLOW, BEGINNING WITH DEVICES ON THE UPSTREAM SIDE OF TRAFFIC.
- REMOVE LANE CLOSURES AS THE TRAFFIC FLOW, BEGINNING WITH DEVICES ON THE DOWNSTREAM SIDE OF THE WORK AREA AT THE MAXIMUM SPACING EQUAL IN FEET TO 2 TIMES THE PLACEMENT FROM THE WORK AREA.
- PLACE CONES IN THE BUFFER SPACE SUCH THAT STOPPING SIGHT DISTANCE IS PROVIDED TO THE FLAGGER (REFER TO RSD 1101.11, SHEET 2).
- DO NOT STOP TRAFFIC IN ANY ONE DIRECTION FOR MORE THAN 5 MINUTES AT A TIME.
- CONES OR SKINNY DRUMS MAY BE USED IN LIEU OF CONES. REFER TO RSD 1180.01 FOR SKINNY DRUM REQUIREMENTS.
- USE FLAGGERS TO CONTROL TRAFFIC AT INTERSECTIONS AFFECTED BY THE LANE CLOSURE. PLACE ADVANCE WARNING SIGNS AT INTERSECTIONS WITH FLAGGERS (RSD 741) INTERSECTIONS PLACE SIGNS IN THE "FLASH" MODE AND USE LAW ENFORCEMENT.
- DO NOT EXCEED A 4 MILE PER HOUR SPEED LIMIT WITHIN THE WORK ZONE OR AS DIRECTED BY THE ENGINEER, FLAGGING LENGTH UNLESS OTHERWISE SHOWN IN THE PLAN OR AS DIRECTED BY THE ENGINEER.

GENERAL NOTES FOR PILOT CAR OPERATIONS

- USE PILOT CARS WHEN DIRECTED BY THE ENGINEER.
- IF ROADWAY WIDTH IS LESS THAN 60 FEET, PILOT CARS MAY NOT BE REQUIRED. THE WORK AREA IS USING A PILOT CAR.
- CONES ARE ALWAYS REQUIRED IN THE UPSTREAM AND DOWNSTREAM TAPERS.
- DO NOT STOP TRAFFIC IN ANY ONE DIRECTION FOR MORE THAN 5 MINUTES AT A TIME.
- DO NOT EXCEED A 4 MILE PER HOUR SPEED LIMIT WITHIN THE WORK ZONE OR AS DIRECTED BY THE ENGINEER.
- ADVISE RESIDENTS AND BUSINESSSES WITHIN THE LANE CLOSURE LENGTH ADVANCE OF SAFE TRAVEL AND PILOT CAR OPERATIONS.

LEGEND

- FLAGGER
- ONE
- PORTABLE SIGN
- DIRECTION OF TRAFFIC FLOW

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

ROADWAY STANDARD DRAWING FOR TEMPORARY LANE CLOSURES 2-LANE, 2-WAY ROADWAY - 1 LANE CLOSED

SHEET 1 OF 4
1101.02

EXAMPLE OF "L" & "W" DESIGNATIONS

TAPER LENGTH CRITERIA FOR CHANNELIZING DEVICES IN WORK ZONES

QUICK REFERENCE - "L" DISTANCE TABLE

POSTED SPEED (MPH)	MINIMUM LONGITUDINAL DISTANCE "L" (FEET)										
	1	2	3	4	5	6	7	8	9	10	11
20	10	15	20	30	40	50	60	70	80	90	100
30	15	20	30	45	60	75	90	105	120	135	150
40	20	30	45	70	100	130	160	190	220	250	280
50	30	45	70	110	150	190	230	270	310	350	390
60	40	60	90	130	180	230	280	330	380	430	480
70	50	75	110	160	210	260	310	360	410	460	510
80	60	90	130	190	250	310	370	430	490	550	610
90	70	105	150	210	270	330	390	450	510	570	630
100	80	120	170	230	290	350	410	470	530	590	650

GENERAL NOTES

- TABLE FOR "L" DISTANCE IS BASED ON CHANNELIZING TAPER FORMULA FROM THE MUTCD.
- W = WIDTH OF OFFSET IN FEET (LATERAL DISTANCE)
- S = POSTED SPEED LIMIT, OR OFF-PEAK 85 PERCENTILE SPEED IN MPH PRIOR TO WORK STARTING, OR THE ANTICIPATED OPERATING SPEED IN MPH
- "L" DISTANCE IS FOR APPLICATION WITH CHANNELIZING DEVICES AND PAVEMENT MARKING TAPERS AND CHANNELIZING DEVICES INCLUDE DRUMS, CONES, TUBULAR MARKERS, BARRIERS, RAISED ASPHALT ISLANDS, AND VERTICAL PANELS.

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

ROADWAY STANDARD DRAWING FOR TRAFFIC CONTROL DESIGN TABLES "L" DISTANCE AND CHANNELIZING DEVICE TAPER CRITERIA

SHEET 1 OF 4
1101.11

STANDARDS

THE FOLLOWING ROADWAY STANDARDS AS APPEAR IN "ROADWAY STANDARD DRAWINGS" HIGHWAY DESIGN BRANCH - N. C. DEPARTMENT OF TRANSPORTATION - RALEIGH, N. C., DATED JANUARY 2018 ARE APPLICABLE TO THIS PROJECT AND BY REFERENCE HEREBY ARE CONSIDERED A PART OF THESE PLANS:

- 903.10 - GROUND MOUNTED SIGN SUPPORTS
- 904.10 - ORIENTATION OF GROUND MOUNTED SIGNS
- 940.50 - MOUNTING OF TYPE "D", "E", AND "F" SIGNS ON "U" CHANNEL POSTS
- 1101.01 - WORK ZONE WARNING SIGNS
- 1101.02 - TEMPORARY LANE CLOSURES
- 1101.04 - TEMPORARY SHOULDER CLOSURES
- 1101.11 - TRAFFIC CONTROL DESIGN TABLES
- 1110.01 - STATIONARY WORK ZONE SIGNS
- 1110.02 - PORTABLE WORK ZONE SIGNS
- 1130.01 - DRUMS
- 1135.01 - CONES
- 1150.01 - FLAGGING DEVICES
- 1180.01 - SKINNY - DRUM

TRAFFIC CONTROL DESIGN TABLES

DESIGN SPEED (MPH)	MINIMUM SIGHT DISTANCE (FEET)	PASSING SIGHT DISTANCE (FEET)	MINIMUM LONGITUDINAL BUFFER SPACE (FEET)
30	200	1000	85
35	250	1200	120
40	300	1470	155
45	350	1800	195
50	420	2130	240
55	490	2500	290
60	570	2910	340
65	640	3360	400
70	720	3840	470
75	800	4350	540
80	910	4900	610

GENERAL NOTES

- TABLES ARE BASED ON THE AASHTO GREEN BOOK "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". MINIMUM SIGHT DISTANCE VALUES ARE FOR PASSENGER CAR VEHICLES ON WET AND LEVEL ROADWAYS. CONSULT THE AASHTO GREEN BOOK TO MAKE FINAL DETERMINATION OF STOPPING SIGHT DISTANCE REQUIREMENTS.
- BUFFER SPACE TABLE IS BASED ON THE BRAKING DISTANCE PORTION OF STOPPING SIGHT DISTANCE FOR WET AND LEVEL PAVEMENTS.
- USE OF STOPPING SIGHT DISTANCE IN TRAFFIC CONTROL PLAN APPLICATIONS INCLUDES PROVIDING SIGHT DISTANCE FOR TRAFFIC APPROACHING A LANE CLOSURE. PROVIDE 2-LANE, 2-WAY ROADWAYS STOPPING SIGHT DISTANCE TO THE FLAGGER. FOR LANE CLOSURES ON MULTILANE ROADWAYS PROVIDE STOPPING SIGHT DISTANCE TO THE BEGINNING OF THE LANE CLOSURE BEFORE TAPER. ON 1/2-ROADWAYS EXTEND LANE CLOSURES AT THE BUFFER SPACE SUCH THAT STOPPING SIGHT DISTANCE IS PROVIDED.
- USE OF MINIMUM PASSING SIGHT DISTANCE TABLE IN TRAFFIC CONTROL PLAN APPLICATIONS INCLUDES PROVIDING SIGHT DISTANCE REQUIREMENTS FOR PLACEMENT OF PAVEMENT MARKING PASSING/NO-PASSING ZONES FOR 2-LANE, 2-WAY ROADWAYS.

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

ROADWAY STANDARD DRAWING FOR TRAFFIC CONTROL DESIGN TABLES BUFFER SPACE & SIGHT DISTANCE

SHEET 2 OF 4
1101.11

TEMPORARY BARRIER FLARE RATES

POSTED SPEED LIMIT (MPH)	UNANCHORED (A:B)	ANCHORED (A:B)
≤ 30	7 : 1	8 : 1
35	8 : 1	9 : 1
40	8 : 1	10 : 1
45	10 : 1	12 : 1
50	11 : 1	14 : 1
55	12 : 1	16 : 1
60	14 : 1	18 : 1
65	16 : 1	20 : 1
70	18 : 1	22 : 1

GENERAL NOTES

- REFER TO THE 2011 ROADSIDE DESIGN GUIDE ON THE LATEST EDITION.
- A BARRIER IS CONSIDERED FLARED WHEN IT IS NOT PARALLEL TO THE EDGE OF THE TRAVELWAY.

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

ROADWAY STANDARD DRAWING FOR TRAFFIC CONTROL DESIGN TABLES TEMPORARY BARRIER FLARE RATES

SHEET 3 OF 4
1101.11

ADVANCE WARNING SIGN SPACING CHART

POSTED SPEED LIMIT (MPH)	ADVANCE WARNING SIGN SPACING (FEET)
≤ 30	300
35	350
40-50	300
55	300
60	300
65	300
CONTROLLED ACCESS ROAD (1:1)	1000
	1500
	2700

STATIONARY OR PORTABLE SIGNS

GENERAL NOTES

- REFER TO 2009 MUTCD ON THE LATEST EDITION.
- USE THIS STANDARD DRAWING IN CONJUNCTION WITH OTHER TRAFFIC CONTROL ROADWAY STANDARD DRAWINGS WHERE SIGN SPACING DISTANCES A, B, C, ARE SPECIFIED.
- APPLY THE ADVANCE WARNING SIGN SPACING CHART WHERE A SERIES OF 2 OR MORE SIGNS ARE USED. ALL SIGN SPACING DIMENSIONS ARE APPROXIMATE. FIELD ADJUST AS VARIOUS CONDITIONS OCCUR, SUCH AS LIMITED SIGHT DISTANCE, OBSTRUCTION INTERFERENCE, ETC.

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

ROADWAY STANDARD DRAWING FOR TRAFFIC CONTROL DESIGN TABLES SPACING OF TEMPORARY SIGNS IN SERIES

SHEET 4 OF 4
1101.11

PORTABLE WORK ZONE SIGNS

GENERAL NOTES

- DIMENSIONS SHOWN ARE MINIMUM VALUES. MOUNT SIGNS SO THEY WILL BE CLEARLY VISIBLE TO APPROACHING TRAFFIC EVEN WHEN SIGNS ARE MOUNTED BEHIND TRAFFIC CONTROL DEVICES SUCH AS DRUMS, BARRIERS, OR OTHER OBJECTS.
- ALL PORTABLE SIGNS AND STANDS MUST MEET OR EXCEED THE REQUIREMENTS OF MCHP 850 FOR CATEGORY II DEVICES. USE PORTABLE WORK ZONE SIGNS AND STANDS SPECIFICALLY DESIGNED FOR ONE ANOTHER.
- ALL PORTABLE WORK ZONE SIGNS AND STANDS MUST BE LISTED ON THE DEPARTMENT'S APPROVED PRODUCTS LIST.

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

ROADWAY STANDARD DRAWING FOR PORTABLE WORK ZONE SIGNS MOUNTING HEIGHT & LATERAL CLEARANCE

SHEET 1 OF 1
1110.02

CHANGES MAY BE REQUIRED WHEN PHYSICAL DIMENSIONS IN THE DETAIL DRAWINGS, STANDARD DETAILS AND ROADWAY DETAILS ARE NOT ATTAINABLE TO MEET FIELD CONDITIONS, OR RESULT IN DUPLICATE, OR UNDESIRABLE OVERLAPPING OF DEVICES. MODIFICATION MAY INCLUDE: MOVING, SUPPLEMENTING, COVERING OR REMOVAL OF DEVICES, AS DIRECTED BY THE ENGINEER OR NCDOT.

THE FOLLOWING GENERAL NOTES APPLY AT ALL TIMES FOR THE DURATION OF THE CONSTRUCTION PROJECT, EXCEPT WHEN OTHERWISE NOTED IN THE PLAN, OR DIRECTED BY THE ENGINEER OR NCDOT.

PROJECT NOTES

- DO NOT CONDUCT ANY HAULING OPERATIONS AGAINST THE FLOW OF TRAFFIC OF AN OPEN TRAVELWAY UNLESS THE HAULING OPERATION IS PROTECTED BY BARRIER OR GUARDRAIL OR AS DIRECTED BY THE ENGINEER.

LANE AND SHOULDER CLOSURE REQUIREMENTS

- REMOVE LANE CLOSURE DEVICES FROM THE LANE WHEN WORK IS NOT BEING PERFORMED BEHIND THE LANE CLOSURE OR WHEN A LANE CLOSURE IS NO LONGER NEEDED, OR AS DIRECTED BY THE ENGINEER.
- WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING WITHIN 15 FT OF AN OPEN TRAVEL LANE, CLOSE THE NEAREST OPEN SHOULDER USING ROADWAY STANDARD DRAWING NO. 1101.04 UNLESS THE WORK AREA IS PROTECTED BY BARRIER OR GUARDRAIL OR A LANE CLOSURE IS INSTALLED.
- WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING ON THE SHOULDER ADJACENT TO AN UNDIVIDED FACILITY AND WITHIN 5 FT OF AN OPEN TRAVEL LANE, CLOSE THE NEAREST OPEN TRAVEL LANE USING ROADWAY STANDARD DRAWING NO. 1101.02 UNLESS THE WORK AREA IS PROTECTED BY BARRIER OR GUARDRAIL.

WHEN PERSONNEL AND/OR EQUIPMENT ARE WORKING ON THE SHOULDER ADJACENT TO A DIVIDED FACILITY AND WITHIN 10 FT OF AN OPEN TRAVEL LANE, CLOSE THE NEAREST OPEN TRAVEL LANE USING ROADWAY STANDARD DRAWING NO. 1101.02 UNLESS THE WORK AREA IS PROTECTED BY BARRIER OR GUARDRAIL.

TRAFFIC BARRIER

- INSTALL TEMPORARY BARRIER ACCORDING TO THE TRAFFIC CONTROL PLANS A MAXIMUM OF TWO (2) WEEKS PRIOR TO BEGINNING WORK IN ANY LOCATION. ONCE TEMPORARY BARRIER IS INSTALLED AT ANY LOCATION, PROCEED IN A CONTINUOUS MANNER TO COMPLETE THE PROPOSED WORK IN THAT LOCATION UNLESS OTHERWISE STATED IN THE TRAFFIC CONTROL PLANS OR AS DIRECTED BY THE ENGINEER.

DO NOT PLACE BARRIER DIRECTLY ON ANY SURFACE OTHER THAN ASPHALT OR CONCRETE.

ONCE TEMPORARY BARRIER IS INSTALLED AT ANY LOCATION AND NO WORK IS PERFORMED BEHIND THE TEMPORARY BARRIER FOR A PERIOD LONGER THAN TWO (2) MONTHS, REMOVE/RESET TEMPORARY BARRIER UNLESS OTHERWISE STATED IN THE TRAFFIC CONTROL PLANS, TEMPORARY BARRIER IS PROTECTING A HAZARD, OR AS DIRECTED BY THE ENGINEER.

INSTALL AND SPACE DRUMS NO GREATER THAN TWICE THE POSTED SPEED LIMIT (MPH) TO CLOSE OR KEEP THE SECTION OF THE ROADWAY CLOSED UNTIL THE TEMPORARY BARRIER CAN BE PLACED OR AFTER THE TEMPORARY BARRIER IS REMOVED.

PROTECT THE APPROACH END OF MOVABLE/PORTABLE CONCRETE BARRIER AT ALL TIMES DURING THE INSTALLATION AND REMOVAL OF THE BARRIER BY EITHER A TRUCK MOUNTED IMPACT ATTENUATOR (MAXIMUM 72 HOURS) OR A TEMPORARY CRASH CUSHION.

PROTECT THE APPROACH END OF MOVABLE/PORTABLE CONCRETE BARRIER FROM ONCOMING TRAFFIC AT ALL TIMES BY A TEMPORARY CRASH CUSHION UNLESS THE APPROACH END OF MOVABLE/PORTABLE CONCRETE BARRIER IS OFFSET FROM ONCOMING TRAFFIC AS FOLLOWS OR AS SHOWN IN THE PLANS:

POSTED SPEED LIMIT MINIMUM OFFSET	40 OR LESS	15 FT
45-50	20 FT	
55	25 FT	
60 MPH OR HIGHER	30 FT	

SIGNING

- INSTALL ADVANCE WORK ZONE WARNING SIGNS WHEN WORK IS WITHIN 40 FT FROM THE EDGE OF TRAVEL LANE AND NO MORE THAN THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ENSURE ALL NECESSARY SIGNING IS IN PLACE PRIOR TO ALTERING ANY TRAFFIC PATTERN.
- INSTALL BLACK ON ORANGE "DIP" SIGNS (W8-2) AND/OR "BUMP" SIGNS (W8-1) 100 FT IN ADVANCE OF THE UNEVEN AREA, OR AS DIRECTED BY THE ENGINEER.

MISCELLANEOUS

- NCDOT ROADS ONLY: PRIOR TO OPENING ANY LANE OF TRAFFIC THE ROAD SHALL BE REPAIRED TO NCDOT STANDARDS. THIS WILL INCLUDE, BUT IS NOT LIMITED TO: NCDOT APPROVED PRODUCTS AND MATERIALS. PROPER COMPACTION OF MATERIALS. REPAIR ASPHALT PER NCDOT STANDARD DRAWING 654.01. ANY DAMAGE CAUSED AS A RESULT TO THE CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE APPLICANT/DEVELOPER TO RESOLVE.

TRAFFIC PATTERN ALTERATIONS

- NOTIFY THE ENGINEER TWENTY ONE (21) CALENDAR DAYS PRIOR TO ANY TRAFFIC PATTERN ALTERATION.

TRAFFIC CONTROL DEVICES

- SPACE CHANNELIZING DEVICES IN WORK AREAS NO GREATER THAN TWICE THE POSTED SPEED LIMIT (MPH), EXCEPT 10 FT ON-CENTER IN RADII, AND 3 FT OFF THE EDGE OF AN OPEN TRAVELWAY. WHEN LANE CLOSURES ARE NOT IN EFFECT, WHEN SKINNY DRUMS ARE ALLOWED, REFER TO SECTION 1180 OF STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES OR AS SHOWN IN THE PLANS.
- PLACE TYPE III BARRICADES, WITH "ROAD CLOSED" SIGN R11-2 ATTACHED, OF SUFFICIENT LENGTH TO CLOSE ENTIRE ROADWAY.
- PLACE ADDITIONAL SETS OF THREE CHANNELIZING DEVICES (DRUMS, CONES OR SKINNY DRUMS) PERPENDICULAR TO THE EDGE OF TRAVELWAY ON 500 FT CENTERS WHEN UNOPENED LANES ARE CLOSED TO TRAFFIC.
- ONLY UNIFORMED POLICE OFFICERS SHALL DIRECT TRAFFIC THROUGH SIGNALIZED INTERSECTIONS. THE TRAFFIC SIGNAL MAY BE PUT INTO FLASHING OPERATION OR MAY REMAIN IN NORMAL OPERATION AT THE DISCRETION OF THE OFFICER.

OFFICERS SHALL BE PROPERLY ATTIRED AND SHALL DIRECT TRAFFIC WITH HAND MOTIONS. FLASHLIGHTS WITH RED CONES SHOULD BE USED AT NIGHT. OFFICERS MAY ALSO USE A WHISTLE TO SIGNAL WHEN THEY ARE CHANGING THE DIRECTION OF THE RIGHT OF WAY.

REV. NO.	DESCRIPTIONS	DATE

SEAL

SEAL

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NCDOT DETAILS

DATE: 08/04/2023	SCALE: HORIZONTAL: AS SHOWN	C15.1 DRAWING NUMBER
MCE PROJ. # 04245-0047B	VERTICAL: AS SHOWN	
DRAWN: BMJ	CHECKED: TSM/THL	REVISION: ----
DESIGNED: THL	PROJ. MGR. TSM	
STATUS: PENDER COUNTY TRC REVIEW		

- ALL EXISTING VEGETATION THAT IS USED TO MEET LANDSCAPING REQUIREMENTS, ALL REQUIRED PLANTED LIVING MATERIAL, AND ALL REQUIRED BERMS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY ON A CONTINUING BASIS. ANY PLANTED MATERIAL WHICH BECOMES DAMAGED OR DISEASED OR DIES SHALL BE REPLACED BY THE OWNER WITHIN 60 DAYS OF THE OCCURRENCE OF SUCH CONDITION. IF, IN THE OPINION OF THE ZONING ADMINISTRATOR THERE ARE SEASONAL CONDITIONS WHICH WILL NOT PERMIT THE TIMELY REPLACEMENT OF THE VEGETATION (E.G. TOO HOT OR TOO COOL FOR SUCCESSFUL REPLANTING) THIS REQUIREMENT MAY BE ADMINISTRATIVELY WAIVED UNTIL A TIME CERTAIN WHEN THE REPLANTING WOULD BE SUCCESSFUL.
- VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THE LANDSCAPE PLANS AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING OR INSTALLATION.
- ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS, CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- LANDSCAPE MATERIAL PLACED IN PREPARED HOLES SHALL BE PROPERLY BACKFILLED PRIOR TO THE END OF THE WORKING DAY.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
- LANDSCAPE ARCHITECT SHALL APPROVE ANY ON-SITE PLANT STORAGE AREA FOR ACCESSIBILITY, SHADE CONDITIONS, HEALING-IN MULCH MATERIAL AND TEMPORARY WATERING METHODS.
- ALL ROPE AND WRAPPING TWINE SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PARTS OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM PLANT BALLS PRIOR TO BACK FILLING.
- ALL PLANT BEDS OR RAISED SAUCER RINGS SHALL BE EDGED WITH SMOOTH, CONTINUOUS CURVES.
- ALL PLANT MATERIAL SHALL BE PLANTED AT HEIGHTS AND WIDTHS AS ILLUSTRATED IN PLANTING DETAILS.
- TREE GUYING SHALL BE PERFORMED WITHIN A WEEK OF PLANTING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TREE GUYING STRAPPING AND STAKES AFTER THE FIRST FULL GROWING SEASON OR ONE YEAR, WHICH EVER COMES FIRST.
- CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO PLANTING.
- ANY EXPOSED OR UNCOVERED LINES SHALL BE SHOWN TO GENERAL CONTRACTOR PRIOR TO BACKFILLING.
- ALL PLANT BEDS AND RAISED SAUCER RINGS SHALL BE GRADED TO PROVIDE ADEQUATE DRAINAGE AND SHALL BE MULCHED AS SPECIFIED.
- ALL MATERIALS, PLANTING AND LANDSCAPE WORK SHALL CONFORM TO THE CURRENT MUNICIPAL AUTHORITIES STANDARD SPECIFICATIONS AND DETAILS.
- ALL LANDSCAPE AREAS THAT ARE NOT PLANTED, MULCHED OR PAVED SHALL BE SEEDED OR SODDED.
- FIRST YEAR PRUNING OF TREE CROWN SHALL BE LIMITED TO REMOVAL OF DEAD & DAMAGED WOOD.
- TREE PROTECTION FENCE SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO CLEARING, GRADING AND CONSTRUCTION ACTIVITY OR ISSUANCE OF ANY RELATED PERMITS. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
- MULCH LINE SHALL CONSIST OF SMOOTH CONTINUOUS CURVES.
- ALL TREES NOT WITHIN A PLANT BED SHALL BE TREATED WITH A 6" DIAMETER MULCH RING TYPICAL, UNLESS OTHERWISE INDICATED ON THE PLANTING PLANS.
- TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS OR AS OTHERWISE DICTATED BY LOCAL REGULATIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
- ESTABLISH PLANT BED CONFIGURATION. LANDSCAPE ARCHITECT TO APPROVE BED LAYOUT IN FIELD.
- AREAS DAMAGED BY ACTIVITIES OF CONTRACTOR SHALL BE RE-ESTABLISHED TO PRE-DISTURBANCE CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- USE HERBICIDES, PESTICIDES, AND FERTILIZER IN A MANNER CONSISTENT WITH THE FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT AND IN ACCORDANCE WITH LABEL RESTRICTIONS.
- CONTRACTOR SHALL INSURE THAT ALL PLANT MATERIAL IS FREE OF FIRE ANTS PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT OR OWNER SHALL APPROVE PLACEMENT OF TREES PRIOR TO PLANTING.
- STREET TREES SHALL BE MAINTAINED TO PROVIDE 13'-6" CLEAR HEIGHT FOR THE PORTION OF THE TREE CANOPY THAT EXTENDS OVER THE VEHICULAR NETWORK.
- TREES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM STREETLIGHTS.
- LANDSCAPING OR PARKING CANNOT BLOCK OR IMPEDE THE FDC OR FIRE HYDRANTS. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT AND FDC.
- DEEPROOT ROOT BARRIER OR APPROVED EQUAL SHALL BE INSTALLED AT ANY TREE LOCATIONS AND WHERE A TREE IS WITHIN 10' OF A UTILITY OR HARDSCAPE, THE ROOT BARRIER SHALL BE INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN AND INSTALL IRRIGATION SYSTEM.
- MULCH SHALL BE SHREDDED HARDWOOD, SPREAD AT THICKNESS OF 3" DEEP ACROSS PLANTING AREAS.

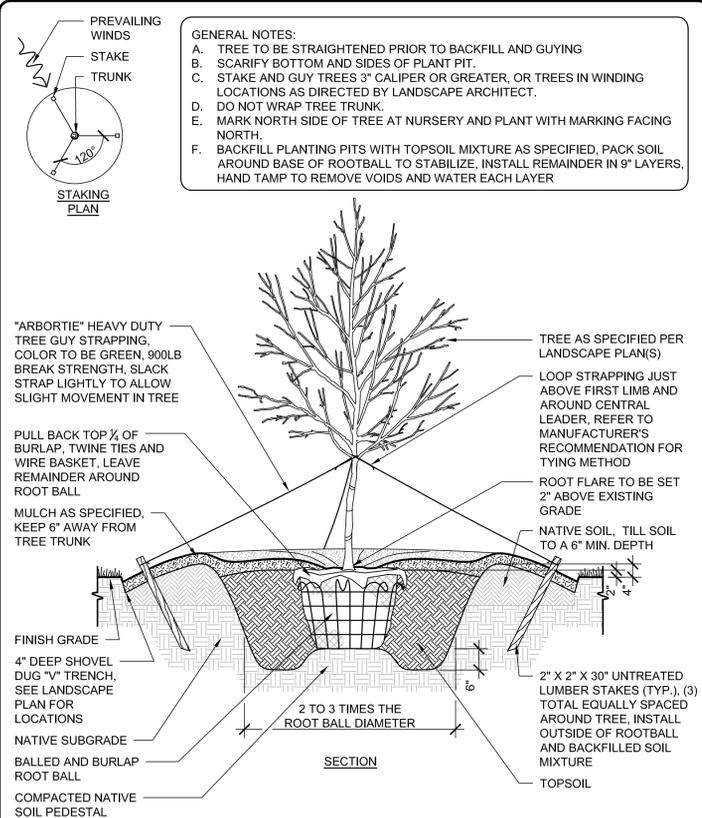
TREE SCHEDULE OVERALL					
CANOPY TREE	SIZE	CALIPER	HEIGHT	QTY	REMARKS
ACER RUBRUM 'OCTOBER GLORY' TM	B & B	2" CAL.	10'-12' HT.	18	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
OCTOBER GLORY MAPLE					
ILEX OPACA	B & B	2" CAL.	8'-10' HT.	6	SINGLE DOMINANT LEADER, UNIFORM CANOPY AND MATCHED.
AMERICAN HOLLY					
QUERCUS NIGRA	B & B	2" CAL.	8'-10' HT.	8	SINGLE DOMINANT LEADER, UNIFORM CANOPY AND MATCHED.
WATER OAK					
QUERCUS VIRGINIANA	B & B	2" CAL.	10'-12' HT.	20	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
SOUTHERN LIVE OAK					
UNDERSTORY TREES					
	SIZE	CALIPER	HEIGHT	QTY	REMARKS
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	B & B		6'-8' HT.	25	SINGLE DOMINANT LEADER, UNIFORM CANOPY, FULL TO GROUND & MATCHED
DWARF SOUTHERN MAGNOLIA					
PRUNUS SERRULATA 'KWANZAN'	B & B	2" CAL.	10'-12' HT.	28	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
FLOWERING CHERRY					

GROUND COVER SCHEDULE OVERALL					
GROUND COVERS	SIZE	SPACING	SPACING	QTY	REMARKS
CYNODON DACTYLON	SEED	3 LBS / 1000 SF		48,048 SF	
BERMUDA GRASS					

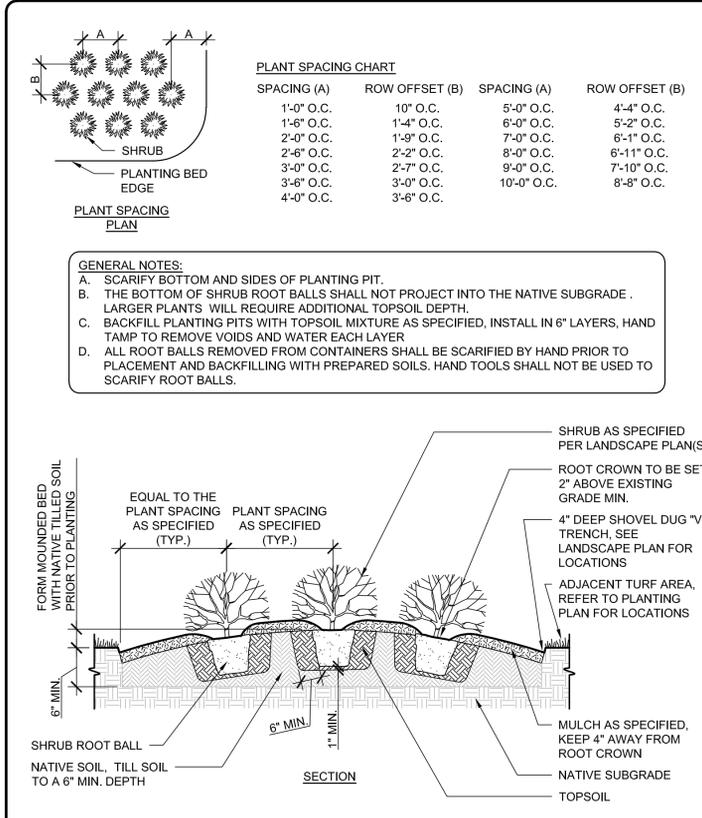
5 PLANT LEGEND

4 GENERAL LANDSCAPE NOTES

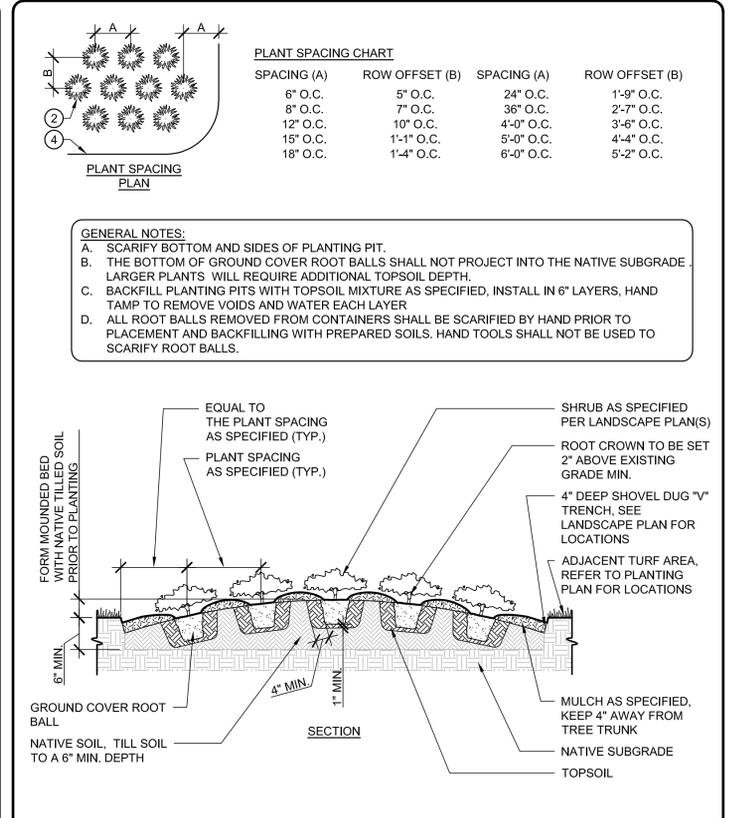
3 TYPICAL TREE PLANTING



2 TYPICAL SHRUB PLANTING



1 TYPICAL GROUND COVER PLANTING



REV. NO.	DESCRIPTIONS	DATE

SEAL

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

D.R. HORTON DHI LISTED NYSE
America's Builder

BLAKE FARM PARCEL I
 LANDSCAPE DETAILS

DATE: 08/04/2023	SCALE	C17.0
MCE PROJ. # 04245-0047B	HORIZONTAL: AS SHOWN	
DRAWN ALMBMJ	VERTICAL: N/A	DRAWING NUMBER
DESIGNED ALM		0
CHECKED TSMTHL		REVISION
PROJ. MGR. TSM		
STATUS: PENDER COUNTY TRC REVIEW		