

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

Lark Lane Storage Application Information Major Site Development Plan

Case Number: SDP 2023-000362

Application Type: Major Site Development Plan

Applicant: Hill Storage, LLC

Owners: Hill Storage, LLC

Location: Intersection of Lark Lane and US Hwy 17 N

Property ID #(s): 3271-63-7656-0000, 3271-63-8629-0000

Description: Request for approval of a major site development plan consisting of a 3-story mini-storage facility and office.

Current Zoning: GB, General Business

Technical Review Committee Meeting: November 9, 2023

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

Application Materials

Application
Site Plan

APPLICATION PACKAGE

Pender County Planning and Community Development

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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

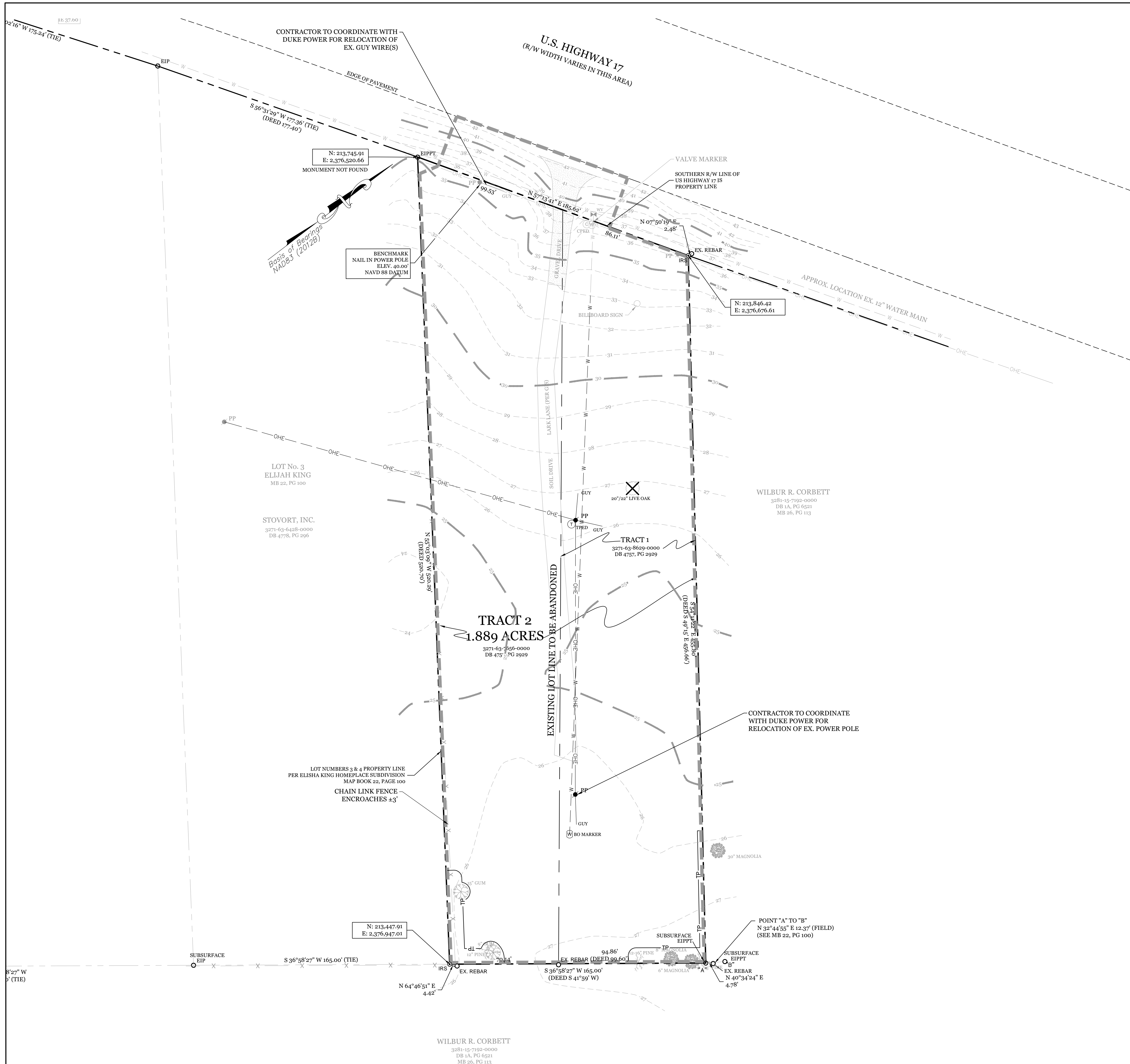
THIS SECTION FOR OFFICE USE			
Date: 10.9.23	Permit Number:	Permit Fee:	Invoice Number: 00036243
*Zoning Approval ONLY: YES / NO		Final Zoning Compliance Approved: YES / NO / N/A	
Type of Site Development Plan:	<input checked="" type="checkbox"/> Major	<input type="checkbox"/> Minor	SDP 2023-362
SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Hill Storage, LLC (Chandu Patel)	Property Owner's Name:	Hill Storage, LLC (Chandu Patel)
Applicant's Address:	4191 Route-1	Property Owner's Address:	4191 Route-1
City, State, & Zip	Monmouth Junction, NJ 08852	City, State, & Zip	Monmouth Junction, NJ 08852
Phone Number:	609-6102734	Phone Number:	609-6102734
Email Address:	priyapatel114@gmail.com	Email Address:	priyapatel114@gmail.com
Legal relationship of applicant to land owner:	Applicant is the land owner		
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3271-63-7656-0000, 3271-63-8629-0000	Total property acreage:	1.89
Zoning :	GB	Acreage to be disturbed:	1.95
Directions to Site:	Project is located at the intersection of US-17 and Lark Ln.		
Lot Size: 1.89 ac	Sq Ft of Building: 30,000	Building Height: <i>7'-36' (3-story)</i>	
Setbacks	Front: 27'	Side: 12' / 55'	Rear: 129'
NAICS Code/Use:	531130 / Mini Storage		
Business Name:	Patel Storage Scotts Hill		
Describe activities to be undertaken on project site:	Mini-Storage		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public	2/shift	NA	NA

**If the applicant is not the owner of the property, a notarized letter from the property owner may be required
Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...

SECTION 4: ADDITIONAL COMMENTS	

SECTION 5: SIGNATURES			
Applicant:	<i>Walt</i>	Date:	9/12/23
Owner:	<i>Walt</i>	Date:	9/12/23
Planning Staff:	<i>Taylor Davis</i>	Date:	10.9.23

SITE PLAN(S)



SITE DATA

PARCEL ID: 3271-63-7656-0000, 3271-63-8629-0000

CURRENT ZONING: GB

PROJECT ADDRESS: LARK LN. WILMINGTON, NC 28411

CURRENT OWNER: HILL STORAGE, LLC 4191 ROUTE 1 MONMOUTH JUNCTION, NJ 08852

TOTAL ACREAGE IN PROJECT BOUNDARY: 82,279 S.F. (± 1.89 ac.)

EXISTING USE: VACANT SITE

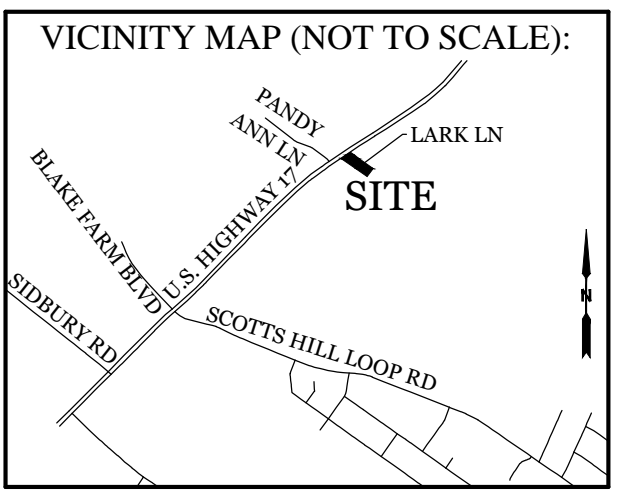
EXISTING ONSITE IMPERVIOUS AREAS: 0.0 S.F.

SOIL TYPE: AnB (Alpine fine sand) (Per Pender County GIS)

- NOTES:**
- EXISTING SURVEY DATA PROVIDED BY V. DEREK DANFORD, PLS., L-4528
 - NO WETLANDS EXIST ON SITE PER SOUTHERN ENVIRONMENTAL GROUP, INC. REPORT DATED 2/21/2023.
 - NO SURFACE WATERS EXIST WITHIN 50' OF THIS SITE.
 - THIS LOT IS LOCATED IN ZONE X AS PER FIRM COMMUNITY# 370344, MAP# 3720327100J, EFFECTIVE ON 02/16/2007 & (PRELIMINARY) PER FRIS ON FIRM MAP NUMBER 3720327100K DATED: 08/29/2014.
 - PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, A CONSTRUCTION ENTRANCE AND SILT FENCING SHALL BE INSTALLED.
 - PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES.
 - NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
 - TREE PROTECTION SIGNAGE SHALL BE ADDED ALONG THE LIMITS OF DISTURBANCE ADJACENT TO TREES EVERY 100' TO PROTECT TREES ADJACENT TO THE CONSTRUCTION SITE.

MITIGATION REQUIRED FOR REMOVAL OF SIGNIFICANT TREES

QTY	SIZE	TYPE	REPLACEMENT TREE QTY
1	42"	LIVE OAK	2.00
TOTAL REPLACEMENT TREES (2" CAL. MIN.)			2



REVISIONS

NO.	DATE	DESCRIPTION

INTRACOASTAL ENGINEERING, PLLC

5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662

EXISTING CONDITIONS & TREE REMOVAL PLAN

FOR

PATEL STORAGE SCOTT'S HILL

PENDER COUNTY, NC

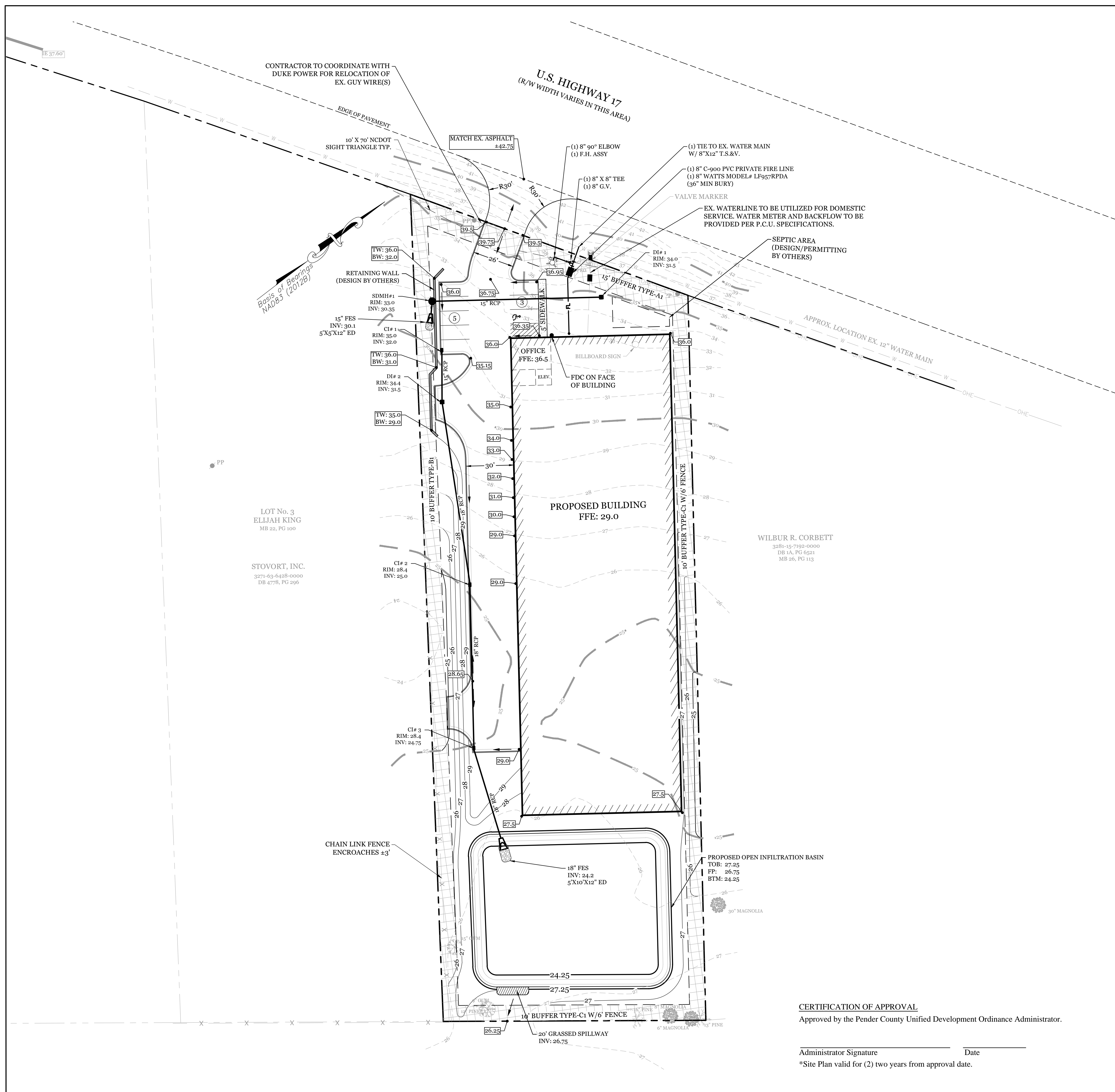
CLIENT INFORMATION:

Hill Storage, LLC
4191 Route 1
Monmouth Junction, NJ 08852

DRAWN: JAE	SHEET SIZE: 24x36
CHECKED: CDC	DATE: 9/20/2023
APPROVED: CDC	SCALE: 1" = 30'
PROJECT NUMBER: 2023-015	

DRAWING NUMBER: **C-0**

1 OF 6



SITE DATA

PARCEL ID:	3271-63-7656-0000, 3271-63-8629-0000	
CURRENT ZONING:	GB	
PROJECT ADDRESS:	LARK LN. WILMINGTON, NC 28411	
CURRENT OWNER:	HILL STORAGE, LLC 4191 ROUTE 1 MONMOUTH JUNCTION, NJ 08852	
TOTAL ACREAGE IN PROJECT BOUNDARY:	82.279 S.F. (± 1.89 ac.)	
TOTAL DISTURBED AREA:	±1.95 ACRES	
EXISTING USE:	VACANT SITE	
PROPOSED USE:	SELF STORAGE (600 UNITS)	
BUILDING SIZE:	30,000 SF Footprint (90,000 SF GFA)	
BUILDING HEIGHT:	±36' / 3-STORY (40' MAX)	
BUILDING SETBACKS:		
FRONT:	REQUIRED= 25'	PROPOSED= 27'
SIDE:	REQUIRED= 10'	PROPOSED= 12'/55'
REAR:	REQUIRED= 10'	PROPOSED= 129'
PROPOSED IMPERVIOUS AREAS:		
BUILDING ROOF:	30,000 S.F.	
ASPHALT:	11,060 S.F.	
CONCRETE(SIDEWALK, CURBING, ETC.):	1,130 S.F.	
FUTURE:	2,810 S.F.	
TOTAL:	45,000 S.F. (54.7%)	
PROPOSED OFF-SITE IMPERVIOUS AREAS:	ASPHALT DRIVEWAY APRONS 1,260 S.F.	
PARKING REQUIRED:		
STORAGE USE: (5 or 1 per 100 storage units, whichever is greater):		
MINIMUM =	125% OF MINIMUM	6 SPACES
MAXIMUM =	125% OF MINIMUM	8 SPACES
STORAGE FACILITY OFFICE: (1 per 300 sf):		
MINIMUM =	2 SPACES	
MAXIMUM =	3 SPACES	
PARKING PROVIDED:	8 SPACES (1 ADA)	
ESTIMATED TRIP GENERATION: (Per Trip Generation Manual, 11th Edition):		
90,000 SF MINI-WAREHOUSE (ITE CODE 15)	AM PEAK: 8	PM PEAK: 14 DAILY: 131

- NOTES:**
- EXISTING SURVEY DATA PROVIDED BY V. DEREK DANFORD, PLS., L-4528
 - PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, A CONSTRUCTION ENTRANCE AND SILT FENCING SHALL BE INSTALLED.

- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH PENDER COUNTY UDO.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & PENDER COUNTY REGULATIONS.
 - ANY PROPOSED SIGNAGE SHALL COMPLY WITH ARTICLE 9 OF THE PENDER COUNTY UDO.
 - ALL FENCED STORAGE AND/OR SERVICE AREAS MUST BE COMPLETELY SCREENED FROM THE VIEW OF ROADS AND ADJACENT PROPERTIES BY A SLATTED CHAIN LINK FENCE A MINIMUM OF 6' IN HEIGHT.

- UTILITY NOTES:**
- SANITARY SEWER TO BE PROVIDED VIA AN ON-SITE SEPTIC SYSTEM DESIGNED BY OTHERS.
 - WATER TO BE PROVIDED VIA PENDER COUNTY UTILITIES.
 - ELECTRIC POWER SERVICE TO BE PROVIDED BY DUKE ENERGY PROGRESS.
 - MILITARY CUTOFF RD, WILMINGTON, NC 28402. PH. 866.582.6345
 - ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL 800-451-8000-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
 - SOLID WASTE DISPOSAL BY ROLL OUT CART. TO BE STORED INDOORS.
 - NO EXTERIOR SITE LIGHTING IS PROPOSED AT THIS TIME.
 - RUNOFF FROM ALL IMPERVIOUS SURFACES, INCLUDING ROOF DRAINS, MUST BE ROUTED TO OPEN INFILTRATION BASIN.
 - ALL RCP PIPE TO BE CLASS-III UNLESS OTHERWISE NOTED.

UTILITY PROVIDERS:

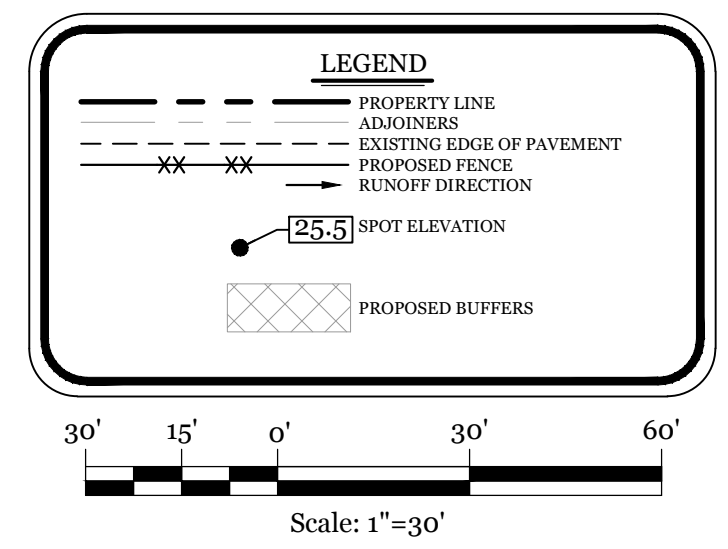
SANITARY SEWER SERVICE PROVIDER: **Private On-Site Septic**

WATER SERVICE PROVIDER: **Pender County Utilities** Phone: (910) 259-1570
605 E Fremont St, Burgaw, NC 28425

ELECTRIC SERVICE PROVIDER: **Duke Energy Progress** Phone: (800) 452-2777
1451 Military Cutoff Rd, Wilmington, NC 28403

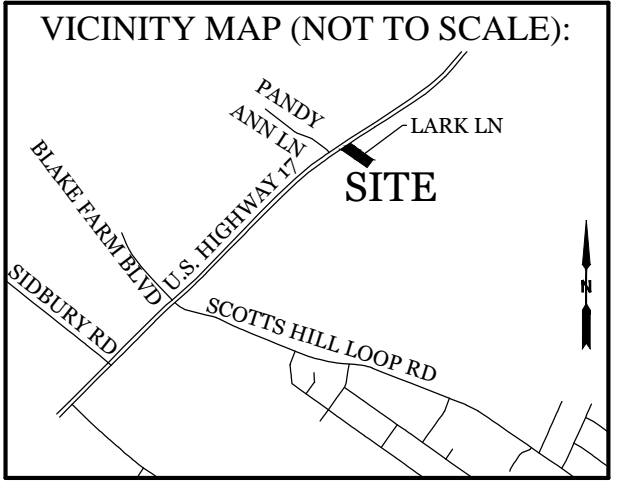
- GENERAL TRAFFIC NOTES:**
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS OFF THE R/W TO BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
 - ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET PENDER COUNTY AND/OR NCDOT STANDARDS.
 - ALL SIGNS AND PAVEMENT MARKINGS OFF RIGHT OF WAY ARE TO MEET/BE MAINTAINED TO MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
 - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30' TO 10'.

- FIRE & SAFETY NOTES:**
- CONSTRUCTION TYPE: II-B (COMMERCIAL)
 - PROPOSED BUILDING WILL BE SPRINKLED
 - PARKING AND LANDSCAPING CANNOT BLOCK FIRE HYDRANTS.
 - ALL WEATHER ACCESS ROAD MUST BE MAINTAINED AROUND CONSTRUCTION SITE AT ALL TIMES.
 - HYDRANTS SHALL BE OF SUFFICIENT NUMBERS TO ACCOMMODATE BASE FIRE FLOW REQUIREMENTS OF 7.
 - HYDRANT MUST BE WITHIN 100' OF THE FDC.
 - FIRE ALARM SYSTEM AS REQUIRED BY SECTION 907, NCSFC.
 - MINIMUM AN 8-INCH FIRE LINE RISER INTO THE BUILDING
 - NCSFC: ADDRESS NUMBERS SHALL BE A MINIMUM OF 6' TALL
 - ANY ALL PROPOSED GATES TO BE SIREN ACTIVATED.
 - KNOX BOX TO BE PROVIDED ON EXTERIOR OF BUILDING NEAR MAIN ENTRANCE AND AT THE RISER ROOM AND SHOULD INCLUDE BUILDING(S) AND GATE(S) KEYS.
 - VISIBLE ADDRESSING FROM THE ROAD AND/OR APPLICABLE SIGNAGE FOR SUCH, PURSUANT TO CHAPTER 5
 - NCSFC: ADDRESS NUMBERS SHALL BE A MINIMUM OF 6' TALL
 - BDA TESTING IS REQUIRED PRIOR TO FINAL CONSTRUCTION RELEASE.
 - FM OFFICE WILL NEED TO WITNESS TEST FOR ALARM, SPRINKLER, PERFORM ABOVE CEILING FOR SPRINKLER PIPING INSTALLATION AND PERMITS WILL NEED TO BE OBTAINED FROM THE PCFM OFFICE FOR THIS WORK.
 - FIRE EXTINGUISHERS, EXIT SIGNAGE, EMERGENCY LIGHTING SHALL BE INSTALLED PURSUANT TO NCSFC.
 - AREA TREE PLANTINGS WILL HAVE TO BE PLANTED/MAINTAINED TO NOT IMPIDE TRAVEL WAY FOR EMERGENCY VEHICLES. MUST PROVIDE AND MAINTAIN 20' UNOBSTRUCTED ACCESS WAY PURSUANT TO CHAPTER 5 NCSFC



CERTIFICATION OF APPROVAL
Approved by the Pender County Unified Development Ordinance Administrator.

Administrator Signature Date
*Site Plan valid for (2) years from approval date.



REVISIONS

INTRACOASTAL ENGINEERING, PLLC

5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662

SITE, GRADING, DRAINAGE, & UTILITIES PLAN

FOR

PATEL STORAGE SCOTT'S HILL

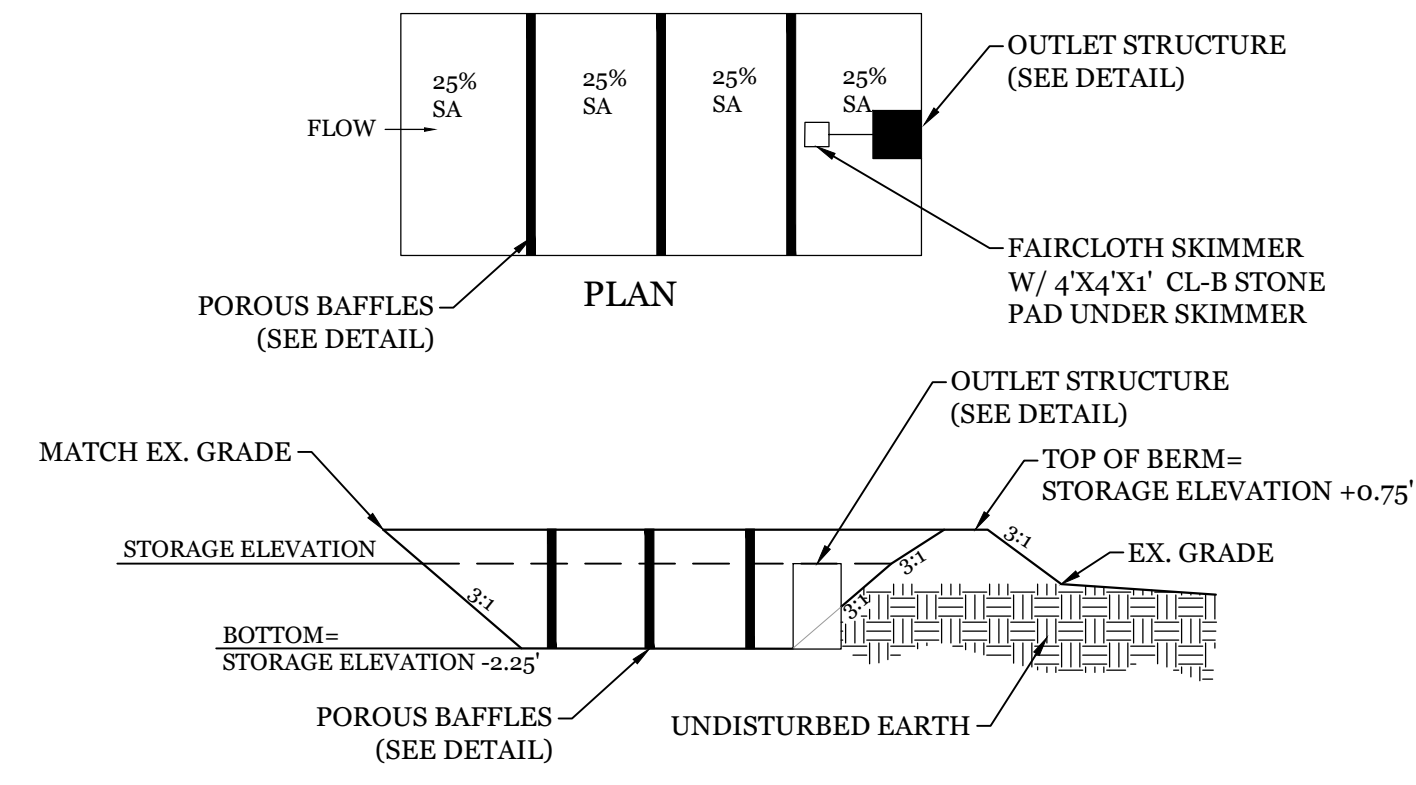
PENDER COUNTY, NC

CHARLES D. PATIL
Professional Engineer
032555
9/20/2023

CLIENT INFORMATION:
Hill Storage, LLC
4191 Route 1
Monmouth Junction, NJ 08852

DRAWN: JAE	SHEET SIZE: 24x36
CHECKED: CDC	DATE: 9/20/2023
APPROVED: CDC	SCALE: 1" = 30'
PROJECT NUMBER: 2023-015	

DRAWING NUMBER: **C-1**
20F6



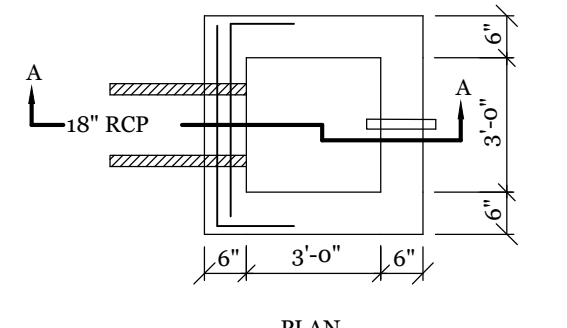
TEMPORARY SEDIMENT BASIN TABLE						
NO.	AREA (ACRES)	REQ'D	PROVIDED	L	W	D
1	1.95	3,510 CF	8,177 CF	81'	35'	2.25'

SEE PLAN SHEET FOR LOCATION

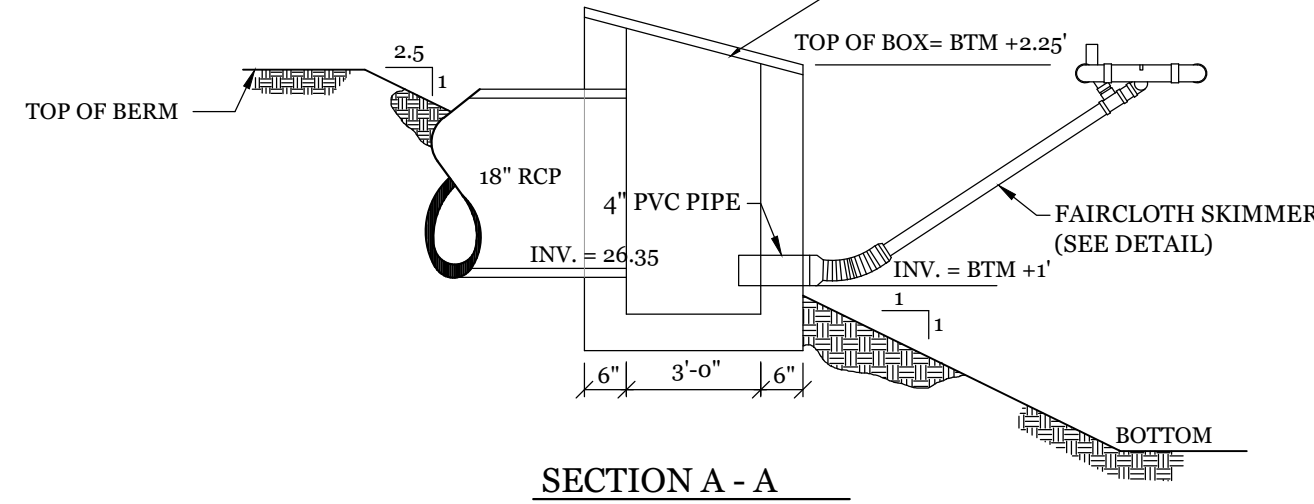
- NOTES:
- SEED AND PLACE MATTING FOR EROSION CONTROL ON INTERIOR AND EXTERIOR SIDE SLOPES.
 - INSTALL A MINIMUM OF 3 COIR FIBER BAFFLES IN ACCORDANCE WITH PRACTICE STANDARD 6.65.
 - INSTALL SKIMMER AND COUPLING TO RISER STRUCTURE OR DIRECTLY INTO EMBANKMENT 1 FT. FROM BOTTOM OF BASIN.
 - THE ARM PIPE SHALL HAVE A MINIMUM LENGTH OF 6 FT. BETWEEN THE SKIMMER AND COUPLING.
 - SEDIMENT BASIN STORAGE ELEVATION TO TOP OF BERM WILL BE NO LESS THAN ONE FOOT.
 - SUMP DIMENSIONS SHOULD ALLOW FOR A MINIMUM OF 1.000 CF/ACRE OF SEDIMENT STORAGE.
 - DEPTH OF SEDIMENT IN SUMP WILL BE CHECKED AFTER EACH STORM AND CLEANED AS NECESSARY (MIN. ONCE EACH 6 MONTHS).
 - REMOVAL OF SEDIMENT BASIN WILL BE DONE IN SUCH A WAY AS TO LIMIT SILTATION.
 - SEDIMENT BASIN BACK SLOPES TO BE 2.5:1 MAX.

TEMPORARY SEDIMENT BASIN DETAIL

NTS

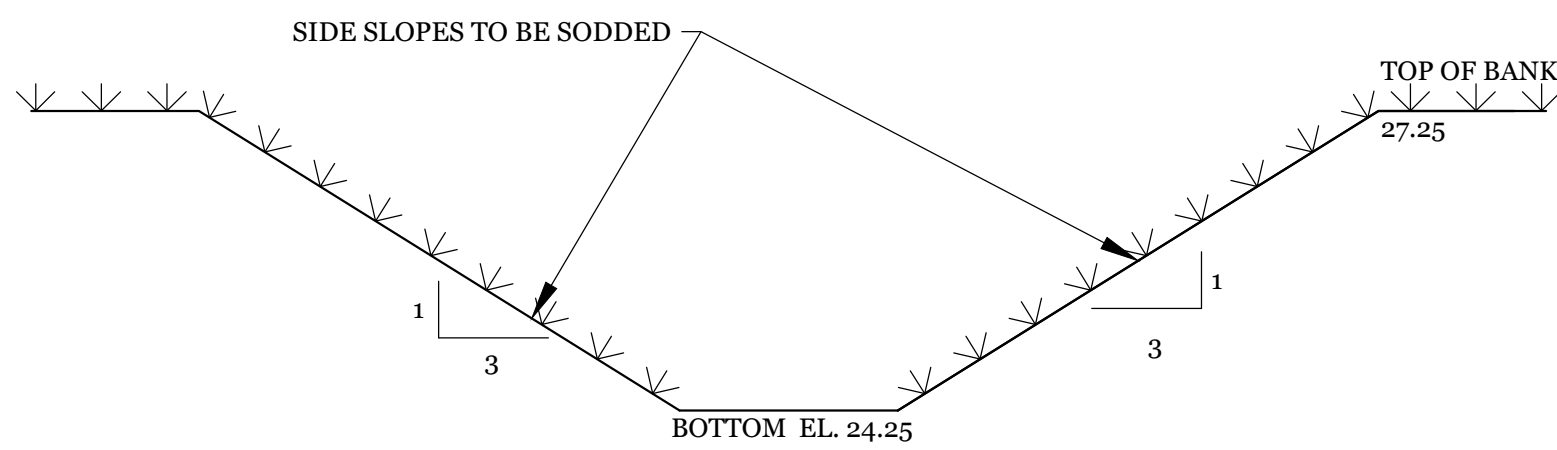


GALV. BAR GRATING - 1" x 1/8" BEARING BARS (MAX OPENING 4"). FASTEN WITH TYPE J CLIPS. ATTACH TO 1-1/4" x 1-1/4" x 1/4" GALVANIZED ANGLE FRAME. MORTAR FRAME TO TOP OF OUTLET STRUCTURE



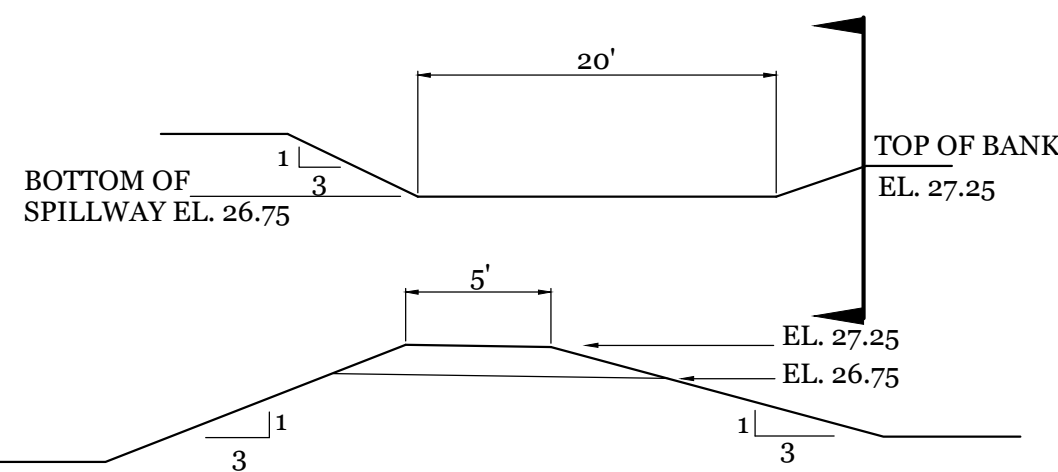
TEMP. SEDIMENT BASIN OUTLET STRUCTURE

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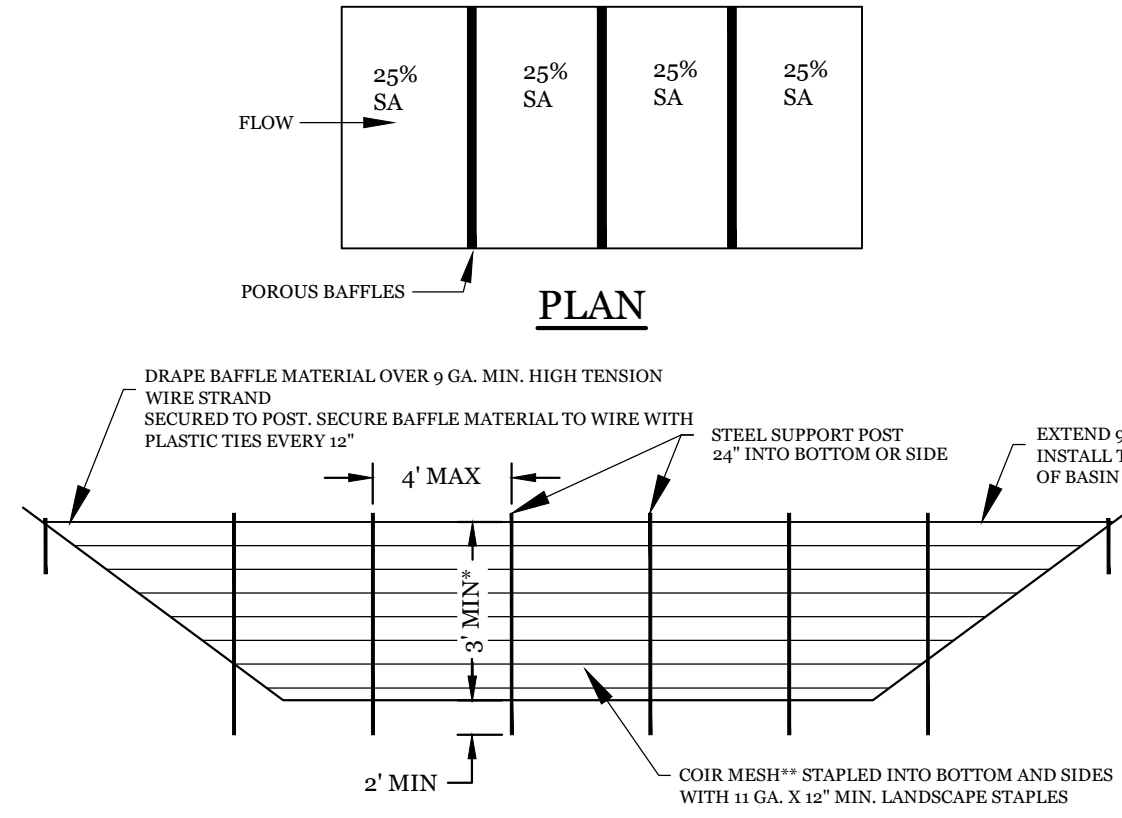
OPEN INFILTRATION BASIN SECTION

NTS



GRASSED SPILLWAY DETAIL

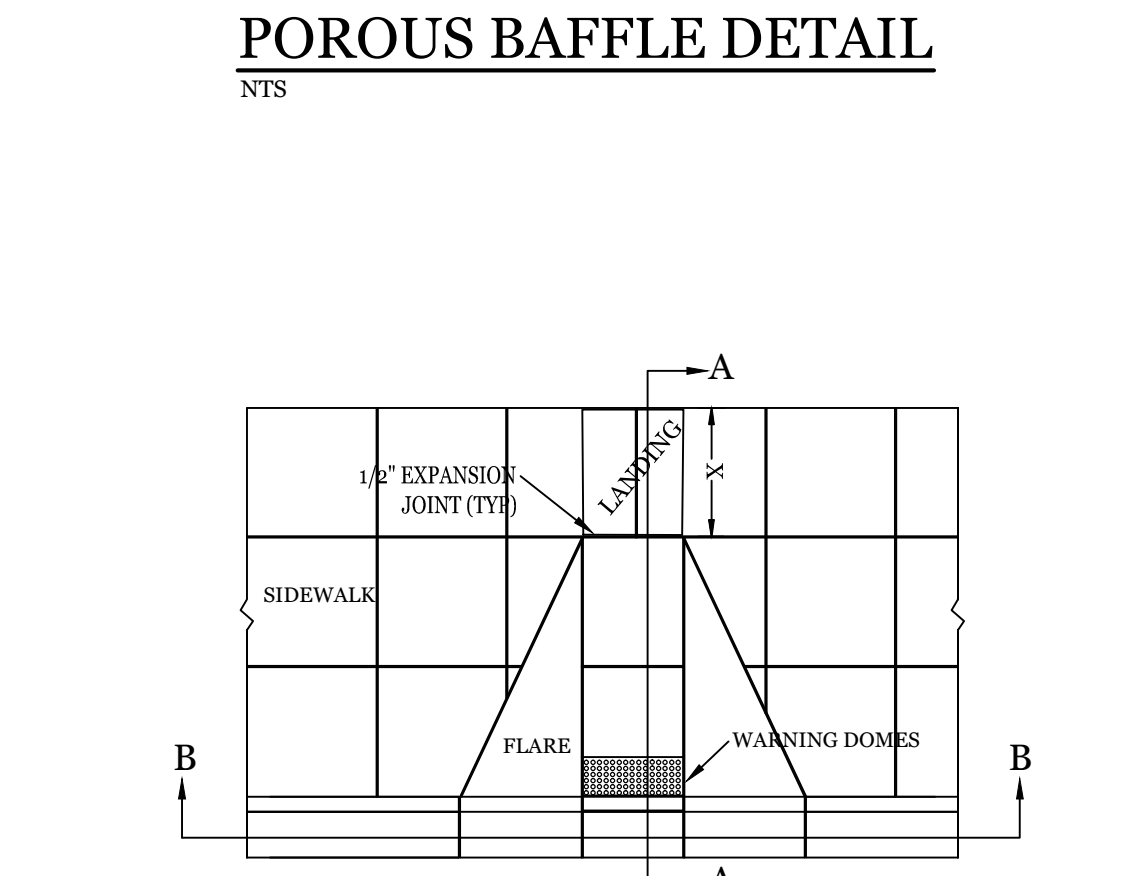
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POROUS BAFFLE DETAIL

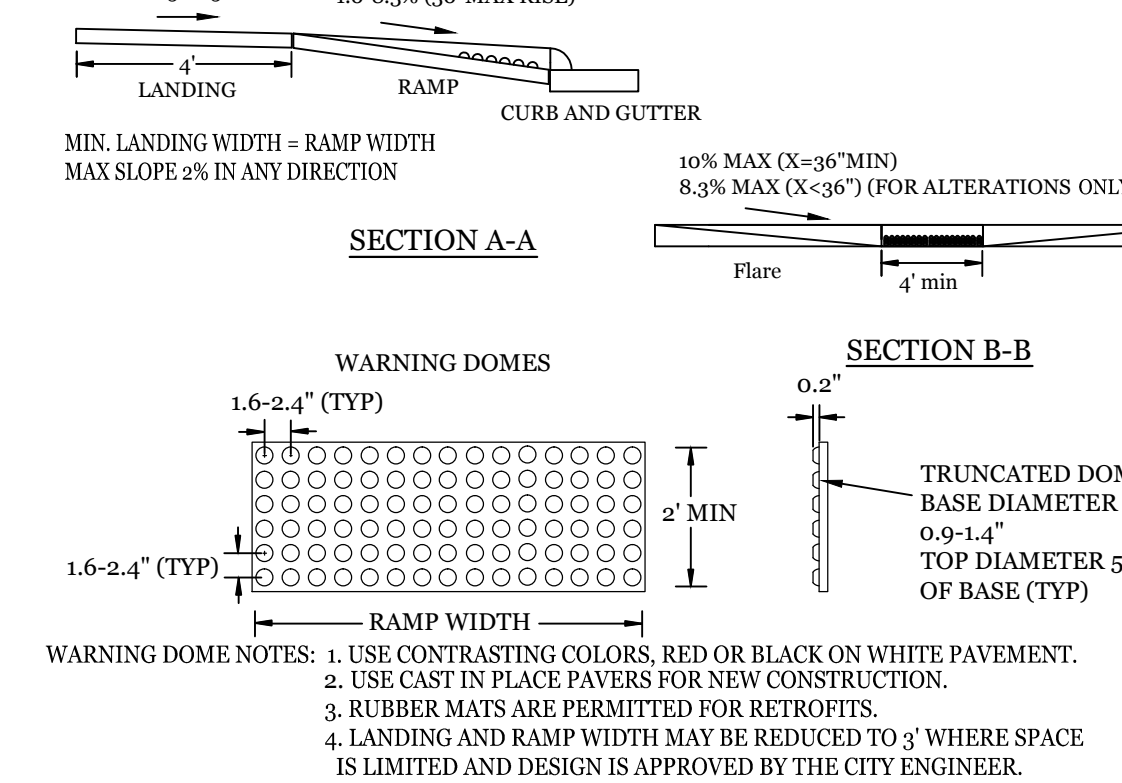
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IF TEMPORARY SEDIMENT BASIN WILL BE CONVERTED TO A PERMANENT STORMWATER BASIN OF GREATER DEPTH, THE BAFFLE HEIGHT SHOULD BE BASED ON THE POOL DEPTH DURING USE AS A TEMP. SEDIMENT BASIN.
 ** COIR FIBER BAFFLE MATERIAL TO MEET THE FOLLOWING SPECIFICATIONS:
 THICKNESS: 0.20" MIN TENSILE STRENGTH (WET): 500 X 660 LB/FT MIN.
 FLOW VELOCITY: 10-12 FT/SEC WEIGHT: 200ZL/SY MIN. MINIMUM WIDTH: 6.5' ELONGATION (WET): 60% X 3.14" MAX.



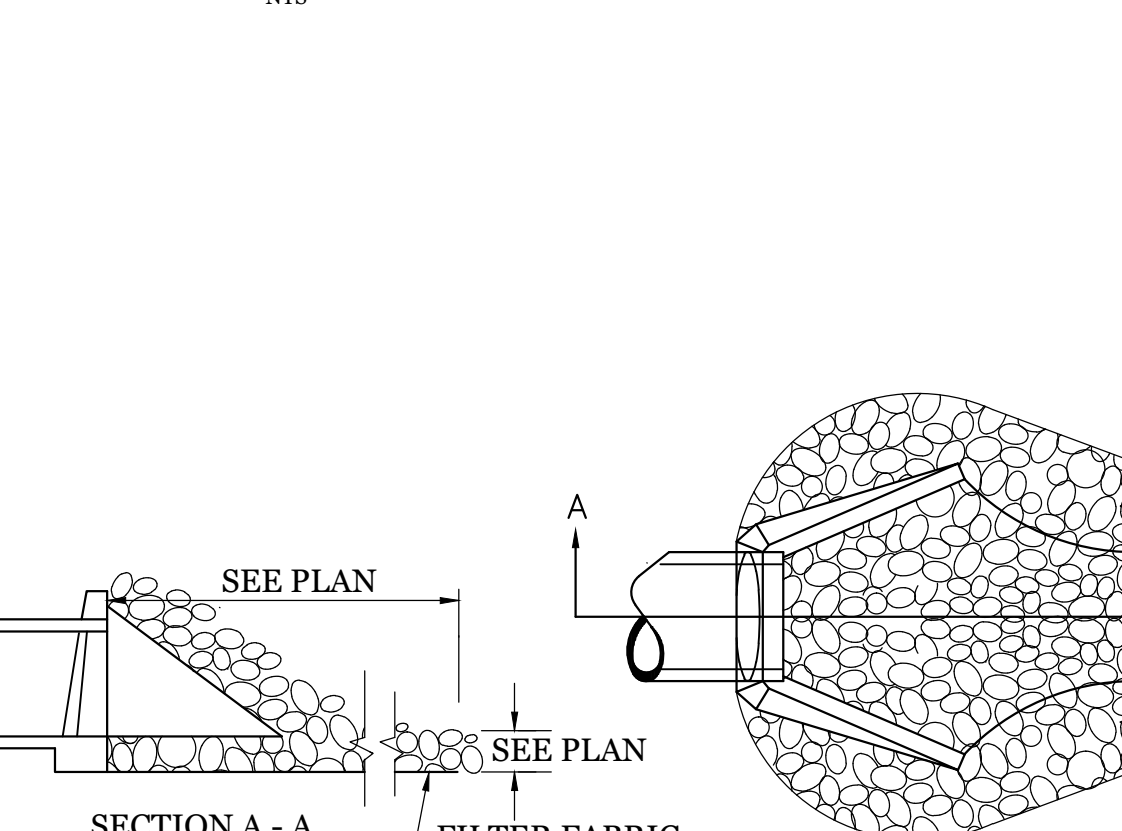
WHEEL CHAIR RAMP DETAIL

NTS



ENERGY DISSIPATOR

NTS



DROP INLET DETAIL

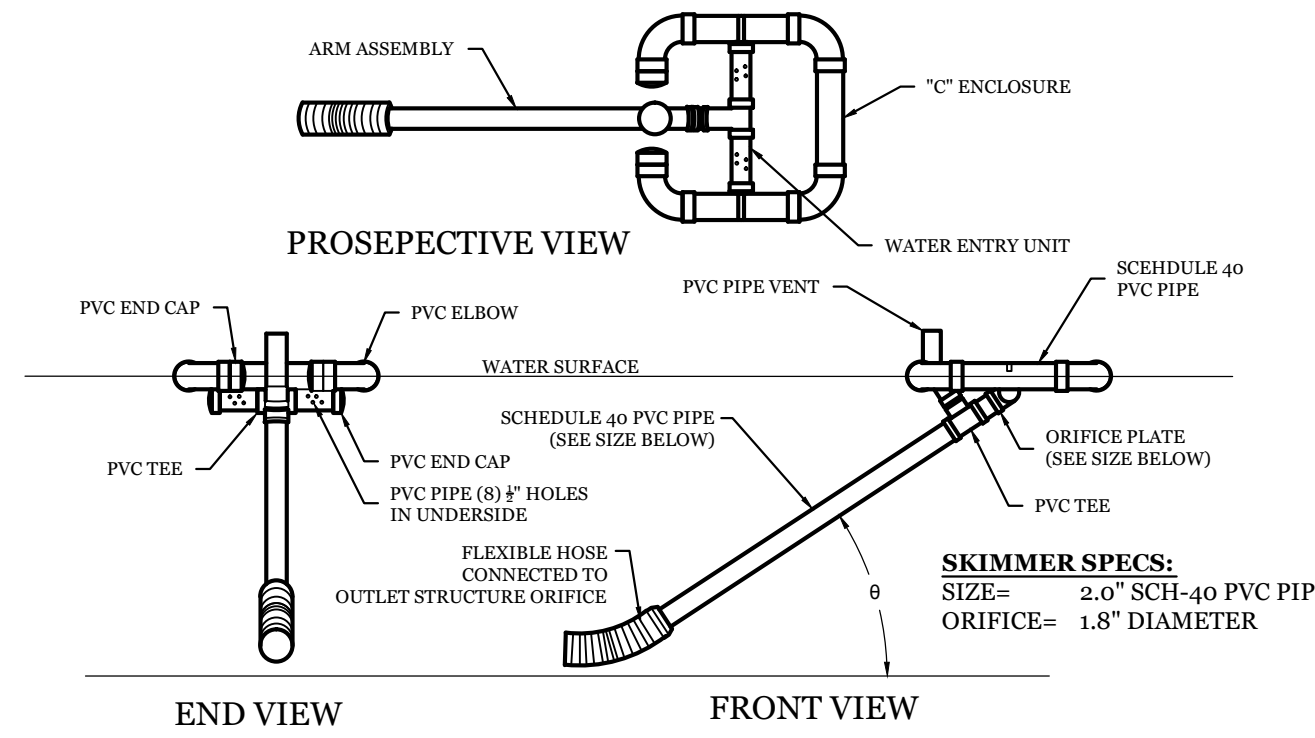
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SITE WORK NOTES:

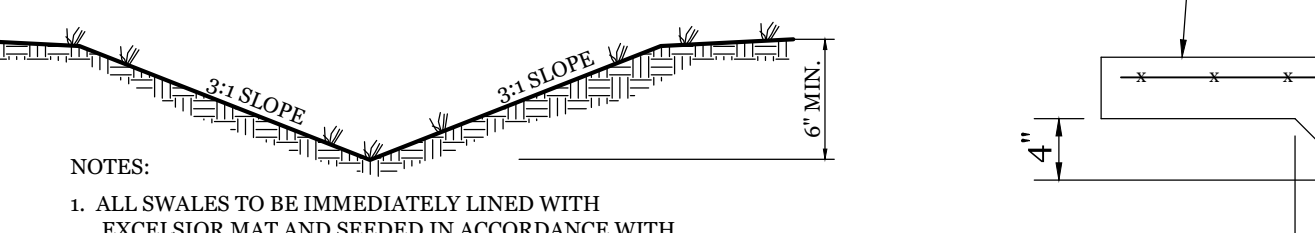
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
- CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION UNLESS OTHERWISE DESIGNATED TO REMAIN.
- GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
- MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SPOIL AREAS.
- DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
- FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
- THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
- CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CFPA CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
- ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
- CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
- FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
- ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.



NOTES:
 1. SKIMMER TO BE USED IN WET PONDS AND REMOVED AFTER SITE IS PERMANENTLY STABLE.

FAIRCLOTH SKIMMER DETAIL

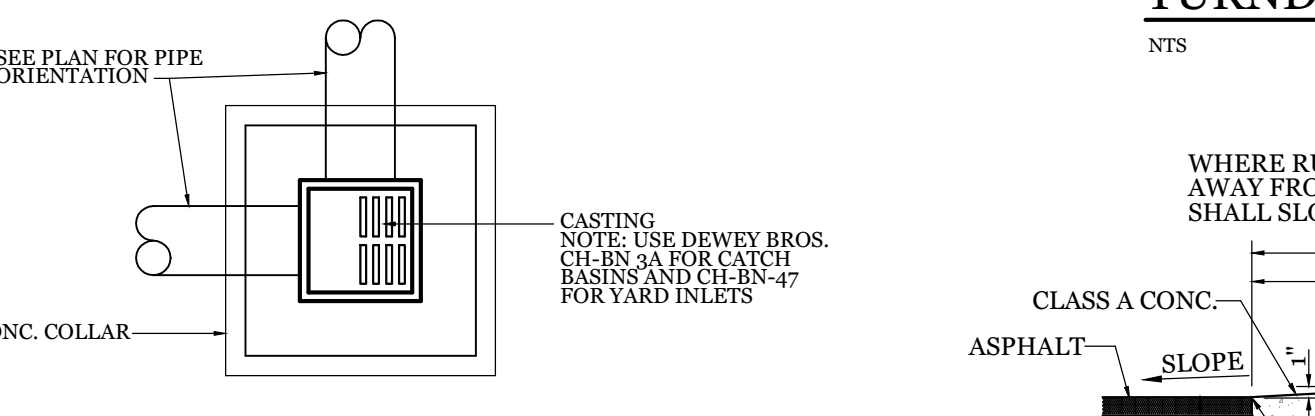
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NOTES:
 1. ALL SWALES TO BE IMMEDIATELY LINED WITH EXCLESOR MAT AND SEEDED IN ACCORDANCE WITH SPECIFICATIONS.

TYPICAL GRASS SWALE

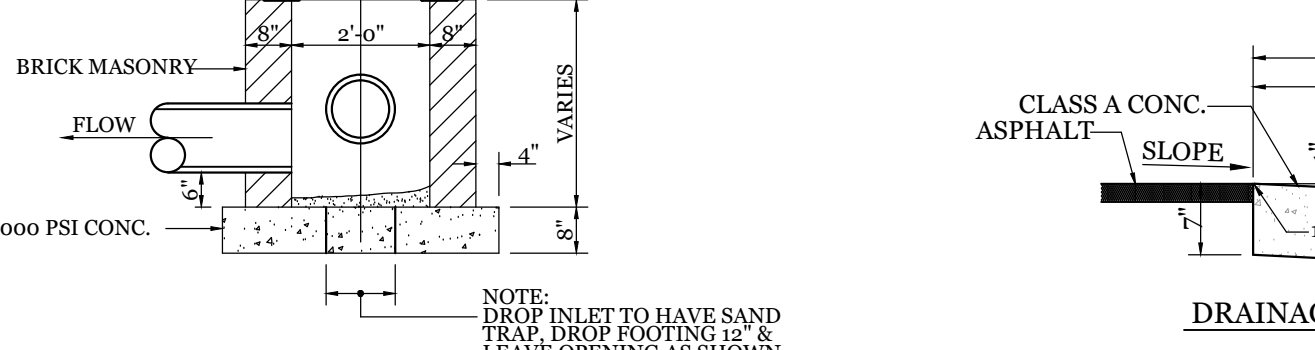
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WHERE RUNOFF IS DIRECTED AWAY FROM CURB, GUTTER SHALL SLOPE AWAY AS SHOWN

TURNDOWN SIDEWALK

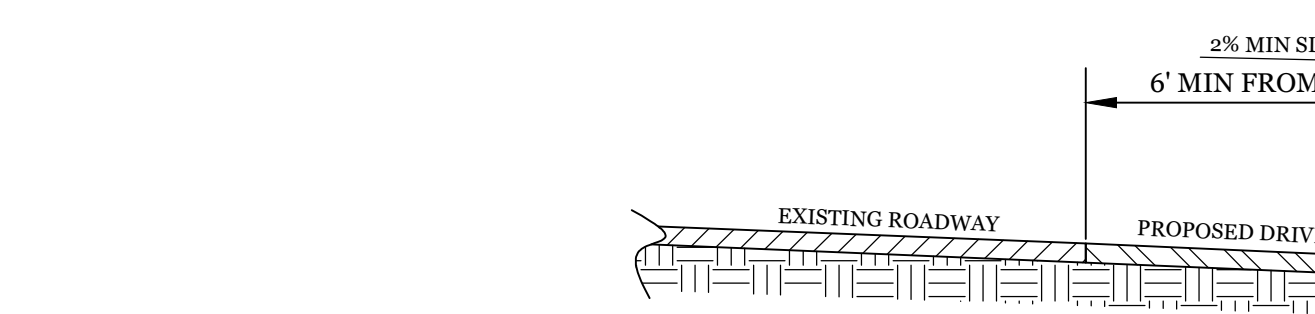
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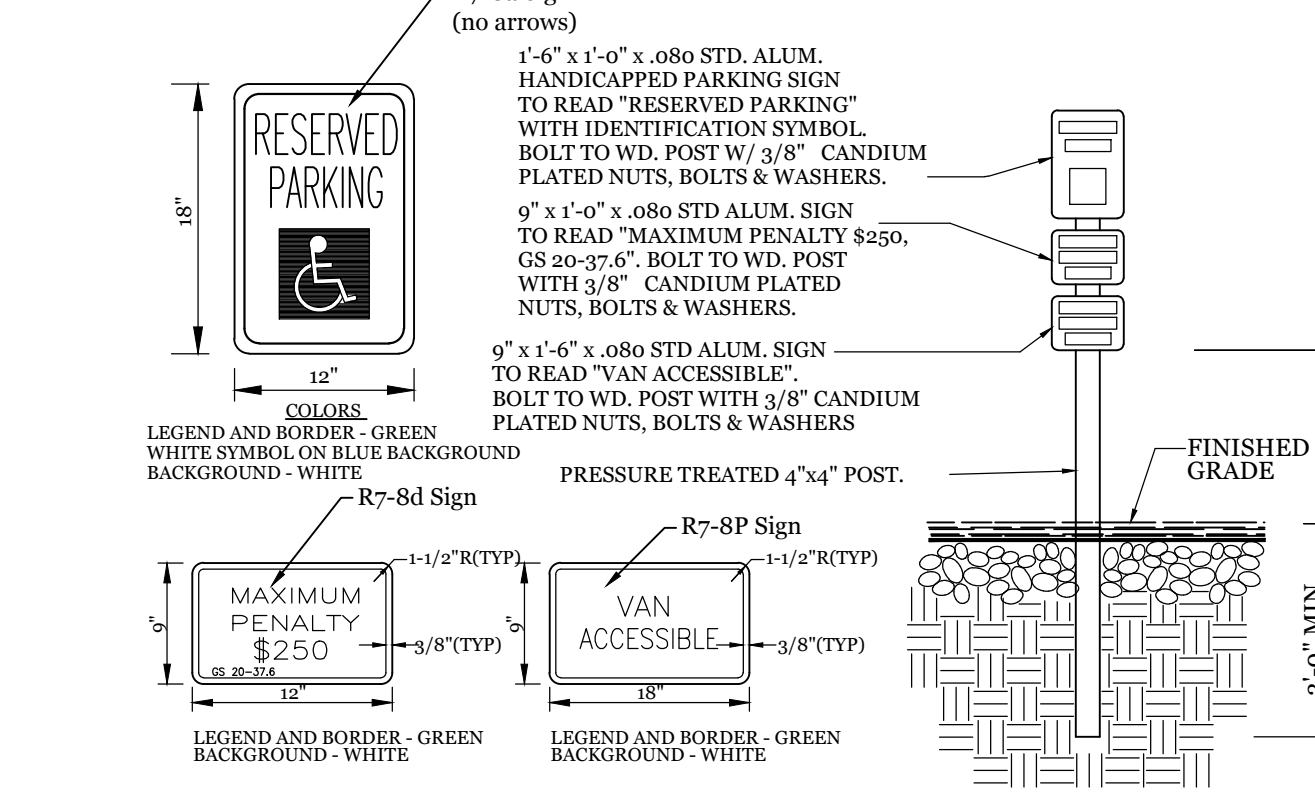
NOTE: DROP INLET TO HAVE SAND TRAP, DROP FOOTING 12" & LEAVE OPENING AS SHOWN.

24" CURB SECTION

NTS



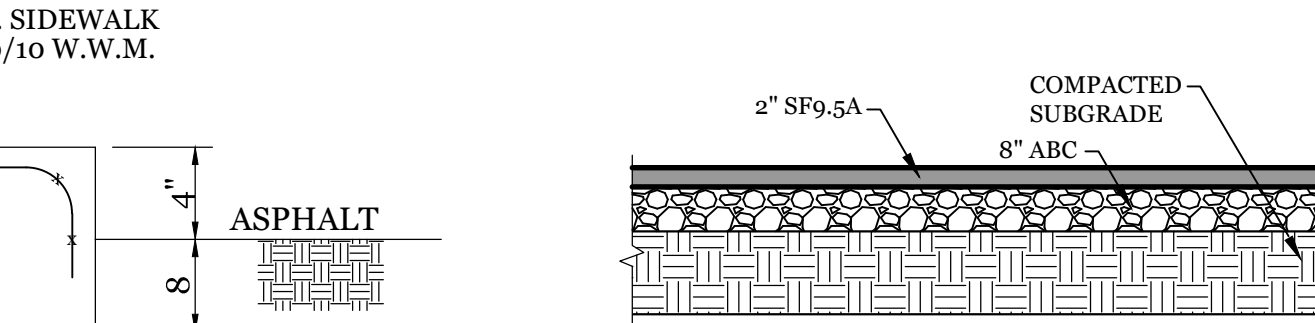
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LEGEND AND BORDER - GREEN WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND - WHITE

TYPICAL HANDICAPPED SIGN DETAIL

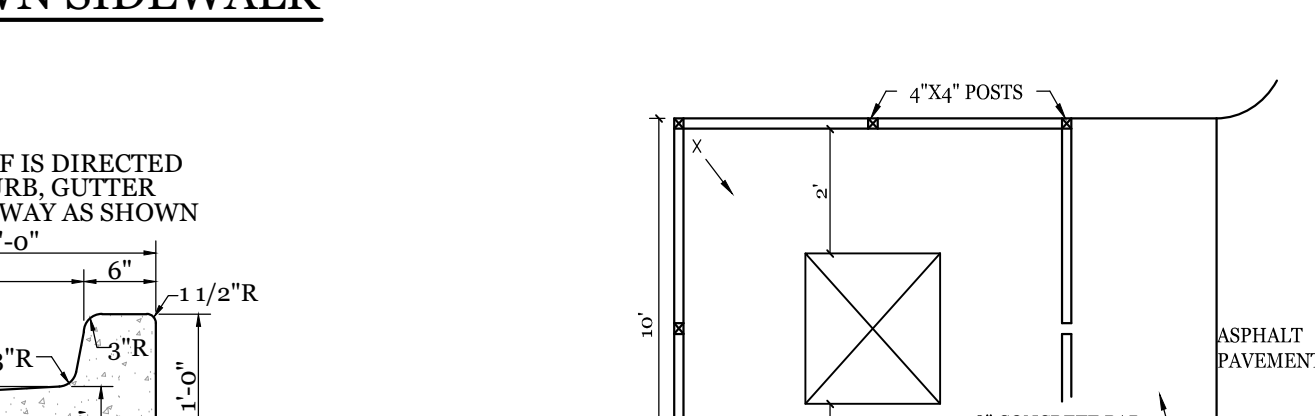
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LEGEND AND BORDER - GREEN WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND - WHITE

PAVEMENT SECTION

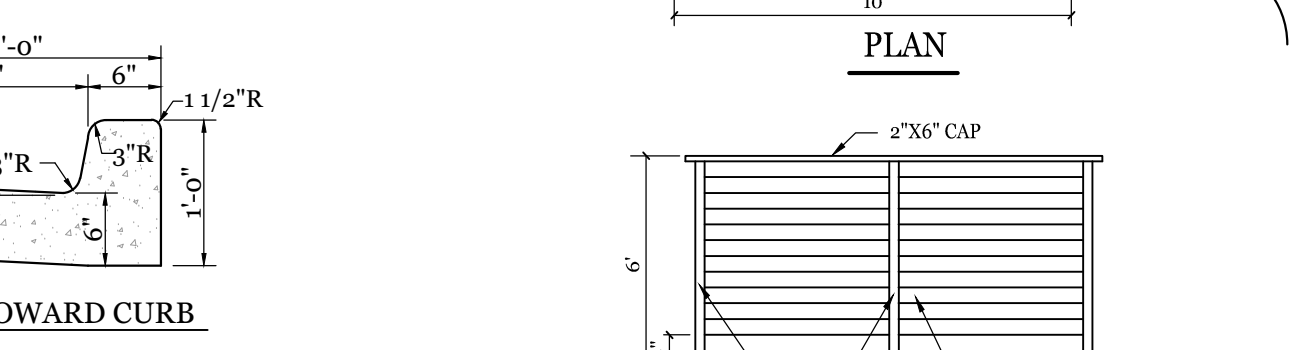
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LEGEND AND BORDER - GREEN WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND - WHITE

DUMPSTER PAD & ENCLOSURE DETAIL

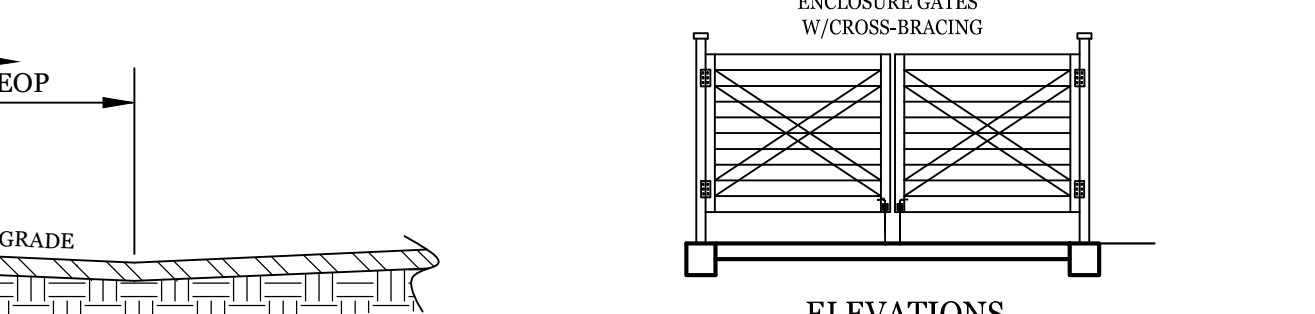
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LEGEND AND BORDER - GREEN WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND - WHITE

TYPICAL DRIVEWAY GRADING SECTION

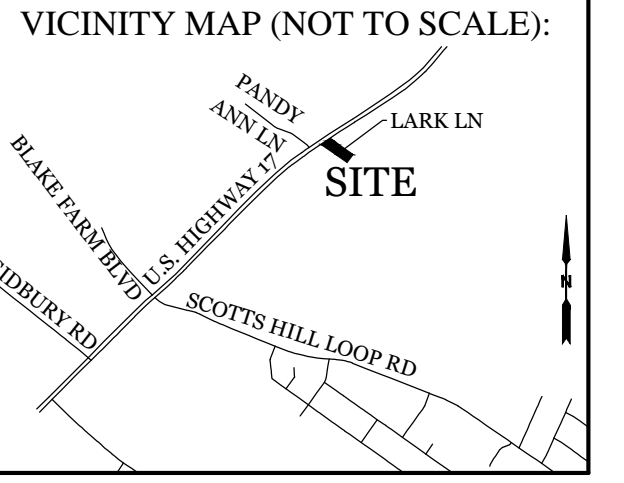
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LEGEND AND BORDER - GREEN WHITE SYMBOL ON BLUE BACKGROUND BACKGROUND - WHITE

TYPICAL DRIVEWAY GRADING SECTION

NTS



REVISIONS

NO.	DESCRIPTION

INTRACOASTAL ENGINEERING, PLLC
 5725 Olander Dr. Unit E-7
 Wilmington, North Carolina 28403
 Phone: 910.859.8983
 Email: Charlie@intracoastalengineering.com
 License Number: P-0662

DETAILS FOR PATEL STORAGE SCOTTS HILL PENDER COUNTY, NC

CHARLES D. D. #032555
 NORTH CAROLINA PROFESSIONAL ENGINEER SEAL

CLIENT INFORMATION:
 Hill Storage, LLC
 4191 Route 1
 Monmouth Junction, NJ 08852

DRAWN: JAE SHEET SIZE: 24x36
 CHECKED: CDC DATE: 9/20/2023
 APPROVED: CDC SCALE: NTS
 PROJECT NUMBER: 2023-015

DRAWING NUMBER: **C-3**
 4 OF 6

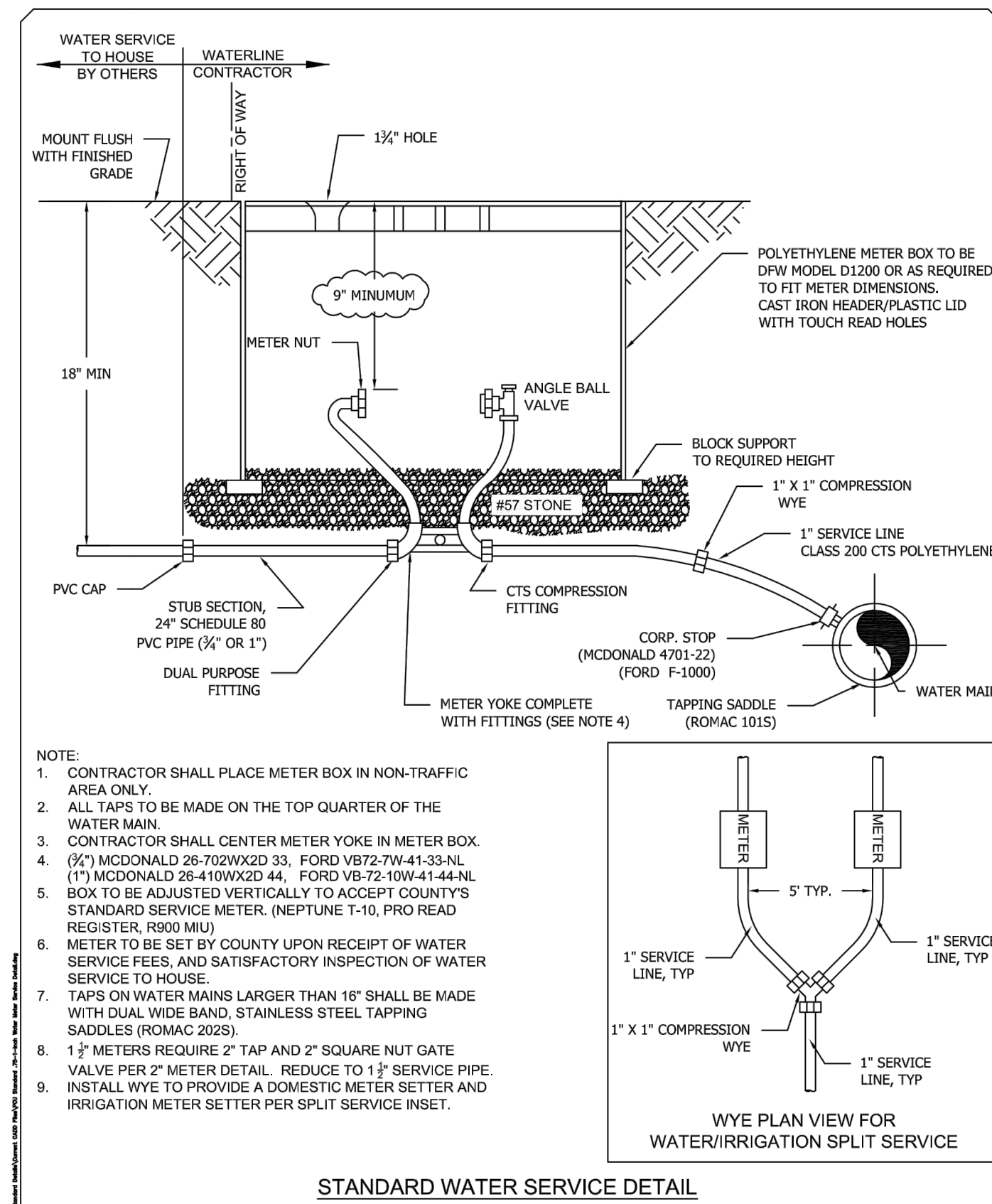
PCU STANDARD NOTES

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.

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



STANDARD NOTES
PCU WATER SYSTEMS
VERSION #3 - APRIL 2022



NOTE:

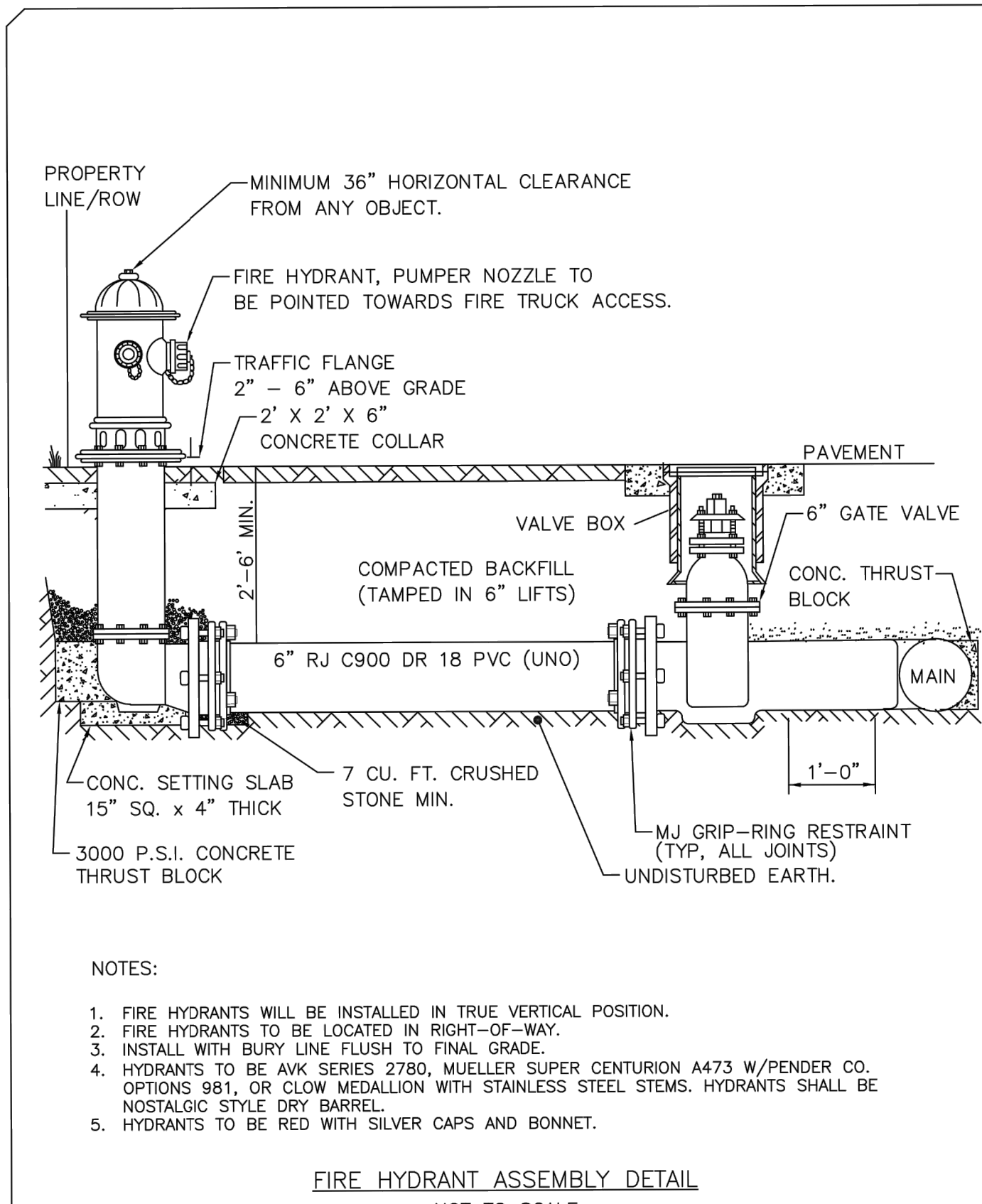
1. CONTRACTOR SHALL PLACE METER BOX IN NON-TRAFFIC AREA ONLY.
2. ALL TAPS TO BE MADE ON THE TOP QUARTER OF THE WATER MAIN.
3. CONTRACTOR SHALL CENTER METER YOKE IN METER BOX.
4. (1") MCDONALD 26-702WX2D 33, FORD VB72-7W-41-33-NL (1") MCDONALD 26-410WX2D 44, FORD VB72-10W-41-44-NL BOX TO BE ADJUSTED VERTICALLY TO ACCEPT COUNTY'S STANDARD SERVICE METER. (NEPTUNE T-10, PRO READ REGISTER, R900 MIU)
5. METER TO BE SET BY COUNTY UPON RECEIPT OF WATER SERVICE FEES, AND SATISFACTORY INSPECTION OF WATER SERVICE TO HOUSE.
6. TAPS ON WATER MAINS LARGER THAN 16" SHALL BE MADE WITH DUAL WIDE BAND, STAINLESS STEEL TAPPING SADDLES (ROMAC 2025).
7. 1 1/2" METERS REQUIRE 2" TAP AND 2" SQUARE NUT GATE VALVE PER 2" METER DETAIL. REDUCE TO 1 1/2" SERVICE PIPE. INSTALL WYE TO PROVIDE A DOMESTIC METER SETTER AND IRRIGATION METER SETTER PER SPLIT SERVICE INSET.

STANDARD WATER SERVICE DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425



WATER SERVICE (1/2" - 1")
STANDARD DETAIL
VERSION #4 - FEB 2016

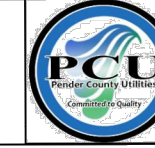


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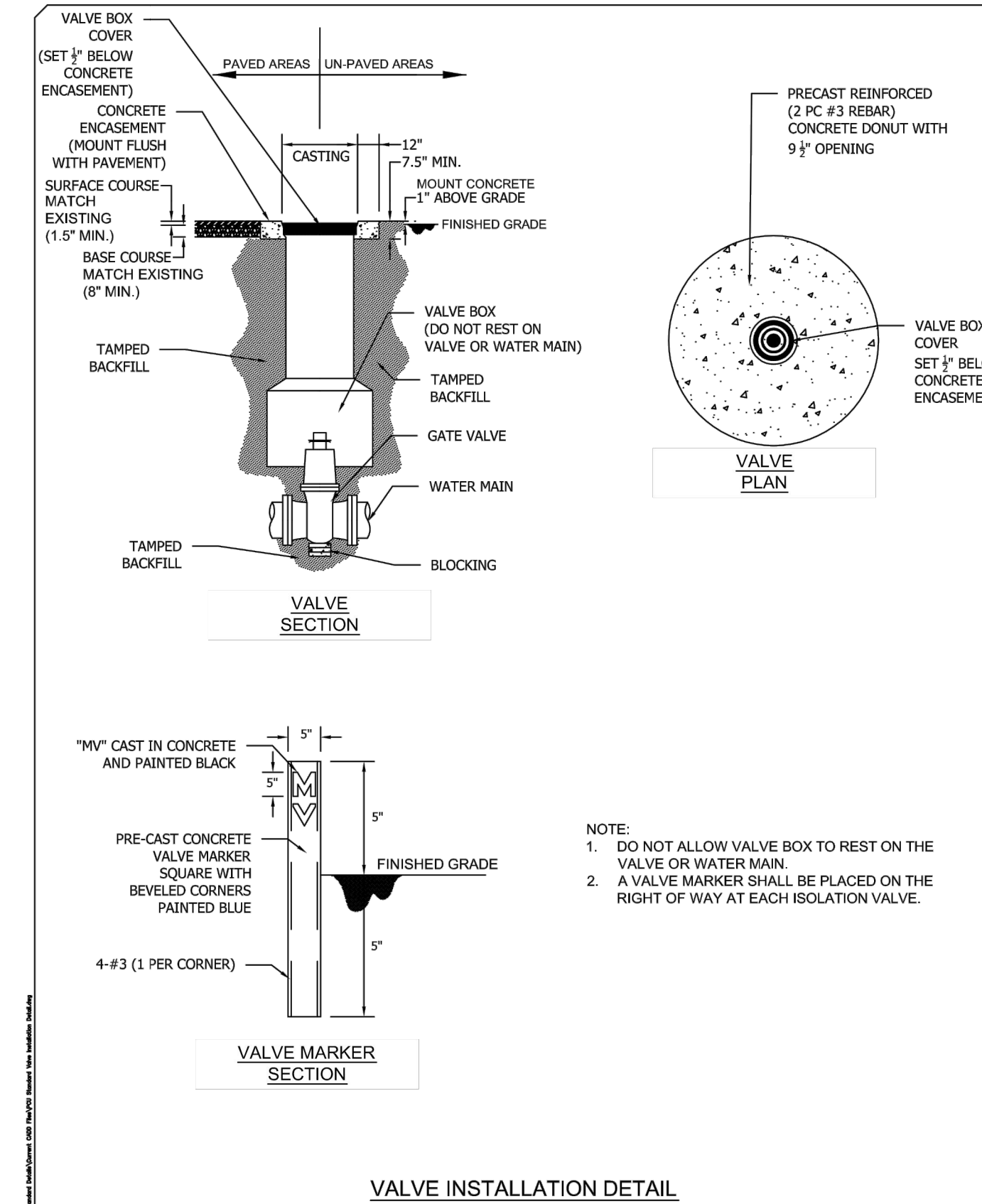
1. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION.
2. FIRE HYDRANTS TO BE LOCATED IN RIGHT-OF-WAY.
3. INSTALL WITH BURY LINE FLUSH TO FINAL GRADE.
4. HYDRANTS TO BE AVK SERIES 2780, MUELLER SUPER CENTURION A473 W/PENDER CO. OPTIONS 981, OR GLOW MEDALLION WITH STAINLESS STEEL STEMS. HYDRANTS SHALL BE NOSTALGIC STYLE DRY BARREL.
5. HYDRANTS TO BE RED WITH SILVER CAPS AND BONNET.

FIRE HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425



FIRE HYDRANT ASSEMBLY
STANDARD DETAIL
VERSION #2 - APRIL 2016

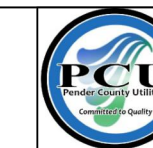


NOTE:

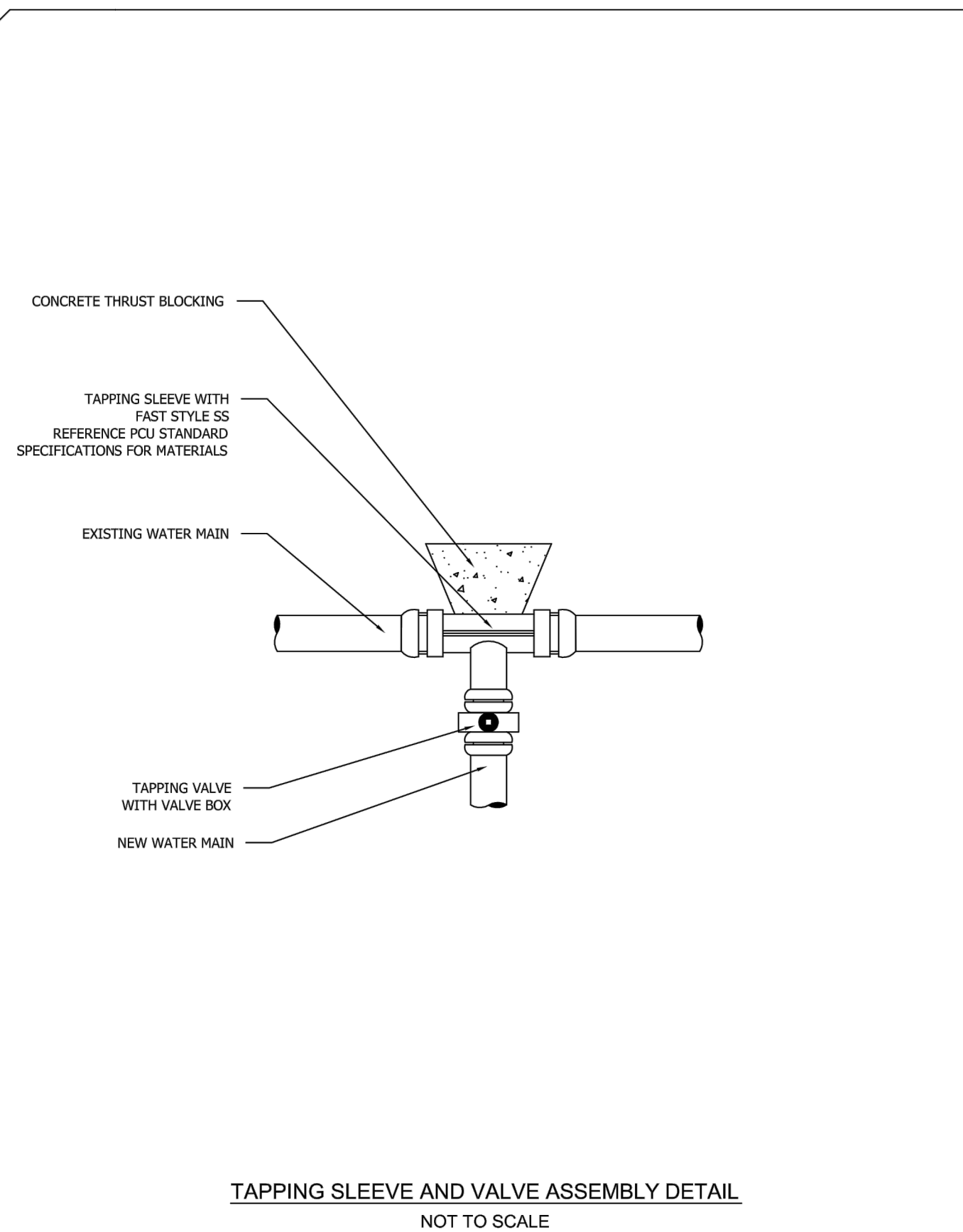
1. DO NOT ALLOW VALVE BOX TO REST ON THE VALVE OR WATER MAIN.
2. A VALVE MARKER SHALL BE PLACED ON THE RIGHT OF WAY AT EACH ISOLATION VALVE.

VALVE INSTALLATION DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

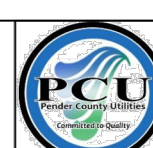


VALVE INSTALLATION
STANDARD DETAIL
VERSION #3 - JUNE 2016

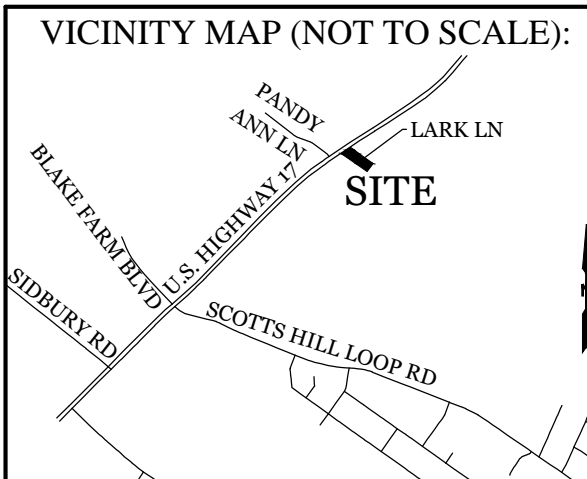


TAPPING SLEEVE AND VALVE ASSEMBLY DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425



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

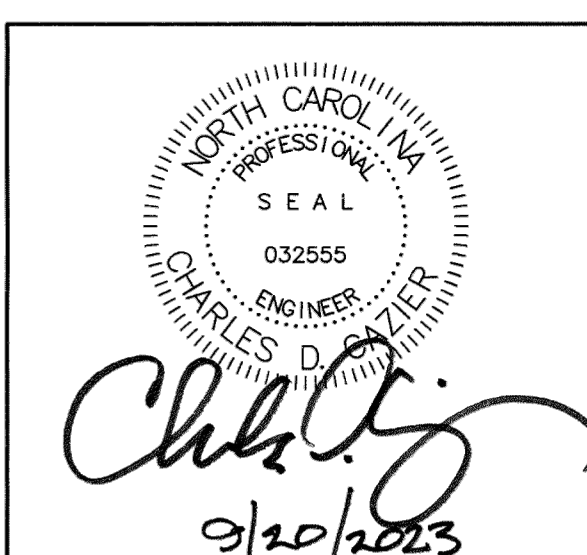


REVISIONS

NO.	DATE	DESCRIPTION

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5725 Oleander Dr. Unit E-7
Wilmington, North Carolina 28403
Phone: 910.859.8983
Email: Charlie@intracoastalengineering.com
License Number: P-0662

DETAILS FOR PATEL STORAGE SCOTTS HILL HILL PENDER COUNTY, NC



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5 OF 6