

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 H Application Information Preliminary Plat

Case Number: SUBMAJ 2023-96

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): 3271-55-4396-0000 & 3271-35-2761-0000

Description: Residential development including 49 townhome 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

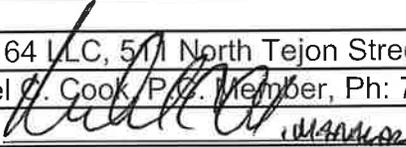
SECTION 2: PROJECT INFORMATION

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):	3271-55-4396-0000; 3271-35-2761-0000	
Zoning Classification:	PD	Total property acreage: 28.59
Number of Lots:	49	Acreage to be disturbed: 22.0
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 D. Cook, P.L.L.C. 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 D.R. HORTON)	Date:	08/02/23

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: \$ \$990.00 = (\$500 + (\$10 x 49 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 H

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 **\$990.00**
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



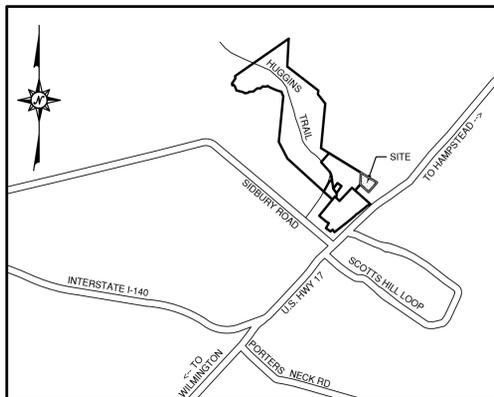
BLAKE FARM PARCEL H

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: nevans@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 H
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

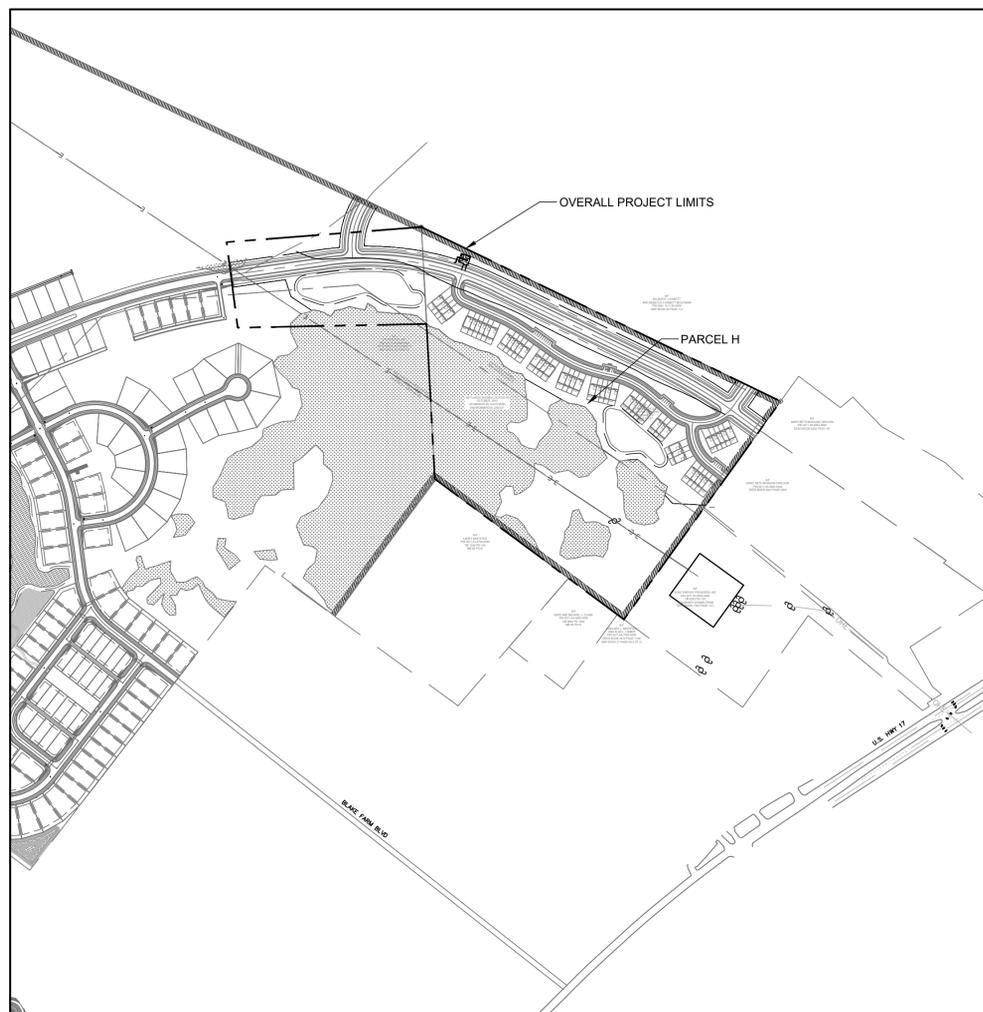
PREPARED BY:
MCKIM & CREED, INC
243 NORTH FRONT ST
WILMINGTON, NC 28401
PHONE: (910)343-1048
FAX: (910)251-8282
CONTACT: TRAE LIVICK, PE
EMAIL: TLIVICK@MCKIMCREED.COM

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
O	Residential	53	Undeveloped	0	53
P	Residential	379	Undeveloped	0	379
Q	Residential	256	Undeveloped	0	256
R	Residential	138	Undeveloped	0	138
S	Residential	237	Undeveloped	0	237
T	Residential	110	Undeveloped	0	110
U	Residential	205	Undeveloped	0	205
V	Residential	128	Undeveloped	0	128
W	Residential	89	Undeveloped	0	89
X	Residential	194	Undeveloped	0	194
Y	Residential	65	Undeveloped	0	65
Total		2707		337	2370

* In TRC Review

Parcel	Per Approved Master Plan		Required Open Space		Approved/Under Construction/Existing		Provided Open Space	
	Land Use	Dwelling Units	Acres (0.03 AC / UNIT)	Acres	Land Use	Dwelling Units	Acres	Acres
H*	Residential	45	1.35	1.35	Residential	49	1.35	1.35
I*	Residential	39	1.17	1.17	Residential	33	1.39	1.39
J*	Amenity	0	0	0	Amenity	0	0	0
K	Residential	141	4.23	4.23	Residential	136	24.34	24.34
L	Residential	130	3.9	3.9	Residential	119	0	0
M	Residential	498	14.94	14.94	Undeveloped	0	0	0
O	Residential	53	1.59	1.59	Undeveloped	0	0	0
P	Residential	379	11.37	11.37	Undeveloped	0	0	0
Q	Residential	256	7.68	7.68	Undeveloped	0	0	0
R	Residential	138	4.14	4.14	Undeveloped	0	0	0
S	Residential	237	7.11	7.11	Undeveloped	0	0	0
T	Residential	110	3.3	3.3	Undeveloped	0	0	0
U	Residential	205	6.15	6.15	Undeveloped	0	0	0
V	Residential	128	3.84	3.84	Undeveloped	0	0	0
W	Residential	89	2.67	2.67	Undeveloped	0	0	0
X	Residential	194	5.82	5.82	Undeveloped	0	0	0
Y	Residential	65	1.95	1.95	Undeveloped	0	0	0
Total		2707	81.21	81.21		337	27.68	27.68

* In TRC Review



VICINITY MAP

SHEET NUMBER	SHEET TITLE
C1.0	COVER
C1.1	NOTES
C2.0	EXISTING CONDITIONS
C2.1	SURVEY
C2.2	TREE REMOVAL PLAN
C3.0	SITE PLAN - OVERALL
C3.1	SITE PLAN ENLARGEMENTS
C3.2	SITE PLAN ENLARGEMENTS
C4.0	EROSION CONTROL PHASE 1 PLAN
C4.1	EROSION CONTROL PHASE 1 PLAN ENLARGEMENT
C4.2	EROSION CONTROL PHASE 1 PLAN ENLARGEMENT
C5.0	EROSION CONTROL PHASE 2 PLAN
C5.1	EROSION CONTROL PHASE 2 PLAN ENLARGEMENT
C5.2	EROSION CONTROL PHASE 2 PLAN ENLARGEMENT
C7.0	GRADING AND DRAINAGE PLAN
C7.1	GRADING AND DRAINAGE PLAN ENLARGEMENT
C7.2	GRADING AND DRAINAGE PLAN ENLARGEMENT
C8.0	UTILITY PLAN
C8.1	UTILITY PLAN ENLARGEMENT
C8.2	UTILITY PLAN ENLARGEMENT
C9.0	ROAD A UTILITY PLAN AND PROFILE STA 10+00 TO 20+00
C9.1	ROAD A UTILITY PLAN AND PROFILE STA 20+00 TO 30+00
C9.2	ROAD A UTILITY PLAN AND PROFILE STA 30+00 TO END
C9.3	ROAD B UTILITY PLAN AND PROFILE STA 10+00 TO 17+00
C9.4	ROAD B UTILITY PLAN AND PROFILE STA 17+00 TO END
C9.5	ROAD C UTILITY PLAN AND PROFILE STA 10+00 TO END
C9.6	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
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
C16.0	SCM WET POND 1 DETAILS
C16.1	SCM WET POND 2 DETAILS
C17.0	LANDSCAPE DETAILS

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

Pender County Utilities: _____ Date: _____

Pender County Environmental Health: _____ Date: _____

Pender County Addressing Coordinator: _____ Date: _____

Pender County Fire Marshal: _____ Date: _____

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

Planning Staff: _____ Date: _____

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 (RPS).
...
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.
2. 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.
...
8. 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.
...
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.

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.
...
8. IF UNITS ARE SOLD AT ANY POINT, THE BUYER MUST RECEIVE A SUBDIVISION STREET DISCLOSURE STATEMENT.

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.
...
10. FIRE DEPARTMENT ACCESS WIDTHS SHALL BE A MINIMUM OF 20-FEET UNLESS LESSER WIDTHS ARE APPROVED BY THE FIRE CODE OFFICIAL.

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
DJ 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

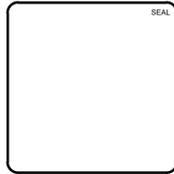
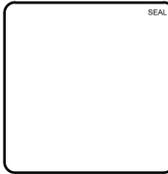
- 1. PER THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) ARTICLE 11.6.1.D AN ADDRESS WILL BE ASSIGNED DURING THE BUILDING PERMIT APPROVAL PHASE OF THE DEVELOPMENT. THE ADDRESS WILL BE ON BLAKE FARM BOULEVARD IN WILMINGTON, NORTH CAROLINA 28411
2. THE CLUB HOUSE AND MAIL KIOSK WILL EACH BE ADDRESSED.

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, DATE. Contains revision notes.

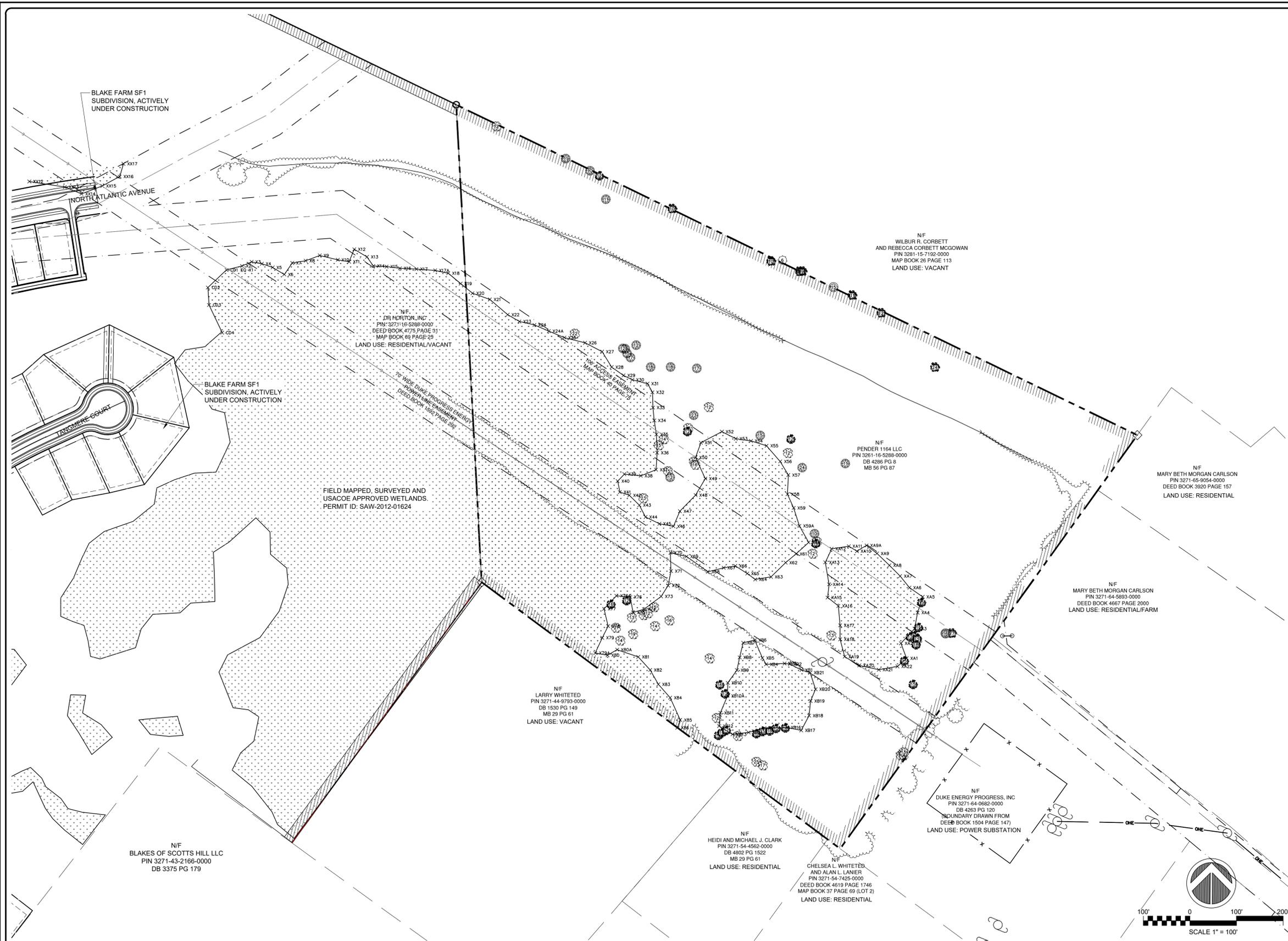


MCKIM & CREED logo and contact information: 243 North Front Street, Wilmington, North Carolina 28401. Phone: (910)343-1048, Fax: (910)251-8282. License: F-1222. www.mckimcreed.com

D.R. HORTON logo with 'America's Builder' slogan and DHI logo.

BLAKE FARM PARCEL H NOTES

Project metadata table including DATE (07/14/2023), MCE PROJ. # (04245-0047), DRAWN (ALMBMJ), DESIGNED (THL), CHECKED (TSM), PROJ. MGR. (TSM), SCALE (HORIZONTAL: 1"=100', VERTICAL: N/A), C1.1 DRAWING NUMBER, 0 REVISION, STATUS: PRELIMINARY DESIGN.



SITE DATA	
PROJECT NAME	BLAKE FARM PARCEL H
PARCEL ID	3271-55-4396-0000 & PORTION OF 3271-35-2761-0000
DEED BOOK & PAGE	SEE PLAN
PROPERTY ADDRESS	NORTH ATLANTIC AVENUE
PROPERTY OWNER(S)	PENDER 1164 LLC / DR. HORTON, INC.
CURRENT ZONING	PD (PLANNED DEVELOPMENT)
PROPOSED USE	TOWNHOMES
TOTAL PROPERTY ACREAGE	
NC BUILDING CODE CONSTRUCTION TYPE	
TYPICAL LOT SIZE	42' x 100'
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.	DATE	DESCRIPTIONS

SEAL

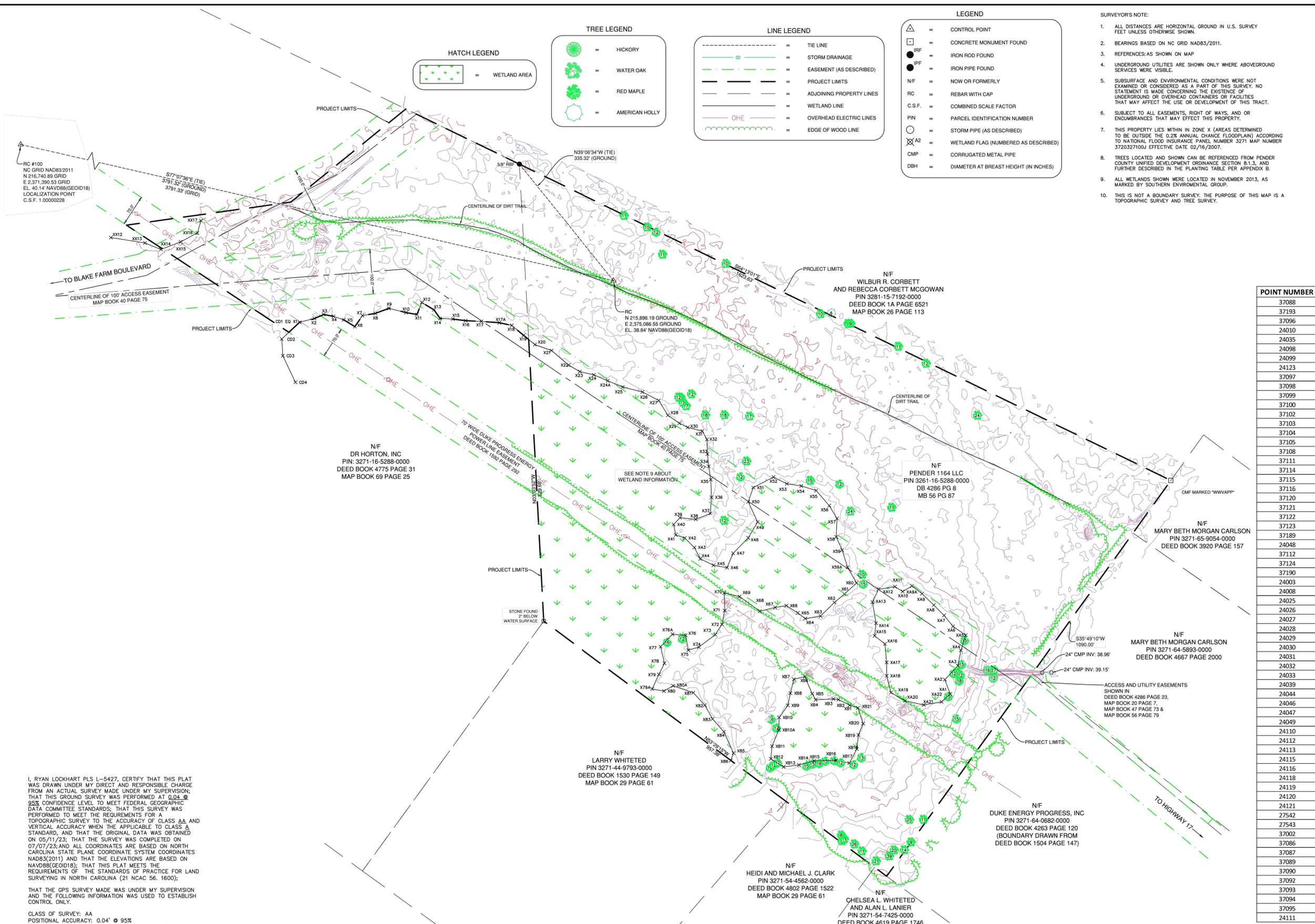
SEAL

MCKIM & CREED
 243 North Front Street
 Wilmington, North Carolina 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 License: F-1222
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D.R. HORTON DHI
America's Builder NYSE

BLAKE FARM PARCEL H
 EXISTING CONDITIONS

DATE: 07/14/2023	SCALE: C2.0
MCE PROJ. #: 04245-0047	HORIZONTAL: 1"=100'
DRAWN: ALM/BMJ	VERTICAL: N/A
DESIGNED: THL	DRAWING NUMBER: 0
CHECKED: TSM	REVISION: 0
PROJ. MGR: TSM	STATUS: PRELIMINARY DESIGN



RC #100
NC GRID NAD83/2011
N 216,740.89 GRID
E 2,371,390.53 GRID
EL. 40.14 NAVD83(GEOD18)
LOCALIZATION POINT
C.S.F. 1.0000228

TO BLAKE FARM BOULEVARD
CENTERLINE OF 100' ACCESS EASEMENT
MAP BOOK 40 PAGE 75

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

N/F
LARRY WHITTED
PIN 3271-44-9783-0000
DEED BOOK 1530 PAGE 149
MAP BOOK 29 PAGE 61

N/F
HEIDI AND MICHAEL J. CLARK
PIN 3271-54-4562-0000
DEED BOOK 4802 PAGE 1522
MAP BOOK 29 PAGE 61

N/F
CHELSEA L. WHITTED
AND ALAN L. LANIER
PIN 3271-54-7425-0000
DEED BOOK 4619 PAGE 1746
MAP BOOK 37 PAGE 69 (LOT 2)

N/F
DUKE ENERGY PROGRESS, INC
PIN 3271-64-0682-0000
DEED BOOK 4263 PAGE 120
(BOUNDARY DRAWN FROM
DEED BOOK 1504 PAGE 147)

N/F
MARY BETH MORGAN CARLSON
PIN 3271-65-9054-0000
DEED BOOK 3920 PAGE 157

N/F
MARY BETH MORGAN CARLSON
PIN 3271-64-5893-0000
DEED BOOK 4667 PAGE 2000

N/F
WILBUR R. CORBETT
AND REBECCA CORBETT MCGOWAN
PIN 3281-15-7192-0000
DEED BOOK 1A PAGE 6521
MAP BOOK 26 PAGE 113

N/F
PENDER 1164 LLC
PIN 3261-16-5288-0000
DB 4286 PG 8
MB 56 PG 87

TREE LEGEND

	HICKORY
	WATER OAK
	RED MAPLE
	AMERICAN HOLLY

LINE LEGEND

	TIE LINE
	STORM DRAINAGE
	EASEMENT (AS DESCRIBED)
	PROJECT LIMITS
	ADJOINING PROPERTY LINES
	WETLAND LINE
	OVERHEAD ELECTRIC LINES
	EDGE OF WOOD LINE

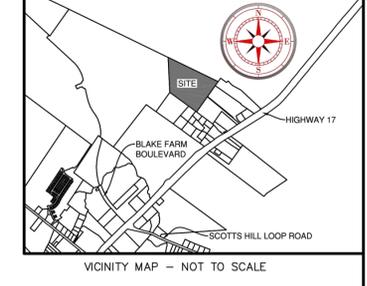
LEGEND

	CONTROL POINT
	CONCRETE MONUMENT FOUND
	IRON ROD FOUND
	IRON PIPE FOUND
	NOW OR FORMERLY
	REBAR WITH CAP
	COMBINED SCALE FACTOR
	PARCEL IDENTIFICATION NUMBER
	STORM PIPE (AS DESCRIBED)
	WETLAND FLAG (NUMBERED AS DESCRIBED)
	CORRUGATED METAL PIPE
	DIAMETER AT BREAST HEIGHT (IN INCHES)

HATCH LEGEND

	WETLAND AREA
--	--------------

- 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.
 - 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

AMERICAN HOLLY	1
HICKORY	2
RED MAPLE	27
WATER OAK	37
TOTAL	67

POINT NUMBER	NORTHING	EASTING	DBH	COMMON NAME
37088	215824	2375575	6	AMERICAN HOLLY (CLUSTER)
37193	215008	2375938	12	HICKORY
37096	215026	2375925	16	HICKORY (TWIN)
24010	216005	2375182	12	RED MAPLE
24035	215458	2375371	12	RED MAPLE
24098	215089	2375207	16	RED MAPLE
24099	215097	2375241	12	RED MAPLE
24123	214831	2375642	13	RED MAPLE
37097	215022	2375859	12	RED MAPLE
37098	215019	2375849	12	RED MAPLE
37099	215093	2375874	15	RED MAPLE
37100	215015	2375865	12	RED MAPLE
37102	215002	2375862	18	RED MAPLE
37103	215039	2375867	15	RED MAPLE
37104	214968	2375837	15	RED MAPLE
37105	214917	2375856	15	RED MAPLE
37108	215218	2375647	15	RED MAPLE
37111	214917	2375441	16	RED MAPLE
37114	214808	2375438	12	RED MAPLE
37115	214814	2375445	12	RED MAPLE
37116	214819	2375455	17	RED MAPLE
37120	214812	2375519	15	RED MAPLE
37121	214817	2375533	15	RED MAPLE
37122	214818	2375548	16	RED MAPLE
37123	214823	2375562	15	RED MAPLE
37189	214820	2375596	12	RED MAPLE
24048	215442	2375593	12	RED MAPLE (CLUSTER)
37112	214897	2375452	12	RED MAPLE (CLUSTER)
37124	214824	2375582	16	RED MAPLE (CLUSTER)
37190	214815	2375625	12	RED MAPLE (TWIN)
24003	216041	2375110	11	WATER OAK
24008	216015	2375162	10	WATER OAK
24025	215616	2375249	17	WATER OAK
24026	215625	2375242	15	WATER OAK
24027	215635	2375238	16	WATER OAK
24028	215636	2375233	12	WATER OAK
24029	215643	2375261	12	WATER OAK
24030	215596	2375292	18	WATER OAK
24031	215596	2375335	18	WATER OAK
24032	215593	2375391	17	WATER OAK
24033	215493	2375385	23	WATER OAK
24039	215360	2375334	12	WATER OAK
24044	215450	2375528	15	WATER OAK
24046	215381	2375618	24	WATER OAK
24047	215389	2375710	11	WATER OAK
24049	215240	2375644	10	WATER OAK
24110	214625	2375738	14	WATER OAK
24112	214611	2375705	39	WATER OAK
24113	214642	2375754	9	WATER OAK
24115	214638	2375626	26	WATER OAK
24116	214622	2375644	11	WATER OAK
24118	214600	2375675	21	WATER OAK
24119	214645	2375599	13	WATER OAK
24120	214649	2375604	11	WATER OAK
24121	214658	2375597	8	WATER OAK
27542	214693	2375781	11	WATER OAK
27543	214692	2375750	25	WATER OAK
37002	215954	2375196	11	WATER OAK
37086	215934	2375338	10	WATER OAK
37087	215822	2375551	10	WATER OAK
37089	215800	2375612	11	WATER OAK
37090	215800	2375618	9	WATER OAK
37092	215749	2375725	11	WATER OAK
37093	215711	2375787	12	WATER OAK
37094	215595	2375902	24	WATER OAK
37095	215026	2375939	27	WATER OAK
24111	214624	2375716	20	WATER OAK (TWIN)

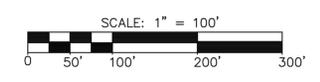
I, RYAN LOCKHART PLS L-5427, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT 0.04 @ 92% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED 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 05/11/23; THAT THE SURVEY WAS COMPLETED ON 07/07/23; 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 TO ESTABLISH CONTROL ONLY.

CLASS OF SURVEY: AA
POSITIONAL ACCURACY: 0.04' @ 95%
TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC
DATES OF SURVEY: 05/11/23-07/07/23
DATUM/EPOCH: NAD83(2011)
PUBLISHED/FIXED-CONTROL USED: NC CORS
GEOD MODEL: GEOD 18
COMBINED GRID FACTOR: 1.0000228
UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL OF THE PROFESSIONAL LAND SURVEYOR

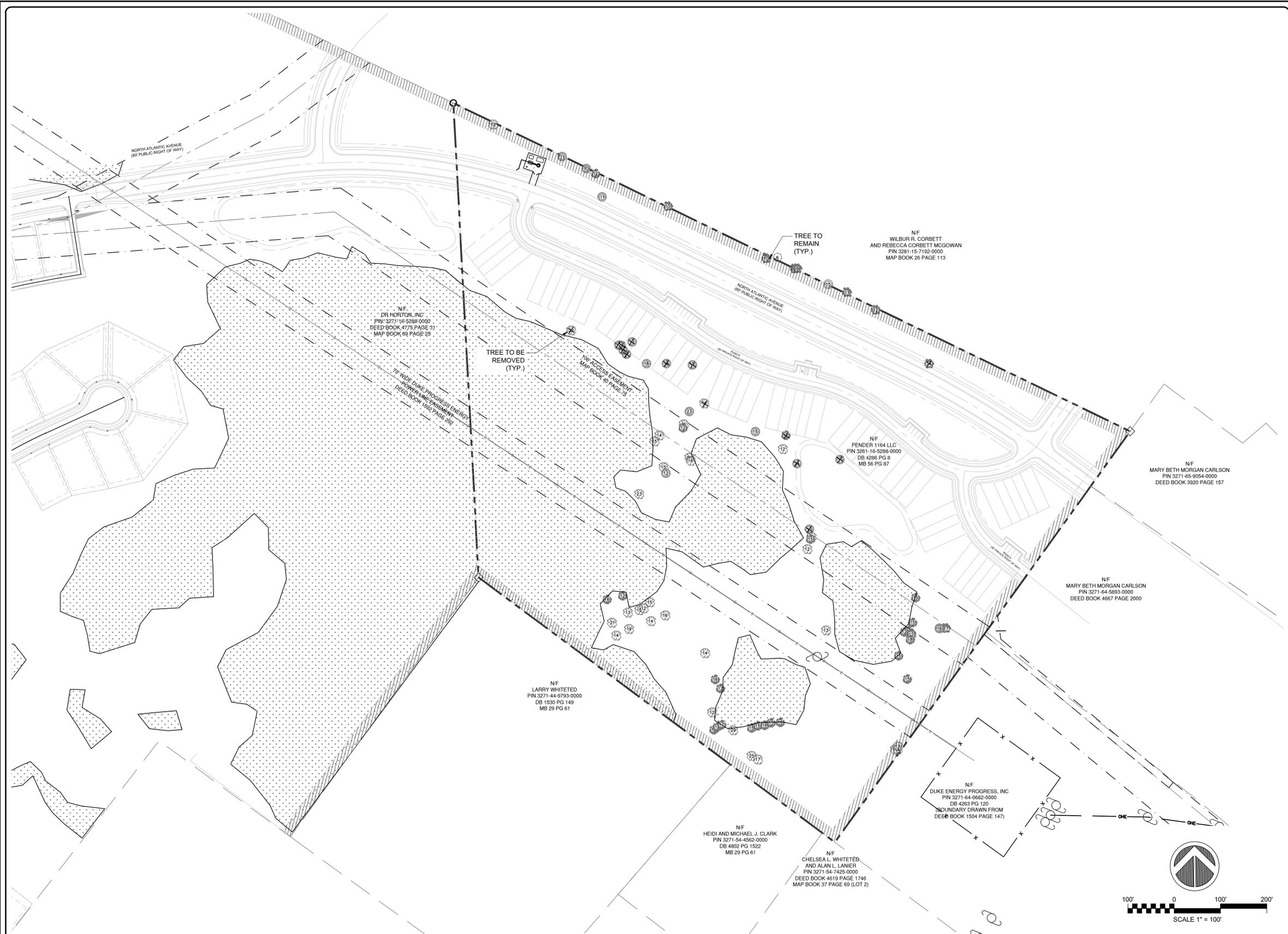
PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES
RYAN LOCKHART
PROFESSIONAL LAND SURVEYOR L-5427



MCKIM & CREED
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
PENDER 1164 LLC
DEED BOOK: 4286 PAGE: 8
PIN: 3261-16-5288-0000
TOPSAIL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA
AUGUST 3, 2023

JOB NUMBER: 04245-0047
SCALE: 1" = 80'
CAD NUMBER: VI-BF-PARCEL-H
PLS: RL
PARTY CHIEF: AM
CAD TECH: CAH
FIELD BOOK/PAGE: FB/PG
DRAWING NUMBER: 2023-073
SHEET 1 OF 1



SYMBOLS LEGEND

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

2 TREE REMOVAL PLAN

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL	SEAL

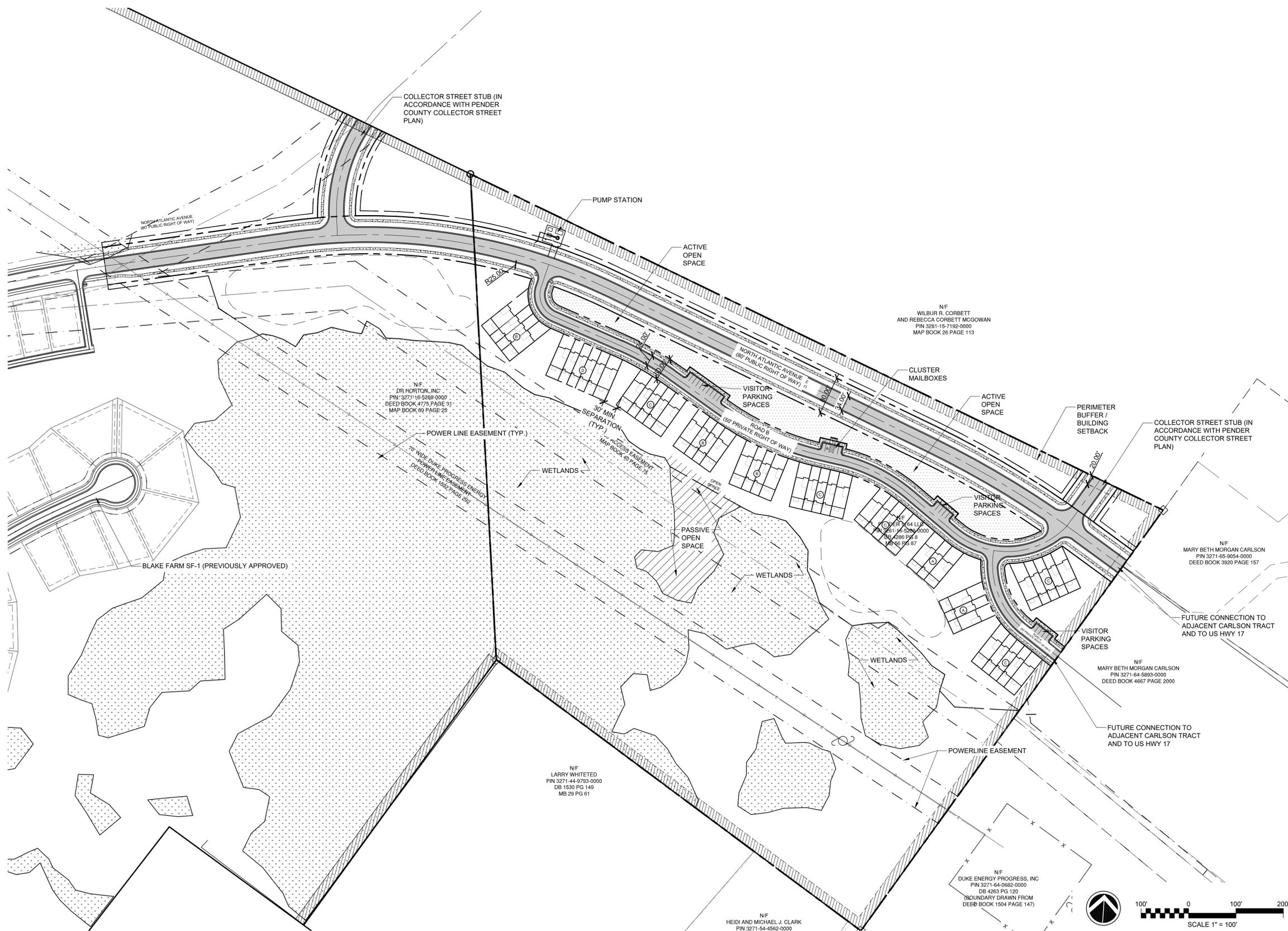
MCKIM & CREED
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D.R. HORTON DHI
America's Builder NYSE

BLAKE FARM PARCEL H

TREE REMOVAL PLAN

DATE: 07/14/2023	SCALE	C2.2 DRAWING NUMBER
MCE PROJ. # 04245-0047	HORIZONTAL: 1"=100'	
DRAWN ALM/BJM	VERTICAL: VSCALE	
DESIGNED THL		
CHECKED TSM		
PROJ. MGR. TSM		REVISION
STATUS: PRELIMINARY DESIGN		



SITE DATA		
PROJECT NAME	BLAKE FARM PARCEL H	
PARCEL ID	3271-55-4396-0000	
DEED BOOK & PAGE	DB 4286 PG 8	
PROPERTY ADDRESS	NORTH ATLANTIC AVENUE	
PROPERTY DEVELOPER	PENDER 1184 LLC	
CURRENT ZONING	PD (PLANNED DEVELOPMENT)	
PROPOSED USE	TOWNHOMES	
TOTAL PROPERTY ACREAGE	±28.65 AC	
PROJECT AREA	±28.65 AC	
NC BUILDING CODE CONSTRUCTION TYPE		
TYPICAL LOT SIZE	20' x 100'	
TYPICAL END LOT SIZE	28' x 100'	
NUMBER OF LOTS	49	
DENSITY	ALLOWED	PROVIDED
SEE DENSITY CALCULATIONS CHART BELOW	-	3.63 DU/AC
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	-	25'
REAR	-	25'
SIDE	-	0'
	REQUIRED	PROVIDED
OPEN SPACE		
0.3 ACRE PER DWELLING UNIT	1.47 AC	1.95 AC
0.3 x 49 LOTS = 1.47 ACRE OPEN SPACE		
ACTIVE OPEN SPACE		
ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	MIN. 50% OF OPEN SPACE (.5 ACRE)	1.25 AC (64%)
PASSIVE OPEN SPACE		
UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, NATURAL HERITAGE AREAS	MAX. 50% OF OPEN SPACE (.5 ACRE)	0.7 AC (36%)

DENSITY CALCULATIONS	
GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	28.65 AC
A. NON-RESIDENTIAL ACREAGE	
B. WETLANDS ACREAGE	8.40 AC
C. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	4.79 AC
D. TOTAL OPEN SPACE ACREAGE	1.96 AC
TOTAL NON-RESIDENTIAL ACREAGE	15.14 AC
DEVELOPABLE LAND	13.51 AC
TOTAL UNITS (TOWNHOME LOTS)	49
PARCEL H DENSITY	3.63 DU/AC

RESIDENTIAL BUILDING TYPE	NUMBER OF BUILDINGS	NUMBER OF UNITS
BUILDING A 3 UNITS PER BUILDING ±45x76'	2	6
BUILDING B 4 UNITS PER BUILDING ±45x96'	3	12
BUILDING C 5 UNITS PER BUILDING ±45x116'	5	25
BUILDING D 6 UNITS PER BUILDING ±45x136'	1	6
TOTAL NUMBER OF UNITS		49

SYMBOL LEGEND	
	ASPHALT
	CONCRETE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE

2 SITE PLAN - OVERALL

1 NOTES

REV. NO.	DESCRIPTIONS	DATE

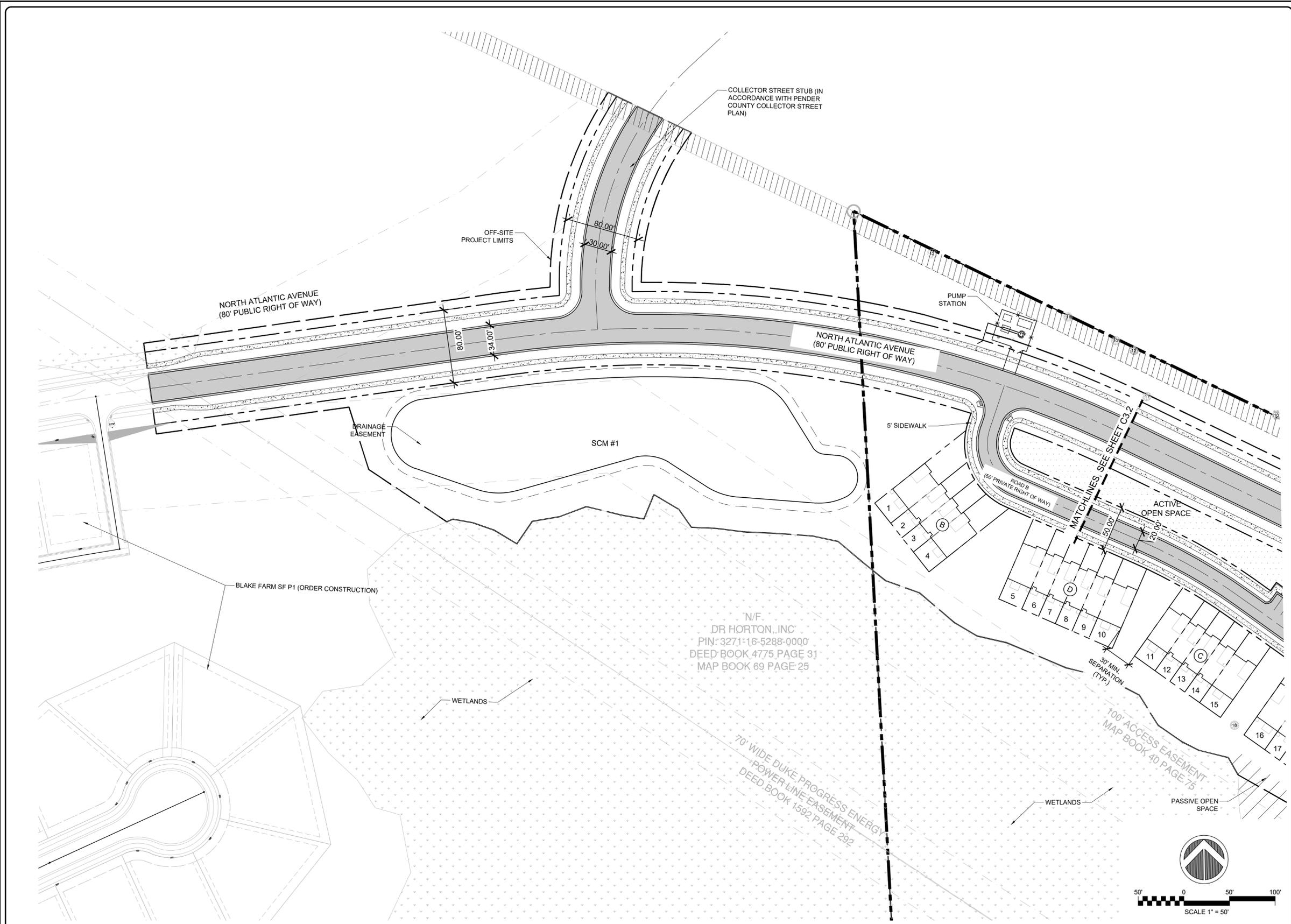
SEAL	SEAL
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D.R. HORTON DHI
America's Builder NYSE

BLAKE FARM PARCEL H
 SITE PLAN - OVERALL

DATE: 07/14/2023	SCALE: C3.0
MCE PROJ. #: 04245-0047	HORIZONTAL: 1"=100'
DRAWN: ALM/BJ	VERTICAL: NA
DESIGNED: THL	REVISION: ---
CHECKED: TSM	
PROJ. MGR: TSM	
STATUS: PRELIMINARY DESIGN	



SYMBOL LEGEND

	HEAVY-DUTY ASPHALT
	CONCRETE
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE

2 SITE PLAN ENLARGEMENTS

1 NOTES

REV. NO.	DATE	DESCRIPTIONS

SEAL

SEAL

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D.R. HORTON DHI
America's Builder NYSE

BLAKE FARM PARCEL H
 BLAKE FARM BOULEVARD & S. ATLANTIC AVENUE
SITE PLAN ENLARGEMENTS

DATE:	07/14/2023
MCE PROJ. #	04245-0047
DRAWN	ALM/BJM
DESIGNED	THL
CHECKED	TSM
PROJ. MGR.	TSM

SCALE	C3.1
HORIZONTAL:	1"=50'
VERTICAL:	N/A
DRAWING NUMBER	0
REVISION	

STATUS: PRELIMINARY DESIGN

EROSION CONTROL LEGEND

- SF — SF — SILT FENCE
- LOD — LOD — LIMITS OF DISTURBANCE
- - - - - DRAINAGE AREA DELINEATION
- - - - - 40 - - - - - EXISTING MAJOR CONTOUR
- - - - - 39 - - - - - EXISTING MINOR CONTOUR
- ○ ○ ○ ○ TEMPORARY SEDIMENT BASIN BAFFLE
- >TDD->TDD TEMPORARY DIVERSION DITCH
- ☐ DANDY SACK INLET PROTECTION
- ⊙ SILT FENCE OUTLET

PHASE 1 CONSTRUCTION. SEQUENCE NOTES

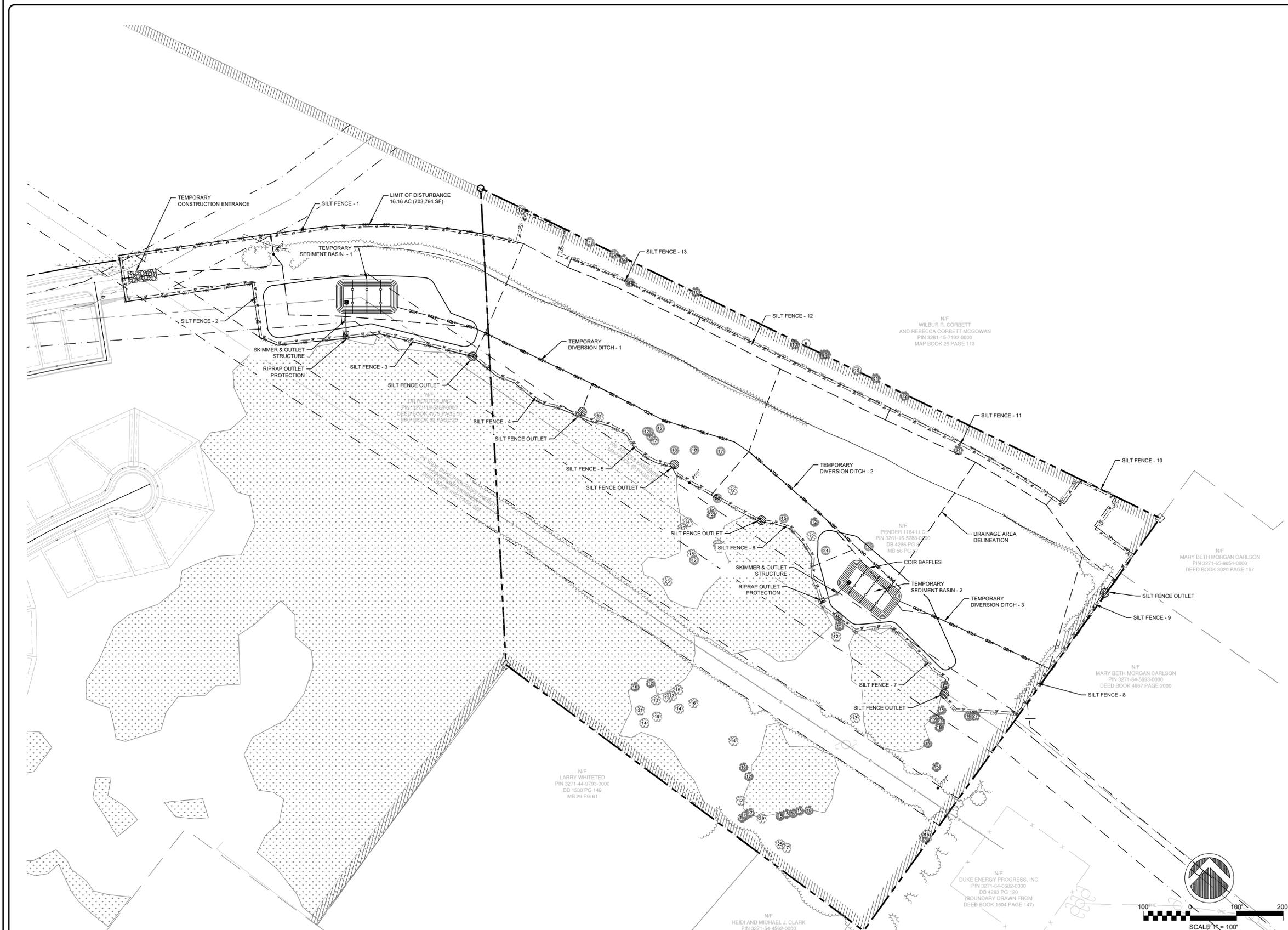
1. OBTAIN ALL NECESSARY PERMIT APPROVALS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
2. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE EROSION CONTROL INSPECTOR, ENGINEER, AND CONTRACTOR SHALL BE IN ATTENDANCE.
3. ESTABLISH LIMITS OF DISTURBANCE AS SHOWN.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION 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 BASINS/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 9/C12.0 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 NCEQ 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 NCEQ.
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 SEED, MULCH, 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: 16.16 AC



2 EROSION CONTROL PHASE 1 PLAN

1 NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL	
SEAL	

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America's Builder NYSE

BLAKE FARM PARCEL H
EROSION CONTROL PHASE 1 PLAN

DATE: 07/14/2023	SCALE: 1"=100'	C4.0 DRAWING NUMBER
MCE PROJ. # 04245-0047	HORIZONTAL: 1"=100'	
DRAWN: ALM/BJM	VERTICAL: N/A	0 REVISION
DESIGNED: THL		
CHECKED: TSM		
PROJ. MGR: TSM		
STATUS: PRELIMINARY DESIGN		

EROSION CONTROL LEGEND

- SF — SF — SILT FENCE
- LOD — LOD — LIMITS OF DISTURBANCE
- - - - - DRAINAGE AREA DELINEATION
- - - - - 40 - - - - - EXISTING MAJOR CONTOUR
- - - - - 30 - - - - - EXISTING MINOR CONTOUR
- ○ ○ ○ ○ TEMPORARY SEDIMENT BASIN BAFFLE
- >TDD - >TDD - TEMPORARY DIVERSION DITCH
- ☐ DANDY SACK INLET PROTECTION
- ⊙ SILT FENCE OUTLET

PHASE 1 CONSTR. SEQUENCE NOTES

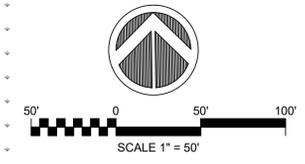
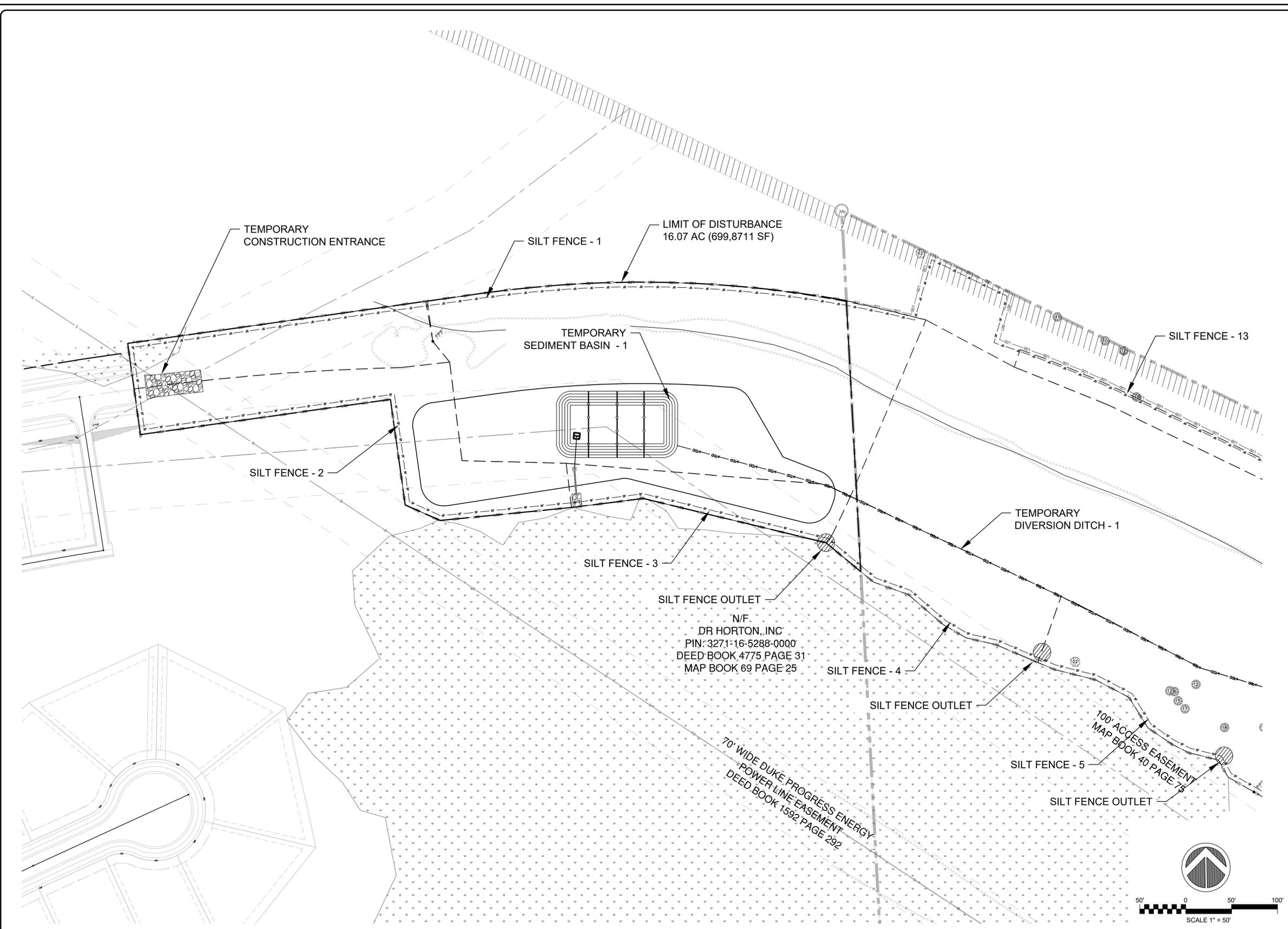
1. OBTAIN ALL NECESSARY PERMIT APPROVALS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
2. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE EROSION CONTROL INSPECTOR, ENGINEER, AND CONTRACTOR SHALL BE IN ATTENDANCE.
3. ESTABLISH LIMITS OF DISTURBANCE AS SHOWN.
4. INSTALL TEMPORARY GRAVEL CONSTRUCTION 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 BASINS/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 9/C12.0 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 NCDCEQ 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 DENUDE 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 NCDCEQ.
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 SEED, MULCH, 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: 16.07 AC



2 EROSION CONTROL PHASE 1 PLAN ENLARGEMENT

1 NOTES

REV. NO.	DESCRIPTIONS	DATE

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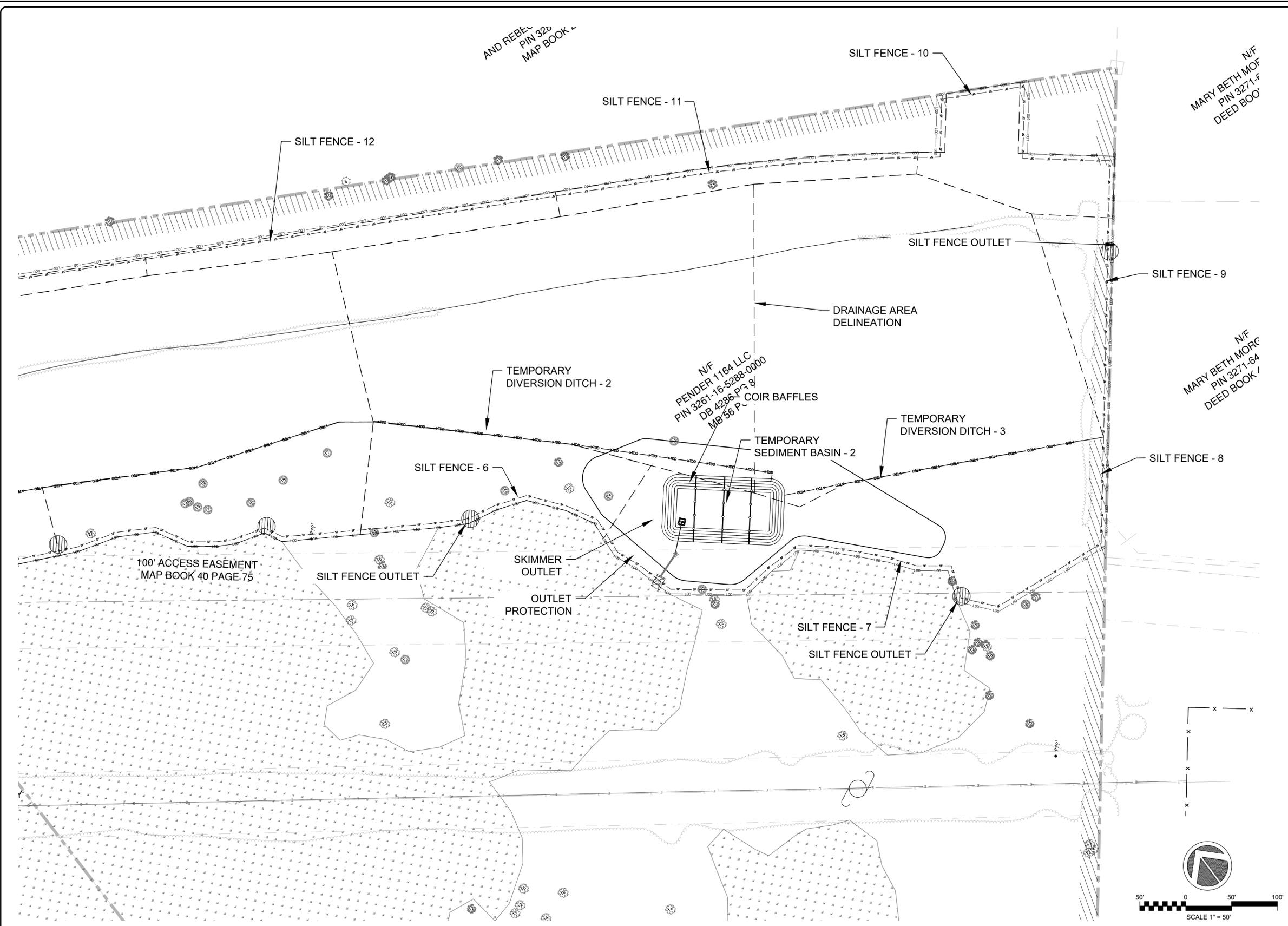
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BLAKE FARM PARCEL H
 EROSION CONTROL PHASE 1 PLAN
 ENLARGEMENT

DATE: 07/14/2023	SCALE: 1"=50'	C4.1 DRAWING NUMBER
MCE PROJ. # 04245-0047	HORIZONTAL: 1"=50'	
DRAWN: ALM/BJM	VERTICAL: N/A	0 REVISION
DESIGNED: THL	STATUS: PRELIMINARY DESIGN	
CHECKED: TSM		
PROJ. MGR: TSM		



EROSION CONTROL LEGEND

— SF —	SILT FENCE
— LOD —	LIMITS OF DISTURBANCE
- - - - -	DRAINAGE AREA DELINEATION
- - - - - 40 - - - - -	EXISTING MAJOR CONTOUR
- - - - - 30 - - - - -	EXISTING MINOR CONTOUR
— O — O — O —	TEMPORARY SEDIMENT BASIN BAFFLE
— >TDD — >TDD —	TEMPORARY DIVERSION DITCH
□	DANDY SACK INLET PROTECTION
⊖	SILT FENCE OUTLET

- PHASE 1 CONSTR. SEQUENCE NOTES**
- OBTAIN ALL NECESSARY PERMIT APPROVALS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
 - 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.
 - ESTABLISH LIMITS OF DISTURBANCE AS SHOWN.
 - INSTALL TEMPORARY GRAVEL CONSTRUCTION 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.
 - 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).
 - 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.
 - INSTALL TEMPORARY DIVERSION DITCHES AND CHECK DAMS AS SHOWN ON THE PLANS IN ORDER TO CONVEY RUNOFF INTO THE SEDIMENT BASINS/TRAPS.
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 - COMMENCE ROUGH GRADING WITHIN THE LIMITS OF DISTURBANCE TO BRING THE SITE TO THE PROPOSED SUBGRADE LEVEL.
 - PROVIDE TEMPORARY STABILIZATION AND SEEDING AS NECESSARY TO PREVENT EROSION ONCE FINAL GRADES ARE ESTABLISHED. REFER TO DETAIL 9/C12.0 FOR GROUND STABILIZATION CRITERIA AND SEEDING SCHEDULE.

- GENERAL EROSION CONTROL NOTES**
- SEE C12.2 - NC091 GROUND STABILIZATION AND MATERIALS HANDLING FOR REQUIREMENT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES.
 - 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 NCDEQ REQUIREMENTS FOR TREE PROTECTION DURING CONSTRUCTION.
 - 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.
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 - GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF STATE LAW AND IS SUBJECT TO A FINE.
 - 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.
 - ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF NCDEQ.
 - SLOPES SHALL BE GRADED NO STEEPER THAN 3:1.
 - ADDITIONAL DEVICES MAY BE REQUIRED AS AGREED UPON BY THE FIELD INSPECTOR, ENGINEER, AND OWNER.
 - 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.
 - WITHIN 24 HOURS FOLLOWING ANY RAIN EVENT, THE CONTRACTOR SHALL INSPECT AND REPAIR, AS NECESSARY, ALL DAMAGED EROSION CONTROL MEASURES.
 - ALL ACTIVITY AND INSTALLATION OF EROSION CONTROL MATTING WILL BE COMPLETE PRIOR TO ANY RAIN EVENT.

LIMITS OF DISTURBANCE
AREA: 16.07 AC

2 EROSION CONTROL PHASE 1 PLAN ENLARGEMENT

1 NOTES

REV. NO.	DESCRIPTIONS	DATE

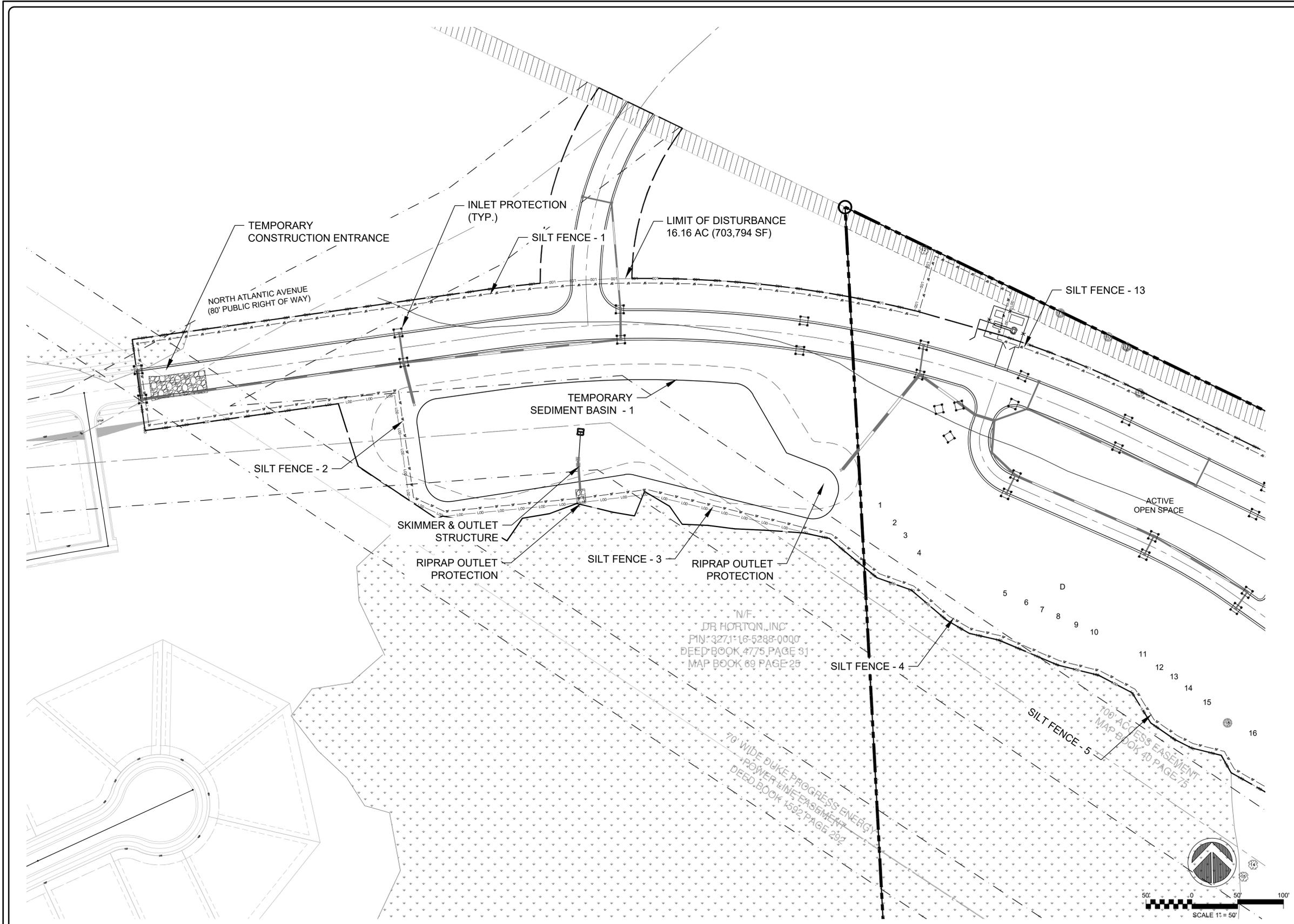
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BLAKE FARM PARCEL H
 EROSION CONTROL PHASE 1 PLAN
 ENLARGEMENT

DATE: 07/14/2023	SCALE: 1"=50'	C4.2 DRAWING NUMBER
MCE PROJ. # 04245-0047	HORIZONTAL: 1"=50'	
DRAWN ALM/BJM	VERTICAL: N/A	0 REVISION
DESIGNED THL		
CHECKED TSM		
PROJ. MGR. TSM		
STATUS: PRELIMINARY DESIGN		



EROSION CONTROL LEGEND

SILT FENCE, DETAIL 1/C12.0	SF
LIMITS OF DISTURBANCE	LOD
CLEARING AND GRADING EXTENTS	-----
TEMPORARY SEDIMENT BASIN BAFFLE, DETAIL 1/C12.1	○ ○ ○
TEMPORARY DIVERSION DITCH, DETAIL 2/C12.1	-----
DANDY SACK INLET PROTECTION, DETAIL 5/C12.1	□
SILT FENCE OUTLET	●

- PHASE 2 CONSTRUCTION SEQUENCE NOTES**
- BEGIN PHASE 2 SEDIMENT AND EROSION CONTROL UPON COMPLETION OF CLEARING, GRUBBING AND STRIPPING OPERATIONS, ROUGH GRADING OF THE SITE, INSTALLATION OF THE STORM WATER COLLECTION SYSTEM.
 - MAINTAIN EROSION CONTROL MEASURES FROM PHASE 1 INTO PHASE 2 AS INDICATED. THIS INCLUDES SILT FENCING, SILT FENCE OUTLETS, SKIMMER SEDIMENT BASINS AND CONSTRUCTION ENTRANCES.
 - REMOVE EROSION CONTROL MEASURES FROM PHASE 1 INTO PHASE 2 AS INDICATED. THIS INCLUDES TEMPORARY DIVERSIONS, EXISTING DRAINAGE DITCHES, CHECK DAMS AND TEMPORARY SEDIMENT TRAPS. STABILIZE THESE AREAS ACCORDING TO THE STABILIZATION MEASURES REQUIRED HEREIN.
 - INSTALL TEMPORARY GROUND STABILIZATION MEASURES, WHERE POSSIBLE, IN ALL AREAS OUTSIDE OF IMMEDIATE CONSTRUCTION ZONES.
 - INSTALL INLET PROTECTION AS INDICATED. SEE INLET PROTECTION DETAILS FOR MORE INFORMATION.
 - CONNECTION SKIMMERS TO RISER STRUCTURES FOR TEMPORARY SEDIMENT BASINS AT PERMANENT STORMWATER WET PONDS. BAFFLES MAY BE REMOVED ONCE INLET PROTECTION IS ESTABLISHED.
 - COMPLETE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
 - UPON COMPLETION OF CONSTRUCTION, ESTABLISH PERMANENT GROUND COVER AND OVERALL SITE STABILIZATION.
 - REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES.

- EROSION CONTROL MAINTENANCE NOTES**
- THE FOLLOWING EROSION CONTROL MAINTENANCE NOTES SHALL BE ADHERED TO DURING THE ENTIRE CONSTRUCTION PERIOD. SEE ALSO, EROSION CONTROL DETAIL SHEETS C12.0 TO C12.2 FOR ADDITIONAL MAINTENANCE NOTES.
 - 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.
 - 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. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
 - SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP. THE SEDIMENT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
 - ALL AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
 - STONE CONSTRUCTION ENTRANCE TO BE CLEANED WHEN SEDIMENT ACCUMULATIONS ARE VISIBLE OR SEDIMENT IS TRACKING ON TO THE PAVEMENT. STONE WILL BE PERIODICALLY TOP DRESSED WITH 2 INCHES OF #4 STONE TO MAINTAIN 6 INCH DEPTH. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS REQUIRED.
 - INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (0.5" OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED. INLET PROTECTION SHOULD BE CLEANED OUT WHEN IT IS HALF FULL.
 - INSPECT TEMPORARY SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2" OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN IT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH. PLACE REMOVED SEDIMENT IN AN AREA WITH SEDIMENT CONTROLS.
 - CHECK THE SEDIMENT BASIN EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND OTHER DEBRIS FROM THE RISER AND POOL AREA.
 - 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; IF CLOGGED, REMOVE THE DEBRIS.
 - INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. BE SURE TO MAINTAIN ACCESS TO THE BAFFLES. SHOULD THE FABRIC OF A BAFFLE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY. REMOVE SEDIMENT DEPOSITS WHEN IT REACHES HALF FULL TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BAFFLES. TAKE CARE TO AVOID DAMAGING THE BAFFLES DURING CLEAN OUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGN STORAGE DEPTH AFTER THE CONTRIBUTING DRAINAGE AREAS HAS BEEN PROPERLY STABILIZED. REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.
 - INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED.
 - INSPECT DANDY SACKS/GUTTERBUDDY WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT (1/2 INCH OR GREATER). REMOVE ACCUMULATED SEDIMENT AND ANY DEBRIS. DANDY SACKS/WATTLES MUST BE REPLACED IF CLOGGED OR TORN. DANDY SACKS/GUTTERBUDDY NEEDS TO BE REINSTALLED IF UNDERMINED OR DISLODGED. DANDY SACKS/GUTTERBUDDY SHALL BE INSPECTED UNTIL LAND DISTURBANCE IS COMPLETE AND THE AREA ABOVE THE MEASURE HAS BEEN PERMANENTLY STABILIZED.
 - PER NCG-01, INSPECT SILT FENCE OUTLETS AT LEAST ONCE A WEEK AND AFTER EACH 1/2 INCH OR GREATER RAINFALL EVENT. COMPLETE ANY REQUIRED REPAIRS IMMEDIATELY. FRESHEN STONE WHEN SEDIMENT ACCUMULATION EXCEEDS 6 INCHES. KEEP MESH FREE OF DEBRIS TO PROVIDE ADEQUATE FLOW. REMOVE SEDIMENT WHEN HALF OF STONE OUTLET IS COVERED. REPLACE STONE AS NEEDED TO FACILITATE DE-WATERING.

LIMITS OF DISTURBANCE
AREA: 16.16 AC

2 EROSION CONTROL PHASE 2 PLAN ENLARGEMENT

1 NOTES

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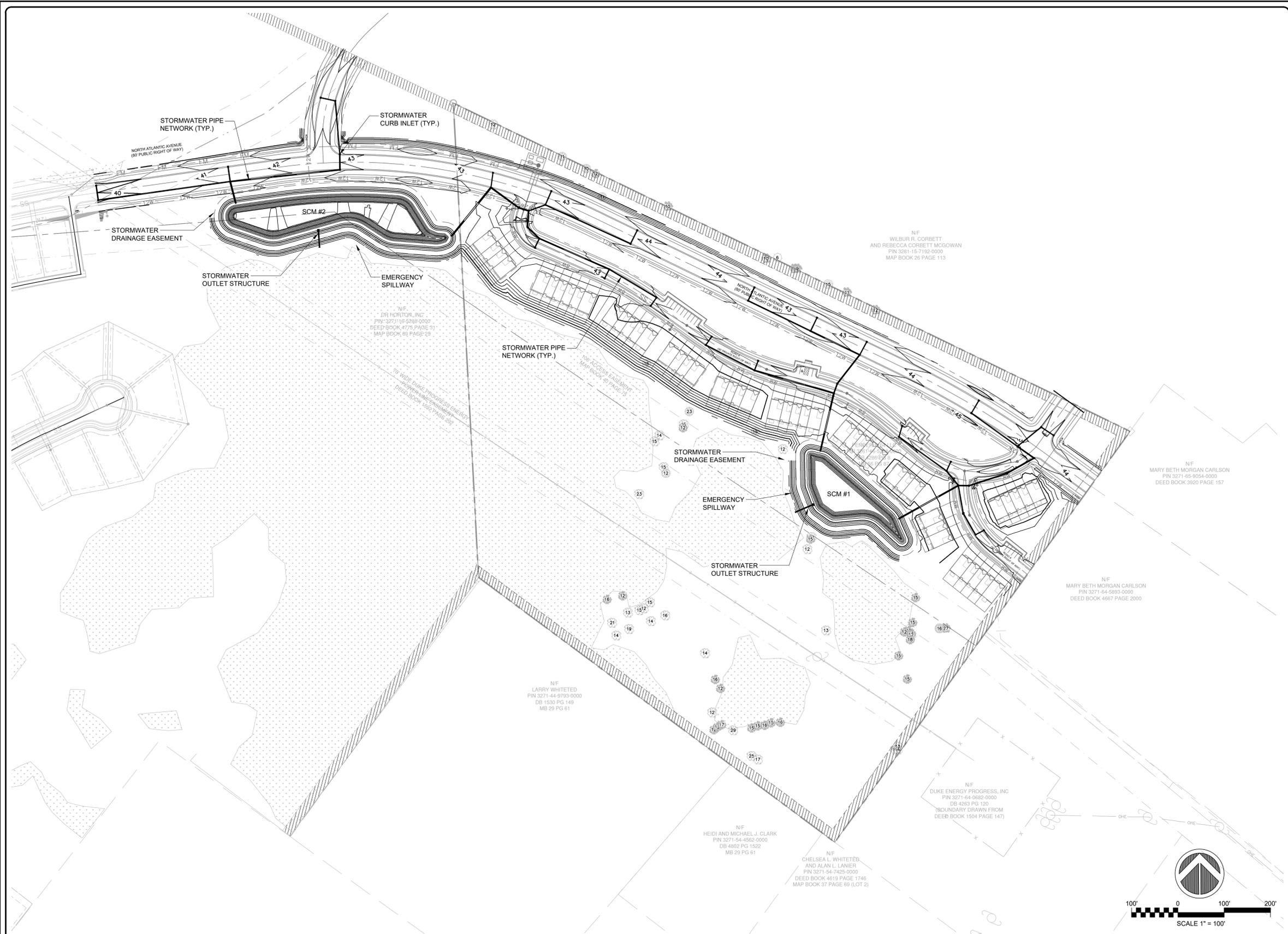
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BLAKE FARM PARCEL H
 EROSION CONTROL PHASE 2 PLAN ENLARGEMENT

DATE: 07/14/2023	SCALE: C5.1
MCE PROJ. #: 04245-0047	HORIZONTAL: 1"=50'
DRAWN: ALMBMJ	VERTICAL: NA
DESIGNED: THL	DRAWING NUMBER: 0
CHECKED: TSM	REVISION:
PROJ. MGR: TSM	
STATUS: PRELIMINARY DESIGN	



- GENERAL NOTES:**
- INITIATE EROSION CONTROL SEQUENCE BEFORE BEGINNING CLEARING AND GRADING OPERATIONS.
 - CLEAR AREA WITHIN THE LOD AND ESSENTIAL SITE IMPROVEMENTS OF ALL VEGETATION. PROTECT VEGETATION BEYOND GRADING LIMITS.
 - STRIP TOPSOIL TO FULL DEPTH DESCRIBED IN THE EROSION CONTROL PLANS IN AREAS TO BE GRADED AND STOCKPILE.
 - COMPACT ALL STRUCTURAL FILL AREAS AND SLOPES TO 95% OF MAXIMUM DENSITY. AREAS LESS THAN 3.0 FEET OF FILL IN NON-STRUCTURAL AREAS MAY BE COMPACTED TO 90% OF MAXIMUM DENSITY.
 - ALL BANK AND SWALE SIDE SLOPES SHALL BE GRADED WITH NO GREATER THAN 3:1 SLOPES.
 - ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROMOTE POSITIVE DRAINAGE AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING, AND MULCH SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES. (SEE EROSION AND SEDIMENT CONTROL DETAILS AND SPECIFICATIONS.)
 - ALL AREAS ARE TO BE GRADED SO THAT NO AREAS OF STANDING WATER OCCUR.
 - OPERATOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTIONS INDICATED ON THE PLAN.
 - ALL SELECT AND BORROW MATERIAL SHALL MEET CRITERIA SET FORTH BY SECTIONS 1016 AND 1018 OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S STANDARDS AND SPECIFICATIONS FOR ROADS AND STRUCTURES.
 - THE ENGINEER AND THE CONTRACTOR SHALL INSPECT ALL EXISTING PIPES USED IN THE FINAL DRAINAGE SYSTEM AND AGREE ON THE CONDITION OF THE PIPES PRIOR TO CONSTRUCTION. IF DAMAGE OCCURS TO THESE PIPES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF THE PIPE(S).
 - EXISTING PAVING, CONCRETE, AND OTHER UNSUITABLE MATERIALS INCLUDING UNDERLIT EXCAVATION SHALL NOT BE USED AS FILL MATERIAL AND SHALL BE DISPOSED OF OUTSIDE THE PROJECT LIMITS AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING AND FEES FOR DISPOSAL.
 - ALL PIPE BEDDING SHALL BE CLASS "C" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - ALL TREES, STUMPS, ROOT MAT, ETC. SHALL BE ENTIRELY REMOVED REGARDLESS OF DEPTH. BURIAL OF ORGANIC MATERIAL WITHIN THE PROJECT LIMITS IS NOT PERMITTED. OPEN BURNING OF DOWNED TREES AND STUMPS MAY BE PERMITTED AT A LOCATION APPROVED BY OWNER AND WITHIN REGULATIONS OF LOCAL MUNICIPALITY. CHIPPED MATERIALS MUST BE REMOVED PRIOR TO THE PLACEMENT OF EMBANKMENT OR TOPSOIL.
 - ALL STORM DRAINAGE PIPES SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS. HP PIPE MAY BE USED IN LIEU OF CONCRETE PIPE OR ENGINEER APPROVED EQUAL. ALL STORMWATER OUTFALL PIPES MUST BE RING GASKET RCP. THE CONTRACTOR IS SOLELY RESPONSIBLE TO OBTAIN OFF-SITE SPOIL AREAS FOR DISPOSAL OF EXCESS AND/OR UNSUITABLE MATERIALS AS NECESSARY. OFF-SITE SPOIL AREAS MUST BE SUBMITTED TO THE ENGINEER AND APPLICABLE REGULATORY AGENCIES PRIOR TO UTILIZATION BY THE CONTRACTOR. NO AREAS DESIGNATED AS WETLANDS WILL BE PERMITTED FOR USE AS A DISPOSAL SITE. THE CONTRACTOR SHALL SUBMIT DOCUMENTATION TO THE ENGINEER THAT NO WETLANDS WILL BE IMPACTED. THE ENGINEER WILL NOT CONSIDER ANY DELAYS OR MONETARY CLAIMS OF ANY NATURE RESULTING FROM THE CONTRACTOR'S FAILURE OR DIFFICULTY IN FINDING NECESSARY DISPOSAL SITES TO MEET THE TIME FRAMES AND CAPACITIES REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANS, PERMITS, EROSION AND SEDIMENT CONTROL MEASURES, ETC. REQUIRED BY THE APPROPRIATE REGULATORY AGENCIES FOR UTILIZING OFF-SITE SPOIL AREAS. THE CONTRACTOR SHALL CERTIFY TO THE ENGINEER THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO UTILIZING THE OFF-SITE SPOIL AREAS. ALL COSTS FOR PROCURING AND UTILIZING THE OFF-SITE SPOIL AREAS ARE TO BE INCIDENTAL TO THE BASE BID.
 - APPROVED COVERS TO PREVENT MATERIAL FROM LEAVING THE TRUCKS MUST BE INSTALLED OVER ALL LOADED TRUCKS HAULING BORROW, EXCAVATED MATERIAL AND/OR FINE AGGREGATES TO OR FROM THE PROJECT SITES OVER STATE MAINTAINED ROADS. ANY MATERIALS DELIVERED, TRANSPORTED, OR REMOVED IN UNCOVERED TRUCKS WILL BE INCORPORATED INTO THE PROJECT OR REMOVED FROM THE SITE WITH NO ADDITIONAL PAYMENT TO THE CONTRACTOR FOR FURNISHING, REMOVING, OR PLACING THE MATERIALS INVOLVED.
 - DEWATERING: THE CONTRACTOR SHALL AT ALL TIMES PROVIDE AND MAINTAIN AMPLE MEANS AND EQUIPMENT WITH WHICH TO REMOVE AND PROPERLY DISPOSE OF ANY AND ALL WATER ENTERING THE EXCAVATION OR OTHER PARTS OF THE WORK AND KEEP ALL EXCAVATIONS DRY UNTIL SUCH TIME AS PIPE LAYING AND GRADING IS COMPLETED. NO WATER SHALL BE ALLOWED TO RISE AROUND THE PIPE IN UNBACKFILLED TRENCHES NOR SHALL IT BE ALLOWED TO RISE OVER MASONRY UNTIL THE CONCRETE OR MORTAR HAS SET (MINIMUM 24 HOURS). ALL WATER PUMPED OR DRAINED FROM THE WORK SHALL BE DISPOSED OF IN SUCH A MANNER AS TO PREVENT SILTATION AND EROSION TO ADJACENT PROPERTY OR OTHER CONSTRUCTION.
 - DO NOT PLANT TREES WITHIN UTILITY AND DRAINAGE EASEMENTS.
 - CONTRACTOR TO CAREFULLY ROOT PRUNE TREES, CREATING CLEAN CUTS. NO ROUGH BREAKS OF ROOTS (TYPICALLY AS THE RESULT OF MECHANICAL EQUIPMENT) WILL BE ACCEPTABLE.

2 GRADING AND DRAINAGE PLAN

1 LEGEND AND NOTES

REV. NO.	DESCRIPTIONS	DATE

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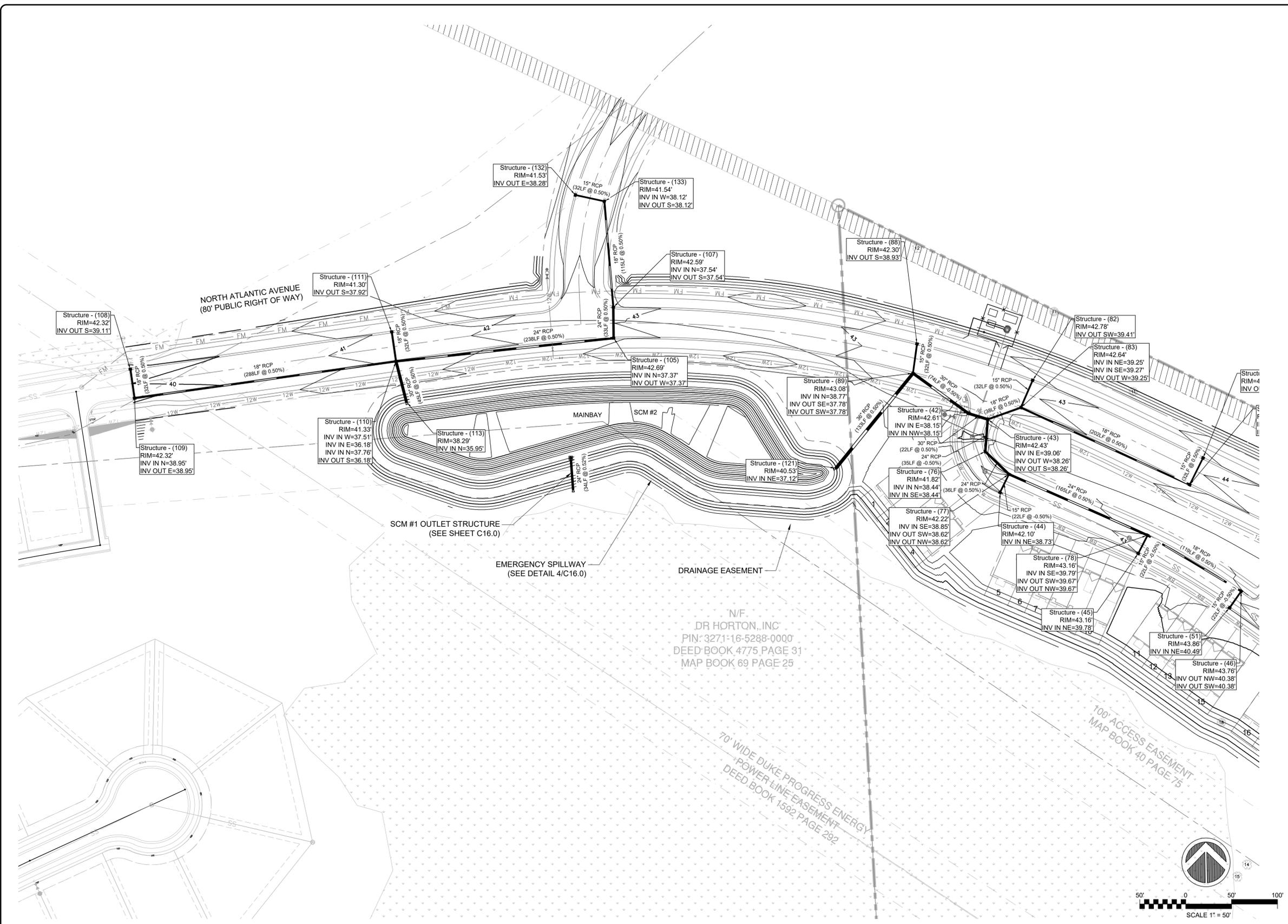
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GRADING AND DRAINAGE PLAN

DATE: 07/14/2023	SCALE: C7.0
MCE PROJ. #: 04245-0047	HORIZONTAL: 1"=100'
DRAWN: ALMBMJ	VERTICAL: N/A
DESIGNED: THL	DRAWING NUMBER: 0
CHECKED: TSM	REVISION: 0
PROJ. MGR: TSM	
STATUS: PRELIMINARY DESIGN	

SYMBOLS LEGEND

— SD —	STORM DRAINAGE LINE
⊙	STORM DRAINAGE MANHOLE
■	STORM DRAINAGE DROP INLET
■	STORM DRAINAGE CURB INLET
△	STORM DRAINAGE FLARED END SECTION
FFE: 20.1'	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 PLAN ENLARGEMENT

1 NOTES

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BLAKE FARM PARCEL H
 BLAKE FARM BOULEVARD & S. ATLANTIC AVENUE
GRADING AND DRAINAGE PLAN ENLARGEMENT

DATE: 07/14/2023	SCALE: 1" = 50'	DRAWING NUMBER: C7.1
MCE PROJ. #: 04245-0047	HORIZONTAL: 1" = 50'	
DRAWN: ALMBMJ	VERTICAL: N/A	REVISION: 0
DESIGNED: THL		
CHECKED: TSM		
PROJ. MGR: TSM		
STATUS: PRELIMINARY DESIGN		

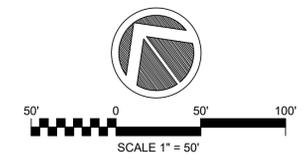
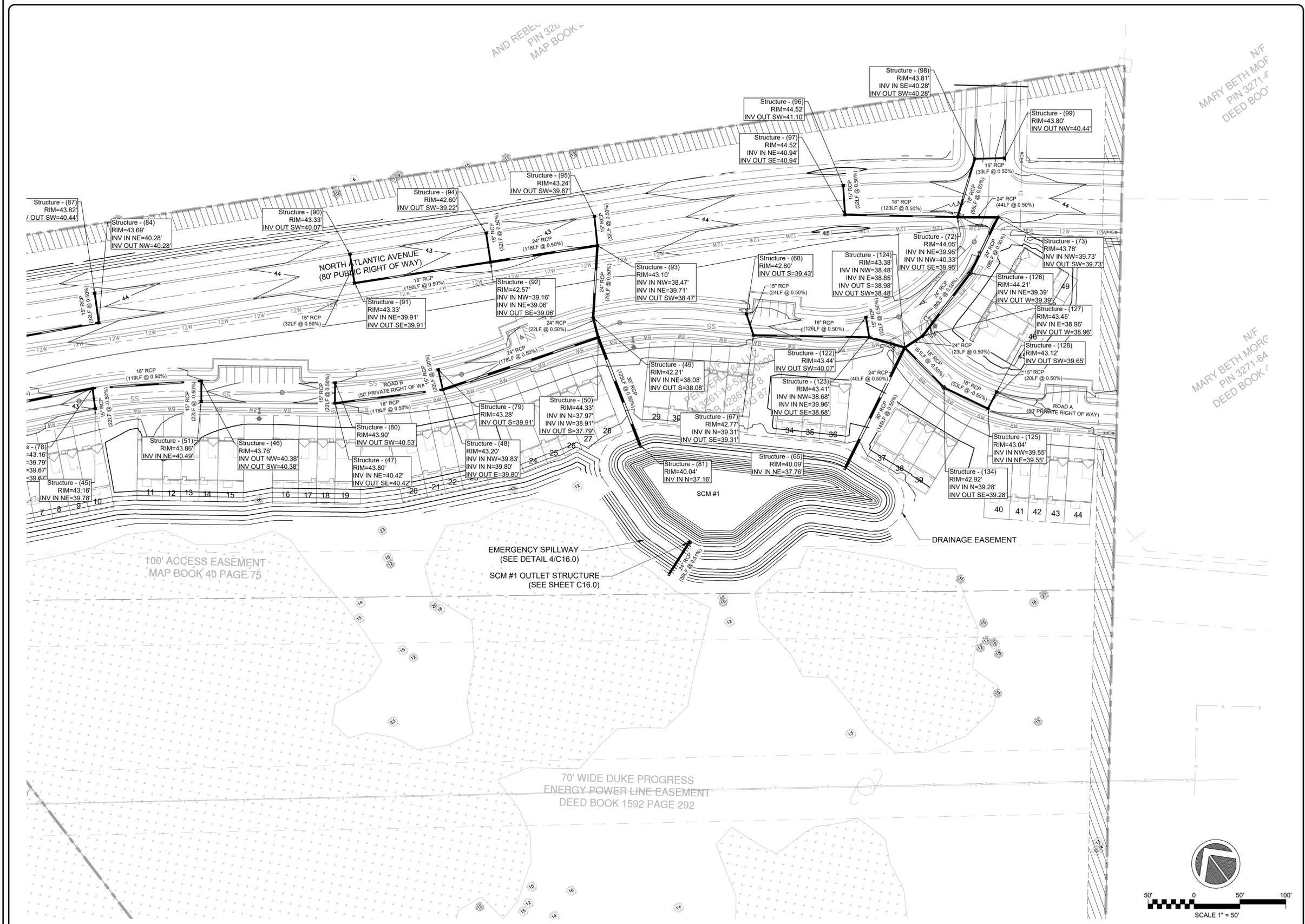
AND REBEL PIN 320 MAP BOOK

MARY BETH MOF PIN 3271-F DEED BOOK

MARY BETH MOFG PIN 3271-64 DEED BOOK

SYMBOLS LEGEND

- SD STORM DRAINAGE LINE
- SM STORM DRAINAGE MANHOLE
- SDI STORM DRAINAGE DROP INLET
- SDI STORM DRAINAGE CURB INLET
- SE STORM DRAINAGE FLARED END SECTION
- FFE FINISH FLOOR ELEVATION
- SCS STEP COUNT AND APPROX.
- WH APPROX. WALL HEIGHT
- 40 PROPOSED MAJOR CONTOUR
- 30 PROPOSED MINOR CONTOUR
- 20 EXISTING MAJOR CONTOUR
- 21 EXISTING MINOR CONTOUR
- L0D LIMITS OF DISTURBANCE



2 GRADING AND DRAINAGE PLAN ENLARGEMENT

1 NOTES

REV. NO.	DESCRIPTIONS	DATE

SEAL

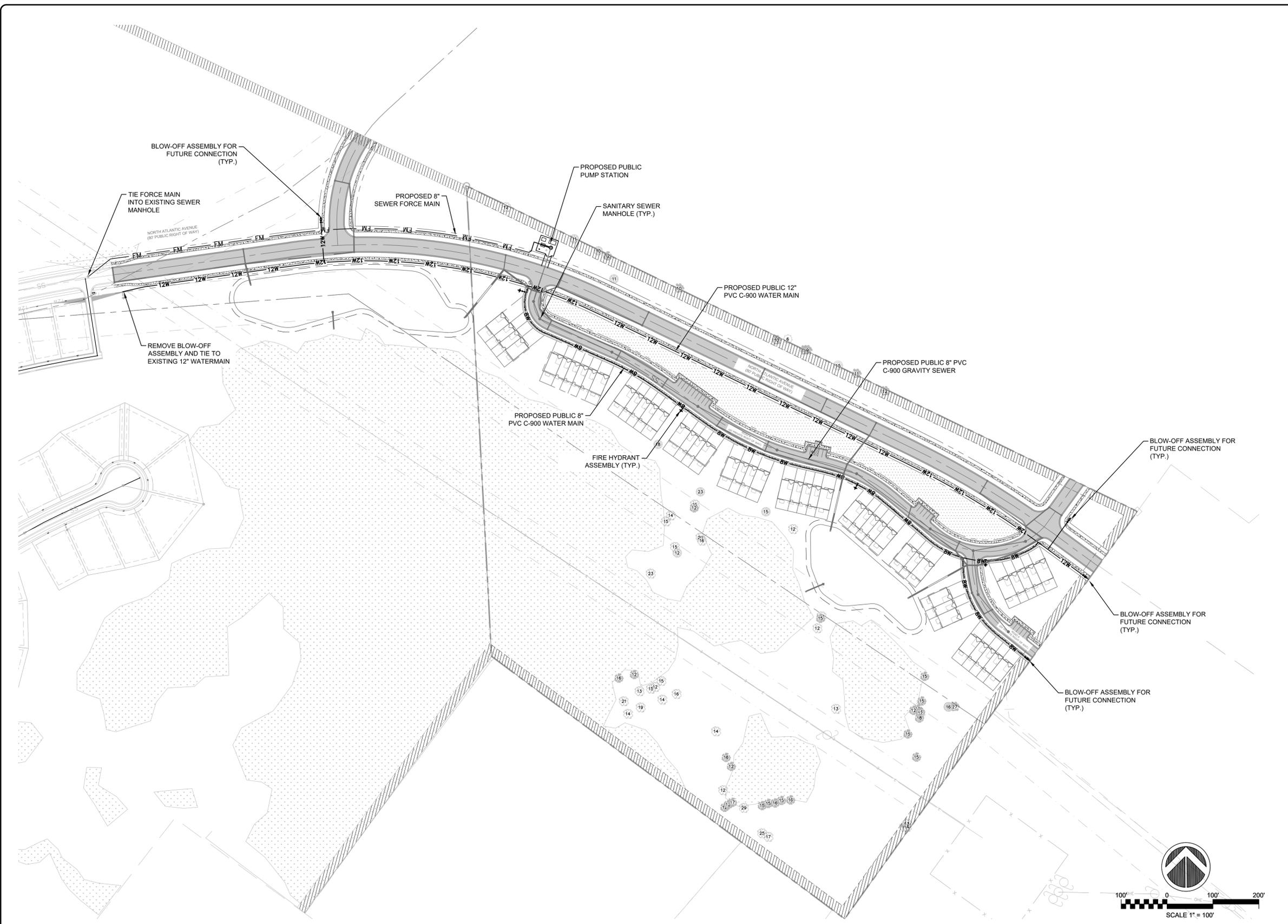
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BLAKE FARM PARCEL H
 GRADING AND DRAINAGE PLAN
 ENLARGEMENT

DATE: 07/14/2023	SCALE: HSCALE	C7.2 DRAWING NUMBER
MCE PROJ. # 04245-0047	HORIZONTAL: HSCALE	
DRAWN: ALM/BJ	VERTICAL: N/A	REVISION
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- GENERAL UTILITY NOTES**
- ALL DISTANCES ARE GROUND HORIZONTAL.
 - WATER TO BE SERVED BY PENDER COUNTY UTILITIES. SANITARY SEWER TO BE SERVED BY PLURIS, LLC.
 - ELECTRIC, CABLE T.V., AND TELEPHONE SERVICE IS TO BE INSTALLED UNDERGROUND.
 - UTILITIES IN THIS PROJECT SHALL BE A MIX OF PRIVATE AND PUBLIC AND ALL TO BE CONSTRUCTED IN ACCORDANCE WITH PENDER COUNTY UTILITIES AND PLURIS, LLC SPECIFICATIONS AND STANDARDS.
 - CONTRACTOR SHALL BE REQUIRED TO SET FINAL GRADES AT +1/8" OF FINAL GRADE BEFORE REQUESTING SUBSTANTIAL COMPLETION.
 - WHEREVER SEWER OR WATER MAINS CROSS ONE ANOTHER, A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE WATER PIPE AND THE TOP OF THE SEWER PIPE.
 - WHEREVER SEWER OR STORM CROSS ONE ANOTHER, A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE PROVIDED BETWEEN THE BOTTOM OF STORM AND TOP OF SEWER.
 - WHEREVER SEWER OR WATER MAINS RUN PARALLEL TO EACH OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE PROVIDED. IF A 10' HORIZONTAL SEPARATION CAN NOT BE MAINTAINED, A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER MAIN. IF NEITHER OF THE CONDITIONS CAN BE MET, BOTH MAINS SHALL BE CONSTRUCTED WITH CLASS 50 DIP. DIPS SHALL BE A MINIMUM OF 20 LF CENTERED AT THE CROSSING. BOTH MAINS MUST BE CONSTRUCTED IN ACCORDANCE WITH PUBLIC WATER SUPPLY STANDARDS AND TESTED TO 150 PSI TO ASSURE A WATER TIGHT CONNECTION.
 - WHEREVER MINIMUM SEPARATIONS CANNOT BE ACHIEVED, STOP WORK AND CONTACT THE OWNER AND PROJECT ENGINEER IMMEDIATELY.
 - CONTRACTOR SHALL CONTACT PLURIS, LLC AND PENDER COUNTY UTILITIES TO SCHEDULE A INSPECTOR TO BE PRESENT ON-SITE DURING CONNECTION INSTALLATION TO EITHER PARTY'S SYSTEM. THE CONTRACTOR SHALL NOT MAKE ANY CONNECTION TO THE WATER OR SEWER SYSTEM WITHOUT A PENDER COUNTY UTILITIES INSPECTOR PRESENT.
 - SITE ELECTRICAL AND SITE LIGHTING SHALL BE COORDINATED WITH DUKE ENERGY.

- SANITARY SEWER NOTES**
- MANHOLE DIAMETERS:
 - MINIMUM DIAMETER FOUR (4) FEET.
 - INSIDE DROP MANHOLES: MINIMUM DIAMETER FIVE (5) FEET PER NCDEQ/DWQ RULES.
 - MAXIMUM MANHOLE SPACING: (400) FEET STANDARD - OTHER SPACING AS REQUESTED AND APPROVED BY COUNTY.
 - ENGINEERING IN ACCORDANCE WITH NCDEQ/DWQ REGULATIONS.
 - MINIMAL ANGLE BETWEEN SEWER MAINS INTERSECTING AT MANHOLE: (90) DEGREES OR GREATER TO THE DOWNSTREAM.
 - SIDE - VARIANCES ALLOWED BY APPROVAL OF COUNTY ENGINEERING.
 - MANHOLE TOP ELEVATIONS:
 - SHALL BE AT OR ABOVE FINISHED GRADE ELEVATION.
 - SET TO MATCH FINISHED PAVEMENT GRADE IF LOCATED IN PAVED AREAS.
 - ECCENTRIC MANHOLE CONES ON ALL MANHOLES WITH 24 INCH CLEAR OPENING ON THE RING AND COVER.
 - USE WATER TIGHT RING AND COVERS IN FLOOD PLAN AREAS OR AREAS SUBJECT TO FLOODING.
 - USE SHALLOW PRECAST MANHOLES WITH FLAT TOPS WHERE NECESSARY AND APPROVED BY COUNTY ENGINEERING.
 - PROVIDE 0.1-FOOT ELEVATION FALL THROUGH ALL MANHOLES EXCEPT STRAIGHT THROUGH MANHOLES.
 - CONCRETE MANHOLES SHALL BE COATED WITH COAL TAR EPOXY COATING MINIMUM 20 MILS THICK.
 - USE VENTED MANHOLES AS REQUIRED PER NCDEQ/DWQ REQUIREMENTS.
 - SANITARY SEWER MAINS ARE 8" C900 PVC.
 - ALL SANITARY SEWER MANHOLES WITH INVERT DIFFERENCES GREATER THAN 2.5' SHALL BE DROP MANHOLES. GRAVITY SEWER SHALL BE INSTALLED PER PENDER COUNTY UTILITIES STANDARD SPECIFICATIONS AND DETAILS.

- WATER SYSTEM NOTES**
- WATER LINES SHALL BE C-900 WITH A MINIMUM DR-18 RATING.
 - VALVE LOCATIONS TO BE FIELD ADJUSTED TO AVOID PLACEMENT WITHIN HANDICAP RAMPS.
 - DOMESTIC AND FIRE WATER SUPPLY APPURTENANCES ARE TO BE LOCATED OUTSIDE OF FENCED IN YARD SPACES AND 1' CLEAR OF FENCE LINES.
 - ALL WATER MAINS AND SEWER MAINS SHALL HAVE A MIN. OF 3'-0" COVER AS MEASURED FROM FINISHED GRADE AT THE LOCATION WHERE INSTALLED. UNLESS FERROUS PIPE MATERIAL IS SPECIFIED. IF FERROUS MATERIAL IS SPECIFIED, PROPER BEDDING SHALL BE PROVIDED WHERE SEWER MAINS ARE SUBJECT TO TRAFFIC BEARING LOADS.
 - WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 10' HORIZONTAL SEPARATION FROM, OR 18" VERTICAL SEPARATION OVER SEWER MAINS IN A SEPARATE TRENCH. WATER MAINS MAY BE INSTALLED IN THE SAME TRENCH AS SEWER MAINS PROVIDED THAT THE WATER MAIN IS LOCATED ON ONE SIDE ON A BENCH OF UNDISTURBED EARTH AND THE ELEVATION OF THE BOTTOM OF THE WATER MAIN IS AT LEAST 18" ABOVE THE TOP OF THE SEWER MAIN. WATER MAINS SHALL BE INSTALLED PER PENDER COUNTY UTILITIES MANUAL OF STANDARDS, SPECIFICATIONS AND DETAILS.
 - IRRIGATION SYSTEM TO BE DESIGNED IN ACCORDANCE WITH IRRIGATION CONSULTANT. IRRIGATION METERS TO BE PROVIDED OFF THE PRIVATE DOMESTIC WATER SERVICE LINE. IRRIGATION CONSULTANT TO PROPOSE METER LOCATIONS AND SUBMIT TO OWNER AND PROJECT ENGINEER FOR APPROVAL.

2 UTILITY PLAN

1 NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

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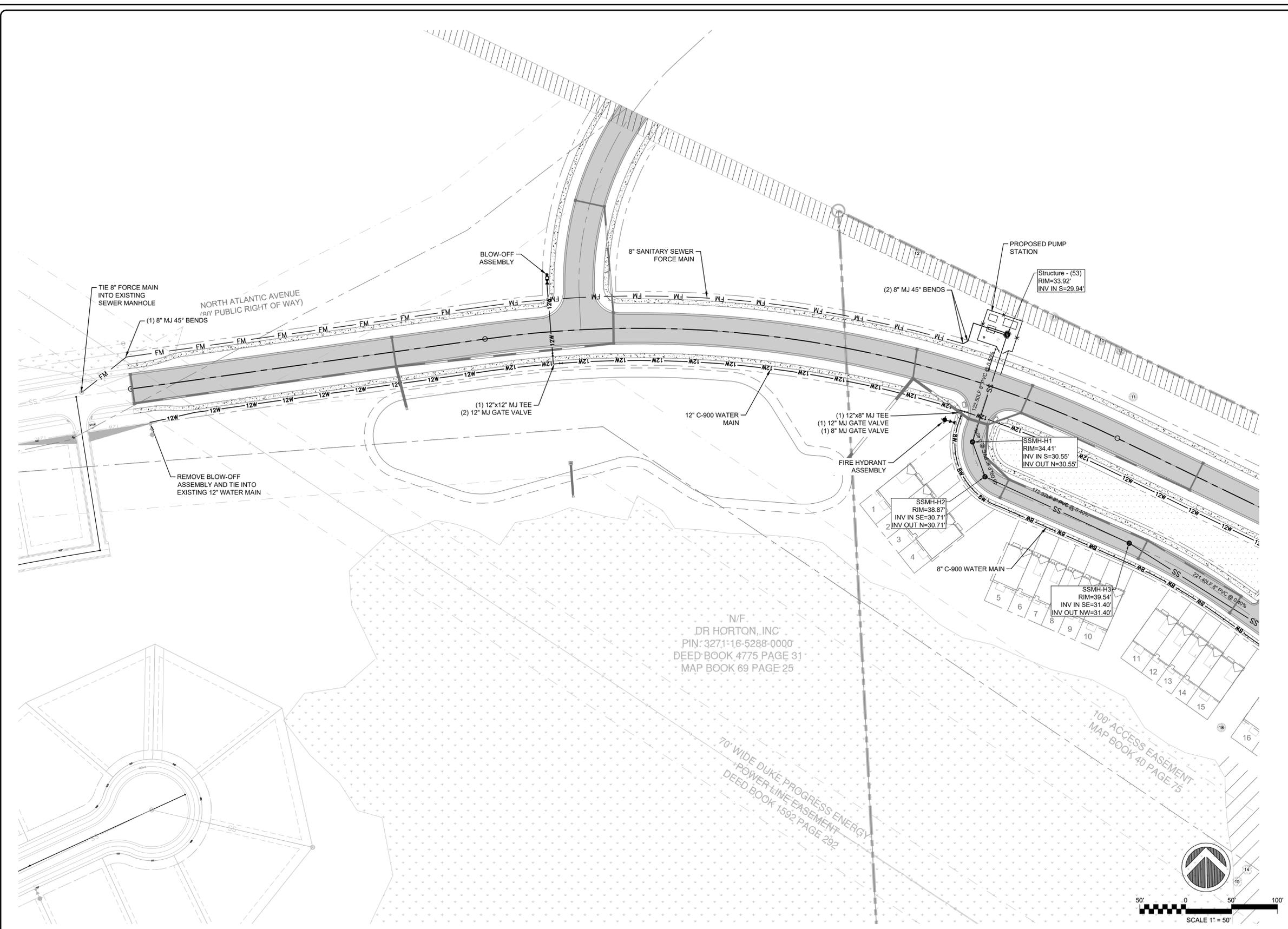
BLAKE FARM PARCEL H
 BLAKE FARM BOULEVARD & S. ATLANTIC AVENUE

UTILITY PLAN

DATE: 07/14/2023	SCALE: C8.0
MCE PROJ. #: 04245-0047	HORIZONTAL: 1"=100'
DRAWN: ALM/BMJ	VERTICAL: N/A
DESIGNED: THL	DRAWING NUMBER: 0
CHECKED: TSM	REVISION: 0
PROJ. MGR: TSM	
STATUS: PRELIMINARY DESIGN	

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 GRADING AND DRAINAGE PLAN ENLARGEMENT

1 NOTES

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BLAKE FARM PARCEL H
UTILITY PLAN ENLARGEMENT

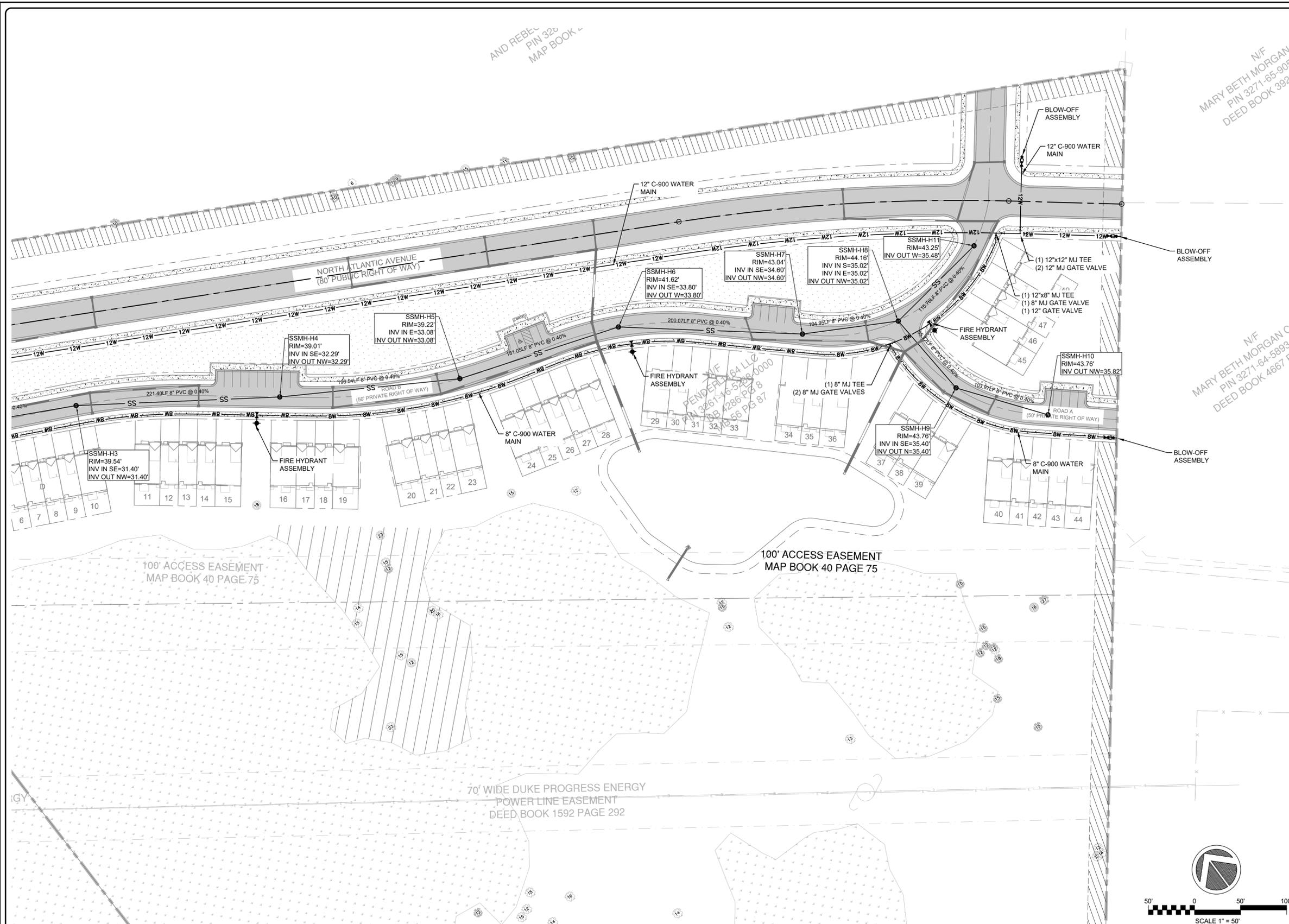
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PROJ. MGR. TSM		
STATUS: PRELIMINARY DESIGN		

AND REBEL
PIN 320
MAP BOOK 4

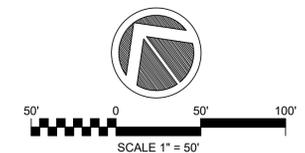
N/F
MARY BETH MORGAN C
PIN 3271-65-9054
DEED BOOK 3920 F

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
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N/F
MARY BETH MORGAN C
PIN 3271-64-5893 OF
DEED BOOK 4667 PA



2 UTILITY PLAN ENLARGEMENT **1 NOTES**

REV. NO.	DESCRIPTIONS	DATE

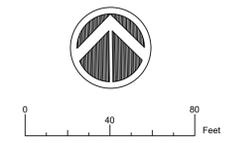
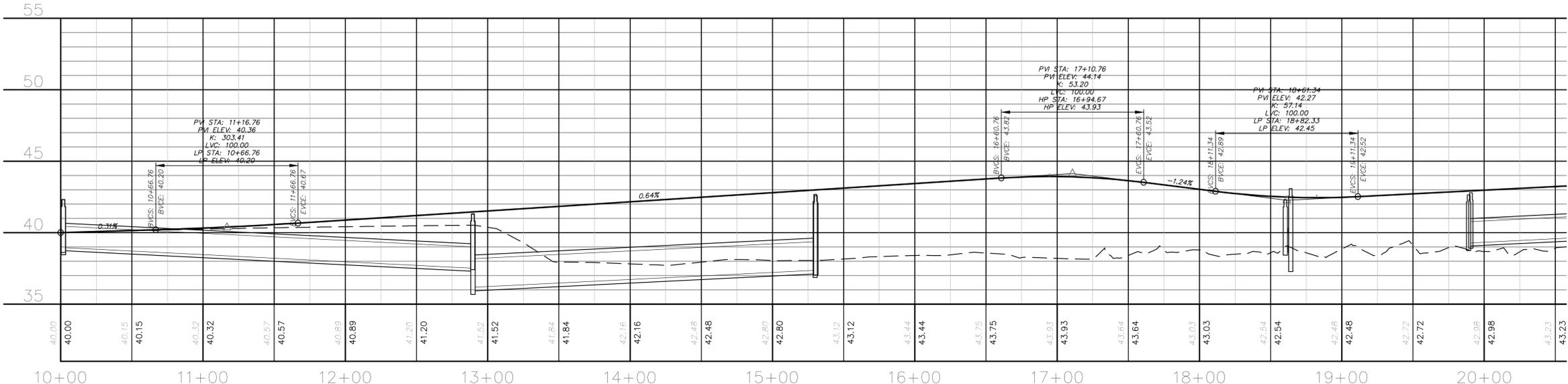
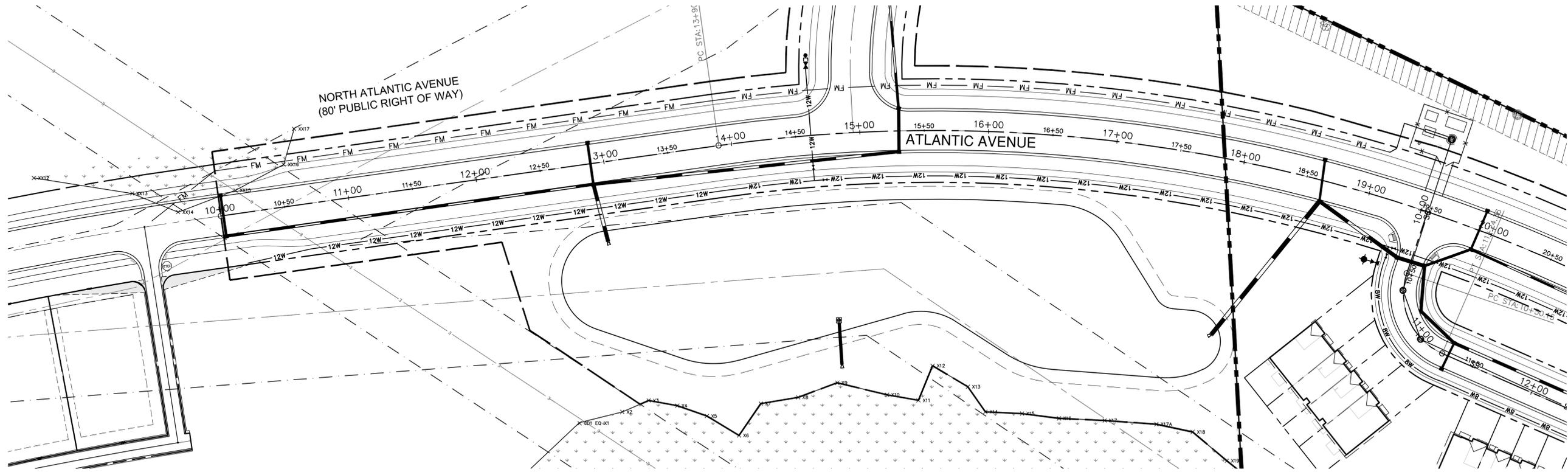
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BLAKE FARM PARCEL H
UTILITY PLAN ENLARGEMENT

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MCE PROJ. # 04245-0047	HORIZONTAL: 1"=50'	
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STATUS: PRELIMINARY DESIGN		



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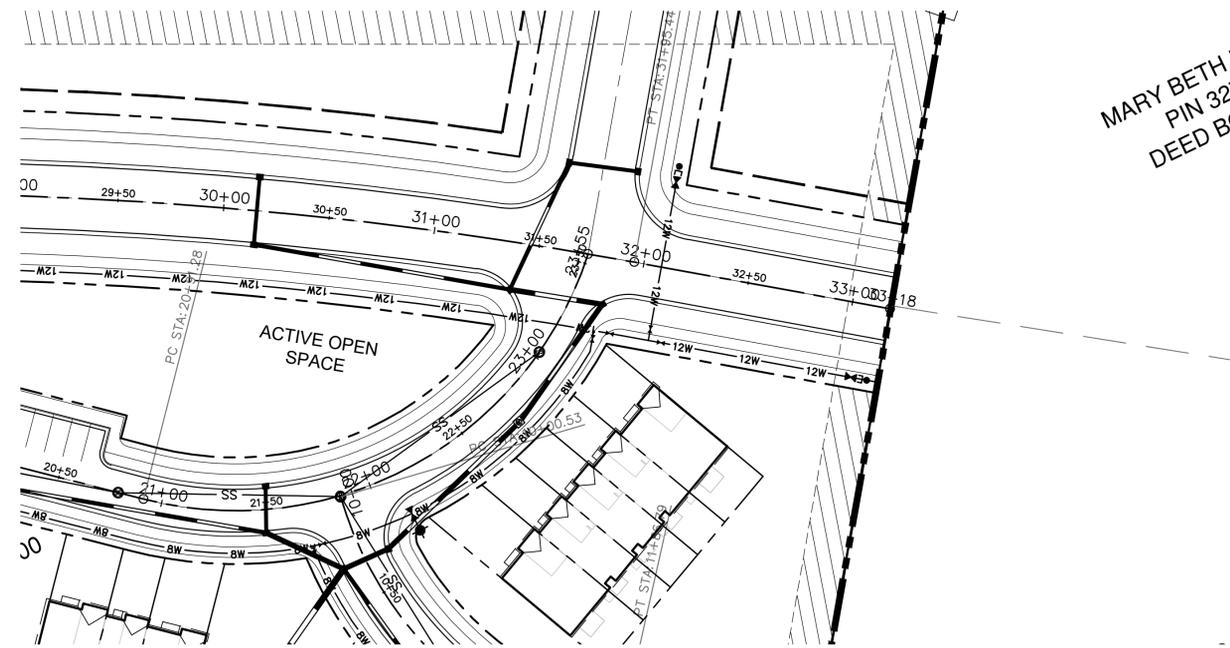
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BLAKE FARM PARCEL H
ROAD A UTILITY PLAN AND PROFILE STA 10+00 TO 20+00

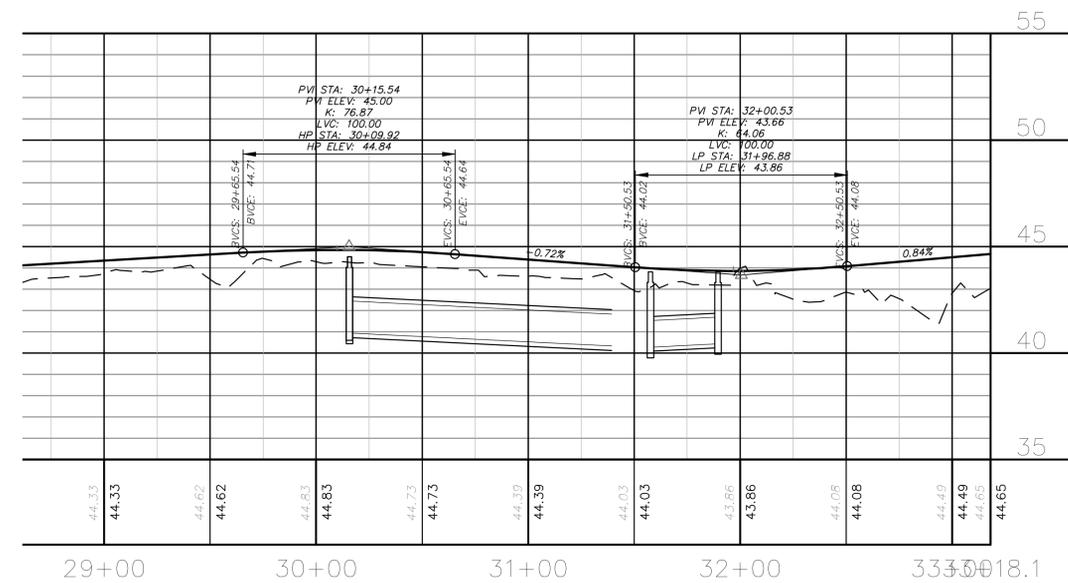
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DESIGNED	THL
CHECKED	TSM
PROJ. MGR.	TSM

SCALE	C9.0
HORIZONTAL:	
VERTICAL:	0
REVISION	

STATUS: PRELIMINARY DESIGN



MARY BETH M
PIN 327
DEED BC



0 40 80
Vertical Feet

REV. NO.	DESCRIPTIONS	DATE

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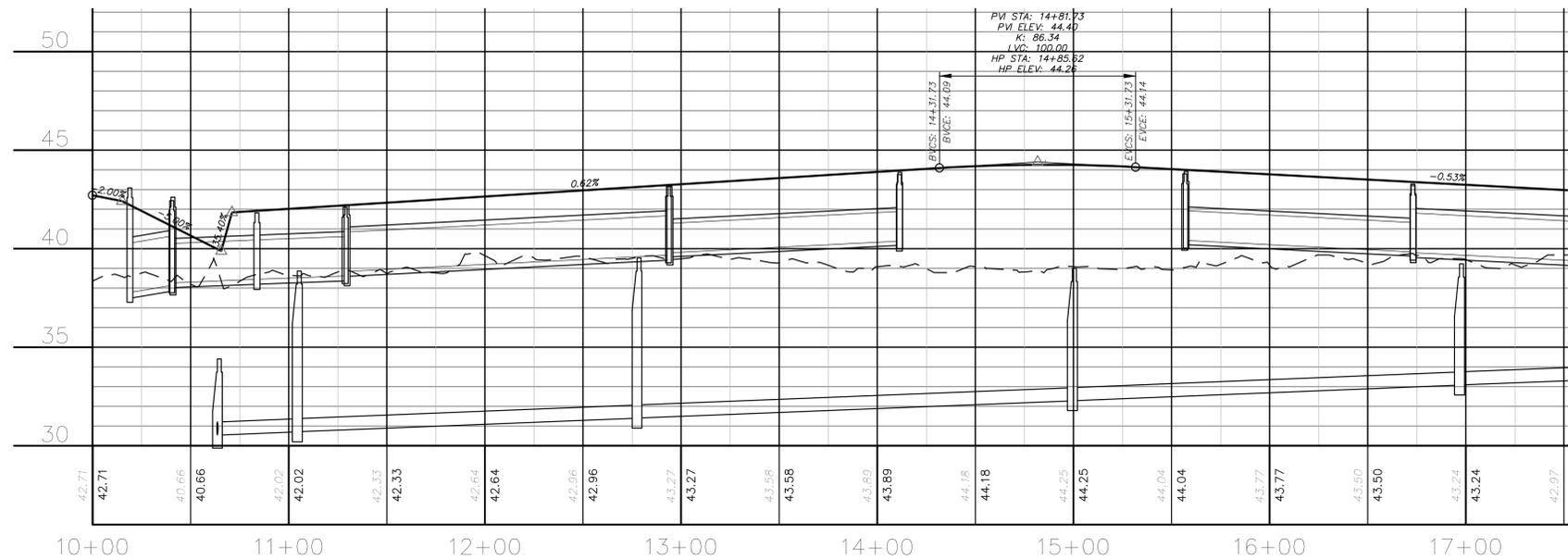
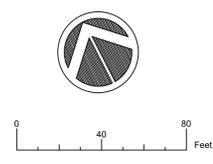
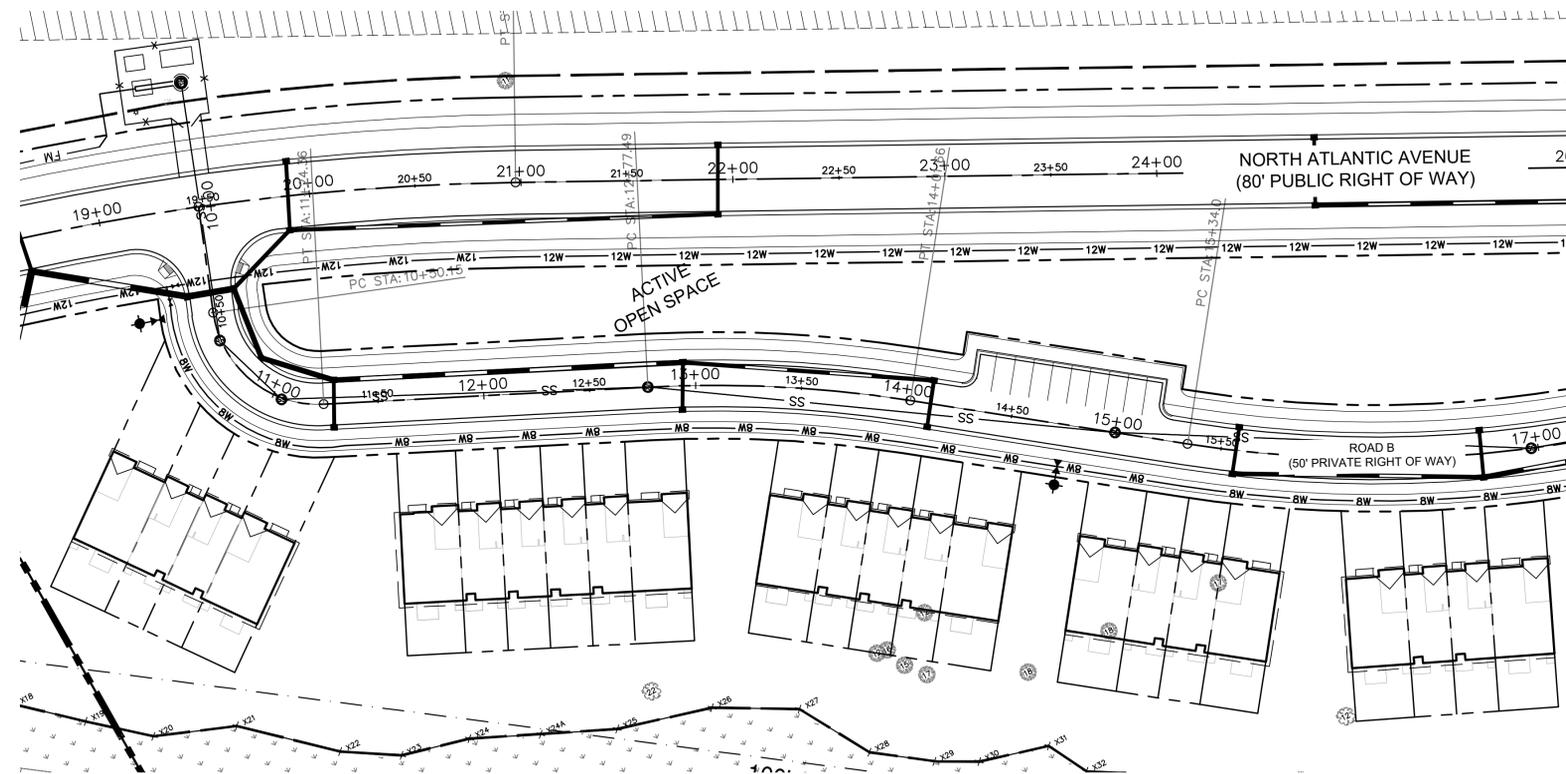
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BLAKE FARM PARCEL H
ROAD A UTILITY PLAN AND PROFILE STA 30+00 TO END

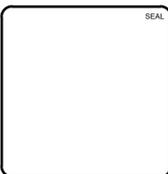
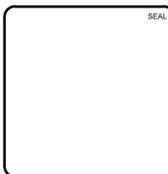
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PROJ. MGR.	TSM

SCALE	C9.2 DRAWING NUMBER
HORIZONTAL:	
VERTICAL:	
REVISION	----

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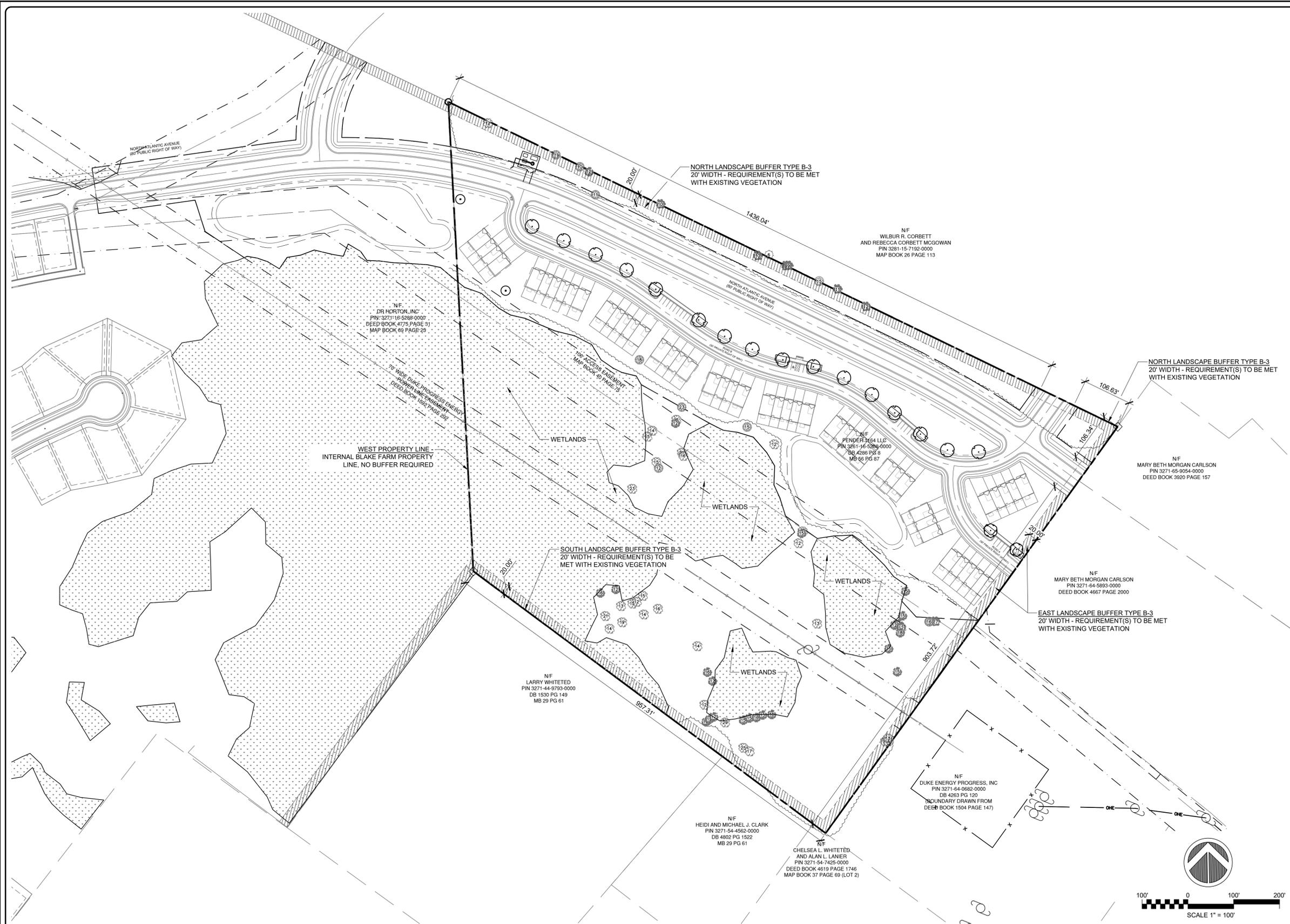
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BLAKE FARM PARCEL H
ROAD B UTILITY PLAN AND PROFILE STA 10+00 TO 17+00

DATE:	07/14/2023
MCE PROJ. #	04245-0047
DRAWN	ALM/BJ
DESIGNED	THL
CHECKED	TSM
PROJ. MGR.	TSM

SCALE	C9.3
HORIZONTAL:	1"=40'
VERTICAL:	1"=4'
DRAWING NUMBER	----
REVISION	----

STATUS: **PRELIMINARY DESIGN**



LANDSCAPE DATA		
REGULATION	REQUIRED	PROPOSED
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	2 MAPLES 2 WATER OAKS 16 OAKS	2 MAPLES 2 WATER OAKS 16 OAKS
1 SIGNIFICANT MAPLES x 2 = 2 MAPLES 1 SIGNIFICANT WATER OAK x 2 = 2 WATER OAKS 8 SIGNIFICANT OAKS x 2 = 16 OAK		
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		
NORTH B-3' 20' WIDE STRIP 1 CANOPY TREES, 2 UNDERSTORY TREES PER 100 LF 1,542 LF/100 = 15.42 15.42 x 1 = 15.42 = 16 CANOPY TREES 15.42 x 2 = 30.84 = 31 UNDERSTORY TREES	20' WIDTH 16 CANOPY 31 UNDERSTORY	20' WIDTH MET WITH EXISTING VEGETATION*
EAST B-3' 20' WIDE STRIP 1 CANOPY TREES, 2 UNDERSTORY TREES PER 100 LF 1,010 LF/100 = 10.10 10.10 x 1 = 10.10 = 11 CANOPY TREES 10.10 x 2 = 20.20 = 21 UNDERSTORY TREES	20' WIDTH 11 CANOPY 21 UNDERSTORY	20' WIDTH MET WITH EXISTING VEGETATION*
SOUTH B-3' 20' WIDE STRIP 1 CANOPY TREES, 2 UNDERSTORY TREES PER 100 LF 957 LF/100 = 9.57 9.57 x 1 = 9.57 = 10 CANOPY TREES 9.57 x 2 = 19.14 = 20 UNDERSTORY TREES	20' WIDTH 10 CANOPY 20 UNDERSTORY	20' WIDTH MET WITH EXISTING VEGETATION*
WEST N/A	NO	N/A
*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.		

2 LANDSCAPE PLAN

1 NOTES

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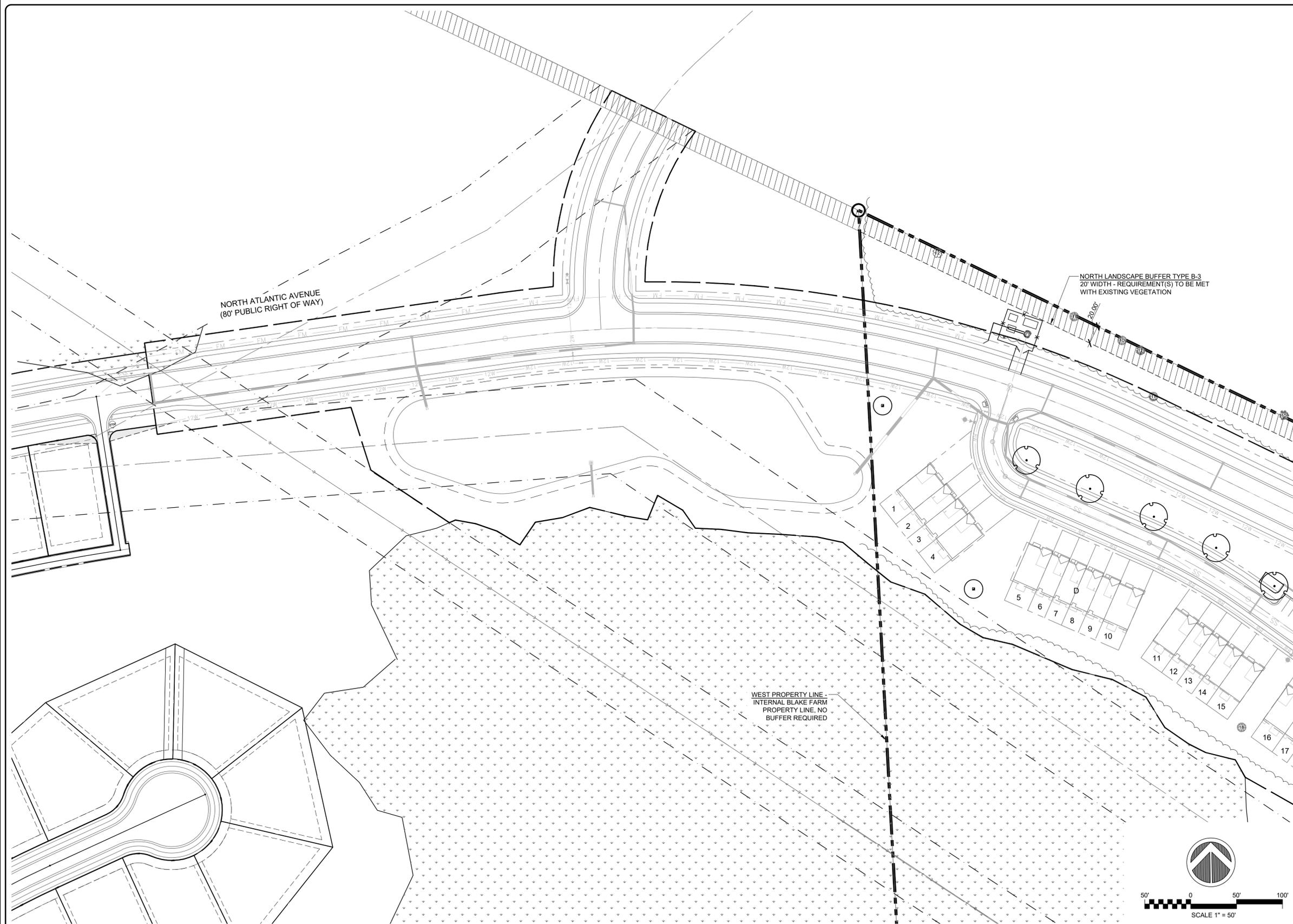
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PROJ. MGR: TSM		



PLANT SCHEDULE

CANOPY TREE	BOTANICAL / COMMON NAME
	ACER RUBRUM 'OCTOBER GLORY'™ OCTOBER GLORY MAPLE
	QUERCUS NIGRA WATER OAK
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK

2 LANDSCAPE PLAN ENLARGEMENT

1 NOTES

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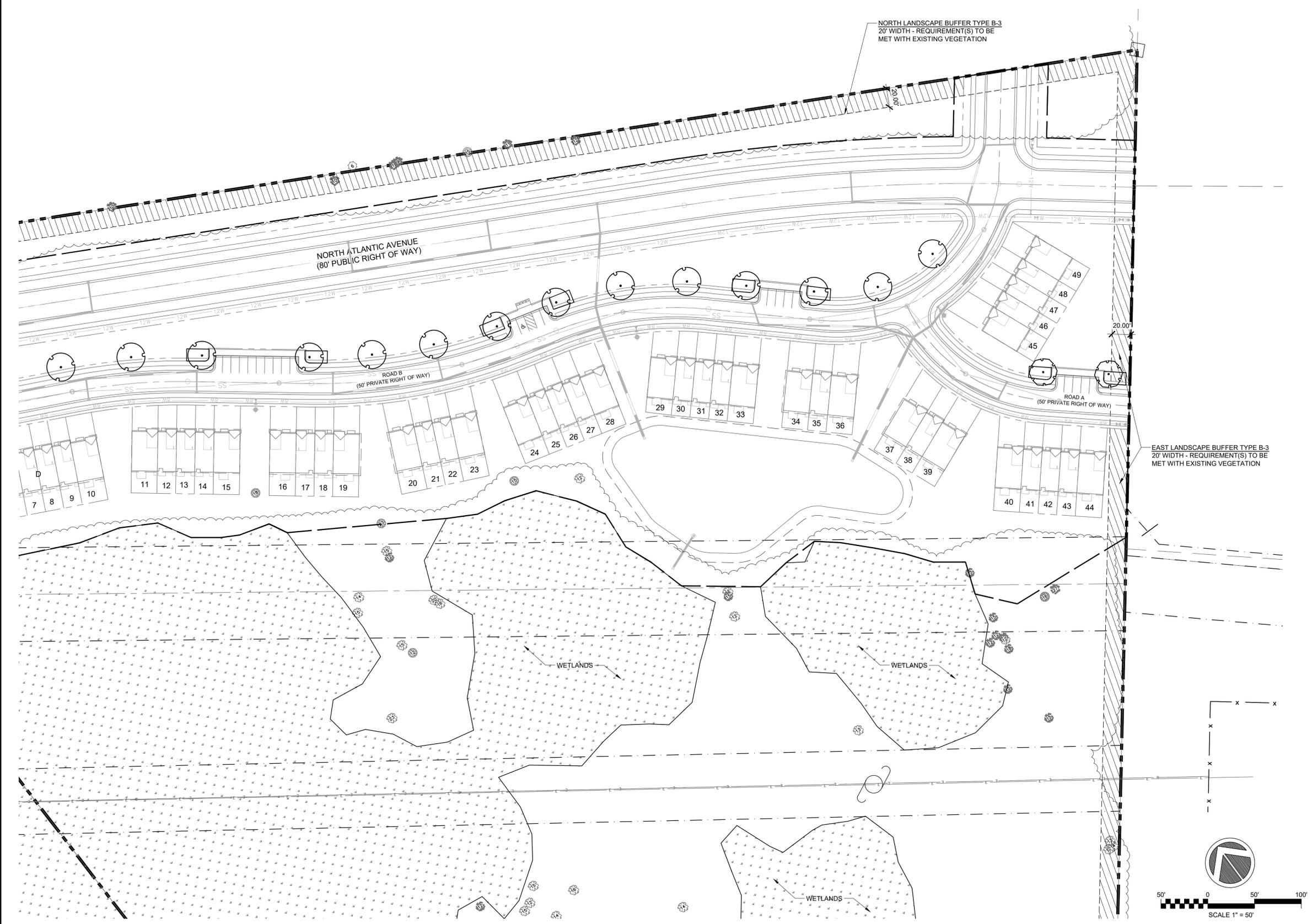
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HORIZONTAL:	DRAWING NUMBER
VERTICAL:	REVISION
VSCALE	----

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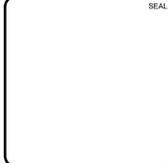


PLANT SCHEDULE

CANOPY TREE	BOTANICAL / COMMON NAME
	ACER RUBRUM 'OCTOBER GLORY'™ OCTOBER GLORY MAPLE
	QUERCUS NIGRA WATER OAK
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2 LANDSCAPE PLAN ENLARGEMENT

REVNO	DESCRIPTIONS / REVISIONS	DATE



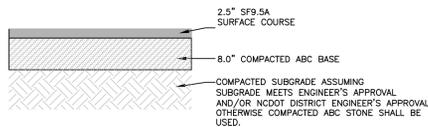
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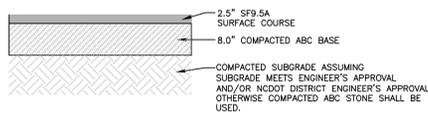
BLAKE FARM PARCEL H
 LANDSCAPE PLAN ENLARGEMENT

1 NOTES

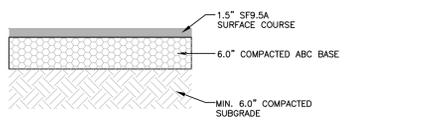
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**ASPHALT PAVEMENT SECTION
NORTH ATLANTIC AVENUE**



**ASPHALT PAVEMENT SECTION
(LOCAL STREETS)**

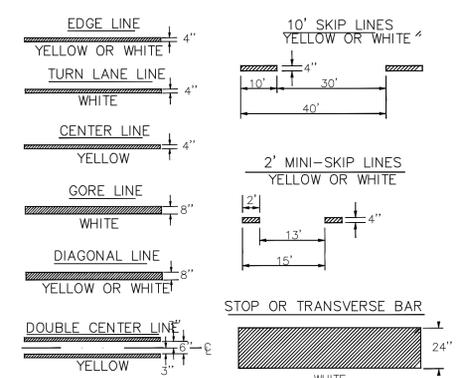


**ASPHALT PAVEMENT SECTION
(ALLEY)**

NOTE:
1) PAVEMENT SECTIONS ARE BASED UPON A SOILS REPORT PREPARED BY ECS CAROLINAS DATED JUNE 7, 2023.
2) NCDOT SUBDIVISION GUIDELINES FOR GROUP II, FAIR TO POOR SOILS ARE LESS CONSERVATIVE, SO THE ECS GUIDELINES WERE USED FOR BLAKE FARM.

7 ASPHALT PAVING

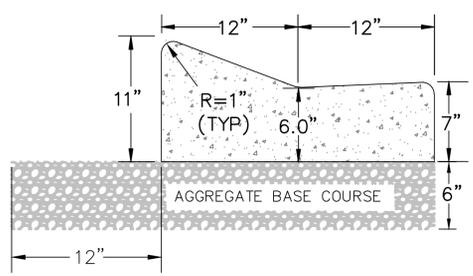
6 CURB RAMP



PAVEMENT MARKING DETAIL

NOT TO SCALE

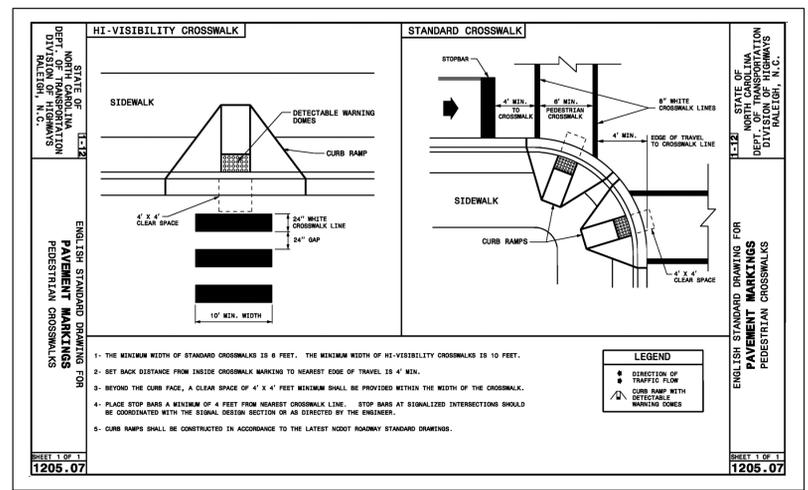
5 PAVEMENT MARKINGS



STD. 24" VALLEY CURB

NOT TO SCALE
NOTES:
1. EXPANSION JOINT MATERIAL TO COMPLY WITH CURRENT NCDOT STANDARDS
2. 50' MAX EXPANSION JOINT SPACING, 10' MAX CONTRACTION JOINTS
3. JOINT INSTALLATION LENGTH IS 5 FT.
4. CONCRETE TO BE 3000 PSI MIN

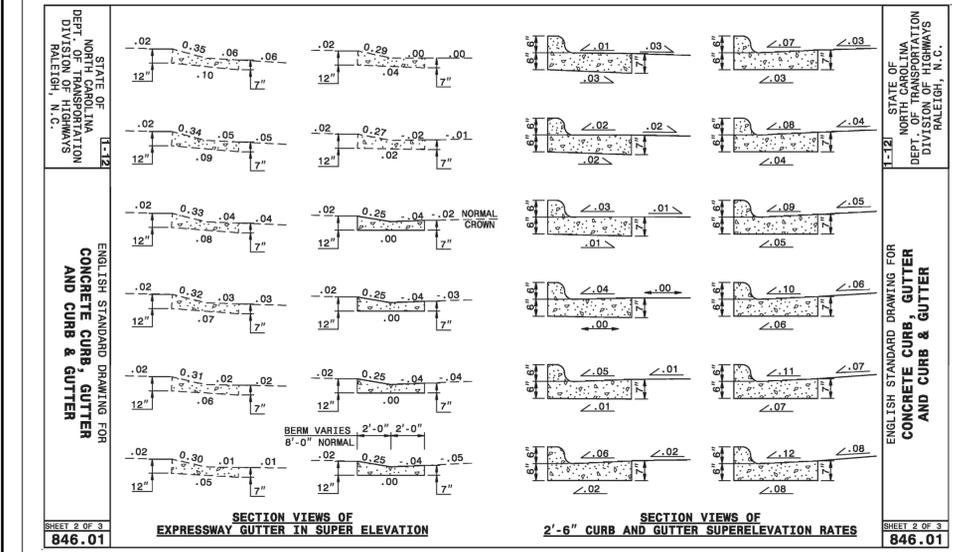
4 VALLEY CURB



**SHEET 1 OF 1
1205.07**

**SHEET 1 OF 1
1205.07**

5 PAVEMENT MARKINGS

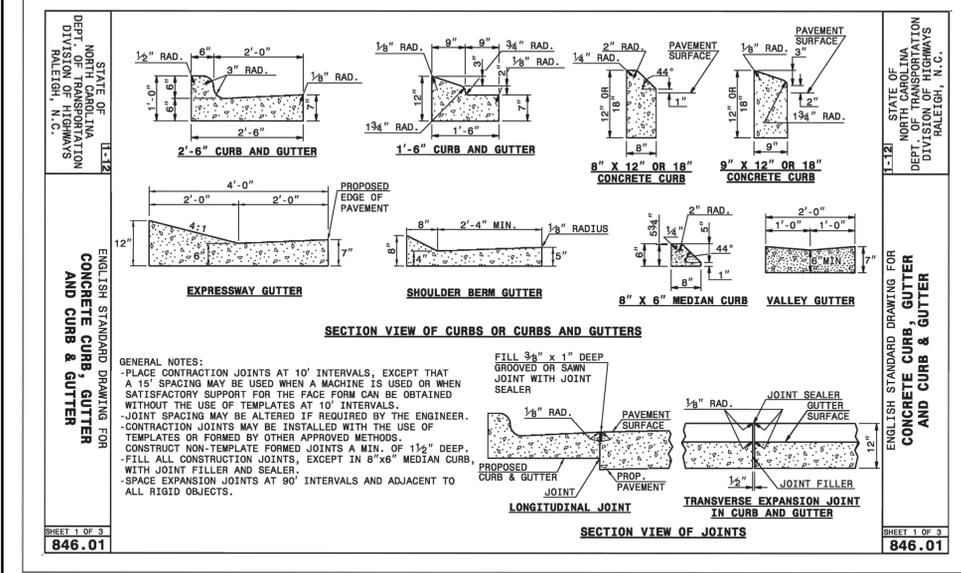


**SHEET 2 OF 3
846.01**

**SHEET 2 OF 3
846.01**

2 CONCRETE CURB AND GUTTER

NTS



**SHEET 1 OF 3
846.01**

**SHEET 1 OF 3
846.01**

1 CONCRETE CURB AND GUTTER

NTS

REV. NO.	DESCRIPTIONS	DATE

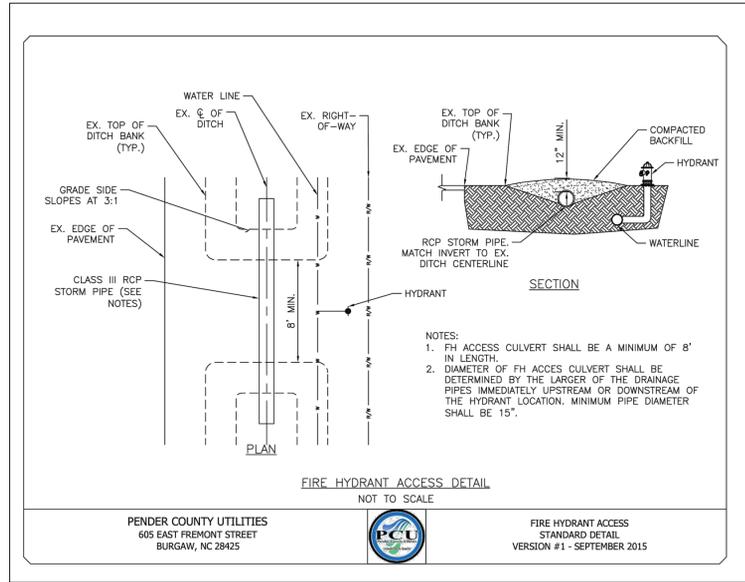
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Wilmington, North Carolina 28401
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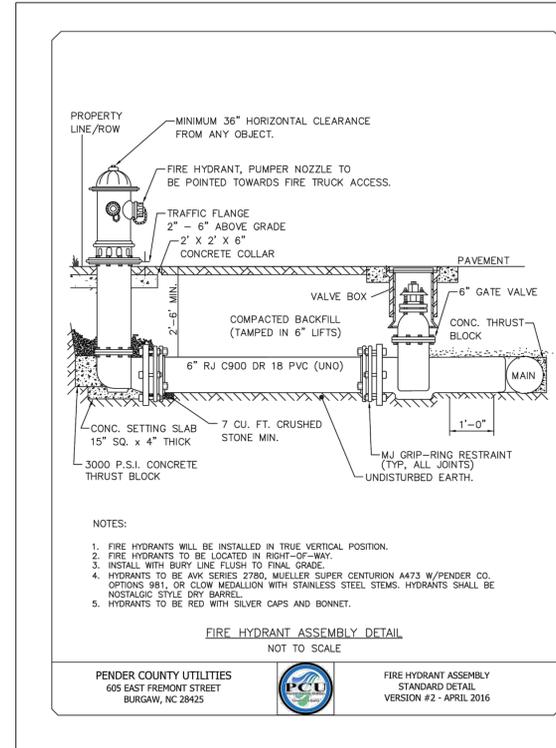
BLAKE FARM PARCEL H
SITE DETAILS

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DRAWN: ALMBMJ	DESIGNED: THL	0
CHECKED: TSM	PROJ. MGR: TSM	REVISION
STATUS: PRELIMINARY DESIGN		



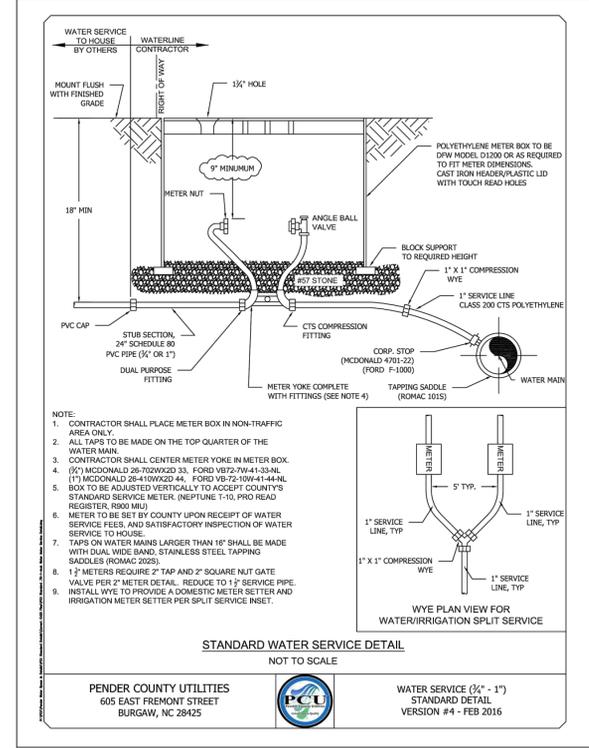
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NTS



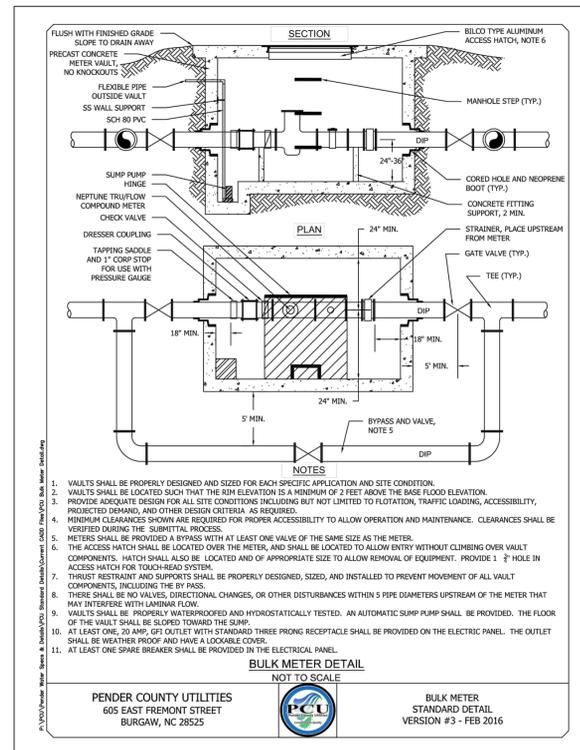
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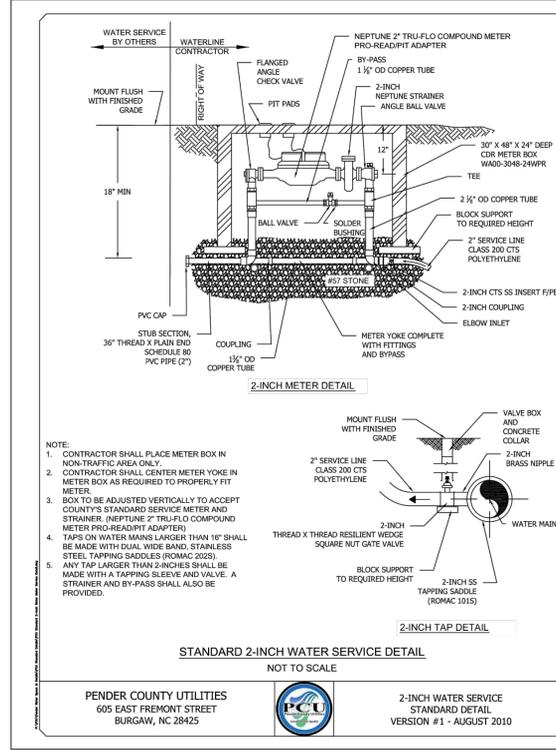
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NTS



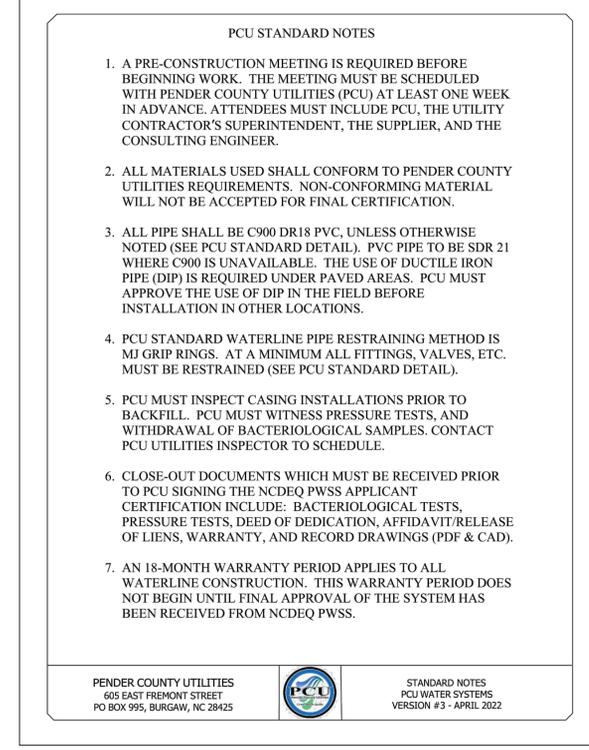
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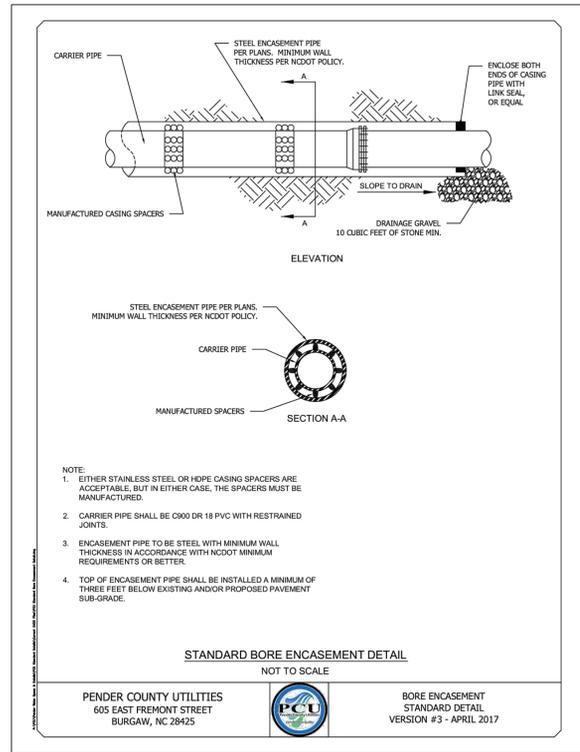
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BLAKE FARM PARCEL H
UTILITY DETAILS

DATE: 07/14/2023	SCALE: C14.0
MCE PROJ. #: 04245-0047	HORIZONTAL: N/A
DRAWN: ALM/BMJ	VERTICAL: N/A
DESIGNED: THL	DRAWING NUMBER: 0
CHECKED: TSM	REVISION: 0
PROJ. MGR: TSM	
STATUS: PRELIMINARY DESIGN	



7

NTS

Restrained Length in Feet Each Side of Fitting Joint

PIPE DIAMETER (INCHES)	D. I. P.			P. V. C.		
	90°	45°	22 1/2°	90°	45°	22 1/2°
3"	30	15	10	40	20	10
4"	36	18	12	50	25	12
6"	50	25	17	80	35	17
8"	66	33	22	100	45	22
10"	80	40	27	110	55	27
12"	96	48	32	130	65	32
16"	120	60	42	160	75	42
20"	150	75	52	200	90	52
24"	180	90	62	240	105	62
30"	225	112	78	280	120	78
36"	270	135	96	330	140	96
42"	315	157	114	380	160	114
48"	360	180	132	430	180	132

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

Restrained Length in Feet For Reducer

PIPE DIAMETER (INCHES)	3"	4"	6"	8"	10"	12"	16"	20"	24"	30"
3"	0	0	0	0	0	0	0	0	0	0
4"	40	0	0	0	0	0	0	0	0	0
6"	50	45	0	0	0	0	0	0	0	0
8"	75	70	40	0	0	0	0	0	0	0
10"	90	80	70	40	0	0	0	0	0	0
12"	120	110	100	70	40	0	0	0	0	0
16"	160	150	140	120	100	70	0	0	0	0
20"	200	190	180	170	150	130	70	0	0	0
24"	240	230	220	210	200	180	100	0	0	0
30"	280	270	260	250	240	220	150	70	0	0
36"	320	310	300	290	280	260	200	100	0	0
42"	360	350	340	330	320	300	250	150	100	0
48"	400	390	380	370	360	340	300	200	150	100

Length of restrained joint for larger diameter pipe

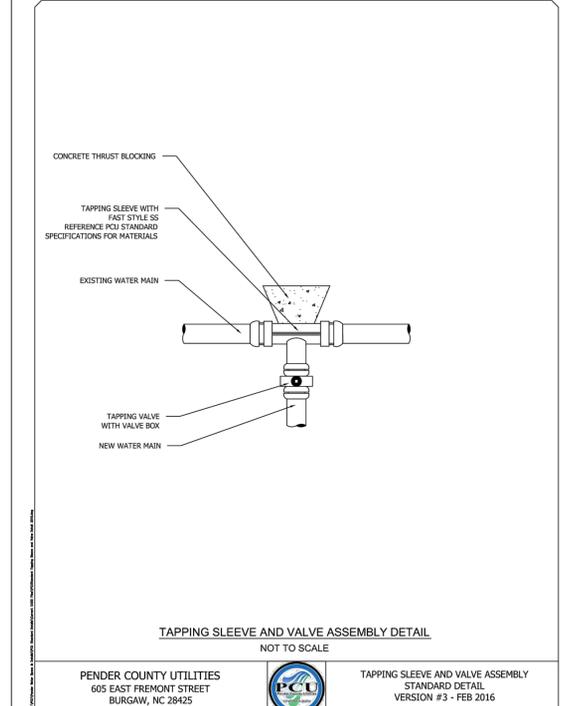
NOTES:
1. PENDER COUNTY STANDARD RESTRAINT METHOD IS MJ "GRIP-RING" TYPE. ALL RJ TO BE MJ "GRIP-RING" TYPE UNLESS SPECIFICALLY APPROVED BY PCU IN WRITING.
2. ALL FITTINGS AND JOINTS SHALL BE RESTRAINED JOINT.
3. "L" ABOVE IS GIVEN IN FEET FROM FITTING JOINT.

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28425

RESTRAINED JOINT TABLE
STANDARD DETAIL
VERSION #1 - OCTOBER 2015

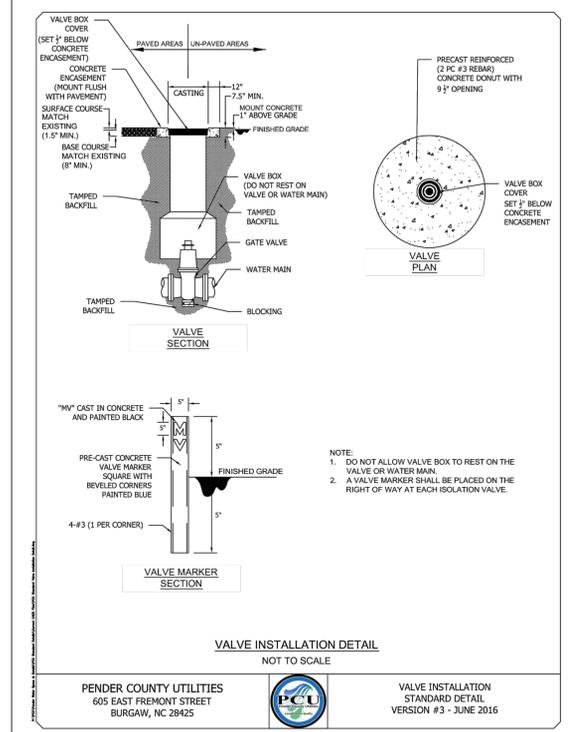
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NTS



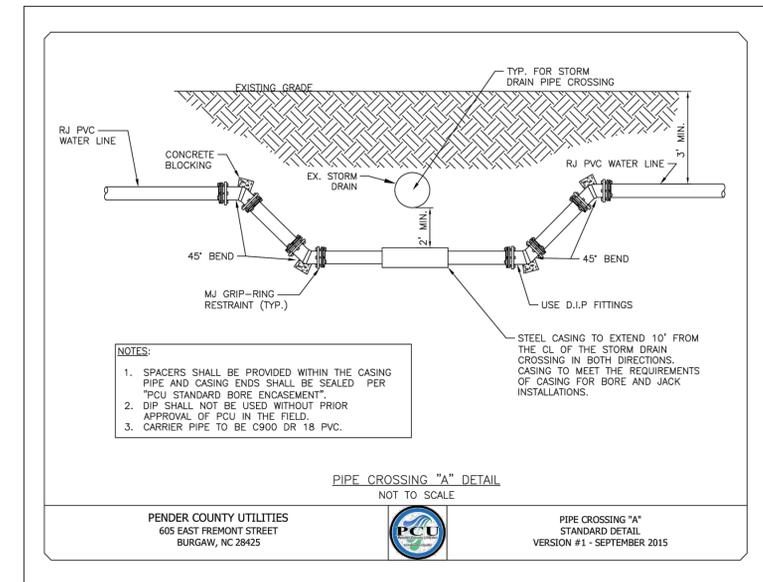
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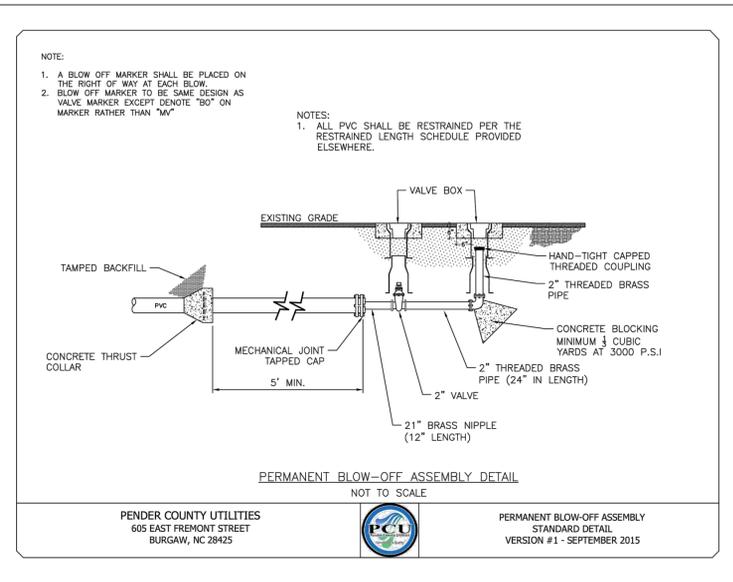
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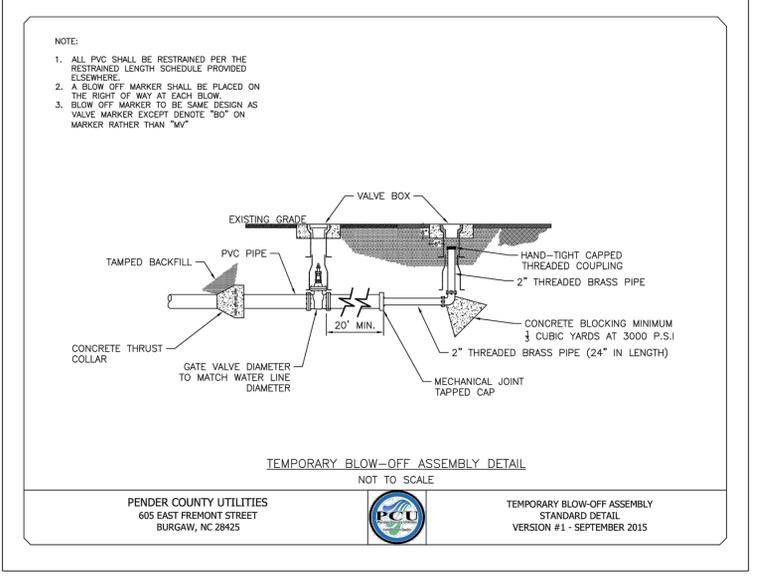
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NTS



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1

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REV. NO.	DESCRIPTIONS	DATE

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BLAKE FARM PARCEL H
UTILITY DETAILS

DATE: 07/14/2023
MCE PROJ. #: 04245-0047
DRAWN: ALM/BJM
DESIGNED: THL
CHECKED: TSM
PROJ. MGR: TSM

SCALE: HORIZONTAL: N/A
VERTICAL: VSCALE

C14.1
DRAWING NUMBER
REVISION

STATUS: PRELIMINARY DESIGN

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:

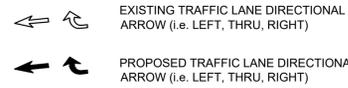
PAVEMENT MARKINGS:
ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS. PAVEMENT MARKINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL HAVE THE PAVEMENT MARKINGS PRE-MARKED, INSPECTED, AND APPROVED BY NCDOT PERSONNEL PRIOR TO THE PLACEMENT OF FINAL PAVEMENT MARKINGS.

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.

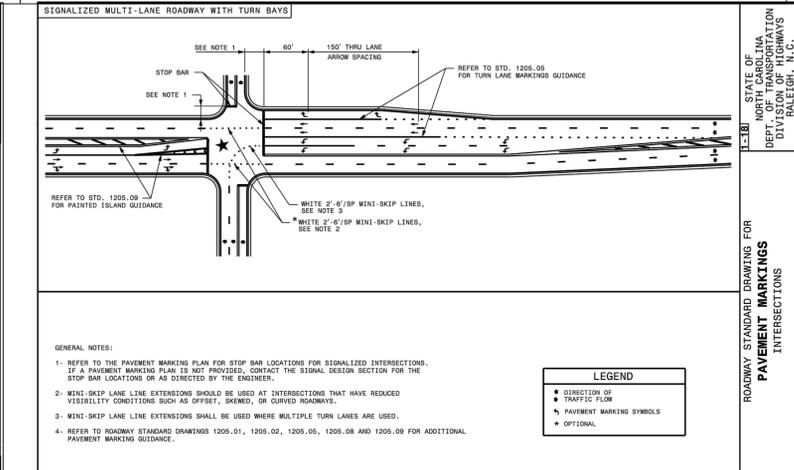
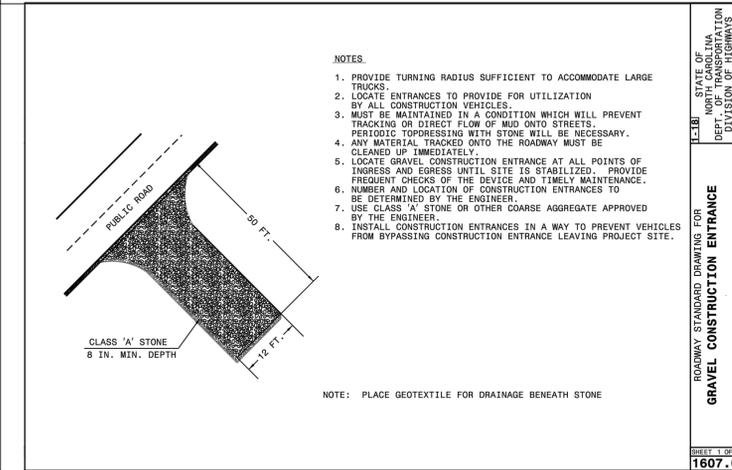
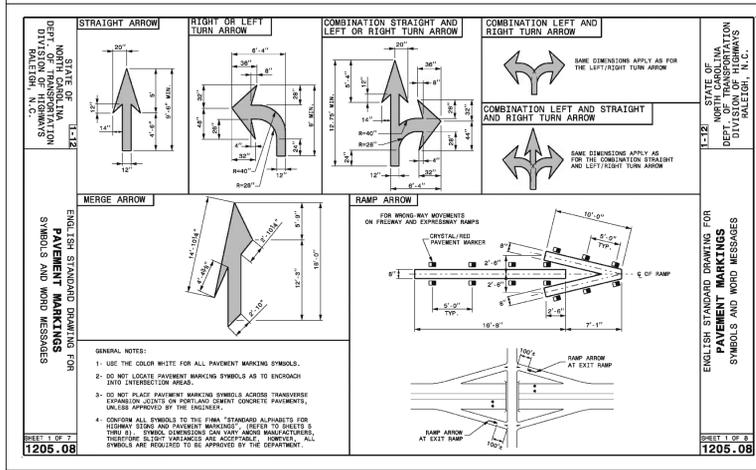
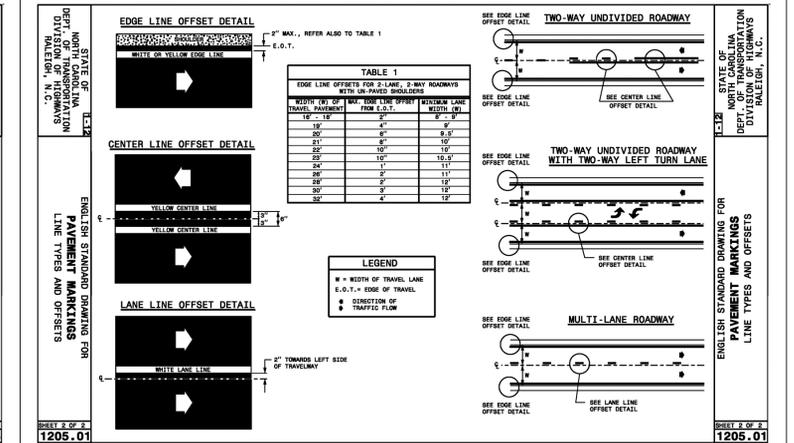
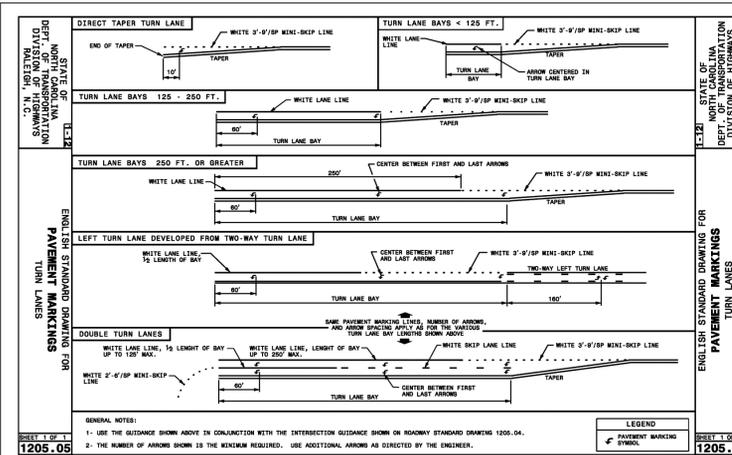
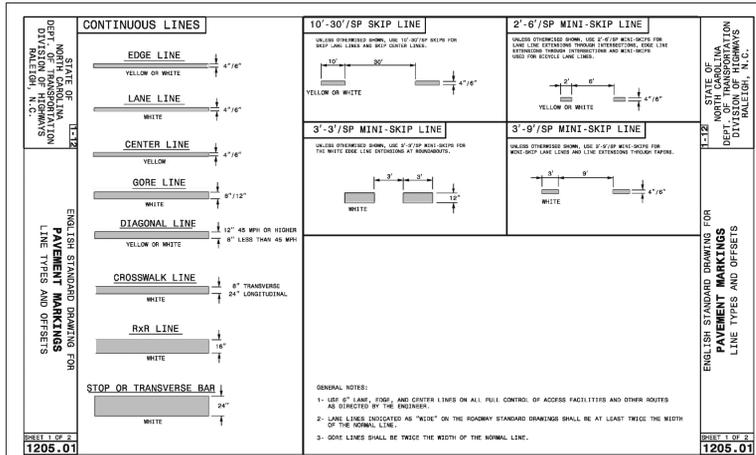
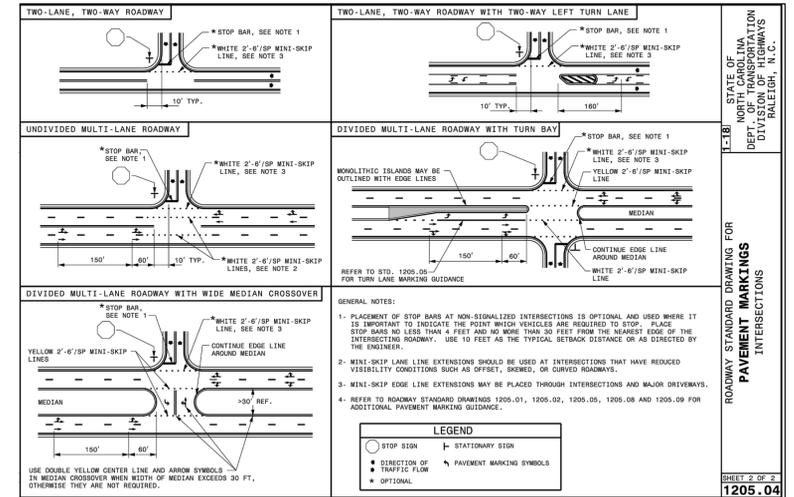
TRAFFIC CONTROL:
TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS AND THE TRAFFIC CONTROL PLANS INCLUDED HEREIN.

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'



1 NCDOT DETAILS

REV. NO.	DESCRIPTIONS	DATE

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BLAKE FARM PARCEL H

NCDOT DETAILS

DATE: 07/14/2023
MCE PROJ. #: 04245-0047
DRAWN: ALMB/MJ
DESIGNED: THL
CHECKED: TSM
PROJ. MGR: TSM

SCALE: HORIZONTAL: N/A, VERTICAL: N/A

C15.0
DRAWING NUMBER: 0
REVISION

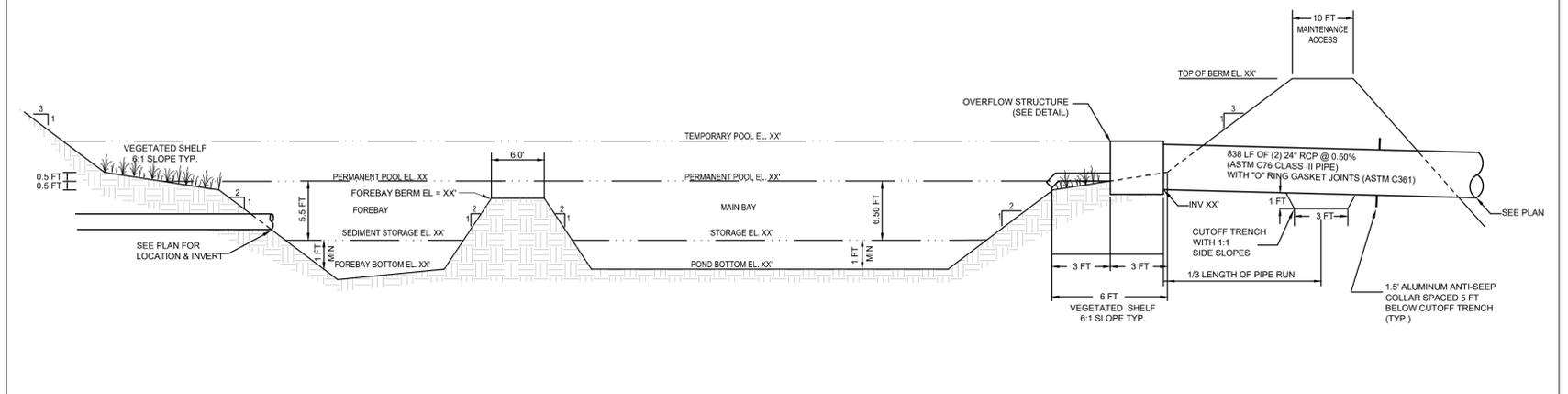
STATUS: PRELIMINARY DESIGN

DATE: 07/14/2023
MCE PROJ. #: 04245-0047
DRAWN: ALMB/MJ
DESIGNED: THL
CHECKED: TSM
PROJ. MGR: TSM

SCALE: HORIZONTAL: N/A, VERTICAL: N/A

C15.0
DRAWING NUMBER: 0
REVISION

STATUS: PRELIMINARY DESIGN



2 FOREBAY AND STORAGE POND SECTION

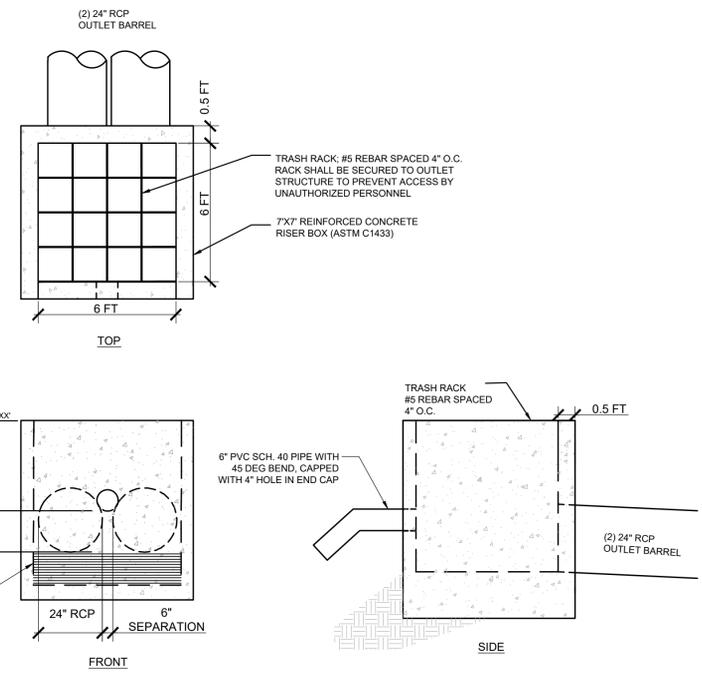
NTS

- STORM ELEVATIONS**
- WET POND**
- 1.5' STORM = XX'
- DESIGN STORM**
- 1-YEAR = XX'
- 10-YEAR = XX'
- 25-YEAR = XX'
- 100-YEAR = XX'



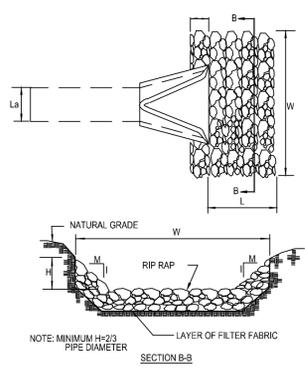
1 SCM 2 PLAN VIEW

1" = 30'



3 OUTLET STRUCTURE

NTS



- NOTES**
- SEE OUTLET PROTECTION TABLE BELOW FOR RIP-RAP DIMENSIONS AND CLASSES. RIP-RAP SHOULD EXTEND UP BOTH SIDES OF THE APRON AND AROUND THE END OF THE PIPE OR CULVERT AT THE DISCHARGE OUTLET AT A MAXIMUM SLOPE OF 2:1 AND A HEIGHT NOT LESS THAN TWO THIRDS THE PIPE DIAMETER OR CULVERT HEIGHT.
 - THERE SHALL BE NO OVERFLOW FROM THE END OF THE APRON TO THE SURFACE OF THE RECEIVING CHANNEL. THE AREA TO BE PAVED OR RIPRAPPED SHALL BE UNDERCUT SO THAT THE INVERT OF THE APRON SHALL BE AT THE SAME GRADE (FLUSH) WITH THE SURFACE OF THE RECEIVING CHANNEL. THE APRON SHALL HAVE A CUTOFF OR TOE WALL AT THE DOWNSTREAM END.
 - THE WIDTH OF THE END OF THE APRON SHALL BE EQUAL TO THE BOTTOM WIDTH OF THE RECEIVING CHANNEL. MAXIMUM TAPER TO RECEIVING CHANNEL 5:1
 - ALL SUBGRADE FOR STRUCTURE TO BE COMPACTED TO 95% OR GREATER.
 - THE PLACING OF FILL, EITHER LOOSE OR COMPACTED IN THE RECEIVING CHANNEL SHALL NOT BE ALLOWED.
 - NO BENDS OR CURVES IN THE HORIZONTAL ALIGNMENT OF THE APRON WILL BE PERMITTED.
 - RIP-RAP IS SIZED FOR THE 25-YEAR STORM EVENT.**

4 RIPRAP APRON OUTLET

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REV. NO.	DESCRIPTIONS	DATE

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SCM WET POND 2 DETAILS

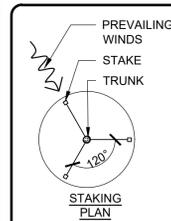
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DRAWN: ALM/BMJ	VERTICAL: VSCALE
DESIGNED: THL	REVISION: ---
CHECKED: TSM	
PROJ. MGR: TSM	
STATUS: PRELIMINARY DESIGN	

- 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.

PLANT SCHEDULE

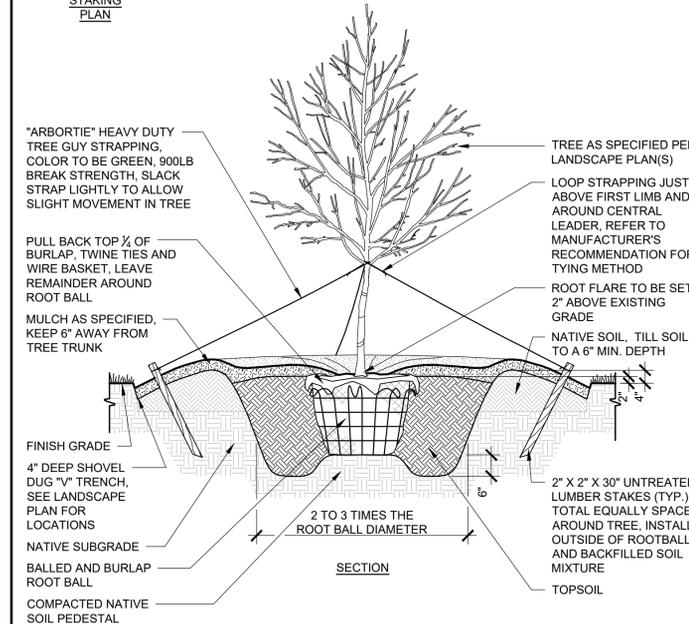
CANOPY TREE	SIZE	CALIPER	HEIGHT	QTY	REMARKS
ACER RUBRUM 'OCTOBER GLORY' TM OCTOBER GLORY MAPLE	B & B	2" CAL.	10'-12" HT.	2	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
QUERCUS NIGRA WATER OAK	B & B	2" CAL.	10'-12" HT.	2	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	B & B	2" CAL.	10'-12" HT.	16	SINGLE DOMINANT LEADER, UNIFORM CANOPY & MATCHED

5 PLANT LEGEND



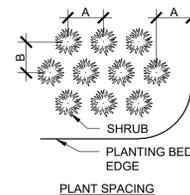
GENERAL NOTES:

- TREE TO BE STRAIGHTENED PRIOR TO BACKFILL AND GUYING
- SCARIFY BOTTOM AND SIDES OF PLANT PIT.
- STAKE AND GUY TREES 3" CALIPER OR GREATER, OR TREES IN WINDING LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- DO NOT WRAP TREE TRUNK
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT WITH MARKING FACING NORTH.
- BACKFILL PLANTING PITS WITH TOPSOIL MIXTURE AS SPECIFIED, PACK SOIL AROUND BASE OF ROOTBALL TO STABILIZE, INSTALL REMAINDER IN 6" LAYERS, HAND TAMP TO REMOVE VOIDS AND WATER EACH LAYER



4 GENERAL LANDSCAPE NOTES

3 TYPICAL TREE PLANTING

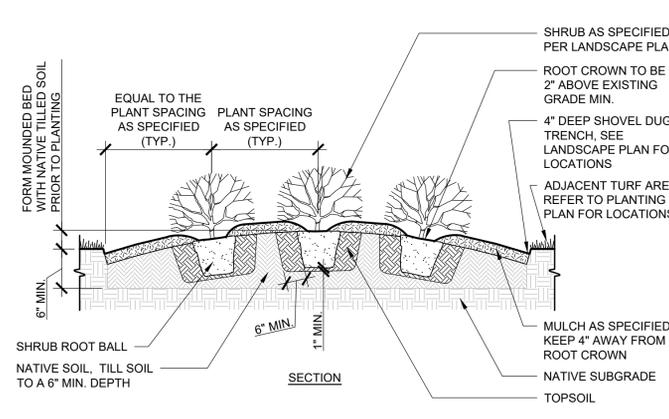


PLANT SPACING CHART

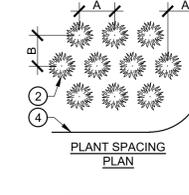
SPACING (A)	ROW OFFSET (B)	SPACING (A)	ROW OFFSET (B)
1'-0" O.C.	10" O.C.	5'-0" O.C.	4'-4" O.C.
1'-6" O.C.	1'-4" O.C.	6'-0" O.C.	5'-2" O.C.
2'-0" O.C.	1'-9" O.C.	7'-0" O.C.	6'-1" O.C.
2'-6" O.C.	2'-2" O.C.	8'-0" O.C.	6'-11" O.C.
3'-0" O.C.	2'-7" O.C.	9'-0" O.C.	7'-10" O.C.
3'-6" O.C.	3'-0" O.C.	10'-0" O.C.	8'-8" O.C.
4'-0" O.C.	3'-6" O.C.		

GENERAL NOTES:

- SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
- THE BOTTOM OF SHRUB ROOT BALLS SHALL NOT PROJECT INTO THE NATIVE SUBGRADE. LARGER PLANTS WILL REQUIRE ADDITIONAL TOPSOIL DEPTH.
- BACKFILL PLANTING PITS WITH TOPSOIL MIXTURE AS SPECIFIED, INSTALL IN 6" LAYERS, HAND TAMP TO REMOVE VOIDS AND WATER EACH LAYER
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED BY HAND PRIOR TO PLACEMENT AND BACKFILLING WITH PREPARED SOILS. HAND TOOLS SHALL NOT BE USED TO SCARIFY ROOT BALLS.



2 TYPICAL SHRUB PLANTING

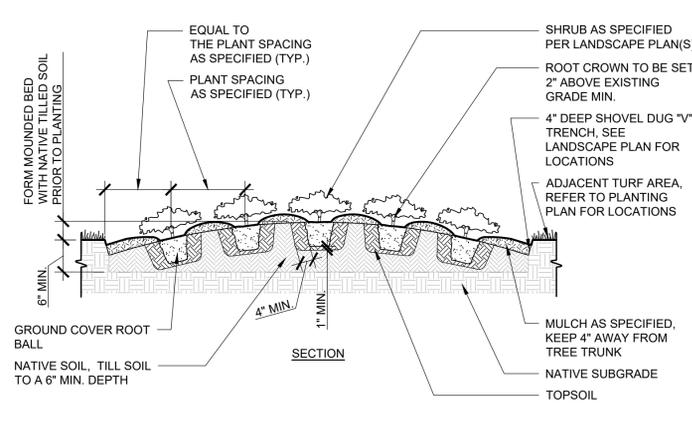


PLANT SPACING CHART

SPACING (A)	ROW OFFSET (B)	SPACING (A)	ROW OFFSET (B)
6" O.C.	5" O.C.	24" O.C.	1'-9" O.C.
8" O.C.	7" O.C.	36" O.C.	2'-7" O.C.
12" O.C.	10" O.C.	4'-0" O.C.	3'-6" O.C.
15" O.C.	1'-1" O.C.	5'-0" O.C.	4'-4" O.C.
18" O.C.	1'-4" O.C.	6'-0" O.C.	5'-2" O.C.

GENERAL NOTES:

- SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
- THE BOTTOM OF GROUND COVER ROOT BALLS SHALL NOT PROJECT INTO THE NATIVE SUBGRADE. LARGER PLANTS WILL REQUIRE ADDITIONAL TOPSOIL DEPTH.
- BACKFILL PLANTING PITS WITH TOPSOIL MIXTURE AS SPECIFIED, INSTALL IN 6" LAYERS, HAND TAMP TO REMOVE VOIDS AND WATER EACH LAYER
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED BY HAND PRIOR TO PLACEMENT AND BACKFILLING WITH PREPARED SOILS. HAND TOOLS SHALL NOT BE USED TO SCARIFY ROOT BALLS.



1 TYPICAL GROUND COVER PLANTING

REV. NO.	DESCRIPTIONS	DATE

SEAL

MCKIM & CREED

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Wilmington, North Carolina 28401
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License: F-1222
www.mckimcreed.com

D.R. HORTON DHI
America's Builder NYSE

BLAKE FARM PARCEL H

LANDSCAPE DETAILS

DATE: 07/14/2023
MCE PROJ. #: 04245-0047
DRAWN: ALMBMJ
DESIGNED: THL
CHECKED: TSM
PROJ. MGR.: TSM

SCALE: HORIZONTAL: N/A
VERTICAL: N/A

C17.0
DRAWING NUMBER
0
REVISION

STATUS: PRELIMINARY DESIGN