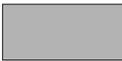


LEGEND

-  FIELD MAPPED, SURVEYED AND USACE APPROVED WETLANDS
-  WETLAND IMPACTS JURISDICTIONAL DITCH IMPACTS

GENERAL EMERGENCY MANAGEMENT NOTES:

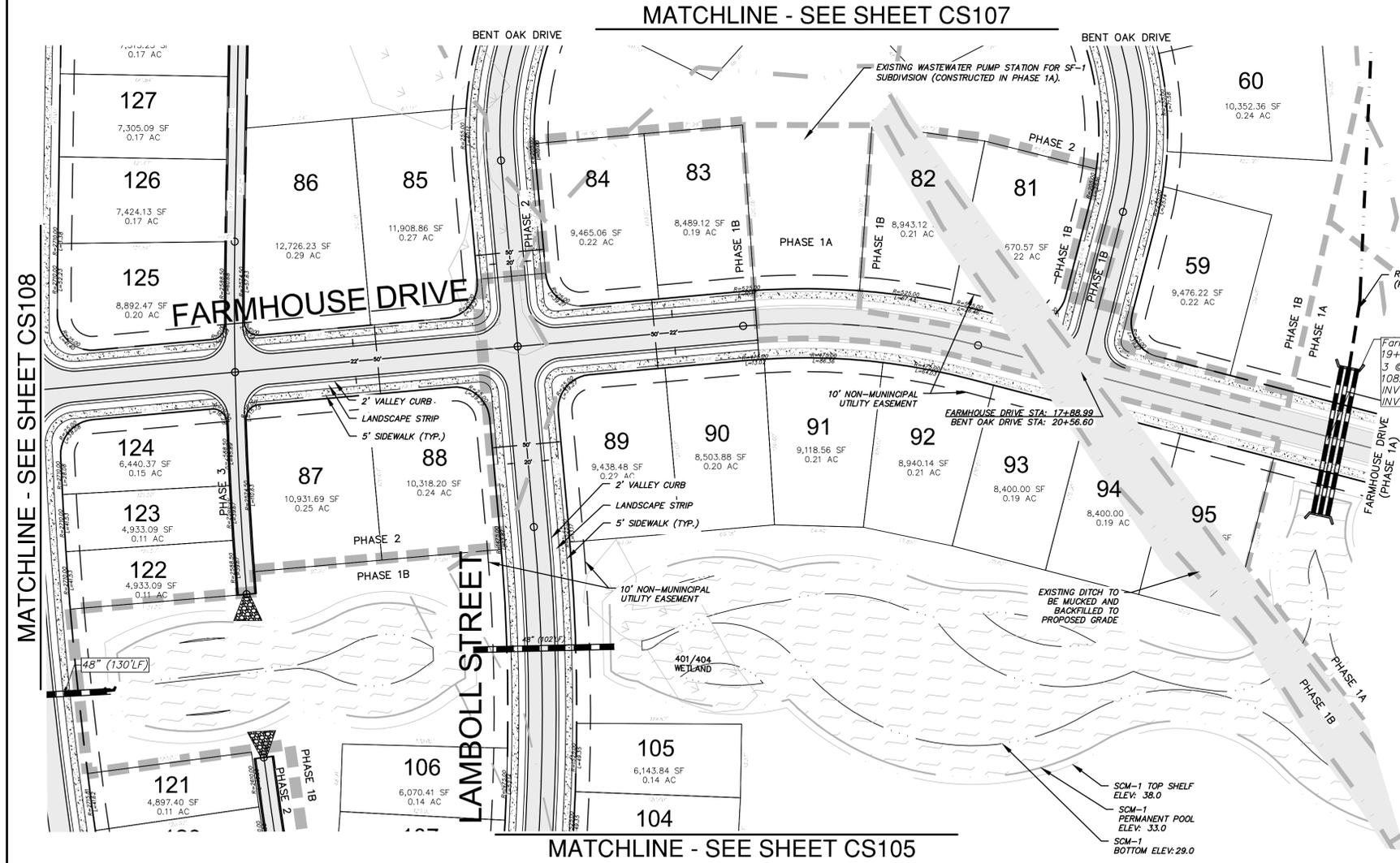
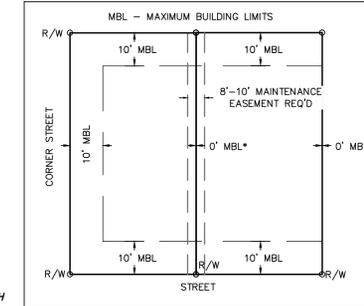
1. PENDER COUNTY EMERGENCY MANAGEMENT, UNDER NC FIRE CODE 505.2, REQUIRES THAT ALL STREETS BE IDENTIFIED WITH MUTCD APPROVED PERMANENT STREET NAME SIGNAGE.
2. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY ANY VEHICLE. TEMPORARY SIGNS SHALL BE OF APPROVED SIZE, WEATHER RESISTANT, AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

GENERAL STORMWATER MANAGEMENT NOTES:

1. PER PENDER COUNTY UDO, BLAKE FARM SF-1 WILL LIMIT POST CONSTRUCTION DISCHARGE TO BE EQUAL TO OR LESS THAN PRE CONSTRUCTION DISCHARGE RATES. SEE SHEETS 20A-23B FOR MORE DETAILS.
2. BLAKE FARM SF-1 WILL BE SECURING NCDOT HYDRAULICS UNIT APPROVAL FOR ALL PUBLIC STORM DRAINAGE, AND NCDEMR COASTAL STORMWATER MANAGEMENT PERMITTING.

GENERAL SITE NOTES:

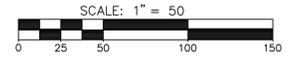
1. THE MINIMUM LOT SIZE IN BLAKE FARM PER THE APPROVED MDP SHALL BE NO LESS THAN 3,000 SF.
CONVENTIONAL LOTS WILL RANGE IN SIZE FROM 5,000 SF TO 1-ACRE.
2. LOTS THAT UTILIZE "ZERO-LOTLINE" SETBACKS SHALL RECORD AN 8'-10' MAINTENANCE EASEMENT CENTERED ON THE PROPERTY LINE.
3. THERE IS NO EVIDENCE OF ENDANGERED SPECIES OR HABITAT ISSUES ON THE PROPERTY. THERE ARE NO STATE CULTURAL RESOURCES FOUND ON THE PROPERTY.
4. THE TRACT IS NOT WITHIN SPECIAL FLOOD HAZARD AREA DESIGNATED BY NC FLOODPLAIN MAPPING.
5. PUBLIC STREETS ARE DESIGNED TO MEET NCDOT STANDARDS AND SPECIFICATIONS FOR COMPLETE STREETS AND NCDOT SUBDIVISION MANUAL.
6. PRIVATE SANITARY SEWER TO BE PROVIDED BY PLURIS HAMPSTEAD, LLC.
7. PUBLIC WATER TO BE PROVIDED BY PENDER COUNTY UTILITIES.
8. A BUFFER CONSISTING OF AT LEAST 1 CANOPY TREE, 2 UNDERSTORY TREES AND EITHER A GRASS OR OTHER APPROVED VEGETATIVE GROUND COVER OF AT LEAST 98% COVERAGE (EXCEPT WITHIN 4 FEET OF THE BASE OF ANY TREE OR SHRUB) OR 32 SHRUBS PER 100 LINEAR FEET WILL BE APPLIED ALONG MAIN STREET.
9. SITE IS LOCATED WITHIN FEMA FLOOD ZONE X - MINIMAL FLOOD RISK PER FEMA FIRM MAP PANEL 3271, MAP NUMBER 3720327100J.
10. SEE SHEET G002 FOR ROADWAY SECTIONS AND PAVEMENT DESIGN.
11. SEE SHEETS CS104 FOR PARCEL AREAS AND BOUNDARY BEARINGS & DISTANCES.
12. PENDER FARM DEVELOPMENT LLC WILL PROVIDE HOMEOWNER ASSOCIATION DOCUMENTS FOR REVIEW AND APPROVAL PRIOR TO FINAL PLATTING OF BLAKE FARM SF-1 LOTS.
13. SEE SHEET CS104 FOR STREET HORIZONTAL ALIGNMENT DATA.



MATCHLINE - SEE SHEET CS108

MATCHLINE - SEE SHEET CS107

MATCHLINE - SEE SHEET CS105



REV. NO.	DESCRIPTIONS	DATE
1	BLAKE FARM SF-1 - PHASE 1B, 2, and 3 LOTS SUBMITTAL TO PENDER TRIC AND PERMITTING AGENCIES	05/13/2016

FINAL PLANS
DO NOT USE FOR
CONSTRUCTION



MCKIM & CREED
 243 North Front Street
 Wilmington, North Carolina 28401
 Phone: (910)343-1048, Fax: (910)251-8282
 NC LIC. No. F-1222
 www.mckimcreed.com

Trask Land
 CO INC
 1202 Eastwood Road
 Wilmington, NC 28403
 (910) 799-8755



BLAKE FARM SF-1 SUBDIVISION
 TOPSAIL TOWNSHIP
 PENDER COUNTY NORTH CAROLINA
PHASE 1B ENLARGED SITE PLAN

DATE:	13 MAY 2016
MCE PROJ #	06525-0004
DRAWN	RMC, MAB, CDN
DESIGNED	RMC, MAB, CDN
CHECKED	RMC, RAM, NJL
PROJ. MGR.	RMC

SCALE	1"=50'
HORIZONTAL:	1"=50'
VERTICAL:	N/A
MAC FILE NUMBER	CS105A
DRAWING NUMBER	17A
STATUS:	FINAL PLANS NOT FOR CONSTRUCTION
REVISION	A

S:\CS105\060505_Drawing\CS105_P1B Phase 1B_2_3 Cons.DWG\CS105_P1B Phase 1B_2_3 Cons.DWG\CS105_P1B Phase 1B_2_3 Cons.DWG\CS105_P1B Phase 1B_2_3 Cons.DWG