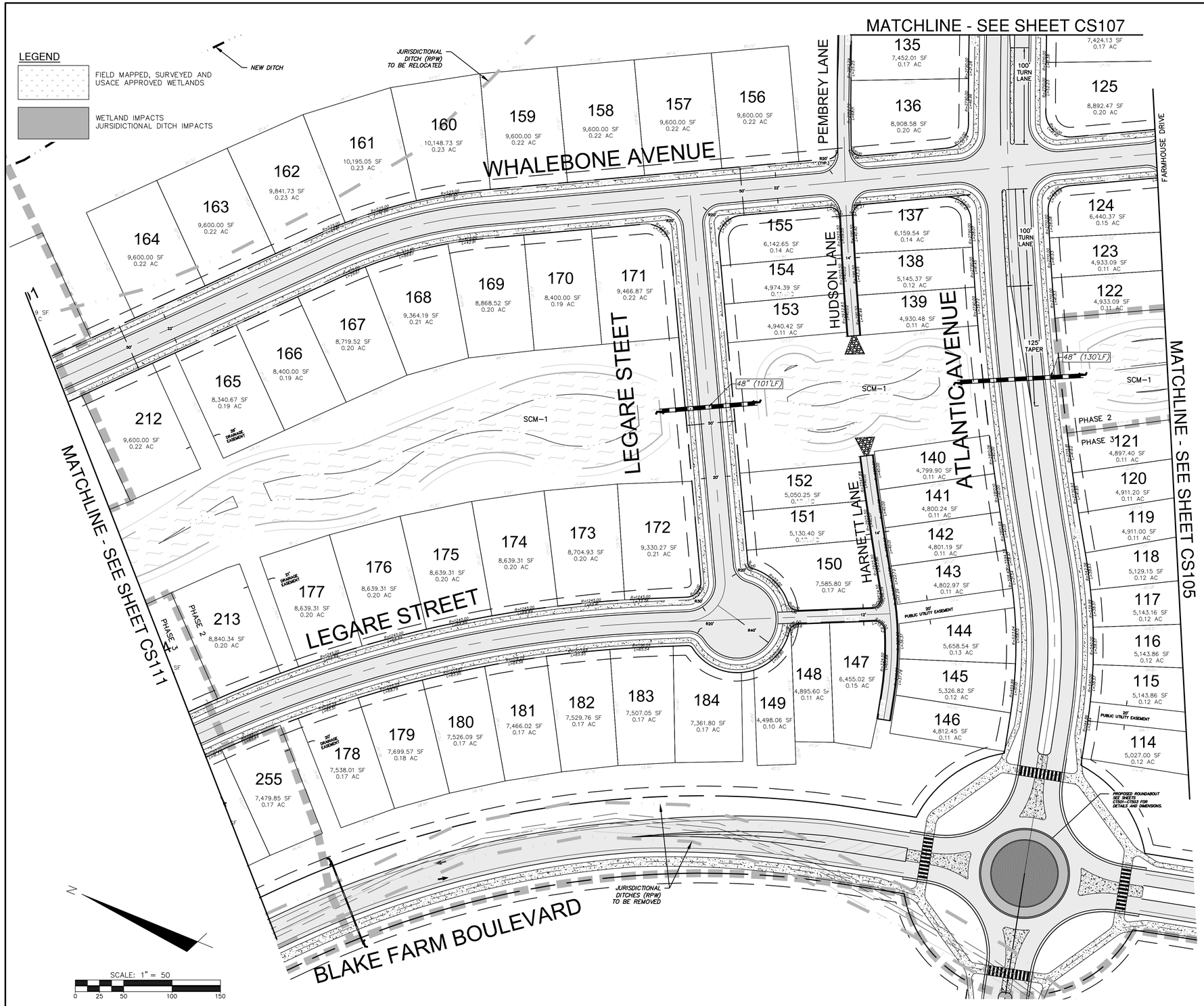

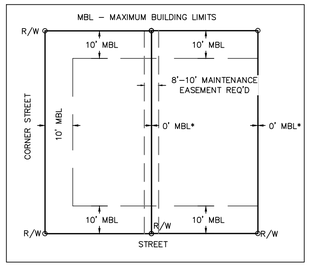

GENERAL SITE NOTES:

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.

GENERAL STORMWATER MANAGEMENT NOTES:

1. PER PENDER COUNTY UDO, BLAKE FARM SF–1 WILL LIMIT POST CONSTRUCTION DISCHARGE TO BE EQUAL TO OR LESS THAT 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 NCDEMLR COASTAL STORMWATER MANAGEMENT PERMITTING.

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.

SITE DATA TABLE	SF–1 PHASE 2
PARCEL ADDRESS	HWY 17
TAX PARCEL IDENTIFICATION NUMBER	3271–16–5288–0000
ZONING DISTRICT	PD
WATER BODY CLASSIFICATION	SA
TOTAL ACREAGE WITHIN SF–1 BOUNDARY	154.26 ACRES (6,719,444 SF)
TOTAL ACREAGE PHASE 2 BOUNDARY	75.04 ACRES (3,268,749 SF)
PROPOSED NUMBER OF LOTS	96 SINGLE FAMILY
TOTAL AMOUNT OF DISTURBED AREA	27.16 ACRES (1,168,284 SF)
IMPERVIOUS AREA (PROPOSED)	
LOT COVERAGE	6.57 ACRES (286,295 SF)
SIDEWALKS	0.86 ACRES (37,612 SF)
CONCRETE OR ASPHALT STREETS	3.49 ACRES (151,976 SF)
TOTAL IMPERVIOUS	10.92 ACRES (475,883 SF)
PERCENT IMPERVIOUS	40.21%
OPEN SPACE	
OPEN SPACE REQUIRED (0.03AC/LOT)	1.74 ACRES
OPEN SPACE PROVIDED	7.94 ACRES
SITE AMENITY	THE FARM
SIDEWALKS (5')	YES
MULTI–USE TRAIL (10')	YES (BLAKE FARM BLVD.)

REV.NO.	DESCRIPTIONS	DATE
A	BLAKE FARM SF1 - PHASE 1B, 2, and 3 (LOTS 59-255) SUBMITTAL TO PENDER TRC AND PERMITTING AGENCIES	05/13/2016

REVISIONS

SEAL

FINAL PLANS- DO NOT USE FOR CONSTRUCTION

CAROLINA SEAL 022574 RICHARD M. COX
05/13/2016

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 – EST 1946 –

BLAKE FARM SF-1 SUBDIVISION

TOPSAIL TOWNSHIP
PENDER COUNTY NORTH CAROLINA

PHASE 2 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
HORIZONTAL: 1"=50'
VERTICAL: N/A

MKC FILE NUMBER: CS108
DRAWING NUMBER: 25

STATUS: FINAL PLANS NOT FOR CONSTRUCTION
REVISION: A

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