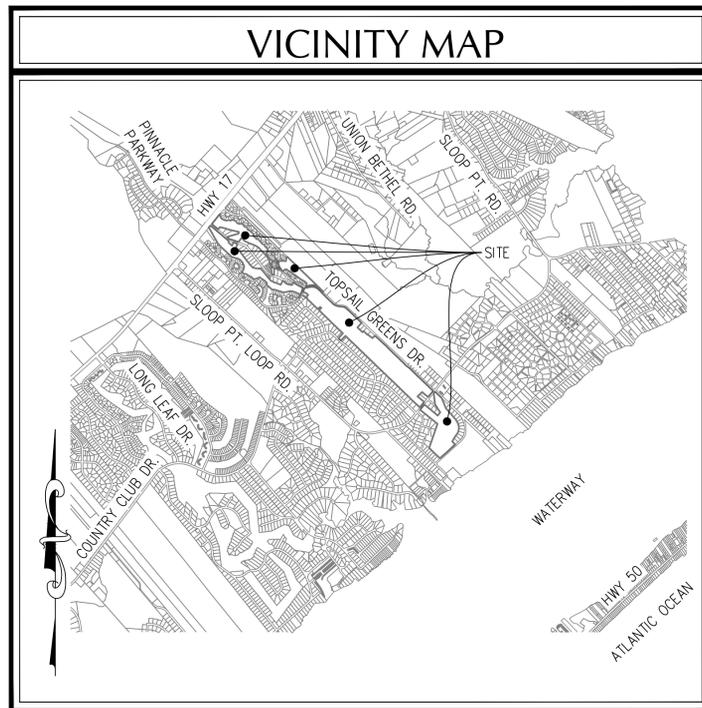
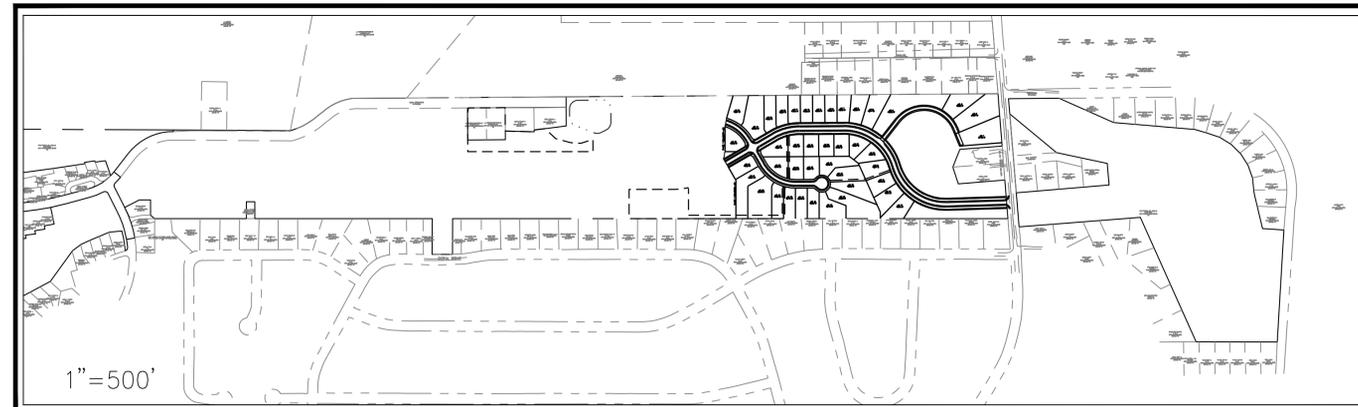


PRELIMINARY PLAT FOR THE OAKS AT SLOOP POINT - PHASE 1 PENDER COUNTY, NORTH CAROLINA MARCH 2014



VICINITY MAP
(NTS)



1"=500'

DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL	---	---
5' CONTOUR INTERVAL	---	---
PROPERTY LINE	---	---
ROADWAY CENTERLINE	---	---
RIGHT OF WAY LIMITS	---	---
EASEMENT LINE	---	---
CURB & GUTTER	---	---
SANITARY SEWER FACILITIES	○	●
STORM SEWER FACILITIES	■	■
WATERLINE	---	---
FIRE HYDRANT ASSEMBLY	⊕	⊕
WATERWAYS	---	N/A
PROPOSED		
PROPOSED LOT AND S.F.	x 5,000 s.f.	
OPEN SPACE LABEL	(A)	
OPEN SPACE	▨	STREET SIGN ⊕
BUILDING SET BACKS	---	404 WETLANDS ▨
PRIVATE SANITARY SET BACKS	---	FLOW DIRECTION →

DEVELOPER/OWNER

Signature Top Sail NC, Ltd.
4307 Peeble Drive
WILMINGTON, NC 28402
PHONE: (713) 822-3891

PREPARED BY:

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659 License # P-0718

CERTIFICATE 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 _____

CERTIFICATION OF SUBDIVISION

A COPY OF THIS PLAT HAS BEEN SUBMITTED. APPROVAL IS SUBJECT TO REVIEW; THIS DOES NOT CONSTITUTE APPROVAL.

PENDER COUNTY UTILITIES: _____ DATE: _____
PENDER COUNTY ENVIRONMENTAL HEALTH: _____ DATE: _____
PENDER COUNTY ADDRESSING COORDINATOR: _____ DATE: _____

INDEX OF SHEETS	
SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2	EXISTING CONDITIONS PLAN
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SHT C-3	SITE PLAN
SHT C-4	UTILITY PLAN
SHT C-5	GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN
SHT C-6	ROAD 1 PLAN & PROFILE
SHT C-7	ROAD 1 PLAN & PROFILE
SHT C-8	ROAD 2 & 3 PLAN & PROFILES
SHT C-9	POND DETAILS
SHT C-10	STANDARD DETAILS
SHT C-11	UTILITY DETAILS
SHT C-12	UTILITY DETAILS

SITE DATA TABLE	
GENERAL NOTES:	
1.	PENDER COUNTY PARCEL NO.: PIN 4214-12-8251-0000
2.	TOTAL TRACT AREA: 6,256,131 SF = 143.62 AC± PHASE 1 AREA: 1,143,641 SF = 26.25 AC±
3.	ZONING: PLANNED DEVELOPMENT (PD)
4.	LAND CLASSIFICATION: GOLF COURSE
5.	A PORTION OF THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720420400J, EFFECTIVE DATE 2/16/2007 AND FLOOD INSURANCE RATE MAP #3720421400J, EFFECTIVE DATE 2/16/2007.
6.	THIS PROPERTY DOES NOT CONTAIN ANY A.E.C. AREAS OR IS UNDER CAMA JURISDICTION.
7.	THIS PROPERTY DOES CONTAIN 404 FEDERAL WETLANDS WHICH HAVE BEEN APPROVED BY THE USACE.
GENERAL NOTES:	
1.	OWNERSHIP REFERENCE: D.B. 4266 P.G 325-341 PLAT # 16 PG. 73
2.	PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED PLANNED DEVELOPMENT (PD).
3.	A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
4.	ALL INTERIOR ROADWAYS ARE TO BE BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
5.	INTERIOR ROADWAYS FOR PHASE 1 ARE TO BE PUBLIC. PUBLIC ROADWAYS SHALL BE DEDICATED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
6.	A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE.
7.	THE DEVELOPERS HAVE THE SOLE RIGHT TO MODIFY THIS PRELIMINARY PLAN IN ACCORDANCE WITH MARKET CONDITIONS OR OTHER CONDITIONS WHICH INDICATE A CHANGE IS DESIRED OR REQUIRED. ANY AND ALL CHANGES MUST BE REVIEWED BY THE PLANNING DEPARTMENT AND IN SOME INSTANCES MAY REQUIRE PLANNING BOARD APPROVAL.
8.	BUFFERS WILL BE PROVIDED PER CURRENT PENDER COUNTY ZONING ORDINANCE.
9.	ALL LOTS WIDTHS WILL BE A MINIMUM OF SEVENTY (70) FEET.
10.	ALL LOTS WHICH FRONT CUL-DE-SACS SHALL HAVE A MINIMUM CHORD LENGTH AT ROW OF THIRTY FOOT (30') MINIMUM.
11.	THERE ARE NO WETLANDS LOCATED WITHIN THE LIMITS OF THIS PHASE OF THE PROJECT.
12.	ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REGULATIONS.
13.	ALL PROPOSED OPENSACE/RECREATION AREAS ARE NON-BUILDABLE FOR ANY TYPE OF DEVELOPMENT.
MINIMUM LOT DIMENSIONS:	
AREA IN (S.F)	12,000 SF
MIN USABLE LOT AREA (%)	95%
MIN LOT WIDTH (FT)	70'
MIN CHORD AT ROW (CUL-DE-SAC)	30'
MAX BLDG. HT. (FT)	38'
REQUIRED OPEN SPACE:	
42 LOTS * 0.03 AC/LOT = 1.26 AC±	
PROVIDED OPEN SPACE	
1.26 AC± TOTAL OPEN SPACE PROVIDED	
NOTE: PROPOSED OPENSACE/RECREATION SPACE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT	
DEVELOPMENT DATA:	
PHASE 1 AREA: 1,143,641 SF = 26.25 AC±	
PROPOSED DENSITY 42 UNITS = 1.6 UNITS/AC	
AVERAGE LOT SIZE - 16,980 SF	
AREA OF LOTS PROPOSED - 713,149 SF = 16.37 AC±	
AREA OF ROW PROPOSED - 152,441 SF = 3.50 AC±	
TOTAL PROPOSED ROAD LENGTH - 2,637 L.F.±	
IMPERVIOUS SURFACES -	
PROPOSED BUA -	
ROADS -	66,135 S.F.
SIDEWALKS -	18,767 S.F.
LOTS -	189,000 S.F.
TOTAL -	273,902 S.F. (23.9%)
UTILITY DATA:	
TOTAL - 42 UNITS @ 360 GPD/UNIT = 15,120 GPD	
DEVELOPMENT NOTES:	
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.	
2. PROJECT SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS.	
NOTE:	
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & THE STATE OF NORTH CAROLINA	

COORDINATION NOTES

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL WORK IS TO BE IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
4. ANYTIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.

GENERAL NOTES:

1. EXISTING TOPOGRAPHY, BOUNDARY AND UTILITIES, HAVE BEEN PREPARED BY FIELD SURVEYS BY ATLANTIC COAST SURVEY, PLLC (P-0822) AND OTHER AVAILABLE INFORMATION.
2. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
3. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
4. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE DOT.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
7. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 1 (800) 632-4949 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
8. CONTRACTOR SHALL REMOVE ASPHALT, AGGREGATE BASE COURSE, AND CONCRETE CURB & GUTTER WITHIN LIMITS OF DEMOLITION AS SHOWN ON PLAN.

DEMOLITION NOTES

1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY.
2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES:

1. CLEAR AND REMOVE FROM SITE ALL TREES, ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN DESIGNATED CLEARING LIMITS.
2. PLANT GRASS OVER ALL GRADED AREAS AS SHOWN IN THE TABLE ON THIS SHEET OF CEASE OF ANY GRADING ACTIVITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION MEASURES.
4. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY THE NCDENR DIVISION OF LAND QUALITY.
5. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY THE NCDENR DIVISION OF LAND QUALITY.
6. ANY BORROW MATERIAL BROUGHT ONTO SITE MUST BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.
7. ANY EXCESS MATERIAL REMOVED FROM SITE MUST BE HAULED TO A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. ALL CONSTRUCTION ENTRANCES WILL BE PERIODICALLY TOP DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. ANY SEDIMENT THAT IS TRACKED INTO THE STREET WILL BE IMMEDIATELY REMOVED.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. Silt FENCE STAKES WILL BE SPACED 6 FEET APART UNLESS A WIRE BACKING IS USED WITH 8 FOOT STAKE SPACING.
4. INSPECT INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.
5. ALL SEEDED AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
6. INSPECT SKIMMER SEDIMENT BASINS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER.

IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS.

IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER.

CHECK THE FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REQUIRED REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE 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 SKIMMER AND POOL AREAS.

FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE.

STABILIZATION NOTES

1. ALL DISTURBED AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS OF CEASE OF ANY PHASE OF ACTIVITY AND SLOPES WITHIN 21 CALENDAR DAYS.

PERMANENT SEEDING SCHEDULE – MIXTURE 5CP

SPECIES	RATE (LB/ACRE)
CENTPEDE GRASS	10-20

Seeding Dates
MARCH – JUNE

Soil Amendments
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER.

Mulch
DO NOT MULCH.

Maintenance
FERTILIZE VERY SPARINGLY LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

WINTER AND EARLY SPRING

SPECIES	RATE (LB/ACRE)
Rye (GRAIN)	120
*ANNUAL LESPEDEZA (KOBÉ IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	50

*OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SUMMER

SPECIES	RATE (LB/ACRE)
GERMAN MILLET	40

FALL

SPECIES	RATE (LB/ACRE)
RYE (GRAIN)	120

Seeding dates

COASTAL PLAIN – DEC.1-APR. 15 – LATE WINTER AND EARLY SPRING
APRIL 15 – AUG. 15 – SUMMER
AUG. 15 – DEC. 30 – FALL

Soil amendments

FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

Mulch

APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

Maintenance

REFERFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

GENERAL GRADING NOTES

1. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE DITCHING OPERATION BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF THE TRENCHING OPERATIONS SO AS TO AVOID AND PREVENT DAMAGE TO THE EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING BUT NOT LIMITED TO REPAIRS AND LOSS SERVICE REVENUE. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
2. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
3. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAG MEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE NCDOT.
4. ALL MATERIAL CLEARED AND GRUBBED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK, SUCH AS TREES, VEGETATION, FENCING, ETC... SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.

SITE NOTES

1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
14. ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

GENERAL STORM SEWER NOTES

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA REQUIREMENTS AS SPECIFIED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
2. BEDDING FOR ALL STORM SEWER PIPE SHALL BE AS SPECIFIED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND MANUFACTURER SPECIFICATIONS.
3. ALL STORM SEWER PIPES TO BE HDPE ADS N-12 OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED.
4. ALL STORM SEWER PIPES SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.

SITE AREA DESCRIPTION	GROUND STABILIZATION	
	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
SLOPES 3:1 OR FLATTER	14 DAYS	7-DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HOW ZONES)

EXISTING UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

UTILITY CONTACTS:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING AND DIGGING. 1-800-632-4949

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT 1-800-632-4949

EMERGENCY DIAL 911 POLICE - FIRE - RESCUE



No.	Revision	Date	By

Designer	GSP	Scale	
Drawn By	GSP	Date	March 2014
License #	P-0718	Job No.	2013-0008

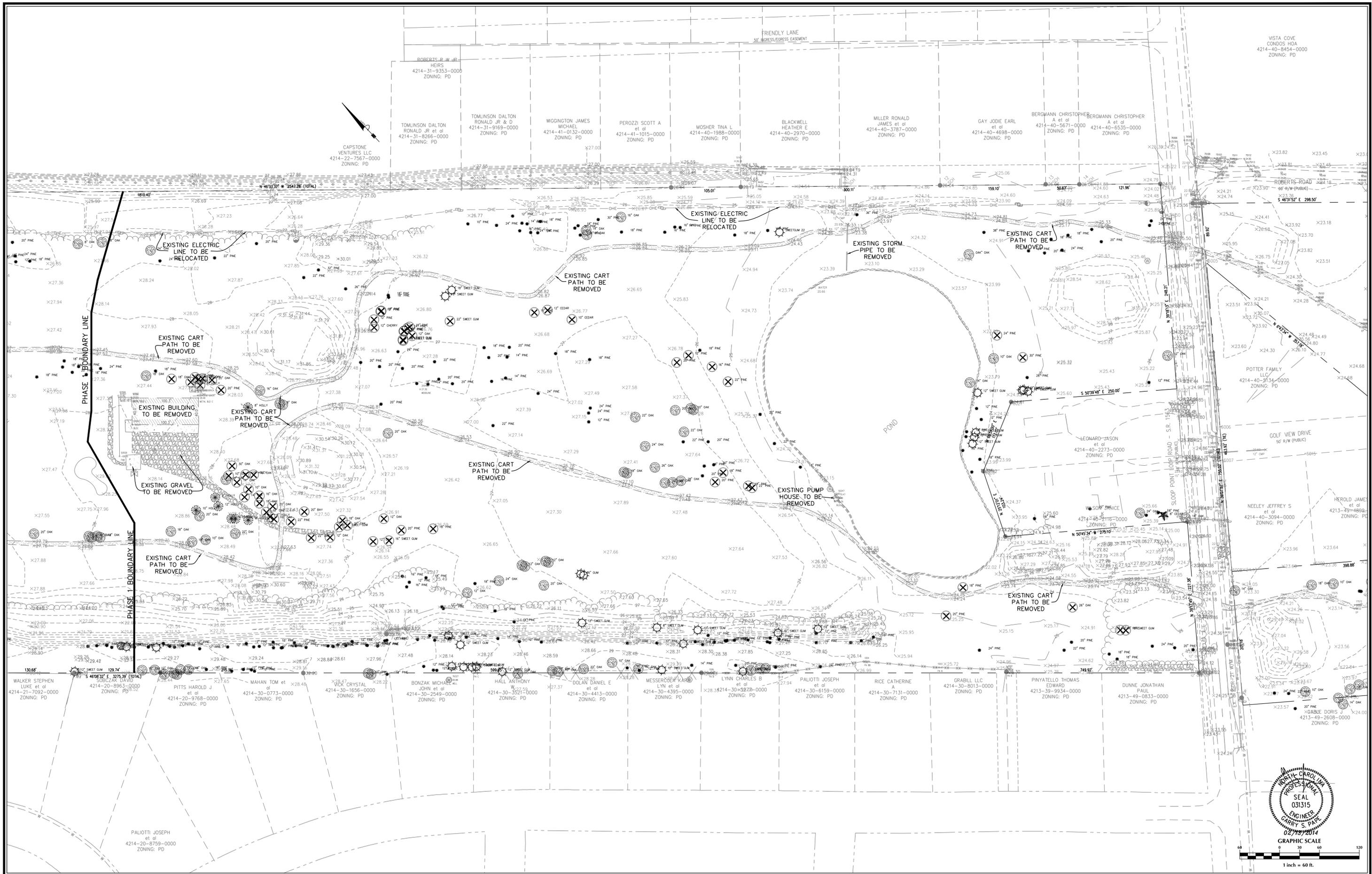
THE OAKS AT SLOOP POINT-PHASE 1
Topsail Township Pender County North Carolina

GENERAL NOTES

PREPARED FOR:
SIGNATURE TOP SAIL NC, Ltd.
4307 PEEBLE DRIVE
WILMINGTON, NC 28412
713-822-3891

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Sheet No.
C-1



No.	Revision	Date	By

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License #	P-0718	Job No.	2013-0008

THE OAKS AT SLOOP POINT-PHASE 1
 Topsail Township Pender County North Carolina

EXISTING CONDITIONS

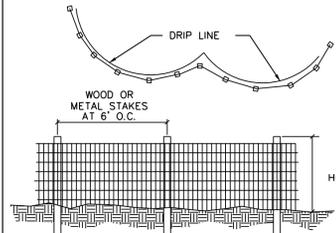
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 713-822-3891

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Sheet No.
C-2

Tree Preservation Notes:

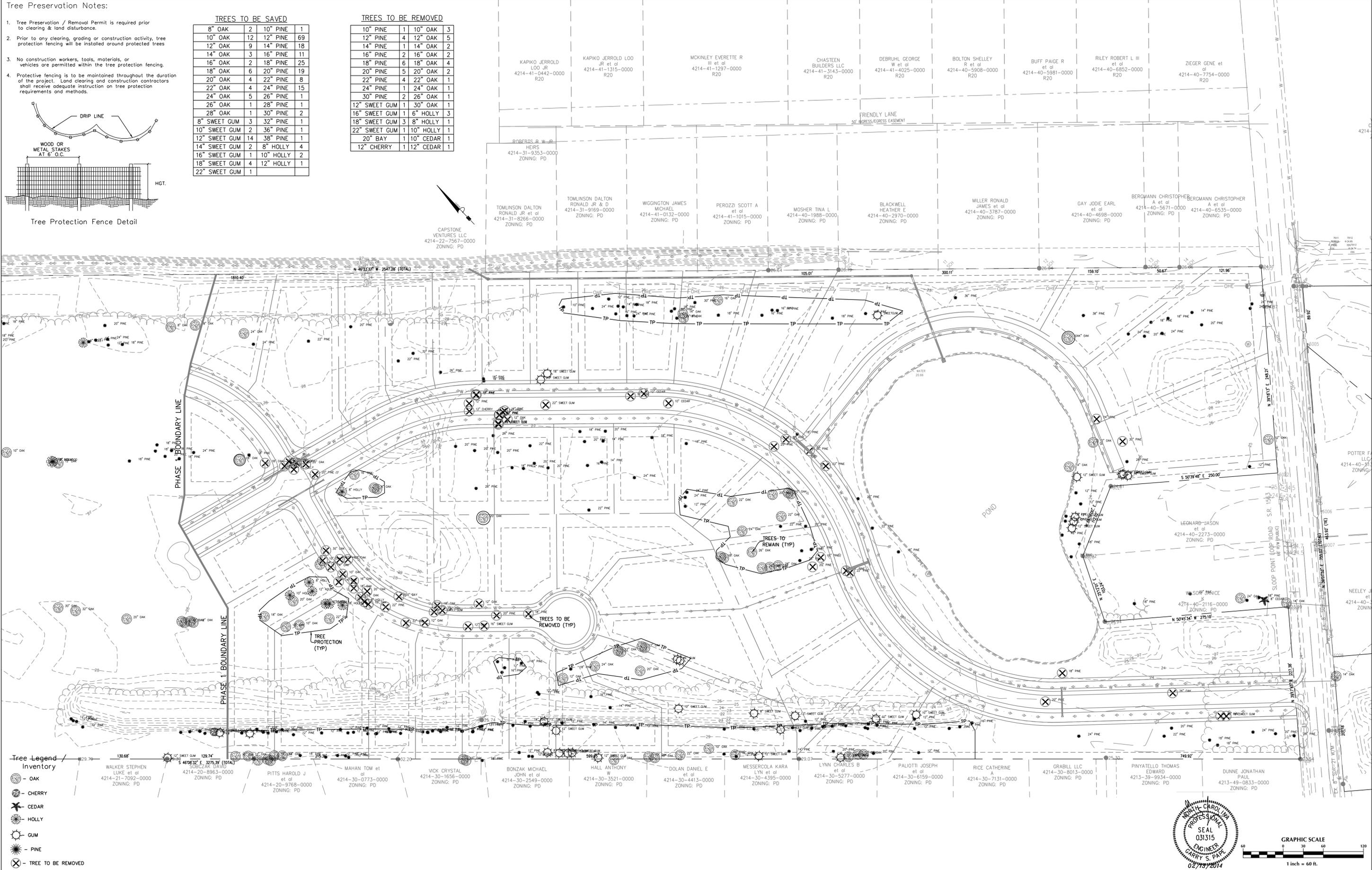
1. Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
2. Prior to any clearing, grading or construction activity, tree protection fencing will be installed around protected trees.
3. No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
4. Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.



Tree Protection Fence Detail

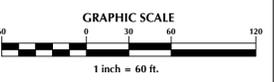
TREES TO BE SAVED			
8" OAK	2	10" PINE	1
10" OAK	12	12" PINE	69
12" OAK	9	14" PINE	18
14" OAK	3	16" PINE	11
16" OAK	2	18" PINE	25
18" OAK	6	20" PINE	19
20" OAK	4	22" PINE	8
22" OAK	4	24" PINE	15
24" OAK	5	26" PINE	1
26" OAK	1	28" PINE	1
28" OAK	1	30" PINE	2
8" SWEET GUM	3	32" PINE	1
10" SWEET GUM	2	36" PINE	1
12" SWEET GUM	14	38" PINE	1
14" SWEET GUM	2	8" HOLLY	4
16" SWEET GUM	1	10" HOLLY	2
18" SWEET GUM	4	12" HOLLY	1
22" SWEET GUM	1		

TREES TO BE REMOVED			
10" PINE	1	10" OAK	3
12" PINE	4	12" OAK	5
14" PINE	1	14" OAK	2
16" PINE	2	16" OAK	2
18" PINE	6	18" OAK	4
20" PINE	5	20" OAK	2
22" PINE	4	22" OAK	1
24" PINE	1	24" OAK	1
30" PINE	2	26" OAK	1
12" SWEET GUM	1	30" OAK	1
16" SWEET GUM	1	6" HOLLY	3
18" SWEET GUM	3	8" HOLLY	1
22" SWEET GUM	1	10" HOLLY	1
20" BAY	1	10" CEDAR	1
12" CHERRY	1	12" CEDAR	1



Tree Legend / Inventory

- OAK
- ⊗ CHERRY
- ⊗ CEDAR
- ⊗ HOLLY
- ⊗ GUM
- ⊗ PINE
- ⊗ TREE TO BE REMOVED



No.	Revision	Date	By

Designer	GSP	Scale	1" = 60'
Drawn By	GSP	Date	Morch 2014
License #	P-0718	Job No.	2013-0008

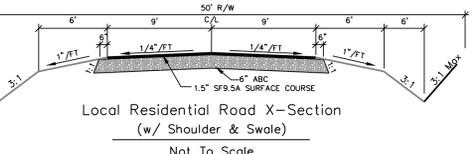
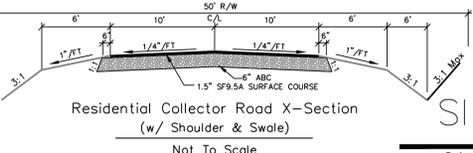
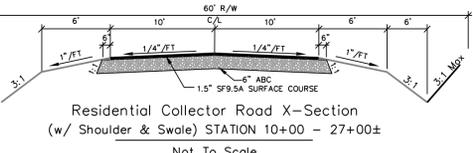
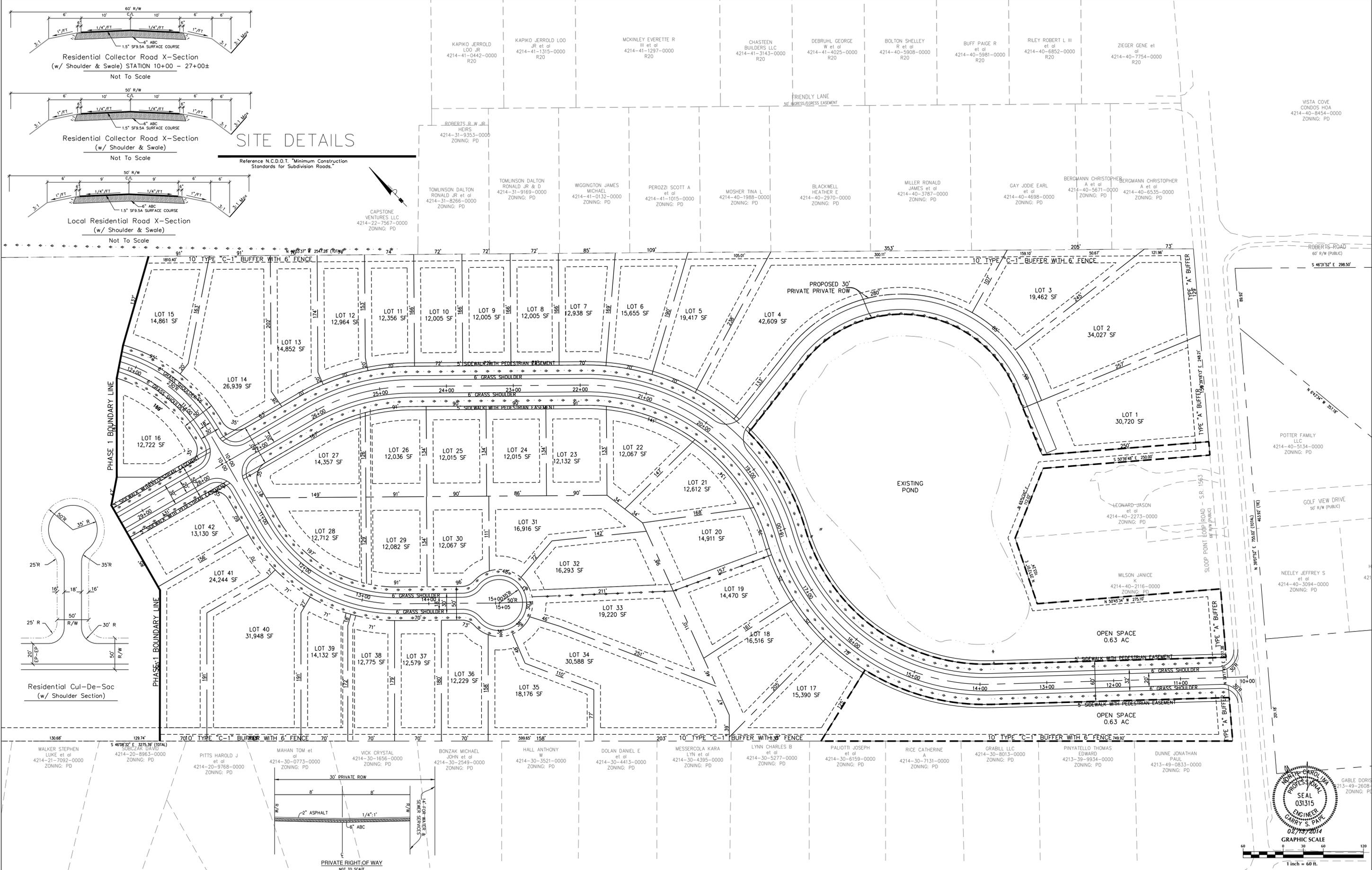
THE OAKS AT SLOOP POINT-PHASE 1
 Topsail Township Pender County North Carolina

TREE INVENTORY PLAN

PREPARED FOR:
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 4307 PEEBLE DRIVE
 WILMINGTON, NC 28412
 713-822-3891

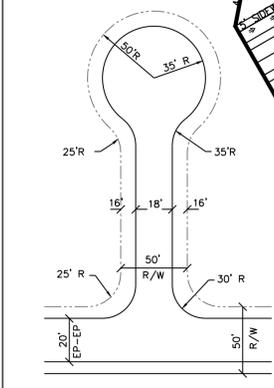
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Sheet No.
C-2.1



SITE DETAILS

Reference N.C.D.O.T. "Minimum Construction Standards for Subdivision Roads."



Residential Cul-De-Sac (w/ Shoulder Section)

No.	Revision	Date	By

Designer	GSP	Scale	1" = 60'
Drawn By	GSP	Date	March 2014
License #	P-0718	Job No.	2013-0008

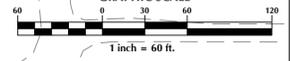
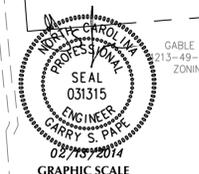
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 Topsail Township Pender County North Carolina

SITE PLAN

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 4307 PEEBLE DRIVE
 WILMINGTON, NC 28412
 713-822-3891

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Sheet No.
C-3



TOTAL LINEAR FEET PROPOSED
 1,534' - 2" SDR-21 WATERLINE
 1,972' - 8" SDR-21 WATERLINE

POTENTIAL OFFSITE
 DRAINFIELD AREA

MATCHLINE

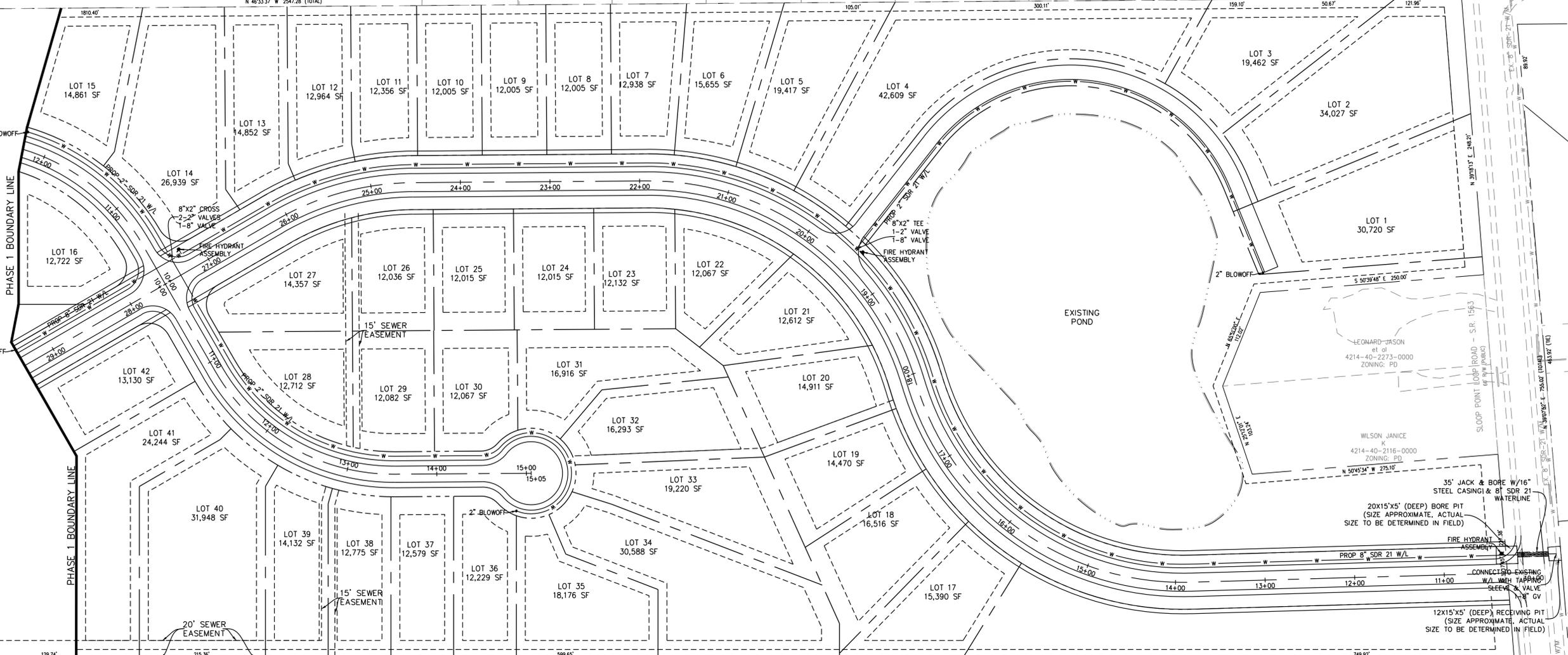


CAPSTONE
 VENTURES, LLC
 4214-22-7567-0000
 ZONING: PD

KAPIKO JERROLD LEO JR et al 4214-41-0442-0000 R20
 KAPIKO JERROLD LEO JR et al 4214-41-1315-0000 R20
 MCKINLEY EVERETTE R III et al 4214-41-1297-0000 R20
 CHASTEEN BUILDERS LLC 4214-41-3143-0000 R20
 DEBRUHL GEORGE W et al 4214-41-4025-0000 R20
 BOLTON SHELLEY R et al 4214-40-5908-0000 R20
 BUFF PAIGE R et al 4214-40-5981-0000 R20
 RILEY ROBERT L III et al 4214-40-5852-0000 R20
 ZIEGER GENE et al 4214-40-7754-0000 R20
 ROBERTS R W JR et al 4214-31-3353-0000 ZONING: PD
 TOMLINSON DALTON RONALD JR et al 4214-31-8266-0000 ZONING: PD
 TOMLINSON DALTON RONALD JR & D 4214-31-9169-0000 ZONING: PD
 WIGGINGTON JAMES MICHAEL 4214-41-0132-0000 ZONING: PD
 PEROZZI SCOTT A et al 4214-41-1015-0000 ZONING: PD
 MOSHER TINA L 4214-40-1988-0000 ZONING: PD
 BLACKWELL HEATHER E 4214-40-2970-0000 ZONING: PD
 MILLER RONALD JAMES et al 4214-40-3787-0000 ZONING: PD
 GAY JODIE EARL et al 4214-40-4698-0000 ZONING: PD
 BERGMANN CHRISTOPHER A et al 4214-40-5671-0000 ZONING: PD
 BERGMANN CHRISTOPHER A et al 4214-40-6535-0000 ZONING: PD

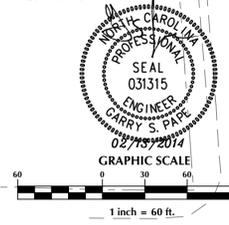
GENERAL UTILITY NOTES:

1. WATER & SEWER SERVICE SHALL BE BUILT TO PENDER COUNTY STANDARDS AND SPECIFICATIONS.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. WATER SERVICE TO BE A PUBLIC PIPED DISTRIBUTION SYSTEM OWNED AND OPERATED BY PENDER COUNTY.
4. SANITARY SEWAGE TO BE BY DRAINFIELDS OWNED AND OPERATED BY THE LOT OWNER.
5. A HOMEOWNERS ASSOCIATION SHALL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
6. ALL WATER AND SANITARY SEWER SYSTEMS WILL BE DESIGNED TO MEET PENDER COUNTY AND STATE REQUIREMENTS. FINAL CONSTRUCTION PLANS WILL BE SUBMITTED TO BOTH AGENCIES AND A PERMIT TO CONSTRUCT PRIOR TO UTILITY INSTALLATION.
7. ALL WATERLINES SHOWN WILL BE SIZED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS. EXISTING WATERLINE IN SLOOP POINT LOOP ROAD IS 8" SDR-21.
8. SANITARY COMPONENTS WILL REMAIN AT MINIMUM 10' FROM ANY LOT AND/OR PROPERTY LINES.
9. ALL WATER SERVICES TO BE INSTALLED BY DEVELOPER AND INSPECTED BY PENDER COUNTY UTILITIES.
10. ALL MATERIALS SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-CONFORMING MATERIAL WILL NOT BE ACCEPTED FOR FINAL CERTIFICATION.
11. A ONE YEAR WARRANTY PERIOD APPLIES TO ALL UTILITIES CONSTRUCTION. THIS WARRANTY PERIOD DOES NOT BEGIN UNTIL NCDENR FINAL APPROVAL OF THE SYSTEM HAS BEEN RECEIVED. A WRITTEN COPY OF THE WARRANTY WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE.
12. PROPOSED WATERLINE TO BE LOCATED A MINIMUM OF 5' INSIDE RIGHT OF WAY.
13. RESTRAINED JOINTS TO BE INSTALLED THROUGH CASING FOR SDR-21 CARRIER PIPE.
14. MJ GRIP RINGS TO BE INSTALLED AT ALL FITTINGS.
15. ALL VALVES TO BE LOCATED OUTSIDE OF PAVEMENT.



WALKER STEPHEN LUKE et al 4214-21-7092-0000 ZONING: PD
 SOBICZAR DAVID 4214-20-8963-0000 ZONING: PD
 PITTS HAROLD J et al 4214-20-9768-0000 ZONING: PD
 MAHAN TOM et al 4214-30-0773-0000 ZONING: PD
 VICK CRYSTAL 4214-30-1656-0000 ZONING: PD
 BONZAK MICHAEL JOHN et al 4214-30-2549-0000 ZONING: PD
 HALL ANTHONY W 4214-30-3521-0000 ZONING: PD
 DOLAN DANIEL E et al 4214-30-4413-0000 ZONING: PD
 MESSERCOLA KARA LYNI et al 4214-30-4395-0000 ZONING: PD
 LYNN CHARLES B et al 4214-30-5277-0000 ZONING: PD
 PALIOTTI JOSEPH et al 4214-30-6159-0000 ZONING: PD
 RICE CATHERINE A 4214-30-7131-0000 ZONING: PD
 GRABILL LLC 4214-30-8013-0000 ZONING: PD
 PINYATELLO THOMAS EDWARD 4213-39-9934-0000 ZONING: PD
 DUNNE JONATHAN PAUL 4213-49-0833-0000 ZONING: PD

HALL THOMAS F JR et al 4214-21-7101-0000 ZONING: PD



GRAPHIC SCALE
 1 inch = 60 ft.

No.	Revision	Date	By

Designer: GSP
 Drawn By: GSP
 License #: P-0718
 Scale: 1" = 60'
 Date: March 2014
 Job No.: 2013-0008

THE OAKS AT SLOOP POINT-PHASE 1
 Topsail Township Pender County North Carolina

UTILITY PLAN

PREPARED FOR:
 SIGNATURE TOP SAIL NC, Ltd.
 4307 PEEBLE DRIVE
 WILMINGTON, NC 28412
 713-822-3891

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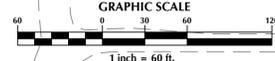
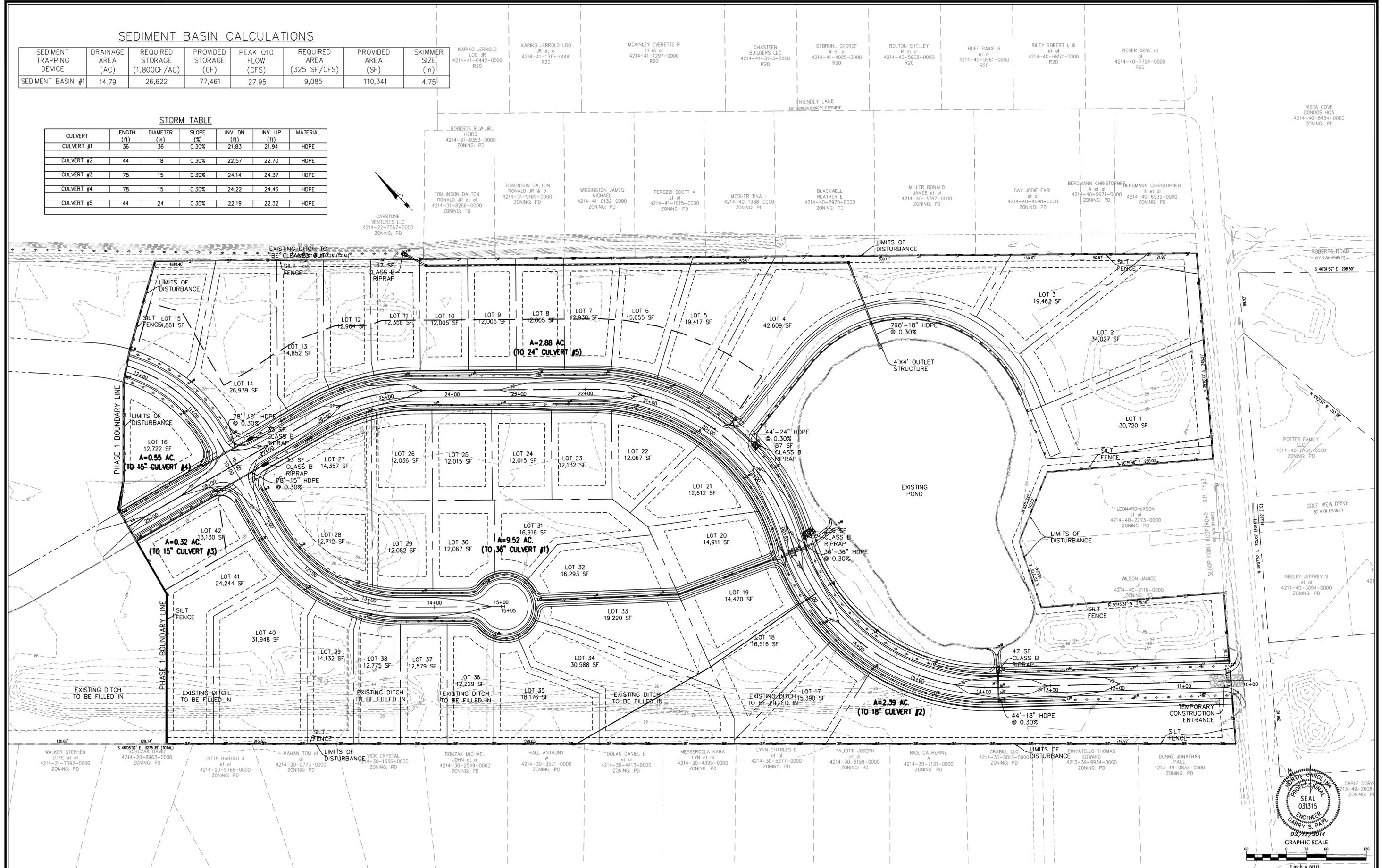
Sheet No.
C-4

SEDIMENT BASIN CALCULATIONS

SEDIMENT TRAPPING DEVICE	DRAINAGE AREA (AC)	REQUIRED STORAGE (1,800CF/AC)	PROVIDED STORAGE (CF)	PEAK Q10 FLOW (CFS)	REQUIRED AREA (325 SF/CFS)	PROVIDED AREA (SF)	SKIMMER SIZE (in)
SEDIMENT BASIN #1	14.79	26,622	77,461	27.95	9,085	110,341	4.75

STORM TABLE

CULVERT #	LENGTH (ft)	DIAMETER (in)	SLOPE (%)	INV. DN (ft)	INV. UP (ft)	MATERIAL
CULVERT #1	36	36	0.30%	21.83	21.94	HDPE
CULVERT #2	44	18	0.30%	22.57	22.70	HDPE
CULVERT #3	78	15	0.30%	24.14	24.37	HDPE
CULVERT #4	78	15	0.30%	24.22	24.46	HDPE
CULVERT #5	44	24	0.30%	22.19	22.32	HDPE



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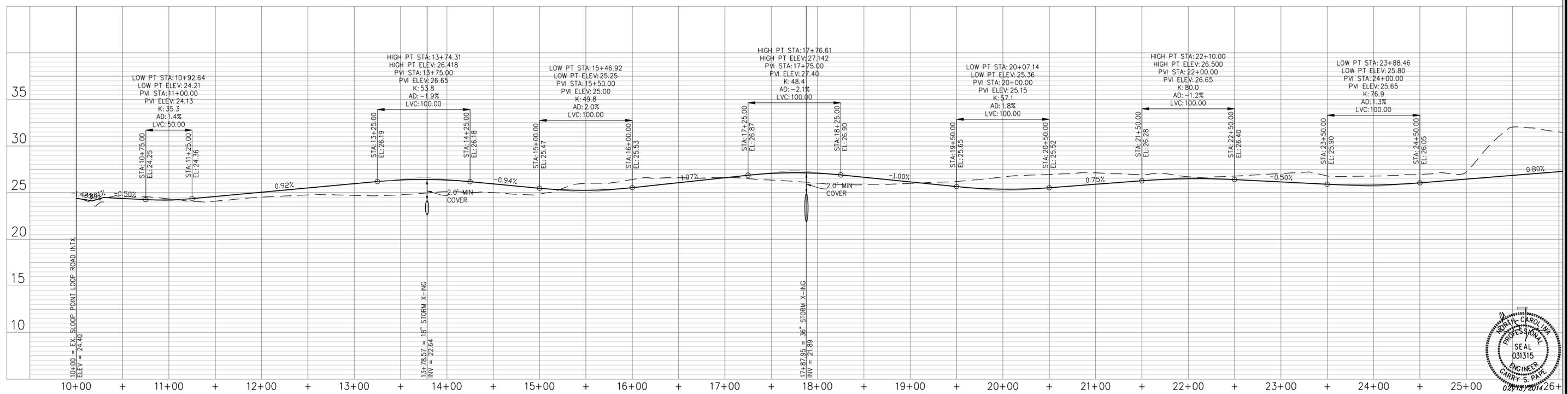
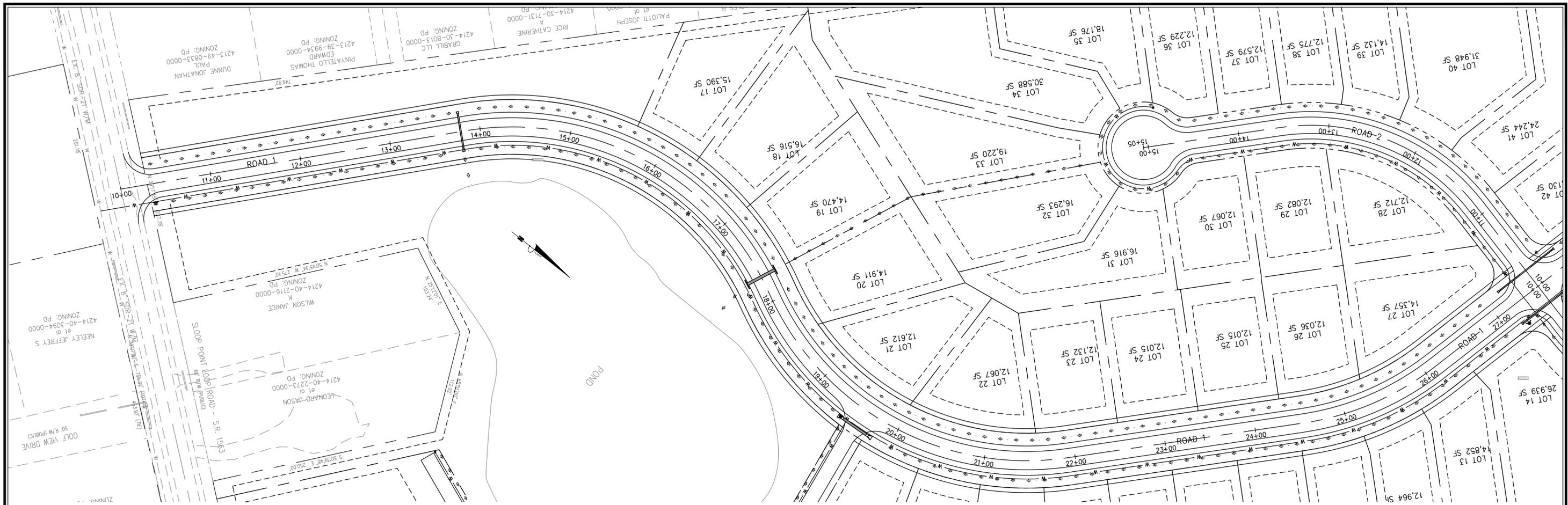
THE OAKS AT SLOOP POINT-PHASE 1
 Topsail Township Pender County North Carolina

GRADING, DRAINAGE & EROSION & SEDIMENT CONTROL PLAN

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 4307 PEEBLE DRIVE
 WILMINGTON, NC 28412
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No.	Revision	Date	By

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THE OAKS AT SLOOP POINT-PHASE 1
 Topsail Township Pender County North Carolina

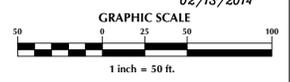
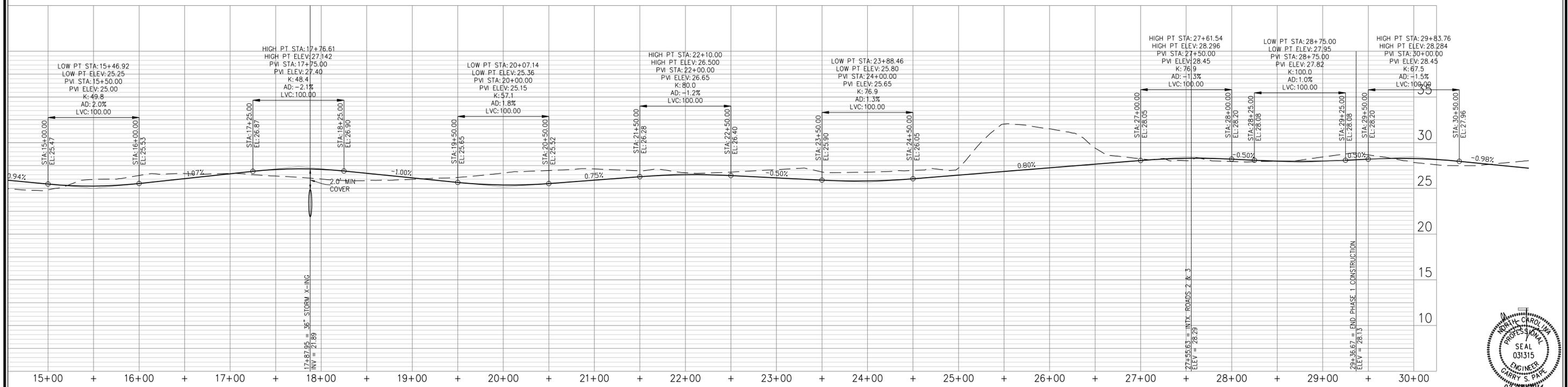
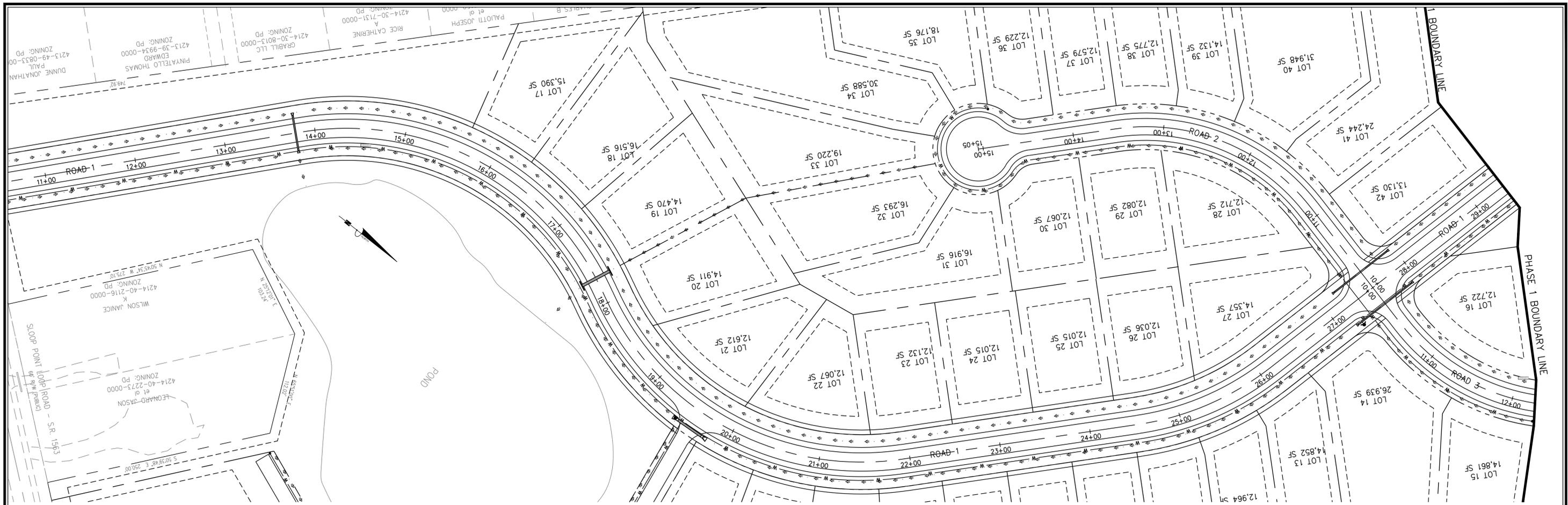
ROAD 1 PLAN & PROFILE

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 4307 PEEBLE DRIVE
 WILMINGTON, NC 28412
 713-822-3891

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No.	Revision	Date	By

Designer	GSP	Scale	1" = 50'
Drawn By	GSP	Date	Morch 2014
License #	P-0718	Job No.	2013-0008

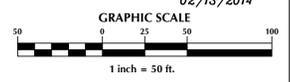
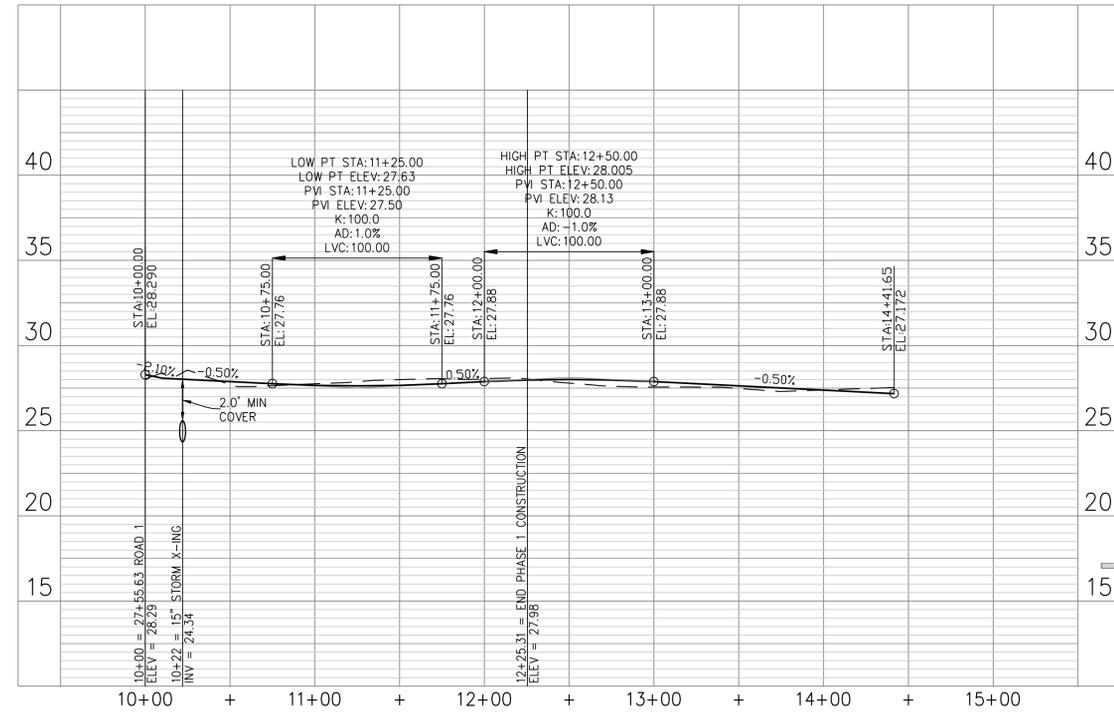
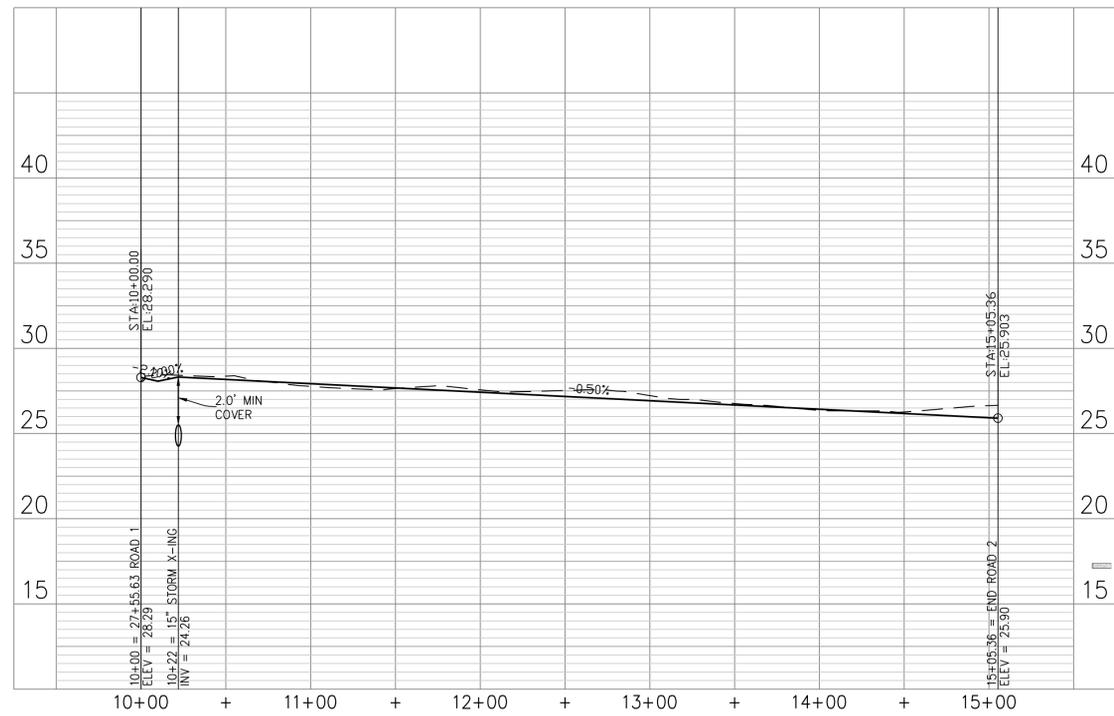
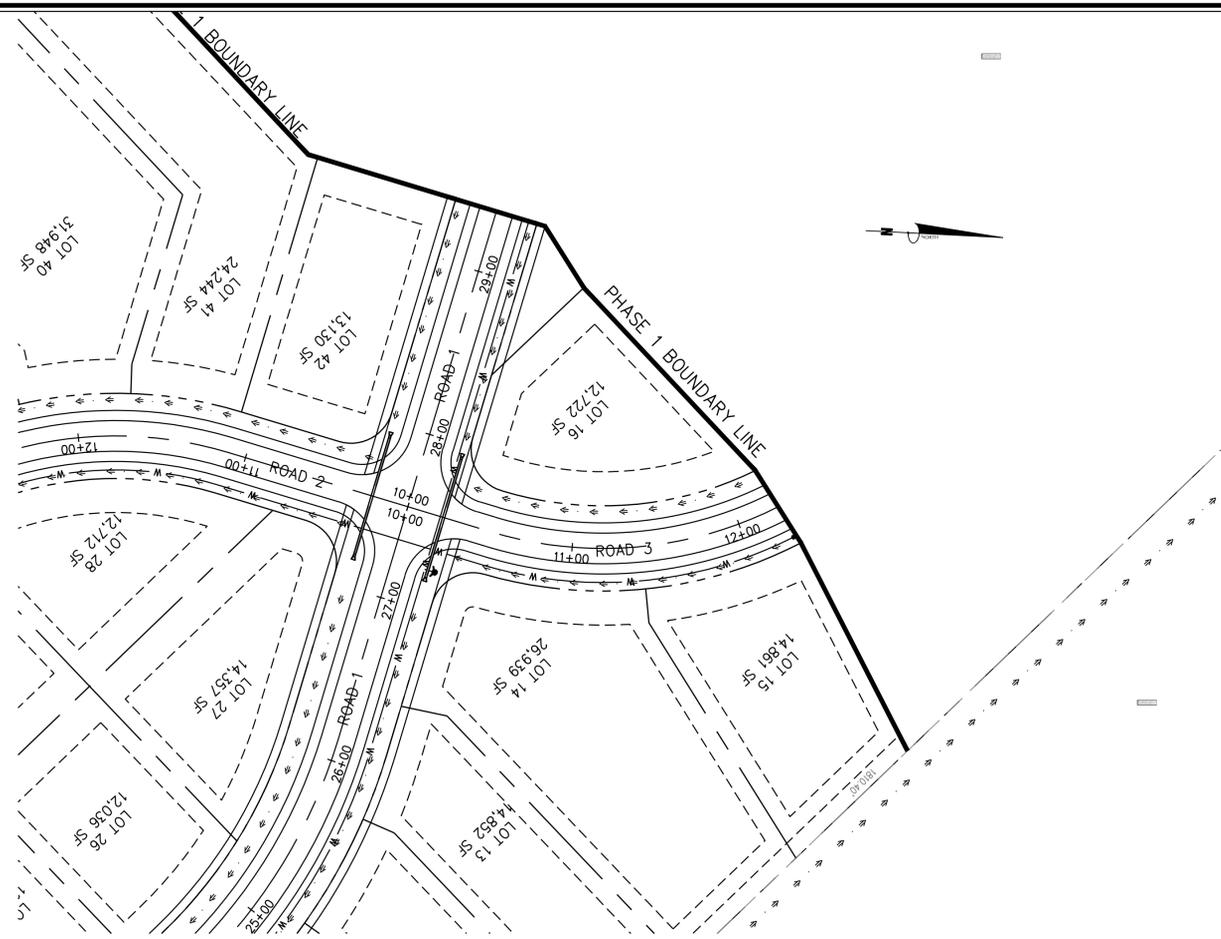
THE OAKS AT SLOOP POINT-PHASE 1
Topsail Township Pender County North Carolina

ROAD 1 PLAN & PROFILE

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WILMINGTON, NC 28412
713-822-3891

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No.	Revision	Date	By

Designer	GSP	Scale	1" = 50'
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License #	P-0718	Job No.	2013-0008

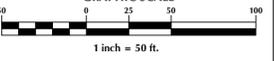
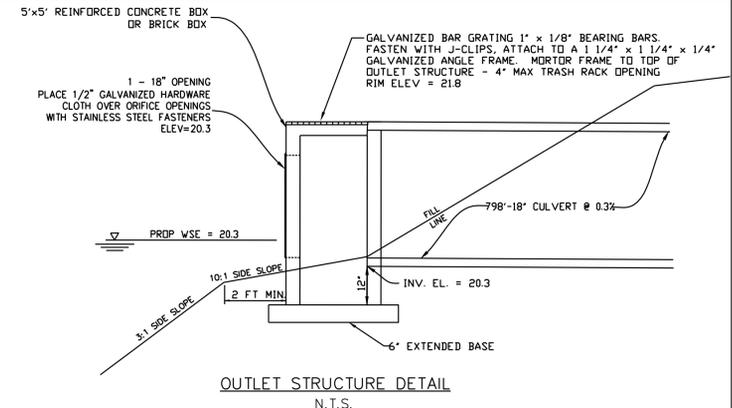
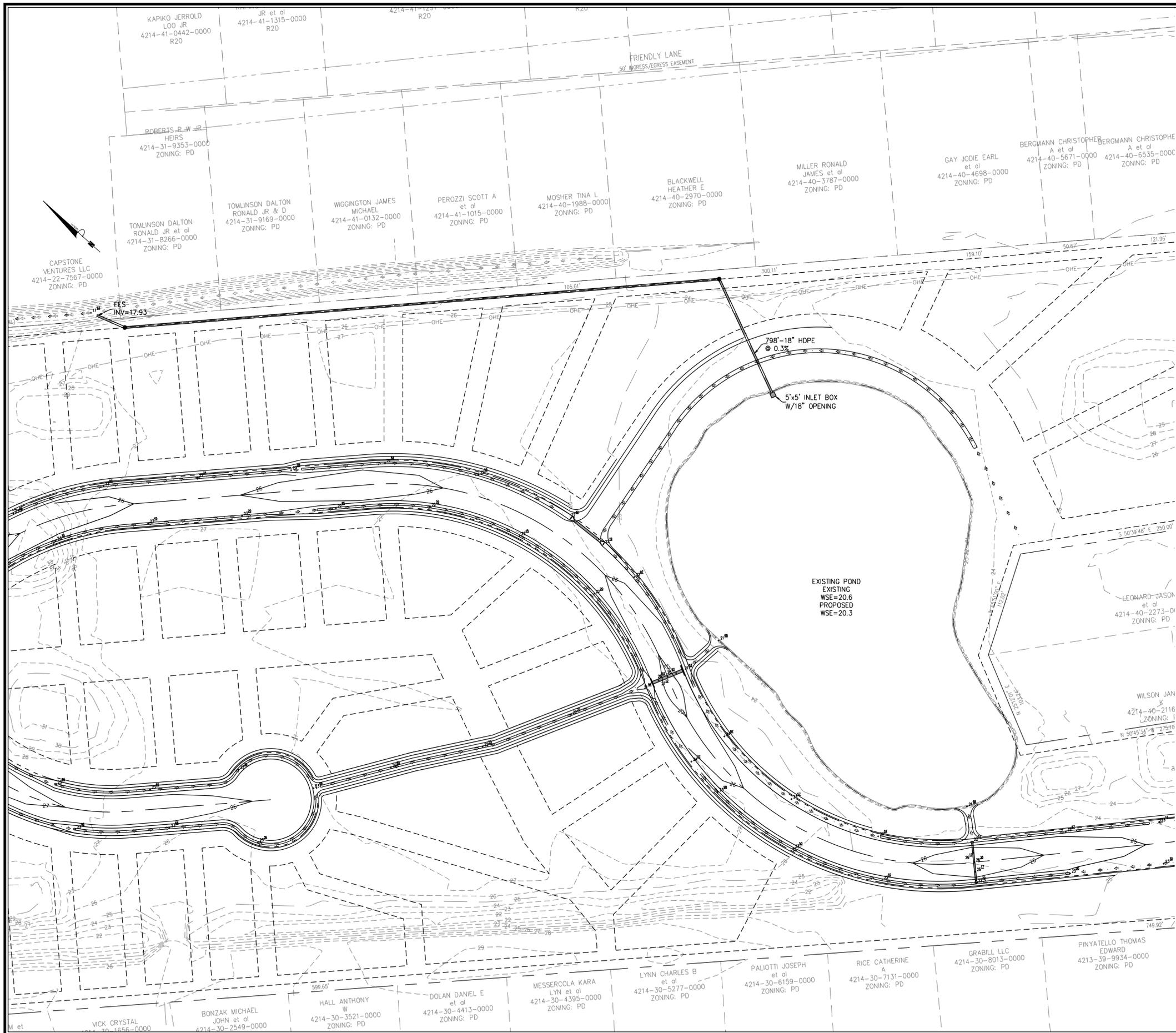
THE OAKS AT SLOOP POINT-PHASE 1
 Topsail Township Pender County North Carolina

ROAD 2 & 3 PLAN & PROFILE

PREPARED FOR:
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C-8



No.	Revision	Date	By

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Drawn By	GSP	Date	Morch 2014
License #	P-0718	Job No.	2013-0008

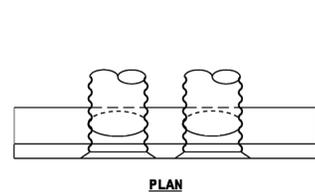
THE OAKS AT SLOOP POINT-PHASE 1
 Topsail Township Pender County North Carolina

POND DETAILS

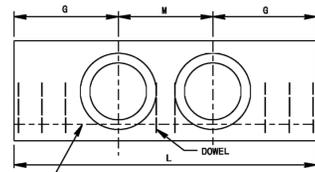
PREPARED FOR:
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 WILMINGTON, NC 28412
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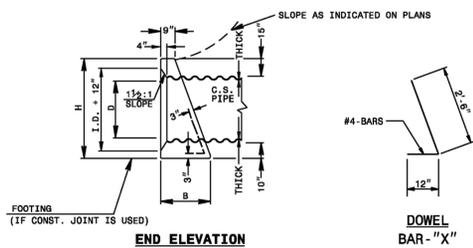
Sheet No.
C-9



PLAN



ELEVATION



END ELEVATION

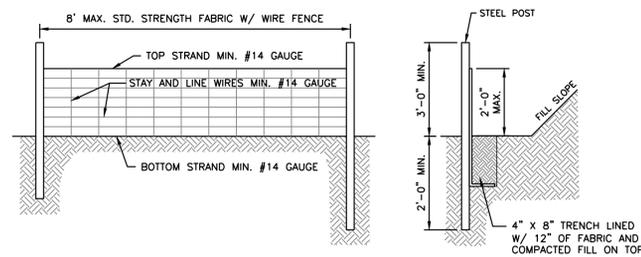


DOWEL BAR - "X"

LOC.	SINGLE PIPE								DOUBLE PIPE							
	15"	18"	24"	30"	36"	42"	48"	48"	15"	18"	24"	30"	36"	42"	48"	48"
DIA.	15"	18"	24"	30"	36"	42"	48"	48"	15"	18"	24"	30"	36"	42"	48"	48"
QTY.	2	2	3	3	4	4	5	5	2	2	3	3	4	4	5	5
M QTY.	-	-	-	-	-	-	2	2	1	1	1	2	2	2	2	2
G QTY.	2	2	3	3	4	4	5	5	2	2	3	3	4	4	5	5
TOTAL LBS.	9	9	14	14	19	23	28	33	12	12	18	18	23	28	33	38

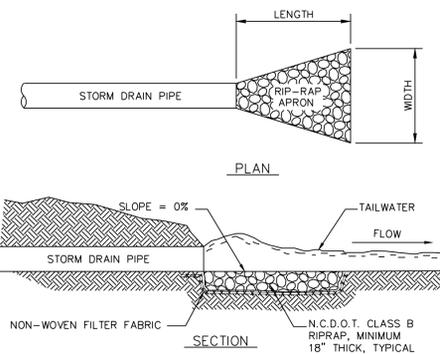
DIMENSIONS AND CONCRETE QUANTITIES USING CORRUGATED STEEL PIPE									
D	H	COMMON			SINGLE PIPE		DOUBLE PIPE		YD ³
		B	G	L	M	L	YD ³		
15"	3'-4"	1'-8"	2'-6"	5'-0"	0.7	1'-11"	6'-11"	1.0	
18"	3'-7"	1'-10"	2'-11"	5'-10"	1.0	2'-3"	8'-1"	1.2	
24"	4'-1"	2'-1"	3'-8"	7'-4"	1.4	3'-0"	10'-4"	1.9	
30"	4'-7"	2'-4"	4'-6"	8'-10"	2.0	3'-8"	12'-7"	2.7	
36"	5'-1"	2'-7"	5'-2"	10'-4"	2.8	4'-6"	14'-10"	3.8	
42"	5'-7"	2'-10"	5'-11"	11'-10"	3.8	5'-8"	17'-1"	5.0	
48"	6'-1"	3'-1"	6'-8"	13'-4"	4.9	6'-0"	19'-4"	7.5	

*SEE SHEET 3



- NOTES:
1. WIRE FENCE (IF USED) SHALL BE MINIMUM 14 GAUGE WITH A MAXIMUM MESH OPENING OF 6-INCHES.
 2. SYNTHETIC FILTER FABRIC OF AT LEAST 95% BY WEIGHT OF POLYOLEFIN'S OR POLYESTER, WHICH IS CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS IN ASTM D 6461 AND ALSO SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS ACCORDING TO ASTM D 4355.
 3. SEE THE NC EROSION CONTROL MANUAL FOR SPECIFICATIONS INSTALLING SEDIMENT FENCE USING THE SLICING METHOD MACHINERY.

TEMPORARY SILT FENCE
NOT TO SCALE

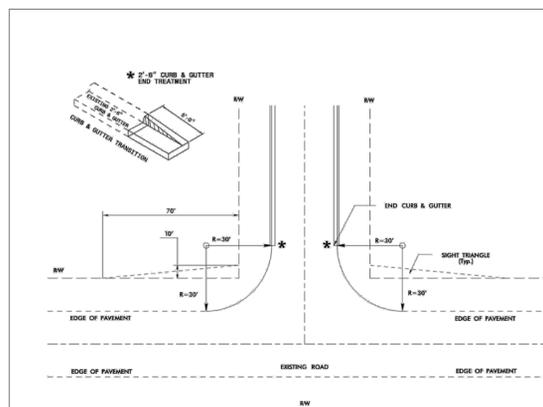


RIPRAP LOCATIONS	LENGTH (FT.)	UPSTREAM WIDTH (FT.)	DOWNSTREAM WIDTH (FT.)
15" CULVERTS	7.5	3.75	5
18" CULVERTS	9	4.5	6
24" CULVERT	12	6	8
36" CULVERT	18	9	12

RIP-RAP OUTLET PROTECTION
N.T.S.

SEQUENCE OF CONSTRUCTION

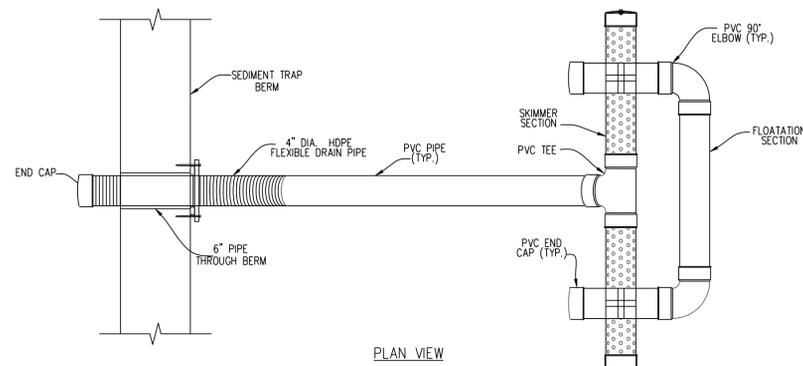
1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON EROSION & SEDIMENT CONTROL PLAN.
2. INSTALL PERIMETER CONTROLS (TEMPORARY SEDIMENT BASIN, SILT FENCE, TREE PROTECTION FENCING, ETC.) AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN. THIS STEP NEEDS TO BE COMPLETED PRIOR TO UPSLOPE LAND DISTURBING ACTIVITIES.
3. THE EXISTING POND WILL ACT AS TEMPORARY SEDIMENT BASIN DURING CLEARING AND GRUBBING ACTIVITIES.
4. ONCE PERIMETER CONTROLS AND SEDIMENT TRAPPING MEASURES ARE INSTALLED CLEAR AND GRUB SITE WITHIN LIMITS OF DISTURBANCE. POND WILL BE PUMPED DOWN BY MECHANICAL MEANS AS NEEDED TO MUCK OUT SEDIMENT WHEN THE SEDIMENT REACHES 50% CAPACITY.
5. UPON BRINGING THE SITE TO ROUGH GRADE, STABILIZE ALL AREAS WITH TEMPORARY VEGETATION IF LEFT UNDISTURBED FOR 15 WORKING DAYS AN ALL SLOPES WITHIN 21 CALENDAR DAYS.
6. UPON BRINGING THE ROAD BEDS TO SUBGRADE ELEVATIONS, STABILIZE THE AREAS BY PLACING STONE BASE AS EARLY AS POSSIBLE.
7. FOR TEMPORARY VEGETATIVE STABILIZATION OF ALL DENUDED AREAS SEE NOTE REFERENCING THE EROSION CONTROL PROGRAM AND SPECIFICATIONS.
8. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE STABILIZED, MECHANICAL SEDIMENT CONTROLS SHALL BE REMOVED. SEDIMENT FROM TEMPORARY SEDIMENT TRAPPING DEVICES SHALL BE DISPOSED OF BY SPREADING ON THE SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL. ALL DENUDED AREAS ARE TO BE PERMANENTLY STABILIZED WITH PERMANENT VEGETATION.



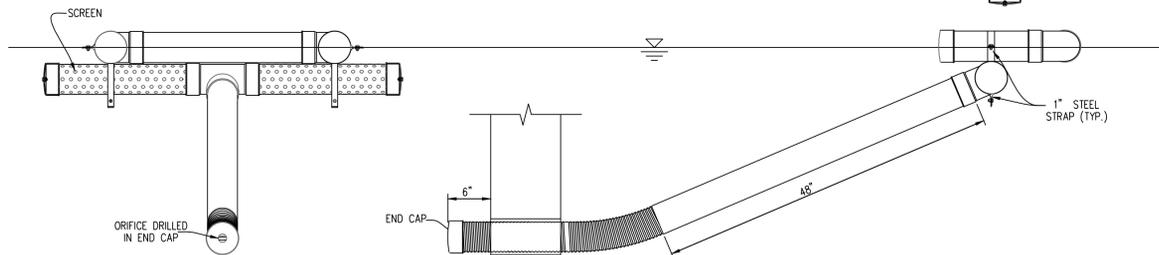
NOTE: Drainage easements may be required to accommodate drainage beyond the right-of-way.

FIGURE 3
RECOMMENDED ROAD CONNECTION TO STATE MAINTAINED SYSTEM
NEW RESIDENTIAL LOCAL ROAD OR RESIDENTIAL COLLECTOR ROAD WITH CURB & GUTTER AND EXISTING STATE MAINTAINED ROAD WITH SHOULDER SECTION

- NOTES:
1. ALL P.V.C. PIPES ARE TO BE 4" I.D., SCHEDULE 40
 2. ALL JOINTS OF THE FLOATION SECTION SHALL BE SOLVENT WELDED. JOINTS OF SKIMMER SECTION NEED NOT BE WATER-TIGHT.
 3. 4" HDPE FLEXIBLE DRAIN PIPE IS TO BE ATTACHED TO THE POND OUTLET STRUCTURE WITH WATER-TIGHT CONNECTIONS.
 4. ORIFICE IS TO BE SIZED ACCORDING TO STORAGE VOLUME AND TO SLOWLY RELEASE 1" RUNOFF FOR AT LEAST 24-HOURS.



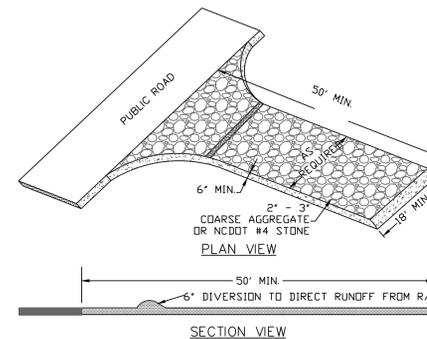
PLAN VIEW



FRONT VIEW

SKIMMER DEWATERING DEVICE

N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



No.	Revision	Date	By

Designer	GSP	Scale	NO SCALE
Drawn By	GSP	Date	Morch 2014
License #	P-0718	Job No.	2013-0008

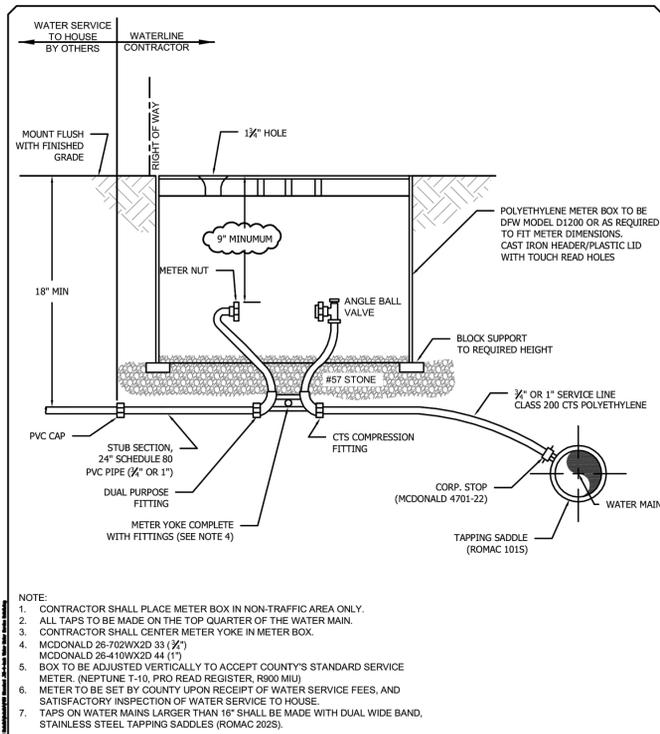
THE OAKS AT SLOOP POINT-PHASE 1
Topsail Township Pender County North Carolina

STANDARD DETAILS

PREPARED FOR:
SIGNATURE TOP SAIL NC, Ltd.
4307 PEEBLE DRIVE
WILMINGTON, NC 28412
713-822-3891

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

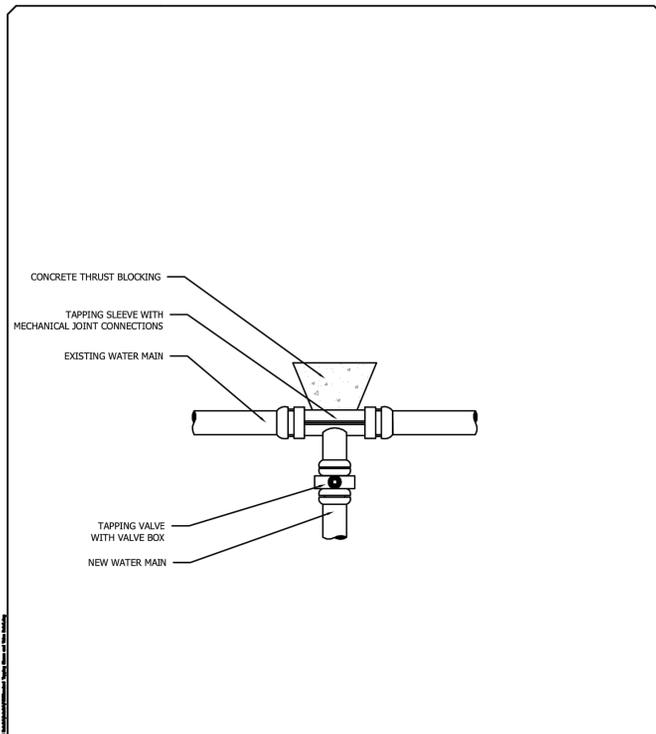
Sheet No.
C-10



STANDARD WATER SERVICE DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28525

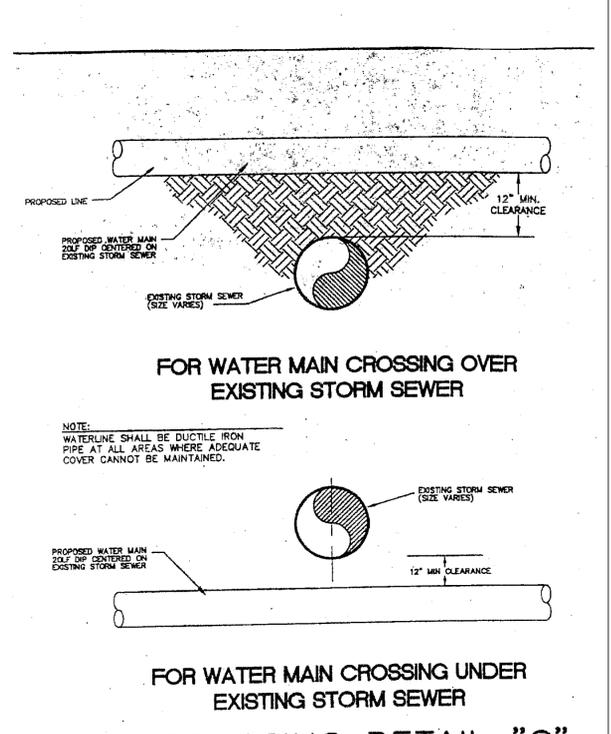
ROCKY POINT/TOPSAIL WATER DISTRICT
WATER SERVICE (3/4" - 1")
STANDARD DETAIL
VERSION #2 - FEB 2013



TAPPING SLEEVE AND VALVE ASSEMBLY DETAIL
NOT TO SCALE

PENDER COUNTY UTILITIES
605 EAST FREMONT STREET
BURGAW, NC 28525

ROCKY POINT/TOPSAIL WATER DISTRICT
TAPPING SLEEVE AND VALVE ASSEMBLY
STANDARD DETAIL
VERSION #1 - JUNE 2011



PIPE CROSSING DETAIL "C"
NOT TO SCALE

33



No.	Revision	Date	By

Designer	GSP	Scale	NO SCALE
Drawn By	GSP	Date	Morch 2014
License #	P-0718	Job No.	2013-0008

THE OAKS AT SLOOP POINT-PHASE 1
Topsail Township Pender County North Carolina

PENDER COUNTY UTILITIES DETAILS

PREPARED FOR:
SIGNATURE TOP SAIL NC, Ltd.
4307 PEEBLE DRIVE
WILMINGTON, NC 28412
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GSP CONSULTING, PLLC ENGINEERING
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C-12