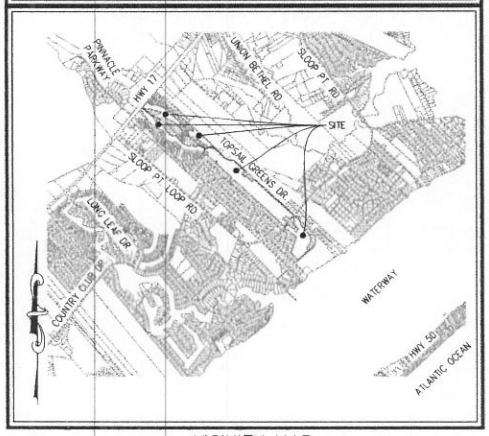
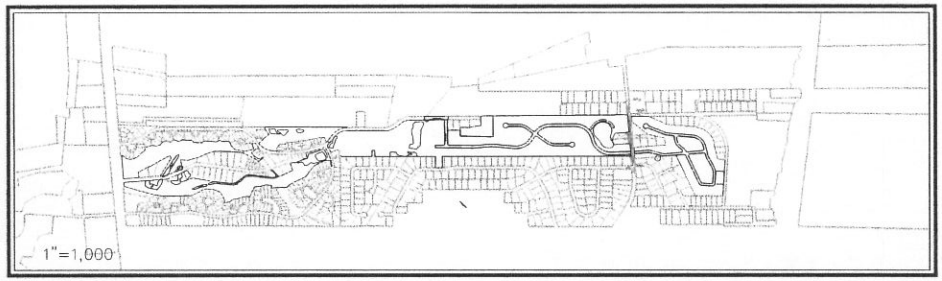
Attachment 1

MASTER DEVELOPMENT PLAN
FOR
THE OAKS AT SLOOP POINT
PENDER COUNTY, NORTH CAROLINA
SEPTEMBER 2013

VICINITY MAP



VICINITY MAP
(NTS)



LEGEND

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.	5,000 s.f.
OPEN SPACE LABEL	A
OPEN SPACE	
BUILDING SET BACKS	
PRIVATE SANITARY SET BACKS	
STREET SIGN	
404 WETLANDS	
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
APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR
SITE PLAN VALID FOR A PERIOD OF TWO (2) YEARS FROM APPROVAL DATE:

ADMINISTRATOR DATE

INDEX OF SHEETS

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SHT C-3.1	SITE PLAN
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SHT C-4.1	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.2	UTILITY & STORMWATER MANAGEMENT PLAN
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SHT C-4.5	UTILITY & STORMWATER MANAGEMENT PLAN

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.±
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 USACOE.

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 ARE TO BE PRIVATE AND PUBLIC AS DEPICTED ON THE MASTER PLAN. 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. THIS MASTER PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE IN ACCORDANCE WITH THE PROVISIONS OF PENDER COUNTY DEVELOPMENT ORDINANCE.
8. THE DEVELOPERS HAVE THE SOLE RIGHT TO MODIFY THIS MASTER 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.
9. BUFFERS WILL BE PROVIDED PER CURRENT PENDER COUNTY ZONING ORDINANCE.
10. ALL LOTS WIDTHS WILL BE A MINIMUM OF SEVENTY (70) FEET.
11. ALL LOTS WHICH FRONT CUL-DE-SACS SHALL HAVE A MINIMUM CHORD LENGTH AT ROW OF THIRTY FOOT (30') MINIMUM.
12. WETLANDS IMPACTED WILL BE MITIGATED IN ACCORDANCE WITH ANY REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS.
13. ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REGULATIONS.
14. ALL PROPOSED OPENSPACE/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'

PROPOSED BUILDING SETBACKS:

FRONT -	20'
REAR -	20'
SIDE -	10'
CORNER -	15'

ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE

REQUIRED OPEN SPACE:
185 LOTS * 0.03 AC/LOT = 5.55 AC±

PROVIDED OPEN SPACE
5.56 AC± TOTAL OPEN SPACE PROVIDED
NOTE: PROPOSED OPENSPACE/RECREATION SPACE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT

DEVELOPMENT DATA:

TOTAL TRACT AREA = 3,476,124 SF = 79.80 AC
PROPOSED DENSITY 185 UNITS = 2.72 UNITS/AC
AVERAGE LOT SIZE = 12,500 SF
AREA OF LOTS PROPOSED = 2,725,537 SF = 62.57 AC±
AREA OF ROW PROPOSED = 450,415 SF = 10.34 AC±
TOTAL PROPOSED ROAD LENGTH =
PUBLIC = 5,587 L.F.±
PRIVATE = 4,356 L.F.±
TOTAL = 9,943 L.F.±

IMPERVIOUS SURFACES =
PROPOSED BUA =
ROADS = 304,361 S.F.
LOTS = 740,000 S.F.
TOTAL = 1,044,361 S.F. (30.6%)

TRIP GENERATION:
185 SINGLE FAMILY HOMES:
1,770 - TOTAL DAILY TRIPS
139 - AM PEAK HOUR
187 - PM PEAK HOUR
*PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 210

UTILITY DATA:
TOTAL = 185 UNITS @ 360 GPD/UNIT = 66,600 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.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARY S. PARK
09/27/2013

NOTE:
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & THE STATE OF NORTH CAROLINA

PROJECT NAME: THE OAKS AT SLOOP POINT
GSP CONSULTING PROJECT #: 2013-0008

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 THIS 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 A FIELD SURVEY 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. SLIMENT 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. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TARS CAN NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.
5. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
6. INSPECT TEMPORARY SEDIMENT TRAPS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OF GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. 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. PLACE THE SEDIMENT THAT IS REMOVED IN THE DISPOSAL AREA, AND REPLACE THE PART OF THE GRAVEL FACING THAT IS IMPARRED BY SEDIMENT.

   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 DEJOGGE 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 STRUCTURE FOR DAMAGE FROM EROSION OR PIPING. PERIODICALLY CHECK THE DEPTH OF THE SPILLWAY TO ENSURE IT IS A MINIMUM OF 1.5 FEET BELOW THE LOW POINT OF THE EMBANKMENT. IMMEDIATELY FILL ANY SETTLEMENT OF THE EMBANKMENT TO SLIGHTLY ABOVE DESIGN GRADE. ANY REPRAIR DISPLACED FROM THE SPILLWAY MUST BE REPLACED IMMEDIATELY.

   AFTER ALL SEDIMENT-PRODUCING AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE THE STRUCTURE AND ALL UNSTABLE SEDIMENT. SMOOTH THE AREA TO BLEND WITH THE ADJOINING AREAS, AND STABILIZE PROPERLY.
7. INSPECT EXCELSIOR MATTING AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT REPAIR IMMEDIATELY. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE MATTING. ANY AREAS OF THE MATTING THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA PROTECTED. MONITOR AND REPAIR THE MATTING AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED.
7. INSPECT BAFFLES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. EVENT REPAIR IMMEDIATELY. GOOD CONTACT WITH THE GROUND MUST

   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 CLEANOUT. SEDIMENT DEPTH SHOULD NEVER EXCEED HALF THE DESIGNED STORAGE DEPTH.

   AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, REMOVE ALL BAFFLE MATERIALS AND UNSTABLE SEDIMENT DEPOSITS, BRING THE AREA TO GRADE, AND STABILIZE IT.

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)
CENTIPEDE 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. CENTIPEDE 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 (KOBE 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

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE 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 UNOBSTRUCTED, 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 CONTAINING THE SAME.
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 NON-SUBSCRIBING 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 ON PRIVATE PROPERTY TO BE HDPE ADS N-12 OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED. ALL STORM SEWER PIPES LOCATED WITHIN THE PUBLIC ROW TO BE RCP CLASS III.
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.

GROUND STABILIZATION		
SITE AREA DESCRIPTION	STABILIZATION TIME FRAME	STABILIZATION TIME FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HQW) 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 HQW 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

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARY S. PAPE 09/20/2013

No.	Revision	Date	By

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

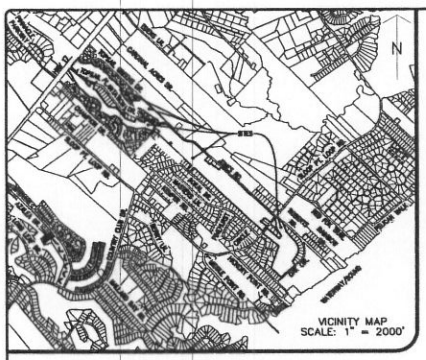
THE OAKS AT SLOOP POINT
Topsail Township Pender County North Carolina

GENERAL NOTES

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
4307 PEBBLE DRIVE
WILMINGTON, NC 28412
713-822-3891

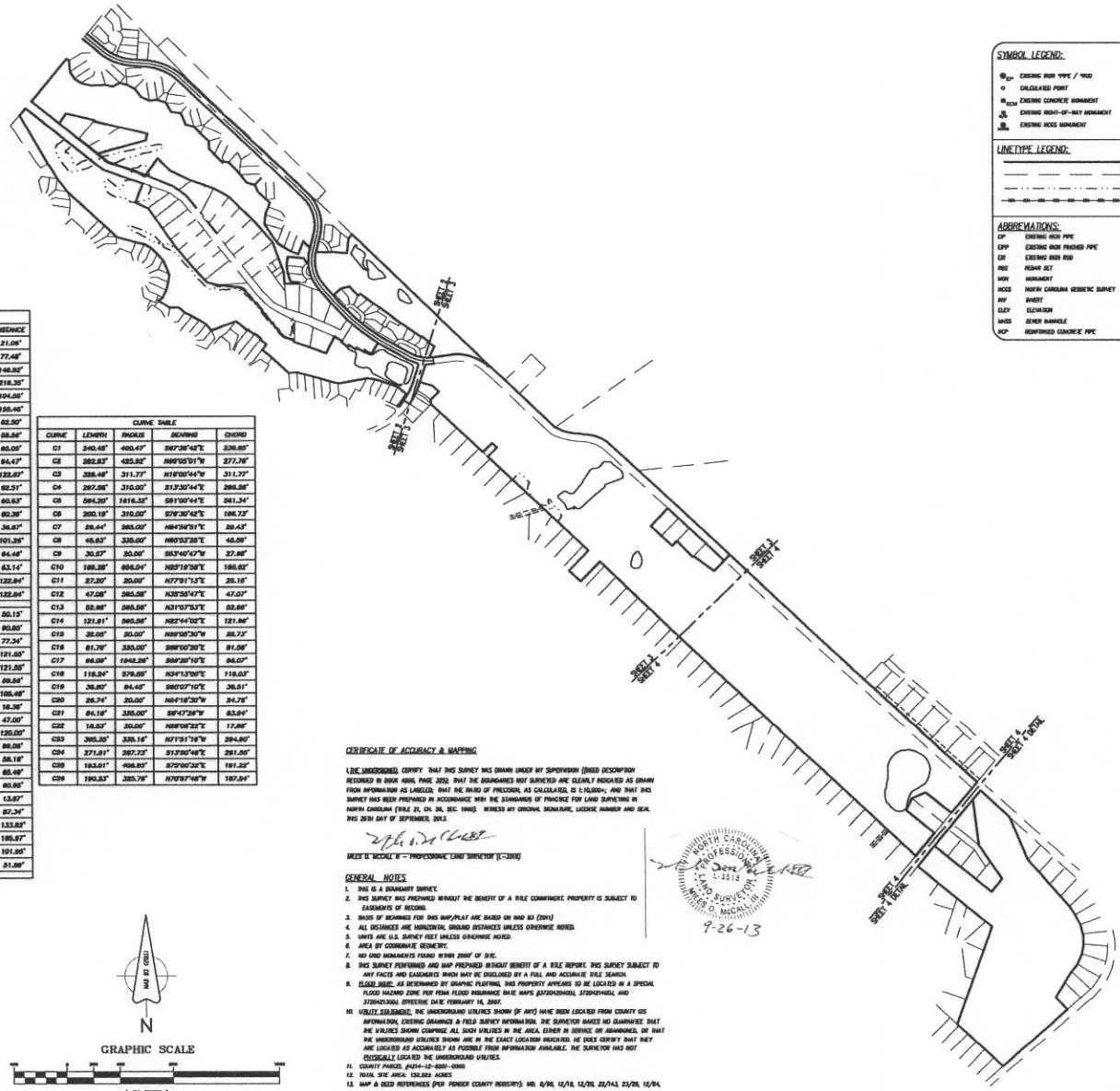
GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.
C-1



LINE TABLE								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S86°26'40"E	166.98'	L21	S32°04'24"W	20.00'	L41	N88°38'00"W	21.09'
L2	S82°06'30"E	118.38'	L22	N66°06'31"W	60.56'	L42	N78°50'08"W	77.46'
L3	S13°39'18"W	128.62'	L23	N32°04'24"E	8.51'	L43	N43°31'04"W	146.82'
L4	N41°00'44"W	125.62'	L24	N86°37'08"W	66.31'	L44	N39°25'30"W	218.35'
L5	N81°00'44"W	146.38'	L25	N34°26'29"W	26.46'	L45	N60°20'08"W	104.56'
L6	S8°00'42"E	25.00'	L26	N74°16'08"W	37.84'	L46	N21°38'58"E	155.46'
L7	S8°00'42"E	25.00'	L27	N74°11'58"W	26.86'	L47	S77°01'32"E	62.50'
L8	S10°46'58"W	130.66'	L28	N39°56'44"W	38.86'	L48	S84°27'32"E	58.56'
L9	S73°11'02"E	96.85'	L29	N49°17'24"W	32.76'	L49	S43°14'43"E	65.05'
L10	S46°07'28"E	66.37'	L30	N42°47'08"W	33.12'	L50	S43°26'47"E	64.47'
L11	S43°35'32"W	60.00'	L31	N39°08'37"W	61.11'	L51	S82°48'41"E	122.43'
L12	S6°36'18"E	31.40'	L32	N33°08'48"W	37.86'	L52	S8°18'50"W	62.51'
L13	N84°20'00"W	50.00'	L33	N33°47'40"W	41.19'	L53	S16°20'23"W	60.63'
L14	N16°46'28"E	118.61'	L34	N44°48'48"W	22.70'	L54	S24°28'05"W	60.39'
L15	S31°46'44"W	100.00'	L35	N37°44'54"W	36.84'	L55	S68°05'37"W	36.37'
L16	N86°24'18"W	90.02'	L36	N40°08'08"W	43.90'	L56	S66°36'27"E	101.26'
L17	S33°04'24"W	20.00'	L37	N39°15'05"W	46.85'	L57	N86°25'30"E	64.46'
L18	N84°19'13"W	90.12'	L38	N39°34'40"W	40.17'	L58	S50°39'32"E	63.14'
L19	S33°04'24"W	20.00'	L39	N47°20'30"W	43.06'	L59	S63°43'31"E	122.84'
L20	N82°13'06"W	90.30'	L40	N88°27'48"W	17.86'	L60	S63°43'31"E	122.84'
L61	S86°14'21"E	90.35'	L81	S74°53'02"E	57.06'	L101	S84°30'18"E	50.15'
L62	S40°42'23"E	60.82'	L82	N81°01'03"E	60.79'	L102	S30°26'12"W	60.85'
L63	N39°21'21"E	7.86'	L83	S73°34'28"E	50.06'	L103	S6°18'36"W	77.34'
L64	S60°33'47"E	86.78'	L84	S81°00'03"E	62.66'	L104	S86°34'21"E	121.55'
L65	N39°18'30"E	8.00'	L85	S33°30'46"E	77.34'	L105	S86°24'21"E	121.55'
L66	S60°39'14"E	60.02'	L86	S60°59'58"E	66.72'	L106	S60°20'00"E	59.56'
L67	S39°18'30"W	8.00'	L87	N63°11'14"E	60.43'	L107	N55°45'48"E	106.49'
L68	S60°39'14"E	60.02'	L88	S60°22'06"E	67.82'	L108	S33°26'26"E	16.36'
L69	S39°18'30"W	53.09'	L89	S59°30'28"E	63.30'	L109	N38°10'23"W	47.00'
L70	S51°43'31"E	83.42'	L90	S61°53'03"E	71.03'	L110	N84°52'26"W	120.00'
L71	N83°36'36"E	56.97'	L91	S32°23'47"E	94.86'	L111	S6°01'31"W	66.05'
L72	S73°57'46"E	66.46'	L92	S75°06'13"E	67.28'	L112	S6°01'03"E	56.18'
L73	S82°07'30"E	63.04'	L93	S41°30'48"E	75.11'	L113	S19°16'28"E	65.46'
L74	S71°00'54"E	60.72'	L94	S47°40'54"E	76.40'	L114	S84°52'26"E	60.85'
L75	S60°51'53"E	130.82'	L95	S3°27'01"E	64.14'	L115	S5°07'26"W	13.87'
L76	S51°26'26"E	73.82'	L96	N42°35'22"E	12.03'	L116	N4°02'30"W	67.34'
L77	S81°11'06"E	22.96'	L97	S76°51'06"E	38.38'	L117	N43°34'32"W	133.82'
L78	S32°30'36"E	61.82'	L98	S36°26'03"E	66.81'	L118	S34°30'38"W	105.87'
L79	S67°20'33"E	66.06'	L99	S74°53'13"E	66.41'	L119	N86°24'30"W	101.85'
L80	S76°36'26"E	70.43'	L100	S46°21'59"E	10.52'	L120	N13°12'44"E	51.86'
L121	N36°46'34"E	10.00'	L141	S47°34'11"W	76.65'			
L122	N86°04'30"E	12.83'	L142	N41°00'44"W	101.86'			
L123	S82°31'06"E	100.86'	L143	N83°10'34"W	30.40'			
L124	N70°30'06"E	24.30'	L144	S39°43'38"E	73.47'			
L125	S64°11'03"E	110.44'	L146	S37°44'38"E	79.35'			
L126	N6°16'42"E	113.50'	L148	S14°41'38"E	79.35'			
L127	N39°21'34"E	41.03'	L147	S1°41'38"E	79.35'			
L128	S44°14'20"E	8.40'	L149	S11°27'41"W	76.63'			
L129	N24°41'02"E	93.06'	L150	S34°06'12"W	79.52'			
L130	N69°20'06"E	61.11'	L150	S37°37'32"W	79.91'			
L131	N24°41'02"E	8.00'	L151	S36°48'22"W	19.86'			
L132	N69°20'22"W	60.86'	L152	N41°37'18"W	8.86'			
L133	S60°26'06"W	7.97'	L153	S86°26'54"W	20.00'			
L134	N64°33'03"W	123.00'	L156	S13°36'44"W	8.48'			
L135	N64°46'36"W	86.86'						
L136	N63°46'38"W	106.05'						
L137	N64°28'46"W	106.48'						
L138	S47°32'27"W	21.08'						
L139	N42°35'16"W	64.36'						
L140	S76°36'02"W	86.64'						

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	240.48'	400.47'	S67°38'42"E	236.85'
C2	282.83'	425.85'	N88°05'01"W	277.76'
C3	338.48'	311.77'	N15°05'44"W	311.77'
C4	297.56'	310.00'	S13°30'44"E	286.56'
C5	594.20'	1016.33'	S81°00'44"E	561.34'
C6	200.19'	310.00'	S79°30'42"E	196.73'
C7	26.64'	383.00'	N84°36'51"E	26.43'
C8	46.63'	335.00'	N60°53'38"E	46.59'
C9	30.57'	30.00'	S53°40'47"W	27.86'
C10	169.28'	666.04'	N25°19'38"E	166.62'
C11	27.20'	30.00'	N77°31'13"E	26.16'
C12	47.08'	965.58'	N35°26'47"E	47.07'
C13	52.96'	965.58'	N31°07'53"E	52.66'
C14	121.51'	965.58'	N22°44'02"E	121.96'
C15	30.00'	30.00'	N89°05'30"W	28.73'
C16	81.79'	335.00'	S88°00'20"E	81.58'
C17	96.09'	1042.26'	S66°26'10"E	96.07'
C18	118.34'	579.65'	N34°13'00"E	118.03'
C19	36.80'	94.45'	S60°07'10"E	36.51'
C20	26.74'	30.00'	N64°18'30"W	24.78'
C21	64.16'	335.00'	S8°47'26"W	63.94'
C22	16.53'	30.00'	N88°06'22"E	17.06'
C23	305.35'	335.16'	N71°31'16"W	294.90'
C24	271.91'	367.73'	S13°50'46"E	261.06'
C25	103.01'	406.95'	S75°00'32"E	101.22'
C26	190.33'	385.78'	N70°57'48"W	187.54'



SYMBOL LEGEND:

- EXISTING IRON PIPE / ROD
- CALCULATED POINT
- EXISTING CONCRETE MONUMENT
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING NGS MONUMENT

LINETYPE LEGEND:

- SURVEYED LINES (BOUNDARY)
- LINES NOT SURVEYED (ADJOINERS)
- RIGHT-OF-WAY
- FENCE

ABBREVIATIONS:

CIP	EXISTING IRON PIPE	MHSD	STORM DRAIN MANHOLE
EPP	EXISTING IRON PINCHED PIPE	N/F	NOW OR FORMERLY
EIR	EXISTING IRON ROD	MB	MAP BOOK / CABINET
RBS	REBAR SET	DB	DEED BOOK
MON	MONUMENT	PG	PAGE
NCGS	NORTH CAROLINA GEODETIC SURVEY	BLDG	BUILDING
INV	INVERT	EL.	ELEVATION
ELEV	ELEVATION	(E)	EXISTING
MHSS	SEWER MANHOLE		
RCP	REINFORCED CONCRETE PIPE		

CERTIFICATE OF ACCURACY & MAPPING:

I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION ((DEED DESCRIPTION RECORDED IN BOOK 4866, PAGE 325)); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS LABELED; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; AND THAT THIS SURVEY WAS DRAWN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (TITLE 21, CH. 56, SEC. 1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26TH DAY OF SEPTEMBER, 2013.

MILES G. MCCALL III – PROFESSIONAL LAND SURVEYOR (L-3518)

NORTH CAROLINA PROFESSIONAL SEAL L-3518 LAND SURVEYOR MILES G. MCCALL III

9-26-13

GENERAL NOTES

1. THIS IS A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. PROPERTY IS SUBJECT TO EASEMENTS OF RECORD.
3. BASIS OF BEARINGS FOR THIS MAP/PLAT ARE BASED ON NAD 83 (2011)
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
5. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
6. AREA BY COORDINATE GEOMETRY.
7. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9. FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY APPEARS TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAPS 3372042284001, 3372042184001, AND 3372042184J EFFECTIVE DATE FEBRUARY 16, 2006.
10. UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN (IF ANY) HAVE BEEN LOCATED FROM COUNTY GIS INFORMATION, EXISTING DRAWINGS & FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
11. COUNTY PARCEL (#374-12-8681-0000).
12. TOTAL SITE AREA: 132.326 ACRES
13. MAP & DEED REFERENCES (PER PENDER COUNTY REGISTRY): MB: 8/96, 12/18, 12/98, 22/143, 23/98, 12/94, 22/53, 16/72, 48/148, 25/24. DB: 466/111, 737/373, 4268/327. (AND OTHERS THAT MAY BE SHOWN ON THIS MAP)
14. SITE ADDRESS: 1940 TOPSAIL GREENS DR. HAMPSTEAD, NC 28443

GRAPHIC SCALE

(IN FEET)
1 inch = 400 ft.

JOB NO: 13-1053

No.	Revision	Date	By

Designer
Drawn By
Checked By ACB

Scale AS NOTED
Date 09-26-2013
Job No. 13-1053

Sheet No. C-2.1

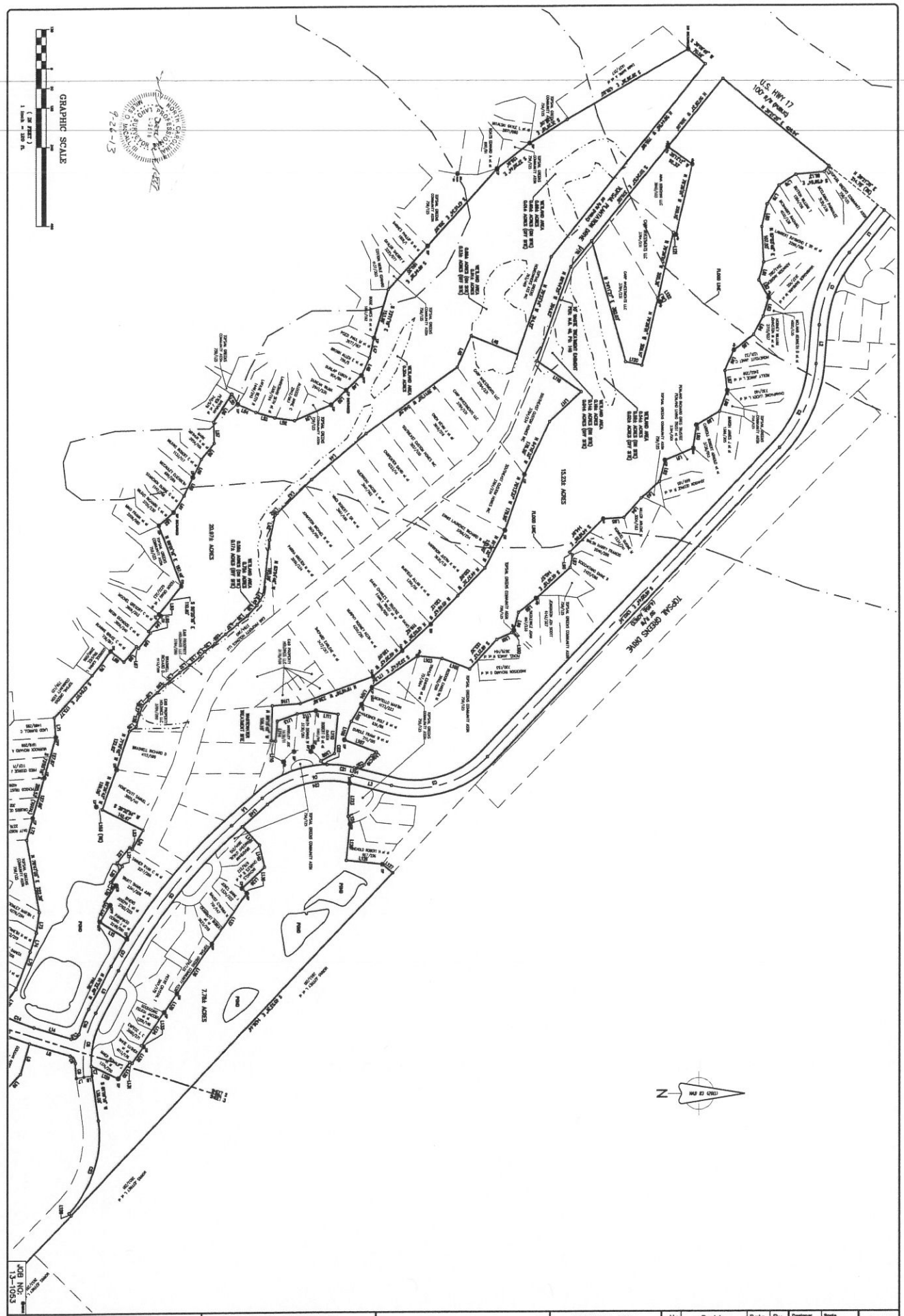
PREPARED FOR:

BOUNDARY SURVEY

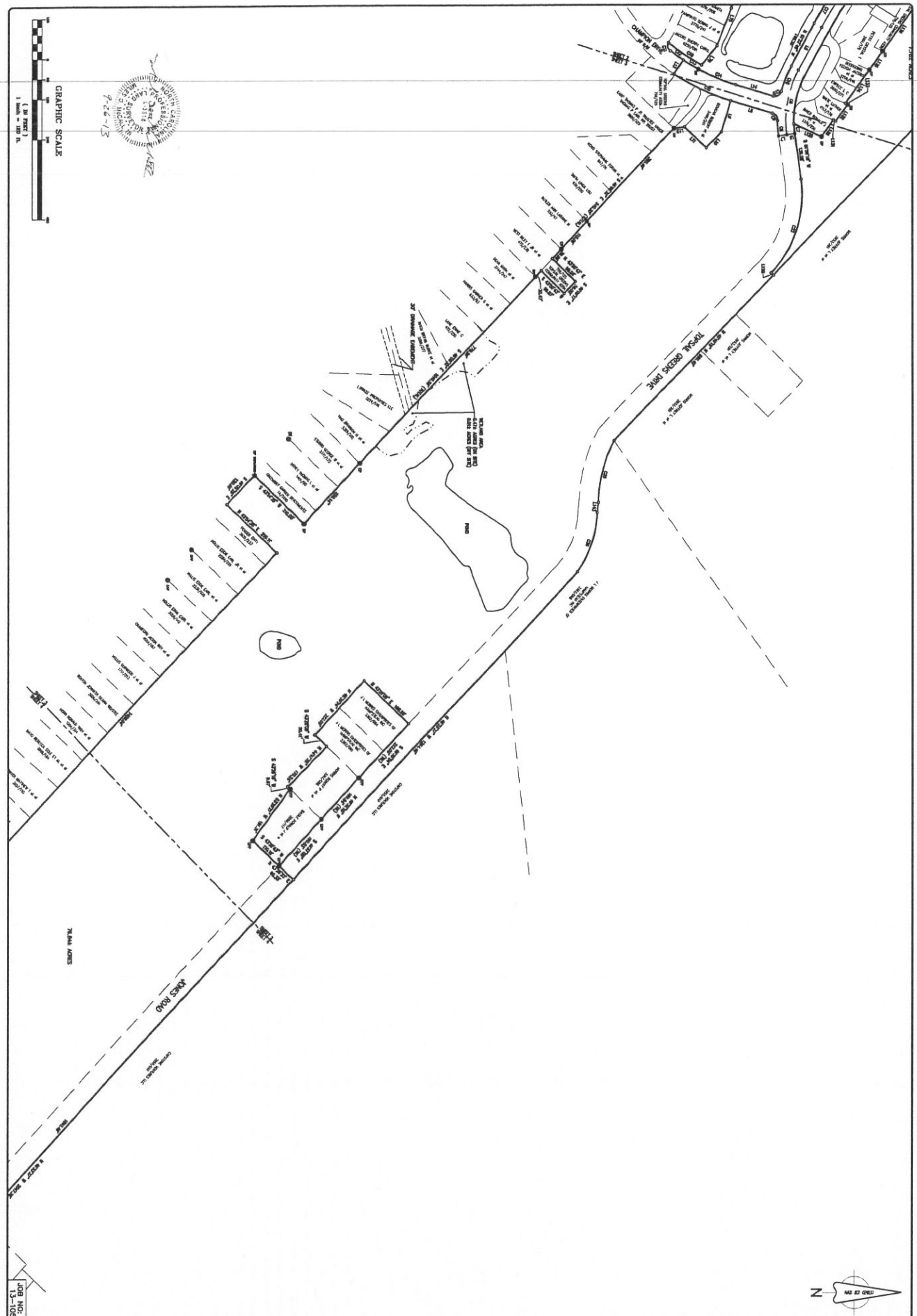
TOPSAIL PLANTATION
GOLF COURSE

Topsail Township Pender County North Carolina

ATLANTIC COAST SURVEY, PLLC
P-0822
PO Box 13588 Wilmington, NC 28405
(910) 252-4868 www.atlanticcoastsurvey.com

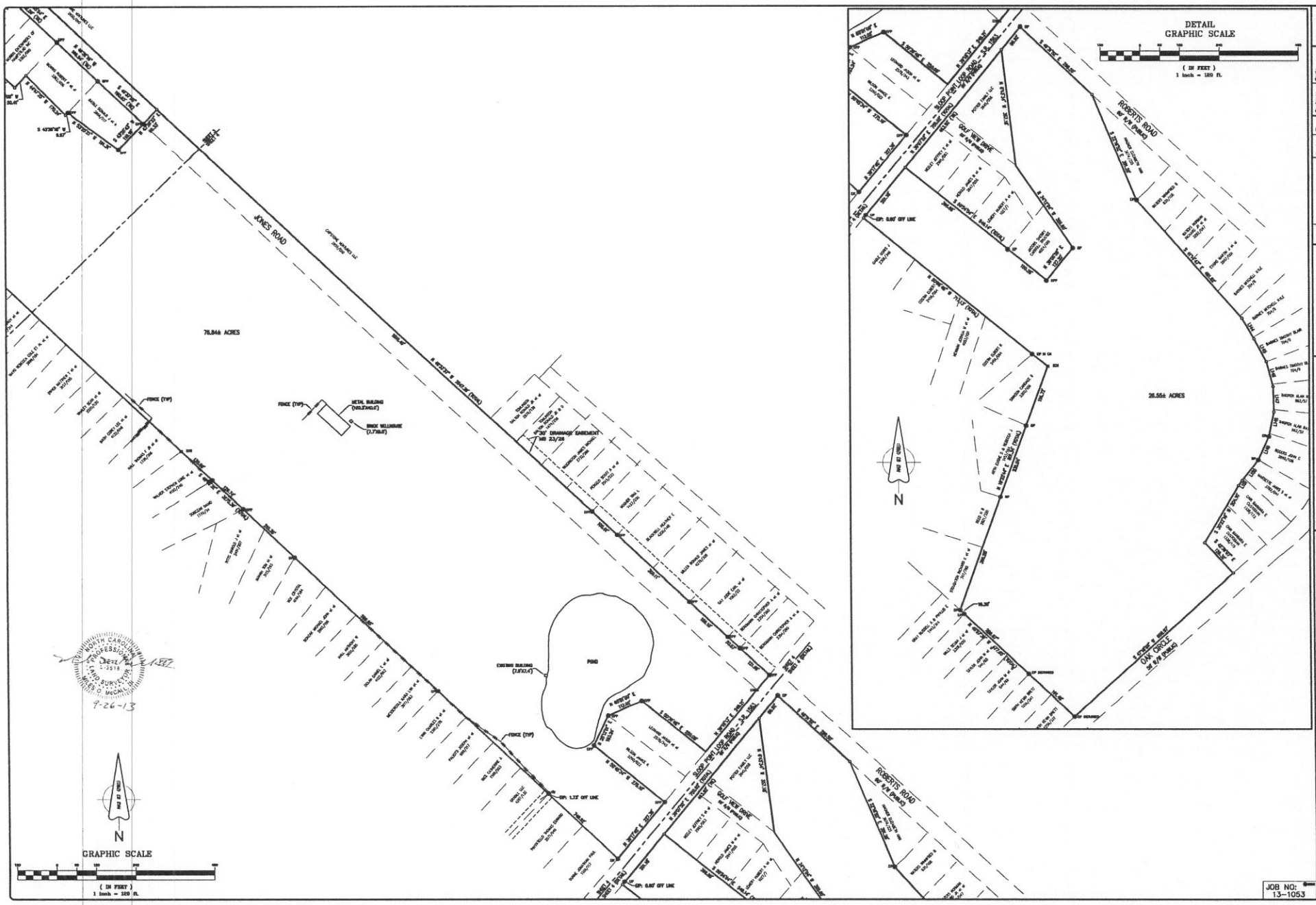


ATLANTIC COAST SURVEY, PLLC	TOPSAIL PLANTATION GOLF COURSE	BOUNDARY SURVEY	PREPARED FOR:	No.	Revision	Date	By	Designer	Scale AS NOTED	Sheet No.
P-0822 PO Box 12588 Wilmington, NC 28405 (910) 292-4889 www.atlanticcoastsurvey.com	Topsail Township Pender County North Carolina							Drawn By WRD/EB Checked By ACS	Date 9-17-2013 Job No. 13-1053	C-2.2



JOB NO: 13-1053

ATLANTIC COAST SURVEY, PLLC	TOPSAIL PLANTATION GOLF COURSE	BOUNDARY SURVEY	PREPARED FOR:	No.	Revision	Date	By	Designer	Scale AS NOTED	Sheet No.
P-0822 PO Box 12588 Wilmington, NC 28405 (910) 292-4889 www.atlanticcoastsurvey.com	Topsail Township Pender County North Carolina							Drawn By WRD/EB	Date 8-17-2013	C-2.3
								Checked By ACS	Job No. 13-1053	



No.	Revision	Date	By

PREPARED FOR:

BOUNDARY SURVEY

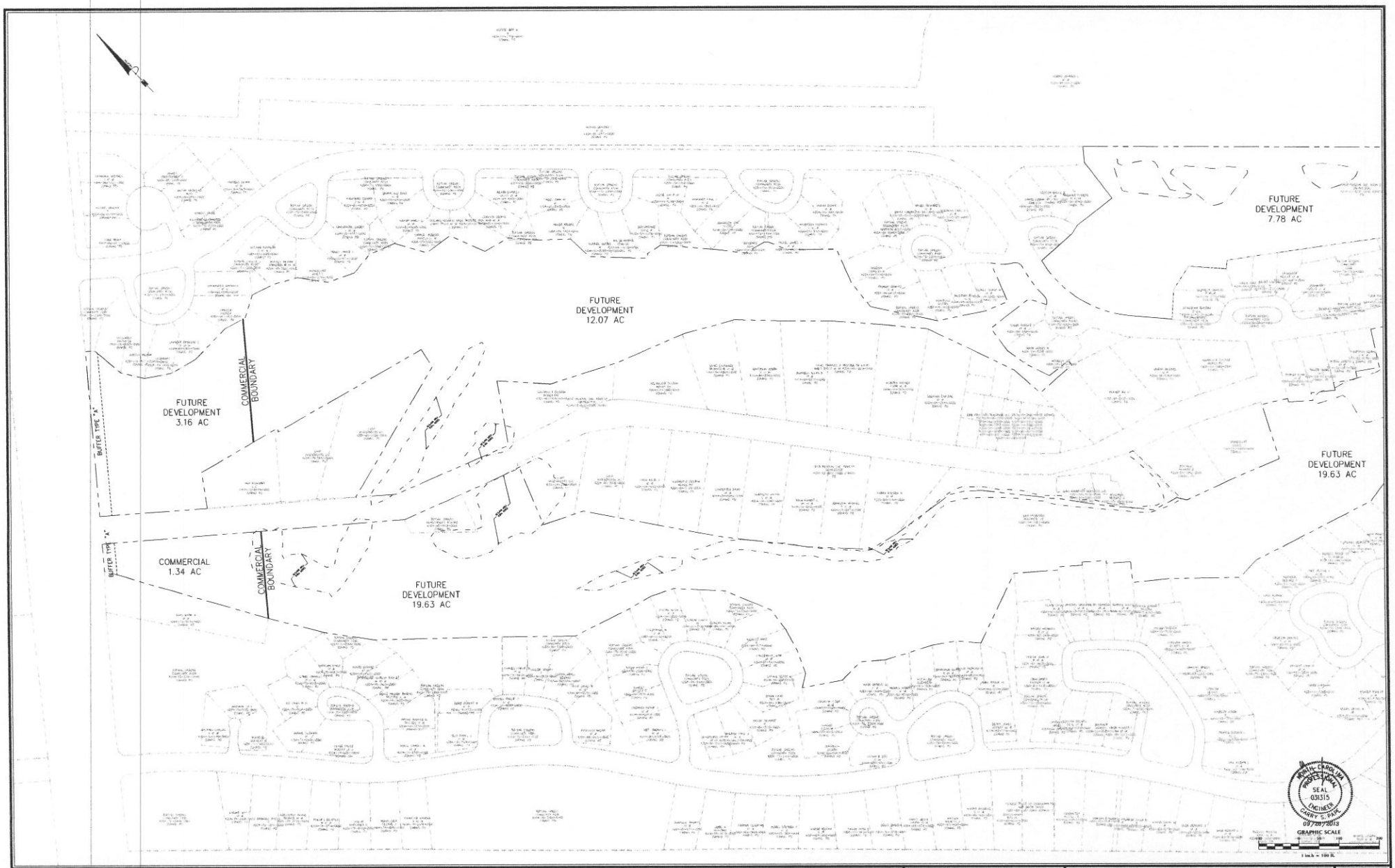
TOPSAIL PLANTATION
GOLF COURSE

Topsail Township Pender County North Carolina

ATLANTIC COAST SURVEY, PLLC
P-0822
PO Box 12588 Wilmington, NC 28405
(910) 292-4886 www.atlanticcoastsurvey.com

JOB NO:
13-1053

Designer
Drawn By WBD/ES
Checked By ACS
Scale AS NOTED
Date 9-17-2013
Job No. 13-1053
Sheet No. C-2.4



No.	Revision	Date	By

Designer	GSP	Scale	1" = 100'
Drawn By	GSP	Date	September 2013
License #	P-0718	Job No.	2013-0008

THE OAKS AT SLOOP POINT

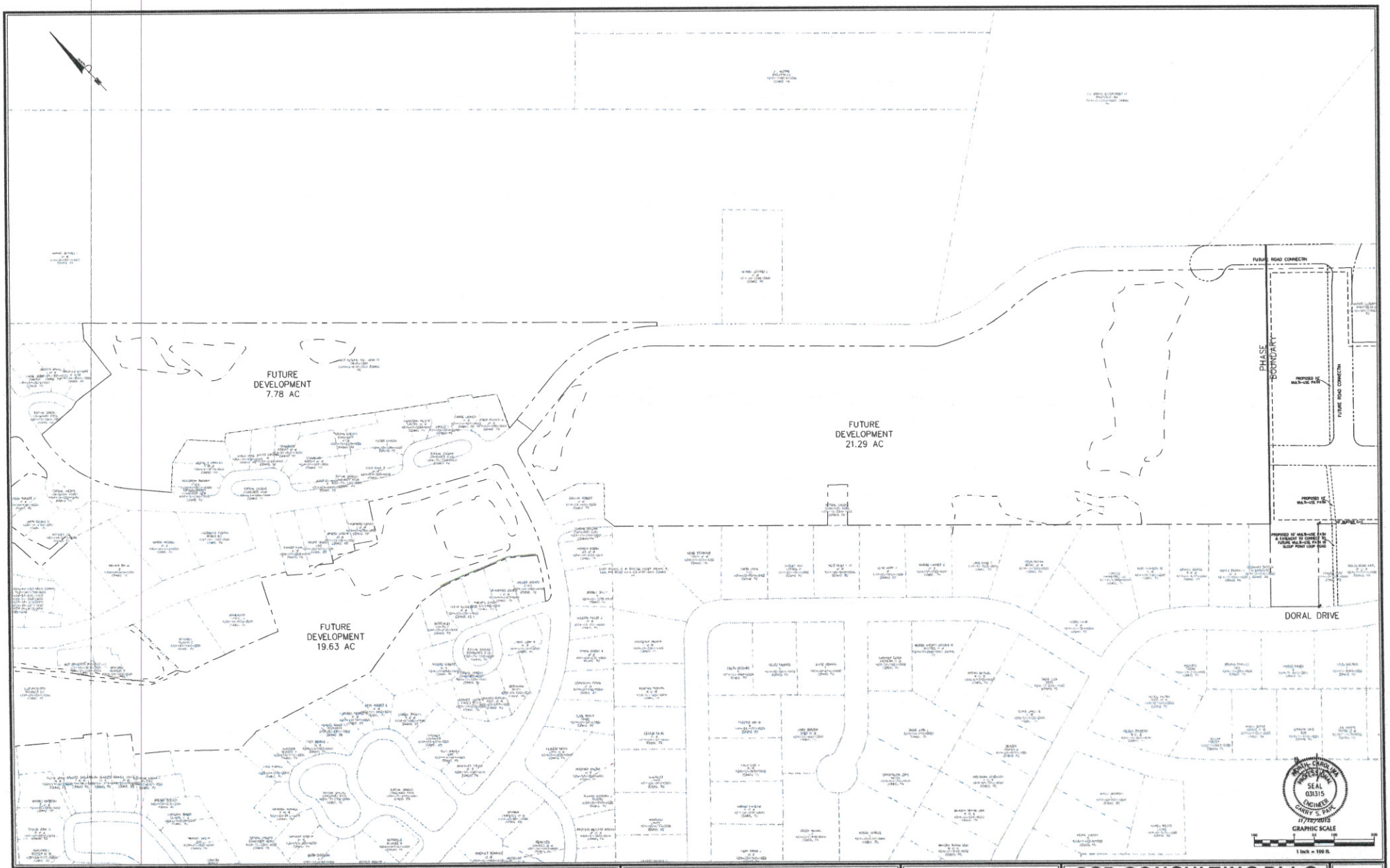
Topsail Township Pender County North Carolina

SITE PLAN

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
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-3.1



No.	Revision	Date	By

Designer	GSP	Scale	1" = 100'
Drawn By	GSP	Date	September 2013
License #	P-0718	Job No.	2013-0008

THE OAKS AT SLOOP POINT

Topsail Township Pender County North Carolina

SITE PLAN

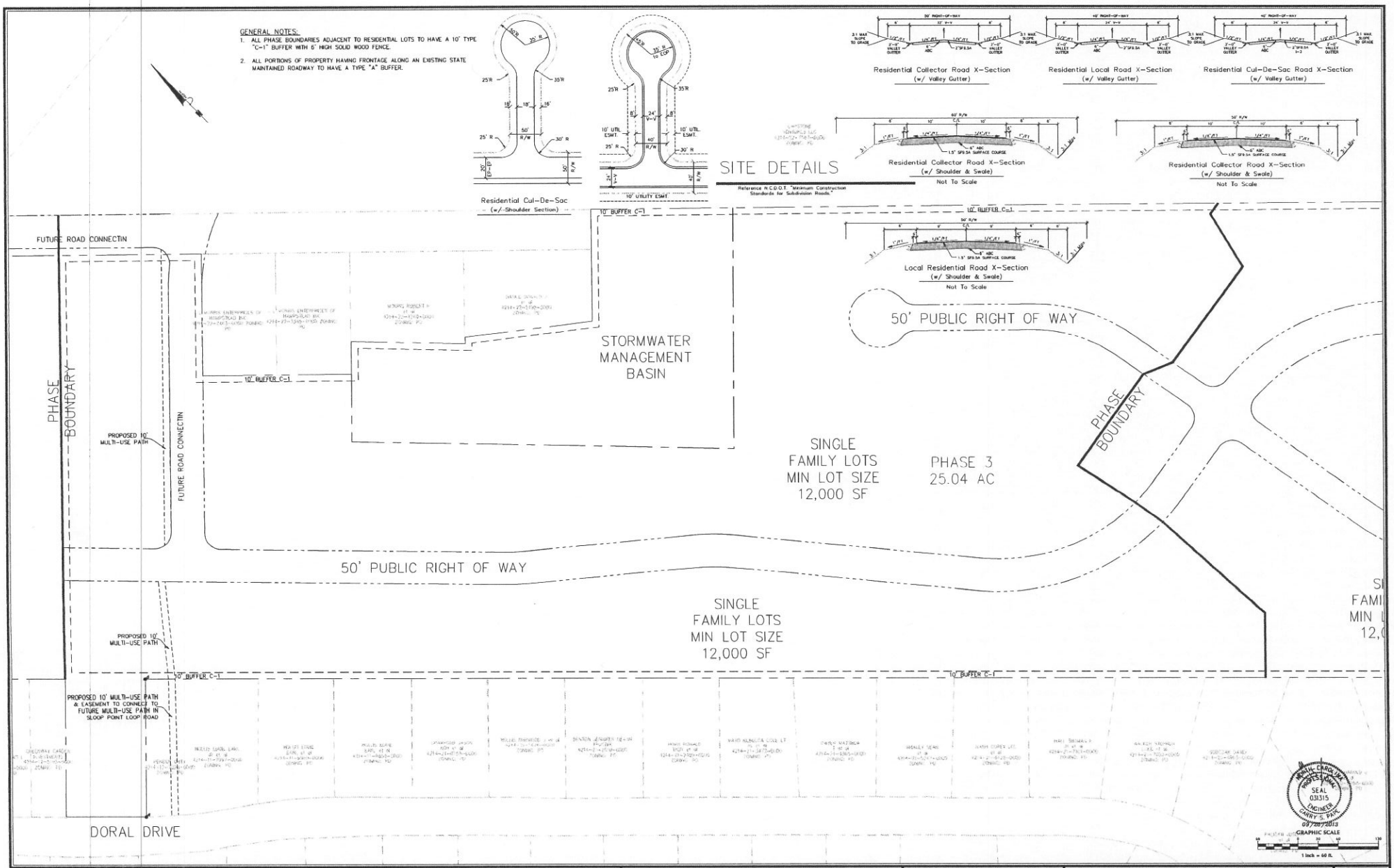
PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
4307 PEEBLE DRIVE
WILMINGTON, NC 28412
713-622-3891

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

Sheet No. C-3.2

GENERAL NOTES:

1. ALL PHASE BOUNDARIES ADJACENT TO RESIDENTIAL LOTS TO HAVE A 10' TYPE "C-1" BUFFER WITH 6' HIGH SOLID WOOD FENCE.
2. ALL PORTIONS OF PROPERTY HAVING FRONTAGE ALONG AN EXISTING STATE MAINTAINED ROADWAY TO HAVE A TYPE "A" BUFFER.



No.	Revision	Date	By

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

THE OAKS AT SLOOP POINT

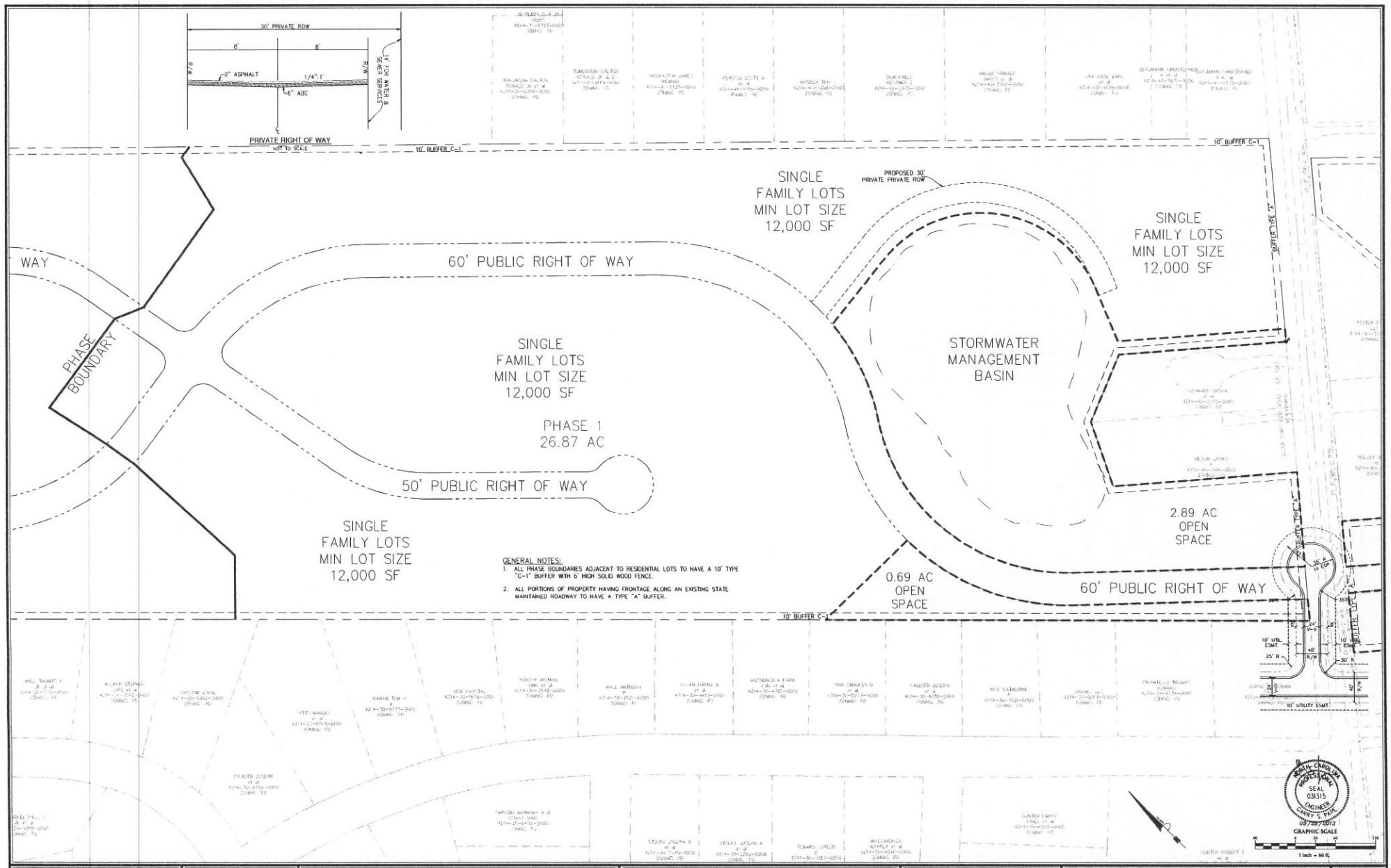
Topsail Township — Pender County — North Carolina

SITE PLAN

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
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-3.3



GENERAL NOTES:

1. ALL PHASE BOUNDARIES ADJACENT TO RESIDENTIAL LOTS TO HAVE A 10' TYPE "C-1" BUFFER WITH 6' HIGH SOLID WOOD FENCE.
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No.	Revision	Date	By

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

THE OAKS AT SLOOP POINT

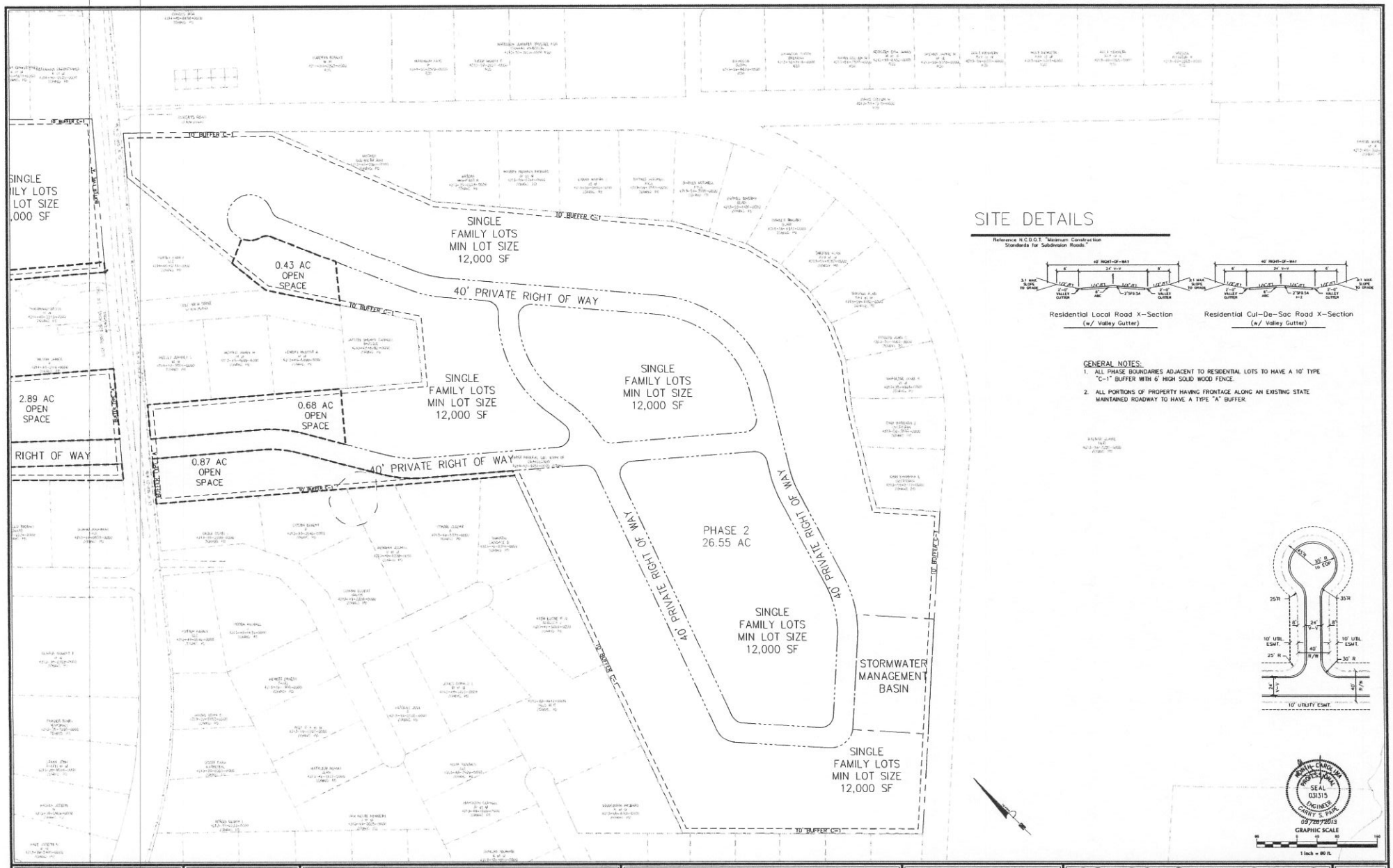
Topsail Township — Pender County — North Carolina

SITE PLAN

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
4307 PEBBLE DRIVE
WILMINGTON, NC 28412
713-822-3891

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-642-7870 fax: 910-799-6659

Sheet No. C-3.4



SITE DETAILS

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

Residential Local Road X-Section (w/ Valley Gutter)

Residential Cul-De-Sac Road X-Section (w/ Valley Gutter)

GENERAL NOTES:

1. ALL PHASE BOUNDARIES ADJACENT TO RESIDENTIAL LOTS TO HAVE A 10' TYPE "C-1" BUFFER WITH 6' HIGH SOLID WOOD FENCE.
2. ALL PORTIONS OF PROPERTY HAVING FRONTAGE ALONG AN EXISTING STATE MAINTAINED ROADWAY TO HAVE A TYPE "A" BUFFER.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARY S. PARK 03/28/2013

GRAPHIC SCALE

1 inch = 80 ft.

No.	Revision	Date	By

Designer	GSP	Scale	1" = 80'
Drawn By	GSP	Date	September 2013
License #	P-0718	Job No.	2013-0008

THE OAKS AT SLOOP POINT

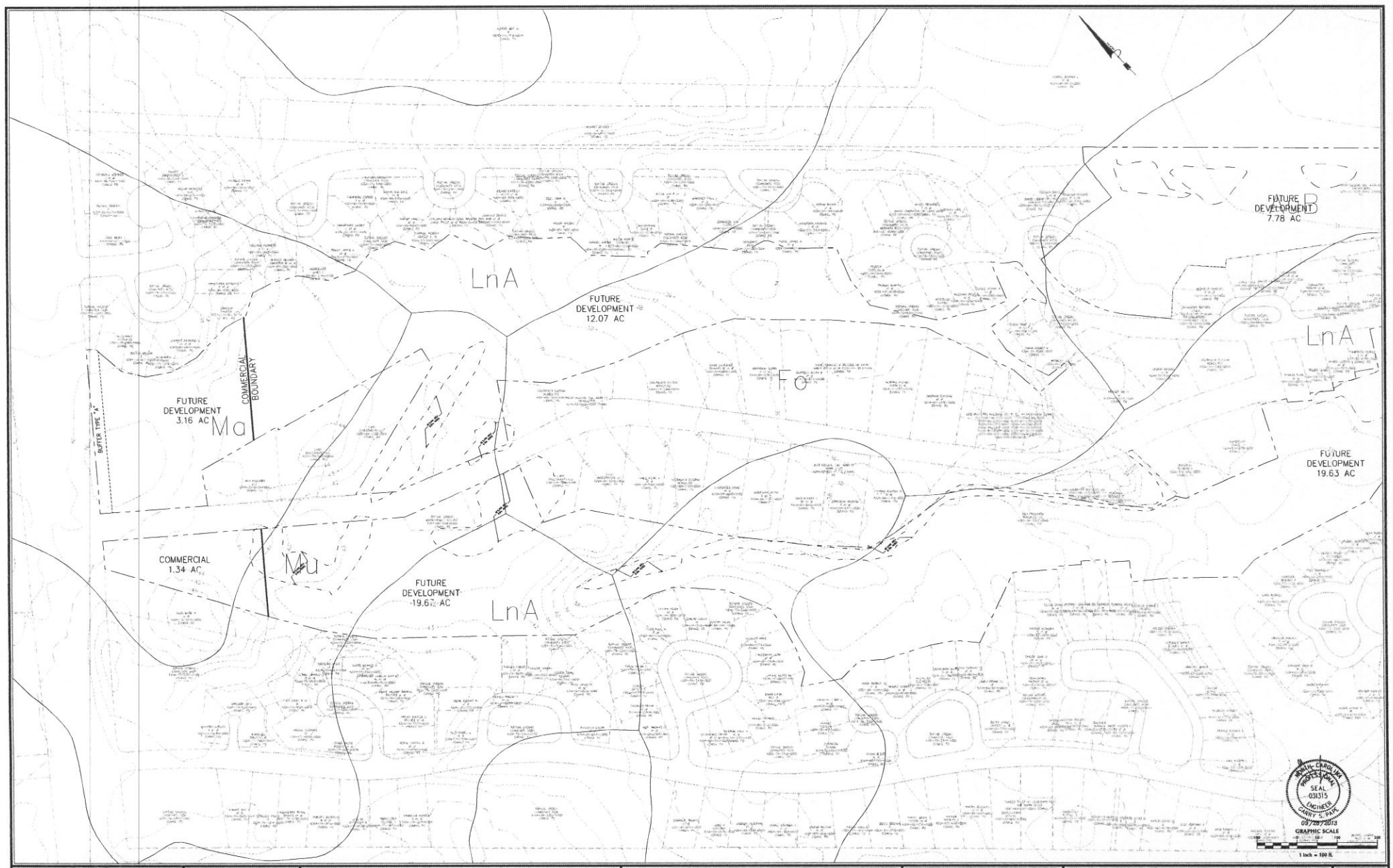
Topsail Township — Pender County — North Carolina

SITE PLAN

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
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-3.5



No.	Revision	Date	By

Designer	GSP	Scale	1" = 100'
Drawn By	GSP	Date	September 2013
License #	P-0718	Job No.	2013-0008

THE OAKS AT SLOOP POINT

Topsail Township Pender County North Carolina

UTILITY & STORMWATER MANAGEMENT PLAN

PREPARED FOR:
SIGNATURE TOP SAIL NC, LP
4307 PEBBLE 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-4.1