Pender County
Planning and Community Development

Planning Division
805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
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www.pendercountync.gov

AGENDA
Pender County Planning Board
Tuesday, February 5, 2013 7:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina

Call to Order: Chairman Boney

Roll Call: Chairman Boney
Pender County Planning Board Members:
Boney: ____ Williams: ____ Baker: ____Edens: ____ Marshburn: ____ McClammy: _____ Nalee: _____

1. **Election of Officers: (Chairman and Vice-Chairman)**

2. **Adoption of the Agenda:**

3. **Adoption of Minutes: (January 8, 2013)**

4. **Public Comment:**

   (Public Hearings Open)

5. **Master Development Plan:**
   Signature Pender County NC, LP, applicant, on behalf of Donald Wayne Batson, owner, is requesting the approval of a master development plan for a major subdivision. The request consists of developing 45 single family residential lots on approximately ±23.14 acres. The proposed project is located along the north side of Sloop Point Loop Road (SR 1563), south of Doral Drive (SR 1693) (across from North Topsail Elementary School) in Hampstead. The property is zoned RP, Residential Performance District and may be identified as Pender County PIN: 4214-10-2345-0000.
   (Public Hearings Closed)

6. **Discussion Items:**

   a. **Planning Staff:**

   b. **Planning Board Members:**

7. **Adjournment:**

Anyone wishing to address the **Pender County Planning Board** shall make a request on the "Public Comment" **sign-up sheet. Please provide the information requested.**

If you wish to speak on ***a specific public hearing item***, please sign-in on the appropriate "Public Hearing" **sign- up sheet.** Speakers will be allowed to speak *prior* to any action/vote taken by the Board.

*****A time limit of **two** minutes per speaker or up to **ten** minutes for groups of five or more, with a designated speaker will be imposed.

PLANNING STAFF REPORT
MASTER DEVELOPMENT PLAN
THE FARMS at SLOOP POINT

SUMMARY:

Hearing Date: February 5, 2013
Applicant: Signature Pender County NC, LP
Property Owner: Donald Wayne Batson
Case Number: MDP 10851

Development Proposal: The applicant is requesting approval of a Master Development Plan for The Farms at Sloop Point, a 45 lot single family Major Subdivision.

Location and Land Use: There is one (1) tract associated with this request totaling approximately ±23.14 acres, which was utilized as agricultural land. The proposed project is located along the north side of Sloop Point Loop Road (SR 1563), south of Doral Drive (SR 1593), in Hampstead (across from North Topsail Elementary School). The property may be identified by PIN 4214-10-2345-0000.

Zoning District of Property: The property is zoned RP, Residential Performance district.

Staff Recommendation: Planning Staff recommends conditional approval based on Master Development Plan items being met, and consideration of the Technical Review Committee (TRC) and Planning Board comments.

Description of Proposal:

The Farms at Sloop Point is requesting approval of Master Development Plan (MDP) for a 45 lot (single family residential) Major Subdivision submitted by Signature Pender County NC, LP, applicant, on behalf of the owner, Donald W. Batson.

The applicant is proposing a total of 45 residential lots on the site with the total acreage being ±23.14 acres. Currently 1.35 acres of open space are provided in this proposal with 0.63 to be dedicated as passive open space and 0.72 acres to be dedicated as active open space, which meets the open space requirements set forth in Section 7.6.1 C of the Pender County Unified Development Ordinance. Additionally, the development will be required to provide one (1) recreational unit as referenced in Section 7.6.2, Recreational Units.

Dwelling Units	Recreational Unit(s)	Financial Unit
34-99	1.0	$10,000

Recreational facilities shall be in a configuration and location that is easily accessible to the dwelling units that they are designed to serve and may be placed within active or passive open space required areas. Recreational units are assigned a financial unit to be achieved via installation on the subject property or through a payment in lieu of in conjunction with the approved Pender County Parks & Recreation Master Plan. The timing of the installation or payment in lieu of installation shall be confirmed on the master plan.

Access to the site will be provided by the construction of 40 foot public right-of-way, to be dedicated as Strawberry Fields Lane, off of Sloop Point Loop Road. The interior road networks are proposed to be constructed to NCDOT standards and dedicated public, again proposing the 40 foot public right-of-way. All road names will need to be approved prior to Preliminary Plat approval by the Pender County Addressing Coordinator. A stub-out is currently shown on the site plan at the terminus of existing J E Batson Road to allow

connectivity for future development; however the NC DOT will require the construction of a temporary cul-de-sac.

Based on the Unified Development Ordinance, Section 7.2.6, Lots on Thoroughfares, Section 7.2.7, Lots on Collector Streets, and the Coastal Pender Collector Street Plan (Figure 4.1), Sloop Point Loop Road has been shown as a Reclassified Collector Street which does not allow access for individual residential lots.

This Master Plan Development is located within the jurisdictional boundary of the Wilmington Metropolitan Planning Organization (WMPO). According to the WMPO, the road design as proposed, does not meet the NC DOT Minimum Construction Standard in order to be accepted into the NC State maintenance system. The NC DOT has not had amble time to review the complexity of 40 foot right-of-way. According to the District 3 Office of the NC DOT, the right-way-widths may have to be increase to 50 feet.

The applicant is proposing individual on-site septic for wastewater disposal and water to be provided by Pender County Utilities. This project would be subject to review and approval by Pender County Environmental Health and Pender County Utilities, respectively.

The subject property is located within Zone X, areas outside of the 0.2 percent annual chance floodplain, according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Numbers 3720421400J, Panel Number 4214 and 3720421300J, Panel Number 4213.

All applicable state and federal agency permits including a Stormwater Management Permit, Sediment and Erosion Control Plan, wetlands impact permits, and NCDOT Driveway Permit will be required prior to the approval of the Preliminary Plat.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO
The applicant should contact DOT concerning a driveway permit and other features DOT may require.

Four County Electric Company
No response

NC DENR Division of Coastal Management
It looks like this would be outside of our AEC's, if so, no comment. But if by some chance, if there are tidal and/or navigable (including by canoe or kayak allowing for reasonable portage), then the project would require a CAMA review through the major permit process.

NC DENR Division of Forestry
No response

NC DENR Division of Land Resources
No response

NC DENR Division of Waste Management
No response

NC DENR Division of Water Quality
The DWQ has no objection to the project, but they may also need to get a 401 from the DWQ if impacts go over the 0.1 acre threshold. Of course the wetlands will need to be identified first.

NC DOT Division of Highways
Driveway permit will be required. If roads are to be added to the state maintained system plans should be submitted for review.

NC DOT Transportation Planning Branch
No response

NC Office of State Archaeology
No response

NC Wildlife Resources Commission
No response

Pender County Addressing Coordinator
The applicant will need to come up with alternate names for J E Batson Lane and Sweet Corn Court. The bodies of those names have already been taken.

Pender County Building Inspections
No response

Pender County Emergency Management
No response

Pender County Environmental Health
EH highly suggests that the applicant contact a consultant/soil scientist to find septic areas for each lot and submit proposals to PCEH.

Pender County Fire Marshal
No response

Pender County Parks and Recreation
Potential connections for PED/Bike connection to Hampstead Kiwanis Park and North Topsail Elementary School.

Pender County Public Library
No response

Pender County Public Utilities
Contact PCU for the submittal requirements for a Waterline Extension.

Pender County Schools
PC Schools have concerns about traffic. How do they propose to control the traffic? Is it possible that DOT provide input? It appears that a new lane may be necessary on the development side.

Pender County Sheriff's Department
No response

Pender County Soil and Water Conservation District
Soil & Water sees no problem as long as all NCDENR has passed all their requirements & permits

Progress Energy Corporation
No response

US Army Corps of Engineers
US ACE has a Jurisdictional Determination request pending for this site. At this time the wetlands and waters of the US shown on the map have not been verified by the Corps of Engineers.

Wilmington Metropolitan Planning Organization

The WMPO has reviewed the application for The Farms at Sloop Point, a Master Development Plan, (application case number 10851) and have the following comments:

1. The subdivision roads are listed as Public Right of Way, however, the plan does not meet minimum NCDOT Construction Standards for Subdivision Roads, for Strawberry Lane, a Residential Collector Street, J.E. Batson Lane, a Local Residential Road and Sweet Corn Court, a Residential Cul-De-Sac.

2. Strawberry Fields Lane, the Residential Collector Road that connects the subdivision with Sloop Point Rd, has a 40 ft. ROW. According to NCDOT Subdivision Roads Minimum Construction Standards, Residential Collector streets must have a minimum 50 Ft public ROW.

3. Residential Collector Roads with a width less than 26 ft., which connect to an existing State Maintained Road, must have a 50 ft. minimum taper. Strawberry Fields Lane does not have the required 50 ft. taper from its intersection with Sloop Point Loop Rd.

4. JE Batson Lane, a Local Residential Road, does not meet the minimum requirements for Curb and Gutter sections, of 26 ft. G-G width, as specified within NCDOT Subdivision Roads Minimum Construction Standards.

5. Sweet Corn Court, a Residential Cul-De-Sac, does not meet the minimum Right of Way Radius for the Curb and Gutter Section of the Cul-De-Sac. The plan calls for 40 ft. Right of Way Radius for the Curb and gutter section, however, the NCDOT minimum should be 45 ft.

6. NCDOT Subdivision Roads Minimum Construction Standards require a 6 ft. utility setback behind curb and gutter sections without sidewalk. The plan does not give the dimensions for Fire Hydrant placement behind the curb line.

Evaluation

A) Existing Zoning in Area:

The property is located within an RP, Residential Performance District. The Residential Performance District is intended to allow a variety of residential uses and densities and also limited commercial activities as well as agritourism. Existing or new agricultural and farm uses shall be allowed on undeveloped land prior to development.

The properties to the north and south are zoned as RP, Residential Performance. The properties immediately west of the subject property are zoned as PD, Planned Development. The property to the west is zoned O&I, Office and Institutional, and a property zoned RP, Residential Performance to the Northwest.

B) Existing Land Use in Area:

The properties immediately north, east, south, and northwest of the site include low density residential uses and vacant tracts of land. The property to the west is North Topsail Elementary School.

D) 2010 Comprehensive Land Use Plan:

1. Mixed Use: The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner.
2. Supporting Comprehensive Plan Policies and Goals:
    a. **Growth Management Goal 1A.1**Manage the physical growth and development of Pender County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.

        i. **Policy 1A.1.2**

Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development

b. **Transportation Goal 2B.1** Manage the timing, location and intensity of growth by coordinating transportation improvements in accordance with the Comprehensive Land Use Plan and the Coastal Pender Collector Street Plan.
    i. **Policy 2B.1.4**
    Adopt regulations that require new developments and individual sites throughout the County to provide vehicular and pedestrian interconnectivity to existing or planned adjacent sites and adjoining developments.
    ii. **Policy 2B.1.9**
    As recommended in the Coastal Pender Collector Street Plan, all new streets that have the potential to connect to adjacent developments should be constructed to NCDOT secondary road standards and accepted for public maintenance to ensure future connectivity.

E) Summary & Staff Recommendation: Planning staff recommends conditional approval based on Master Development Plan items being met, consideration of the Technical Review Committee (TRC) and Planning Board comments.

Board Action for Master Plan Review:

Motion:_____Seconded_____

Approved:_____Denied:_____Unanimous_____

Boney: ___Williams: ____ Baker: ____Edens: ____ Marshburn: ____ McClammy: _____ Nalee: _____

December 21, 2012

Pender County
Planning and Community Development
805 S. Walker Street
Burgaw, NC 28425

Re: The Farms at Sloop Point
Project Narrative

Dear Ms. Frank:

This project is located off and has direct access to Sloop Point Loop Road (SR 1563) in Hampstead, Pender County, North Carolina. This project will be developed as a 45 lot single family subdivision that will contain Public NCDOT subdivision roads serving all the lots as well as a Public waterline extension. Sewer for this project will be treated by the use of septic systems with drain fields on each lot. The primary stormwater measures for this site will be a closed conduit system and overland sheet flow that will direct the runoff to a proposed wet detention basin that will be designed to control the peak runoff from the 10-year storm event and will be analyzed for the 100-year storm event to prevent flooding of the proposed development. This project will require approvals from the USACOE for onsite wetlands, DENR-Public Water Supply Section for the water line extension, NCDOT for the driveway connection to SR 1563 and the subdivision streets & NCDENR-Division of Water Quality for the stormwater system. The traffic impacts to adjacent properties will be minimal based on the site generating approximately 431 total daily trips with 34 in the AM peak hour and 45 in the PM peak hour based on the ITE Trip Generation Manual 8th edition using ITE Code 210 for single family homes.

Please contact me immediately at (910) 442-7870 or gpape@gsp-consulting.com if you have any questions or require additional information.

Sincerely,
GSP CONSULTING, PLLC.

Garry S. Pape, P.E.

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

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP (6) 10851	**Date**	12/21/2012
Application Fee	$ 500.00	**Receipt No.**	122259
Pre-Application Conference	6.8.2012	**Hearing Date**	2.5.2013

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Signature Pender County NC, LP	**Owner's Name:**	Donal Wayne Batson
Applicant's Address:	4307 Peeble Drive	**Owner's Address:**	981 Sloop Point Loop Road
City, State, & Zip	Wilmington, NC 28402	**City, State, & Zip**	Hampstead, NC 28443
Phone Number:	913-822-3891	**Phone Number:**	
Legal relationship of applicant to land owner:			

SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	☑ **Residential** *RP, PD, RM MH District*	☐ **Commercial** *GB, OI, IT, GI District*	☐ **Mixed Use** *PD*	☐ **Exempt**

Property Identification Number (PIN):	4214-10-2345-0000	**Total property acreage:**	23.14
Zoning Classification:	Residential	**Acreage to be disturbed:**	22.62
Project Address :	Sloop Point Loop Road, Hampstead, NC 28443		
Description of Project Location:	Project is across Sloop Point Loop Road from Topsail Elementary School		
Describe activities to be undertaken on project site:	Project is for the development of 45 single family lots and related site appurtenances		

SECTION 3: SIGNATURES

Applicant's Signature	[signature]	**Date:**	12/21/2012
Owner's Signature	Donald W Batson	**Date:**	12.19.12

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

☑	**MDP Fees:** (*$500.00 plus $10/acre for the first 100 acres $5/acre thereafter)*	**Total Fee Calculation: $** 500.00

Attachments Included with Application: (Please include # of copies)

(CD) other digital version	☑ Y ☐ N	Plan Sets 18	# of large 2	# of 11X17 18	Other documents/Reports	☐ Y ☐ N

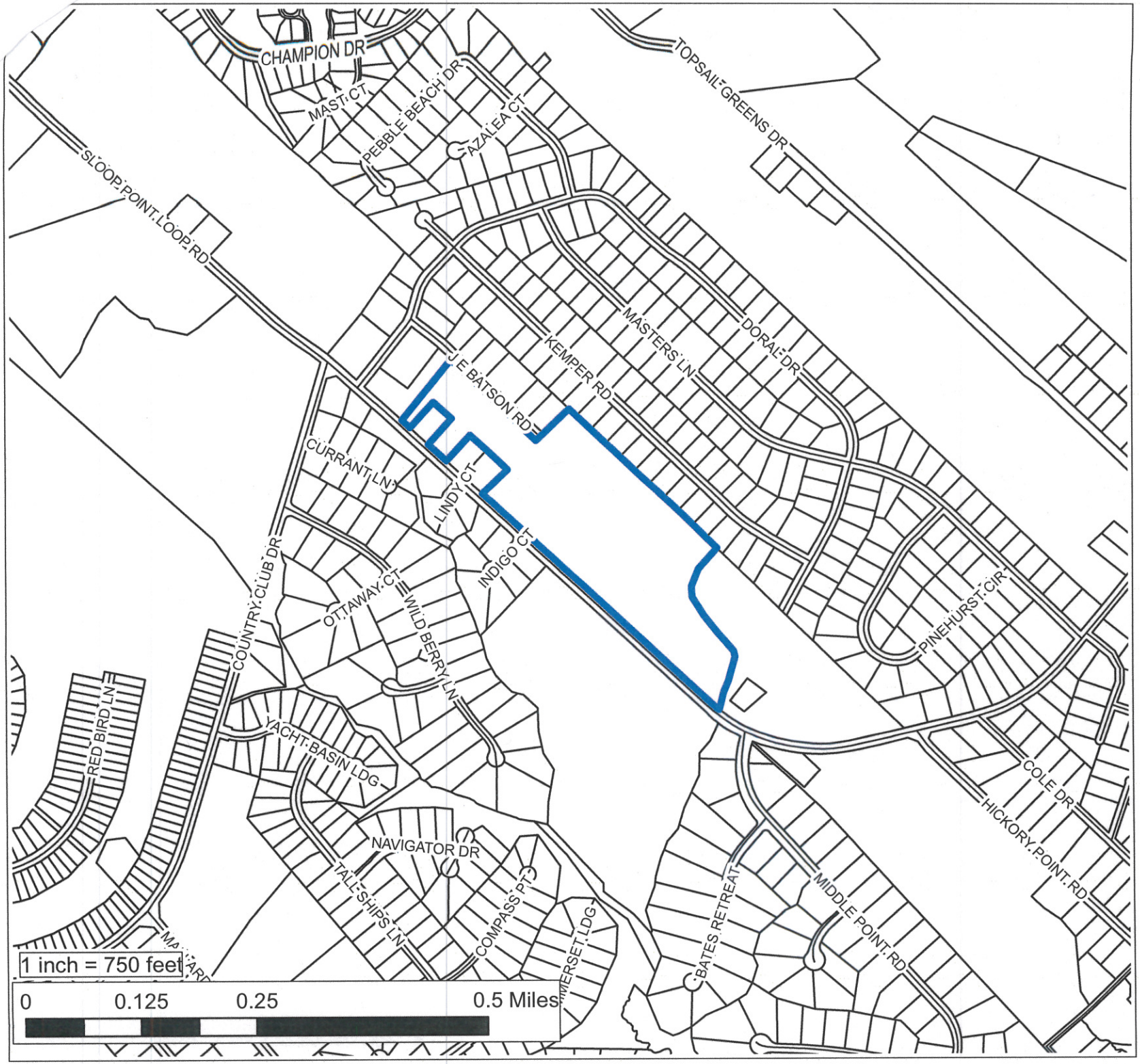
Payment Method:	**Cash :** ☐ $_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☑ Check # 5617

Application received by:	[signature]	Date: 12/21/2012
Application completeness approved by:		Date:
Date scheduled for public hearing:		

MASTER DEVELOPMENT PLAN CHECKLIST

✓	Signed Application Form (Both Applicant and Owner)
✓	Application fee
	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete)
	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
	Project Narrative--Written description of the project (max of 3 pages) including the following: ☐ Location of the project and type of access to project site ☐ Detailed description of the activities to be undertaken on the site, including hrs. of operation,# of employees, etc. ☐ Description of all construction activities to be undertaken on the site ☐ Describe type of utilities that will serve project and status of approval from applicable providers ☐ List of all state and federal permits that will be required for the project ☐ Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (this item must be addressed by the applicant). The applicant may also wish to describe any positive benefits the project will provide for the community &/or neighbors of the project.

Master Development Plan Contents **All** MDP's shall be prepared in accordance with the following specifications:	
	The scale shall be one inch equals 100 feet or larger (the ratio of feet to inches shall be no more than one hundred feet to one inch) or at a scale acceptable to the Director. The scale shall be sufficient so that all features are discernible.
	No sheet shall be smaller than 24"x36" in size unless approved by the Administrator. If the MDP is prepared on more than one sheet, match lines shall clearly indicate where the sheets join.
	North arrow, a scale of 1:100 or larger and a legend describing all symbols.
	A boundary survey of the entire property related to true meridian & certified by a registered surveyor with all dimensions in ft & decimals of ft. A vicinity map at a suitable scale shall be provided showing the location of the project along with the location of all existing or approved public roads, streets or rights-of-way within 2,000 ft of the boundaries of the project.
	The total area of the property shall be specified.
	The topography shall be shown at 2 foot contour intervals.
	The title of the proposed project; the date, month, year the plan was prepared or revised; the name of the applicant(s), owner(s) and contract owner(s); and the names of the individuals or firms preparing the plan shall be clearly specified.
	A schedule of phases, with the approximate location of phase boundaries & the order in which the phases are to be developed, shall be provided.
	The use of all adjoining properties by zoning, parcel identification number (PIN) and current property owner(s).

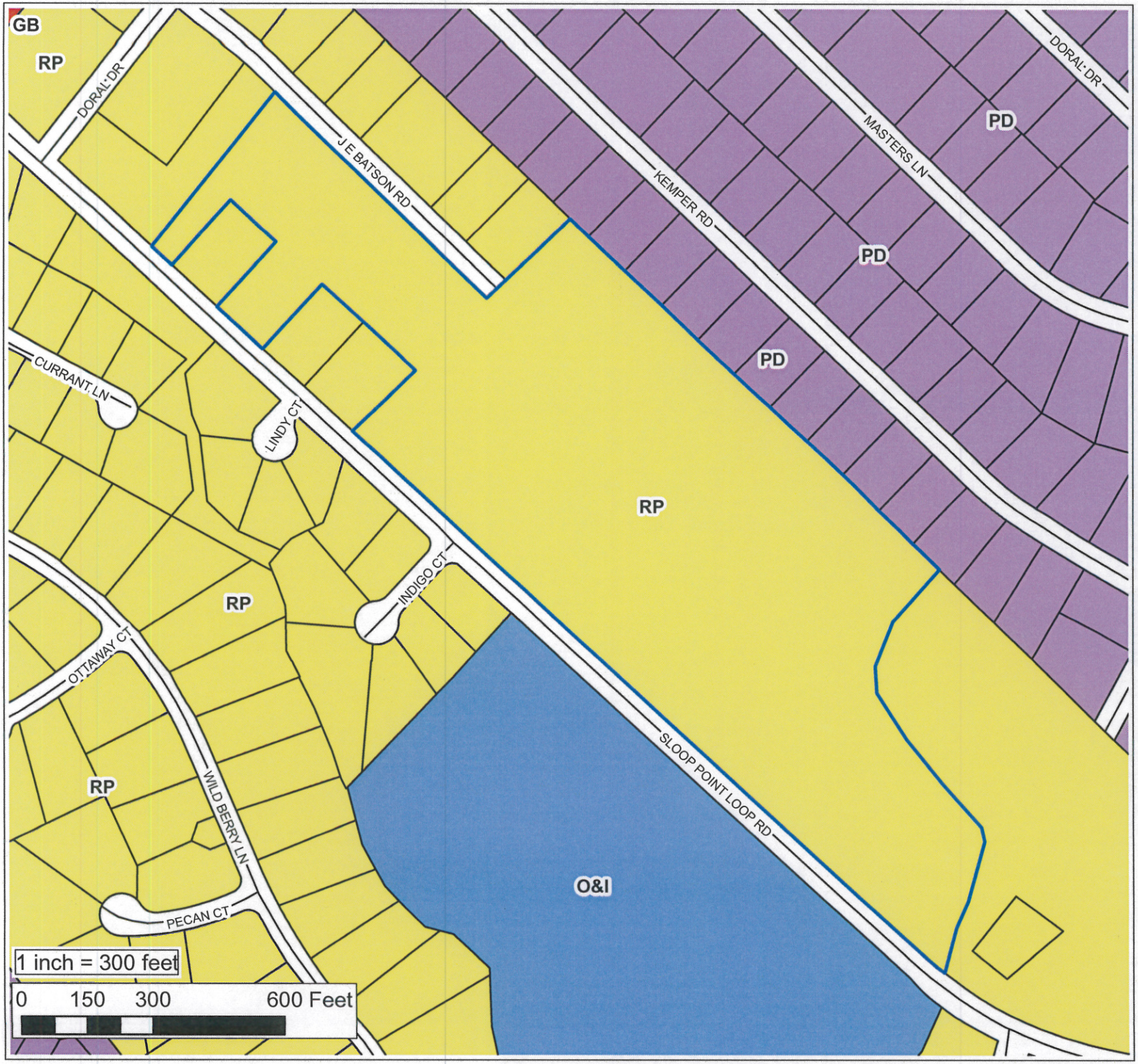


Applicant:
Signature
Pender County NC, LP

Owner:
Donald W. Batson

Master Development Plan
 # 10851

VICINITY



Applicant:
Signature
Pender County NC, LP

Owner:
Donald W. Batson

Master Development Plan
 # 10851

Legend

- Subject Parcel

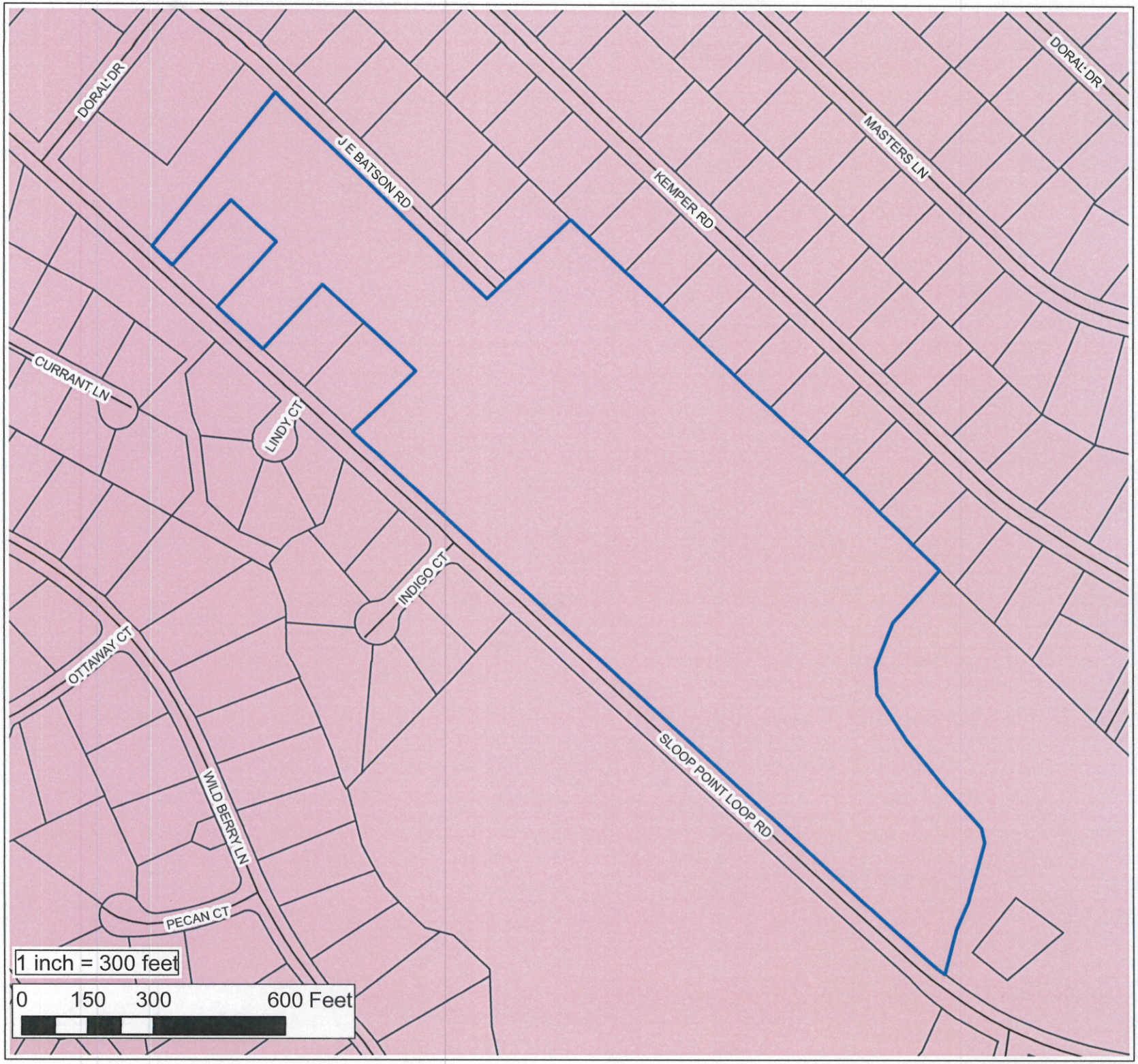
Zoning Classification

UDO Zoning

- General Business (GB)
- General Industrial (GI)
- Industrial Transition (IT)
- Office & Institutional (OI)
- Rural Agricultural (RA)
- Planned Development (PD)
- Residential Performance (RP)
- Environmental Conservation (EC)
- Incorporated Areas (INCORP)
- Manufactured Home Park (MH)
- Residential Mixed (MF)

N

ZONING



COUNTY OF PENDER

Applicant:
Signature
Pender County NC, LP

Owner:
Donald W. Batson

Master Development Plan
 # 10851

2010 Land Use Classification

- Conservation
- Industrial
- Mixed Use
- Office, Institutional, Business
- Rural Growth
- Suburban Growth

N

LAND USE CLASSIFICATION

COUNTY OF PENDER

Applicant:
Signature
Pender County NC, LP

Owner:
Donald W. Batson

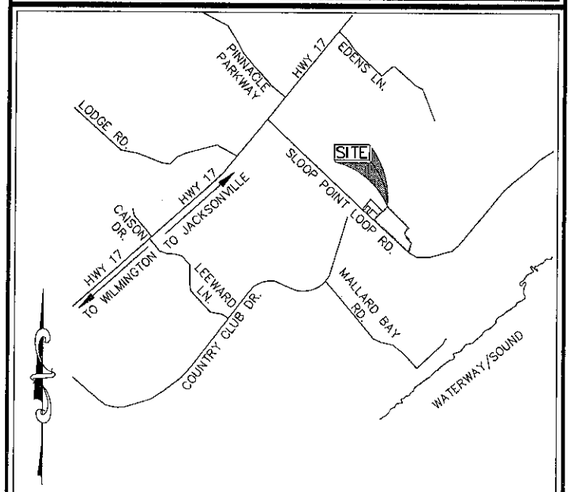
Master Development Plan
 # 10851

N

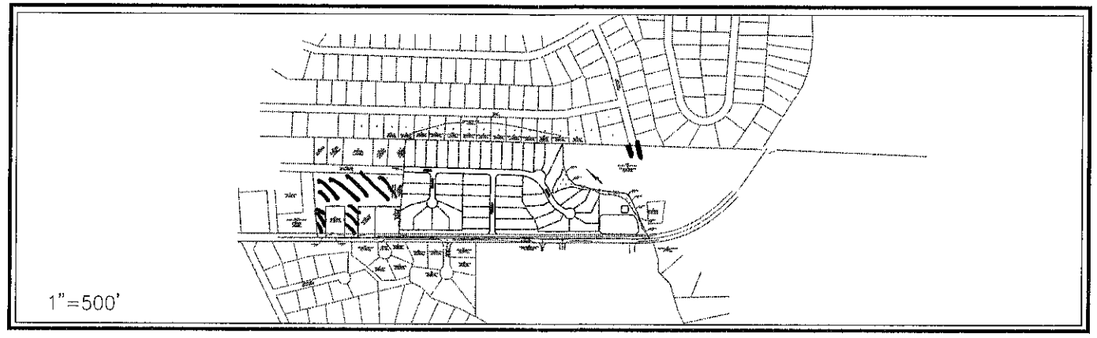
2010 AERIAL

MASTER DEVELOPMENT PLAN
FOR
THE FARMS AT SLOOP POINT
PENDER COUNTY, NORTH CAROLINA
DECEMBER 2012

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.	X 5,000 s.f.	STREET SIGN	
OPEN SPACE LABEL	Ⓐ		
OPEN SPACE		404 WETLANDS	
BUILDING SET BACKS		FLOW DIRECTION	
PRIVATE SANITARY SET BACKS			

DEVELOPER/OWNER

Signature Pender County NC, LP.
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

SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2	EXISTING CONDITIONS PLAN
SHT C-3	SITE PLAN
SHT C-4	UTILITY PLAN
SHT C-5	OVERALL STORMWATER PLAN

SITE DATA TABLE

GENERAL NOTES:

1. PENDER COUNTY PARCEL NO.: PIN 4214-10-2345-0000
2. TOTAL TRACT AREA: 1,007,791 SF = 23.14 AC.±
3. ZONING: RESIDENTIAL (RP)
4. LAND CLASSIFICATION: VACANT/UNDEVELOPED
5. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720421400J, EFFECTIVE DATE 2/16/2007 AND FLOOD INSURANCE RATE MAP #3720421300J, 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. TOTAL SINGLE FAMILY LOTS: 45 OWNERSHIP REFERENCE: D.B. 3272 P.G 62-63 PLAT # 44 PG. 149
2. PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED RESIDENTIAL
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. ALL INTERIOR ROADWAYS ARE PUBLIC AND 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 OR COUNTY COMMISSIONERS APPROVAL.
9. BUFFERS WILL BE PROVIDED PER CURRENT PENDER COUNTY ZONING ORDINANCE.
10. ALL LOTS WIDTHS WILL BE A MINIMUM OF EIGHTY (80) 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 & SUBDIVISION REGULATIONS.
14. ALL PROPOSED OPENSPACE/RECREATION AREAS ARE NON-BUILDABLE FOR ANY TYPE OF DEVELOPMENT.

MINIMUM LOT DIMENSIONS:

AREA IN (S.F.)	15,000 SF
MIN USABLE LOT AREA (%)	95%
MIN LOT WIDTH (FT)	80'
MIN CHORD AT ROW (CUL-DE-SAC)	30'
MAX BLDG. HT. (FT)	35'

REQUIRED OPEN SPACE:
45 LOTS * 0.03 AC/LOT = 1.35 AC±

PROVIDED OPEN SPACE
0.63 AC± WETLANDS
0.72 AC± RECREATIONAL SPACE
1.35 AC± TOTAL OPEN SPACE PROVIDED
NOTE: PROPOSED OPENSPACE/RECREATION SPACE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT

PROPOSED BUILDING SETBACKS:
FRONT - 30'
REAR - 25'
SIDE - 10'
CORNER - 20'
ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE

*NOTE: SETBACKS PER CURRENT PENDER COUNTY ORDINANCE.

TRIP GENERATION:
45 SINGLE FAMILY HOMES:
431 - TOTAL DAILY TRIPS
34 - AM PEAK HOUR
45 - PM PEAK HOUR
*PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 210

DEVELOPMENT DATA:
TOTAL TRACT AREA = 1,007,791 SF = 23.14 AC
PROPOSED DENSITY 45 UNITS = 1.9 UNITS/AC
AVERAGE LOT SIZE = 16,921 SF
AREA OF LOTS PROPOSED = 761,456 SF = 17.48 AC±
AREA OF ROW PROPOSED = 93,487 SF = 2.15 AC±
TOTAL PROPOSED ROAD LENGTH = 2,090 L.F.±

IMPERVIOUS SURFACES =
PROPOSED BUA =

ROADS =	63,456 S.F.	
LOTS =	180,000 S.F.	
TOTAL =	243,456 S.F.	(24.2%)

UTILITY DATA:
TOTAL = 45 UNITS @ 360 GPD/UNIT = 16,200 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

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARRY S. PAPE
12/21/2012

PROJECT NAME: THE FARMS OF SLOOP POINT
GSP CONSULTING PROJECT #: 2012-0019

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 (#-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 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. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.
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 OR 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 IMPAIRED BY SEDIMENT.

   IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY SERKING ON THE HOSE 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 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 SETTREMENT OF THE EMBANKMENT TO SLIGHTLY ABOVE DESIGN GRADE. ANY RIPRAP DISPLACED FROM THE SPILLWAY MUST BE REPLACED IMMEDIATELY.

   AFTER ALL CEMENT-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 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 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 GARRY S. PAPE
12/7/2012

No.	Revision	Date	By

Designer: GSP	Scale:
Drawn By: GSP	Date: December 2012
License #: P-0718	Job No.: 2012-0019

THE FARMS AT SLOOP POINT

Topsail Township Pender County North Carolina

GENERAL NOTES

PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEEBLE DRIVE
WILMINGTON, NC 28402
713-822-3891

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7878 fax: 910-799-6659

Sheet No. C-1

KEMPER ROAD
60' R/W (PUBLIC)

GREENWAY PLANTATION ESTATES
"BLOCK F"
M.B. 12, PG. 65

S 40°50'30" E
43.81'
(EPP)

N 42°39'23" W 1120.11'

N/F
MONAM, LLC
DB. 3800, PG. 163

S 51°29'33" W
201.70'

S 51°21'00" W
59.03'

REMAINDER OF TRACT 3
TALMADGE E. BATSON ESTATE LANDS
SURVEY PERFORMED
4.42± ACRES

S 52°07'28" W
236.84'

N/F
MARTIN CREEK
DB. 4178, PG. 314

S 51°42'30" W
230.74' (TOTAL)

S 28°37'07" E 163.34' (TIE-MAP BEARING-GROUND DISTANCE)

N 41°56'56" W 570.05'

18" RCP

INV: 22.53'

EDGE OF CONCRETE

WOOD FENCE

S 48°37'57" E 2176.01'
(TIE-MAP BEARING-GROUND DISTANCE)

NCGS

NCGS MONUMENT "KAWANS" (PRELIMINARY)

PAVEMENT CUT-POSSIBLE UNDERGROUND UTILITIES

TBM EL: 27.19'
SET ON TOP OF ECM

BACK OF CURB
(2' CURBING-TYP)

WOOD FENCE

(PK NAIL)

NCGS MONUMENT "INDIGO" (PRELIMINARY)

FIBER OPTIC PAINT MARK

CHAIN LINK FENCE

SECONDARY ROAD NO. 1563
SLOOP POINT ROAD
60' R/W (PUBLIC)

WOOD CREEK
50' R/W (PUBLIC)

TOPSAIL ELEMENTARY SCHOOL

EDGE OF PAVEMENT

N 41°56'49" W 1228.28' (BEARING BASIS PER MB. 44, PG. 149)

CHAIN LINK FENCE

UNDERGROUND TELEPHONE VAULT

RED PAINT

PAVEMENT CUT-POSSIBLE UNDERGROUND UTILITIES

APPROXIMATE LOCATION OF WATERLINE

WATER VAULT

RAIL FENCE

S 45°31'33" W
156.96'

WETLANDS LOCATED ON SITE: 0.63± ACRES

N 29°29'02" E
106.27'

N 15°37'10" E
61.61'

SURVEYED LOCATED WETLAND LINE

N 28°56'10" W
126.88'

S 33°30'52" E
128.32'

N 36°17'29" W
134.98'

N 7°27'11" W
33.65'

N 20°15'48" E
71.85'

N 20°55'57" E
71.85'

N 25°49'16" E
86.86'

18" CMP

INV: 13.38'

INV: 12.86'

N 19°16'56" E
141.92'

INV: 12.82'

18" RCP

N 43°40'26" W
71.73'

INV: 11.06'
(LOCATED UNDERWATER)

TRACT 4
TALMADGE E. BATSON ESTATE LANDS
N/F
KIRK AND JANE BATSON (ETAL)
DB. 3272, PG. 60

H/F
BATSON CEMETERY
DB. 3272, PG. 60

VICINITY MAP
N.T.S.

PARADISE PARKWAY
HWY 17
EDGES DR.
LOOSE RD.
CARVERS CREEK DR.
HWY 17
TO JACKSONVILLE
SLOOP POINT LOOP RD.
HWY 17
TO WILMINGTON
LEEWARD LN.
MALLARD BAY DR.
COUNTRY CLUB DR.
WATERWAY/SOUND

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

TOPOGRAPHY CERTIFICATION

I HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE PHYSICAL FEATURES THEREON WITHIN THE AREAS SURVEYED AT THE TIME OF THIS SURVEY. THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21NCAC56.1600).

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

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

12-19-12

GENERAL NOTES

1. THIS IS A TOPOGRAPHIC SURVEY.
2. PROPERTY IS CURRENTLY ZONED: RP.
3. BASIS OF BEARINGS FOR THIS MAP ARE BASED ON MB. 44, PG. 149
4. VERTICAL DATUM FOR THIS MAP, IS AT ARE BASED ON NAVD 88.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
6. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
7. AREA BY COORDINATE GEOMETRY.
8. NCGS GEO MONUMENTS FOUND WITHIN 2000' OF SITE. (SEE MAP)
9. THIS SURVEY WAS 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.
10. FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720421400J, EFFECTIVE DATE 2/16/2007 AND FLOOD INSURANCE RATE MAP #3720421300J EFFECTIVE DATE 2/16/200.
11. 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 PERSONALLY LOCATED THE UNDERGROUND UTILITIES.
12. COUNTY TAX PIN #4214-10-2345-0000
13. TOTAL AREA FOR PORTION OF TRACT 3 IN WHICH A TOPOGRAPHIC SURVEY WAS PERFORMED: 24.42± ACRES. NET AREA (EXCLUDING RIGHT-OF-WAY): 23.14± ACRES.
PORTION OF TRACT 3 IN WHICH NO TOPOGRAPHIC SURVEY WAS PERFORMED: 4.59± ACRES
14. MAP & DEED REFERENCES (PER PENDER COUNTY REGISTRY): DB: 3272, PG: 62; MB 44, PG: 149. (AND OTHERS THAT MAY BE SHOWN ON THIS MAP)
15. NCGS "INDIGO" & "KAWANS" ARE NEW AND NO DATA OR INFO HAS BEEN RELEASED BY NGS AT DATE OF SURVEY.

SYMBOL LEGEND:

- EXISTING IRON PIPE / MON
- REBAR SET
- EXISTING REBAR
- EXISTING CONCRETE MONUMENT
- EXISTING RIGHT-OF-WAY MONUMENT
- MAP POINT
- PK NAIL
- EXISTING NCGS MONUMENT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- WATER MANHOLE
- WELL (AS NOTED)
- AIR RELEASE VALVE
- BLOW-OFF VALVE
- STORM DRAIN MANHOLE
- CATCH BASIN
- DROP / YARD INLET
- SEWER MANHOLE
- FIBER OPTIC PEDESTAL
- SEWER CLEAN-OUT
- UTILITY POLE
- GUY WIRE ANCHOR
- ELECTRIC PEDESTAL
- ELECTRIC METER
- LIGHT / LIGHT POLE
- ELECTRIC MANHOLE
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE / VAULT
- GAS METER
- GAS VALVE
- GAS MARKER
- MAIL BOX
- SIGN
- BOLLARD
- UTILITY MANHOLE
- BORE HOLE LOCATION
- FLARED END SECTION
- +34.3 GROUND SHOT ELEVATION

LINETYPE LEGEND:

- SURVEYED LINES (BOUNDARY)
- LINES PER RECORDED DATA
- LINES NOT SURVEYED (ADJOINERS)
- RIGHT-OF-WAY
- FENCE
- STORM PIPE
- OVERHEAD ELECTRIC
- MINOR CONTOUR WITH ELEVATION
- MAJOR CONTOUR WITH ELEVATION
- WATER LINE (APPROXIMATE LOCATION)

ABBREVIATIONS:

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

JOB NO: 12-1062

No.	Revision	Date	By

Drawn By: WRD
Checked By: AGS
Designer
Scale: AS NOTED
Date: 11-29-12
Job No. 12-1062

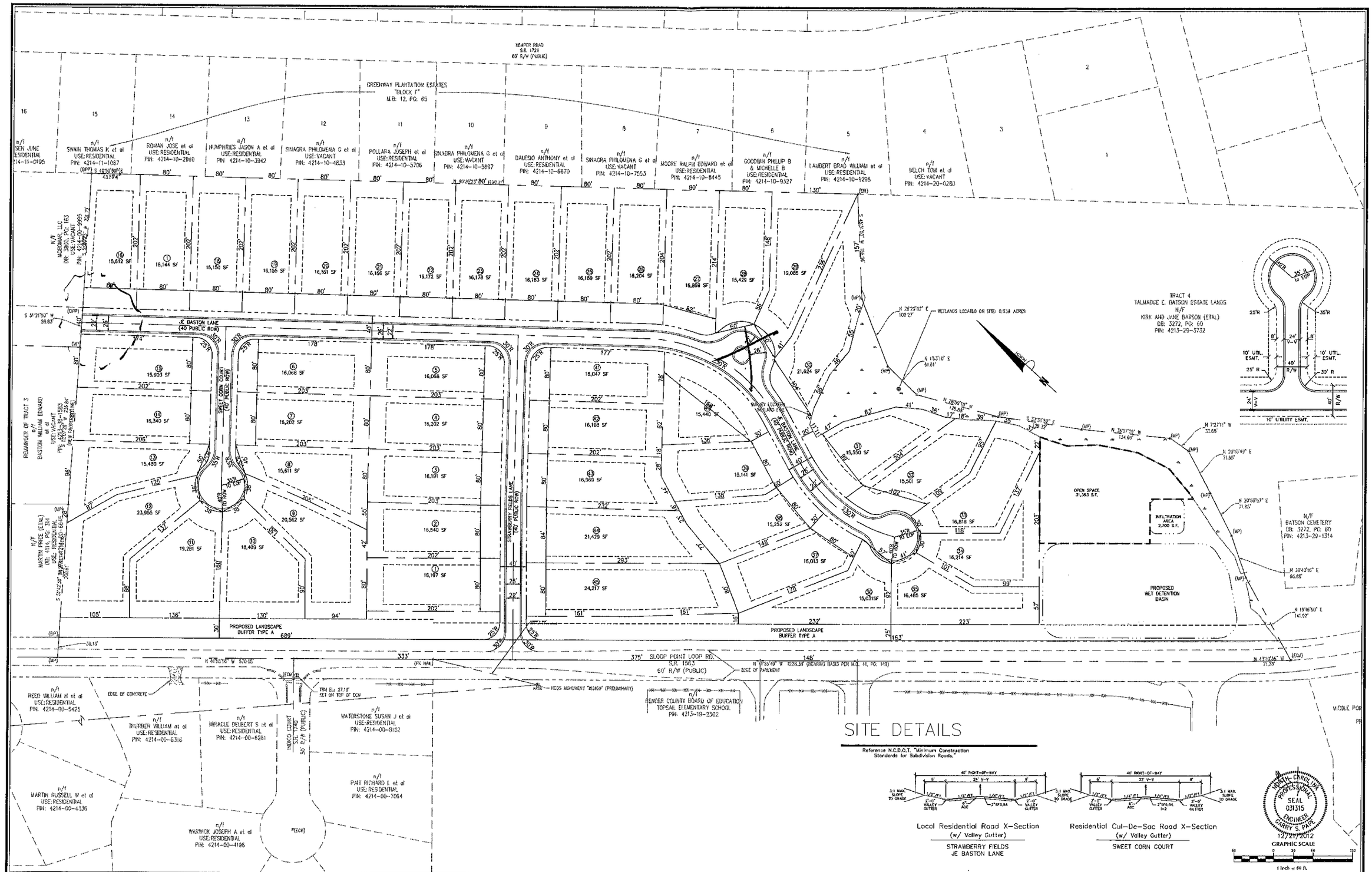
Sheet No. C-2

PREPARED FOR:

EXISTING CONDITIONS
THE FARMS AT SLOOP POINT

TALMADGE E. BATSON ESTATE LANDS
TRACT 3
MAP BOOK: 44, PAGE: 149
Topsail Township, Pender County, North Carolina

ATLANTIC COAST SURVEY, PLLC.
P-0822
PO Box 12588 Wilmington, NC 28405
(910) 202-4869 www.atlanticcoastsurvey.com



SITE DETAILS

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

Local Residential Road X-Section
(w/ Valley Cutter)
STRAWBERRY FIELDS
JE BASTON LANE

Residential Cul-De-Sac Road X-Section
(w/ Valley Cutter)
SWEET CORN COURT

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER HARRY S. PAPE
12/27/2012

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

No.	Revision	Date	By

Designer: GSP	Scale: 1" = 60'
Drawn By: GSP	Date: December 2012
License #: P-0718	Job No.: 2012-0019

THE FARMS AT SLOOP POINT

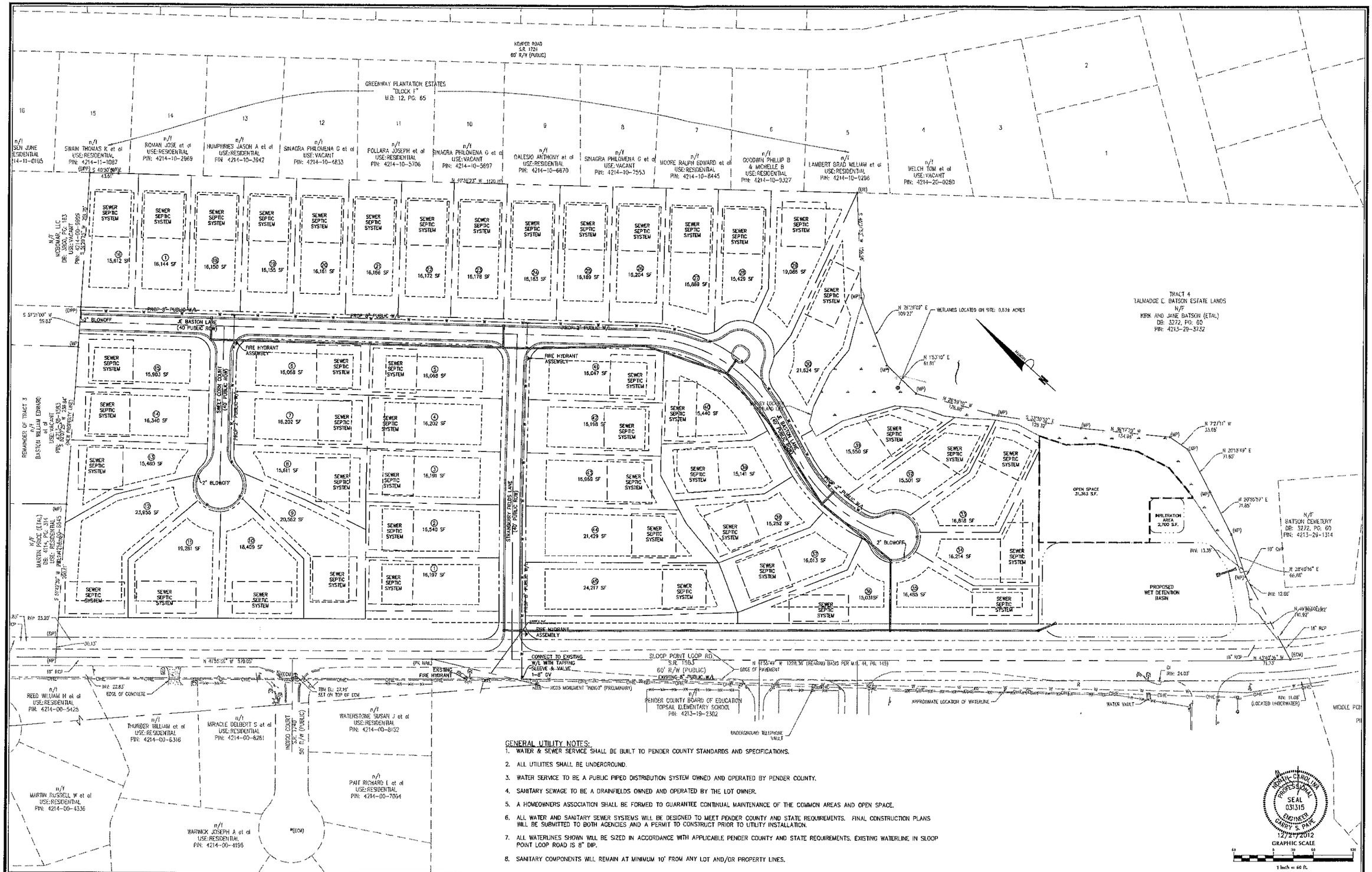
Topsail Township — Pender County — North Carolina

SITE PLAN

PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEEBLE DRIVE
WILMINGTON, NC 28402
713-822-3891

GSP CONSULTING, PLLC
ENGINEERING
6625 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. C-3



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 A 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" DIP.
8. SANITARY COMPONENTS WILL REMAIN AT MINIMUM 10' FROM ANY LOT AND/OR PROPERTY LINES.

NORTH CAROLINA PROFESSIONAL SEAL 031315 ENGINEER GARY S. PAPE
12/21/2012

No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	1" = 60'
Date	December 2012
Job No.	2012-0019

THE FARMS AT SLOOP POINT

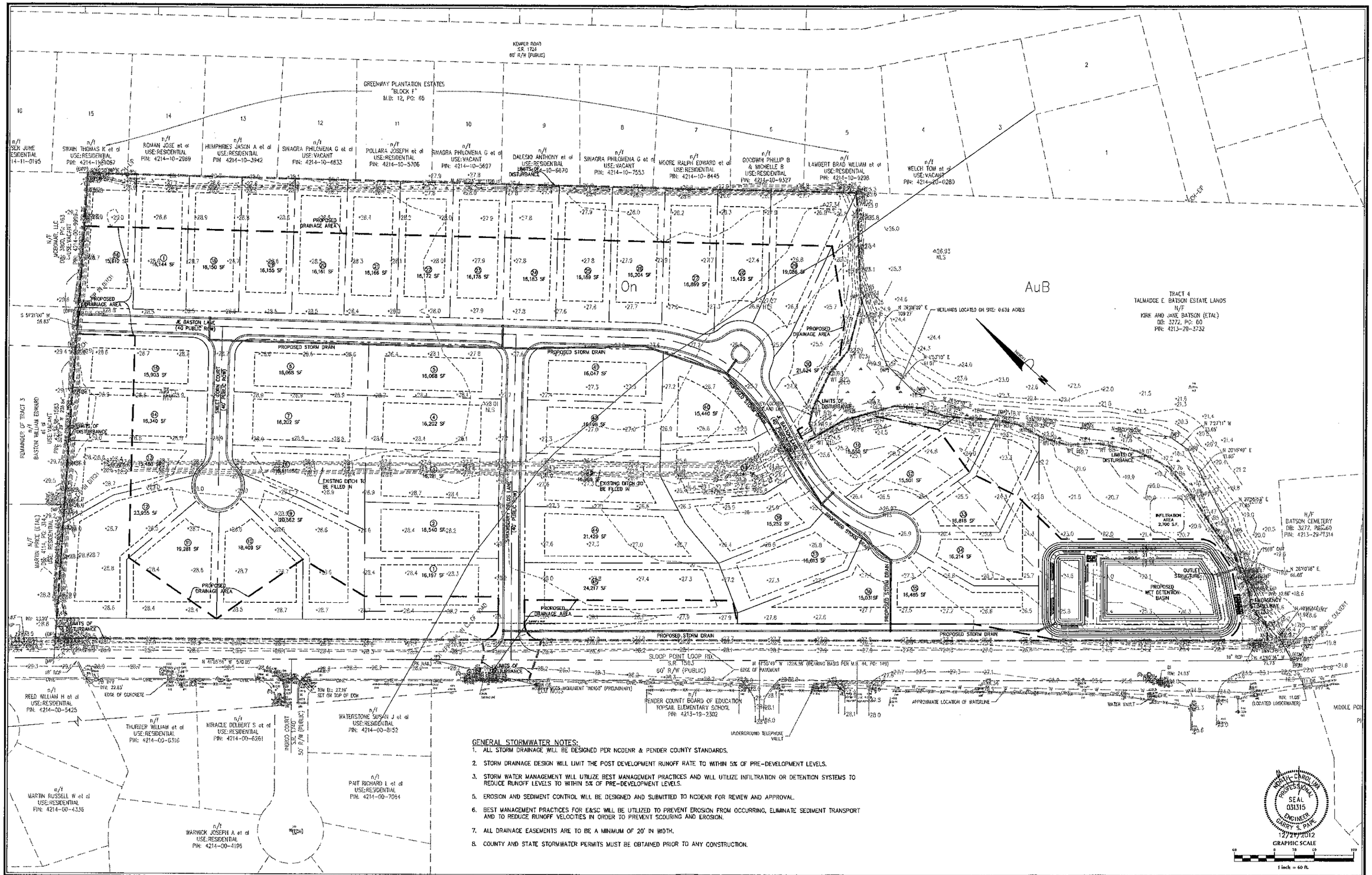
Topsail Township Pender County North Carolina

UTILITY PLAN

PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEEBLE DRIVE
WILMINGTON, NC 28402
713-823-3891

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



No.	Revision	Date	By

Designer	GSP
Drawn By	GSP
License #	P-0718
Scale	1" = 60'
Date	December 2012
Job No.	2012-0019

THE FARMS AT SLOOP POINT

Topsail Township Pender County North Carolina

STORMWATER MANAGEMENT PLAN

PREPARED FOR:
SIGNATURE PENDER COUNTY NC, LP
4307 PEEBLE DRIVE
WILMINGTON, NC 28402
713-822-3891

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

Sheet No.
C-5