- NOTES -

1. This plot plan is of an existing parcel of land.
2. Subject to restrictive covenants, easements of record, zoning ordinance, & underground utilities, if any.
3. No title search by surveyor.
4. References; DB 2342, PG 37
5. Flood Zone - X
   Community Panel #370344 4236K
6. Zone - GB - Pender
   Setbacks:
   Front - 25' (100' Major Thoroughfares)
   Side - 10'
   Rear - 10'
   Corner Side - 12'
7. Parking:
   Existing Office: 390 SF/ 300 = 2 spaces
   3 employees = 3 spaces
   Required: 5 Spaces Total
   Provided: 5 Spaces
   All parking spaces shall be 9'x18'
8. Topography lines are approximate and scaled from Pender County GIS
9. All machinery shall be located in proposed 10,000 SF structure. No screening shall be installed.
10. No sidewalks/walkways shall be installed for this site.
11. This site does not have any existing signage and will not have proposed signage installed.
12. Proposed impervious does not exceed 10,000 SF, therefore, stormwater management and soil erosion/sedimentation plans are not required.

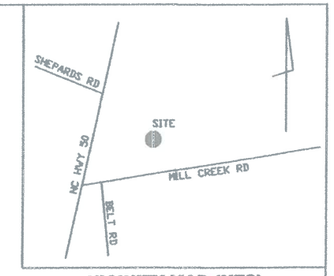
- LEGEND -

- 1/2" SET IRON ROD, SIR
- EXISTING IRON ROD, EIR
- EXISTING IRON PIPE, EIP
- P - PINCHED PIPE
- D - PIPE OR ROD DISTURBED
- NO POINT SET
- EP - EDGE OF PAVEMENT
- EPK - EXISTING PK NAIL
- CC - CONTROL CORNER
- AB - ABOVE GROUND
- BG - BELOW GROUND
- C/L - CENTER LINE
- R/W - RIGHT OF WAY
- RWM - RIGHT OF WAY MOMUMENT
- ECM - EXISTING CONCRETE TIE LINE ONLY
- GRAVEL SURFACE
- LANDSCAPE BUFFER
- CANOPY TREE
- UNDERSTORY TREE

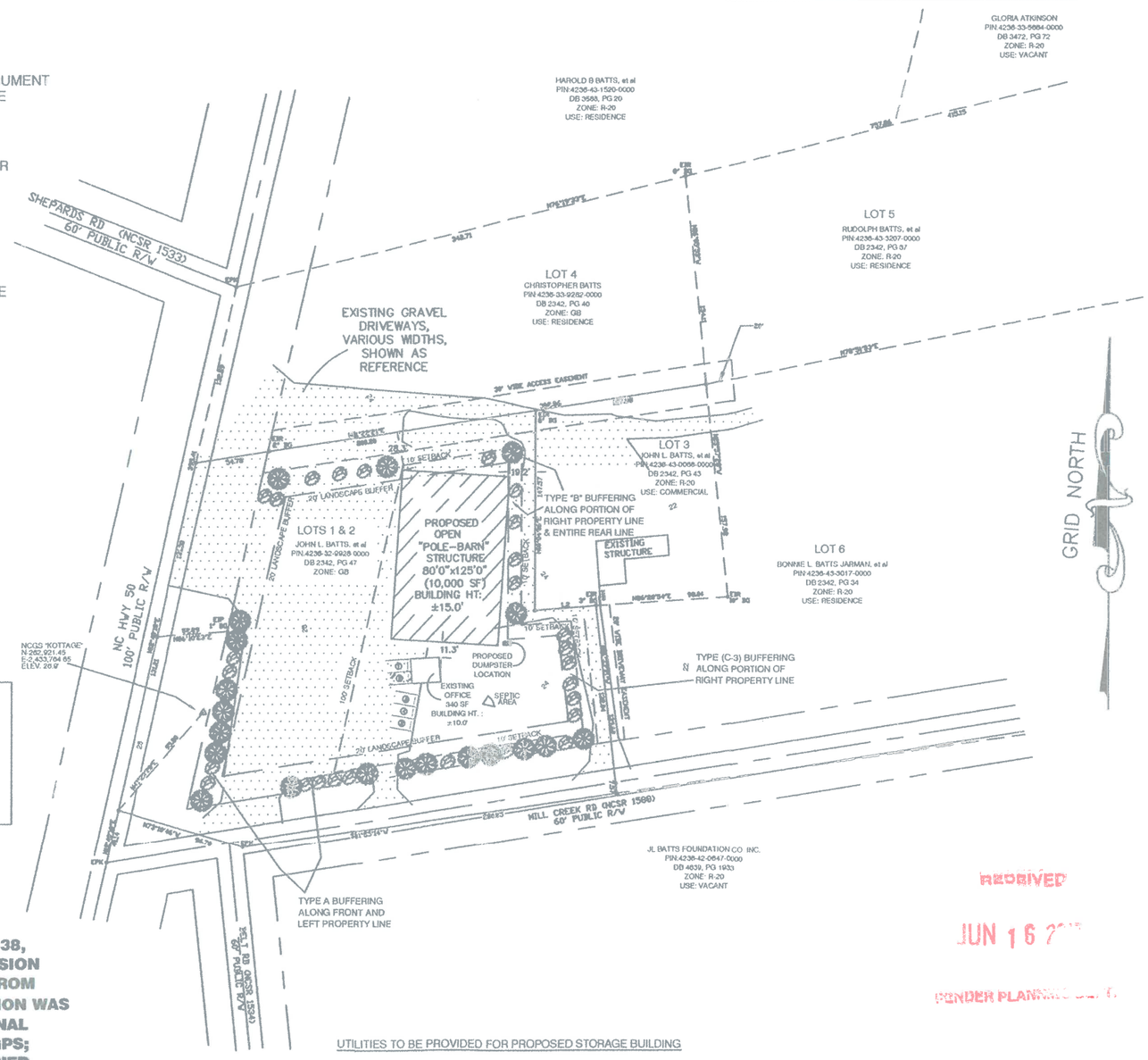
LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°26'42"W	13.69
L2	N85°42'51"E	45.30

IMPERVIOUS COVER SUMMARY
LOT AREA: 63,361 SF (1.45 AC)
PROPOSED BUILDING FOOTPRINT: 10,000 SF
EXISTING BUILDING: 390 SF
EXISTING GRAVEL DRIVE & PARKING: -0- SF

TOTAL IMPERVIOUS PROPOSED: 10,390 SF
10,390 SF/ 63,361 SF=16.4%



VICINITY MAP (NTS)



LANDSCAPING PLAN

TOTAL SITE PLAN: AS SHOWN ON THIS SHEET
PARKING AREA: AS SHOWN ON THIS SHEET

REFER TO PENDER COUNTY ORDINANCE APPENDIX B FOR LIST OF APPROVED LANDSCAPING & BUFFER PLANT TYPE

LANDSCAPE AREA REQUIRED AND PROVIDED FOR THIS SITE

TYPE A (ROAD FRONTAGE SCREENING)
REQUIRED: 20' LANDSCAPED AREA ALONG RIGHT-OF-WAY WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98%, PER 100 LINEAR FT.

PROVIDED: 20' LANDSCAPED AREA IN FRONT AND LEFT SIDES. 8 CANOPY TREES, 6 UNDERSTORY TREES PARALLEL TO HWY 50. 10 CANOPY TREES, 7 UNDERSTORY TREES PARALLEL TO MILL CREEK RD.

TYPE B (MEDIUM DENSITY SCREEN ALONG NON-STREET BOUNDARY LINES-SEPARATION BETWEEN SIMILAR USES)
REQUIRED: 20' WIDE STRIP WITH 1 CANOPY TREE, 2 UNDERSTORY TREE AND EITHER A GRASS COVER OF AT LEAST 98% COVERAGE OR 15 SHRUBS PER 100 LINEAR FT.

PROVIDED: ALONG PORTION OF RIGHT PROPERTY LINE & REAR LINE WITH 2 CANOPY AND 4 UNDERSTORY TREES AND GRASS COVER.

TYPE C (HIGH DENSITY SCREEN ALONG NON-STREET BOUNDARY LINES-SEPARATION BETWEEN DIFFERENT USES)
REQUIRED: (C-3) 20' WIDE STRIP WITH AN EVERGREEN HEDGE THAT WILL PROVIDE CONTINUOUS SCREEN 6' HIGH AND 1 CANOPY TREE OR 3 UNDERSTORY TREES AND A GRASS COVER, OF AT LEAST 98% COVERAGE, PER 100 LINEAR FT.

PROVIDED: C-3 TYPE BUFFER WITH 6 UNDERSTORY TREES WITH GRASS COVER AT ALL REMAINING PROPERTY LINES.

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE

ADMINISTRATOR DATE

RECEIVED
JUN 16 2017
PENDER PLANNING DEPT.

NORTH CAROLINA
PENDER COUNTY

I, WESTON LYALL, PROFESSIONAL LAND SURVEYOR NUMBER L-4438, CERTIFY THAT THIS PLOT PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION FROM (DEED BOOK 2342 PAGE 43) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY: CLASS OF SURVEY: B; POSITIONAL ACCURACY: 500 RMS; TYPE OF GPS FIELD PROCEDURE: VRSRTKGPS; DATUM: NAD83 "2007", NAVD88; GEIOD MODEL: GEOID 09; COMBINED GRID FACTOR: 0.9999710; UNITS: US SURVEY FEET. THIS CAR SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

NORTH CAROLINA PROFESSIONAL SEAL L-4438 LAND SURVEYOR WESTON LYALL

Weston Lyall 6/15/17

WESTON LYALL
REGISTRATION NUMBER L-4438

UTILITIES TO BE PROVIDED FOR PROPOSED STORAGE BUILDING

ELECTRICITY:
JONES-ONSLOW ELECTRIC MEMBERSHIP CORPORATION
259 WESTERN BLVD.
JACKSONVILLE, NC 28546
910-353-1940

WATER :
PENDER COUNTY UTILITY
605 E. FREMONT ST.
BURGAW, NC 28425
910-259-1570

NOTE: NO OTHER UTILITIES WILL BE PROVIDED FOR THE PROPOSED STRUCTURE

100 50 0 100 200
GRAPHIC SCALE

OWNER: JOHN L. BATTS, et al
PHONE: 910-367-0959
DEED BOOK 2342, PAGE 47
ZONE: GB - PENDER
PIN: 4236-32-9928-0000

PROJECT DESCRIPTION: THE EXISTING USE IS PILE DRIVING EQUIPMENT PARKING STORAGE FOR THE BUSINESS. THIS SITE PLAN IS INTENDED TO SHOW LOCATION OF PROPOSED OPEN STRUCTURE TO BE USED AS ADDITIONAL EQUIPMENT STORAGE.

PRELIMINARY SITE PLAN FOR
J.L. BATTS PILE FOUNDATION CO. INC.
PIN #: 4236-32-9928-0000
41 MILL CREEK ROAD
HAMPSTEAD, NC
TOPSAIL TOWNSHIP, PENDER COUNTY
SCALE: 1" = 100' R1: JUNE 15, 2017 APRIL 21, 2017

WESTON LYALL, PE, PLS, PLLC
214 HIGHWAY 17B SUITE 1
HOLLY RIDGE, NC 28445
PHONE: 910-329-0961 FIRM LICENSE #P-0837
STRUCTURAL & CIVIL ENGINEERING & LAND SURVEYING