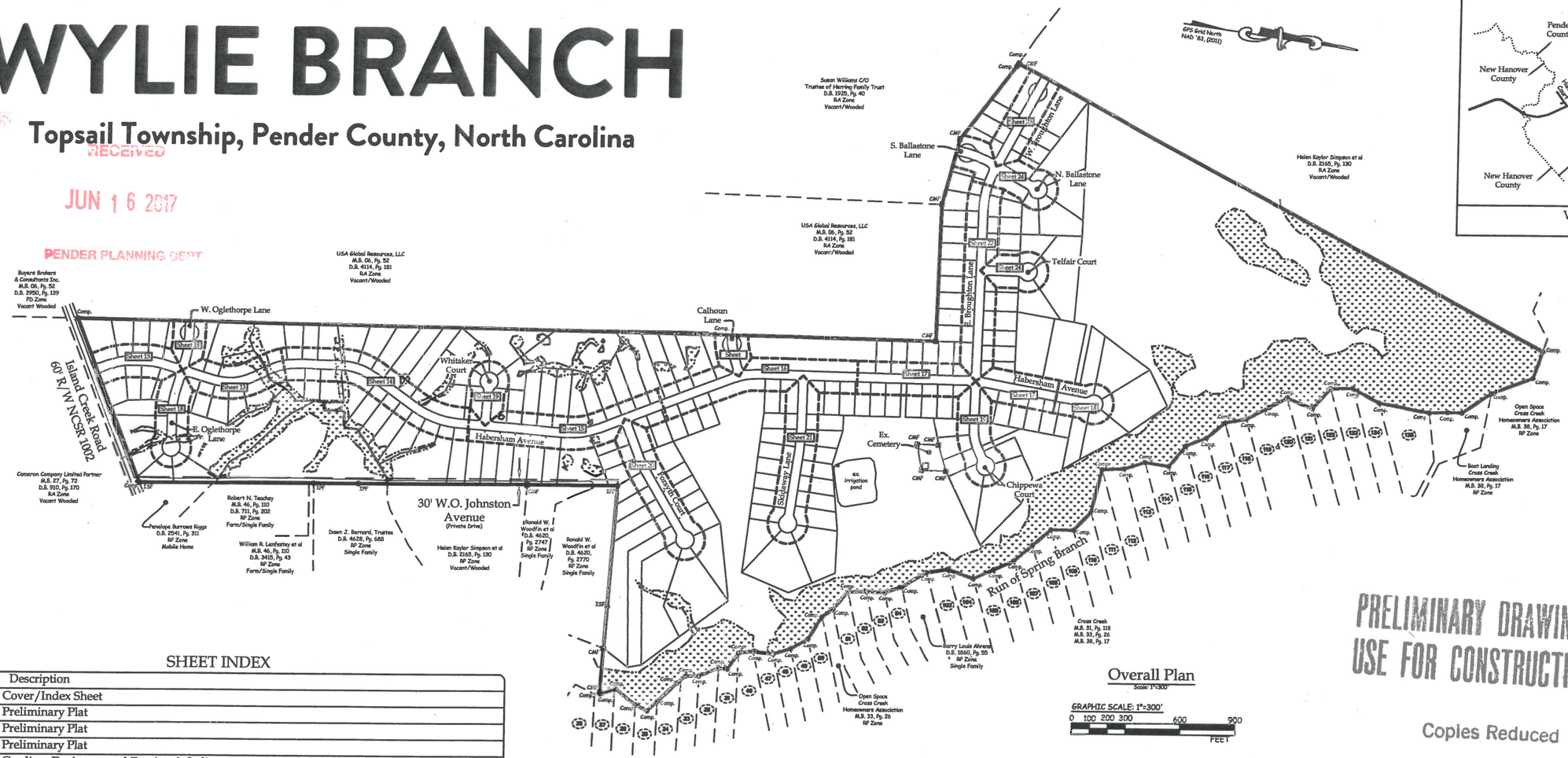
WYLIE BRANCH

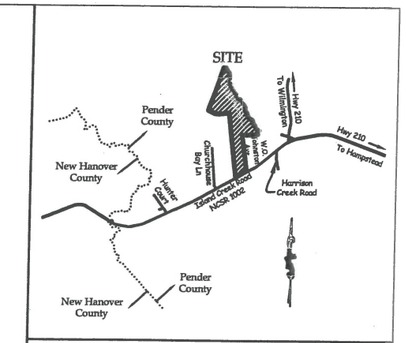
Topsail Township, Pender County, North Carolina

RECEIVED

JUN 16 2017

PENDER PLANNING DEPT





Vicinity Sketch
Not to Scale

Legend:

- CMP - Concrete Monument Found
- Comp - Computed Point
- D.B. - Deed Book
- IPF - Iron Pipe Found
- ISF - Iron Stake Found
- M.B. - Map Book
- Pg. - Page
- R/W - Right-of-way
- Sta. - Station
- - Existing Lot Number
- - Wetlands
- - Proposed Waterline

Overall Plan
Scale: 1"=300'

GRAPHIC SCALE: 1"=300'
0 100 200 300 600 900
FEET

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

Copies Reduced

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Adjoiner Data

Lot No.	Owner(s)	D.B. / Pg.	Subdivision	M.B. / Pg.	Zone	Use(s)	Pin #
N/A	Penelope Barrows Riggs	D.B. 2541, Pg. 311	N/A	N/A	RP Zone	Mobile Home	3263-70-7489-0000
N/A	Robert N. Teachey et al	D.B. 711, Pg. 202	N/A	M.B. 46, Pg. 110	RP Zone	Farm/ Single Family	3263-70-9616-0000
N/A	William R. Lanfestey et al	D.B. 3415, Pg. 43	N/A	M.B. 46, Pg. 110	RP Zone	Farm/ Single Family	3263-81-0118-0000
N/A	Dawn J. Bernard, Trustee	D.B. 4628, Pg. 688	N/A	N/A	RP Zone	Single Family	3263-71-8534-0000
N/A	Helen Kaylor Simpson et al	D.B. 2165, Pg. 130	N/A	N/A	RP Zone	Vacant/Wooded	3263-72-8158-0000
N/A	Ronald W. Woodfin et al	D.B. 4620, Pg. 2747	N/A	N/A	RP Zone	Single Family	3263-82-1517-0000
N/A	Ronald W. Woodfin et al	D.B. 4620, Pg. 2770	N/A	N/A	RP Zone	Single Family	3263-72-8746-0000
31	Jeanette B. Comeaux	D.B 3780, Pg. 112	Cross Creek	M.B. 31, Pg. 118	RP Zone	Single Family	3263-83-4628-0000
32	Jeanette B. Comeaux	D.B 3780, Pg. 112	Cross Creek	M.B. 31, Pg. 118	RP Zone	Single Family	3263-83-5477-0000
33	Adam James Rodriguez	D.B. 4593, Pg. 171	Cross Creek	M.B. 31, Pg. 118	RP Zone	Single Family	3263-83-5417-0000
34	Dorian J. Mattlin et al	D.B. 3002, Pg. 251	Cross Creek	M.B. 31, Pg. 118	RP Zone	Single Family	3263-83-5377-0000
35	Unknown	Unknown	Cross Creek	M.B. 31, Pg. 118	RP Zone	Vacant/Wooded	3263-83-6246-0000
36	Cross Creek Homeowners Association Inc.	D.B. 3066, Pg. 244	Cross Creek	M.B. 31, Pg. 118	RP Zone	Vacant/Wooded	3263-83-6124-0000
37	Bret Bishop et al	D.B. 4189, Pg. 209	Cross Creek	M.B. 31, Pg. 118	RP Zone	Single Family	3263-83-6023-0000
38	Deborah B. Taylor	D.B. 1867, Pg. 229	Cross Creek	M.B. 31, Pg. 118	RP Zone	Single Family	3263-82-6921-0000
46	Joseph J. Yablonski III et al	D.B. 4551 Pg. 166	Cross Creek	M.B. 33, Pg. 26	RP Zone	Single Family	3263-83-3789-0000
47	James R. Grinnell et al	D.B. 4186, Pg. 191	Cross Creek	M.B. 33, Pg. 26	RP Zone	Single Family	3263-83-3921-0000
48	Marcia W. Lewis	D.B. 2583, Pg. 311	Cross Creek	M.B. 33, Pg. 26	RP Zone	Single Family	3263-84-2091-0000
49	Parker C. Varin et al	D.B. 1573, Pg. 94	Cross Creek	M.B. 33, Pg. 26	RP Zone	Single Family	3263-84-2009-0000
50	Patrick Charles & Kathleen R.	D.B. 4620, Pg. 599	Cross Creek	M.B. 33, Pg. 26	RP Zone	Single Family	3263-84-1126-0000
Open Space	Cross Creek Homeowners Association Inc.	D.B. 3066, Pg. 244	Cross Creek	M.B. 33, Pg. 26	RP Zone	Vacant/Wooded	3263-84-2228-0000
51	Thomas E. Weaver Jr et al	D.B. 3803, Pg. 254	Cross Creek	M.B. 33, Pg. 26	RP Zone	Single Family	3263-84-0311-0000
52	Tasbeil Maier et al	D.B. 4607, Pg. 1443	Cross Creek	M.B. 33, Pg. 26	RP Zone	Single Family	3263-74-9423-0000
53	Tasbeil Maier et al	D.B. 4607, Pg. 1443	Cross Creek	M.B. 33, Pg. 26	RP Zone	Single Family	3263-74-9423-0000
54	Rose M. Geddie	D.B. 1883, Pg. 44	Cross Creek	M.B. 33, Pg. 26	RP Zone	Single Family	3263-74-8569-0000
N/A	Barry Louis Ahrens et al	D.B. 1860, Pg. 55	N/A	N/A	RP Zone	Single Family	3263-74-6711-0000
103	Tiego LLC	D.B 4623, Pg. 68	Cross Creek	M.B. 38, Pg. 17	RP Zone	Vacant/Wooded	3263-74-7861-0000
104	Tiego LLC	D.B 4619, Pg. 1984	Cross Creek	M.B. 38, Pg. 17	RP Zone	Vacant/Wooded	3263-74-7933-0000
105	Cross Creek Homeowners Association Inc.	D.B. 3066, Pg. 244	Cross Creek	M.B. 38, Pg. 17	RP Zone	Pond	3263-75-7005-0000
106	John Emmett Crouch et al	D.B. 3132, Pg. 252	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-75-6125-0000
107	Lawrence Mosier et al	D.B. 3048, Pg. 165	Cross Creek	M.B. 38, Pg. 17	RP Zone	Vacant/Wooded	3263-75-5265-0000
108	Cross Creek Homeowners Association Inc.	D.B. 3066, Pg. 244	Cross Creek	M.B. 38, Pg. 17	RP Zone	Pond	3263-75-4385-0000
109	Chris M. Boswell et al	D.B. 2968, Pg. 244	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-75-4425-0000
110	Owens Living Trust	D.B. 4625, Pg. 877	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-75-3534-0000
111	Kenneth G. Krug et al	D.B. 2492, Pg. 287	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-75-2612-0000
112	James F. Harrington et al	D.B. 2567, Pg. 214	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-75-1721-0000
113	Nicholas Juan Martinez	D.B. 2563, Pg. 153	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-75-0851-0000
114	Brian G. Kammerer et al	D.B. 2469 Pg. 228	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-75-0902-0000
115	Adam Tyson Kirchner	D.B. 4602, Pg. 248	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-66-9022-0000
116	Brian W. Schoenweisner et al	D.B. 2572, Pg. 266	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-66-8172-0000
117	David Gregory White et al	D.B. 4206, Pg. 38	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-66-7292-0000
118	Vincent V. Mazzara et al	D.B. 2932, Pg. 223	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-66-7322-0000
119 & 120	Paul Evan Berg et al	D.B. 4611, Pg. 1507	Cross Creek	M.B. 38, Pg. 38	RP Zone	Vacant/Wooded	3263-66-6448-0000 3263-66-6448-0000
121	Robert J. Carriere et al	D.B. 3731, Pg. 285	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-66-5675-0000
122	Michael Lodato et al	D.B. 4113, Pg. 76	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-66-5725-0000
123	Michael Erantz et al	D.B. 4356, Pg. 145	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-66-5806-0000
124	Barry M. Barror et al	D.B. 3062, Pg. 156	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-67-4080-0000
125	Brett C. Teeter et al	D.B. 3707, Pg. 287	Cross Creek	M.B. 38, Pg. 17	RP Zone	Single Family	3263-67-4167-0000
Open Space	Cross Creek Homeowners Association Inc.	D.B. 3066, Pg. 244	Cross Creek	M.B. 38, Pg. 17	RP Zone	Boat Landing	3263-67-3422-0000
Open Space	Cross Creek Homeowners Association Inc.	D.B. 3557, Pg. 263	Cross Creek	M.B. 38, Pg. 17	RP Zone	Vacant/Wooded	3263-68-7445-0000
N/A	Helen Kaylor Simpson et al	D.B. 2165, Pg. 130	N/A	N/A	RP Zone	Vacant/Wooded	3263-46-2850-0000
N/A	Susan Williams C/O Trustee of Herring Family Trust	D.B. 1925, Pg. 40	N/A	N/A	RA Zone	Vacant/Wooded	3263-34-8095-0000
N/A	USA Global Resources LLC	D.B. 4114, Pg. 181	N/A	M.B. 6, Pg. 52	RA Zone	Vacant/Wooded	3263-61-1720-0000
N/A	Buyers Brokers & Consultants Inc. C/O Jim Teachey	D.B. 3950, Pg. 139	N/A	M.B. 6, Pg. 52	PD Zone	Vacant/Wooded	3262-69-4150-0000
N/A	Cameron Company Limited Partner	D.B. 910, Pg. 170	N/A	M.B. 27, Pg. 72	RA Zone	Vacant/Wooded	3272-34-8276-0000

Field Book: Wylie Branch, Pg. 1-12
Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: S161130-6392

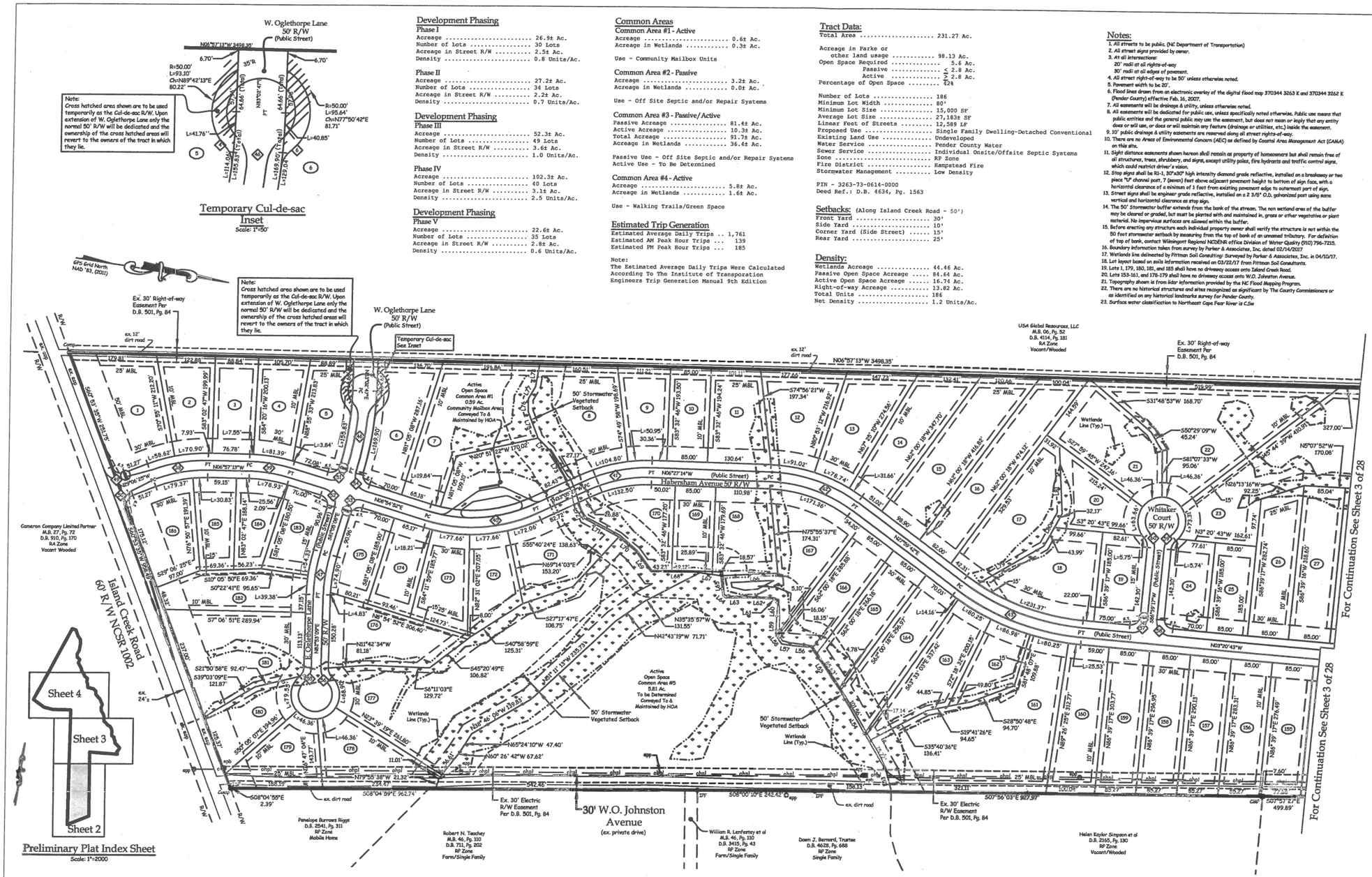
Sheet 1 of 28

Owner/Developer:

Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

PARKER & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

Z:\AutoCAD Civil 3D\218 Ac Tract\DWG\WB - Gen.dwg, 6/16/2017 10:27:20 AM, KONICA MINOLTA C554SeriesPS, KHW



Preliminary Plat Index Sheet

Scale: 1"=2000

Development Phasing

Phase I

Acreage ..... 26.9± Ac.
Number of Lots ..... 30 Lots
Acreage in Street R/W ..... 2.5± Ac.
Density ..... 0.8 Units/Ac.

Phase II

Acreage ..... 27.2± Ac.
Number of Lots ..... 34 Lots
Acreage in Street R/W ..... 2.2± Ac.
Density ..... 0.7 Units/Ac.

Development Phasing

Phase III

Acreage ..... 52.3± Ac.
Number of Lots ..... 49 Lots
Acreage in Street R/W ..... 3.6± Ac.
Density ..... 1.0 Units/Ac.

Phase IV

Acreage ..... 102.3± Ac.
Number of Lots ..... 40 Lots
Acreage in Street R/W ..... 3.1± Ac.
Density ..... 2.5 Units/Ac.

Development Phasing

Phase V

Acreage ..... 22.6± Ac.
Number of Lots ..... 35 Lots
Acreage in Street R/W ..... 2.8± Ac.
Density ..... 0.6 Units/Ac.

Common Areas

Common Area #1 - Active

Acreage ..... 0.6± Ac.
Acreage in Wetlands ..... 0.3± Ac.

Use - Community Mailbox Units

Common Area #2 - Passive

Acreage ..... 3.2± Ac.
Acreage in Wetlands ..... 0.0± Ac.

Use - Off Site Septic and/or Repair Systems

Common Area #3 - Passive/Active

Passive Acreage ..... 81.4± Ac.
Active Acreage ..... 10.3± Ac.
Total Acreage ..... 91.7± Ac.
Acreage in Wetlands ..... 36.4± Ac.

Passive Use - Off Site Septic and/or Repair Systems
Active Use - To Be Determined

Common Area #4 - Active

Acreage ..... 5.8± Ac.
Acreage in Wetlands ..... 1.6± Ac.

Use - Walking Trails/Green Space

Estimated Trip Generation

Estimated Average Daily Trips .. 1,761
Estimated AM Peak Hour Trips ... 139
Estimated PM Peak Hour Trips ... 185

Note:
The Estimated Average Daily Trips Were Calculated According To The Institute of Transporation Engineers Trip Generation Manual 9th Edition

Tract Data:

Total Area ..... 231.27 Ac.

Acreage in Parks or other land usage ..... 98.13 Ac.
Open Space Required ..... 5.6 Ac.
Passive ..... ≤ 2.8 Ac.
Active ..... ≥ 2.8 Ac.
Percentage of Open Space 42%

Number of Lots 186
Minimum Lot Width ..... 80'
Minimum Lot Size ..... 15,000 SF
Average Lot Size ..... 27,183± SF
Linear Feet of Streets ..... 12,589 LF
Proposed Use ..... Single Family Dwelling-Detached Conventional
Existing Land Use ..... Undeveloped
Water Service ..... Pender County Water
Sewer Service ..... Individual Onsite/Offsite Septic Systems
Zone ..... RP Zone
Fire District ..... Hampstead Fire
Stormwater Management ..... Low Density

PIN - 3263-73-0614-0000
Deed Ref.: D.B. 4634, Pg. 1563

Setbacks: (Along Island Creek Road - 50')

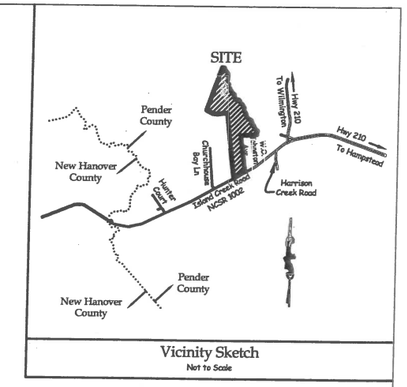
Front Yard ..... 30'
Side Yard ..... 10'
Corner Yard (Side Street) ..... 15'
Rear Yard ..... 25'

Density:

Wetlands Acreage ..... 44.46 Ac.
Passive Open Space Acreage ..... 84.64 Ac.
Active Open Space Acreage ..... 16.74 Ac.
Right-of-way Acreage ..... 13.82 Ac.
Total Units 186
Net Density ..... 1.2 Units/Ac.

Notes:

1. All streets to be public. (NC Department of Transportation)
2. All street signs provided by owner.
3. At all intersections:
   20' radii at all rights-of-way
   30' radii at all edges of pavement.
4. All street right-of-way to be 50' unless otherwise noted.
5. Pavement width to be 20'.
6. Flood lines drawn from an electronic overlay of the digital flood map 370344 3263 K and 370344 3262 K (Pender County) effective Feb. 16, 2007.
7. All easements will be drainage & utility, unless otherwise noted.
8. All easements will be dedicated for public use, unless specifically noted otherwise. Public use means that public entities and the general public may use the easement, but does not mean or imply that any entity does or will use, or does or will maintain any feature (drainage or utilities, etc.) inside the easement.
9. 10' public drainage & utility easements are reserved along all street rights-of-way.
10. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
11. Sight distance easements shown hereon shall remain as property of homeowners but shall remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants and traffic control signs, which could restrict driver's vision.
12. Stop signs shall be R1-1, 30"x30" high intensity diamond grade reflective, installed on a breakaway or two piece "U" channel post, 7 (seven) feet above adjacent pavement height to bottom of sign face, with a horizontal clearance of a minimum of 1 foot from existing pavement edge to outermost part of sign.
13. Street signs shall be engineer grade reflective, installed on a 2 3/8" O.D. galvanized post using same vertical and horizontal clearance as stop sign.
14. The 50' Stormwater buffer extends from the bank of the stream. The non wetland area of the buffer may be cleared or graded, but must be planted with and maintained in, grass or other vegetative or plant material. No impervious surfaces are allowed within the buffer.
15. Before erecting any structure each individual property owner shall verify the structure is not within the 50 foot stormwater setback by measuring from the top of bank of an unnamed tributary. For definition of top of bank, contact Wilmington Regional NCDENR office Division of Water Quality (910) 796-7215.
16. Boundary information taken from survey by Parker & Associates, Inc. dated 02/14/2017
17. Wetlands line delineated by Pittman Soil Consulting: Surveyed by Parker & Associates, Inc. in 04/10/17.
18. Lot layout based on soils information received on 03/22/17 from Pittman Soil Consultants.
19. Lots 1, 179, 180, 181, and 185 shall have no driveway access onto Island Creek Road.
20. Lots 153-161, and 178-179 shall have no driveway access onto W.O. Johnston Avenue.
21. Topography shown is from lidar information provided by the NC Flood Mapping Program.
22. There are no historical structures and sites recognized as significant by The County Commissioners or as identified on any historical landmarks survey for Pender County.
23. Surface water classification to Northeast Cape Fear River is C;Sw

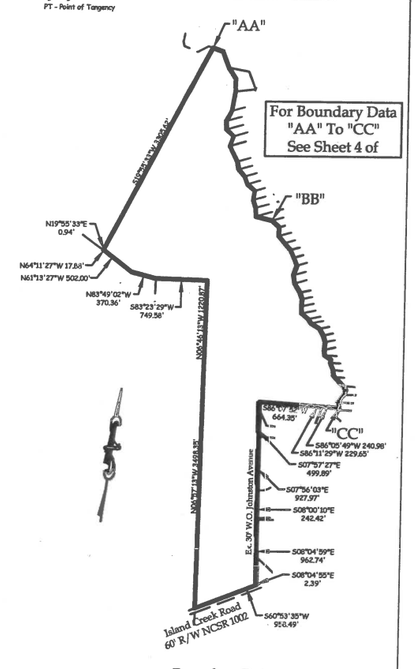


Vicinity Sketch

Not to Scale

Legend:

- CMP - Concrete Monument Found
- Comp. - Computed Point
- D.B. - Deed Book
- eop - Edge of Pavement
- epb - Existing Phone Box
- epp - Existing Power Pole
- ex. - Existing
- HOA - Home Owners Association
- IPF - Iron Pipe Found
- ISF - Iron Stake Found
- L - Lot Line Label
- Lt - Arc Length
- M.B. - Map Book
- MBL - Minimum Building Line
- PC - Point of Curvature
- Pg. - Page
- PT - Point of Tangency
- R/W - Right-of-way
- s.t. - 25' x 25' Sight Triangle
- Typ. - Typical
- 42 - Curve Number
- 23 - Lot Number
- STOP - Stop Sign
- Street Sign
- Wetlands
- ohpl - Overhead Power Line
- Wetlands Line



Boundary Data

Scale: 1"=1000

Centerline Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
38	310.00'	119.86'	60.69'	119.12'	S18°01'49"E	22°09'12"
39	310.00'	85.85'	43.20'	85.58'	S00°58'49"W	15°52'05"
40	310.00'	227.27'	119.01'	222.21'	N12°05'18"W	42°00'19"
41	310.00'	144.12'	73.39'	142.83'	S15°46'21"E	26°38'13"
42	310.00'	186.39'	96.11'	183.59'	S10°46'14"W	34°26'56"
43	500.00'	273.80'	140.26'	270.10'	N12°19'29"E	31°20'25"
46	500.00'	166.37'	83.62'	165.64'	N15°01'11"W	19°03'05"
47	310.00'	86.73'	43.65'	86.44'	S89°05'59"E	16°03'43"

Right-of-Way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
38	335.00'	129.53'	65.56'	128.72'	S18°01'49"E	22°09'12"
	285.00'	110.19'	55.79'	109.51'	S18°01'49"E	22°09'12"
39	335.00'	92.78'	46.69'	92.48'	S00°58'49"W	15°52'05"
	285.00'	78.93'	39.72'	78.68'	S00°58'49"W	15°52'05"
40	335.00'	245.60'	128.61'	240.14'	N12°05'18"W	42°00'19"
	285.00'	208.94'	109.42'	204.29'	N12°05'18"W	42°00'19"
41	335.00'	155.74'	79.30'	154.34'	S15°46'21"E	26°38'13"
	285.00'	132.50'	67.47'	131.31'	S15°46'21"E	26°38'13"
42	335.00'	201.42'	103.56'	198.40'	S10°46'14"W	34°26'56"
	285.00'	171.36'	88.36'	168.79'	S10°46'14"W	34°26'56"
43	525.00'	287.17'	147.28'	283.60'	N12°19'29"E	31°20'25"
	475.00'	259.82'	133.25'	256.59'	N12°19'29"E	31°20'25"
46	625.00'	173.09'	87.10'	172.54'	N15°01'11"W	15°52'05"
	575.00'	159.25'	80.14'	158.74'	N15°01'11"W	15°52'05"
47	335.00'	93.72'	47.17'	93.41'	S89°05'59"E	16°03'43"
	285.00'	79.73'	40.13'	79.47'	S89°05'59"E	16°03'43"
49	20.00'	31.42'	20.00'	21.28'	N15°53'35"E	90°00'00"
50	20.00'	31.42'	20.00'	28.28'	S74°06'25"E	90°00'00"
51	20.00'	31.53'	20.12'	28.37'	N36°15'21"W	90°22'27"
52	20.00'	31.42'	20.00'	28.28'	S53°54'52"W	90°00'00"
53	20.00'	31.42'	20.00'	28.28'	S36°05'08"E	90°00'00"
54	20.00'	31.33'	19.90'	28.21'	N53°46'04"E	89°42'24"
55	25.00'	21.03'	11.18'	20.41'	N73°01'10"W	48°11'23"
56	25.00'	21.03'	11.18'	20.41'	N26°47'25"E	48°11'23"
57	20.00'	31.42'	20.00'	28.28'	N48°20'43"W	90°00'00"
58	20.00'	31.42'	20.00'	28.28'	N41°39'17"E	90°00'00"
59	25.00'	21.03'	11.18'	20.41'	S69°15'03"E	48°11'21"
60	25.00'	21.03'	11.18'	20.41'	S62°33'35"W	48°11'25"

Lot Line Labels

Line #	Bearing	Length
L53	S66°38'54"W	40.80'
L54	S51°16'20"W	101.56'
L55	S47°43'15"W	85.63'
L56	S3°55'56"E	42.46'
L57	S2°03'36"W	18.36'
L58	S44°50'42"W	16.06'
L59	S83°31'02"W	38.05'
L60	S86°45'08"W	33.20'
L61	S13°29'48"W	10.69'
L62	S5°35'26"E	60.61'

Lot Line Labels

Line #	Bearing	Length
L63	S9°32'02"E	35.88'
L64	S31°18'43"W	8.11'
L65	S75°11'20"W	41.09'
L66	S10°50'34"E	115.97'
L67	S0°24'17"E	25.89'
L68	S7°58'56"E	49.12'
L69	S44°13'29"W	52.77'
L70	S31°16'32"W	46.09'
L71	S19°37'30"W	80.97'
L72	S56°34'34"W	35.27'

Lot Line Labels

Line #	Bearing	Length
L73	S51°34'15"W	72.02'
L74	S37°12'49"W	35.90'
L75	S61°22'15"W	59.13'
L76	S82°27'47"W	25.33'
L77	N68°04'08"W	28.71'
L78	N88°49'48"W	48.06'
L79	N38°31'32"W	155.33'
L80	N69°35'47"W	43.99'
L81	S78°41'09"W	143.10'

Note:

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Certificate of Preliminary Plat Approval
Preliminary Plat Approved by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff: _____ Date: _____

Certification of Submission
A copy of this plat has been submitted. Approval is subject to review; this does not constitute an approval.

Pender County Utilities: _____ Date: _____

Pender County Environmental Health: _____ Date: _____

Pender County Addressing Coordinator: _____ Date: _____

Field Book: Wylie Branch, Pg. 1-12
Disk Name: Ind #2661
Filename: WB-Gen.dwg BLD
Job No.: S161130-6392

Sheet 2 of 28

Preliminary Plat - Not for recordation, conveyances, or sales

WYLIE BRANCH

Topsail Twp., Pender Co., North Carolina

Owner/Developer:

Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

DATE: 06/16/17

SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'
0 50 100 200 300
FEET

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Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

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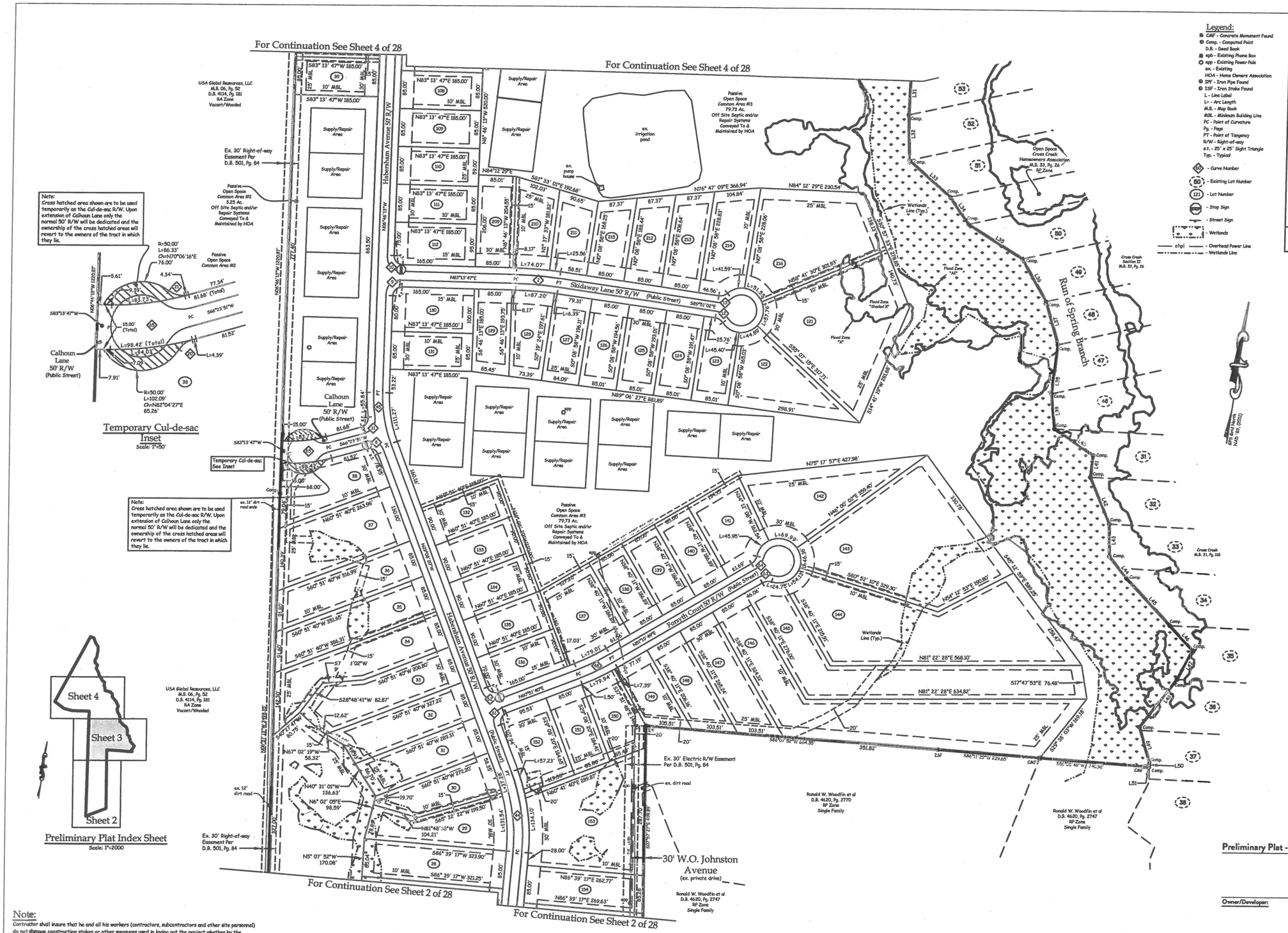
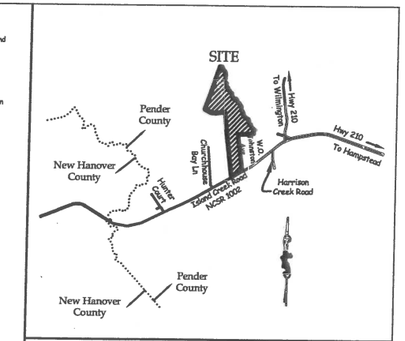


Legend:

- CMF - Concrete Monument Found
- Comp. - Computed Point
- D.B. - Deed Book
- epb - Existing Phone Box
- epp - Existing Power Pole
- ex. - Existing
- HOA - Home Owners Association
- IPF - Iron Pipe Found
- ISF - Iron Stake Found
- L - Line Label
- Lr - Arc Length
- M.B. - Map Book
- MBL - Minimum Building Line
- PC - Point of Curvature
- Pg. - Page
- PT - Point of Tangency
- R/W - Right-of-way
- s.t. - 25' x 25' Sight Triangle
- Typ. - Typical
- 52 - Curve Number
- 50 - Existing Lot Number
- 121 - Lot Number
- Stop Sign
- Street Sign
- Wetlands
- ohpl - Overhead Power Line
- Wetlands Line



Vicinity Sketch
Not to Scale

Right-of-Way Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
2	825.00'	99.64'	49.93'	99.58'	S86°41'22"W	6°55'11"
	775.00'	93.60'	46.86'	93.54'	S86°41'22"W	6°55'11"
8	20.00'	29.48'	18.15'	26.89'	N71°22'14"W	84°27'49"
9	20.00'	31.42'	20.00'	28.28'	S38°13'47"W	90°00'00"
10	20.00'	31.42'	20.00'	28.28'	S51°46'13"E	90°00'00"
11	20.00'	28.87'	17.61'	26.43'	N25°02'19"E	82°43'03"
12	25.00'	21.03'	11.18'	20.41'	N65°45'21"W	48°11'23"
13	25.00'	21.03'	11.18'	20.41'	N66°03'17"E	48°11'23"
44	425.00'	191.33'	97.31'	189.72'	N16°14'32"W	25°47'37"
	375.00'	168.82'	85.86'	167.40'	N16°14'32"W	25°47'37"
45	335.00'	130.79'	66.24'	129.96'	S17°57'17"E	22°22'07"
	285.00'	111.27'	56.35'	110.56'	S17°57'17"E	22°22'07"
48	525.00'	87.33'	43.77'	87.23'	N56°05'44"E	9°31'51"
	475.00'	79.01'	39.60'	78.92'	N56°05'44"E	9°31'51"
61	20.00'	31.42'	20.00'	28.28'	S15°51'40"W	90°00'00"
62	20.00'	31.42'	20.00'	28.28'	S74°08'20"E	90°00'00"
63	25.00'	21.03'	11.18'	20.41'	S75°25'29"W	48°11'19"
64	25.00'	21.03'	11.18'	20.41'	N27°34'06"E	48°11'26"
65	335.00'	98.42'	49.56'	98.06'	N74°48'49"E	16°49'56"
	285.00'	83.73'	42.17'	83.43'	N74°48'49"E	16°49'56"

Centerline Curve Data

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
2	800.00'	96.62'	48.37'	96.56'	S86°41'22"W	6°55'11"
44	400.00'	180.07'	91.59'	178.56'	N16°14'32"W	25°47'37"
45	310.00'	121.03'	61.29'	120.26'	S17°57'17"E	22°22'07"
48	500.00'	83.17'	41.68'	83.08'	N56°05'44"E	9°31'51"
65	310.00'	91.07'	45.87'	90.74'	N74°48'49"E	16°49'56"

Boundary Line Labels

Line #	Bearing	Length
L31	S5°58'28"E	103.30'
L32	S9°49'19"E	101.76'
L33	S57°25'22"E	125.09'
L34	S42°54'11"E	74.04'
L35	S66°06'58"E	144.12'
L36	S37°45'49"E	109.41'
L37	S24°37'24"E	100.73'
L38	S1°21'59"E	111.14'
L39	S13°56'34"E	79.32'
L40	S64°22'05"E	106.46'
L41	S1°33'20"E	49.37'
L42	S31°04'15"E	114.07'
L43	S9°05'03"E	72.55'
L44	S47°00'03"E	62.92'
L45	S31°39'36"E	145.90'
L46	S31°39'36"E	76.38'
L47	S19°28'51"W	73.96'
L48	S29°41'01"W	136.20'
L49	S24°19'07"E	84.50'
L50	S7°20'43"E	8.24'
L51	S86°05'49"W	7.54'

Note:

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Field Book: Wylie Branch, Pg. 1-12
Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: S161130-6392

Sheet 3 of 28

Preliminary Plat - Not for recordation, conveyances, or sales

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100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

DATE: 06/16/17

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GRAPHIC SCALE: 1"=100'
0 50 100 200 300
FEET

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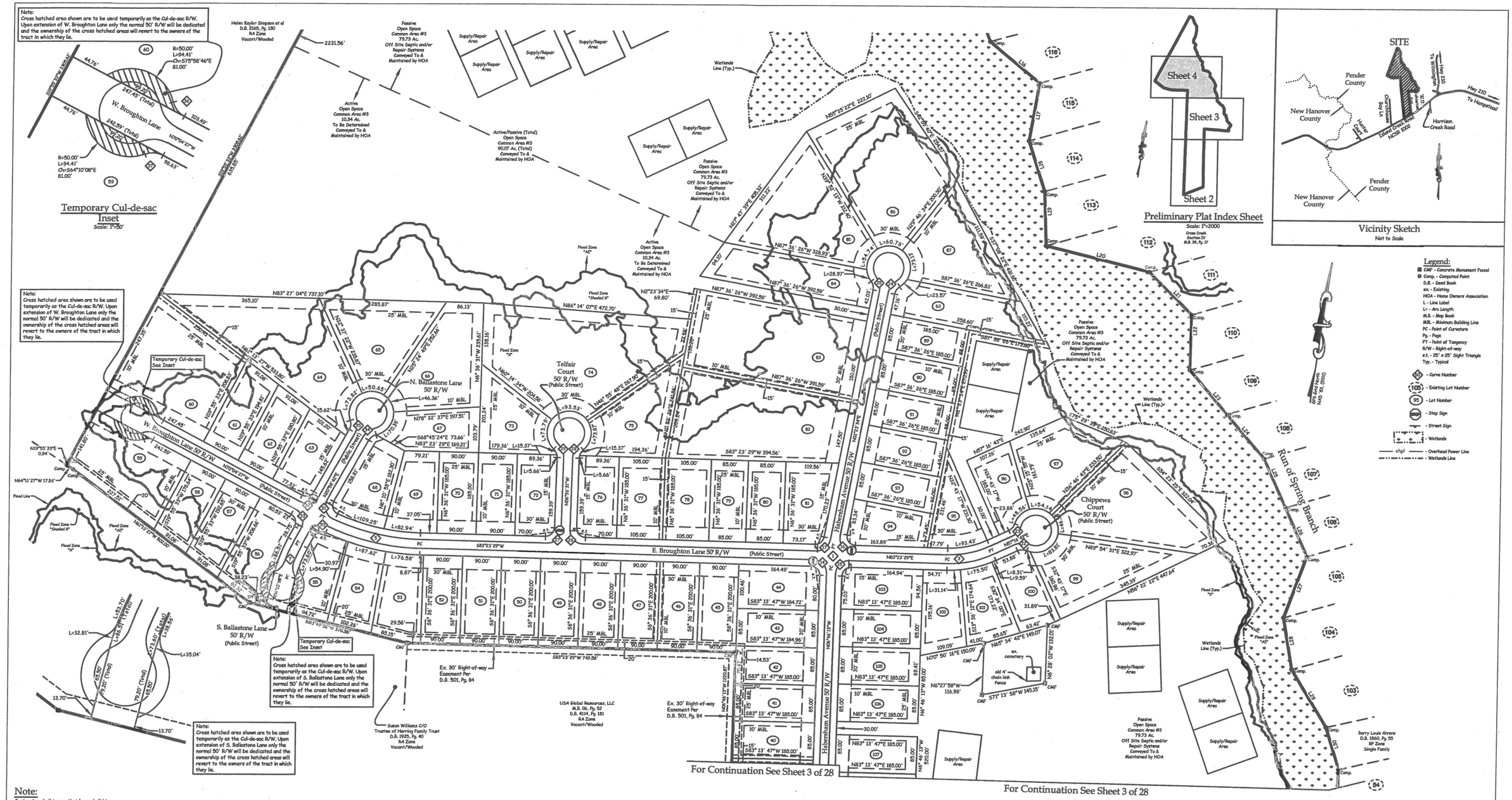

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Boundary Line "AA" To "BB"

Line #	Bearing	Length
L1	S76°54'39"E	155.05'
L2	S28°23'14"E	246.19'
L3	S42°11'40"E	191.80'
L4	S6°13'45"E	80.43'
L5	S10°34'03"E	100.93'
L6	S2°18'46"W	283.55'
L7	S20°47'22"W	167.68'
L8	S10°01'51"E	121.80'
L9	S56°04'28"E	146.72'
L10	S13°41'24"W	151.00'

Boundary Line "AA" To "BB"

Line #	Bearing	Length
L11	S36°23'52"E	110.37'
L12	S35°39'23"E	139.59'
L13	S18°26'09"E	116.51'
L14	S48°24'19"E	130.93'
L15	S29°23'43"E	120.02'
L16	S58°46'29"E	146.86'
L17	S1°13'41"W	132.65'
L18	S26°01'39"E	120.06'
L19	S10°25'48"E	123.17'
L20	S84°05'25"E	241.54'

Boundary Line "BB" To "CC"

Line #	Bearing	Length
L21	S53°53'07"E	138.50'
L22	S7°00'26"E	125.32'
L23	S48°55'51"E	132.52'
L24	S48°48'43"E	132.19'
L25	S32°05'18"E	121.21'
L26	S32°18'16"E	121.39'
L27	S11°48'07"W	147.83'
L28	S17°36'02"E	118.98'
L29	S39°12'24"E	153.01'
L30	S25°44'20"E	100.42'

Boundary Line "BB" To "CC"

Line #	Bearing	Length
L31	S5°58'28"E	103.30'
L32	S9°49'19"E	101.76'
L33	S57°25'22"E	125.09'
L34	S42°54'11"E	74.04'
L35	S66°06'58"E	144.12'
L36	S37°45'49"E	109.41'
L37	S24°37'24"E	100.73'
L38	S1°21'59"E	111.14'
L39	S13°56'34"E	79.32'
L40	S64°22'05"E	106.46'

Boundary Line "BB" To "CC"

Line #	Bearing	Length
L41	S1°33'20"E	49.37'
L42	S31°04'15"E	114.07'
L43	S9°05'03"E	72.55'
L44	S47°00'03"E	62.92'
L45	S51°39'36"E	145.90'
L46	S51°39'36"E	76.38'
L47	S19°28'51"W	73.96'
L48	S29°41'01"W	136.20'
L49	S24°19'07"E	84.50'
L50	S7°20'43"E	8.24'

Boundary Line "BB" To "CC"

Line #	Bearing	Length
L51	S86°05'49"W	7.54'

Preliminary Plat - Not for recordation, conveyances, or sales

WYLIE BRANCH

Topsail Twp., Pender Co., North Carolina

Owner/Developer:

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Jacksonville, North Carolina 28546

DATE: 06/16/17

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GRAPHIC SCALE: 1"=100'
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Field Book: Wylie Branch, Pg.1-12
Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: 5161130-6392

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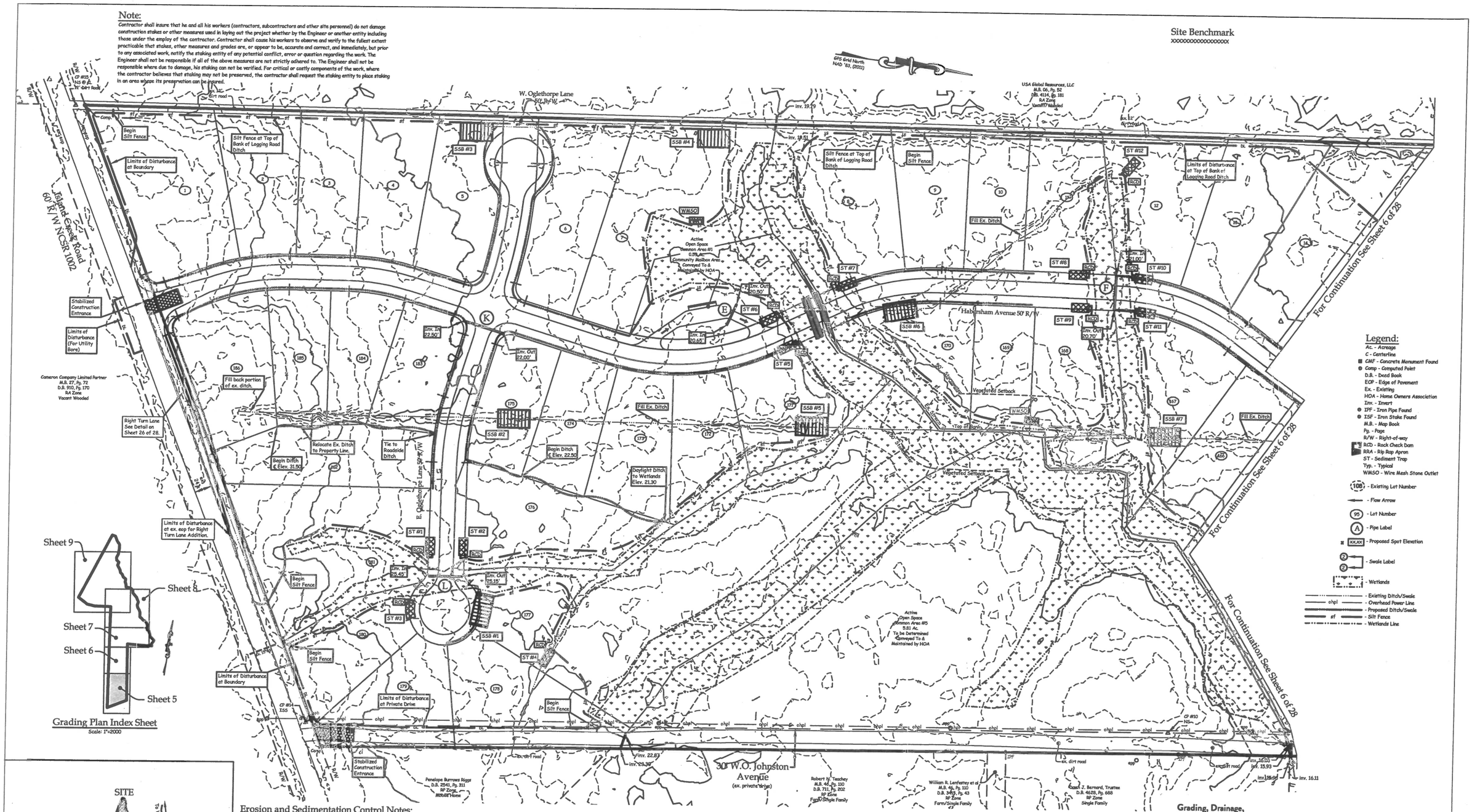

Legend:

- Ac. - Acreage
- C - Centerline
- CMP - Concrete Monument Found
- Comp - Computed Point
- D.B. - Deed Book
- EOP - Edge of Pavement
- Ex. - Existing
- HOA - Home Owners Association
- Inv. - Invert
- IPF - Iron Pipe Found
- ISF - Iron Stake Found
- M.B. - Map Book
- Pg. - Page
- R/W - Right-of-way
- RCD - Rock Check Dam
- RRA - Rip Rap Apron
- ST - Sediment Trap
- Typ. - Typical
- WMSO - Wire Mesh Stone Outlet
- (108) - Existing Lot Number
- Flow Arrow
- (99) - Lot Number
- (A) - Pipe Label
- XX.XX - Proposed Spot Elevation
- Swale Label
- Wetlands
- Existing Ditch/Swale
- ohpl - Overhead Power Line
- Proposed Ditch/Swale
- sf - Silt Fence
- Wetlands Line

Erosion and Sedimentation Control Notes:

1. Clearing or grading operations shall begin at low points of outfall release or other locations where sediment control measures are shown on the plan and the sediment control devices (sediment traps, silt fences, etc. shall be installed before or simultaneously with the disturbance of any area draining to the device.
2. Sediment control devices and structures shall be installed, maintained and amended as needed to provide effective control of accelerated erosion and sedimentation until the contributing watersheds are stabilized.
3. Construction Sequence:
   - A. Notify Engineer, owner and Land Quality Section prior to beginning construction.
   - B. Install stabilized construction entrance at all points of access.
   - C. Limits of clearing will be as shown. Owner may lessen the amount to clear. Confirm prior to start of work. Silt fence shall be installed at the down slope edge of clearing immediately after a lot is cleared. Silt fence shall be maintained until the lot is stabilized completely. Silt fences are shown based on topographic information in the locations expected to be needed to trap sediment prior to entering down slope areas. Actual locations of installation shall be adjusted to the actual physical on site topography. That is, where silt fence is not shown on the plan but the actual topography reflects a downward slope, silt fence shall be installed. Where the actual topography reflects an upward slope silt fence is not required.
   - D. Clear & grub entire area within the clearing limits as shown.
   - E. Strip topsoil & stockpile for later use.
   - F. Construct sediment traps and rock check dams where shown. Construct drainage swales. Install storm drainage piping.
   - G. Immediately seed, mulch and install temporary liners to swales.
   - H. Rough grade streets.
   - I. Install water mains.
   - J. Maintain erosion control measures as needed to assure full functionability.
   - K. Fine grade street. Place CABC over compacted subgrade. Install asphalt surface course.
   - L. Complete fine grading of roadside shoulders and swales.
   - M. Reseed and mulch shoulders and swales. Install liners on all swales.
   - N. Provide ground stabilization (Temporary or Permanent) on perimeter areas and slopes greater than 3:1 within 7 days following the completion of any phase of grading or construction; and 14 days for all other areas internal to the project.
4. Seeding Specifications:
   Apply lime and fertilizer and work into 4 - 6 inches of soil. Seed mixture shall be distributed uniformly and covered with a clean straw mulch. All mulch shall be crimped or asphalt tacked to hold in place. Material and application rates as follows, and are generally considered minimums. *Mulch rate to be doubled is crimped*:

Material	Application Rate
Lime	3000 lbs./ac.
Fertilizer (10-10-10)	750 lbs./ac.
Mulch	2 tons/ac.
Asphalt Tack	435 gal./ac. (Max)
Permanent Seeding	
Common Bermuda	
(Unhulled Sept. 1 - April 1)	100 lbs./ac.
(Hulled April 1 - Sept. 1)	75 lbs./ac.
"Rebel" Fescue	50 lbs./ac.
Rye Grain (Sept. 1 - April 1 only)	50 lbs./ac.
German Millet (April 1 - Sept. 1 only)	50 lbs./ac.
Temporary Seeding	
Dec. 1 - April 15	
Kobe Lespedeza	50 lbs./ac.
Rye Grain	120 lbs./ac.
April 15 - Aug. 15	
German Millet	40 lbs./ac.
Aug. 15 - Dec. 30	
Rye Grain	120 lbs./ac.

5. Once all areas have been stabilized, contractor is to remove temporary erosion control measures, regrade, & mulch to restabilize these areas.
6. For additional requirements, see the approved erosion and sedimentation permit.

Field Book: Wylie Branch, Pg. 1-12
Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: 516130-6972

Sheet 5 of 28

Grading, Drainage, Erosion and Sedimentation Control Plan

WYLIE BRANCH

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Owner/Developer:

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100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

DATE: 06/16/17

SCALE: 1"=60'

GRAPHIC SCALE: 1"=60'
0 30 60 120 180 FEET

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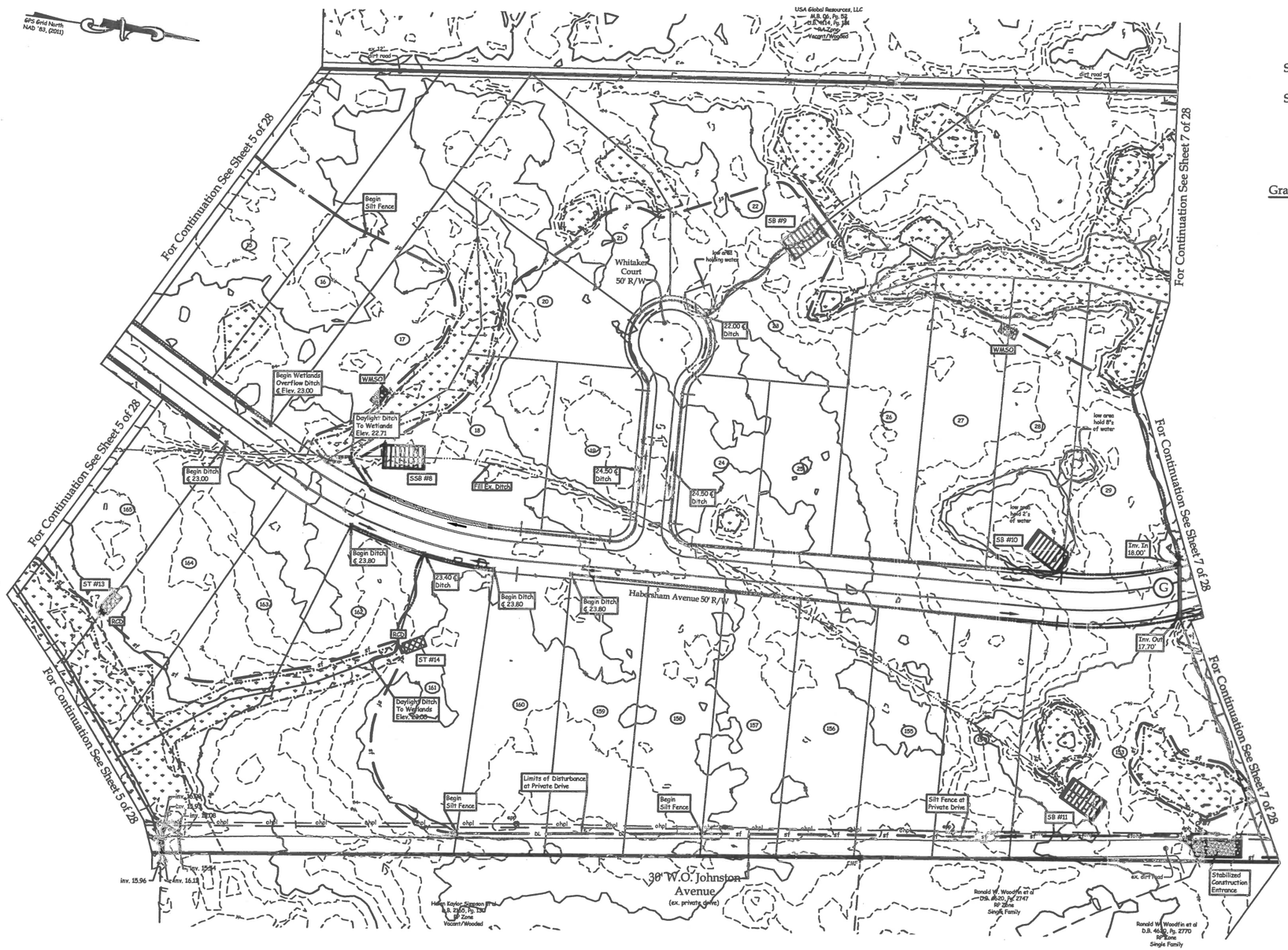

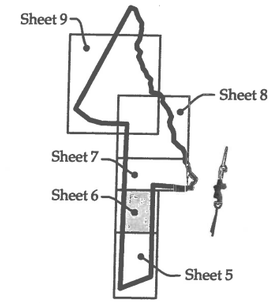

Grading Plan Index Sheet

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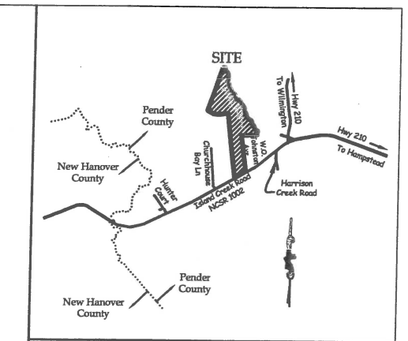

Vicinity Sketch

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- Flow Arrow
- (95) - Lot Number
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- (2) (2) - Swale Label
- Wetlands
- Existing Ditch/Swale
- ohpl - Overhead Power Line
- Proposed Ditch/Swale
- sf - Silt Fence
- Wetlands Line

Site Benchmark

XXXXXXXXXXXXXXXXX

ROADS & DRAINAGE NOTES:

1. The streets to be constructed for this project are subject to the Department of Transportation Certification Program and Quality Management System Maintenance Version Requirements. The Contractor, at his expense, shall provide test results on 1) Subgrade, 2) Base and 3) Pavement. The Contractor shall insure that all construction and testing is performed in accordance with the N.C. Department of Transportation "Standard Specifications for Roads and Structures", latest edition, 2006 Hot Mix Asphalt Specifications and Manual, and "Quality Management System Maintenance Version", and shall report the testing and /or core locations, test method, results and D.O.T. allowable range or tolerance, as applicable. Subgrade shall be tested for density and shall be proofrolled by the testing Engineer or the Engineer or Surveyor who will issue the Final Certification. Base and pavement shall both be tested for density and thickness. If Parker & Associates is administering the construction they must also proofroll the stone. Twenty-four (24) hour advance scheduling before proofroll. Testing for pavement shall be certified by either a professional Engineer or properly certified QMS technician and shall be in accordance with QMS criteria. Required thickness for this project is as shown on the plans. Note that thickness for widening or turn lanes is greater than that for internal streets.
2. Minimum Densities:
   Subgrade 100%
   Stone Base 100%
   SF 9.5A 90%
   S 9.5B 92%
   I 19.0B 92%
   B 25.0B 92%
3. Notify the Engineer or Surveyor, who will issue the overall Final Certification, of all phases of Roadway Construction.
4. All metal used for any type of catch basin or inlet shall be produced in the USA.
5. A minimum sight distance of 10'X70' shall be maintained along the right-of-way of all internal intersections.
6. 20 foot radii at right-of-way intersections, 30 foot radii at edge of pavement intersections.
7. All culverts under streets shall be reinforced concrete per North Carolina Department of Transportation Specifications, unless otherwise specified and/or approved by the Engineer and/or Department of Transportation.
8. All roads shall be public and built to NCDOT Standards.
9. There shall be no encumbrances within the NCDOT Right-of-way.
10. All materials and practices shall meet North Carolina Department of Transportation Standards.
11. For other detailed construction notes, see plan and profiles.

Note:

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Field Book: Wylie Branch, Pg. 1-12
Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: 3161130-6392

Sheet 6 of 28

Grading, Drainage, Erosion and Sedimentation Control Plan

WYLIE BRANCH

Topsail Twp., Pender Co., North Carolina

Owner/Developer:

Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

DATE: 06/16/17

SCALE: 1"=60'

GRAPHIC SCALE: 1"=60'
0 30 60 120 180
FEET

PARKER & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

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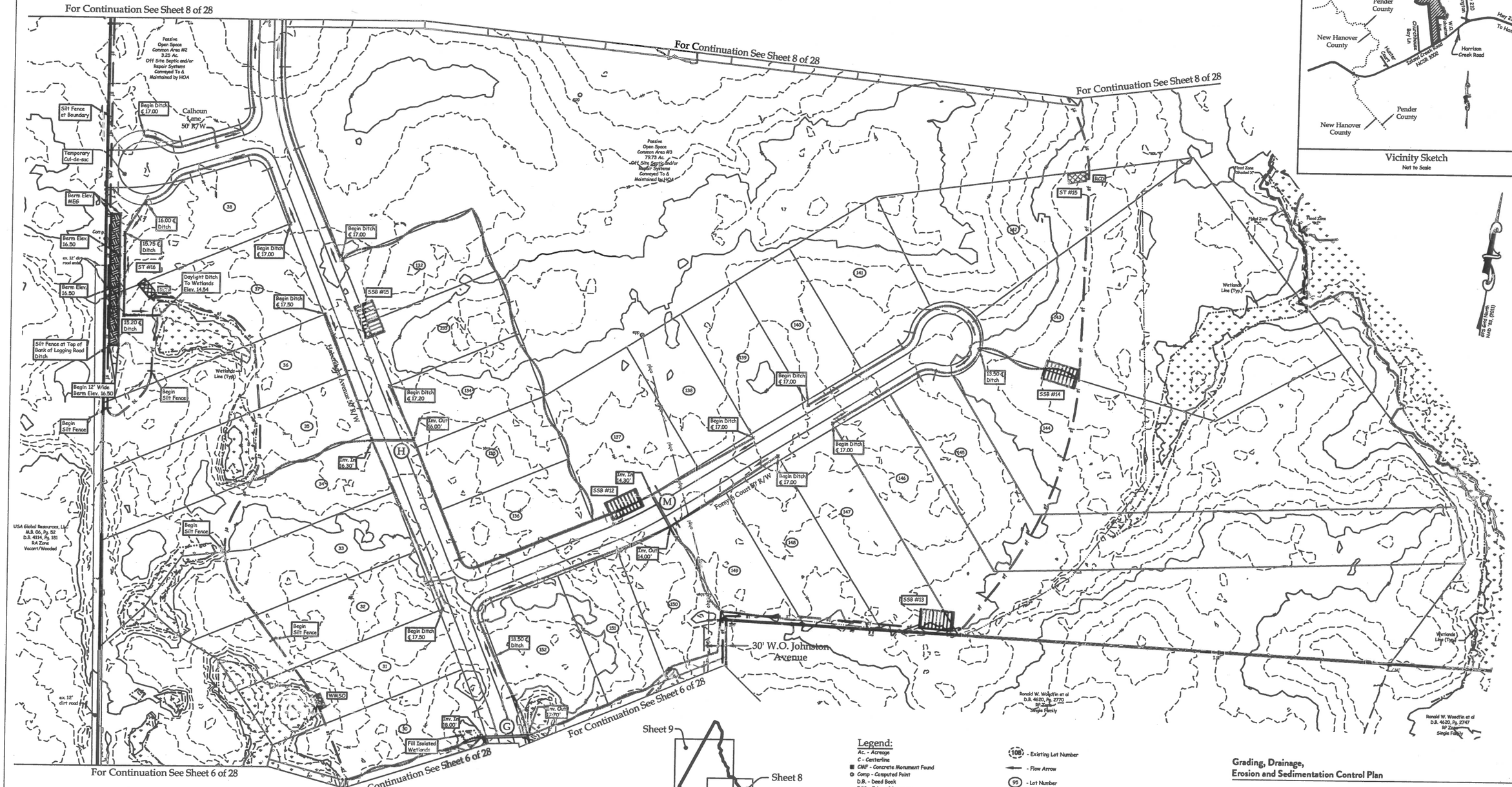

Legend:

Ac. - Acreage
C - Centerline
CMF - Concrete Monument Found
Comp - Computed Point
D.B. - Deed Book
EOP - Edge of Pavement
Ex. - Existing
HOA - Home Owners Association
Inv. - Invert
IPF - Iron Pipe Found
ISF - Iron Stake Found
M.B. - Map Book
Pg. - Page
R/W - Right-of-way
RCD - Rock Check Dam
RRA - Rip Rap Apron
ST - Sediment Trap
Typ. - Typical
WMSO - Wire Mesh Stone Outlet

108 - Existing Lot Number
- Flow Arrow
95 - Lot Number
A - Pipe Label
XX.XX - Proposed Spot Elevation
2 - Swale Label
2 - Swale Label
- Wetlands
- Existing Ditch/Swale
ohpl - Overhead Power Line
- Proposed Ditch/Swale
sf - Silt Fence
- Wetlands Line

Field Book: Wylie Branch, Pg. 1-12
Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: S161130-6392

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Sheet 7 of 28

Grading, Drainage, Erosion and Sedimentation Control Plan

WYLIE BRANCH

Topsail Twp., Pender Co., North Carolina

Owner/Developer:

Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

DATE: 06/16/17

SCALE: 1"=60'

GRAPHIC SCALE: 1"=60'
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FEET

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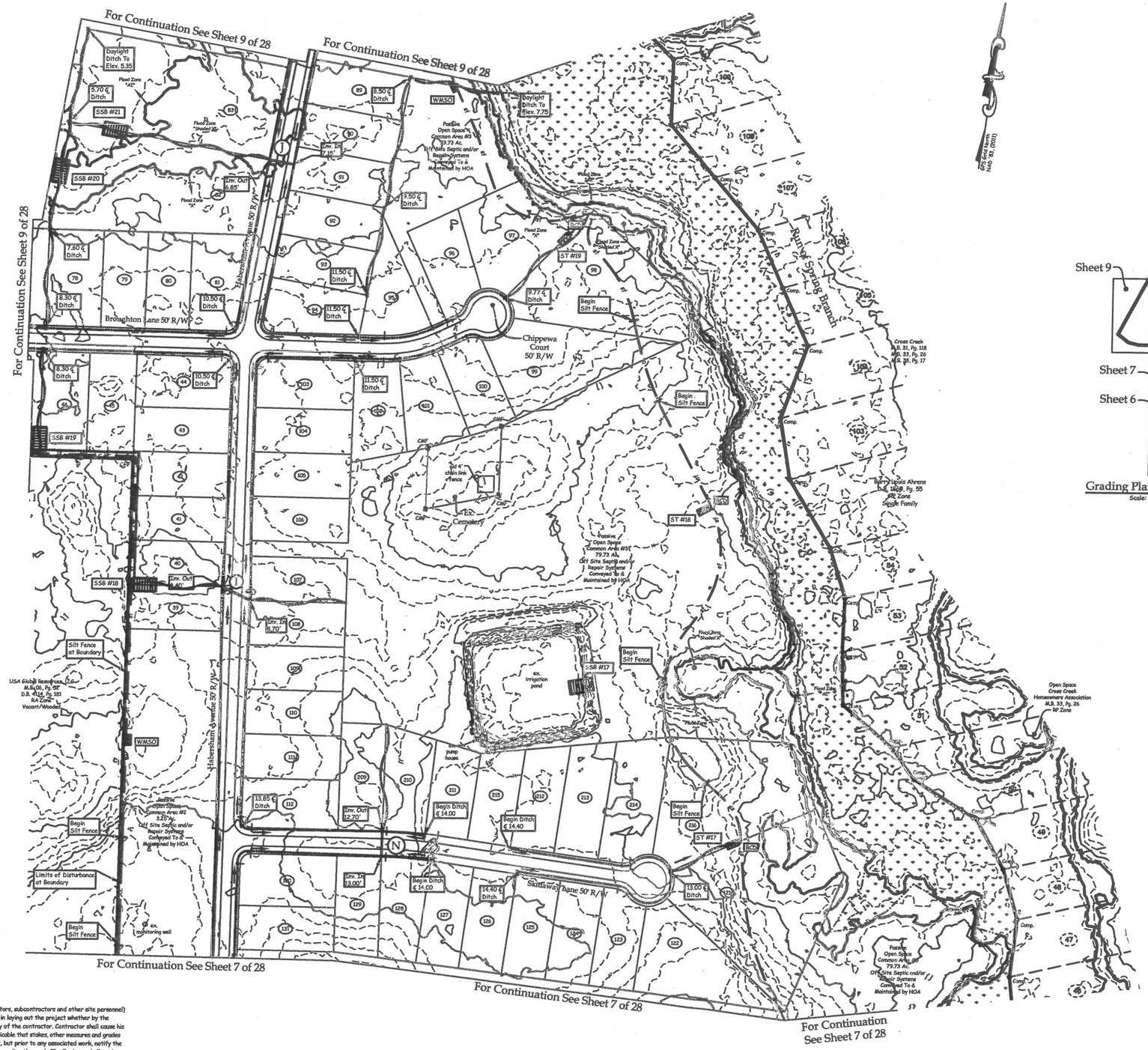

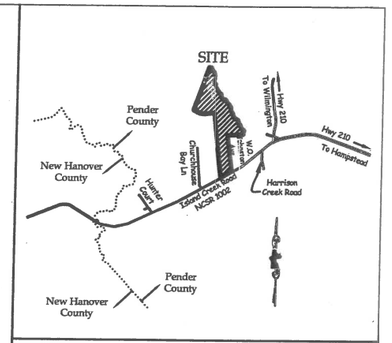

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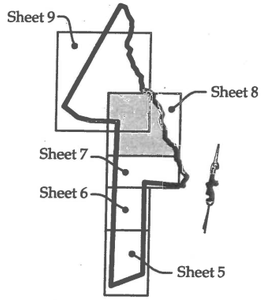

Grading Plan Index Sheet
Scale: 1"=2000

Legend:

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- C - Centerline
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- D.B. - Deed Book
- EOP - Edge of Pavement
- Ex. - Existing
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- Inv. - Invert
- IPF - Iron Pipe Found
- ISF - Iron Stake Found
- M.B. - Map Book
- Pg. - Page
- R/W - Right-of-way
- RCD - Rock Check Dam
- RRA - Rip Rap Apron
- ST - Sediment Trap
- Typ. - Typical
- WMSO - Wire Mesh Stone Outlet
- 108 - Existing Lot Number
- Flow Arrow
- 99 - Lot Number
- A - Pipe Label
- XX.XX - Proposed Spot Elevation
- 2 - Swale Label
- 2 - Wetlands
- Existing Ditch/Swale
- ohpl - Overhead Power Line
- Proposed Ditch/Swale
- sf - Silt Fence
- Wetlands Line

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Field Book: Wylie Branch, Pg. 1-12
Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: S161130-6392

Sheet 8 of 28

Grading, Drainage,
Erosion and Sedimentation Control Plan

WYLIE BRANCH

Topsail Twp., Pender Co., North Carolina

Owner/Developer:

Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

DATE: 06/16/17

SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'
0 50 100 200 300
FEET

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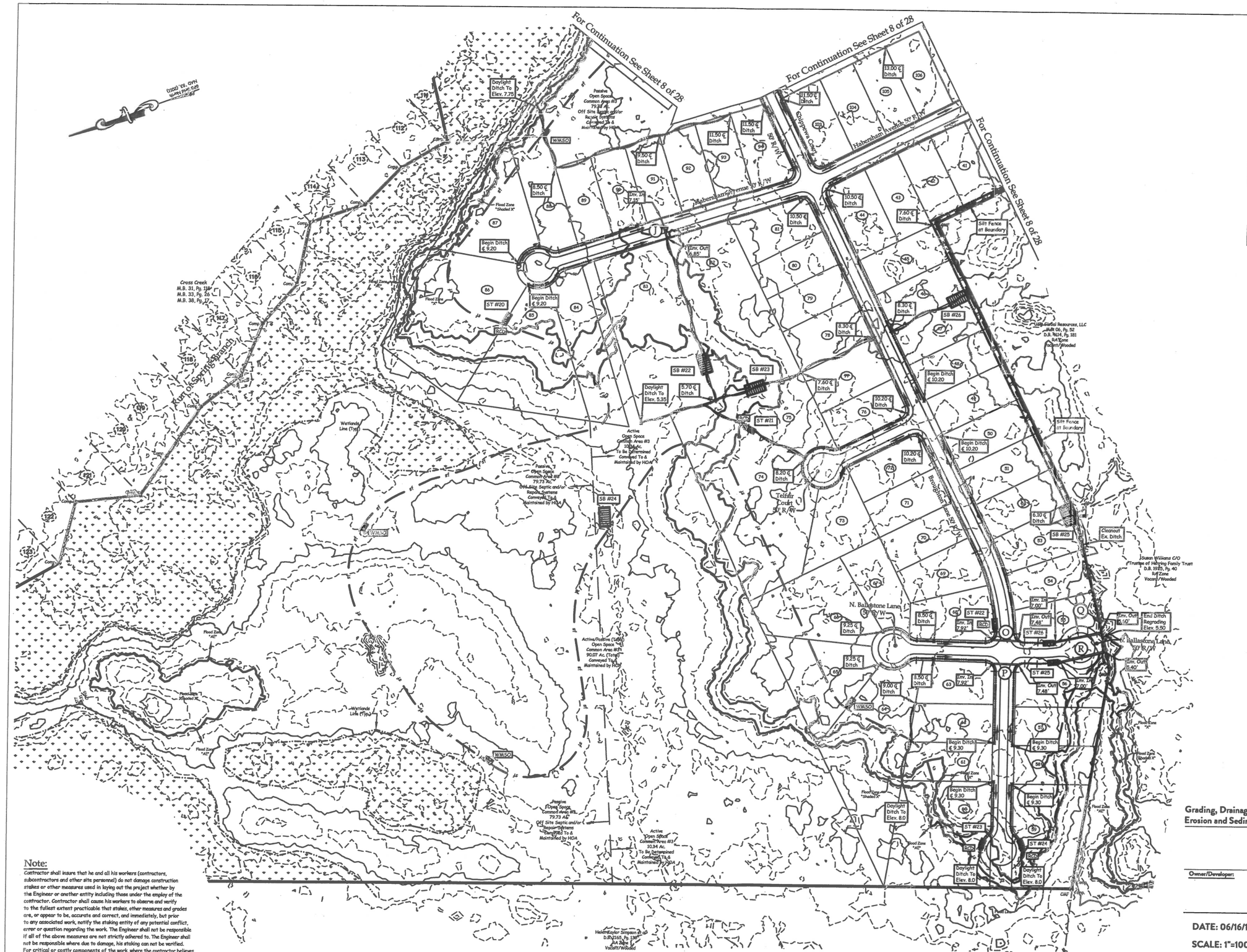
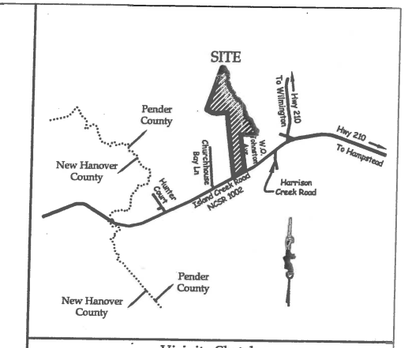
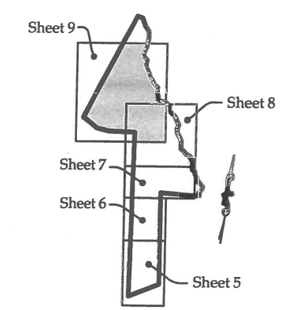




Vicinity Sketch
Not to Scale

Legend:

- Ac. - Acreage
- C - Centerline
- GMF - Concrete Monument Found
- Comp - Computed Point
- D.B. - Deed Book
- EOP - Edge of Pavement
- Ex. - Existing
- HOA - Home Owners Association
- Inv. - Invert
- IPF - Iron Pipe Found
- ISF - Iron Stake Found
- M.B. - Map Book
- Pg. - Page
- R/W - Right-of-way
- RCD - Rock Check Dam
- RRA - Rip Rap Apron
- ST - Sediment Trap
- Typ. - Typical
- WMSO - Wire Mesh Stone Outlet
- (108) - Existing Lot Number
- Flow Arrow
- (95) - Lot Number
- (A) - Pipe Label
- XX.XX - Proposed Spot Elevation
- (2) - Swale Label
- (2) - Wetlands
- Existing Ditch/Swale
- ohpl - Overhead Power Line
- Proposed Ditch/Swale
- sf - Silt Fence
- Wetlands Line



Grading Plan Index Sheet
Scale: 1"=2000

Note:
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Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: S161130-0392

Sheet 9 of 28

Grading, Drainage,
Erosion and Sedimentation Control Plan

WYLIE BRANCH

Topsail Twp., Pender Co., North Carolina

Owner/Developer:

Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

DATE: 06/16/17

SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'
0 50 100 200 300
FEET

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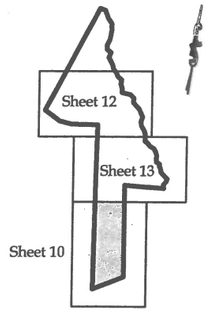
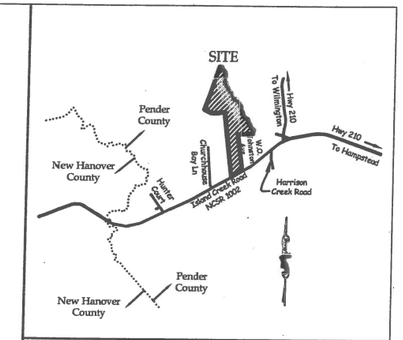


Water Plan Index Sheet
Scale: 1"=2000

GPS Grid North
NAD '83, (2011)

Legend:

- AC. - Acreage
- BO - Blow Off
- CMF - Concrete Monument Found
- Comp - Computed Point
- D.B. - Deed Book
- DI - Ductile Iron
- efh - Existing Fire Hydrant
- egv - Existing Gate Valve
- EOP - Edge of Pavement
- epb - Existing Phone Box
- epp - Existing Power Pole
- Ex. - Existing
- FH - Fire Hydrant
- GV - Gate Valve
- HOA - Home Owners Association
- IPF - Iron Pipe Found
- ISF - Iron Stake Found
- M.B. - Map Book
- Pg. - Page
- P.T. - Plug Tapped
- R/W - Right-of-way
- Typ. - Typical
- (23) - Lot Number
- Wetlands
- Existing Waterline
- ohpl - Overhead Power Line
- Proposed Waterline
- Wetlands Line



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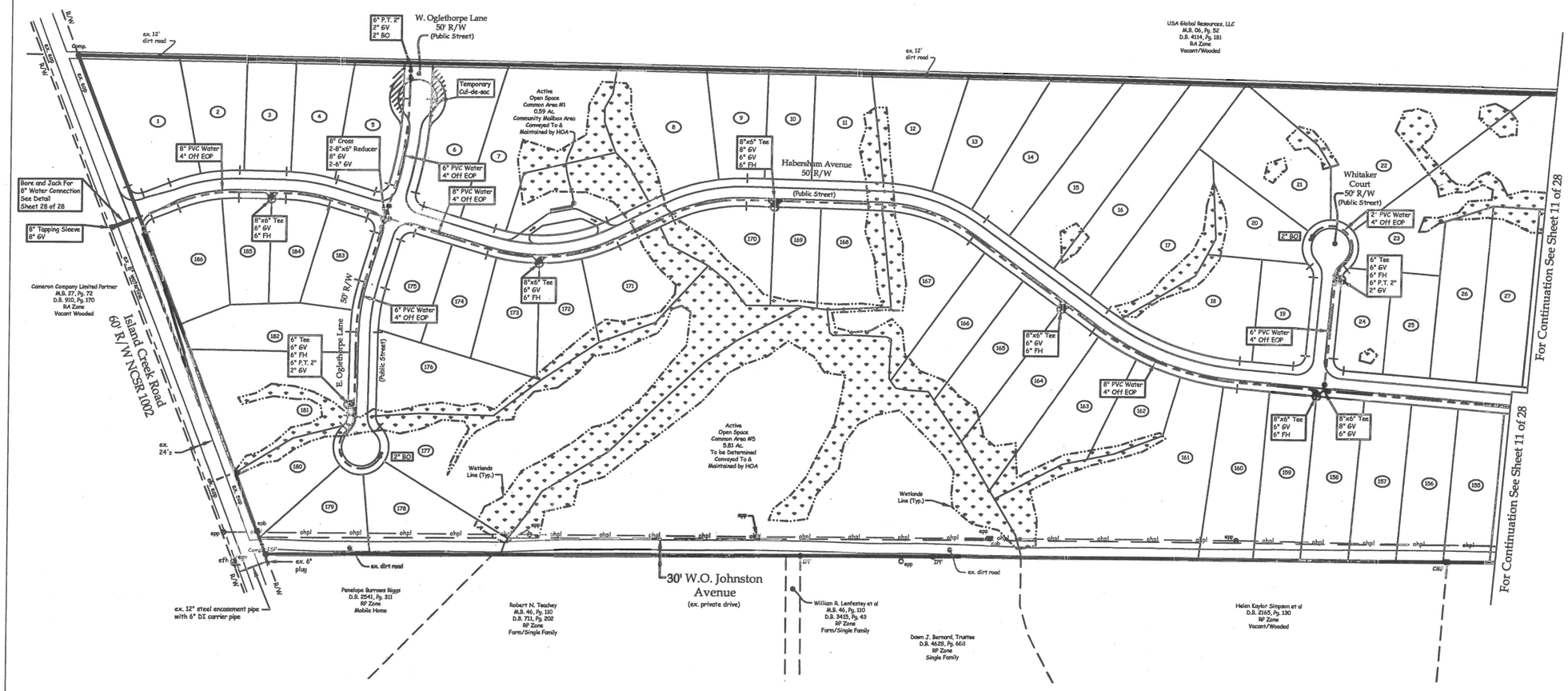
Not to Scale



Water Notes:

1. Potable water supply to be by Pender County Utilities (PCU).
2. Sewage disposal to be by individual septic tanks on each lot as approved by Pender County Health Department.
3. As of October 1, 2014, anyone digging with mechanized equipment in highway right-of-way, private utility easements, or public spaces will be required by North Carolina law to give notice of the proposed excavation to all existing area utilities at least three to twelve business days before starting to dig. The utility owner is to locate its facilities in the area of the proposed excavation. Utility members of North Carolina 811 can be contacted at 1-800-632-4949.
4. Locations and elevations of existing water mains and all utilities are approximate and shall be verified by contractor prior to construction.
5. Contractor is responsible for any damages to any existing utilities.
6. All water mains shall be ASTM D-2241, PVC 1120, SDR 21, 200 PSI pressure rating.
7. Fire hydrants to be manufactured by American Darling or approved equal.
8. Water mains shall be buried with minimum of 36-inches cover, unless otherwise noted.
9. Contractor to lay water mains at extra depth to avoid conflicts with storm drainage or other facilities.
10. Contractor shall notify the certifying Engineer and PCU at least 48 hours prior to commencing any work, inspections, sampling, and pressure tests.
11. Chlorination and pressure tests are required in the presence of the certifying Engineer and PCU.
12. Contractor shall furnish negative bacterial anaylsis results and 24 hour chlorine residual results to the certifying Engineer.
13. Contractor shall maintain comprehensive (depth and horizontal locations) field "As Builts" for all installations and submit them to the certifying Engineer and PCU.
14. All lots shall have individual water services installed by the contractor.
15. All water system installation materials and practices shall meet PCU specifications.
16. For other detailed construction notes, see plan and profiles, and specifications.
17. All construction within D-O-T right-of-way shall be in accordance with the NCDOT requirements. D-O-T officials shall be notified 48 hours prior to commencing work within the right-of-way.
18. No construction of water is to begin prior to receipt of permits to construct from NCDENR in accordance with 15A NCAC18C.0305 (a).
19. Water mains shall be 4' off edge of pavement.
20. Coordinate preconstruction meeting with Engineer and Pender County Utilities Before contractor orders materials and begins construction.
21. Install gate valve and one joint of water main at end of all phase lines.
22. All pipe fittings to be mechanical joint with grip rings.
23. All gate valves to be located outside of roadway to the greatest extent possible. To be discussed during preconstruction meeting.

General Notes:

1. Existing Waterline Taken From Plans Entitled "8" PVC Water Line SR 1002 Island Creek Road Sta. 13+00 To Sta. 41+00 (and Sta. 41+00 To Sta. 64+00)" Dated 03-29-07 by McKim & Creed.

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Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: 3161130-6392

Sheet 10 of 28

Water Plan

WYLIE BRANCH
Topsail Twp., Pender Co., North Carolina

Owner/Developer:
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100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

DATE: 06/16/17
SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'
0 50 100 200 300
FEET

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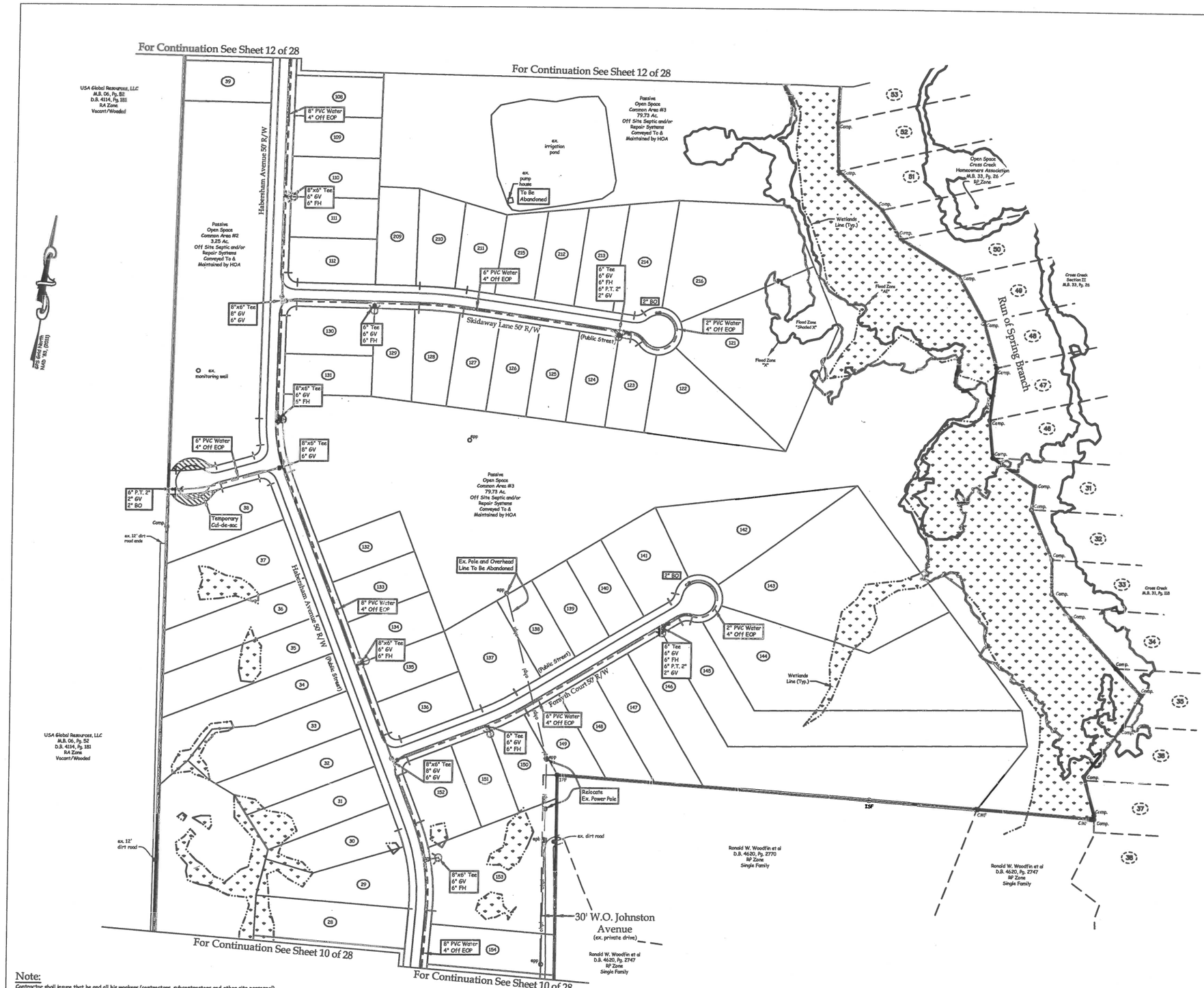

Legend:

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- BO - Blow Off
- CMF - Concrete Monument Found
- Comp - Computed Point
- D.B. - Deed Book
- EOP - Edge of Pavement
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- epp - Existing Power Pole
- Ex. - Existing
- FH - Fire Hydrant
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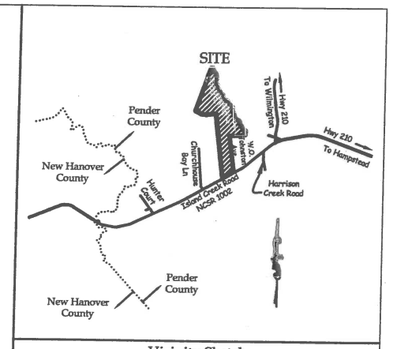
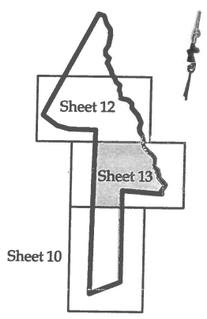
- HOA - Home Owners Association
- IPF - Iron Pipe Found
- ISF - Iron Stake Found
- M.B. - Map Book
- Pg. - Page
- P.T. - Plug Tapped
- R/W - Right-of-way
- Typ. - Typical
- (80) - Existing Lot Number
- (121) - Lot Number
- - Wetlands
- ohpl - Overhead Power Line
- - Proposed Waterline
- - Wetlands Line



Vicinity Sketch
Not to Scale



Water Plan Index Sheet
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Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: 5161130-6392

Sheet 11 of 28

Water Plan

WYLIE BRANCH
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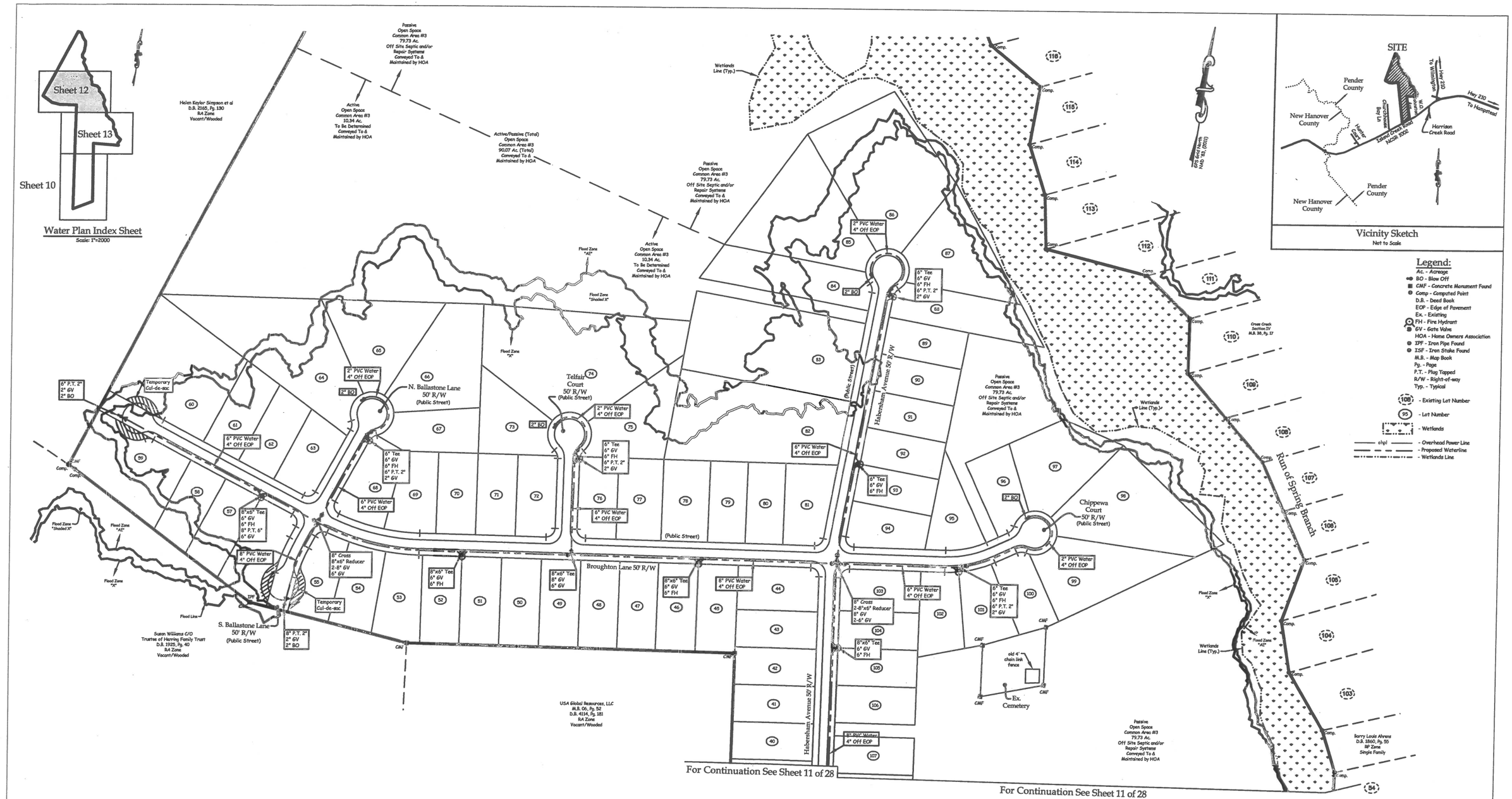

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Water Plan

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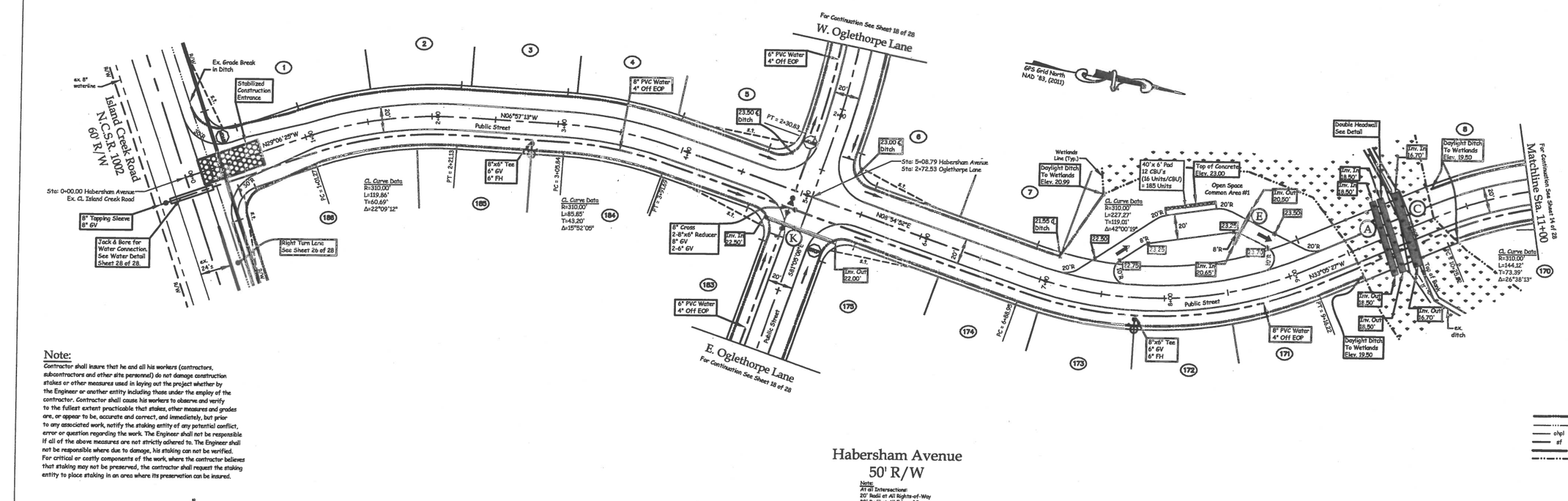
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

Field Book: Wylie Branch, Pg. 1-12
Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: S161130-6392

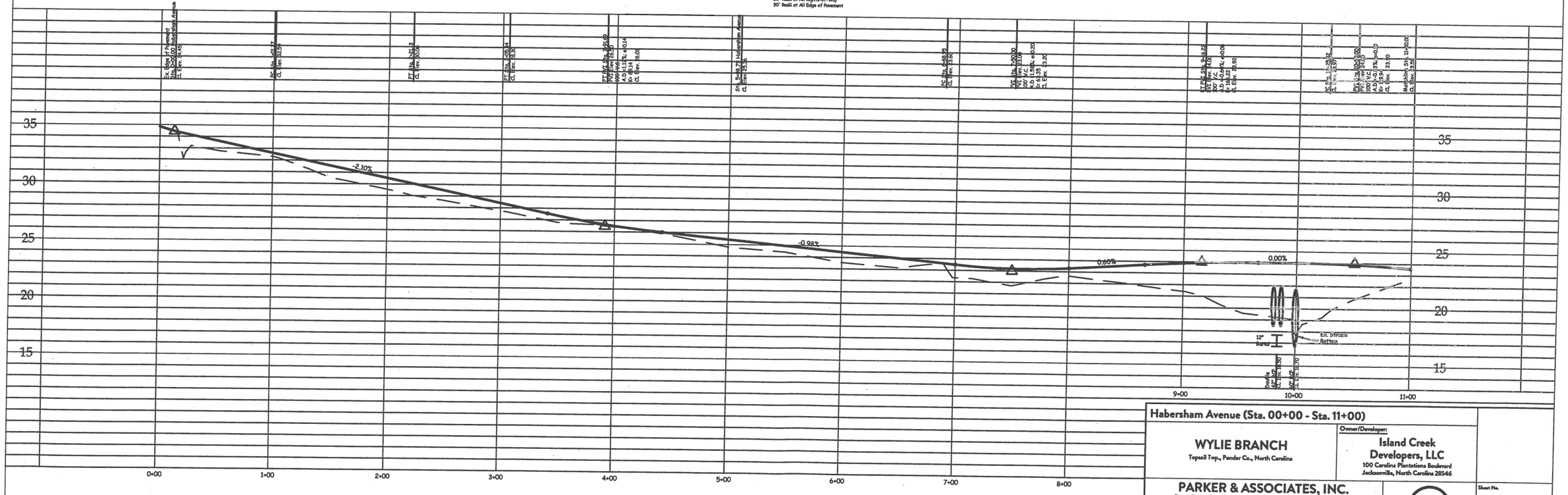


Note:

Contractor shall insure that he and all his workers (contractors, subcontractors and other site personnel) do not damage construction stakes or other measures used in laying out the project whether by the Engineer or another entity including those under the employ of the contractor. Contractor shall cause his workers to observe and verify to the fullest extent practicable that stakes, other measures and grades are, or appear to be, accurate and correct, and immediately, but prior to any associated work, notify the staking entity of any potential conflict, error or question regarding the work. The Engineer shall not be responsible if all of the above measures are not strictly adhered to. The Engineer shall not be responsible where due to damage, his staking can not be verified. For critical or costly components of the work, where the contractor believes that staking may not be preserved, the contractor shall request the staking entity to place staking in an area where its preservation can be insured.

Legend

- BO - Blow Off
- ℄ - Centerline
- CDS - Cul-de-sac
- Elev. - Elevation
- EOP - Edge of Pavement
- Ex. - Existing
- FH - Fire Hydrant
- GV - Gate Valve
- Inv. - Invert
- L - Length
- MES - Match Existing Grade
- PC - Point of Curvature
- PD - Positive Drainage
- P - Property Line
- PT - Point of Tangency
- P.T. - Play Tapped
- PVC - Polyvinyl Chloride
- PVI - Point of Vertical Intersection
- R - Radius
- R/W - Right-of-way
- RCP - Reinforced Concrete Pipe
- Sta. - Station
- s.t. - 10'x70' Sight Triangle
- T - Tangent
- (Typ.) - Typical
- Flow Arrow
- 178 - Lot Number
- L - Pipe Label
- 24.63 - Proposed Spot Elevation
- Stop Sign
- Street Sign
- Wetlands Hatch
- Ditch or Swale
- Existing Ditch
- ohpl - Overhead Powerline
- sf - Silt Fence
- Water Line
- Wetlands Line



GRAPHIC SCALE: 1"=40'

0 40 80 120

Field Book: Wylie Branch, Pg. 1-12

Habersham Avenue (Sta. 00+00 - Sta. 11+00)

WYLIE BRANCH
Topsail Twp., Pender Co., North Carolina

Owner/Developer:
Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

PARKER & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

Date:	Scale:	Filename:	Disk:	Sheet No.	Designed:	Drawn:	Job No.:
06/16/17	Vertical 1"=4' Horizontal 1"=40'	WB - Gen.dwg	Acad #2661	13 of 28	JLM	BLD	S161130-6392

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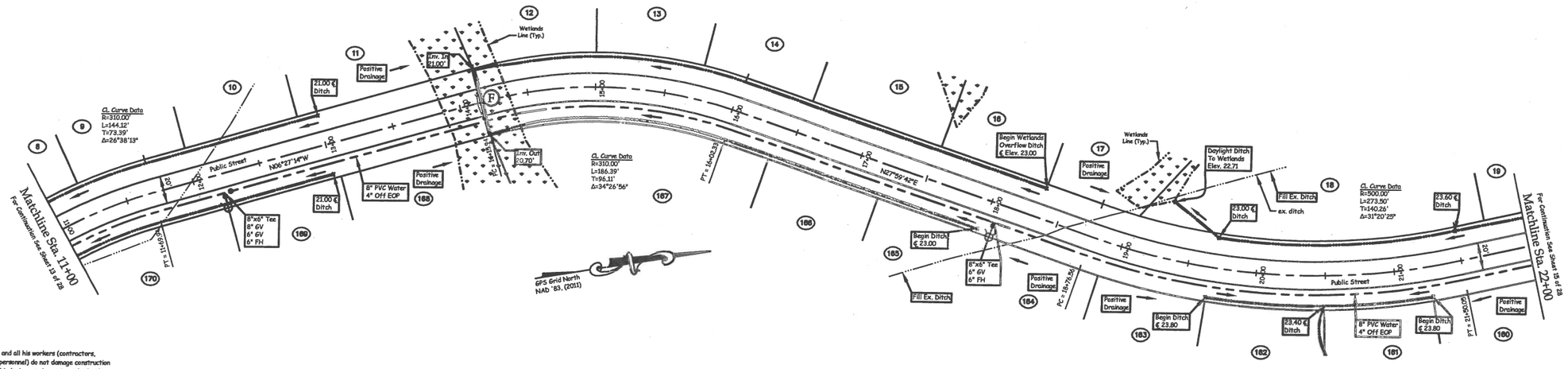


Legend

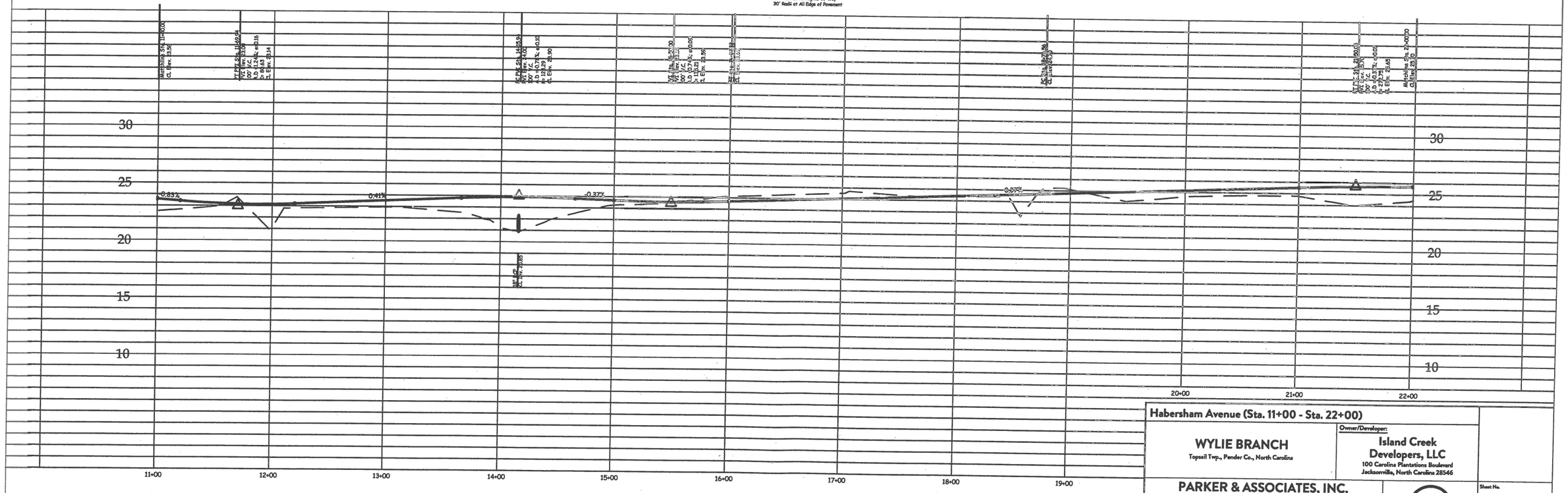
- BO - Blow Off
- ℄ - Centerline
- C.D.S. - Cul-de-sac
- Elev. - Elevation
- EOP - Edge of Pavement
- Ex. - Existing
- FH - Fire Hydrant
- GV - Gate Valve
- Inv. - Invert
- L - Length
- MEG - Match Existing Grade
- PC - Point of Curvature
- PD - Positive Drainage
- P - Property Line
- PT - Point of Tangency
- P.T. - Plug Tapped
- PVC - Polyvinyl Chloride
- PVI - Point of Vertical Intersection
- R - Radius
- R/W - Right-of-way
- RCP - Reinforced Concrete Pipe
- Sta. - Station
- s.t. - 10'x70' Sight Triangle
- T - Tangent
- (Typ.) - Typical
- Flow Arrow
- 170 - Lot Number
- L - Pipe Label
- 24.03 - Proposed Spot Elevation
- STOP - Stop Sign
- Street Sign
- Wetlands Hatch
- Ditch or Swale
- ohpl - Existing Ditch / Overhead Powerline
- sf - Silt Fence
- Water Line
- Wetlands Line

Note:

Contractor shall insure that he and all his workers (contractors, subcontractors and other site personnel) do not damage construction stakes or other measures used in laying out the project whether by the Engineer or another entity including those under the employ of the contractor. Contractor shall cause his workers to observe and verify to the fullest extent practicable that stakes, other measures and grades are, or appear to be, accurate and correct, and immediately, but prior to any associated work, notify the staking entity of any potential conflict, error or question regarding the work. The Engineer shall not be responsible if all of the above measures are not strictly adhered to. The Engineer shall not be responsible where due to damage, his staking can not be verified. For critical or costly components of the work, where the contractor believes that staking may not be preserved, the contractor shall request the staking entity to place staking in an area where its preservation can be insured.

Habersham Avenue
50' R/W

Note:
At all Intersections:
20' Radii at All Rights-of-Way
30' Radii at All Edge of Pavement



GRAPHIC SCALE: 1"=40'
0 40 80 120
FEET

Field Book: Wylie Branch, Pg. 1-12

Habersham Avenue (Sta. 11+00 - Sta. 22+00)

WYLIE BRANCH
Topsail Twp., Pender Co., North Carolina

Owner/Developer:
Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

PARKER & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540
Phone (910) 455-2414 - Fax (910) 455-3441
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Date:	Scale:	Filename:	Disk:	Job No.:
06/16/17	Vertical 1"=4' Horizontal 1"=40'	WB - Gen.dwg	Acad #2661	5161130-6392

Sheet No. 14 of 28
Designed: JLM
Drawn: BLD

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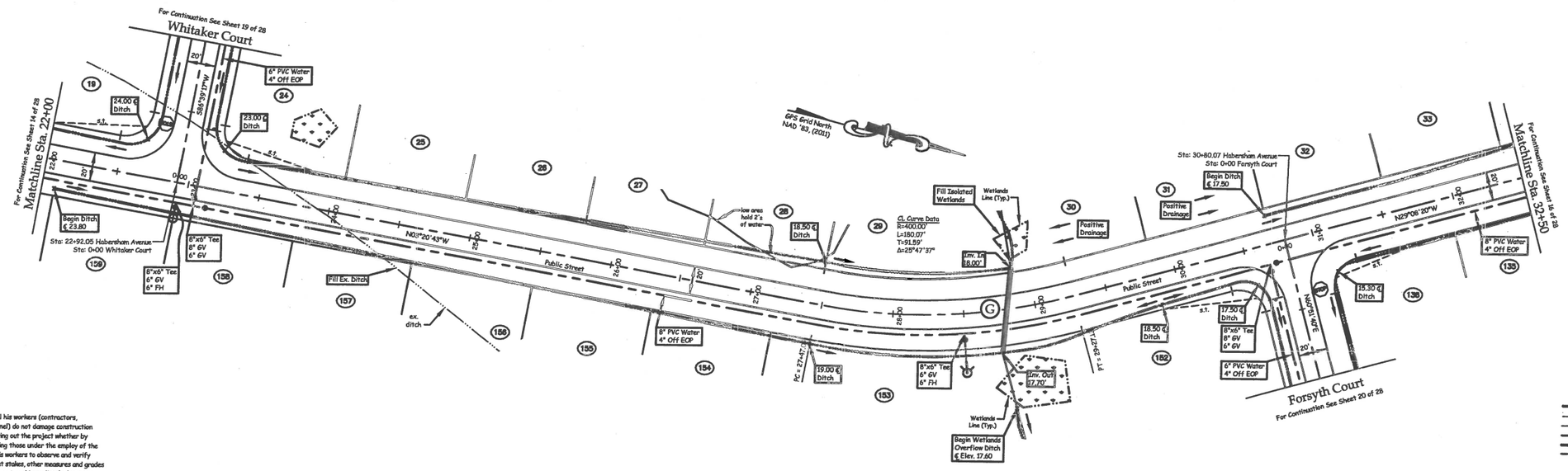

Legend

- BO - Blow Off
- C - Centerline
- ℄DS - Cul-de-sac
- Elev. - Elevation
- EOP - Edge of Pavement
- Ex. - Existing
- FH - Fire Hydrant
- GV - Gate Valve
- Inv. - Invert
- L - Length
- MEG - Match Existing Grade
- PC - Point of Curvature
- PD - Positive Drainage
- P - Property Line
- PT - Point of Tangency
- P.T. - Plug Tapped
- PVC - Polyvinyl Chloride
- PVI - Point of Vertical Intersection
- R - Radius
- R/W - Right-of-way
- RCP - Reinforced Concrete Pipe
- Sta. - Station
- s.t. - 30'x70' Sight Triangle
- T - Tangent
- (Typ.) - Typical
- Flow Arrow
- (176) - Lot Number
- (L) - Pipe Label
- 24.03 - Proposed Spot Elevation
- STOP - Stop Sign
- Street Sign
- Wetlands Hatch
- Ditch or Swale
- Existing Ditch
- ohpl - Overhead Powerline
- sf - Silt Fence
- Water Line
- Wetlands Line

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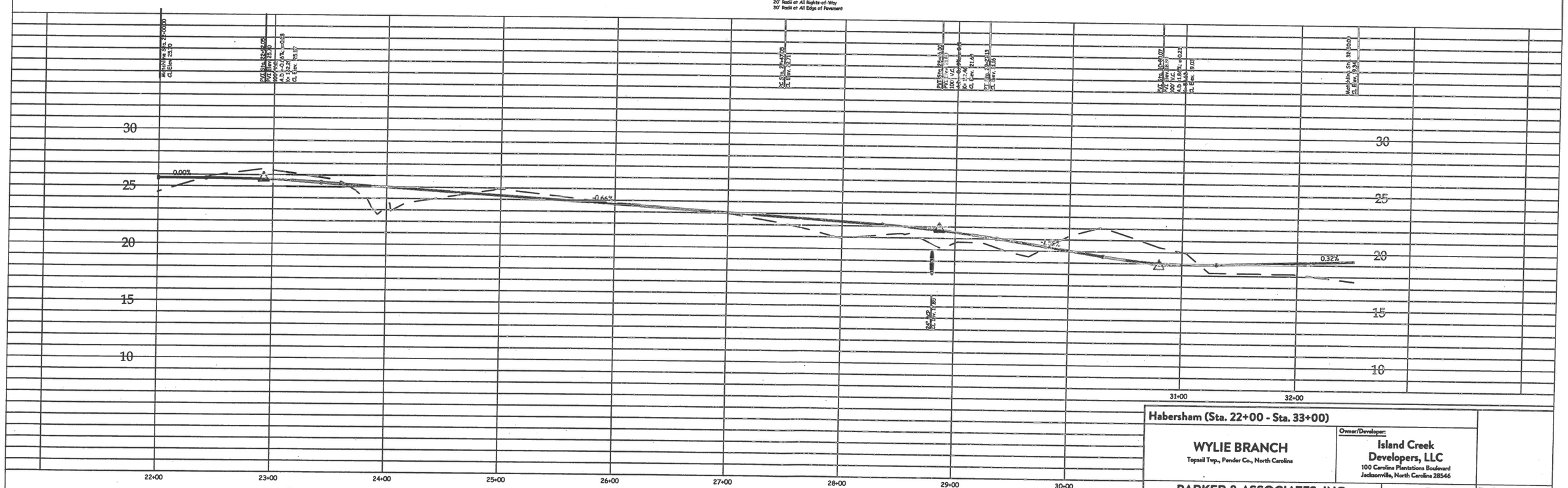
Habersham Avenue
50' R/W

Note:
At all Intersections:
20' Radii at All Rights-of-Way
30' Radii at All Edge of Pavement

Note:
Lots 30 and 31 Do Not Need Driveway Culverts. Grade For Positive Drainage In Directions Shown



GRAPHIC SCALE: 1"=40'
0 40 80 120
FEET

Field Book: Wylie Branch, Pg. 1-12

Habersham (Sta. 22+00 - Sta. 33+00)			
WYLIE BRANCH Topsail Twp., Pender Co., North Carolina	Owner/Developer: Island Creek Developers, LLC 100 Carolina Plantations Boulevard Jacksonville, North Carolina 28546		
PARKER & ASSOCIATES, INC. Consulting Engineers - Land Surveyors - Land Planners Jacksonville, North Carolina P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540 Phone (910) 455-2414 - Fax (910) 455-3441 Firm License Number: F-0108			Sheet No. 15 of 28
Date: 06/16/17	Scale: Vertical 1"=4' Horizontal 1"=40'	Filename: WB - Gen.dwg	Disk: Acad #2661
Designed: JLM	Drawn: BLD	Job No.: 5161130-6392	

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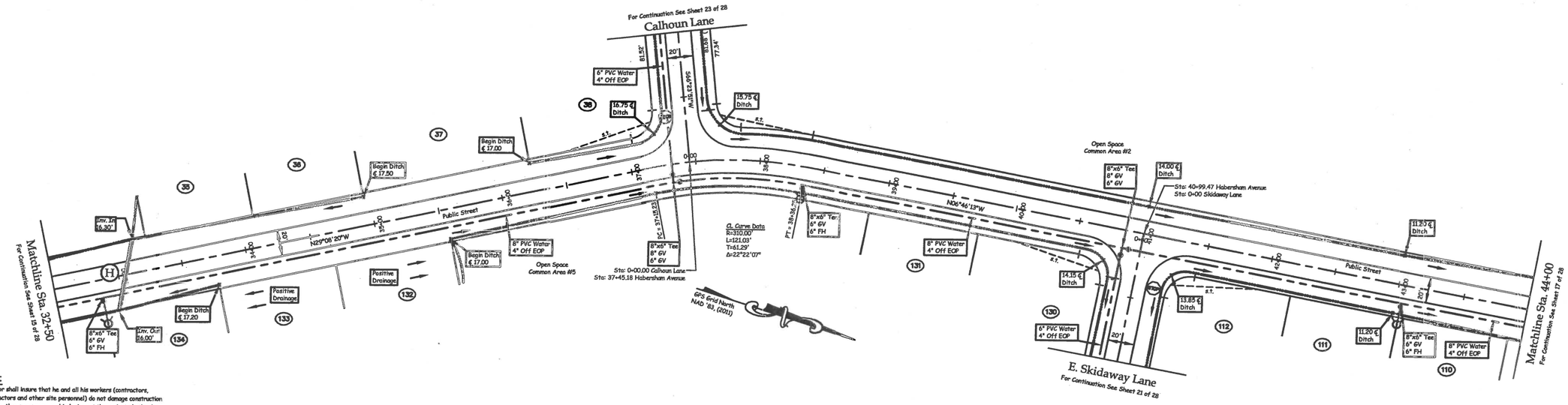

Legend

- BO - Blow Off
- ℄ - Centerline
- ℄DS - Cul-de-sac
- Elev. - Elevation
- EOP - Edge of Pavement
- Ex. - Existing
- FH - Fire Hydrant
- GV - Gate Valve
- Inv. - Invert
- L - Length
- MEG - Match Existing Grade
- PC - Point of Curvature
- PD - Positive Drainage
- P - Property Line
- PT - Point of Tangency
- P.T. - Plug Tapped
- PVC - Polyvinyl Chloride
- PVI - Point of Vertical Intersection
- R - Radius
- R/W - Right-of-way
- RCP - Reinforced Concrete Pipe
- Sta. - Station
- s.t. - 10'x70' Sight Triangle
- T - Tangent
- (Typ.) - Typical
- Flow Arrow
- 178 - Lot Number
- L - Pipe Label
- 24.03 - Proposed Spot Elevation
- STOP - Stop Sign
- Street Sign
- Wetlands Hatch
- Ditch or Swale
- Existing Ditch
- ohpl - Overhead Powerline
- sf - Silt Fence
- Water Line
- Wetlands Line

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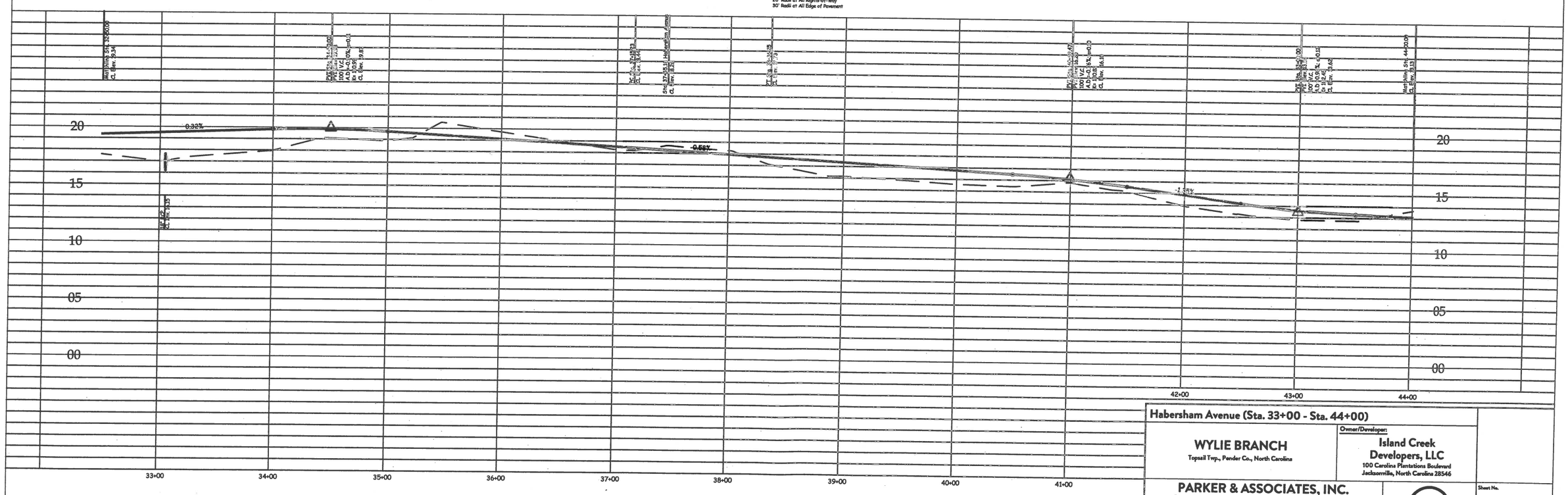
Habersham Avenue
50' R/W

Note:
At all Intersections:
20' Radii at All Rights-of-Way
30' Radii at All Edge of Pavement

Note:
Lots 37, 132, and 133 Do Not Need Driveway Culverts. Grade For Positive Drainage In Directions Shown



GRAPHIC SCALE: 1"=40'
0 40 80 120
FEET

Field Book: Wylie Branch, Pg. 1-12

Habersham Avenue (Sta. 33+00 - Sta. 44+00)

WYLIE BRANCH
Topsail Twp., Pender Co., North Carolina

Owner/Developer:
Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

PARKER & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

Date:	Scale:	Filename:	Disk:	Sheet No.	Designed:	Drawn:	Job No.:
06/16/17	Vertical 1"=4' Horizontal 1"=40'	WB - Gen.dwg	Acad #2661	16 of 28	JLM	BLD	5161130-6392

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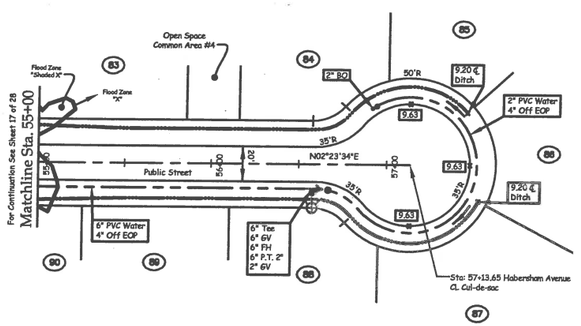
GPS Grid North
NAD '83, (2011)

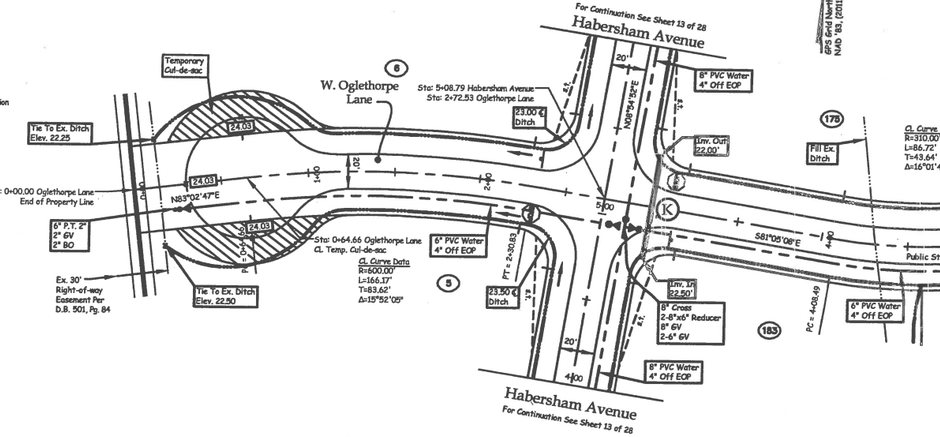
Legend

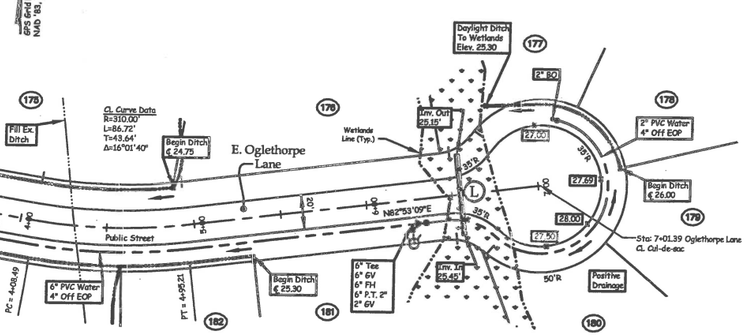
- BO - Blow Off
- ℄ - Centerline
- CDS - Cul-de-sac
- Elev. - Elevation
- EOP - Edge of Pavement
- Ex. - Existing
- FH - Fire Hydrant
- GV - Gate Valve
- Inv. - Invert
- L - Length
- MES - Match Existing Grade
- PC - Point of Curvature
- PD - Positive Drainage
- P - Property Line
- PT - Point of Tangency
- P.T. - Plug Tapped
- PVC - Polyvinyl Chloride
- PVI - Point of Vertical Intersection
- R - Radius
- R/W - Right-of-way
- RCP - Reinforced Concrete Pipe
- Sta. - Station
- s.t. - 10'x70' Sight Triangle
- T - Tangent
- (Typ.) - Typical
- Flow Arrow
- 176 - Lot Number
- L - Pipe Label
- 24.03 - Proposed Spot Elevation
- STOP - Stop Sign
- Street Sign
- Wetlands Hatch
- Ditch or Swale
- Existing Ditch
- ohpl - Overhead Powerline
- sf - Silt Fence
- Water Line
- Wetlands Line



Habersham Avenue
50' R/W

Note:
At all Intersections:
20' Radii at All Rights-of-Way
30' Radii at All Edge of Pavement

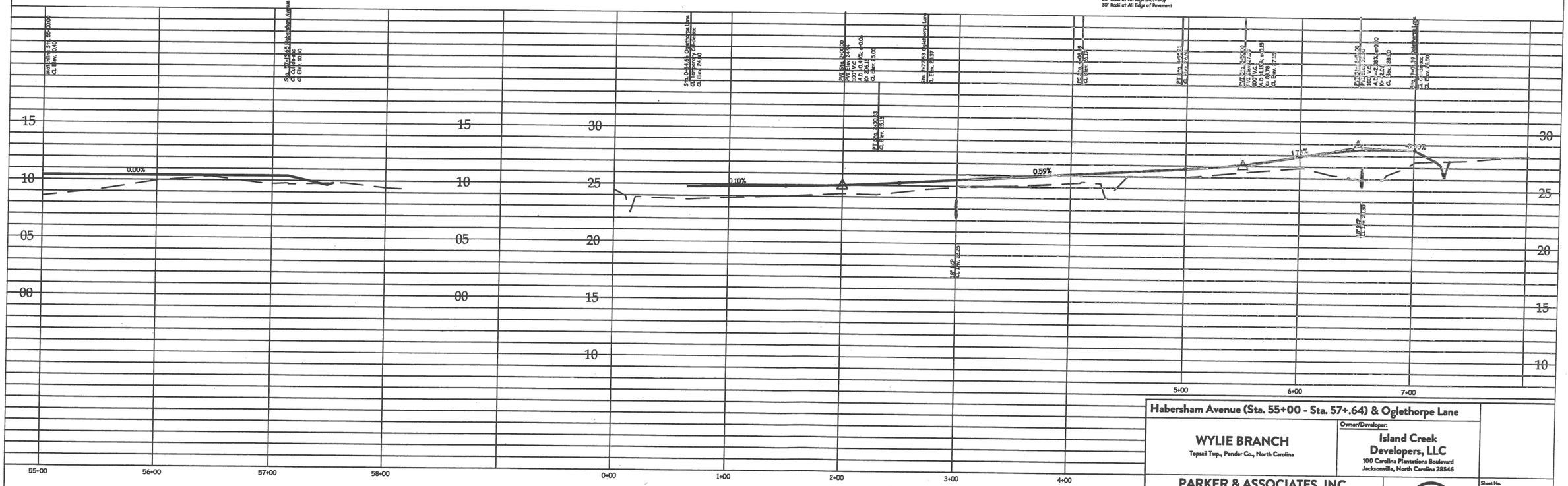




Oglethorpe Lane
50' R/W

Note:
At all Intersections:
20' Radii at All Rights-of-Way
30' Radii at All Edge of Pavement

Note:
Lots 176, 179, 180 and 181 Do Not Need Driveway Culverts. Grade For Positive Drainage In Directions Shown



Field Book: Wylie Branch, Pg. 1-12

Habersham Avenue (Sta. 55+00 - Sta. 57+.64) & Oglethorpe Lane

WYLIE BRANCH
Topsail Twp., Pender Co., North Carolina

Owner/Developer:
Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

PARKER & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

Date:	Scale:	Filename:	Disk:	Job No.:
06/16/17	Vertical 1"=4' Horizontal 1"=40'	WB - Gen.dwg	Acad #2661	S161130-6392

Sheet No. 18 of 28
Designed: JLM
Drawn: BLD

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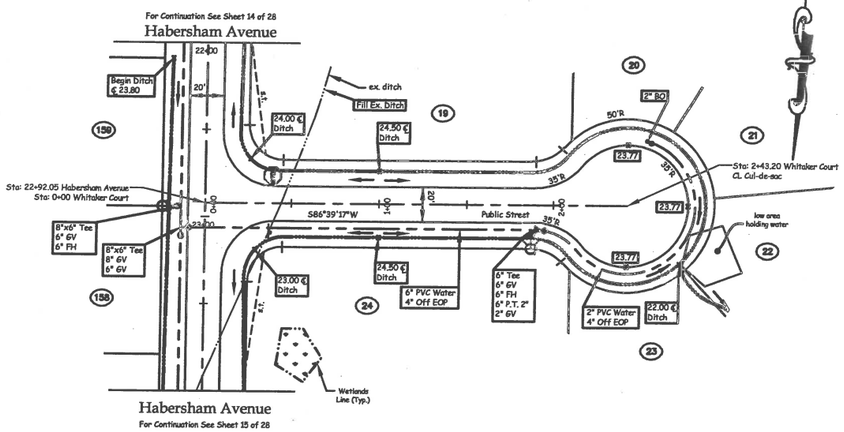

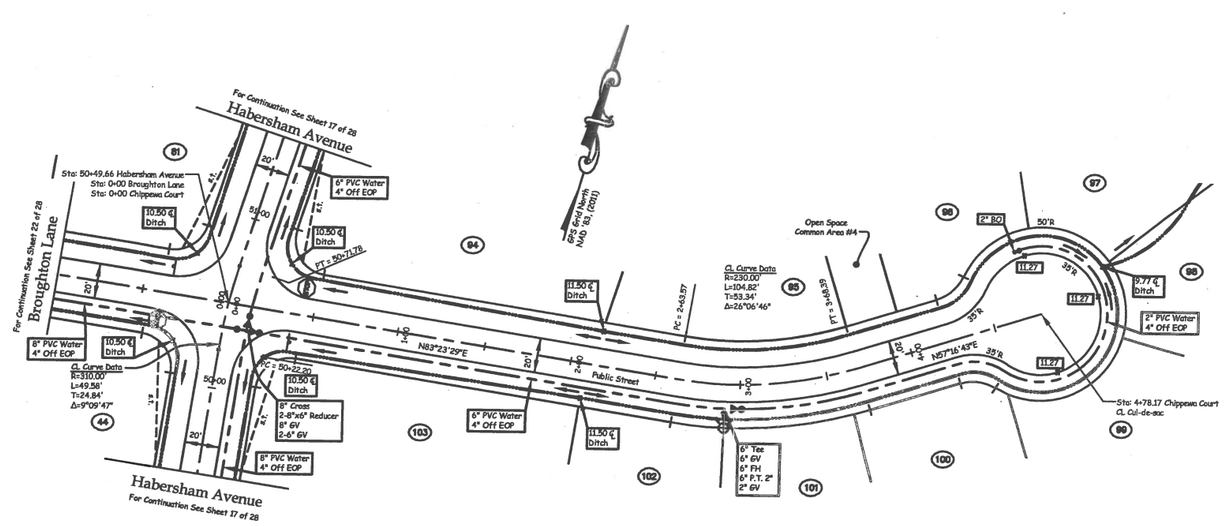

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Legend

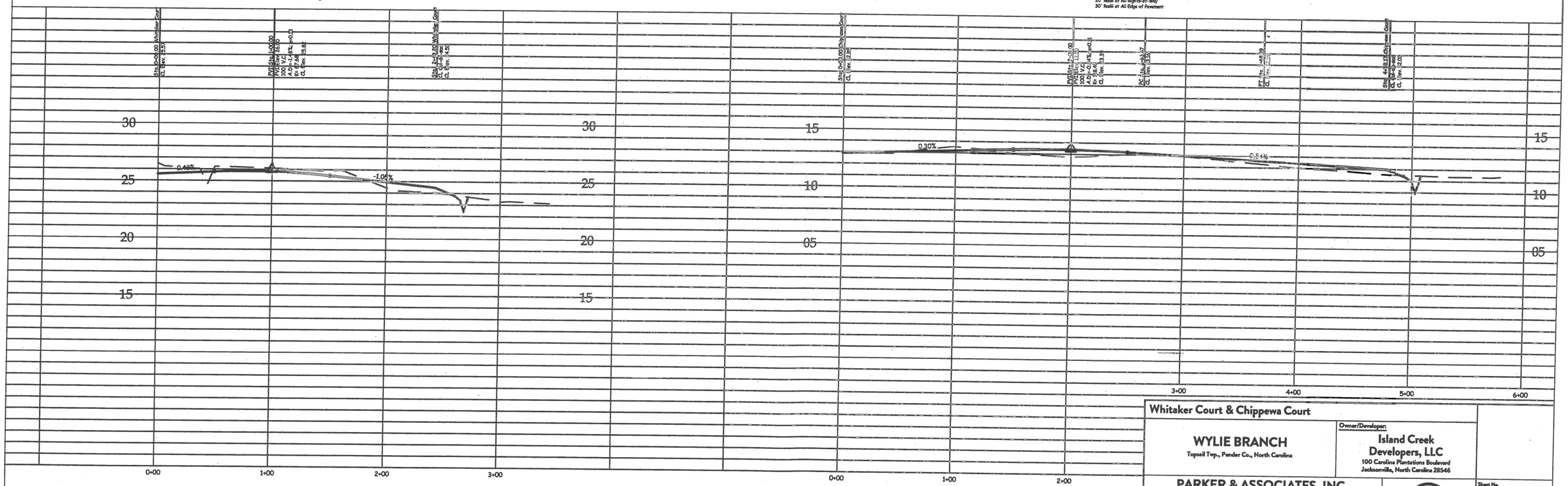
- BO - Blow Off
- ℄ - Centerline
- CDS - Cul-de-sac
- Elev. - Elevation
- EOP - Edge of Pavement
- Ex. - Existing
- FH - Fire Hydrant
- GV - Gate Valve
- Inv. - Invert
- L - Length
- MEG - Match Existing Grade
- PC - Point of Curvature
- PD - Positive Drainage
- P - Property Line
- PT - Point of Tangency
- P.T. - Plug Tapped
- PVC - Polyvinyl Chloride
- PVI - Point of Vertical Intersection
- R - Radius
- R/W - Right-of-way
- RCP - Reinforced Concrete Pipe
- Sta. - Station
- s.t. - 10'x70' Sight Triangle
- T - Tangent
- (Typ.) - Typical
- Flow Arrow
- 178 - Lot Number
- L - Pipe Label
- 24.03 - Proposed Spot Elevation
- STOP - Stop Sign
- Street Sign
- Wetlands Hatch
- Ditch or Swale
- ohpl - Existing Ditch / Overhead Powerline
- sf - Silt Fence
- Water Line
- Wetlands Line

Whitaker Court
50' R/W

Note:
At all Intersections:
20' Radii at All Rights-of-Way
30' Radii at All Edge of Pavement

Chippewa Court
50' R/W

Note:
At all Intersections:
20' Radii at All Rights-of-Way
30' Radii at All Edge of Pavement



GRAPHIC SCALE: 1"=40'
0 40 80 120
FEET

Field Book: Wylie Branch, Pg. 1-12

Whitaker Court & Chippewa Court

WYLIE BRANCH
Topsail Twp., Pender Co., North Carolina

Owner/Developer:
Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

PARKER & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540
Phone (910) 455-2414 - Fax (910) 455-3441
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Date:	Scale:	Filename:	Disk:	Job No.:
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Sheet No. 19 of 28
Designed: JLM
Drawn: BLD

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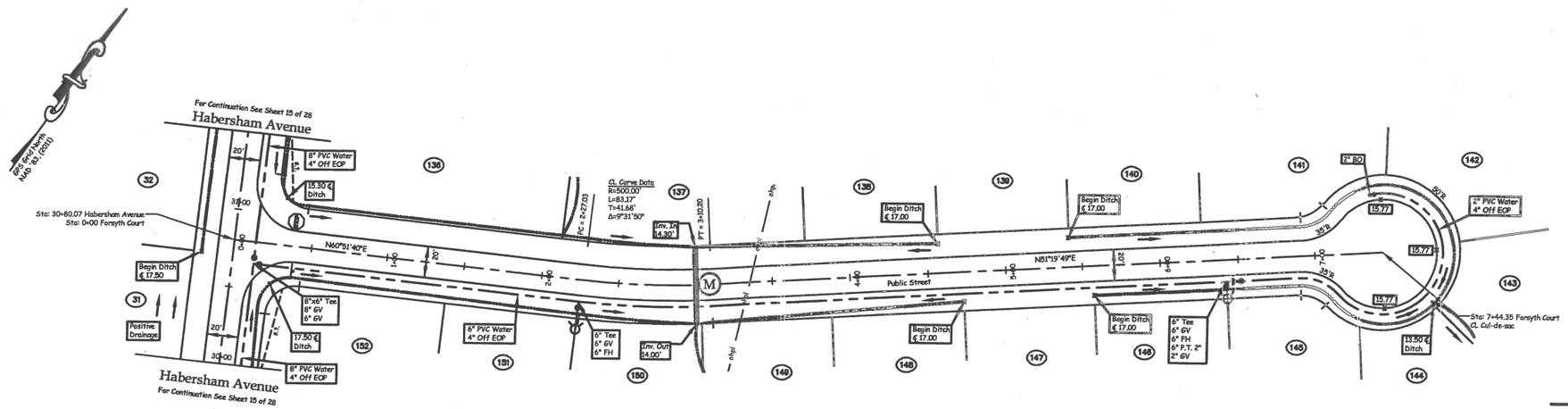

Legend

- BO - Blow Off
- ℄ - Centerline
- CDS - Cul-de-sac
- Elev. - Elevation
- EOP - Edge of Pavement
- Ex. - Existing
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- GV - Gate Valve
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- PD - Positive Drainage
- P - Property Line
- PT - Point of Tangency
- P.T. - Plug Tapped
- PVC - Polyvinyl Chloride
- PVI - Point of Vertical Intersection
- R - Radius
- R/W - Right-of-way
- RCP - Reinforced Concrete Pipe
- Sta. - Station
- s.t. - 10'x70' Sight Triangle
- T - Tangent
- (Typ.) - Typical
- Flow Arrow
- 176 - Lot Number
- L - Pipe Label
- 24.03 - Proposed Spot Elevation
- STOP - Stop Sign
- Street Sign
- Wetlands Hatch
- Ditch or Swale
- Existing Ditch
- ohpl - Overhead Powerline
- sf - Silt Fence
- Water Line
- Wetlands Line

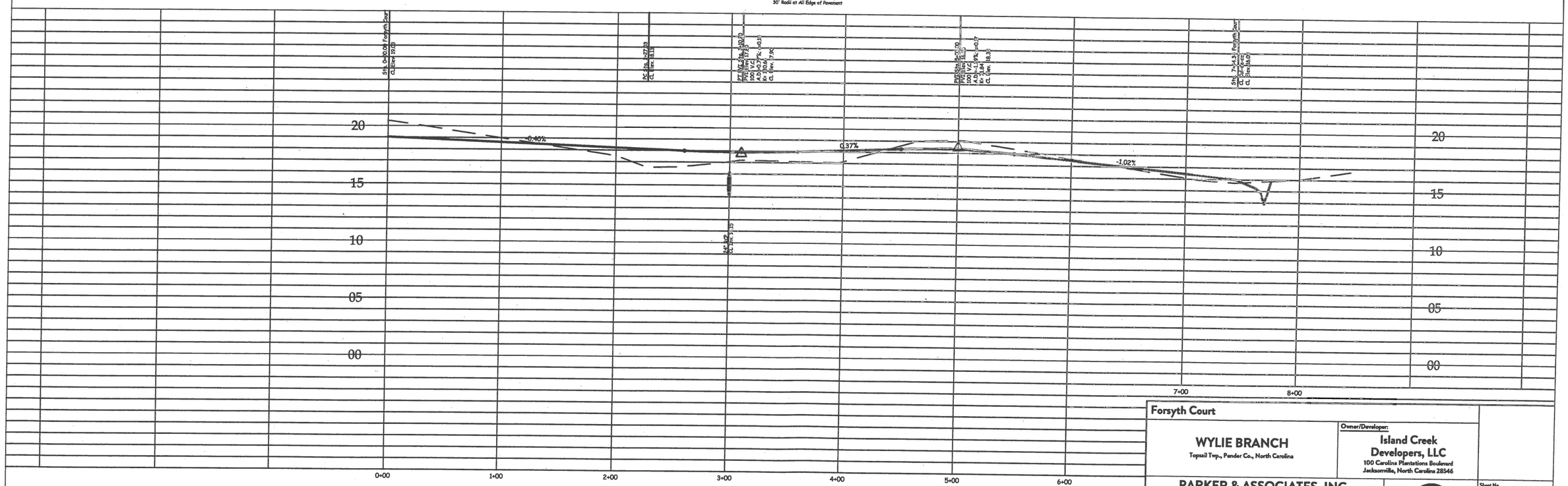
Note:

Contractor shall insure that he and all his workers (contractors, subcontractors and other site personnel) do not damage construction stakes or other measures used in laying out the project whether by the Engineer or another entity including those under the employ of the contractor. Contractor shall cause his workers to observe and verify to the fullest extent practicable that stakes, other measures and grades are, or appear to be, accurate and correct, and immediately, but prior to any associated work, notify the staking entity of any potential conflict, error or question regarding the work. The Engineer shall not be responsible if all of the above measures are not strictly adhered to. The Engineer shall not be responsible where due to damage, his staking can not be verified. For critical or costly components of the work, where the contractor believes that staking may not be preserved, the contractor shall request the staking entity to place staking in an area where its preservation can be insured.

Forsyth Court
50' R/W

Note:
At all Intersections:
20' Radii at All Rights-of-Way
30' Radii at All Edge of Pavement

Note:
Lots 31, 139 and 147 Do Not Need Driveway Culverts. Grade For Positive Drainage In Directions Shown



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FEET

Field Book: Wylie Branch, Pg. 1-12

Forsyth Court

WYLIE BRANCH
Topsail Twp., Pender Co., North Carolina

Owner/Developer:
Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

PARKER & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

Sheet No. 20 of 28

Date:	Scale:	Filename:	Disk:	Job No.:
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Designed: JLM
Drawn: BLD

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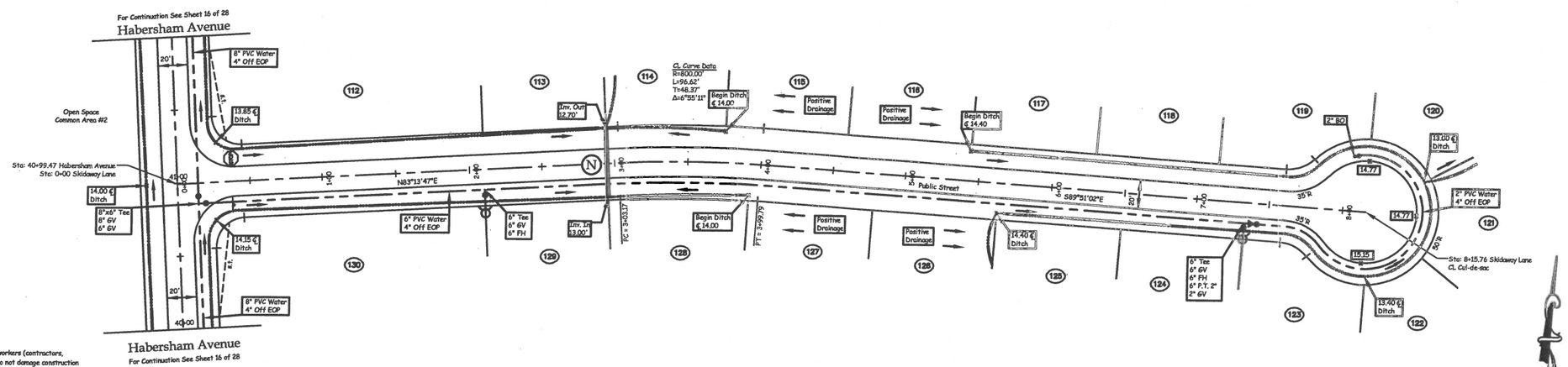

Legend

- BO - Blow Off
- C - Centerline
- CDS - Cul-de-sac
- Elev. - Elevation
- EOP - Edge of Pavement
- Ex. - Existing
- FH - Fire Hydrant
- GV - Gate Valve
- Inv. - Invert
- L - Length
- MEG - Match Existing Grade
- PC - Point of Curvature
- PD - Positive Drainage
- P - Property Line
- PT - Point of Tangency
- P.T. - Plug Tapped
- PVC - Polyvinyl Chloride
- PVI - Point of Vertical Intersection
- R - Radius
- R/W - Right-of-way
- RCP - Reinforced Concrete Pipe
- Sta. - Station
- s.t. - 10'x70' Sight Triangle
- T - Tangent
- (Typ.) - Typical
- Flow Arrow
- (176) - Lot Number
- (L) - Pipe Label
- x 24.03 - Proposed Spot Elevation
- STOP - Stop Sign
- Street Sign
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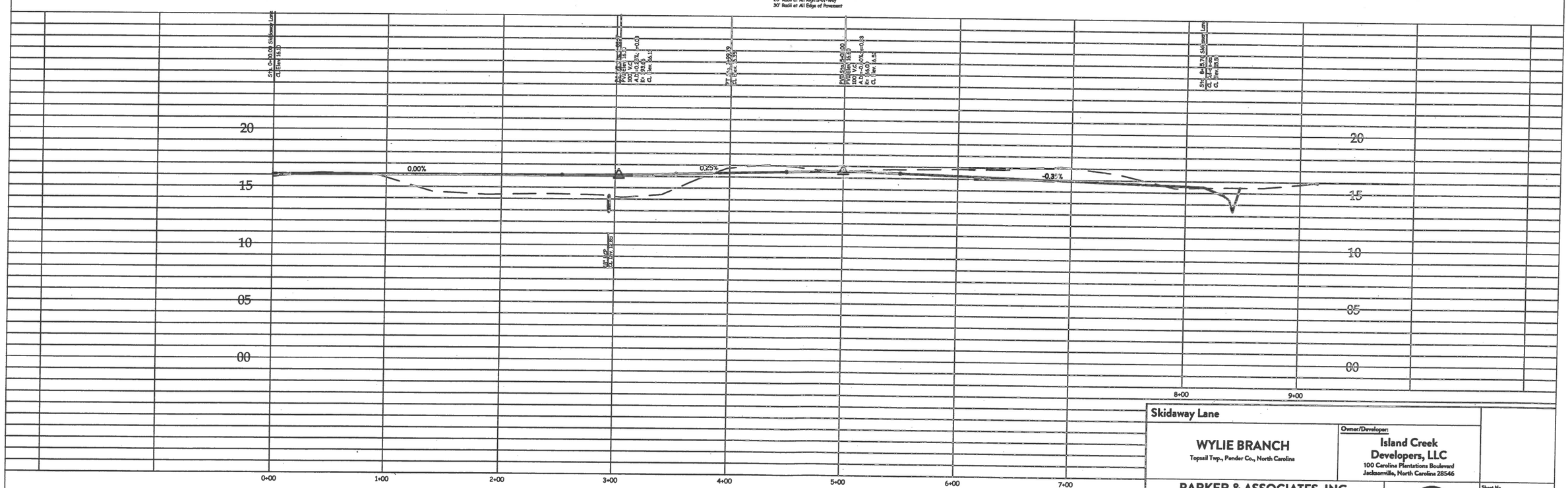
Skidaway Lane
50' R/W

Note:
At all Intersections:
20' Radii at All Rights-of-Way
30' Radii at All Edge of Pavement

Note:
Lots 115, 116, 126 and 127 Do Not Need Driveway Culverts. Grade For Positive Drainage In Directions Shown



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Field Book: Wylie Branch, Pg. 1-12

Skidaway Lane

WYLIE BRANCH
Topsail Twp., Pender Co., North Carolina

Owner/Developer:
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06/16/17	Vertical 1"=4' Horizontal 1"=40'	WB - Gen.dwg	Acad #2661

Sheet No. 21 of 28
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Drawn: BLD
Job No.: S161130-6392

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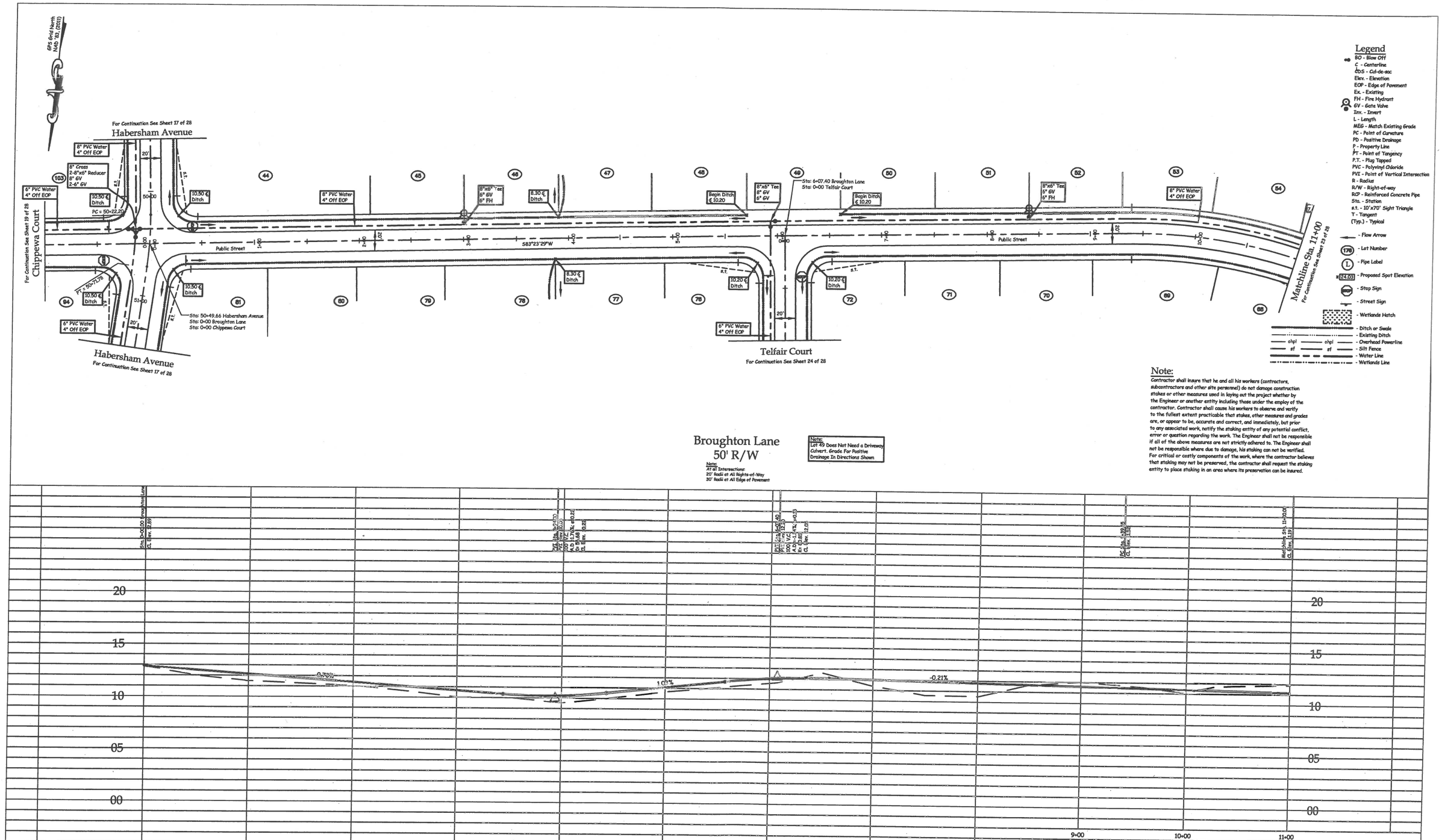

Broughton Lane (Sta. 00+00 - Sta. 11+00)

WYLIE BRANCH
Topsail Twp., Pender Co., North Carolina

Owner/Developer:
Island Creek Developers, LLC
100 Carolina Plantations Boulevard
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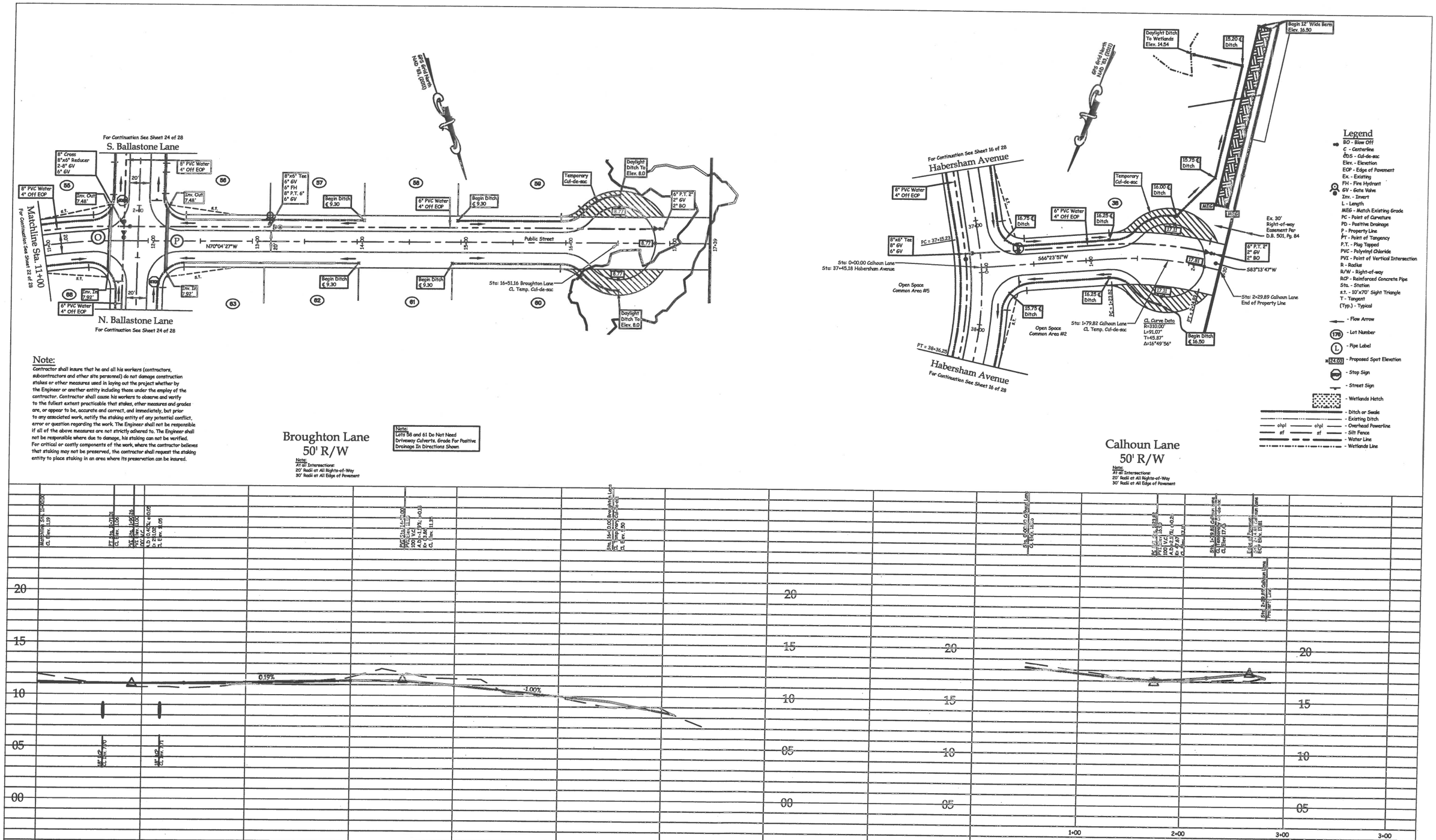

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Broughton Lane (Sta. 11+00 - Sta. 14+31.82) & Ardsley Court & Calhoun Lane

WYLIE BRANCH
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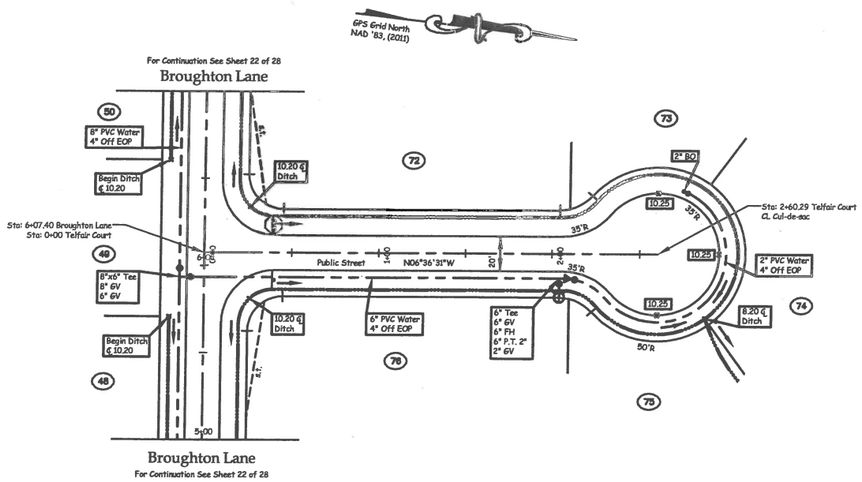

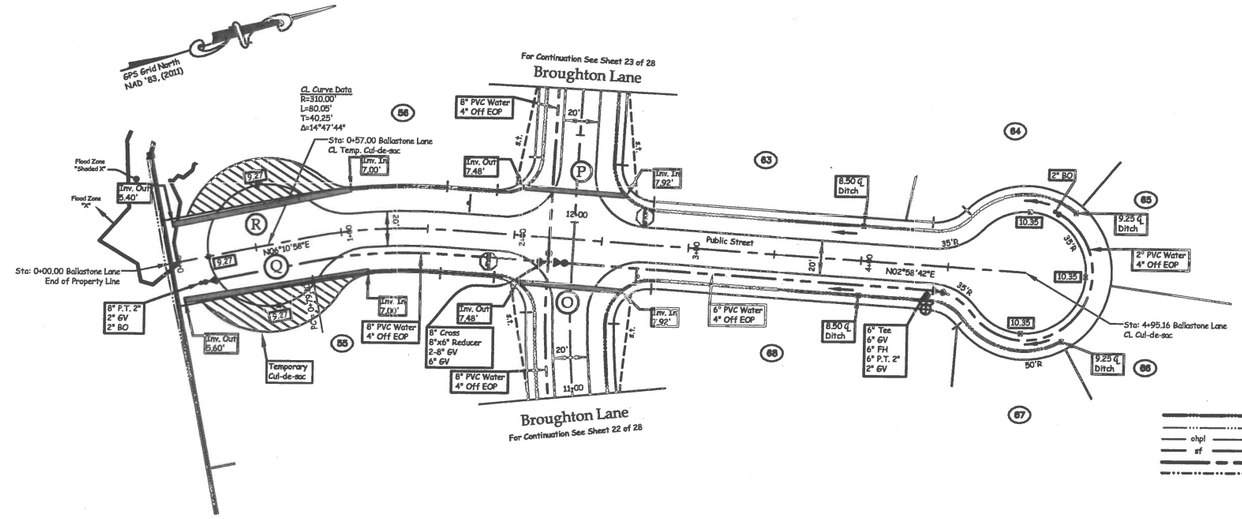

Legend

- BO - Blow Off
- C - Centerline
- ℄DS - Cul-de-sac
- Elev. - Elevation
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- PVC - Polyvinyl Chloride
- PVI - Point of Vertical Intersection
- R - Radius
- R/W - Right-of-way
- RCP - Reinforced Concrete Pipe
- Sta. - Station
- s.t. - 10'x70' Sight Triangle
- T - Tangent
- (Typ.) - Typical
- Flow Arrow
- (178) - Lot Number
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- 24.03 - Proposed Spot Elevation
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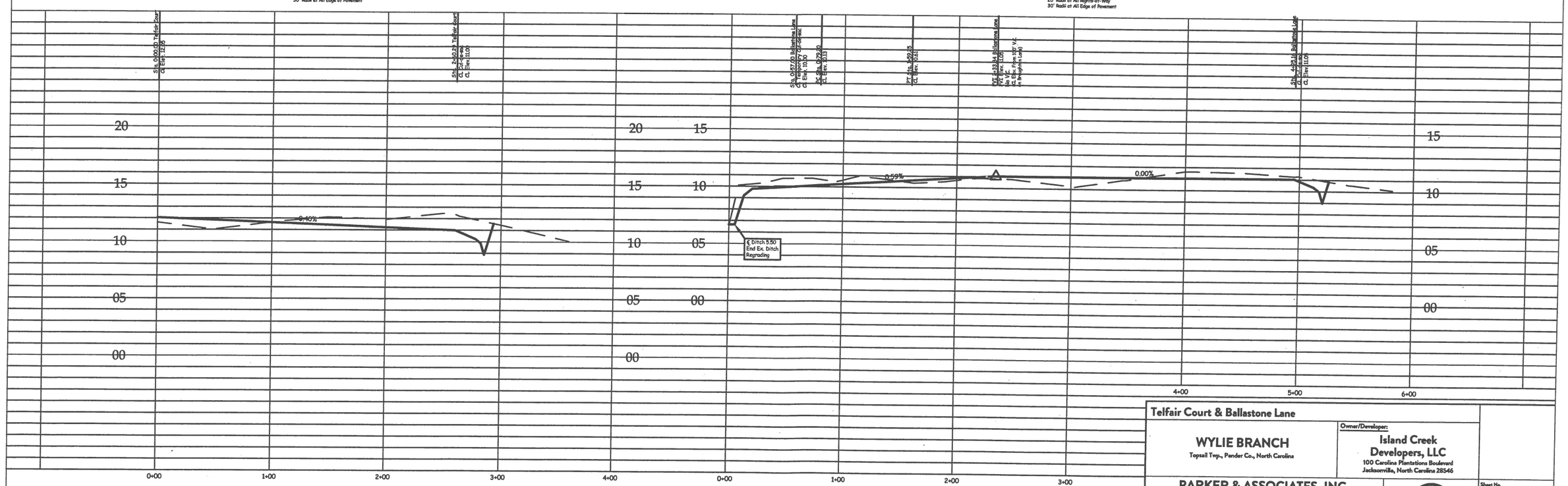
Telfair Court
50' R/W

Note:
At all Intersections:
20' Radii at All Rights-of-Way
30' Radii at All Edge of Pavement

Note:
Lot 49 Does Not Need a Driveway Culvert. Grade For Positive Drainage In Directions Shown

BallastoneLane
50' R/W

Note:
At all Intersections:
20' Radii at All Rights-of-Way
30' Radii at All Edge of Pavement



GRAPHIC SCALE: 1"=40'
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FEET

Field Book: Wylie Branch, Pg. 1-12

Telfair Court & Ballastone Lane

WYLIE BRANCH
Topsail Twp., Pender Co., North Carolina

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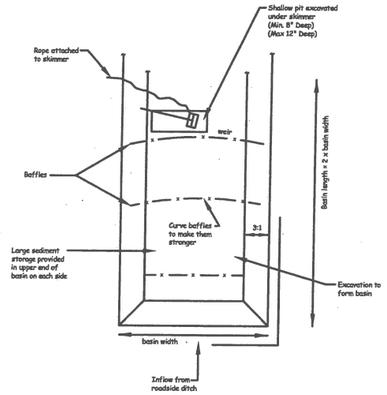
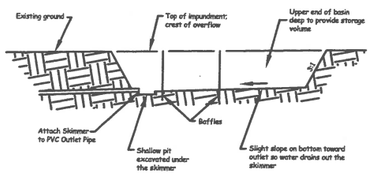


Plan View



Section View

Sediment Basin Schematic

Not to Scale

Skimmer Sediment Basin Chart

Sed. Basin	Area (ac)	Volume (CF)	General Top Dimension (ft) L	W	D	Tc (min)	I10 (in/hr)	Qio (cfs)	Skimmer Size (in)	Orfice Diameter (in)	Draw Down Time (Days)
1	1.20	2,600	52.0	20.0	2.5	5	9.0	3.2	4	3/4	3.5
2	1.03	2,300	46.0	20.0	2.5	5	9.0	2.8	4	5/8	4.5
3	1.34	2,938	47.0	25.0	2.5	5	9.0	3.6	4	3/4	4.0
4	2.89	5,250	75.0	35.0	2.0	5	9.0	7.8	4	1	4.5
5	1.71	3,780	56.0	27.0	2.5	5	9.0	4.6	4	7/8	3.8
6	3.21	5,760	96.0	30.0	2.0	5	9.0	8.7	4	1	5.0
7	1.20	2,600	52.0	20.0	2.5	5	9.0	3.2	4	3/4	3.5
8	1.03	2,300	46.0	20.0	2.5	5	9.0	2.8	4	5/8	4.5
9	1.34	2,938	47.0	25.0	2.5	5	9.0	3.6	4	3/4	4.0
10	2.89	5,250	75.0	35.0	2.0	5	9.0	7.8	4	1	4.5
11	1.71	3,780	56.0	27.0	2.5	5	9.0	4.6	4	7/8	3.8
12	3.21	5,760	96.0	30.0	2.0	5	9.0	8.7	4	1	5.0
13	1.20	2,600	52.0	20.0	2.5	5	9.0	3.2	4	3/4	3.5
14	1.03	2,300	46.0	20.0	2.5	5	9.0	2.8	4	5/8	4.5
15	1.34	2,938	47.0	25.0	2.5	5	9.0	3.6	4	3/4	4.0
16	2.89	5,250	75.0	35.0	2.0	5	9.0	7.8	4	1	4.5
17	1.71	3,780	56.0	27.0	2.5	5	9.0	4.6	4	7/8	3.8
18	3.21	5,760	96.0	30.0	2.0	5	9.0	8.7	4	1	5.0
19	1.20	2,600	52.0	20.0	2.5	5	9.0	3.2	4	3/4	3.5
20	1.03	2,300	46.0	20.0	2.5	5	9.0	2.8	4	5/8	4.5
21	1.34	2,938	47.0	25.0	2.5	5	9.0	3.6	4	3/4	4.0
22	2.89	5,250	75.0	35.0	2.0	5	9.0	7.8	4	1	4.5
23	1.71	3,780	56.0	27.0	2.5	5	9.0	4.6	4	7/8	3.8
24	3.21	5,760	96.0	30.0	2.0	5	9.0	8.7	4	1	5.0
25	1.71	3,780	56.0	27.0	2.5	5	9.0	4.6	4	7/8	3.8
26	3.21	5,760	96.0	30.0	2.0	5	9.0	8.7	4	1	5.0

Notes:
1. Side slopes from top of bank down to bottom of basin are to be 2:1
2. Side slopes from top of bank down to ex ground are to be no steeper than 3:1
3. Skimmers shall be Faircloth Skimmers or approved equal
4. Minimum Surface area = 325 sf/Qio (cfs)
5. Minimum Volume = 1800 cf/ Area (ac.)
6. Maximum Length/Width ratio = 6:1 (min. 2:1)

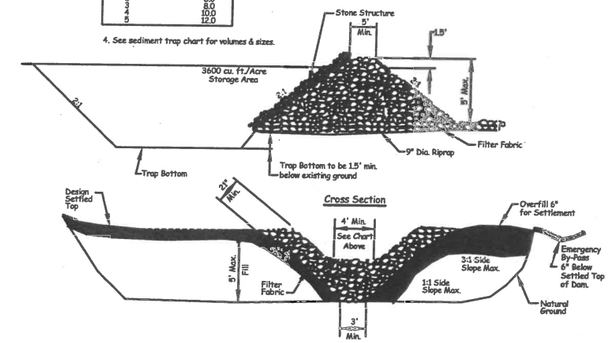
Qio=CIioA
C=0.3 (runoff coeff.)

NOTES:

1. Sediment shall be removed and the trap restrored to its original dimensions when the sediment has accumulated to ½ the design volume of the trap. Sediment removed from the basin shall be deposed in a suitable area and in such a manner that it will not erode.
2. The structur shall be checked regularly to insure that it is structurally sound and has not been damaged by erosion or construction equipment. the height of the outlet should be checked to insure that its center is at least 1.5 feet below the top of the embankment.
3. Weir Length

Drainage Area (Acres)	Weir Length (Feet)
1	4.0
2	6.0
3	8.0
4	10.0
5	12.0

4. See sediment trap chart for volumes & sizes.



Temporary Sediment Trap Detail

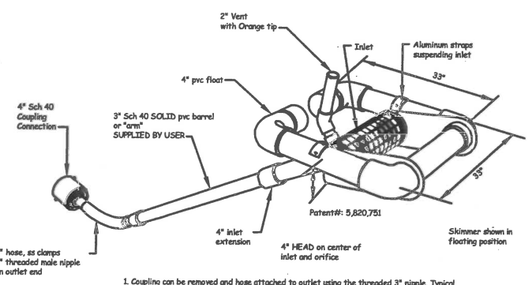
Not to scale

Sediment Trap Chart

Sediment Trap #	Disturbed Area (Acres)	Q10 (cfs)	Volume (Cubic Yards)	Surface Area (sf)	Size (Length x Width x Depth)
1	0.50	1.4	68	615	41'L x 15'W x 3'D
2	0.40	1.1	53	480	40'L x 12'W x 3'D
3	0.63	1.8	84	810	38'L x 15'W x 3'D
4	0.50	1.4	68	615	41'L x 15'W x 3'D
5	0.73	2.1	98	900	44'L x 15'W x 3'D
6	0.41	1.2	53	510	37'L x 10'W x 3'D
7	0.40	1.1	53	480	40'L x 12'W x 3'D
8	0.40	1.1	53	480	40'L x 12'W x 3'D
9	0.63	1.8	84	810	38'L x 15'W x 3'D
10	0.41	1.2	53	510	37'L x 10'W x 3'D
11	0.50	1.4	68	615	41'L x 15'W x 3'D
12	0.40	1.1	53	480	40'L x 12'W x 3'D
13	0.50	1.4	68	615	41'L x 15'W x 3'D
14	0.40	1.1	53	480	40'L x 12'W x 3'D
15	0.63	1.8	84	810	38'L x 15'W x 3'D
16	0.50	1.4	68	615	41'L x 15'W x 3'D
17	0.73	2.1	98	900	44'L x 15'W x 3'D
18	0.41	1.2	53	510	37'L x 10'W x 3'D
19	0.40	1.1	53	480	40'L x 12'W x 3'D
20	0.40	1.1	53	480	40'L x 12'W x 3'D
21	0.63	1.8	84	810	38'L x 15'W x 3'D
22	0.41	1.2	53	510	37'L x 10'W x 3'D
23	0.50	1.4	68	615	41'L x 15'W x 3'D
24	0.40	1.1	53	480	40'L x 12'W x 3'D
25	0.40	1.1	53	480	40'L x 12'W x 3'D
26	0.63	1.8	84	810	38'L x 15'W x 3'D

Design Standards: - 133.3 CY Sediment Trap Volume per Disturbed Acre.
- 435 sf per Q10 (cfs)
- 2:1 Min. L:W ratio

Q10=CI10A
C=0.3
i10=9.0 In/Hr (5 Min.)



1. Coupling can be removed and hose attached to outlet using the threaded 3" nipple. Typical methods used: on a metal structure a steel stubout welded on the side at the bottom with a 3" threaded coupling or reducers; on a concrete structure with a hole or orifice at the bottom, use a steel plate with a hole cut in it and coupling welded to it that will fit over the hole in the concrete and bolted to the structure with sealant. It is possible to grout a 4" pvc pipe in a hole in the concrete to connect the skimmer but this is less secure than other methods.
2. Dimensions are approximate, not intended as plans for construction.
3. Barrel (solid, not foam core pipe) should be 1.4 times the depth of water with a minimum length of 8' so the inlet can be pulled to the side for maintenance. If more than 10' long weight may have to be added to inlet to counter the increased buoyancy.
4. Inlet tapers down form 4" maximum inlet to a 3" barrel and hose. Barrel is smaller to reduce buoyancy and tendency to lift inlet but is sufficient for flow through inlet because of slope. The inlet orifice can be reduced using the plug and cutter provided to control the outflow rate.
5. Inlet is 8" pipe between the straps with slots cut in the inlet and aluminum screen door (smaller than shown in illustration) for access to the 4" inlet and orifice inside.
6. Capacity 20,109 cubic feet per day maximum with 4" inlet and 4" head. Inlet can be reduced by installing a smaller orifice using the plug and cutter provided to adjust flow rate for the particular basin volume and drawdown time required.
7. Shipped assembled. User glues inlet extension and barrel, installs vent, cuts orifice in plug and attaches to outlet pipe or structure. Includes flexible hose, rope, orifice cutter, etc.

4" Faircloth Skimmer Detail

Not to Scale

Drainage Pipe Chart

OUTLET PIPE	AREA (Acres)	Q (CFS)	DIAMETER (inches)	GRADE (%)	LENGTH (LF)
A	*	63.4	42" RCP	0.0	60
B	*	63.4	42" RCP	0.0	60
C	*	88.0	60" RCP	0.0	60
E	1.4	5.2	15" RCP	0.47	32
F	2.1	7.4	18" RCP	0.62	48
G	4.6	16.5	24" RCP	0.51	60
H	2.2	8.0	18" RCP	0.54	56
I	5.0	18.0	24" RCP	0.48	62
J	2.2	7.9	18" RCP	0.62	48
K	2.3	8.2	18" RCP	0.83	60
L	1.9	6.8	18" RCP	0.65	46
M	4.9	17.6	24" RCP	0.61	50
N	2.4	8.8	18" RCP	0.64	47
O	1.9	7.0	18" RCP	0.75	59
P	1.8	6.3	18" RCP	0.75	59
Q	5.1	18.1	24" RCP	6.14	108
R	5.1	18.1	24" RCP	6.10	105

* Combined Area for A-C is 205 acres

Q=CiA
c=0.25 (Pipes A-C)
c=0.40 (Pipe E-R)
i10=9.0 in/hr. (5 min.)
i25=4.2 in/hr (Pipes A-C, Tc=50 min.)

RCP = Reinforced Concrete Pipe
CFS = Cubic Feet per Second
FES = Flared End Section
LF = Linear Feet
FPS = Feet per Second

NOTE:
1. Contractor shall use invert elevations shown on plans for construction. Grades shown above are rounded.
2. All pipes to have flared end sections. Pipe lengths includes flared end sections.

Field Book: Wylie Branch, Pg. 1-12
Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: 3161130-6392

Sheet 25 of 28

Sediment Basin and Trap Detail Sheet

WYLIE BRANCH
Topsail Twp., Pender Co., North Carolina

Owner/Developer:
Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

DATE: 06/16/17

SCALE: As Noted

PARKER & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

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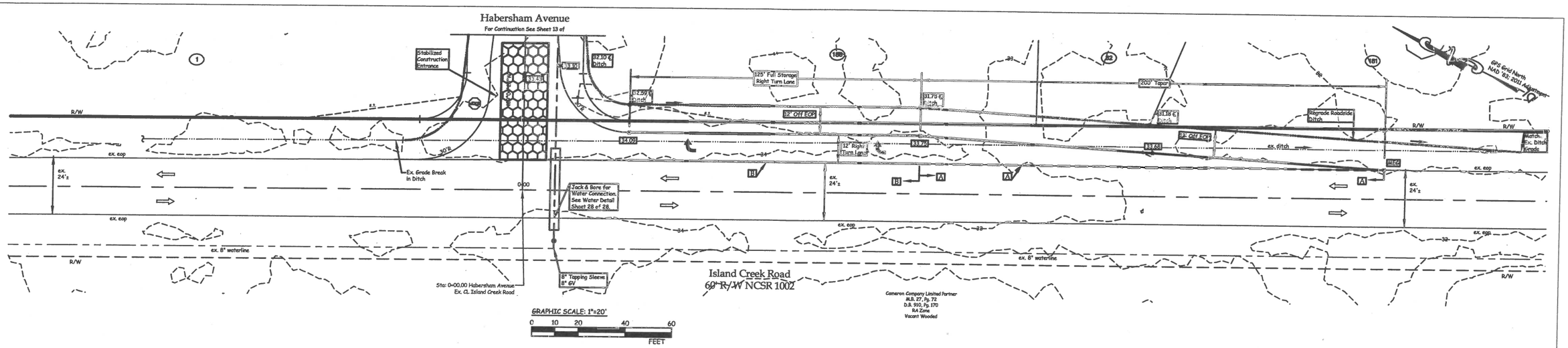
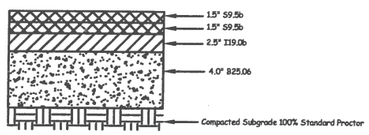




Turn Lane Paving Schedule

Not to scale

PAVEMENT MARKING SCHEDULE

A - Mini-skip white 4"x2' @ every 15'

B - Solid White 4"

Legend:

C - Centerline
E - Easting
Elev. - Elevation
eop - Edge of Pavement
ex. - Existing
GV - Gate Valve
H&T - Hub and Tack
inv. - Invert
ISS - Iron Stake Set
N - Northing
rcp - Reinforced Concrete Pipe
R/W - Right-of-way
s.t. - 10'x70' Sight Triangle
Sta. - Station

- Existing Traffic Flow Arrow
- Lot Number
- Proposed Traffic Flow Arrow
- Stop Sign
- Street Sign
- Wetlands
- Existing Ditch/Swale
- Proposed Ditch/Swale
- Proposed Waterline
- Wetlands Line

Turn Lane Notes

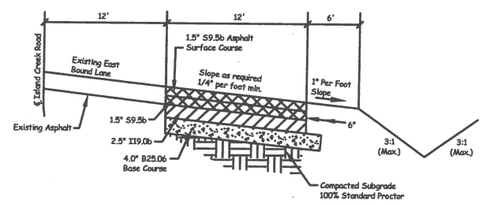
1. New pavement shall have a 1/4" per foot minimum slope away from centerline. If existing road is crowned, the slope shall continue away from the centerline. In no areas shall the new asphalt be installed without a slope.
2. Construction of turn lanes to consist of 4" of Superpave B 25.06 asphalt base, and two 1.5" of Superpave S 9.5B asphalt surface course.
3. Strip vegetation from existing shoulder and ditch and muck existing ditch, as needed, and fill with compacted select fill.
4. Subgrade shall be proof rolled and tested prior to installation of base course. All testing shall be conducted by soils engineer. For additional testing requirements, see Roads and Drainage notes.
5. Edge of existing asphalt shall be saw cut straight then tacked prior to addition of pavement widening.
6. Contractor shall provide traffic control measures per D.O.T. requirements.
7. Contractor shall locate all existing underground utilities prior to beginning any construction.
8. Contractor is responsible for the coordination of the relocation of existing utilities with the utility company such as cable tv lines and boxes, phone cables and boxes, power poles and guy wires.
9. All work shall be performed in accordance with N.C. D.O.T. requirements. (See Road & Drainage Notes For Testing Requirements) Particular attention should be paid to exercising the appropriate traffic control and safety measures during the course of construction. See Driveway Permit for additional requirements.
10. Contractor to provide thermoplastic striping, arrows, markings and reflectors per D.O.T. requirements. Contractor shall pre-mark striping plan with chalk and get D.O.T. approval prior to final striping. Lanes are to be striped 11' wide to provide a 1' paved shoulder.
11. The contractor is responsible for the relocation of any items such as mail boxes, signs, drive markings, etc. in order to accommodate the new pavement and roadside ditch section.
12. The contractor shall make every effort to minimize disturbance and disruption of adjoining properties. Any disturbed areas, structures, etc. shall be restored to pre-construction conditions. A neat, dressed up project site will be required before final payment is made.
13. Any shrubs or trees within the right-of-way that are necessary to remove to properly construct turn lanes and roadside ditches, shall be removed and properly disposed of. Contractor shall not disturb any shrubs, trees, signs or other structures that are outside the road right-of-way.
14. All disturbed areas shall be seeded within 15 days of completing grading activities in accordance with the following schedule: Apply lime and fertilizer and work into seed bed. Seed mixture shall be distributed uniformly and covered with a clean straw mulch. Mulch shall be crimped or tacked to help hold in place. Material and Application Rates are as follow and are generally considered to be minimums. * Mulch rate to be double if crimped *

Material	Application Rate
Lime	2000 lbs/ac.
Fertilizer (10-10-10)	800 lbs/ac.
Mulch	1.5 tons/ac.
Asphalt Tack	435 gal/ac. max
Permanent Seeding	
"Rebel" Fescue	100 lbs/ac.
Common Bermuda	
(Hulled Apr. 1 - Sept. 1)	50 lbs/ac.
(Unhulled Sept. 1 - Apr. 1)	75 lbs/ac.
Rye Grain (Sept. 1 - Apr. 1)	50 lbs/ac.
German Millet (Apr. 1 - Sept. 1)	50 lbs/ac.
Temporary Seeding	
Dec. 1 - April 15	
Kobe Lespedeza	50 lbs/ac.
Rye Grain	100 lbs/ac.
April 15 - August 15	
German Millet	40 lbs/ac.
August 15 - Dec. 15	
Rye Grain	100 lbs/ac.

15. All storm drain piping shall be reinforced concrete pipe.
16. The contractor will be required to install thermoplastic pavement marking lines and symbols and raised reflector pavement markers in accordance with standard N.C. D.O.T. specifications. The contractor shall obtain approval of marking layout from N.C. D.O.T. before applying final product.

Note:

Contractor shall insure that he and all his workers (contractors, subcontractors and other site personnel) do not damage construction stakes or other measures used in laying out the project whether by the Engineer or another entity including those under the employ of the contractor. Contractor shall cause his workers to observe and verify to the fullest extent practicable that stakes, other measures and grades are, or appear to be, accurate and correct, and immediately, but prior to any associated work, notify the staking entity of any potential conflict, error or question regarding the work. The Engineer shall not be responsible if all of the above measures are not strictly adhered to. The Engineer shall not be responsible where due to damage, his staking can not be verified. For critical or costly components of the work, where the contractor believes that staking may not be preserved, the contractor shall request the staking entity to place staking in an area where its preservation can be insured.



Typical Turn Lane Cross-Section A-A Detail

Not to Scale

Note: Refer to Roads and Drainage Notes.

ROADS & DRAINAGE NOTES:

1. The streets to be constructed for this project are subject to the Department of Transportation Certification Program and Quality Management System Maintenance Version Requirements. The Contractor, at his expense, shall provide test results on 1) Subgrade, 2) Base and 3) Pavement. The Contractor shall insure that all construction and testing is performed in accordance with the N.C. Department of Transportation "Standard Specifications for Roads and Structures", latest edition, 2003 Hot Mix Asphalt Specifications and Manual, and "Quality Management System Maintenance Version", and shall report the testing and /or core locations, test method, results and D.O.T. allowable range or tolerance, as applicable. Subgrade shall be tested for density and shall be proofrolled by the testing Engineer or the Engineer or Surveyor who will issue the Final Certification. Base and pavement shall both be tested for density and thickness. If Parker & Associates is administering the construction they must also proofroll the stone. Testing for pavement shall be certified by either a professional Engineer or properly certified QMS technician and shall be in accordance with QMS criteria. Required thickness for this project is as shown on the plans.
   Note that thickness for widening or turn lanes is greater than that for internal streets.
2. Minimum Densities:
   Subgrade 100%
   Stone Base 100%
   SF 9.5A 90%
   S 9.5B 92%
   B 25.06 92%
3. Notify the Engineer or Surveyor, who will issue the overall Final Certification, of all phases of Roadway Construction.
4. A minimum sight distance of 10'X70' shall be maintained along the right-of-way of all internal intersections.
5. 20 foot radii at right-of-way intersections, 30 foot radii at edge of pavement intersections.
6. All culverts under streets shall be reinforced concrete per North Carolina Department of Transportation Specifications, unless otherwise specified and/or approved by the Engineer and/or Department of Transportation.
7. All materials and practices shall meet North Carolina Department of Transportation Standards.
8. For other detailed construction notes, see plan and profiles.

Field Book: Wylie Branch, Pg. 1-12
Disk Name: Acad #2661
Filename: WB-Gen.dwg BLD
Job No.: S161130-6392

Sheet 26 of 28

Right Turn Lane Plan

WYLIE BRANCH

Topsail Twp., Pender Co., North Carolina

Owner/Developer:

Island Creek Developers, LLC
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

DATE: 06/16/17

SCALE: As Noted

PARKER & ASSOCIATES, INC.
Consulting Engineers - Land Surveyors - Land Planners
Jacksonville, North Carolina
P.O. Box 976 - 28541-0976 306 New Bridge Street - 28540
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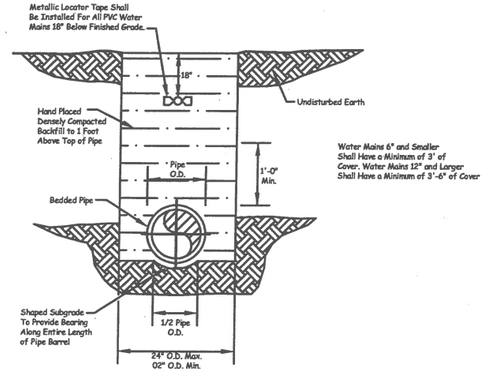

Water Main Embedment Section

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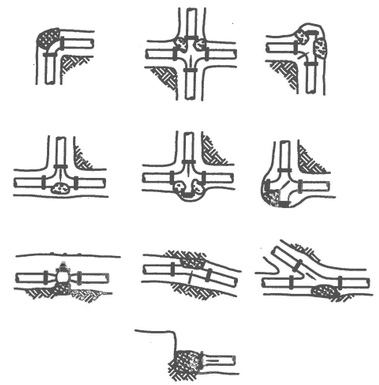

Note: All Blocking to be 2500 Lb. Concrete

Typical Blocking Details

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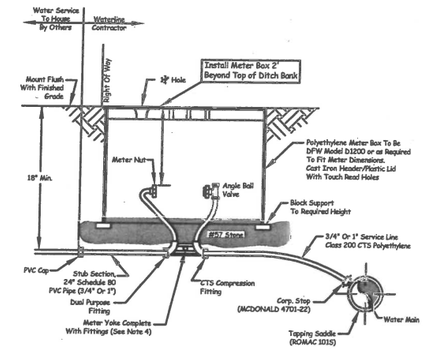


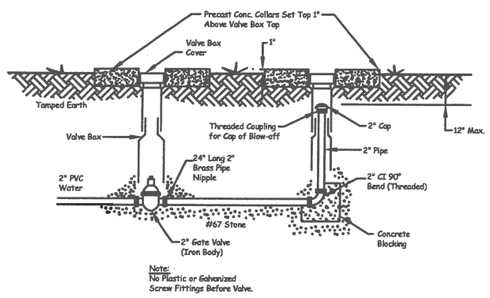
Note:
1. Contractor Shall Place Meter Box in Non-Traffic Area Only.
2. All Taps to be Made on The Top Quarter of The Water Main.
3. Contractor Shall Center Meter Yoke in Meter Box.
4. McDonald 26-702WXCD 33 (3/4")
   McDonald 26-410WXCD 44 (1")
5. Box to be Adjusted Vertically to Accept County's Standard Service Meter. (Neptune T-10, Pro Read Register, R900 MIU)
6. Meter to be Set by County Upon Receipt of Water Service Fees, And Satisfactory Inspection of Water Service to House.
7. Taps on Water Mains Larger Than 16" Shall be Made With Dual Wide Band, Stainless Steel Tapping Saddles (ROMAC 202S).

Standard Water Service Detail
Pender County Utilities (Version #2 - Feb. 2013)

Not to Scale

Concrete Thrust Blocking Schedule									Concrete Schedule Vertical Bends		
Fitting Size	Blocking Area (Sq. Ft.)				Min. Cu. Yds. Concrete				Min. Cu. Yds. Concrete		
	TEE	90°	45°	22 1/2°	TEE	90°	45°	22 1/2°	90°	45°	22 1/2°
4"	0.8	1.2	0.7	0.3	0.13	0.13	0.13	0.13	0.7	0.4	0.3
6"	1.9	2.7	1.5	0.8	0.13	0.13	0.13	0.13	1.3	0.9	0.5
8"	3.3	4.8	2.5	1.3	0.13	0.13	0.13	0.13	2.5	1.7	0.9
10"	5.2	7.3	4.0	2.0	0.13	0.3	0.13	0.13	2.5	2.8	1.5
12"	7.6	10.6	5.9	2.9	0.3	0.4	0.3	0.13	5.6	4.0	2.1
16"	13.3	18.9	10.2	5.2	0.5	0.9	0.4	0.13	9.8	7.1	3.7
18"	22.5	32.8	17.3	8.9							

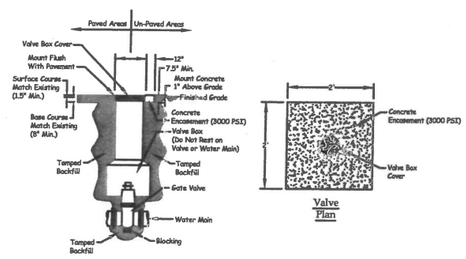
Note:
Areas of blocking and approximate yards of concrete in the above table are based on the following data: 2000# soil pressure and test pressure at 150 p.s.i. (blocking area subject to change based on varied soil conditions and shall be done so at the direction of the Engineer).



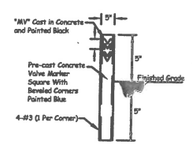
Note:
No Plastic or Galvanized Screw Fittings Before Valve.

2" Blow-off Assembly Detail

Not to scale



Valve Plan

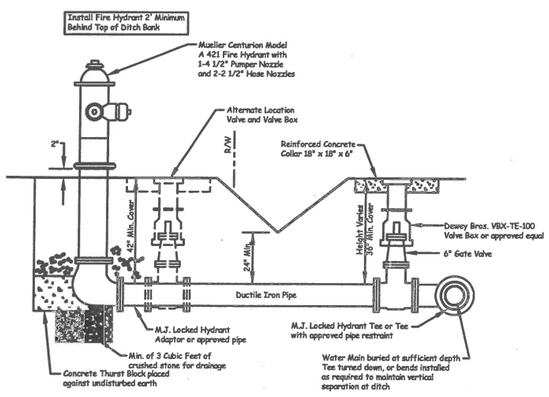


Valve Marker Section

Note:
1. Pre-cast Concrete Collars May Be Used In Lieu of Concrete Encasement (Only In Non-Paved Areas).
2. Do Not Allow Valve Box To Rest on The Valve or Water Main.
3. A Valve Marker Shall Be Placed on The Right of Way at Each Isolation Valve.

Valve Installation Detail
Pender County Utilities (Version #1 - August 2010)

Not to Scale



Typical Fire Hydrant with Ditch Crossing

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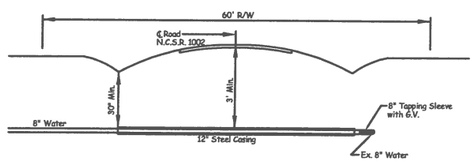

Tap Bore Detail

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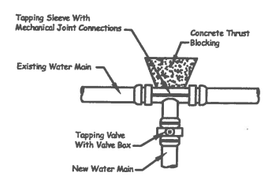

Tapping Sleeve and Valve Assembly Detail
Pender County Utilities (Version #1 - June 2011)

Not to Scale

Water Detail Sheet

WYLIE BRANCH

Topsail Twp., Pender Co., North Carolina

Owner/Developer:

Island Creek Developers, LLC

100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546

DATE: 06/16/17

SCALE: As Noted

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