SITE PLAN DRAWINGS FOR

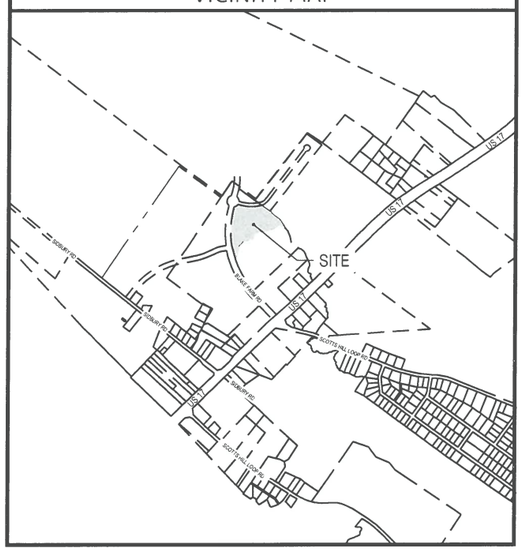
BLAKE FARM-INDEPENDENT LIVING

PENDER COUNTY, NC

SEPTEMBER 2017

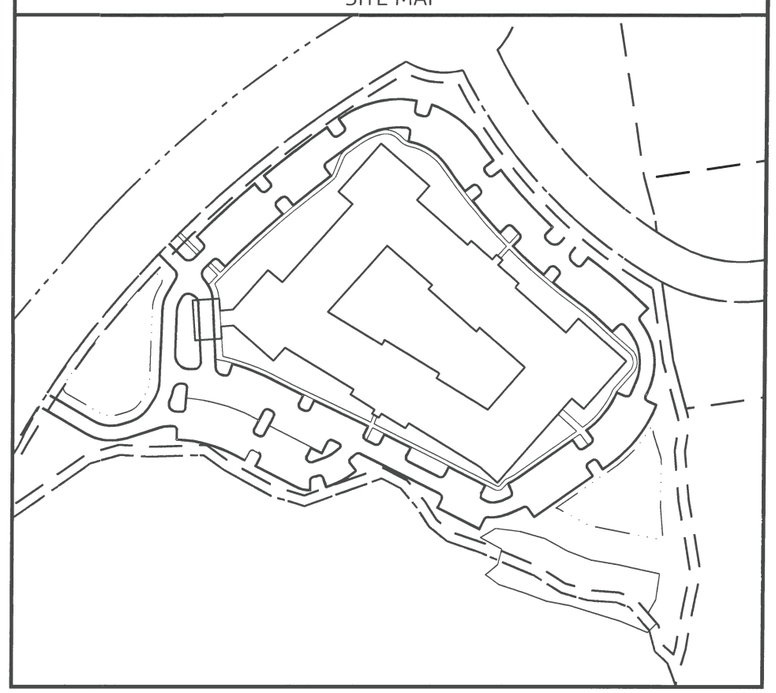
CONSTRUCTION PLANS
FOR: CANBY OAKS SUB.
WR PROJECT NO.: 03160600

VICINITY MAP



NOT TO SCALE

SITE MAP



SCALE: 1" = 100'

SHEET LIST TABLE	
SHEET NUMBER	SHEET NAME
C0.0	COVER
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	DRAINAGE PLAN
C5.0	EROSION CONTROL PLAN

RECEIVED

SEP 2 2 2017

PENDER PLANNING DEPT.

NORTH CAROLINA PROFESSIONAL PRELIMINARY NOT APPROVED FOR CONSTRUCTION JOSEPH S. BOYD

LEGEND

LINETYPE DESCRIPTION		LINETYPE DESCRIPTION	
EXISTING WATERLINE	W	PROPOSED UNDERGROUND ELECTRIC	UE
PROPOSED WATERLINE	W	EXISTING GASLINE	G
EXISTING STORM DRAINAGE		PROPOSED GASLINE	G
PROPOSED STORM DRAINAGE		SILT FENCE	SF
EXISTING SANITARY SEWER	SS	TREE PROTECTION & SILT FENCE	SF/TP
PROPOSED SANITARY SEWER	SS	FENCE	XX XX XX XX XX XX
EXISTING FORCE MAIN	FM	TREE PROTECTION	TP
PROPOSED FORCE MAIN	FM	TEMP. DIVERSION SWALE	
EXISTING ELECTRIC (OVERHEAD)	E	RIGHT-OF-WAY	
PROPOSED ELECTRIC (OVERHEAD)	E	EXISTING WETLANDS	
EXISTING UNDERGROUND ELECTRIC	UE	1' CONTOUR	
EXISTING EASEMENT		5' CONTOUR	
PROJECT BOUNDARY		PROPOSED EASEMENT	

PREPARED BY:

WithersRavenel
Engineers | Planners | Surveyors

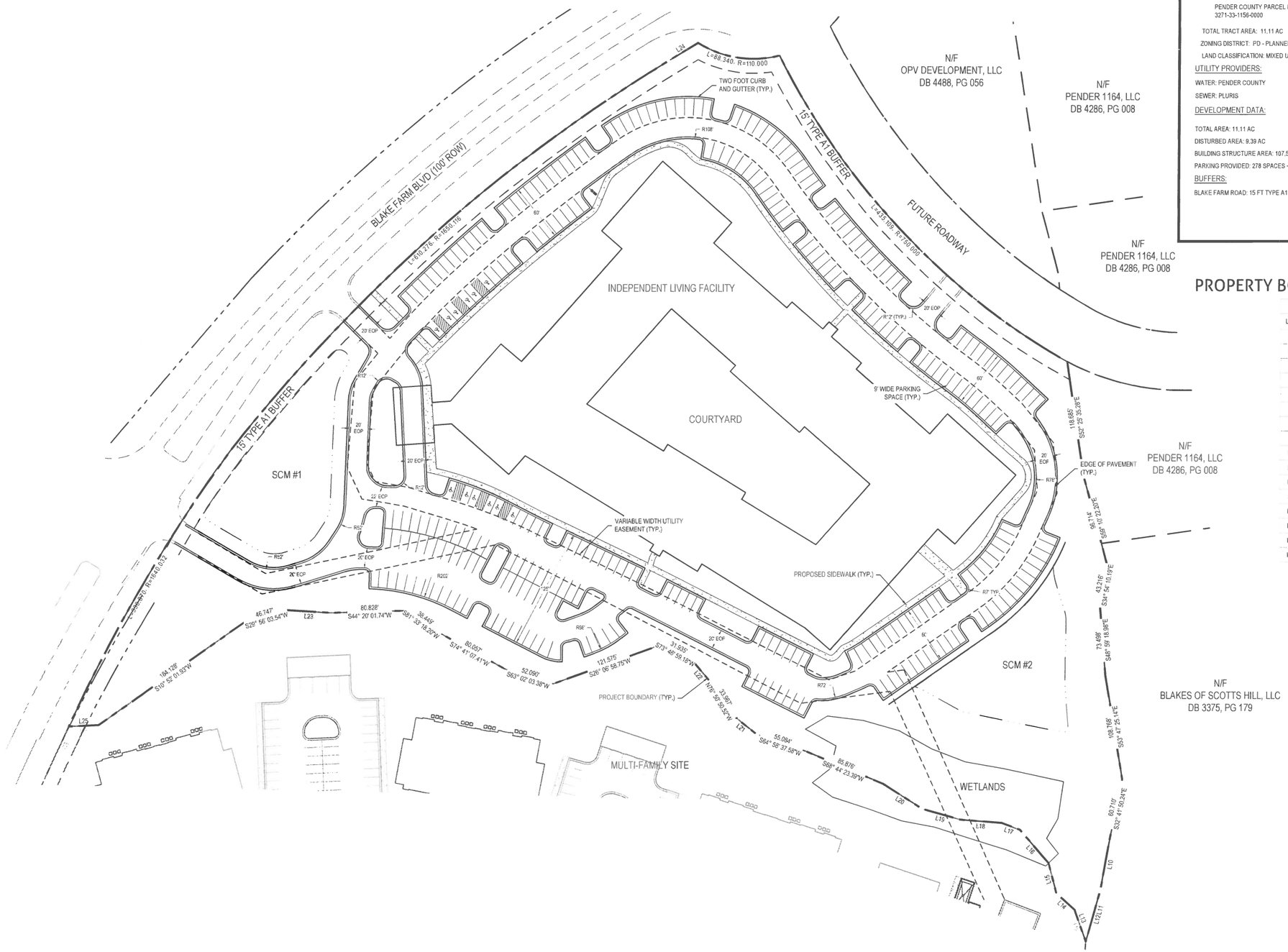
219 Station Road Suite 101 | Wilmington, NC 28405 | t: 910.256.9277 | license #: C-0832 | ww.withersravenel.com

DEVELOPER/OWNER

OPV DEVELOPMENT, LLC
1202 EASTWOOD ROAD
WILMINGTON, NC 28403
(910) 799-8755

ATTN: TAMMY SPIVEY

K:\17\17-0410\170418-Blake Farm Master Plan\CAD\Const Drawings\Independent Living\C0.0 Cover.dwg - Thursday, September 21, 2017 8:26:28 AM - BOYD, JOSEPH



SITE DEVELOPMENT DATA

GENERAL NOTES:

OWNER: OPV DEVELOPMENT LLC
ADDRESS: 1202 EASTWOOD ROAD
WILMINGTON, NC 28403
PHONE: (910) 799-8755
ATTN: TAMMY SPIVEY

PENDER COUNTY PARCEL NUMBER:
3271-33-1156-0000

TOTAL TRACT AREA: 11.11 AC

ZONING DISTRICT: PD - PLANNED DEVELOPMENT

LAND CLASSIFICATION: MIXED USE

UTILITY PROVIDERS:

WATER: PENDER COUNTY

SEWER: PLURIS

DEVELOPMENT DATA:

TOTAL AREA: 11.11 AC

DISTURBED AREA: 9.39 AC

BUILDING STRUCTURE AREA: 107,500 SF

PARKING PROVIDED: 278 SPACES + 12 HANDICAP SPACES

BUFFERS:

BLAKE FARM ROAD: 15 FT TYPE A1

PROPERTY BOUNDARY LINE TABLE

Line Table

Line #	Length	Direction
L10	56.781'	S34° 11' 56.39"E
L11	39.468'	S28° 58' 20.82"E
L12	39.468'	S28° 58' 20.82"E
L13	35.170'	N64° 08' 06.56"W
L14	25.414'	S88° 06' 20.14"W
L15	32.321'	N58° 55' 14.28"W
L16	45.934'	N85° 10' 53.47"W
L17	20.749'	S66° 08' 09.57"W
L18	43.150'	S50° 07' 17.31"W
L19	41.867'	S61° 24' 28.41"W
L20	48.934'	S78° 11' 15.31"W
L21	34.313'	S84° 37' 14.56"W
L22	37.754'	N84° 30' 28.18"W
L23	44.872'	S49° 35' 48.45"W
L24	36.444'	N14° 47' 23.68"E
L25	30.869'	S43° 30' 18.87"W

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BLAKE FARM - INDEPENDENT LIVING

WILMINGTON, NC

SITE PLAN

Job No: 2170418	Drawn By: WR
Date: 09-22-2017	Designer: WR

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL JOSEPH S. BOYD

PRELIMINARY
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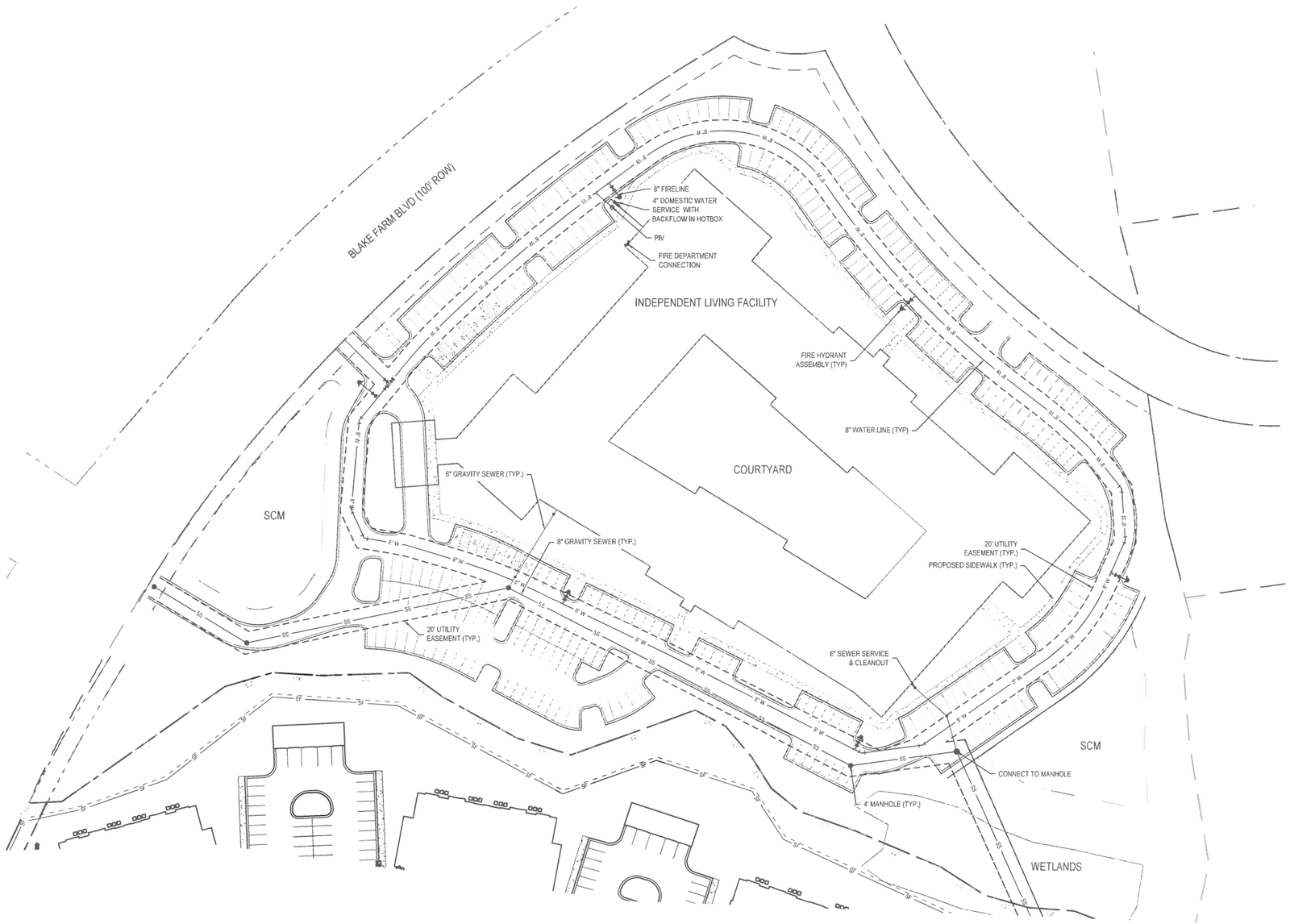
Revisions

Sheet No
C2.0



GRAPHIC SCALE

1 inch = 50 ft.

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2179 Station Road Suite 101 | Wilmington, NC 28405 | t: 910.256.9277 | license # C-0821 | www.withersravenel.com

BLAKE FARM - INDEPENDENT LIVING

WILMINGTON, NC

UTILITY PLAN

Job No.	2170418	Drawn By	WR
Date	09-22-2017	Designer	WR

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL JOSEPH S. BOYD

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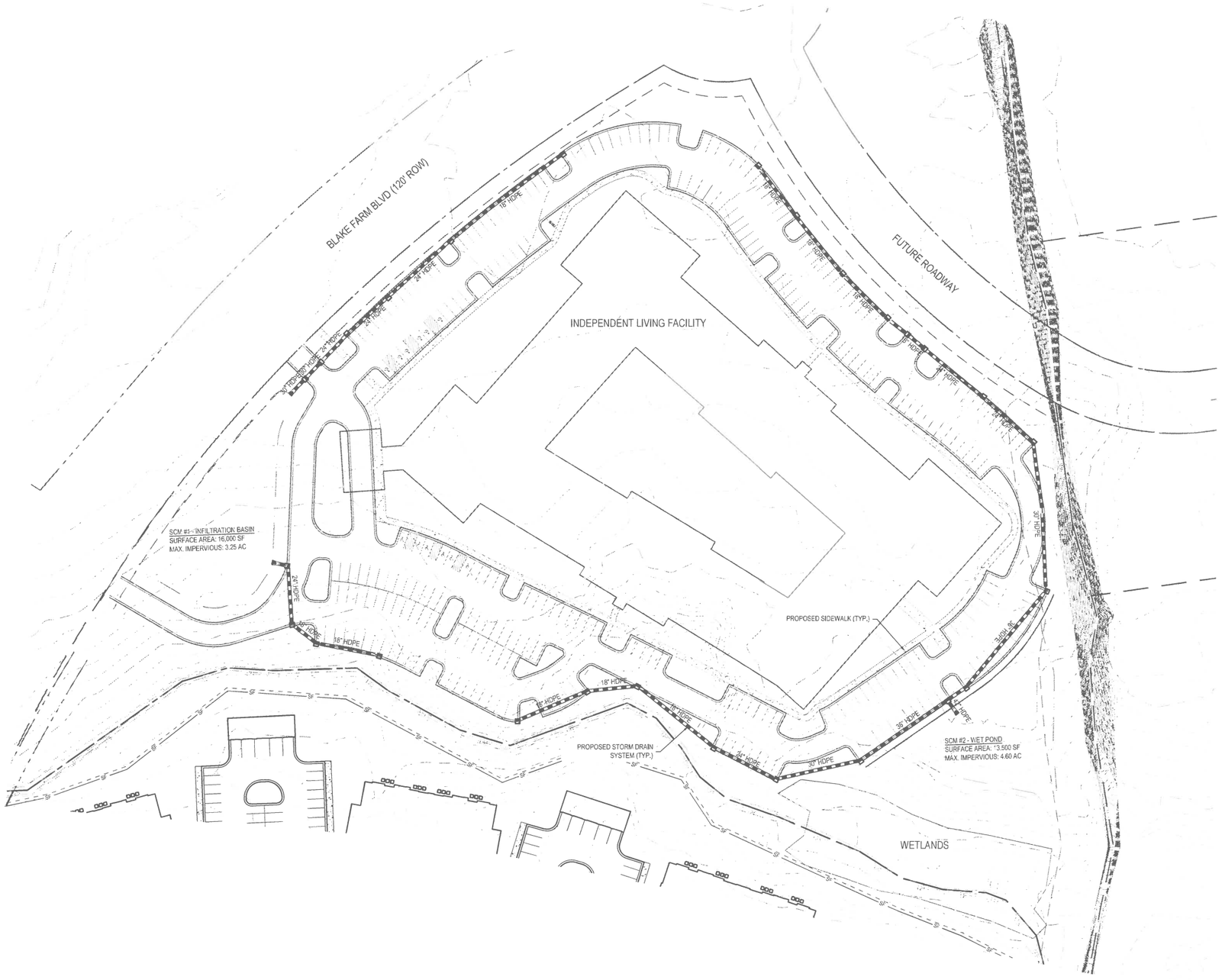
Revisions

Sheet No.
C3.0



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BLAKE FARM - INDEPENDENT LIVING

WILMINGTON, NC

DRAINAGE PLAN

Job No.	2170418	Drawn By	WR
Date	09-22-2017	Designer	WR

NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
JOSEPH S. BOYD

Revisions

Sheet No.
C4.0

TOTAL AREA DISTURBED = 9.39 AC

LEGEND

TP

SF/TP

>TG

GRAPHIC SCALE

1 inch = 50 ft.

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BLAKE FARM - INDEPENDENT LIVING

WILMINGTON, NC

EROSION CONTROL PLAN

Job No:	2170418	Drawn By	WR
Date	09-22-2017	Designer	WR

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Revisions

Sheet No

C5.0