HERONS' WATCH

CHUCKANUT DRIVE / HEADWATERS DRIVE
TOPSAIL TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

MASTER DEVELOPMENT PLAN

JULY 2019

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING AND COMMUNITY DEVELOPMENT
PH: 910-259-1202

PIEDMONT NATURAL GAS
ATTN: CARL PAQUET
PH: 910-350-2242

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

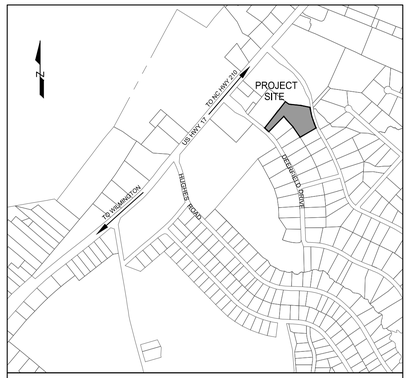
PENDER COUNTY UTILITIES (WATER & SEWER)
ATTN: MARGARET GRAY
PH: 910-259-1521

DUKE ENERGY
ATTN: KEVIN LEATHERWOOD
PH: 910-602-4304

BELL SOUTH
ATTN: STEVE DAYVAULT
PH: 910-341-0741

TIME WARNER CABLE
PH: 910-763-4638

APPLICANT:
SOUTHEAST CUSTOM HOMES, INC.
126 N. CARDINAL DRIVE, STE. 101
WILMINGTON, NC 28303



LOCATION MAP
SCALE: 1"=1,000'

NORTH

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

HEADWATERS RESIDENTIAL
CONDITIONAL REZONING / MDP & PRELIMINARY PLAT

PROJECT # 18238.PE	JULY 12, 2019

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
1 of 1	TOPOGRAPHIC & BOUNDARY EXHIBIT
MDP-1	MDP SITE PLAN

PROJECT CONSULTANTS

APPLICANT
SOUTHEAST CUSTOM HOMES,INC.
126 CARDINAL DR., STE 101
WILMINGTON, NC 28405

ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NC 28403
CIVIL: TIM CLINKSCALES, PE (910-791-6707)
LANDSCAPE ARCHITECT: ALLISON ENGEBRETSON, RLA

SURVEYOR
DANFORD & ASSOCIATES, PC
4002 1/2 OLEANDER DR.
WILMINGTON, NC 28403
VERNON DANFORD, PLS

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

SIGNATURE: _____

DATE: _____

SITE PLAN VALID FOR TWO YEARS FROM APPROVAL 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: _____

Certificate of Preliminary Plat Approval
Preliminary Plat Approval 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: _____

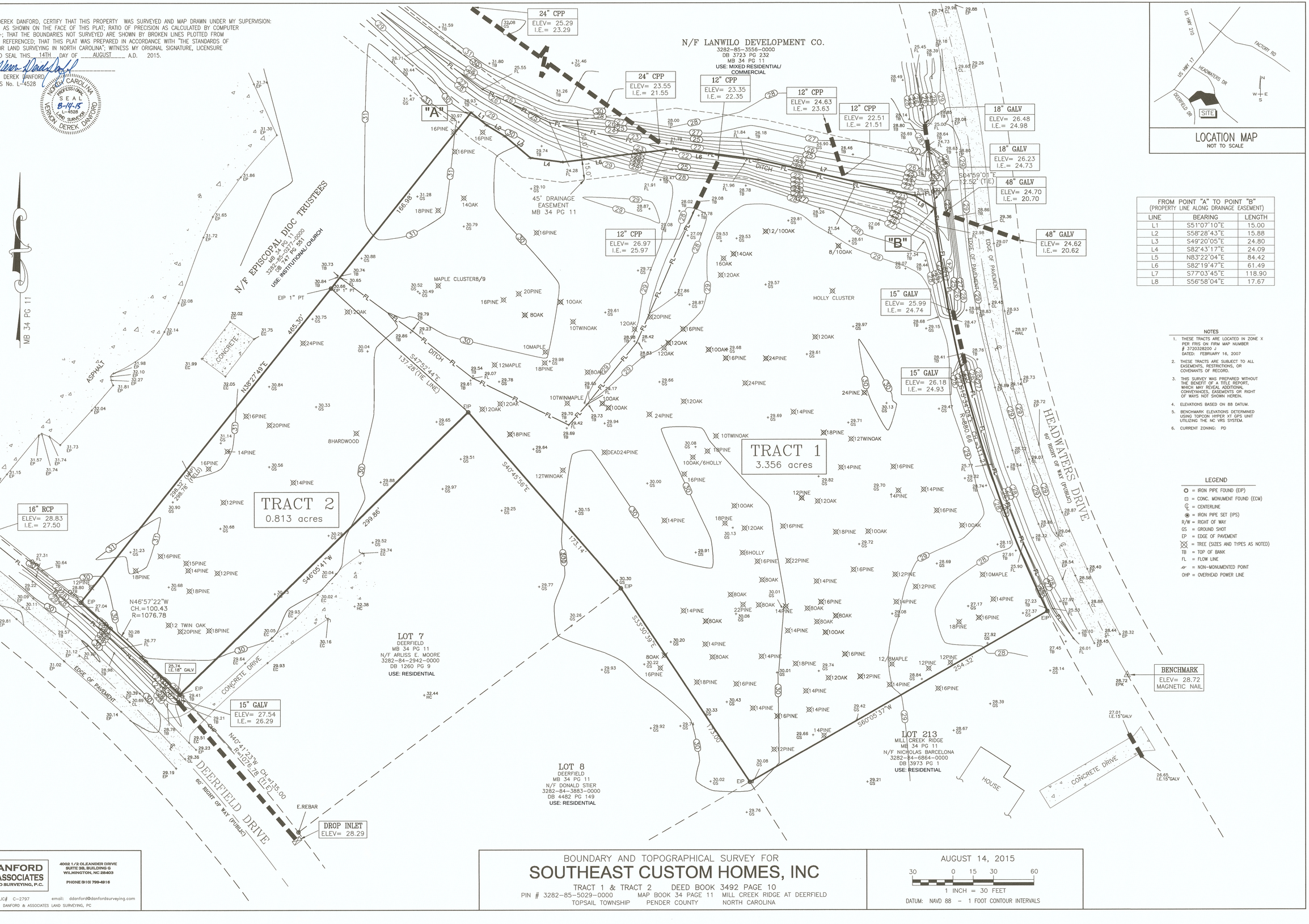
PREPARED BY:
PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY G. CLINKSCALES
07/12/19

I, VERNON DEREK DANFORD, CERTIFY THAT THIS PROPERTY WAS SURVEYED AND MAP DRAWN UNDER MY SUPERVISION: DESCRIPTION AS SHOWN ON THE FACE OF THIS PLAT; RATIO OF PRECISION AS CALCULATED BY COMPUTER IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN BY BROKEN LINES PLOTTED FROM INFORMATION REFERENCED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH "THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA"; WITNESS MY ORIGINAL SIGNATURE, LICENSURE NUMBER AND SEAL THIS 14TH DAY OF AUGUST A.D. 2015.

VERNON DEREK DANFORD
N.C. PLS No. L-4528

NORTH CAROLINA PROFESSIONAL SEAL L-4528 LAND SURVEYOR VERNON DEREK DANFORD 8-14-15



DANFORD & ASSOCIATES LAND SURVEYING, P.C.
4002 1/2 OLEANDER DRIVE
SUITE 3B, BUILDING G
WILMINGTON, NC 28403
PHONE (910) 799-4916
FIRM LIC# C-2797 email: ddanford@danfordsurveying.com

© DANFORD & ASSOCIATES LAND SURVEYING, PC

BOUNDARY AND TOPOGRAPHICAL SURVEY FOR

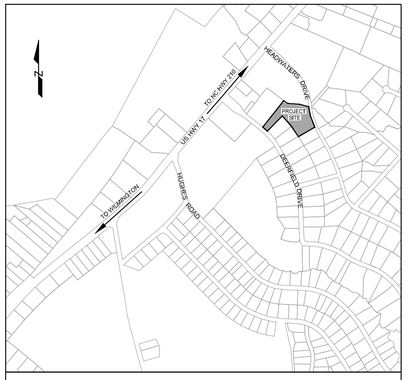
SOUTHEAST CUSTOM HOMES, INC

TRACT 1 & TRACT 2 DEED BOOK 3492 PAGE 10
PIN # 3282-85-5029-0000 MAP BOOK 34 PAGE 11 MILL CREEK RIDGE AT DEERFIELD
TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

AUGUST 14, 2015

30 0 15 30 60
1 INCH = 30 FEET

DATUM: NAVD 88 - 1 FOOT CONTOUR INTERVALS



LOCATION MAP
SCALE: 1"=1,000'

NORTH

SITE QUANTITIES:		
A	Total Acreage	4.169
B	Non-Residential Acreage (ROW)	0.605
C	Non-Residential Acreage (4,800sf Commercial)	0.11
D	Actual Active Open Space	0.225
E	Actual Passive Open Space	0.225
DENSITY CALCULATION (A-B-D-E = Developable Land)		
A	Total Acreage	4.169
B	Non-Residential Acreage (ROW)	0.605
C	Non-Residential Acreage (4,800sf Commercial)	0.11
D	Actual Active Open Space	0.225
E	Actual Passive Open Space	0.225
	Developable Land	3.004
	Proposed Units	**15**
	Density	**4.993342**

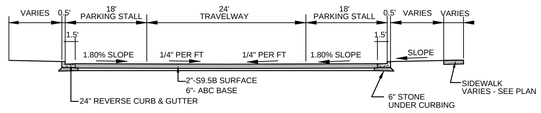
Use:	***Townhome***	
Land Use Code	***230***	
Number of stacks	15	
Weekday:		
T =	128	Avg.VTE
Weekday Peak AM:		
T =	11	Avg.VTE
Weekday Peak PM:		
T =	13	Avg.VTE

Use:	***General Office Building***	
Land Use Code	***710***	
Square Footage	4800	
Weekday:		
T =	192	Avg.VTE
Weekday Peak AM:		
T =	17	Avg.VTE
Weekday Peak PM:		
T =	60	Avg.VTE

OPEN SPACE KEY

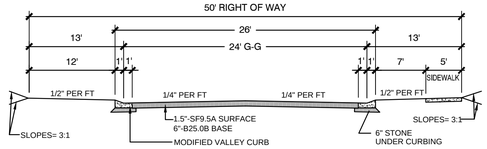
1	PASSIVE OPEN SPACE	±0.145 AC
2	PASSIVE OPEN SPACE	±0.08 AC
	TOTAL PASSIVE OPEN SPACE :	±0.225 AC
AA	ACTIVE OPEN SPACE (SHEET P-2)	±0.225 AC
	TOTAL ACTIVE OPEN SPACE:	**±0.225 AC**
	TOTAL OPEN SPACE (ACTIVE & PASSIVE)	**±0.45 AC**

OPEN SPACE NOTES
PERCENT OF COMMON OPEN SPACE: 10% MIN.



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

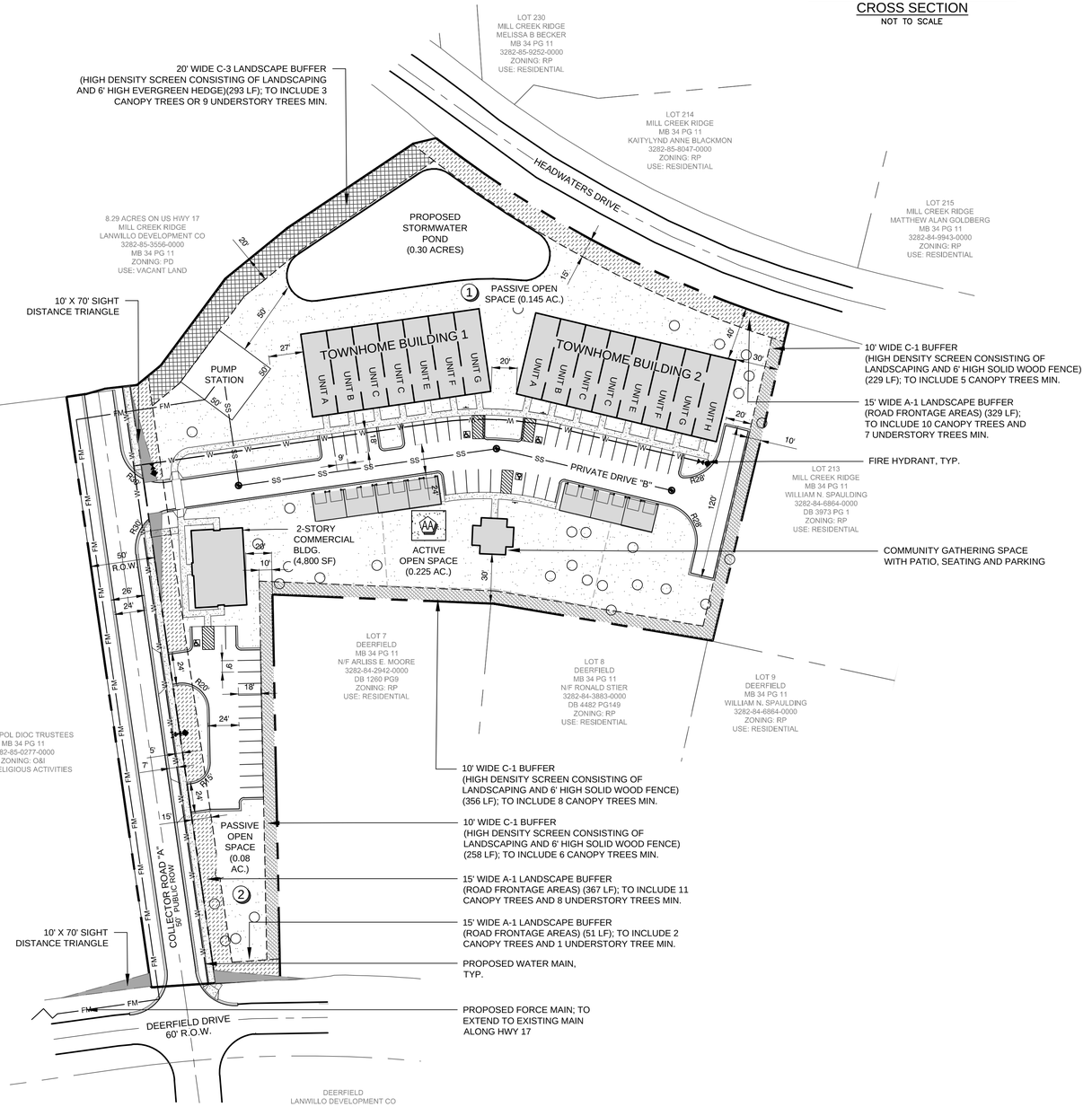
TYPICAL TOWNHOME DRIVE WITH PARKING CROSS SECTION
NOT TO SCALE



NOTES:
1. ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

2. THE SIDE OF THE ROAD BEST SUITED FOR SIDEWALK WILL BE EVALUATED PRIOR TO CONSTRUCTION. HOWEVER, CONSTRUCTION OF SIDEWALK WILL COMPLY WITH THIS SECTION.

TYPICAL COLLECTOR ROAD "A" CROSS SECTION
NOT TO SCALE



NORTH
0 50 100 150 feet
SCALE: 1" = 50'

SITE INFORMATION

APPLICANT INFORMATION:	SOUTHEAST CUSTOM HOMES, INC. 126 N. CARDINAL DR., SUITE 101 WILMINGTON, NC 28405
OWNER:	SOUTHEAST CUSTOM HOMES, INC. 126 N. CARDINAL DR., SUITE 101 WILMINGTON, NC 28405
CURRENT LAND USE:	VACANT LAND
CAMA LAND USE PLAN DESIGNATION:	MIXED USE
EXISTING ZONING: PROPOSED ZONING:	PD - PLANNED DEVELOPMENT PD - PLANNED DEVELOPMENT
PIN:	3282-85-5029-0000 (+/- 4.169 ACRES)
TOWNSHIP:	TOPSAIL
DEED BOOK/ PAGE: PROPOSED USES:	3492 / 10 SFD- SINGLE FAMILY DWELLING ATTACHED TOWNHOUSE (SEC. 4.15.4) OFFICE / RETAIL AMENITY AREA
TOTAL SITE AREA:	+/- 4.169 ACRES

DIMENSIONAL REQUIREMENTS

SFD- SINGLE FAMILY TOWNHOUSE (SEC. 4.15.4)	
NUMBER OF UNITS:	15
TOTAL SF:	± 19,500 SF
TOWNHOUSE BUILDING*:	
FRONTYARD SETBACK:	5' MINIMUM
SIDEYARD SETBACK:	5' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM
REAR SETBACK:	5' MINIMUM
CHORD:	30' MINIMUM
MAXIMUM BUILDING HEIGHT:	35'
STRUCTURE SEPARATION:	20' MINIMUM
* SETBACKS DO NOT APPLY TO INDIVIDUAL UNITS WITHIN BUILDING, ONLY EXTERIOR LIMITS OF BUILDING	
OFFICE / RETAIL	
ENCLOSED FLOOR AREA	4,800 SF
FRONT YARD SETBACK:	5' MINIMUM
SIDEYARD SETBACK:	5' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM
REAR SETBACK:	5' MINIMUM
CHORD:	30' MINIMUM
MAXIMUM BUILDING HEIGHT:	35'
STRUCTURE SEPARATION:	20' MINIMUM

OFFICE/RETAIL PARKING:

1 SAPCE / 300 SF ENCLOSED FLOOR AREA	REQUIRED	PROVIDED
	16	16

BUFFER NOTES
1. SURROUNDING ADJACENT PROPERTIES ARE ZONED O&I, PD AND RP - SEE PLANS FOR SPECIFIC BUFFER TYPES AND LOCATIONS.

WETLAND PRESERVATION NOTES
1. THE DEVELOPER IS COMMITTED TO PROTECTING THE SITE'S EXISTING WETLANDS.
2. THE PROPOSED DESIGN DOES NOT ANTICIPATE IMPACTS TO ANY OF THE SITE'S EXISTING WETLANDS.
3. IN ADDITION TO PROVIDING AN ENVIRONMENTALLY SENSITIVE DESIGN, THE DEVELOPER WILL PROVIDE (1) SIGN AT THE REAR PROPERTY LINE OF EACH LOT THAT BORDERS WETLANDS TO INFORM THE HOMEOWNER'S OF THE WETLAND BOUNDARY
4. WETLAND JD IS CURRENTLY IN PROGRESS.

PHASING
1. THE DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN 1 PHASE.
2. THE AMENITY IS REQUIRED TO BE INSTALLED PRIOR TO THE COMPLETION OF THE DEVELOPMENT.

TRAFFIC IMPACTS
1. REFER TO TRIP GENERATION CALCULATIONS ON THIS SHEET.

NAICS

CODE	USE
53	REAL ESTATE AND RENTAL AND LEASING
54	PROFESSIONAL, SCIENTIFIC, & TECHNICAL SERVICES
55	MANAGEMENT OF COMPANIES AND ENTERPRISES
561	ADMINISTRATIVE AND SUPPORT SERVICES
8129	OTHER PERSONAL SERVICES
448	HEALTH AND PERSONAL CARE STORES
448	CLOTHING AND CLOTHING ACCESSORIES STORES
451	SPORTING GOODS, HOBBY, BOOK, AND MUSIC STORES
453	MISCELLANEOUS STORE RETAILERS
n/a	SINGLE FAMILY DEVELOPMENT - TOWNHOUSE (5+ ATTACHED)

LANDSCAPING
1. BUFFERS AND PARKING LOT LANDSCAPING SHALL BE PROVIDED IN COMPLIANCE WITH PENDER COUNTY UDO

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR.

SIGNATURE: _____

DATE: _____

SITE PLAN VALID FOR TWO YEARS FROM APPROVAL 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: _____

Certificate of Preliminary Plat Approval
Preliminary Plat Approval 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: _____

STORMWATER
1. STORMWATER DESIGN SHALL BE COMPLIANT WITH PENDER COUNTY UDO
2. FULL PERMIT APPROVALS TO BE PROVIDED TO COUNTY WHEN RECEIVED
3. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND COUNTY STORMWATER STANDARDS.
4. PER PENDER COUNTY UDO, SECTION 7.9.1:
A DRAINAGE PLAN THAT WILL INCLUDE ALL PORTIONS OF THE DEVELOPMENT SHALL BE SUBMITTED. THIS PLAN SHALL BE PREPARED AND SEALED BY A REGISTERED ENGINEER. THE PLAN AND FACILITIES SHALL PROVIDE FOR A DRAINAGE SYSTEM FOR THESE AREAS THAT WILL ACCOMMODATE THE TEN-YEAR STORM EVENT WITHOUT FLOODING OR SUBSTANTIAL PONDING OF WATER IN THE AREAS INCLUDED IN THE PLAN. THE PLAN MUST ALSO ACCOMMODATE ANY DISCHARGE FROM PROPERTIES IN UPLAND PORTIONS OF THE DRAINAGE BASIN THAT FLOWS THROUGH THE PROPERTY FOR THE SAME STORM EVENT FOR THE TYPE DEVELOPMENT FOR WHICH THAT PROPERTY IS ZONED. THE BOUNDARY OF ANY DRAINAGE AREA ON A PORTION OF THE SITE AND/OR UPLAND FROM THE SITE AND DRAINAGE AREAS BETWEEN STORMWATER DISCHARGE POINTS FROM THE SITE TO THE RECIPIENT PERENNIAL STREAM SHALL BE SHOWN ON A MAP (COPY OF 7.5 MIN. USGS QUAD OR SIMILAR MAP). ANY DRAINAGE FACILITY RECEIVING STORMWATER DISCHARGE FROM THE DEVELOPMENT SHALL HAVE THE CAPACITY TO CARRY THE ANTICIPATED STORMWATER FLOW FROM AREAS THAT DISCHARGE THROUGH THEM FOR THE 10 YEAR STORM EVENT FROM THE POINT OF DISCHARGE AT THE DEVELOPMENT TO THE RECIPIENT PERENNIAL STREAM WITHOUT OVER FLOWING THEIR BANKS. THE LOCATION, SIZE AND/OR CAPACITY OF ALL STRUCTURES INCLUDED IN THE DRAINAGE SYSTEM AND RECEIVING DISCHARGE FROM THE DEVELOPMENT TO THE RECIPIENT PERENNIAL STREAM SHALL BE SHOWN ON THE PLAN AND CALCULATIONS USED IN DESIGNING THE DRAINAGE SYSTEM SHALL BE SUBMITTED IN A LEGIBLE FORMAT. THIS PLAN MAY BE INCLUDED IN THE STREET AND DRAINAGE PLAN, STORMWATER MANAGEMENT PLAN OR ON THE PRELIMINARY PLAT, AS LONG AS THE DESIGN PROFESSIONAL CERTIFIES THAT THE SPECIFIC DRAINAGE PLAN SUBMITTED COMPLIES WITH THESE REQUIREMENTS AND THE INFORMATION REQUIRED IS SHOWN OR SUBMITTED.

STREETLIGHT NOTES
1. STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY, AND BASED ON PENDER UDO SPECIFICATIONS. FINAL DESIGN, LOCATIONS, AND CALCULATIONS WILL BE PROVIDED BY DUKE ENERGY.

HISTORICAL & ARCHAEOLOGY NOTES
1. NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST ON ANY OF THE SUBJECT PARCELS.

FLOODPLAIN NOTES
1. THIS PARCEL IS IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FEMA FLOOD PANEL 3720328200J WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

UTILITIES
1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING & UTILITIES; AND SEWER UTILITIES WILL BE COORDINATED WITH PLURIS.

SIGNS
1. ALL PROPOSED SIGNS SHALL CONFORM TO PEDER COUNTY UDO 9.6.1 FOR PERMANENT SIGNS FOR SUBDIVISIONS AND RESIDENTIAL DEVELOPMENTS AND SHALL BE SUBMITTED UNDER SEPARATE PERMIT AS OUTLINED IN ARTICLE 9, SECTION 9.2.

HOMEOWNERS ASSOCIATION
1. PER PENDER COUNTY UDO 7.3, HOMEOWNERS ASSOCIATIONS SHALL BE REQUIRED FOR ALL DEVELOPMENTS WITH DEDICATED IMPROVEMENTS SUCH AS PRIVATELY MAINTAINED STREETS AND/OR OPEN SPACE DEDICATIONS AND MUST BE RECORDED ALONG WITH THE FIRST PHASE OF A FINAL PLAT TO ENCOMPASS THE ENTIRE DEVELOPMENT WITH AN OUTLINE OF AMENITIES/LAND TRANSFERRED TO THE SAID HOA AT OR BEFORE 25% OF ALL UNITS ARE CONSTRUCTED.

BOUNDARY
1. SURVEY IS COMPLETE & TITLE SEARCH FOR EXISTING EASEMENTS IS UNDERWAY. FINAL PLAT WILL REFLECT ANY EASEMENT.
2. SURVEY COMPLETED ON AUGUST 14, 2015.

RECREATION UNIT NOTES
1. 15 DWELLING UNITS REQUIRE 1.0 RECREATION UNIT TOTALING $10,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE $10,000, 1.0 UNIT REQUIREMENT. FOR FULL DETAILS OF PROPOSED ACTIVE RECREATION AREAS, REFER TO COST ESTIMATE PROVIDED WITH SUBMITTAL TO PENDER COUNTY.

PROJECT ROAD NOTES
1. ALL COLLECTOR ROADS WILL BE PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS & THE PROJECT COLLECTOR ROAD WILL HAVE A 30' RADIUS MINIMUM.
3. STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLE TRAFFIC TO INCLUDE DURING CONSTRUCTION AND MEET PENDER COUNTY STREET SIGN SPECIFICATIONS.
4. ADDRESSING WILL COMPLY WITH PENDER COUNTY UDO ARTICLE 11.
5. NO PROPOSED ROAD EXCEEDS 1 MILE IN LENGTH OR ACCESSES MORE THAN 200 LOTS. ALL ROADS WILL COMPLY WITH SECTION 7.5.3 OF THE PENDER COUNTY UDO.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:
REV. 1: REVISED PER TRC COMMENTS 7/1/2019
REV. 2: REVISED PER STAFF COMMENTS 7/18/19

CLIENT INFORMATION:
Southeast Custom Homes
126 N. Cardinal Dr., Suite 101
Wilmington, NC 28405

PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

MDP SITE PLAN
HERON'S WATCH
TOPSAIL TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

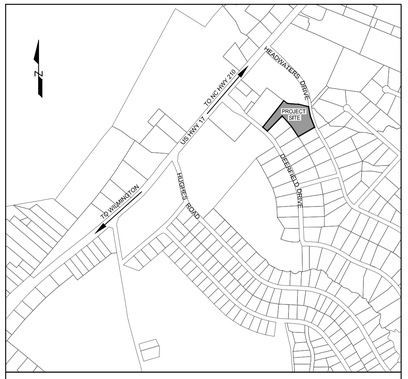
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST.:

DRAWING INFORMATION
DATE: 08/27/18
SCALE: 1" = 50'
DESIGNED: AHE
DRAWN: CM/AHE
CHECKED:

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY G. CLINESCALES
07/12/19

MDP-1

PEI JOB#: 18316.PE



LOCATION MAP
SCALE: 1"=1,000'
NORTH

PLANT SCHEDULE			
CANOPY TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	4	Acer rubrum Red Maple	2" cal
	4	Ilex opaca American Holly	2" cal
	31	Quercus falcata Southern Red Oak	8` HT.

PLANTING NOTES

1. ALL CANOPY TREES SHOWN ARE MITIGATION FOR THOSE TREES REMOVED PRIOR TO CONSTRUCTION. ALL CANOPY TREE TYPES CANNOT BE SUBSTITUTED; ALL SIZES CANNOT BE LESS THAN SPECIFICATIONS.
2. PLANT QUANTITIES MAY CHANGE PENDING PENDER COUNTY APPROVAL.
3. FULL LANDSCAPE PLAN TO BE SUBMITTED DURING MAJOR SITE DEVELOPMENT PROCESS AND TO INCLUDE PLANTINGS AS SHOWN.
4. ALL TREE TYPES AND SIZES TO BE VERIFIED DURING MAJOR SITE DEVELOPMENT PROCESS.

GENERAL NOTES

1. BUFFERS AND PARKING LOT LANDSCAPING SHALL BE PROVIDED IN COMPLIANCE WITH PENDER COUNTY UDO
2. SURVEY BY DANFORD & ASSOCIATES, PC.

SITE INFORMATION

APPLICANT INFORMATION:	SOUTHEAST CUSTOM HOMES, INC. 126 N. CARDINAL DR., SUITE 101 WILMINGTON, NC 28405
OWNER:	SOUTHEAST CUSTOM HOMES, INC. 126 N. CARDINAL DR., SUITE 101 WILMINGTON, NC 28405
CURRENT LAND USE:	VACANT LAND
CAMA LAND USE PLAN DESIGNATION:	MIXED USE
EXISTING ZONING: PROPOSED ZONING:	PD - PLANNED DEVELOPMENT PD - PLANNED DEVELOPMENT
PIN:	3282-85-5029-0000 (+/- 4.169 ACRES)
TOWNSHIP:	TOPSAIL
DEED BOOK/ PAGE: PROPOSED USES:	3492 / 10 SFD- SINGLE FAMILY DWELLING ATTACHED TOWNHOUSE (SEC. 4.15.4) OFFICE / RETAIL AMENITY AREA
TOTAL SITE AREA:	+/- 4.169 ACRES

Tree Removal Schedule - Herons' Watch

Quantity	Type	Size (cal. in. DBH)	Significant Tree	Credit for 1 tree of same species on site & saved	Required Mitigation Amount
2	Holly	6	Y		4
1	Holly cluster	unknown	unknown		According to UDO
				Total Holly to be mitigated	**4**
	Maple	10	Tree Save	1	-1
	Maple	12	Tree Save	1	-1
1	Maple	17 total (8/9)	Y		2
1	Maple	20 total (8/12)	Y		2
1	Maple	20 total (10/10)	Y		2
				Total Maple to be mitigated	**4**
	Red Oak	8	Tree Save	3	-3
8	Red Oak	8			
	Red Oak	10	Tree Save	1	-1
8	Red Oak	10			
	Red Oak	12	Tree Save	2	-2
10	Red Oak	12	Y		20
2	Red Oak	14	Y		4
1	Red Oak	16	Y		2
1	Red Oak	18 total (8/10)	Y		2
2	Red Oak	20 total (10/10)	Y		4
1	Red Oak	22 total (10/12)	Y		2
	Red Oak	24 total (12/12)	Tree Save	2	-2
1	Red Oak	24 total (12/12)	Y		2
				Total Red Oak to be mitigated	**31**
6	Pine	12			
15	Pine	14			
1	Pine	15			
17	Pine	16			
7	Pine	18			
3	Pine	20			
1	Pine	22			
4	Pine	24			
1	Pine(dead)	24			
				Total Pine to be mitigated	**0**
			Total Number of Trees to be removed	**95**	
			Total Required Mitigation Trees		**39**

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR.

SIGNATURE: _____

DATE: _____

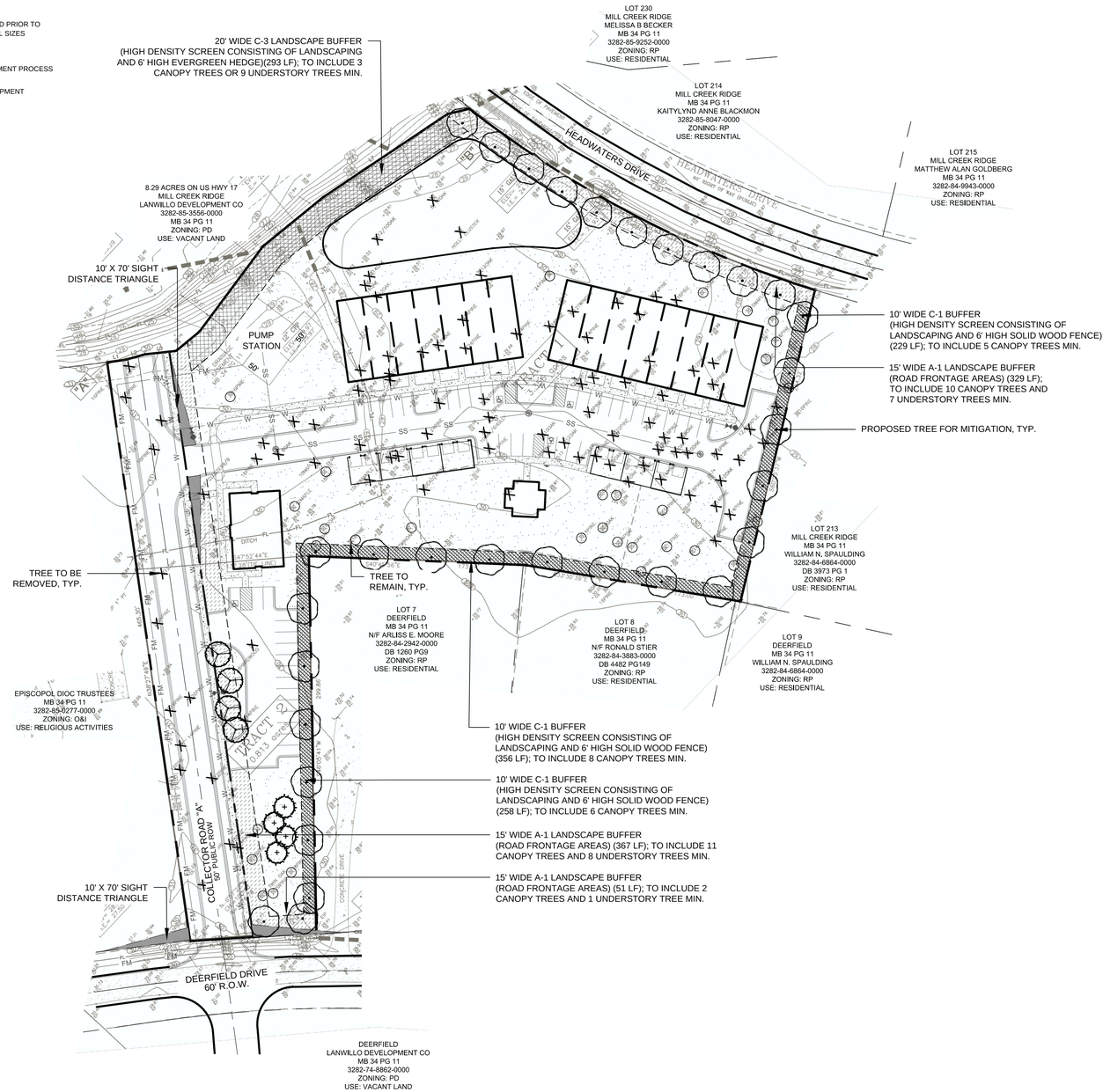
SITE PLAN VALID FOR TWO YEARS FROM APPROVAL DATE.

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: _____

Certificate of Preliminary Plat Approval
Preliminary Plat Approval 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: _____



NORTH
0 50 100 150 feet
SCALE: 1" = 50'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
Southeast Custom Homes
126 N. Cardinal Dr., Suite 101
Wilmington, NC 28405

PARAMOUNTE ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

TREE REMOVAL/ MITIGATION PLAN
HERON'S WATCH
TOPSAIL TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 7/2019
SCALE: 1" = 50'
DESIGNED: AHE
DRAWN: CM/AHE
CHECKED: AHE

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY G. CLINKSCALES
07/12/19

EX-1

PEI JOB#: 18316.PE