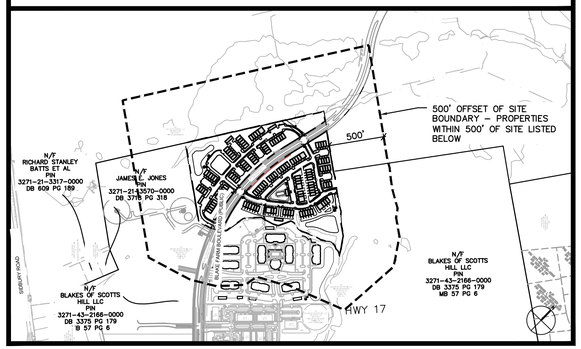
MAJOR SITE DEVELOPMENT PLAN

THE TOWNS AT BLAKE FARM

PENDER COUNTY, NC

SEPTEMBER 18, 2020

VICINITY MAP - NOT TO SCALE



DEVELOPMENT SUMMARY

NAME: THE RESERVE AT BLAKE FARM

ADDRESS: 1202 EASTWOOD RD, WILMINGTON, NC 28403

PENDER CO PIN: 3271-23-6002-0000; 3271-53-1156-0000; 3271-33-1156-0000

MASTER DEVELOPMENT PLAN: BLAKE FARM MDP, PROJECT # PR-4

TOTAL ACREAGE: 25.0 AC

EXISTING ZONING: PD

PROPOSED USE: TOWNHOME STYLE APARTMENTS

CURRENT USE: N/A (APPROVED SUBDIVISION PLAN FOR SINGLE FAMILY TOWNHOMES)

ADJACENT USES: PD ZONING, NON-RESIDENTIAL (MULTI-FAMILY), COMMERCIAL

TOTAL SITE AREA: 25.0 AC

AREA OF DISTURBANCE: 24.0 AC

IMPERVIOUS AREA: 10.98 AC

SETBACKS

FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 15'

BUILDING DATA

TOTAL = 136 RESIDENTIAL UNITS (INCLUDING LEASING OFFICE)

UNIT MIX: SEE BUILDING & UNIT MATRIX ON C-200

PARKING SUMMARY	EXISTING	PROPOSED
STANDARD SPACES (9' X 18'):	0	270
PARALLEL SPACES (8.5' X 22'):	0	39
GARAGE SPACES:	0	24
HANDICAPPED ACCESSIBLE PARKING	0	4
HANDICAPPED VAN ACCESSIBLE	0	2
TOTAL PARKING SPACES*:	0	333 (2.45 SPACES PER UNIT)
BICYCLE PARKING	0	16 (2 SPACES PER RACK)

* PRIVATE DRIVEWAYS AND DWELLING UNIT GARAGE SPACES NOT INCLUDED IN TABULATION

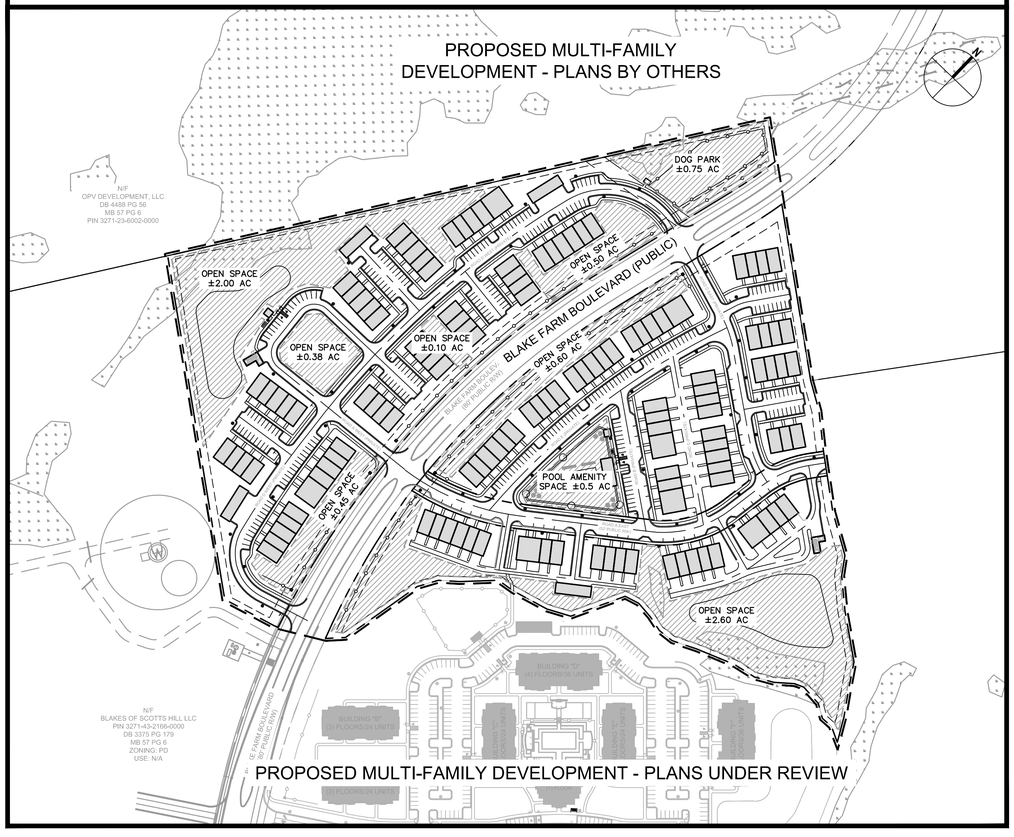
LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
LANDSCAPE BUFFERS:	FRONT: TYPE A	TYPE A
	SIDE: TYPE C, B REAR: TYPE B	TYPE B-2 TYPE B-2

PROPOSED OPEN SPACE: ±7.88 AC

TRANSPORTATION IMPACT ANALYSIS – APPROVED REPORT BY DAVENPORT TRANSPORTATION CONSULTANTS, DATED 1/31/2020

ESTIMATED AVERAGE DAILY TRIPS = 1,785
ESTIMATED PEAK AM TRIPS = 24 IN; 82 OUT
ESTIMATED PEAK PM TRIPS = 77 IN; 46 OUT

OVERALL SITE PLAN SCALE: 1" = 100'



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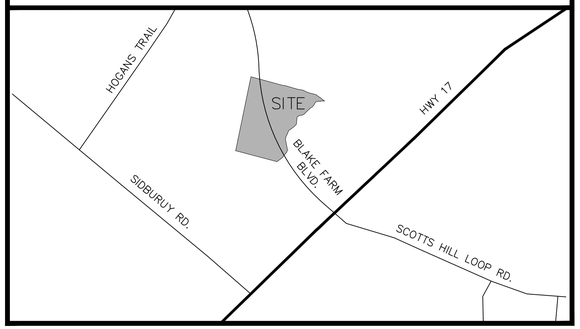


DRAWING INDEX

SHEET NUMBER	SHEET NAME
C-000	COVER
C-200	OVERALL SITE + STAKING PLAN
C-300	EROSION CONTROL PLAN - STAGE I
C-301	EROSION CONTROL PLAN - STAGE II
C-400	OVERALL GRADING AND DRAINAGE PLAN
C-500	UTILITY COORDINATION PLAN
C-600	LANDSCAPE PLAN (CODE ONLY)
C-600.1	LANDSCAPE BUFFERS (CODE ONLY)
C-700	SITE DETAILS
C-701	LANDSCAPE DETAILS

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

_____

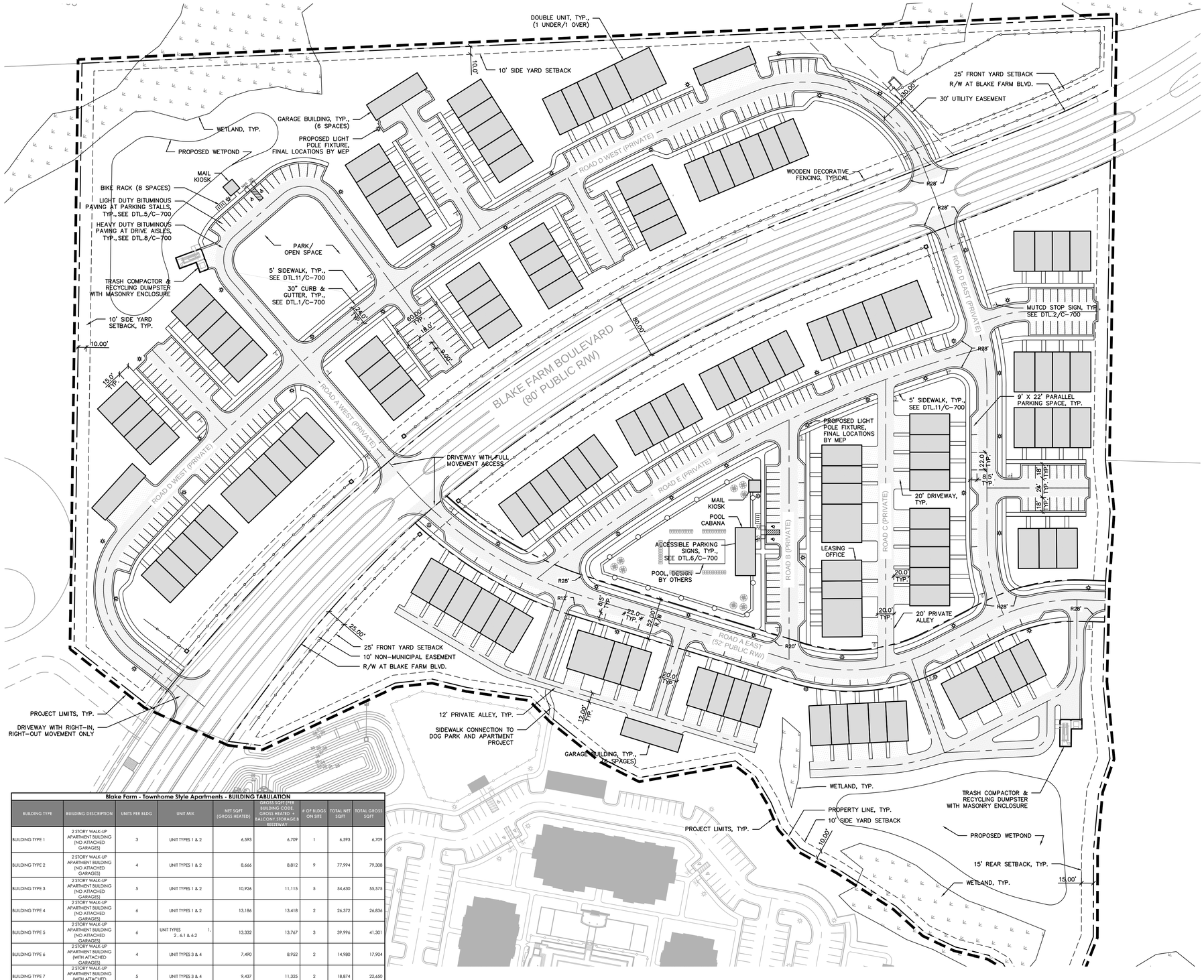
DATE: _____

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVED DATE.

PREPARED BY	DEVELOPER	OWNER
COLEJENEST & STONE 131 ½ S. WILMINGTON ST., STE. 200 RALEIGH, NC 27601 (919) 645-5975	CHAUCER CREEK CAPITAL 3605 GLENWOOD AVENUE. STE. 445 RALEIGH, NC 27612 (919) 926-0287 ATTN: EDMUND WADDILL	BFMF JV LLC RAIFORD G. TRASK, III 1051 MILITTARY CUTOFF ROAD WILMINGTON, NC 28405 (910) 799-8755

REVISIONS

No.	Revision	Date



Blake Farm - Townhome Style Apartments - BUILDING TABULATION

BUILDING TYPE	BUILDING DESCRIPTION	UNITS PER BLDG	UNIT MIX	NET SQFT (GROSS HEATED)	GROSS SQFT (PER BUILDING CODE. GROSS HEATED + BALCONY STORAGE & BREEZEWAY	# OF BLDGS ON SITE	TOTAL NET SQFT	TOTAL GROSS SQFT
BUILDING TYPE 1	2 STORY WALK-UP APARTMENT BUILDING (NO ATTACHED GARAGES)	3	UNIT TYPES 1 & 2	6,593	6,709	1	6,593	6,709
BUILDING TYPE 2	2 STORY WALK-UP APARTMENT BUILDING (NO ATTACHED GARAGES)	4	UNIT TYPES 1 & 2	8,666	8,812	9	77,994	79,308
BUILDING TYPE 3	2 STORY WALK-UP APARTMENT BUILDING (NO ATTACHED GARAGES)	5	UNIT TYPES 1 & 2	10,926	11,115	5	54,630	55,575
BUILDING TYPE 4	2 STORY WALK-UP APARTMENT BUILDING (NO ATTACHED GARAGES)	6	UNIT TYPES 1 & 2	13,186	13,418	2	26,372	26,836
BUILDING TYPE 5	2 STORY WALK-UP APARTMENT BUILDING (NO ATTACHED GARAGES)	6	UNIT TYPES 1, 2 , 6.1 & 6.2	13,332	13,767	3	39,996	41,301
BUILDING TYPE 6	2 STORY WALK-UP APARTMENT BUILDING (WITH ATTACHED GARAGES)	4	UNIT TYPES 3 & 4	7,490	8,932	2	14,980	17,904
BUILDING TYPE 7	2 STORY WALK-UP APARTMENT BUILDING (WITH ATTACHED GARAGES)	5	UNIT TYPES 3 & 4	9,437	11,325	2	18,874	22,650
BUILDING TYPE 8	2 STORY WALK-UP APARTMENT BUILDING (WITH ATTACHED GARAGES)	6	UNIT TYPES 3 & 4	11,384	13,698	1	11,384	13,698
BUILDING TYPE 9	2 STORY WALK-UP APARTMENT BUILDING (WITH ATTACHED GARAGES)	4	UNIT TYPES 3, 4 , 5.1 & 5.2	8,224	9,021	2	16,448	18,042
BUILDING TYPE 10	2 STORY WALK-UP APARTMENT BUILDING (WITH ATTACHED GARAGES)	5	UNIT TYPES 3, 4 , 5.1 & 5.2	10,171	11,394	2	20,342	22,788
POOL CABANA	1- STORY BLDG	N/A	N/A	1,000	1,500	1	1,000	1,500
*DETACHED GARAGE	1- STORY BLDG	N/A	N/A	1,635	1,635	3	4,905	4,905
*TRASH COMPACTOR	1- STORY BLDG	N/A	N/A	632	632	1	632	632
*MAIL KIOSK	1- STORY BLDG	N/A	N/A	225	225	2	450	450

* = NON HEATED/CONDITIONED BUILDING

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

_____

DATE: _____

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVED DATE.

LEGEND

SYMBOL		DETAIL
	PROPERTY LINE	-/-
	ROAD CENTERLINE	-/-
	PROJECT LIMITS OF DISTURBANCE	-/-
	LIGHT DUTY BITUMINOUS CONCRETE (ASPHALT) – PARKING AREA	5/C-700
	HEAVY DUTY BITUMINOUS CONCRETE (ASPHALT) – DRIVE AISLES	8/C-700
	PROPOSED SIDEWALK	11/C-700
	PROPOSED ACCESSIBLE SPACE	-/-
	PROPOSED CURB & GUTTER (C&G)	1/C-700
	PROPOSED ACCESSIBLE RAMP	-/-
	SCHEMATIC STREET LIGHT LOCATION	-/-
S	STOP SIGN	2/C-700
HC VAN	ACCESSIBLE PARKING SIGN	6/C-700

GENERAL NOTES

1. THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1-2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR, OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
2. THE CONTRACTOR SHALL HAVE AN AS-BUILT SURVEY OF THE SITE, PERFORMED BY A REGISTERED SURVEYOR. SUCH SURVEY SHALL BE SUBMITTED TO THE BUILDING INSPECTIONS DEPARTMENT CERTIFYING THAT ALL SITE ACCESSIBILITY CODE REQUIREMENTS SUCH AS CURB CUTS, RAMP SLOPES, SIDEWALK SLOPES AND WIDTHS, AND CROSS SLOPES MEET THE REQUIREMENTS OF THE NC ACCESSIBILITY CODE PRIOR TO CO ISSUANCE.

LIGHTING NOTES

1. ALL LIGHTING LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE. FINAL LIGHTING DESIGN AND PLAN WILL BE PREPARED BY MEP.
2. PER PENDER COUNTY UDO SECTION 7.11.12, ALL PARKING LOT LIGHTING FIXTURES SHALL BE SHIELDED SO THAT NO DIRECT LIGHTING IS ABLE TO CROSS SITE PROPERTY LINES.

SIGNAGE NOTES

1. A SIGN PERMIT WILL BE REQUIRED FOR ALL PROPOSED SIGNS UNLESS OTHERWISE STATED IN ARTICLE 9 OF THE PENDER COUNTY UDO.
2. ALL STREET SIGNS SHALL BE DESIGNED PER COUNTY SPECIFICATIONS PER PENDER COUNTY UDO SECTION 11.10.2.A.

STAKING NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, EDGE OF SIDEWALK, OR CENTERLINE UNLESS OTHERWISE NOTED. ALL AISLE DIMENSIONS ARE TO FACE OF CURB.
2. ALL DIMENSIONS ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
3. ALL PARKING LOT ISLAND CURB RADII ARE 4.0' AT BACK OF CURB UNLESS OTHERWISE NOTED.
4. 90° PARKING STALL DIMENSIONS ARE 18.0' (TO FACE OF CURB) X 9.0' WIDE UNLESS OTHERWISE NOTED.
5. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
6. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS, AND RIGHTS-OF-WAY, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
7. ALL ASPHALT PAVING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION.
8. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
9. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. ALL REGULATORY PAVEMENT MARKINGS SHALL BE HIGH-VISIBILITY THEROMPLASTIC
11. STOP SIGNS SHALL BE R1-1, 30"x30" AND MEET PENDER COUNTY STANDARDS.
12. NO DEMOLITION LANDFILLS ALLOWED ON SITE.

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Raleigh, North Carolina 27601

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CHAUCER CREEK CAPITAL

3605 GLENWOOD AVENUE
RALEIGH, NC 27612
919.926.1872

THE TOWNS AT BLAKE FARM

1202 EASTWOOD RD.
WILMINGTON, NC 28403

OVERALL SITE PLAN

CJS Project No.
50518.00

Issued
9/18/2020

NOT FOR CONSTRUCTION
PRELIMINARY PLANS FOR PERMITS ONLY

Revised

No.	REVISION	DATE

COLEJENEST & STONE CORPORATION SEAL C-1361 C-193 NORTH CAROLINA

NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2132 JORDAN M. McLAUGHLIN

SCALE: 1"=60'

0 30' 60' 120'

N

C-200

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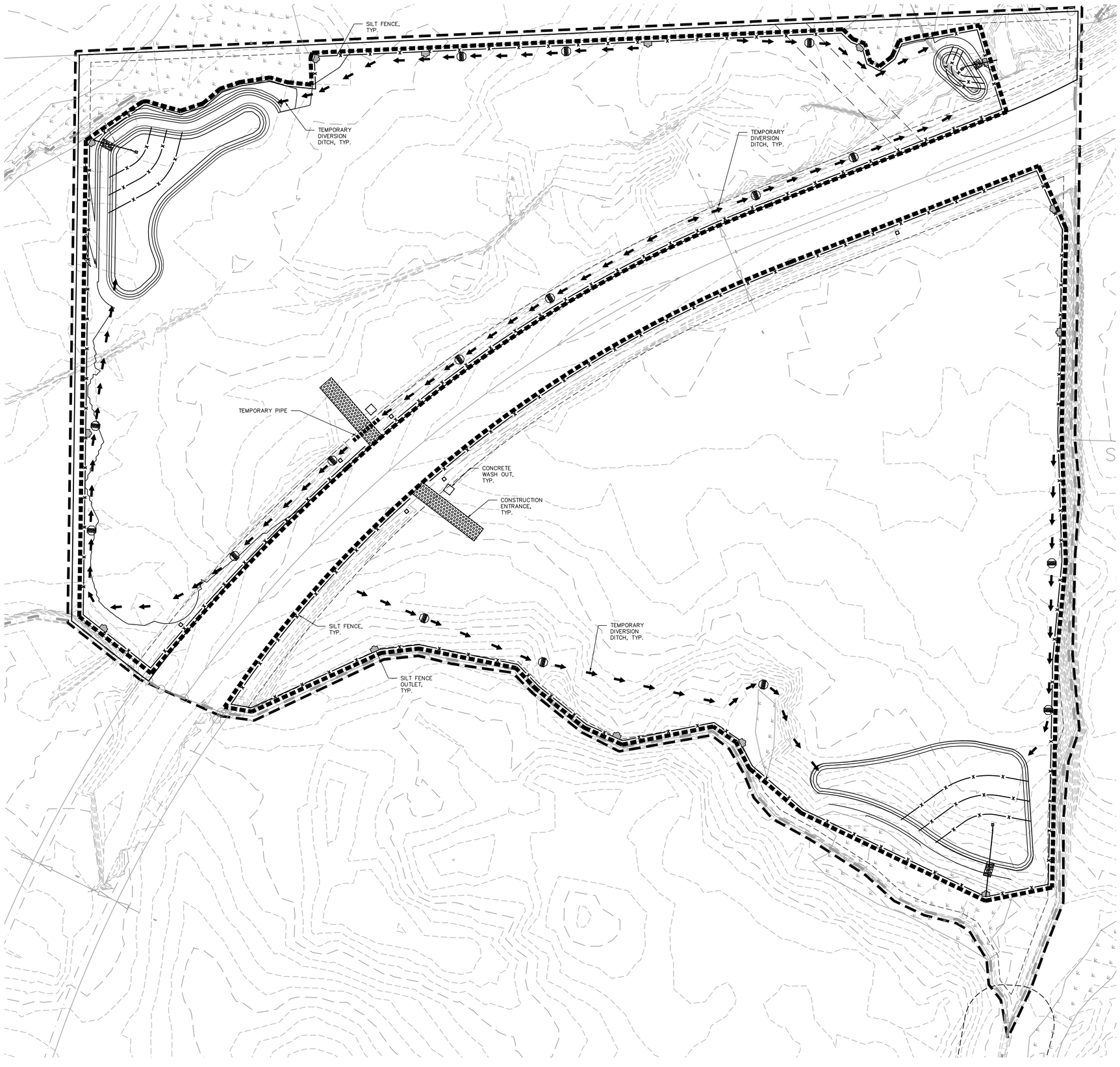
ColeJenest & Stone, P.A. 2020



LEGEND

SYMBOL		DETAIL
	PROJECT LIMIT	-/-
	SEDIMENT BASIN	-/-
	OUTLET STRUCTURE WITH SKIMMER	-/-
	SILT FENCE	-/-
	TREE PROTECTION FENCING	-/-
	PROPOSED STORM DRAINAGE	-/-
	STABILIZED CONSTRUCTION ENTRANCE	-/-
	DIVERSION DITCH	-/-
	ROCK CHECK DAM	-/-
	DRAINAGE AREA	-/-
	SPILLWAY	-/-
	CONCRETE WASHOUT	-/-

* SEE SHEET C-300 FOR EROSION CONTROL NOTES

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	**Stabilize within this many calendar days after ceasing land disturbance**	**Timeframe variations**
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

NPDES STABILIZATION PLAN NOTES:

1. THIS PAGE IS SUBMITTED TO COMPLY WITH NPDES GENERAL STORMWATER PERMIT NCG010000.
2. THIS PLAN CAN BE APPROVED BY THE COUNTY PURSUANT TO NPDES GENERAL STORMWATER PERMIT NCG010000 ONLY.
3. THIS PAGE OF THE APPROVED PLANS IS ENFORCEABLE EXCLUSIVELY PURSUANT TO NPDES GENERAL STORMWATER PERMIT NCG010000.
4. THE COUNTY IS NOT AUTHORIZED TO ENFORCE THIS PAGE OF THE PLANS AND IT IS NOT A PART OF THE APPROVED PLANS FOR PURPOSED OF ENFORCEMENT UNDER JOHNSTON COUNTY CODE.

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

_____

DATE: _____

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVED DATE.

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EROSION CONTROL PLAN - PHASE 1

CJS Project No.
50518.00

Issued
9/18/2020

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PRELIMINARY PLANS FOR PERMITS ONLY

Revised

No.	REVISION	DATE

COLEJENEST & STONE CORPORATION SEAL C-1301 C-193 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER JAMES E. HAROLD III

NOT FOR CONSTRUCTION

SCALE: 1"=60'

0 30' 60' 120'

N

C-300

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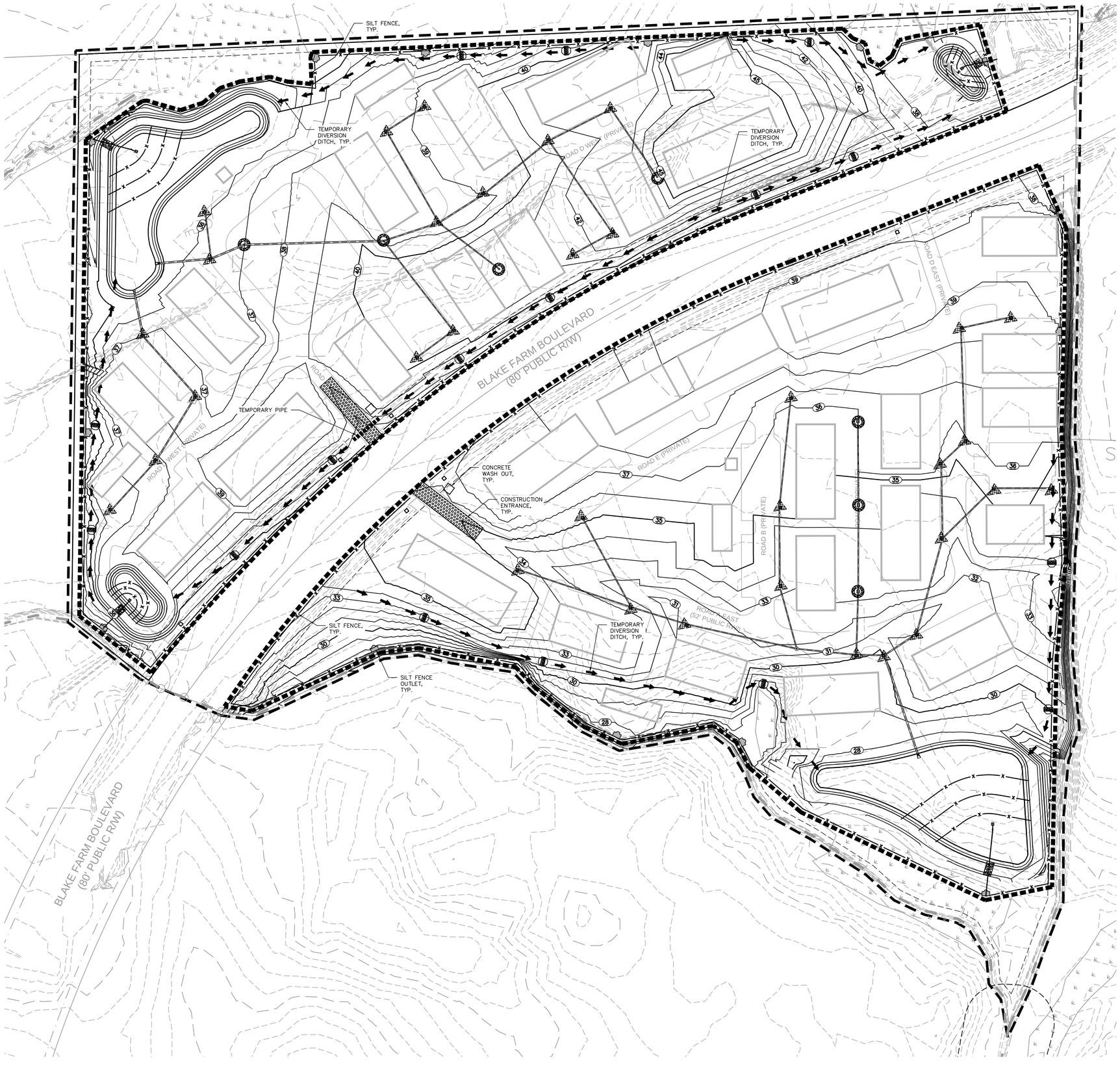

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	TREE PROTECTION FENCING	-/-
	STONE ARC FILTER	-/-
	CATCH BASIN INLET PROTECTION	-/-
	PROPOSED STORM DRAINAGE	-/-
	STABILIZED CONSTRUCTION ENTRANCE	-/-
	DIVERSION DITCH	-/-
	ROCK CHECK DAM	-/-
	DRAINAGE AREA	-/-
	SPILLWAY	-/-
	CONCRETE WASHOUT	-/-

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SECTION E: GROUND STABILIZATION

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EROSION CONTROL PLAN - PHASE 2

CJS Project No.
50518.00

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No.	REVISION	DATE

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER LEWIS E. HARDEE III

NOT FOR CONSTRUCTION

SCALE: 1"=60'
0 30' 60' 120'

C-301

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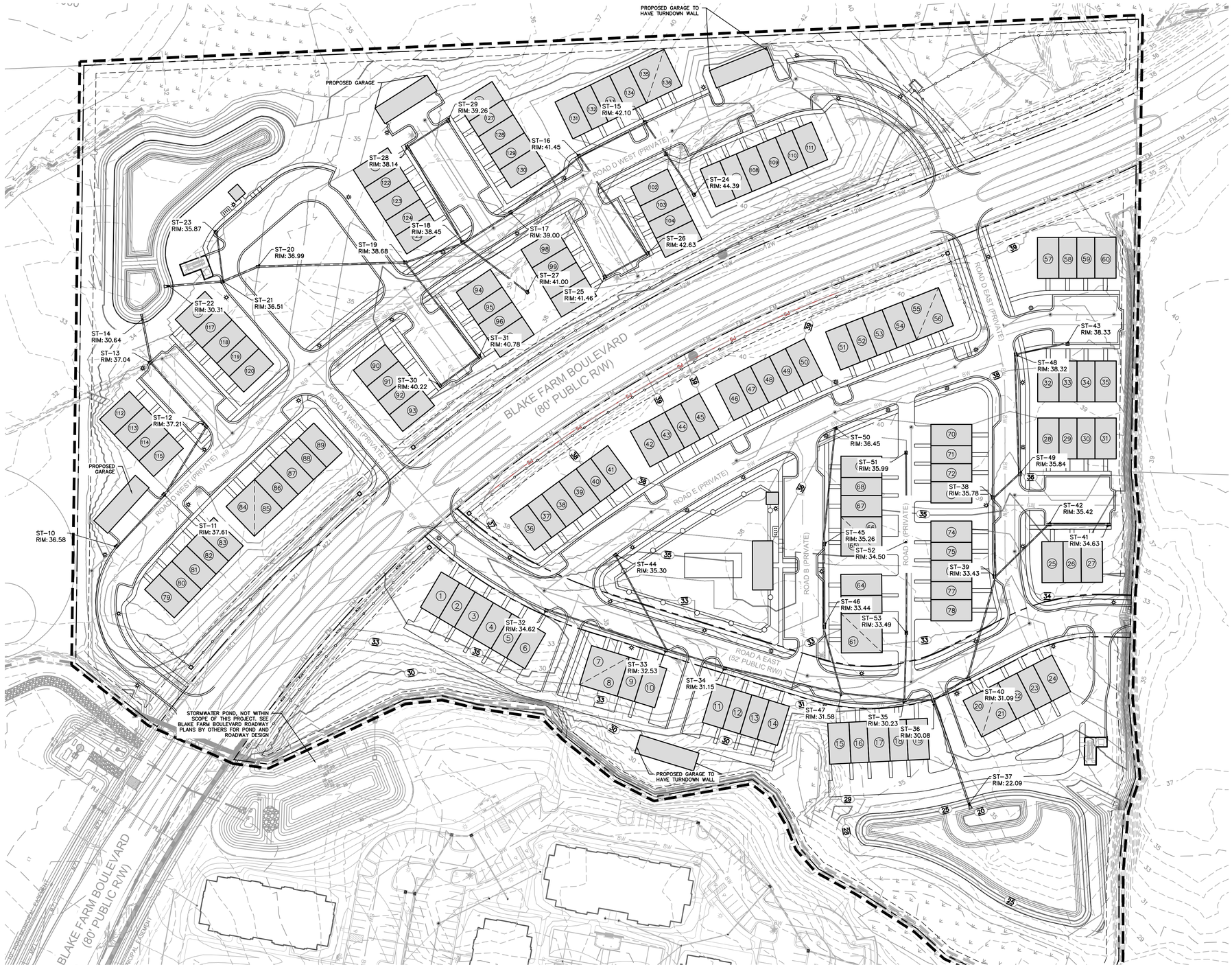

LEGEND

SYMBOL		DETAIL
	LIMITS OF DISTURBANCE	-/-
	PROPOSED CONTOUR	-/-
100	PROPOSED INDEX CONTOUR	-/-
	PROPOSED STORM DRAINAGE	-/-
	PROPOSED ROOF DRAIN WITH CLEANOUT	-/-
CI	PROPOSED CURB INLET	-/-
DI	PROPOSED DROP INLET	-/-
AD	PROPOSED AREA DRAIN	-/-
MH	PROPOSED MANHOLE	-/-

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

THE STORMWATER MANAGEMENT TO CONFORM WITH THE REQUIREMENTS IN ACCORDANCE WITH SECTION 7.9.1 OF THE UDO AT THE TIME THE MASTER DEVELOPMENT PLAN SUBMITTAL:

A. DRAINAGE PLAN TO INCLUDE ALL PORTIONS OF THE DEVELOPMENT (SHALL BE SUBMITTED).
B. THE PLAN SHALL BE PREPARED AND SEALED BY THE APPROPRIATE LICENSED PROFESSIONAL. 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. WHERE PRACTICABLE LOW IMPACT DEVELOPMENT (LID) TECHNIQUES THAT ARE DESIGNED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE NCDWQ MANUAL OF STORMWATER BEST MANAGEMENT PRACTICES ARE ENCOURAGED TO BE USED. 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 AS NOTED.
C. EASEMENTS FOR EXISTING AND PROPOSED UTILITIES INCLUDING EXISTING & PROPOSED DRAINAGE FACILITIES SHALL BE PLACED ALONG THE CENTERLINE OF SUCH FACILITIES. SUCH EASEMENTS SHALL BE 20 FT. WIDE AND CENTERED ALONG COMMON PROPERTY LINES, UNLESS NATURAL OR TOPOGRAPHICAL FEATURES INDICATE OTHERWISE.
D. DRAINAGE EASEMENTS ALONG NATURAL DRAINAGE WAYS SHALL EXTEND AT LEAST 10 FT. BEYOND THE TOP OF THE BANK OF THE CHANNEL (SEE DEFINITION OF NATURAL DRAINAGE WAY).

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

_____

DATE: _____

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVED DATE.

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Raleigh, North Carolina 27601

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url+ www.colejeneststone.com

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RALEIGH, NC 27612
919.926.1872

THE TOWNS AT BLAKE FARM

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WILMINGTON, NC 28403

OVERALL GRADING & DRAINAGE PLAN

CJS Project No.
50518.00

Issued
9/18/2020

NOT FOR CONSTRUCTION
PRELIMINARY PLANS
FOR PERMITS ONLY

Revised

No.	REVISION	DATE

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1393 C-193 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER JAMES E. HARDEE, II NOT FOR CONSTRUCTION

SCALE: 1"=60'
0 30' 60' 120'

C-400

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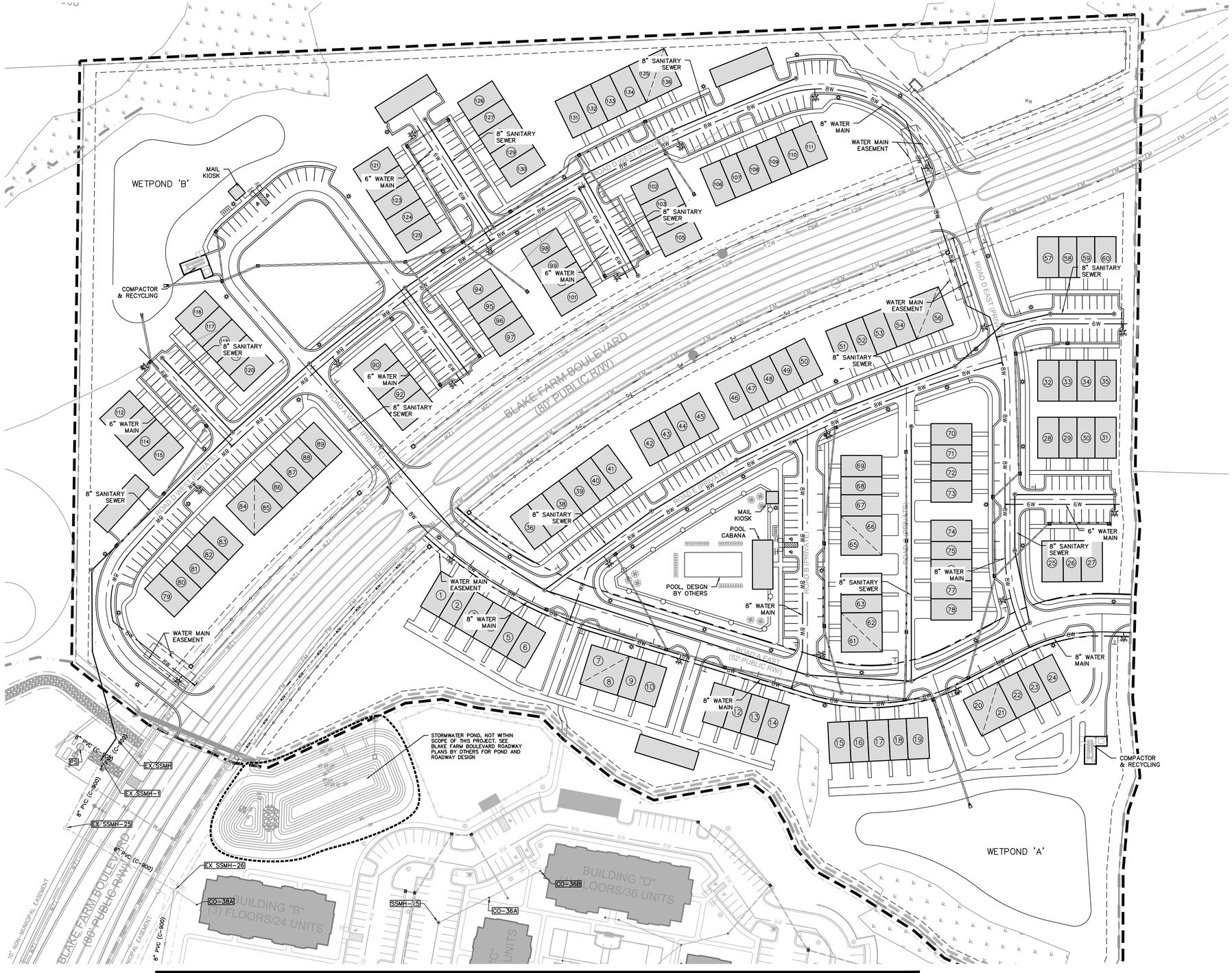

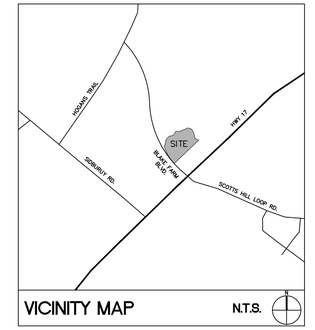

SURVEY DISCLAIMER

EXISTING CONDITIONS BASED ON DIGITAL SURVEY IN BASE CAD FILE, PROVIDED BY TRASK LAND COMPANY, WILMINGTON, NC (910) 799-8755 DATED 05/25/16.

UTILITY LEGEND

SYMBOL		DETAIL
	LIMITS OF DISTURBANCE	-/-
	EXISTING WATER MAIN	-/-
FM	EXISTING SAN. SWR. FORCE MAIN	-/-
W	PROPOSED WATER LINE	-/-
	PROPOSED SANITARY SEWER LINE/LATERAL	-/-
CO	PROPOSED CLEANOUT	-/-
	PROPOSED FIRE HYDRANT	-/-
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)	

UTILITY PROVIDERS

SCOTT'S HILL WATER & SEWER DISTRICT

WATER - PENDER COUNTY
PENDER COUNTY UTILITIES
MICHAEL MACH, DIRECTOR
605 E. FREMONT ST.
P.O. BOX 995
BURGAW, NC 28425
PHONE: 910-259-1570

SEWER-PLURIS
PLURIS HOLDINGS, LLC – NORTH CAROLINA
1095 NC HWY 210
SNEADS FERRY, NC 28460
RANDY HOFFER, REGIONAL MANAGER, RHOFFER@PLURISUSA.COM
PLURIS1 / (888) 758-7471

ELECTRICITY
FOUR COUNTY ELECTRIC MEMBERSHIP CORPORATION
1822 NC HWY. 53 WEST, BURGAW, NC 28425
(T) 888-368-7289 (F) 910-259-1860

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

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UTILITY COORDINATION PLAN

CJS Project No.
50518.00

Issued
9/18/2020

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No.	REVISION	DATE

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1301 C-103 NORTH CAROLINA
NORTH CAROLINA PROFESSIONAL ENGINEER JAMES E. HARGETT JR.
NOT FOR CONSTRUCTION

SCALE: 1"=60'
0 30' 60' 120'

C-500

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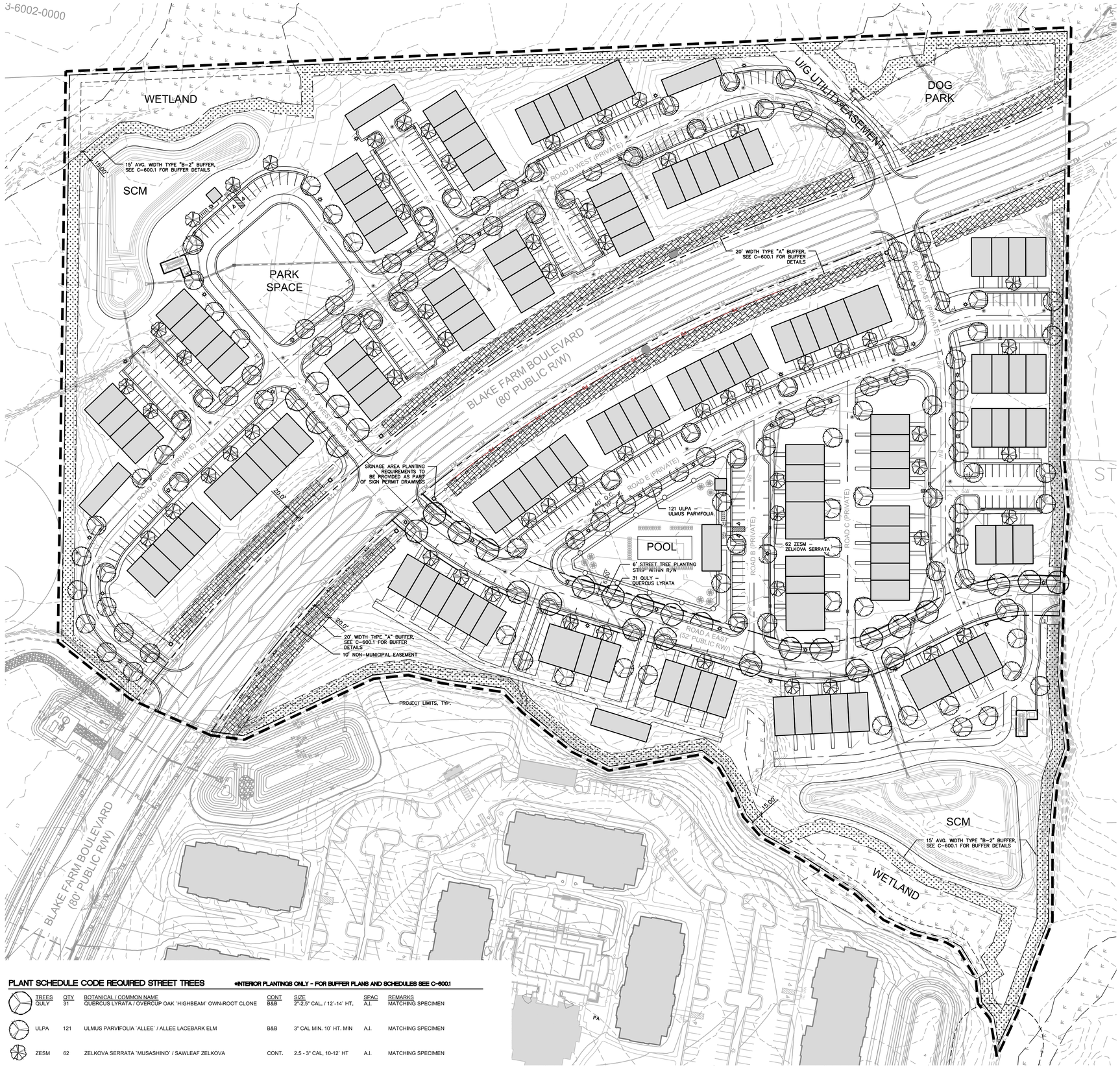
3-6002-0000



PLANT SCHEDULE CODE REQUIRED STREET TREES

*INTERIOR PLANTINGS ONLY - FOR BUFFER PLANS AND SCHEDULES SEE C-600.1

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPAC	REMARKS
QULY	31	QUERCUS LYRATA / OVERCUP OAK `HIGHBEAM` OWN-ROOT CLONE	B&B	2"-2.5" CAL. / 12'-14' HT.	A.I.	MATCHING SPECIMEN
ULPA	121	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	B&B	3" CAL MIN. 10' HT. MIN	A.I.	MATCHING SPECIMEN
ZESM	62	ZELKOVA SERRATA `MUSASHINO` / SAWLEAF ZELKOVA	CONT.	2.5 - 3" CAL. 10-12' HT	A.I.	MATCHING SPECIMEN

PLANTING LEGEND

SYMBOL		DETAIL
	LIMIT OF WORK	-/-
	PROPOSED TREE (CODE ONLY)	-/-
*	PROPOSED STREET LIGHT FIXTURE	-/-
PA	PLANTING AREA (SOD OR SUPPLEMENTAL TO CODE)	-/-
	PERIMETER BUFFER PLANTING AREA "TYPE A"	C-600.1
	PERIMETER BUFFER PLANTING AREA "TYPE B-2"	C-600.1

PLANTING NOTES

1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK", BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, INC.
2. HEIGHT AND WIDTH SPECIFICATIONS INDICATED ON PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER CONTAINER SIZE.
3. ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 8" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
4. CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 8" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL MULCH ALL SHRUB BEDS WITH 3" AGED DOUBLE-SHREDDED HARDWOOD BARK. CONTRACTOR SHALL MULCH ALL ANNUAL/PERENNIAL BEDS WITH 1" PINE BARK FINES.
6. CONTRACTOR SHALL MULCH ALL BUFFER PLANTING AREAS WITH PINE STRAW. THE SERVICE SCREENING AREA, SUPPLEMENTAL PLANTING AREAS, AND TREE RINGS TO BE MULCHED WITH 3" AGED DOUBLE-SHREDDED HARDWOOD BARK.
7. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEEDED BY THE CONTRACTOR.
8. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
9. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 8" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
10. CONTRACTOR SHALL RESEED/RESOD LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
11. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET SHALL BE CUT AWAY AND REMOVED BY THE CONTRACTOR FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. CONTRACTOR SHALL REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
12. FOR NEW TREE PLANTING AREAS IN PARKING LOTS, CONTRACTOR SHALL REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR AMEND THE TOP 24" OF EXISTING SOIL TO MEET SPECIFIED TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE)
13. LARGE MATURING TREES SHALL BE A MINIMUM 25 TO 30 FEET FROM OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
14. MINIMUM TREE SIZE AT PLANTING SHALL BE 2.5 INCH CALIPER FOR LARGE MATURING TREES. ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM THREE TO FIVE TRUNKS, AND A MINIMUM EIGHT FEET TALL.
15. INSTALLER SHALL BE RESPONSIBLE TO REPAIR OR REPLACE PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD (ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER).
16. FOR SEEDED AREAS, AN ACCEPTABLE LAWN AT THE END OF THE MAINTENANCE PERIOD SHALL CONSIST OF A HEALTHY, UNIFORM, CLOSE STAND OF GRASS, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH TOTAL GRASS COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQ. FT.

EXISTING SIGNIFICANT TREES*

SIGNIFICANT EXISTING TREES TO BE MITIGATED		NUMBER OF MITIGATION TREES REQUIRED
7	FLOWERING DOGWOODS	14
3	AMERICAN HOLLIES	6
1	LIVE OAKS	2
102	WATER OAKS	204
3	WHITE OAKS	6
2	OVERCUP OAKS	4
4	RED MAPLES	8

MITIGATION REQUIRES THE PLANTING OF TWO (2) TREES OF THE SAME SPECIES WITH A MINIMUM CALIPER OF 2"

* EXISTING TREES LISTED ARE BASED ON FINDINGS OF SIGNIFICANT TREE SURVEY PERFORMED BY MIKE UNDERWOOD. REFERENCE APPROVED TOWNHOME SUBDIVISION PLANS FOR SURVEY.

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

DATE: _____

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVED DATE.

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LANDSCAPE PLAN - CODE ONLY

CJS Project No.
50518.00

Issued
9/18/2020

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Revised

No.	REVISION	DATE

COLEJENEST & STONE P.A. CORPORATION SEAL C-1301 C-100 NORTH CAROLINA

NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2132 JONATHAN M. McCLAUGHLIN 9/16/20

SCALE: 1"=60'

0 30' 60' 120'

C-600

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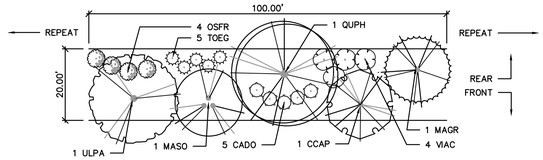
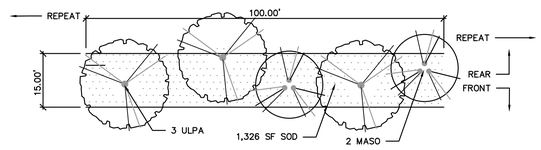


TYPICAL 100' TYPE 'A-2' (PER PENDER COUNTY UDO 8.2)
BUFFER YARD PLANTING DETAIL SCALE: 1" = 20'

PLANT SCHEDULE TYPICAL 20' TYPE "A" BUFFER*

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPAC	REMARKS
CCAP	1	CERCIS CANADENSIS 'APPALACHIAN RED' / EASTERN REDBUD	B&B	2" CAL.	A.I	
MAGR	1	MAGNOLIA GRANDIFLORA / 'BRACKENS BROWN BEAUTY'	B&B	10-12' HT	A.I	FULL TO GROUND,
MASO	1	MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA	B&B	2" CAL;. 8-10' HT.	A.I	SPECIMEN
QUPH	1	QUERCUS PHELLOS / WILLOW OAK 'HIGHTOWER'	B&B	2"-2.5 CAL., 12'-14' HT.	40' O.C.	MATCHING SPECIMEN
ULPA	1	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B&B	3" CAL MIN, 10' HT, MIN	A.I.	MATCHING SPECIMEN
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPAC	REMARKS
CADO	5	CAMELLIA SASANQUA / CAMELLIA	3 GAL.	24-36" HT	4' O.C.	
OSFR	4	OSMANTHUS FRAGRANS / SWEET OLIVE	7 GAL.	5'-6' HT. / 4' SPR.	5' O.C.	
TOEG	5	THUJA OCCIDENTALIS 'EMERALD' / EMERALD ARBORVITAE	15 GAL.	6'-8' HT.	A.I.	
VIAC	4	VIBURNUM AWABUKI 'CHINDO' / CHINDO VIBURNUM	CONT.	5' HT.	5' O.C.	

*QUANTITIES SHOWN REFLECT 100' X 20' AREA, NOT OVERALL QUANTITY FOR ENTIRE BUFFER AREA.
BUFFER AREA A MEASURES APPROXIMATELY 600 LF.



TYPICAL 100' TYPE 'B-2' (PER PENDER COUNTY UDO 8.2)
BUFFER YARD PLANTING DETAIL SCALE: 1" = 20'

PLANT SCHEDULE TYPICAL 15' TYPE 'B-2' BUFFER *

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPAC	REMARKS
MASO	2	MAGNOLIA X SOULANGIANA / SAUCER MAGNOLIA	B&B	2" CAL;. 8-10' HT.	A.I	SPECIMEN
ULPA	3	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B&B	3" CAL MIN, 10' HT, MIN	A.I.	MATCHING SPECIMEN
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	REMARKS
SOD	1,326 SF	SOD / SOD	SOD			FINAL SELECTION TO BE DETERMINED

*QUANTITIES SHOWN REFLECT 100' X 20' AREA, NOT OVERALL QUANTITY FOR ENTIRE BUFFER AREA.
BUFFER AREA B MEASURES APPROXIMATELY 1,685 LF.

PLANTING LEGEND

SYMBOL		DETAIL
	LIMIT OF WORK	-/-
	PROPOSED TREE (CODE ONLY)	-/-

PLANTING NOTES

1. SEE SHEET C-600 FOR PLANTING NOTES.

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

_____

DATE: _____

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVED DATE.

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LANDSCAPE PLAN - CODE BUFFERS & SCM PLANTING

CJS Project No.
50518.00

Issued
9/18/2020

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COLEJENEST & STONE, P.A. CORPORATE SEAL C-1393 C-103 NORTH CAROLINA

NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2132 JONATHAN M. McCLAUGHLIN

SCALE: 1"=20'

0 10' 20' 40'

C-600.1

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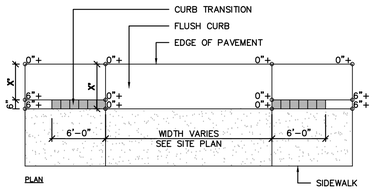
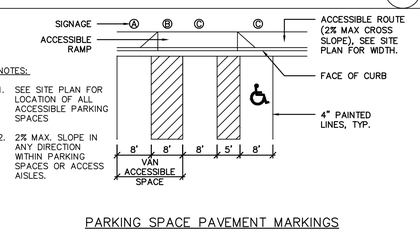


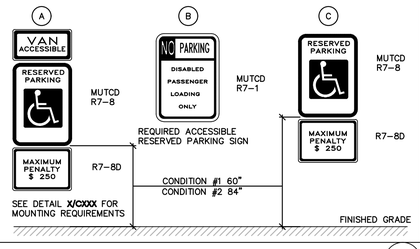
TRANSITION TO FLUSH CURB — N.T.S. — 14



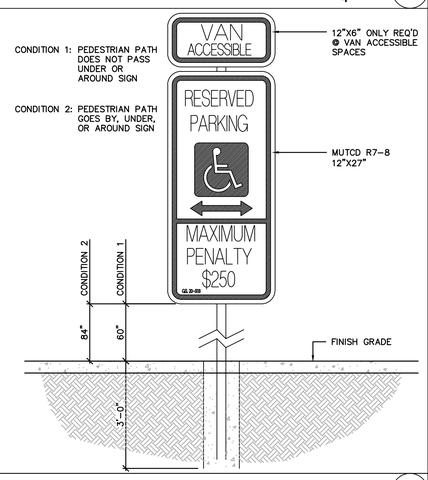
NOTES:

1. SEE SITE PLAN FOR LOCATION OF ALL ACCESSIBLE PARKING SPACES
2. 2% MAX. SLOPE IN ANY DIRECTION WITHIN PARKING SPACES OR ACCESS AISLES.

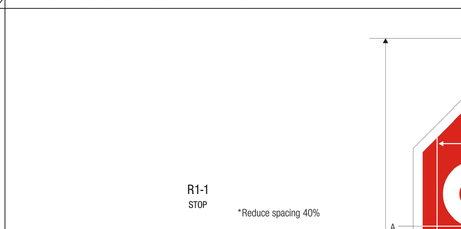
PARKING SPACE PAVEMENT MARKINGS



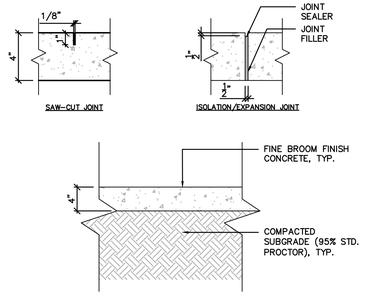
ADA PARKING SPACE DETAIL — N.T.S. — 11



ACCESSIBLE SIGN — N.T.S. — 8



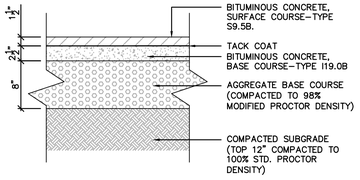
TRANSITION TO FLUSH CURB — N.T.S. — 14



NOTES:

1. A GROOVE JOINT 1" DEEP WITH 1/8" RADII SHALL BE REQUIRED AT 6' INTERVALS OR AS INDICATED ON PLANS. A SEALED 1/2" ISOLATION/EXPANSION JOINT WILL BE REQUIRED AT 90' INTERVALS AND WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 PSI, IN 28 DAYS.
3. CONCRETE THICKNESS SHALL BE INCREASED TO 6" MINIMUM AT DRIVEWAYS, TYPICAL.
4. SIDEWALK CROSS SLOPE (PERPENDICULAR TO DIRECTION OF TRAVEL) SHALL BE 2% MAXIMUM IN ALL AREAS.
5. ZIP STRIPS SHALL BE USED DURING POUR AT EXPANSION JOINTS. AFTER STRIP IS REMOVED A SELF–LEVELING URETHANE CAULK SHALL BE USED TO FILL THE VOID.

CONCRETE SIDEWALK & JOINTS — N.T.S. — 13

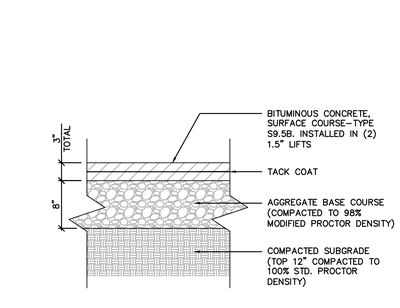


NOTES

1. SEE TRAFFIC ENGINEER PLANS FOR ROADWAY PAVEMENT SECTIONS.
2. DESIGN TO MEET PENDER COUNTY AND NCDOT SPECIFICATIONS, WHERE APPLICABLE.

SCALE: 1"=1'

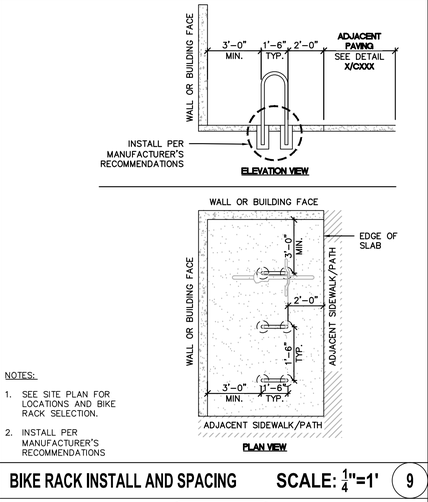
HEAVY DUTY BITUMINOUS CONCRETE (ASPHALT) - DRIVE AISLES — 10



NOTES

1. SEE TRAFFIC ENGINEER PLANS FOR ROADWAY PAVEMENT SECTIONS.
2. DESIGN TO MEET TOWN OF PENDER COUNTY AND NCDOT SPECIFICATIONS, WHERE APPLICABLE.

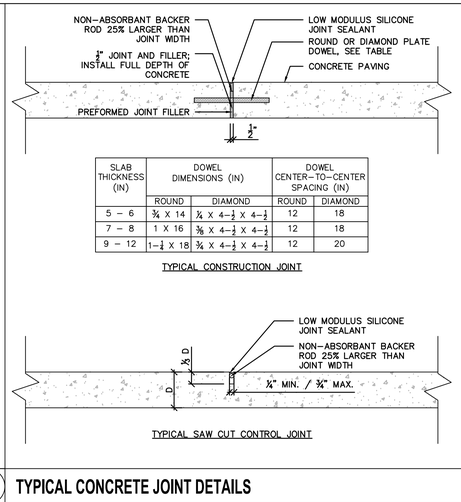
LIGHT DUTY ASPHALT - PARKING STALLS — SCALE: 1"=1' — 7



NOTES:

1. SEE SITE PLAN FOR LOCATIONS AND BIKE RACK SELECTION.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

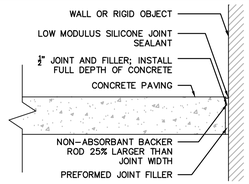
BIKE RACK INSTALL AND SPACING — SCALE: 1/4"=1' — 9



SLAB THICKNESS (IN)	DOWEL DIMENSIONS (IN)		DOWEL CENTER–TO–CENTER SPACING (IN)	
	ROUND	DIAMOND	ROUND	DIAMOND
5 – 6	¾ X 14	½ X 4–½ X 4–½	12	18
7 – 8	1 X 16	⅜ X 4–½ X 4–½	12	18
9 – 12	1–¼ X 18	¾ X 4–½ X 4–½	12	20

TYPICAL CONSTRUCTION JOINT

TYPICAL SAW CUT CONTROL JOINT



TYPICAL ISOLATION JOINT

NOTES:

1. THICKNESS OF SEALANT TO BE ½ OF JOINT WIDTH.
2. IF JOINTS ARE FORMED OR TOOLED; THE EDGES SHALL BE FINISHED WITH NO MORE THAN A ⅛" RADIUS.
3. JOINT FILLER STRIPS TO BE ASTM 1751 ASPHALT–SATURATED CELLULOSIC FIBER.
4. CONCRETE TO BE CURED 28 DAYS, DRY, AND JOINT BLOWN CLEAN OF ALL DEBRIS WITH HIGH–PRESSURE AIR BEFORE INSTALLATION OF JOINT SEALANT MATERIAL.
5. PROVIDE ISOLATION JOINTS AT INTERSECTION OF PAVEMENT AND ALL STRUCTURES AND RIGID OBJECTS.
6. SAW CUT CONTROL JOINTS SHALL BE SPACED AT MAXIMUM 30 TIMES THE PAVEMENT THICKNESS, D, TYPICAL, NOT TO EXCEED A 15' X 15' GRID. THE GRID PATTERN SHALL BE UNIFORM THROUGHOUT THE PROPOSED PAVEMENT AREA. REFER TO SITE PLAN FOR PROPOSED JOINT PATTERN.

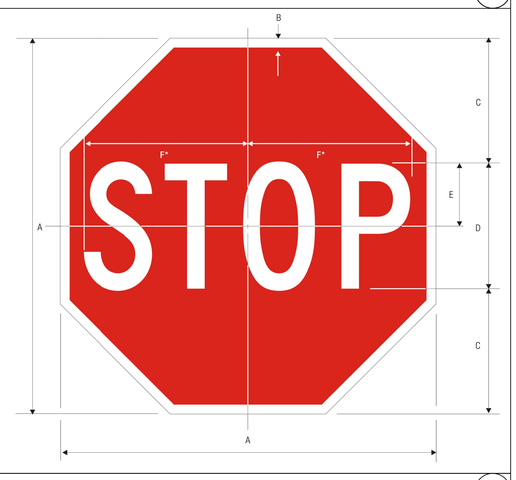
TYPICAL CONCRETE JOINT DETAILS — SCALE: 1"=1' — 3

R1-1
STOP

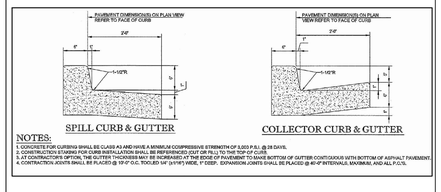
*Reduce spacing 40%

	A	B	C	D	E	F
	18	.375	6	6 C	3	7.75
	24	.625	8	8 C	4	10
C	30	.75	10	10 C	5	12.5
	36	.875	12	12 C	6	15
	48	1.25	16	16 C	8	20

COLORS: LEGEND – WHITE (RETROREFLECTIVE)
BACKGROUND – RED (RETROREFLECTIVE)



MUTCD R1-1 STOP SIGN DETAIL — N.T.S. — 2



NOTES:
1. CONCRETE FOR CURBING SHALL BE CLASS A3 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED CUT OR FILL TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONTRACTION JOINTS SHALL BE PLACED @ 15'-0" O.C. TOOLED 1/4" (¼") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 45'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.

24" STANDARD SPILL / COLLECTOR C&G DETAIL — N.T.S. — 1

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

_____

DATE: _____

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131 ½ Wilmington Street, Suite 200
Raleigh, North Carolina 27601

p+ 919 719 1800 f+ 919 719 1819
url+ www.colejeneststone.com

CHAUCER CREEK CAPITAL

3605 GLENWOOD AVENUE
RALEIGH, NC 27612
919.926.1872

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1202 EASTWOOD RD.
WILMINGTON, NC 28403

SITE DETAILS I

CJS Project No.
50518.00

Issued
9/18/2020

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No.	REVISION	DATE

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-100 NORTH CAROLINA

NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2132 JORDAN M. McCLAUGHLIN

9/17/20

C-700

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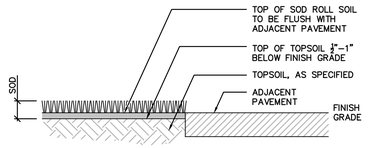
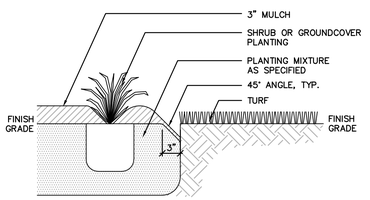


SOD AT PAVEMENT EDGE

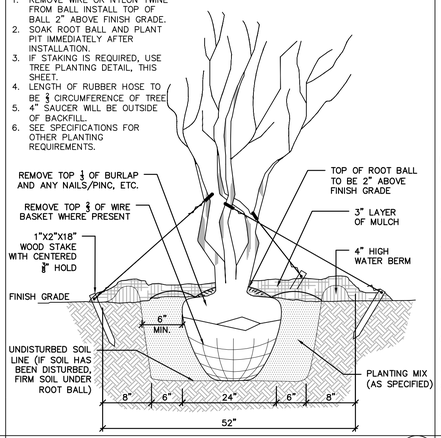


PLANTER AT TURF

LANDSCAPE EDGES N.T.S. 12

NOTES:

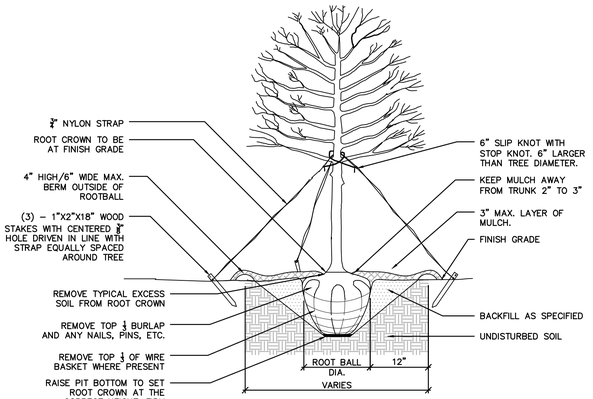
1. REMOVE WIRE OR NYLON TWINE FROM BALL INSTALL TOP OF BALL 2" ABOVE FINISH GRADE.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. IF STAKING IS REQUIRED, USE TREE PLANTING DETAIL, THIS SHEET.
4. LENGTH OF RUBBER HOSE TO BE ⅔ CIRCUMFERENCE OF TREE.
5. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
6. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.



MULTI-STEM TREE PLANTING N.T.S. 9

NOTES:

1. RUBBER HOSE MAY BE DELETED IF 3/4" NYLON STRAP IS USED (GUYING OF TREES NOT REQUIRED UNLESS SPECIFIED).
2. REMOVE WIRE OR NYLON TWINE FROM BALL.
3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE (ADJACENT UPHILL GRADE).
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. LENGTH OF RUBBER HOSE TO BE 2/3 CIRCUMFERENCE OF TREE.
6. PLACE TWO(2) WOOD STAKES PARALLEL TO STREET.
7. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
8. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.
9. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.



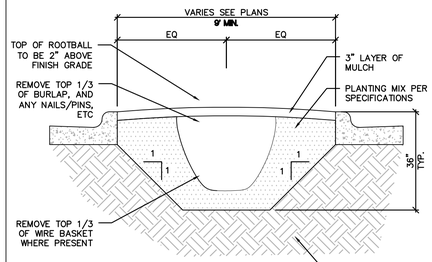
NOTES:

1. RUBBER HOSE MAY BE DELETED IF 3/4" NYLON STRAP IS USED (GUYING OF TREES NOT REQUIRED UNLESS SPECIFIED).
2. REMOVE WIRE OR NYLON TWINE FROM BALL.
3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE (ADJACENT UPHILL GRADE).
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. LENGTH OF RUBBER HOSE TO BE 2/3 CIRCUMFERENCE OF TREE.
6. PLACE TWO(2) WOOD STAKES PARALLEL TO STREET.
7. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
8. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.
9. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.

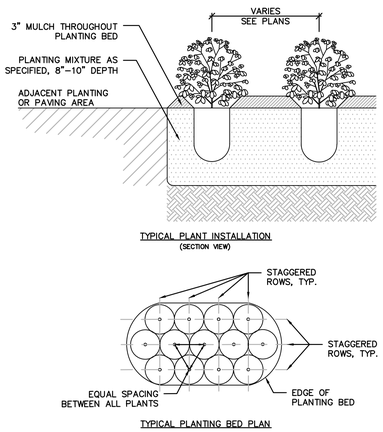
ALL TREES SHALL CONFORM WITH THE CURRENT ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2014) FOR EXAMPLE:

CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
2"	12–14'	16'	24"	16"
3"	14–16'	18'	32"	21"

TREE PLANTING N.T.S. 3



PARKING LOT ISLAND TREE N.T.S. 14



TYPICAL PLANT INSTALLATION
(SECTION VIEW)

TYPICAL PLANTING BED PLAN

GROUNDCOVER PLANTING N.T.S. 11

ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2014) FOR EXAMPLE:

CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
2"	12–14'	16'	24"	16"
3"	14–16'	18'	32"	21"

NOTES:

1. RUBBER HOSE MAY BE DELETED IF 3/4" NYLON STRAP IS USED (GUYING OF TREES NOT REQUIRED UNLESS SPECIFIED).
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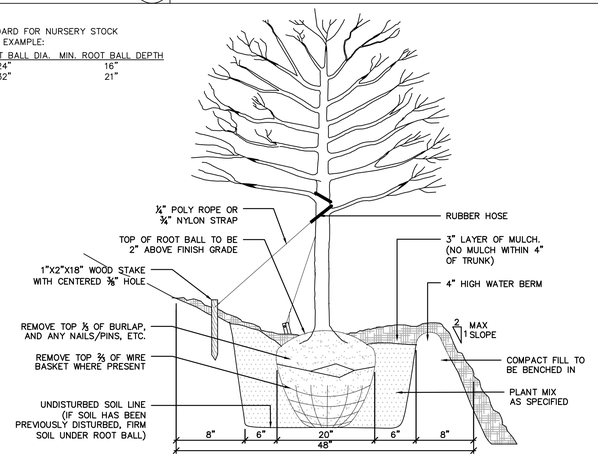
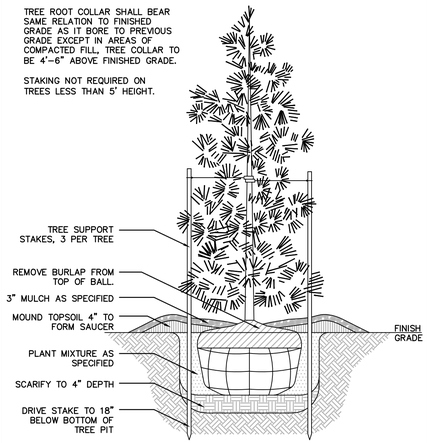
6. PLACE TWO(2) WOOD STAKES PARALLEL TO STREET.
7. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.
8. SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS.
9. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.



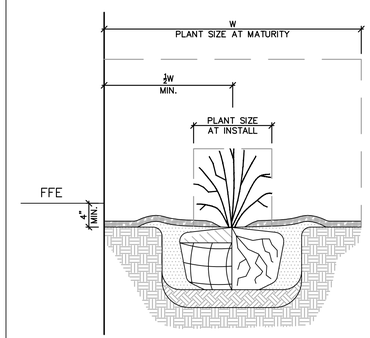
TREE ON SLOPE PLANTING N.T.S. 5

TREE ROOT COLLAR SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE EXCEPT IN AREAS OF COMPACTED FILL, TREE COLLAR TO BE 4'–6" ABOVE FINISHED GRADE.

STAKING NOT REQUIRED ON TREES LESS THAN 5' HEIGHT.



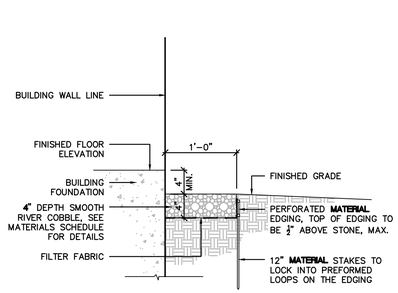
EVERGREEN TREE PLANTING N.T.S. 2



NOTES:

1. SEE DETAIL **4/C-701** FOR SHRUB INSTALLATION.
2. SEE DETAIL **2,3,9/C-701** FOR TREE INSTALLATION.
3. SEE DETAIL **11/C-701** FOR GROUNDCOVER INSTALLATION.
4. SEE GRADING PLANS FOR ELEVATIONS.

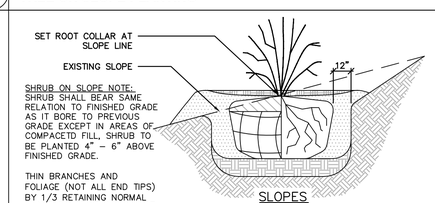
PLANTING AT BUILDING FACE N.T.S. 13



NOTES:

1. SLOPE SUBGRADE BELOW STONE 2% MIN. AWAY FROM BUILDING.
2. INSTALL EDGING PER MANUFACTURER'S RECOMMENDATIONS.
3. FOR CORNERS ONLY, NOTCH BASE OF EDGING FOR A CONTINUOUS CORNER.

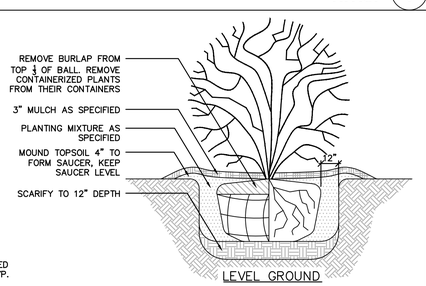
DECORATIVE STONE MOW STRIP SCALE: 1"=1' 10



SHRUB ON SLOPE NOTE:
SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE EXCEPT IN AREAS OF COMPACTED FILL, SHRUB TO BE PLANTED 4" – 6" ABOVE FINISHED GRADE.

THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) BY 1/3 RETAINING NORMAL PLANT SHAPE. THINNING NOT REQUIRED ON EVERGREENS

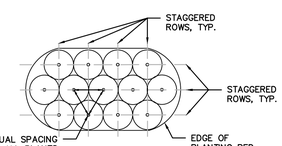
SLOPES



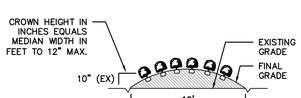
LEVEL GROUND

NOTES:

1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. MULCH TO BE 2"–3" AWAY FROM STEM.
6. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED PLAN



TYPICAL BED MOUNDING

SHRUB PLANTING N.T.S. 4

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p+ 919 719 1800 f+ 919 719 1819
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COLEJENEST & STONE, P.A. CORPORATE SEAL C-1301 C-193 NORTH CAROLINA

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REGISTERED LANDSCAPE ARCHITECT No. 2132 NORTH CAROLINA JORDAN M. MCCLUSKEY

7/09/20

C-701

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