

# Pender County Planning and Community Development

## Planning Division

805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



Phone: 910-259-1202  
Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

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## Application Information SouthState Bank, N.A. Major Site Development Plan

**Case Number:** SDP 2025-537

**Application Type:** Major Site Development Plan

**Applicant:** SouthState Bank, N.A.

**Owners:** Lanwillo Development Co.

**Location:** The subject property is located east of US-17 and Headwaters Drive intersection in the Topsail Township.

**Property ID #:** 3282-85-2738-0000

**Description:** SouthState Bank, N.A. is requesting the approval of a Major Site Development Plan for the development of a banking branch to serve the surrounding Hampstead community.

**Current Zoning:** GB, General Business

### Application Materials

Application  
Site Plan

# APPLICATION

# Pender County Planning and Community Development

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## MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

<b>SECTION 1: GENERAL INFORMATION</b>			
<b>Applicant's Name:</b>	SouthState Bank, N.A.	<b>Property Owner's Name:</b>	Lanwillo Development Co.
<b>Applicant's Address:</b>	4132 Forest Drive	<b>Property Owner's Address:</b>	2325 Tattersalls Drive
<b>City, State, &amp; Zip</b>	Columbia, SC 29204	<b>City, State, &amp; Zip</b>	Wilmington, NC 28402
<b>Phone Number:</b>	(803) 231-3572	<b>Phone Number:</b>	
<b>Email Address:</b>	chris.devoter@southstatebank.com	<b>Email Address:</b>	
<b>Legal relationship of applicant to landowner:</b>	Purchaser of property		
<b>SECTION 2: PROJECT INFORMATION</b>			
<b>PIN (Property Id #):</b>	3282-85-2738-0000	<b>Total property acreage:</b>	1.90 Acres
<b>Zoning:</b>	General Business	<b>Acreage to be disturbed:</b>	+/- 2.25 Acres
<b>Water Provider:</b>	Pender County	<b>Wastewater Provider:</b>	Pluris, LLC
<b>Directions to Site:</b>	US Highway 17 and Headwaters Drive	<b>Township:</b>	Topsail
<b>Road Type:</b>	Public/Private/Both		
<b>Sq Ft of Building:</b>	3,750-SF	<b>Building Height:</b>	Single Story
<b>Setbacks</b>	<b>Front:</b> 25-FT	<b>Side:</b> 10-FT	<b>Rear:</b> 10-FT
<b>NAICS Code/Use:</b>	521110		
<b>Business Name:</b>	SouthState Bank, N.A.		
<b>Describe activities to be undertaken on project site:</b>	Banking branch to serve the surrounding Hampstead Community.		

<b>SECTION 5: SIGNATURES</b>			
<b>Applicant's Signature</b>		<b>Date:</b>	12/9/2023
<b>Applicant's Name Printed</b>	Chris DeVoter	<b>Date:</b>	
<b>Owner's Signature</b>		<b>Date:</b>	
<b>Owner's Name Printed</b>	Lonnie B. Williams, Jr.	<b>Date:</b>	

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## Major Site Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1.  **Signed Application**
2.  **Payment**  
Invoice for \$250 application fee and initial stormwater review fee of \$400 will be generated upon receipt of application for online payment. **Do not include check with application.** Subsequent stormwater reviews will be charged at \$200 per review at time of resubmission.
3.  **Paper Plan Sets**  
One (1) 24 x 36, Two (2) 11 x 17
4.  **Digital Submission**  
For all documents submitted in paper copy, provide a digital version. These may be emailed or uploaded to a share folder. **Physical media such as CD or USB drives will not be accepted.**
5.  **List of Property Owners Within 500'**  
A numbered list of names and addresses, as obtained from the county tax listings and tax abstract, **including the applicant, the owner, and owners of all properties** located within 500-feet of the perimeter of the project bounds as obtained from the county tax listings and tax abstract. Instructions to obtain list of addresses available on Pender County's website on the Planning and Community Development page.
6.  **500' Buffer Property Envelopes**  
The applicant shall provide a set of business envelopes **addressed to the applicant, the owner, and each of the owners of all properties** located within 500-feet of the perimeter of the project bounds and accompanied with first class postage adhered. Do not include return address or company branding on envelopes.
7.  **Permits**  
Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
8.  **Site Plan Requirements**  
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.3, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.  
(See Major Site Development Checklist)

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

Date

12-15-2008

Printed Name

Chris DeVoter

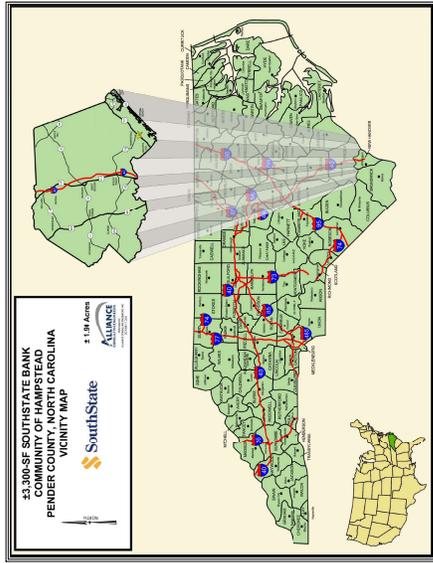
# **SITE PLAN**

# ±3,300-SF SOUTH STATE BANK BRANCH LOCATION ±1.88-ACRES ALONG US HIGHWAY 17 AND HEADWATERS DRIVE COMMUNITY OF HAMPSTEAD PENDER COUNTY, NORTH CAROLINA

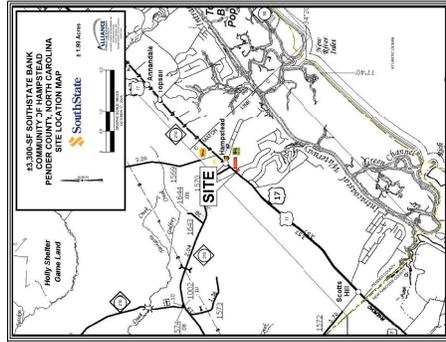


## SHEET INDEX

SHEET	SHEET NO
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SIGNAGE AND STRIPING PLAN	C3.0
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GRADING AND STORM DRAINAGE PLAN	C5.0
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EROSION AND SEDIMENT CONTROL DETAILS (SHEET 3 OF 3)	C9.2
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LANDSCAPING DETAILS	L2.0



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE



REVISION	DATE	BY	APP'D



ALLIANCE CONSULTING ENGINEERS, INC.  
POST OFFICE BOX 8117  
COLUMBIA, SOUTH CAROLINA 29202-8117  
PHONE (803) 779-2078  
FAX (803) 779-2078  
WWW.ALLIANCECOM.COM

PROJECT NO. 2107-1071  
DWG. NO. 011765-0181  
OCTOBER 2025  
± 3,300-SF NEW BRANCH LOCATION  
± 1.88 ACRES ALONG  
US HIGHWAY 17  
AND HEADWATERS DRIVE  
COMMUNITY OF HAMPSTEAD  
PENDER COUNTY, NORTH CAROLINA  
NORTH CAROLINA

**CONSULTING CONTRACTOR**  
NAME: ALLIANCE CONSULTING ENGINEERS, INC.  
CONTACT: MR. CHRIS DEWITT, VICE PRESIDENT OF PROJECTS  
ADDRESS: 4327 FOREST DRIVE, COLUMBIA, SC 29204  
TELEPHONE: (803) 779-2078  
FAX: (803) 779-2078  
EMAIL: CHRIS.DEWITT@ALLIANCECOM.COM

**REGISTERED PROFESSIONAL ENGINEER**  
NAME: JAMES L. JOHNSON, P.E.  
ADDRESS: 250 SOUTH MAIN STREET, SUITE 200, COLUMBIA, SC 29201  
TELEPHONE: (803) 779-2078  
FAX: (803) 779-2078  
EMAIL: JJOHNSON@ALLIANCECOM.COM

**UTILITY PROVIDER CONTRACTOR**  
**ELECTRICAL UTILITY PROVIDER**  
NAME: SOUTHERN POWER & LIGHT COMPANY  
CONTACT: JIMMY W. WATSON, GENERAL MANAGER  
ADDRESS: 1000 W. BROADWAY, SUITE 1000, COLUMBIA, SC 29201  
TELEPHONE: (803) 436-8833  
FAX: (803) 436-8833  
EMAIL: JIMMY.WATSON@SPL.COM

**WASTEWATER UTILITY PROVIDER**  
NAME: SOUTHERN WATER & SEWER SERVICE  
CONTACT: JIMMY W. WATSON, GENERAL MANAGER  
ADDRESS: 1000 W. BROADWAY, SUITE 1000, COLUMBIA, SC 29201  
TELEPHONE: (803) 436-8833  
FAX: (803) 436-8833  
EMAIL: JIMMY.WATSON@SWS.COM

**UNBIDDABLES SUBMITTAL**  
APPROVED BY THE PENDER COUNTY DEPARTMENT OF PROJECTS  
ADMINISTRATOR  
NAME: JAMES L. JOHNSON, P.E.  
ADDRESS: 250 SOUTH MAIN STREET, SUITE 200, COLUMBIA, SC 29201  
TELEPHONE: (803) 779-2078  
FAX: (803) 779-2078  
EMAIL: JJOHNSON@ALLIANCECOM.COM

DATE: \_\_\_\_\_

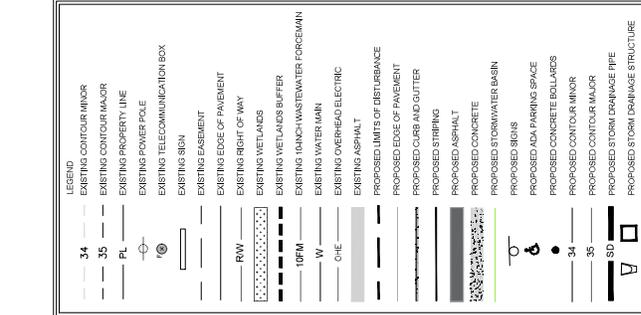
**DESIGNER'S SIGNATURE AND SEAL**  
NAME: JAMES L. JOHNSON, P.E.  
ADDRESS: 250 SOUTH MAIN STREET, SUITE 200, COLUMBIA, SC 29201  
TELEPHONE: (803) 779-2078  
FAX: (803) 779-2078  
EMAIL: JJOHNSON@ALLIANCECOM.COM

DATE: \_\_\_\_\_

NOTES:  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

**OWNER INFORMATION:**  
 CONTACT: MICHELE SLOTER, VICE PRESIDENT OF  
 ADDRESS: 4152 FOREST DRIVE  
 CITY: COLUMBIA, SOUTH CAROLINA 29922  
 TELEPHONE: 803.726.0100  
 FAX: 803.726.0101  
 EMAIL: MSLOTER@THECONTRACTOR.COM

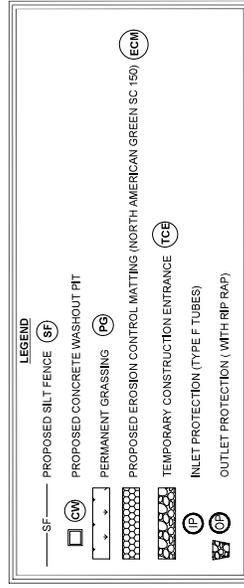
**DESIGNER INFORMATION:**  
 CONTACT: WILLIAM T. HORNBY, P.E.  
 ADDRESS: 1000 W. BROADWAY, SUITE 200  
 CITY: COLUMBIA, SOUTH CAROLINA 29906  
 TELEPHONE: 803.726.0100  
 FAX: 803.726.0101  
 EMAIL: WHORNBY@ALLIANCEENGINEERS.COM



**STANDARD NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.  
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**PROCEDURES FOR EROSION CONTROL:**  
 1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR DISTURBANCE OF THE EARTH SURFACE.  
 2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.  
 3. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL AGENCIES.  
 4. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL AGENCIES.  
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**PROCEDURES FOR EROSION CONTROL (CONTINUED):**  
 6. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL AGENCIES.  
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 9. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL AGENCIES.  
 10. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL AGENCIES.





**NOTES:**

1. CONTRACTOR SHALL BE PROVIDED TO CONTRACTOR FOR USE WITH SITE PLAN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FIELD LOCATED TO ANY AND ALL DISTURBANCE BUT THE FIELD SHALL BE MAINTAINED AND RESTORED TO ORIGINAL CONDITION AND CONSTRUCTION SHALL BE COMPLETED BEFORE ANY CONSTRUCTION SHALL BE COMPLETED.
3. CONTRACTOR SHALL BE PROVIDED BY CONTRACTOR TO ALL DISTURBANCE AREAS TO BE RESTORED TO ORIGINAL CONDITION.

**REFERENCES:**

1. REFERENCE IS MADE TO A TOPOGRAPHIC SURVEY CONDUCTED BY [Firm Name] ON [Date] FOR THE PROJECT.
2. REFERENCE IS MADE TO THE [Firm Name] SURVEY CONDUCTED BY [Firm Name] ON [Date] FOR THE PROJECT.

**OWNER INFORMATION:**

CONTACT: [Name], [Address], [City], [State], [Zip]

PHONE: [Number]

FAX: [Number]

EMAIL: [Address]

**OWNER REPRESENTATIVE:**

CONTACT: [Name], [Address], [City], [State], [Zip]

PHONE: [Number]

FAX: [Number]

EMAIL: [Address]

**CONTRACTOR INFORMATION:**

CONTACT: [Name], [Address], [City], [State], [Zip]

PHONE: [Number]

FAX: [Number]

EMAIL: [Address]

**BENCHMARK:**

MARK: [Name]

TYPE: [Type]

COORDINATES: [X, Y]

DATE: [Date]

**LEGEND:**

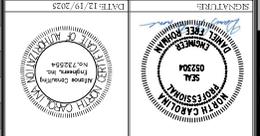
- 34 EXISTING CONTOUR MINOR
- 35 EXISTING CONTOUR MAJOR
- PL EXISTING PROPERTY LINE
- EXISTING POWER POLE
- EXISTING TELECOMMUNICATION BOX
- EXISTING SIGN
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- R/W EXISTING RIGHT OF WAY
- EXISTING DIRT DRIVE
- EXISTING CURB AND GUTTER
- EXISTING WETLANDS
- EXISTING WETLANDS BUFFER
- EXISTING WASTEWATER FORCEMAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING PAVEMENT
- LIMITS OF DISTURBANCE
- CLEARING AND GRUBBING





REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/12/2025
2	REVISED FOR COMMENTS	08/12/2025
3	REVISED FOR COMMENTS	08/12/2025
4	REVISED FOR COMMENTS	08/12/2025
5	REVISED FOR COMMENTS	08/12/2025
6	REVISED FOR COMMENTS	08/12/2025
7	REVISED FOR COMMENTS	08/12/2025
8	REVISED FOR COMMENTS	08/12/2025
9	REVISED FOR COMMENTS	08/12/2025
10	REVISED FOR COMMENTS	08/12/2025



**ALLIANCE CONSULTING ENGINEERS**  
 10000 W. HARRIS ROAD, SUITE 100  
 WARRINGTON, VA 22090  
 PHONE: (703) 772-0078  
 FAX: (703) 772-0079  
 WWW.AECONSULTING.COM

DATE: OCTOBER 2025  
 SCALE: 1" = 30'  
 SIGNAGE AND STRIPING PLAN

PROJECT: 4.3005F-NW BRANCH LOCATION  
 1.188 ACRES ALONG  
 COMPANY OF HAMSTEAD  
 AND HEADWATERS DRIVE  
 NORTH CAROLINA  
 SHEET: C2.1  
 DWG NO. 01J767D31

**NOTES:**

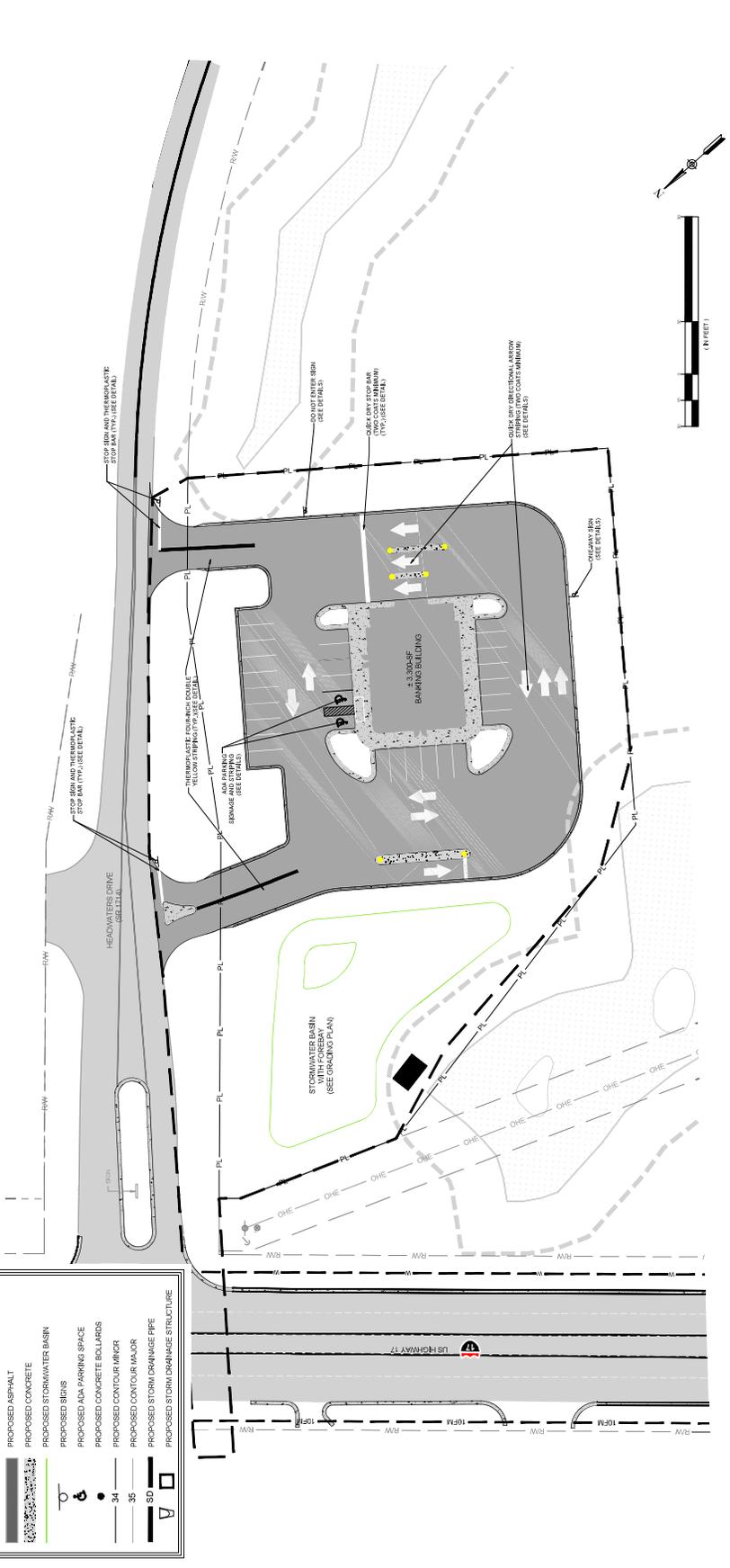
- THE CONTRACTOR SHALL BE PROVIDED TO CONTRACTOR FOR USE WITH THE SITE PLAN.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL JURISDICTIONS.

**REFERENCES:**

- REFERENCE IS MADE TO A TOPOGRAPHIC SURVEY CONDUCTED BY SURVEYING AND MAPPING, LLC. (DATE DATED 08/12/2025) AND A UTILITY SURVEY CONDUCTED BY SURVEYING AND MAPPING, LLC. (DATE DATED 08/12/2025).
- REFERENCE IS MADE TO THE 2024 NORTH CAROLINA CONSTRUCTION CODE.
- REFERENCE IS MADE TO THE 2024 NORTH CAROLINA CONSTRUCTION CODE.
- REFERENCE IS MADE TO THE 2024 NORTH CAROLINA CONSTRUCTION CODE.

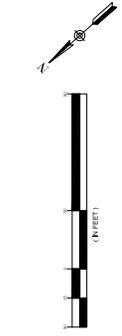
**ENGINE INFORMATION:**  
 CONTRACTOR: MICHAEL S. OVER, P.E.  
 ADDRESS: 4437 FOREST DRIVE  
 WARRINGTON, VA 22090  
 TELEPHONE: (703) 772-0078  
 FAX: (703) 772-0079  
 EMAIL: MICHAEL@ALLIANCEENGINEERS.COM

**OWNER INFORMATION:**  
 CONTACT: MICHAEL S. OVER, P.E.  
 ADDRESS: 4437 FOREST DRIVE  
 WARRINGTON, VA 22090  
 TELEPHONE: (703) 772-0078  
 FAX: (703) 772-0079  
 EMAIL: MICHAEL@ALLIANCEENGINEERS.COM



**LEGEND**

34	EXISTING CONTOUR MINOR
35	EXISTING CONTOUR MAJOR
PL	EXISTING PROPERTY LINE
○	EXISTING POWER POLE
○	EXISTING TELECOMMUNICATION BOX
—	EXISTING SIGN
—	EXISTING EASEMENT
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—	EXISTING RIGHT OF WAY
—	EXISTING WETLANDS
—	EXISTING WETLANDS BUFFER
—	EXISTING 12INCH WASTEWATER FORCEMAIN
—	EXISTING WATER MAIN
—	EXISTING OVER-HEAD ELECTRIC
—	EXISTING ASPHALT
—	PROPOSED LIMITS OF DISTURBANCE
—	PROPOSED EDGE OF PAVEMENT
—	PROPOSED CURB AND GUTTER
—	PROPOSED STRIPING
—	PROPOSED ASPHALT
—	PROPOSED CONCRETE
—	PROPOSED STORMWATER BASIN
—	PROPOSED SIGN
—	PROPOSED ADA PARKING SPACE
—	PROPOSED CONCRETE ISLANDS
—	PROPOSED CONTOUR MINOR
—	PROPOSED CONTOUR MAJOR
—	PROPOSED STORM DRAINAGE PIPE
—	PROPOSED STORM DRAINAGE STRUCTURE



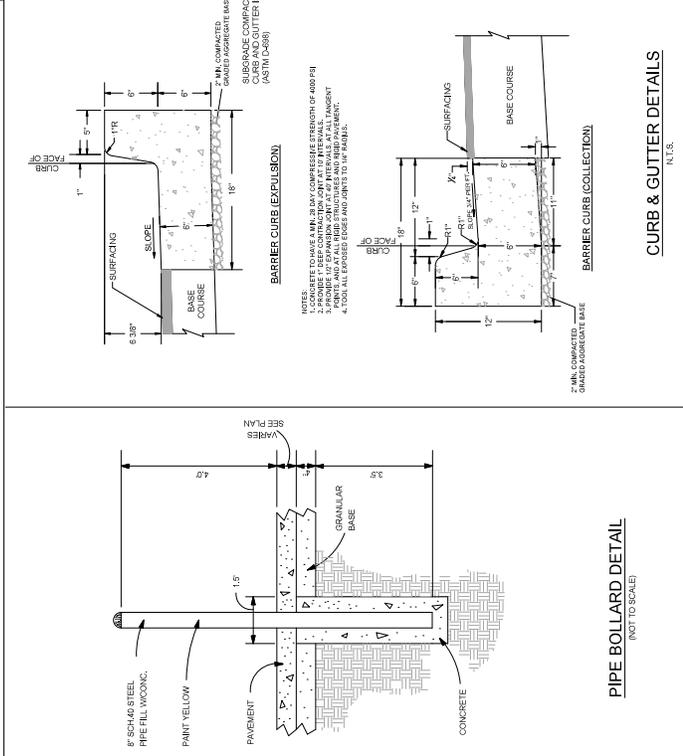
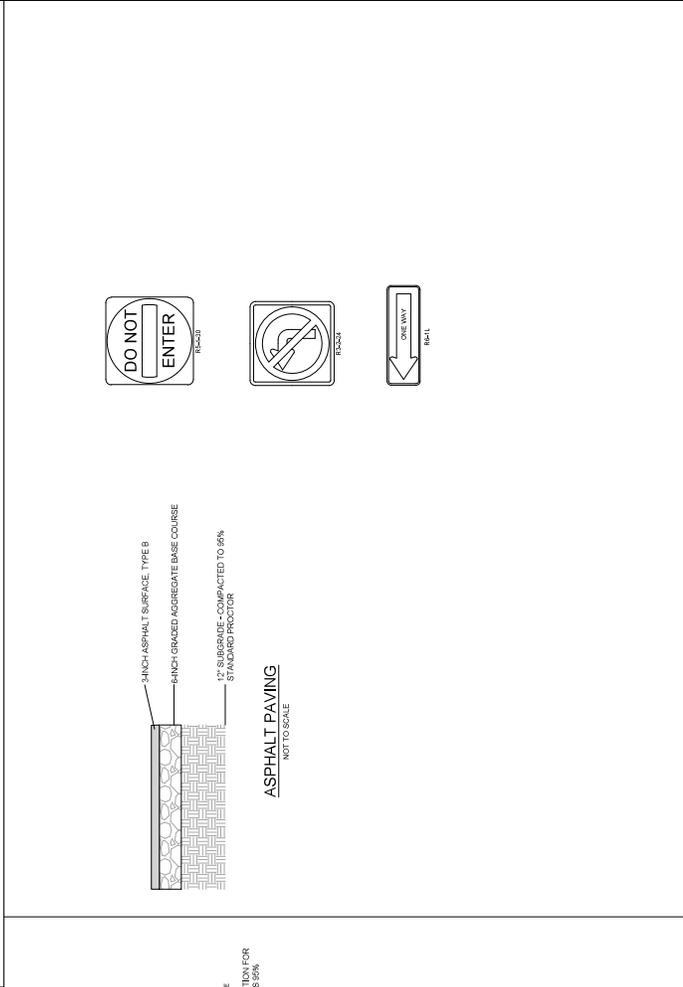
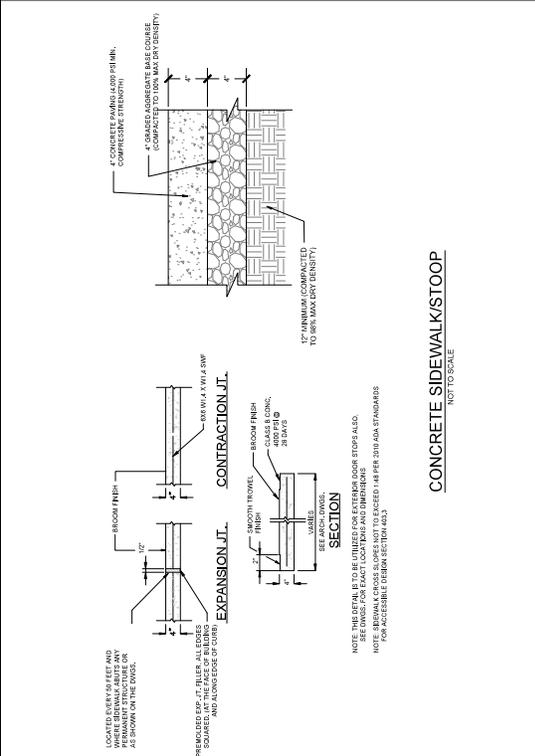
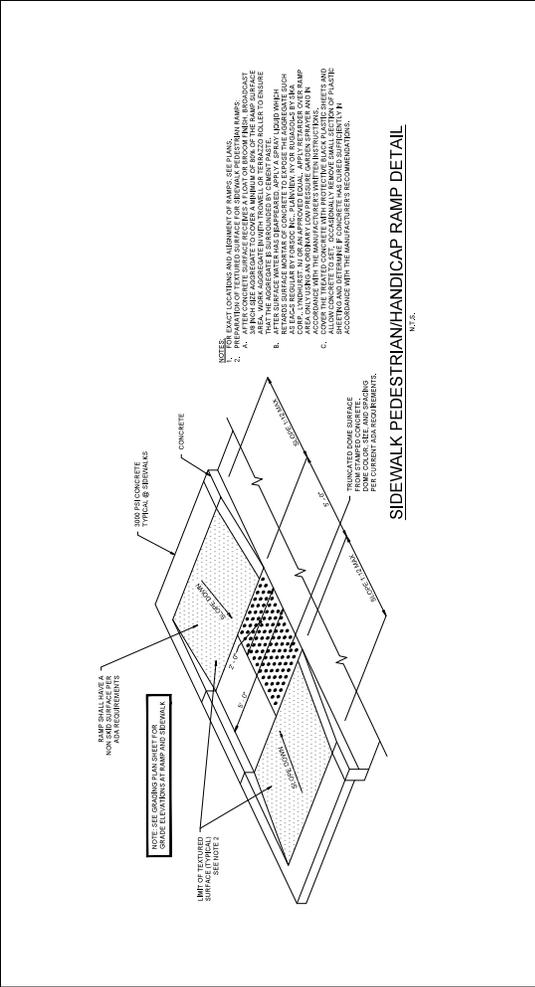












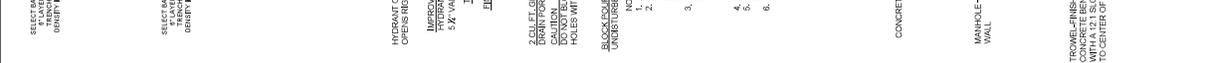




ALLIANCE CONSULTING ENGINEERS  
 Alliance Consulting Engineers  
 10000 Rte 101, Suite 100  
 Raleigh, NC 27617  
 Phone: (919) 772-0707 Fax: (919) 772-0709



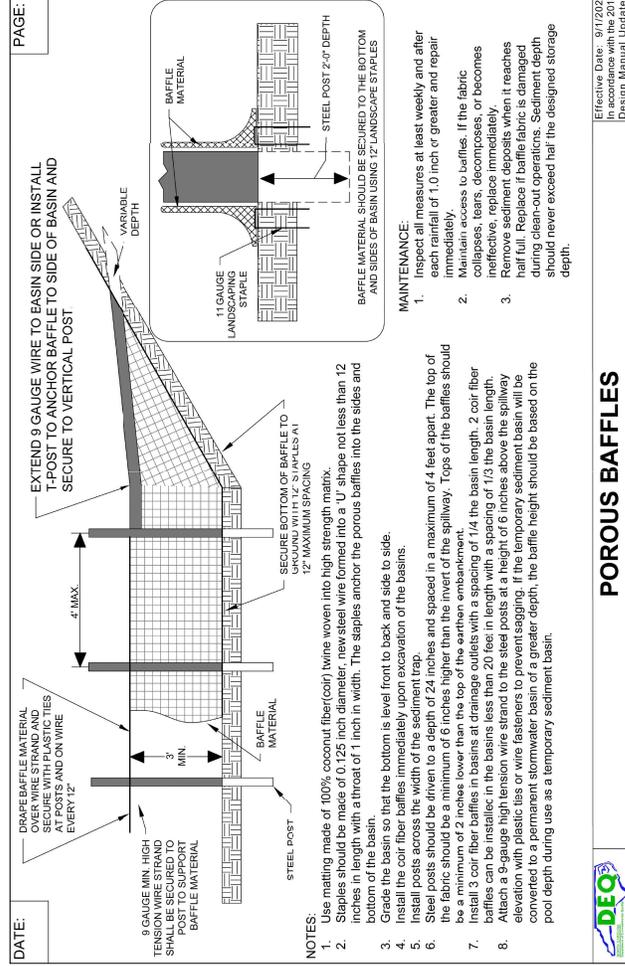
WALL THICKNESS FOR OTHER CLASSIFIED PIPE	WALL THICKNESS FOR CLASSIFIED PIPE
12"	12"
14"	14"
16"	16"
18"	18"
20"	20"
22"	22"
24"	24"
26"	26"
28"	28"
30"	30"
32"	32"
34"	34"
36"	36"
38"	38"
40"	40"
42"	42"
44"	44"
46"	46"
48"	48"
50"	50"
52"	52"
54"	54"
56"	56"
58"	58"
60"	60"











DATE: \_\_\_\_\_ PAGE: \_\_\_\_\_

9 GAUGE ANCHOR WIRE SHALL BE SECURED TO POSTS TO SUPPORT BAFFLE MATERIAL  
 3" MIN.  
 4" MAX.  
 SECURE BOTTOM OF BAFFLE TO GRADE WITH 1/2" STAPLES AT 12" MAXIMUM SPACING  
 BAFFLE MATERIAL  
 STEEL POST  
 VARIABLE DEPTH  
 11 GAUGE LANDSCAPE STAPLE  
 BAFFLE MATERIAL  
 STEEL POST 2-4" DEPTH  
 BAFFLE MATERIAL SHOULD BE SECURED TO THE BOTTOM AND SIDES OF BASIN USING 1/2" LANDSCAPE STAPLES

**NOTES:**

- Use matting made of 100% coconut fiber (coir) twine woven into high strength matting.
- Staples should be made of 0.125 inch diameter, new steel wire formed into a 'U' shape not less than 12 inches in length with a throat of 1 inch in width. The staples anchor the porous baffles into the sides and bottom of the basin.
- Grade the basin so that the bottom is level front to back and side to side.
- Install the coir fiber baffles immediately upon excavation of the basins.
- Steel posts should be driven to a depth of 24 inches and spaced in a maximum of 4 feet apart. The top of steel posts should be driven to a depth of 24 inches and spaced in a maximum of 4 feet apart.
- Install 3 coir fiber baffles in basins with a spacing of 1/4 the basin length. 2 coir fiber baffles can be installed in the basins less than 20 feet in length with a spacing of 1/3 the basin length.
- Attach a 9-gauge high tension wire strand to the steel posts at a height of 6 inches above the spillway elevation with plastic ties or wire fasteners to prevent sagging. If the temporary sediment basin will be converted to a permanent stormwater basin of a greater depth, the baffle height should be based on the pool depth during use as a temporary sediment basin.

**MAINTENANCE:**

- Inspect all measures at least weekly and after each rainfall of 1.0 inch or greater and repair immediately.
- Maintain access to baffles. If the fabric becomes clogged with sediment or becomes ineffective, replace immediately.
- Remove sediment deposits when it reaches half full. Replace if baffle fabric is damaged during clean-out operations. Sediment depth should never exceed half the designed storage depth.

**EROSION AND SEDIMENT CONTROL**  
**DETAILS**  
**SHEET 3 OF 3**  
 OCTOBER 2025  
 SCALE: AS SHOWN

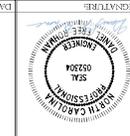
**POROUS BAFFLES**



Effective Date: 9/7/2023  
 In accordance with the 2013  
 Design Manual Updates

NO.	DATE	DESCRIPTION
1	08/12/2025	ISSUED FOR PERMIT
2	08/12/2025	REVISED PER COMMENTS
3	08/12/2025	REVISED PER COMMENTS
4	08/12/2025	REVISED PER COMMENTS
5	08/12/2025	REVISED PER COMMENTS
6	08/12/2025	REVISED PER COMMENTS
7	08/12/2025	REVISED PER COMMENTS
8	08/12/2025	REVISED PER COMMENTS
9	08/12/2025	REVISED PER COMMENTS
10	08/12/2025	REVISED PER COMMENTS

DATE: OCTOBER 2025  
SCALE: 1" = 30'



LANDSCAPING PLAN

PROJECT: 1. 3,300-SF NEW BRANCH LOCATION  
2. 1.88 ACRES ALONG  
US HIGHWAY 17  
AND HEADWATERS DRIVE  
COMPANY OF HAMSTEAD  
NORTH CAROLINA  
PENDER COUNTY, NORTH CAROLINA

TITLE NAME	SHEET
PROJECT NO.	110
DATE	08/12/2025
DESIGNER	MS
DRAWN	MS
CHECKED	MS
DATE	08/12/2025

DWG. NO. 011707-031

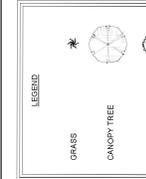
- NOTES:**
1. SITE PLAN SHALL BE PROVIDED TO CONTRACTOR FOR USE WITH PERMITTING AGENCIES.
  2. LOCATED PERMIT TO ANY AND DISTURBANCE BY THE FIELD OFFICE SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND CONSTRUCTION SHALL BE COMPLETED BEFORE ANY OTHER CONSTRUCTION.
  3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND CONSTRUCTION SHALL BE COMPLETED BEFORE ANY OTHER CONSTRUCTION.
  4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND CONSTRUCTION SHALL BE COMPLETED BEFORE ANY OTHER CONSTRUCTION.

**ENGINEER INFORMATION:**  
MICHAEL S. COCHRAN, P.E.  
CONTACT: MICHAEL S. COCHRAN, P.E.  
ADDRESS: 4437 FOREST DRIVE  
TEL: 813-774-2073  
FAX: 813-774-2073  
EMAIL: MICHAEL@ALLIANCEENGINEERS.COM

**OWNER INFORMATION:**  
MICHAEL S. COCHRAN, P.E. PRESIDENT OF  
ADDRESS: 4437 FOREST DRIVE  
TEL: 813-774-2073  
FAX: 813-774-2073  
EMAIL: MICHAEL@ALLIANCEENGINEERS.COM

- REFERENCES:**
1. REFERENCE BLANKS TO A TOPOGRAPHIC SURVEY CONDUCTED BY SUELLI ENGINEERING AND MAPPING, LLC. (SAM DATED 08/12/2025).
  2. REFERENCE TO ALL APPLICABLE REGULATIONS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND CONSTRUCTION SHALL BE COMPLETED BEFORE ANY OTHER CONSTRUCTION.

**Landscaping Buffer:**  
A4- 15FT WIDE, 3 CANOPY AND 2 UNDERSTORY TREES / 1004-F  
B4- 15FT WIDE, 3 CANOPY AND 2 UNDERSTORY TREES / 1004-F  
FRONTAGE 10-FIT WIDE, 1 CANOPY TREE / 954-F



EXISTING CONTOUR MINOR	34
EXISTING CONTOUR MAJOR	35
EXISTING PROPERTY LINE	PL
EXISTING POWER POLE	PP
EXISTING TELECOMMUNICATION BOX	TC
EXISTING SIGN	SI
EXISTING FENCEMENT	FE
EXISTING EDGE OF PAVEMENT	EP
EXISTING RIGHT OF WAY	RW
EXISTING WETLANDS	W
EXISTING WETLANDS BUFFER	WB
EXISTING WATER MAIN	WM
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING PAVEMENT	PA
PROPOSED LIMITS OF DISTURBANCE	LD
PROPOSED EDGE OF PAVEMENT	EP
PROPOSED CURB AND GUTTER	CG
PROPOSED STRIPING	ST
PROPOSED PAVEMENT	PA
PROPOSED CONCRETE	PC
PROPOSED STORMWATER BASIN	SB
PROPOSED SIGNS	SI
PROPOSED ADA SPOT	AS
PROPOSED CONCRETE BOLLARDS	CB

