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

The Towns at Blake Farm

Case Number: SDP 2021-231

Application Type: Major Site Development

Applicant: Jordan McLaughlin

Owners: Dry Pond Partners, LLC

Location: Blake Farm Boulevard, Wilmington, NC

Property ID #(s): 3271-23-6002-0000; 3271-53-1156-0000; 3271-33-1156-0000

Description: 154 Rental Townhome apartments site with leasing office and on-site amenities, including a pool.

Current Zoning: PD, Planned Development

Technical Review Committee Meeting
Thursday, December 2, 2021

Board of County Commissioners/Planning Board Meeting
N/A

Application Materials
Application Package
Proposed Site Plan

APPLICATION PACKAGE

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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.

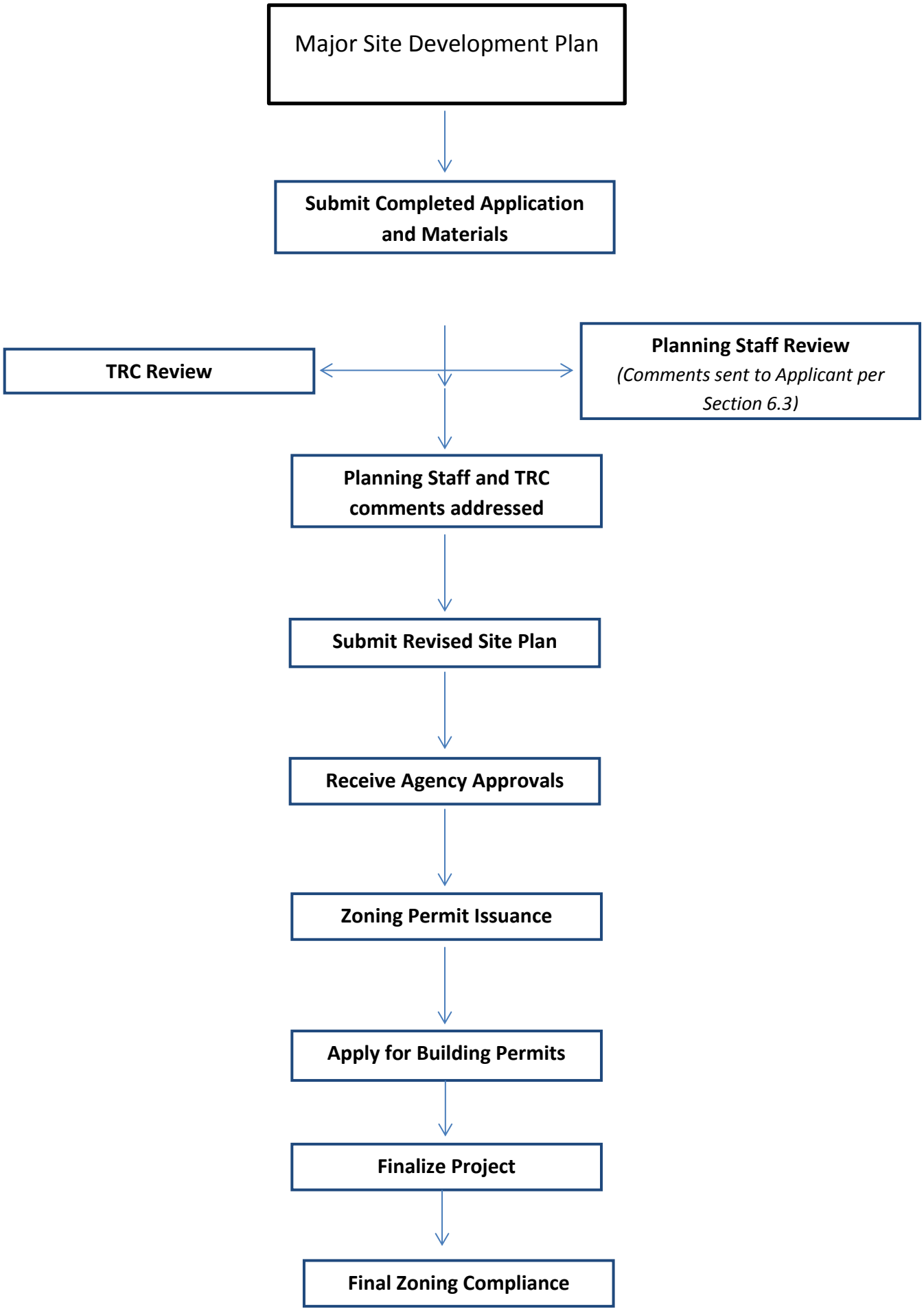
1. _____ **Pre-submittal Meeting**
   Date of Meeting 9/3/2021
2. _____ **Signed Application**
3. _____ **Payment**
   $250
4. _____ **Paper Plan Sets**
   Two (2) 24 x 36, Fifteen (15) 11 x 17
5. _____ **Digital Submission**
   For all documents submitted in paper copy, bring a digital copy with paper submission.
6. _____ **Adjacent Property List**
   A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the perimeter of the project bounds.
7. _____ **Adjacent Property Envelopes**
   The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. _____ **Permits**
   Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
9. _____ **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 11.10.2021

Printed Name Jordan McLaughlin

Staff Initials: _____
Date: _____


Major Site Development Plan
Submit Completed Application and Materials
TRC Review
Planning Staff Review
(Comments sent to Applicant per Section 6.3)
Planning Staff and TRC comments addressed
Submit Revised Site Plan
Receive Agency Approvals
Zoning Permit Issuance
Apply for Building Permits
Finalize Project
Final Zoning Compliance

		Meeting Date	Complete Application Due Date
TRC	**January**	1.2.19	12.21.18
	February	2.6.19	1.18.19
	March	3.6.19	2.15.19
	April	4.3.19	3.15.19
	May	5.1.19	4.18.19
	June	6.5.19	5.17.19
	July	7.3.19	6.19.19
	August	8.7.19	7.19.19
	September	9.4.19	8.16.19
	October	10.2.19	9.20.19
	November	11.6.19	10.18.19
	December	12.4.19	11.15.19

Complete Application Date: All documents must be received by 12PM on the deadline date to be considered a complete application.

Specific requirements can be found in Section 6.3 of the Pender County Unified Development Ordinance

Major Site Development Plan Specific Requirements

1. **Major Site Development Application Submittal**
    - Site Plan (per Section 6.3)
        - Scale
        - North Arrow
        - All property information (zoning, setbacks, PIN #)
        - Adjacent property info (owner, zoning, use, PIN #)
        - References to any previously approved plans
        - Utility providers
        - All existing and proposed structures
        - Buffering (Section 8.2.6) & Landscaping (8.3)
        - Parking (Section 7.10)
        - Lighting
        - Cross Access Connections (Section 7.4.4)
        - AM/PM Peak Hour Trip Calculations (TIA required with 100 AM/PM trips or >1,000 trips per day)
        - Soil Erosion and Sedimentation Control Plan
        - Location of all environmental features
        - Stormwater management features
        - Proposed accesses, easements, streets, and sidewalks
    - Permits received
2. **TRC Meeting**
    - Site Plan Review
    - Agency comments/requirements
3. **Post-TRC Meeting**
    - Submit site plan with revisions
    - Receive agency approvals
    - Forward all agency approvals to Planning Staff.
4. **Approval of Site Plan**
    - All TRC comments and agency requirements addressed
    - Zoning approval allows for building permit process to begin
    - Apply for building permits
5. **Final Zoning**
    - Site Visit to check the following:
        - Landscaping
        - Buffering
        - Parking

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MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date:	**Permit Number:**	**Permit Fee:**	**Invoice Number:**
***Zoning Approval ONLY: YES / NO**		**Final Zoning Compliance Approved: YES / NO / N/A**	
Type of Site Development Plan:	☐ Major	☐ Minor	

SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Jordan McLaughlin	**Property Owner's Name:**	DRY POND PARTNERS LLC,
Applicant's Address:	131 1/2 S. Wilmington Street	**Property Owner's Address:**	PO Box 3649
City, State, & Zip	Raleigh, NC 27601	**City, State, & Zip**	Wilmington, NC 28406
Phone Number:	(o)919-465-5977 (c)919-338-3676	**Phone Number:**	910.762.2676
Email Address:	jmclaughlin@colejeneststone.com	**Email Address:**	ss@cameronco.com
Legal relationship of applicant to land owner:	Consultant (Landscape Architect)		

SECTION 2: PROJECT INFORMATION	3271-23-6002-0000; 3271-53-1156-0000; 3271-33-1156-0000		
PIN (Property Id #):	SEE LINE ABOVE	**Total property acreage:**	+/-28.0 ac
Zoning :	PD (Blake Farm MDP)	**Acreage to be disturbed:**	+/-27.0 ac
Directions to Site:	Cross over Hwy. 17 from Scotts Hill Loop Road onto Blake Farm Boulevard; third proposed entrance		
	on right.		
Lot Size:	**Sq Ft of Building:**	**Building Height:** 2 stories each <60'	
Setbacks	**Front:** 25'	**Side:** 10'	**Rear:** 15'
NAICS Code/Use:	531110 - Apartment rental or leasing		
Business Name:	The Towns at Blake Farm		
Describe activities to be undertaken on project site:	Rental townhome apartments site with leasing office and on-site amenities, including pool.		

Ownership: ☒ **Private** ☐ **Public**	**Number of Employees:**		**Number of Members:**		**Seating Capacity:**	

If the applicant is not the owner of the property, a notarized letter from the property owner may be required
Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...

SECTION 4: ADDITIONAL COMMENTS			
SECTION 5: SIGNATURES			
Applicant:		Date:	11.08.21
Owner:	M A C	Date:	8 Nov. 202
Planning Staff:		Date:	

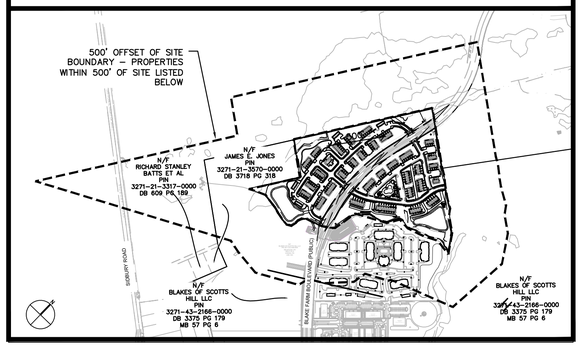
MAJOR SITE DEVELOPMENT PLAN

THE TOWNS AT BLAKE FARM

PENDER COUNTY, NC

NOVEMBER 10, 2021

VICINITY MAP - NOT TO SCALE



DEVELOPMENT SUMMARY

NAME: THE TOWNS 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

MAJOR SITE DEVELOPMENT PLAN: SD 2021-150, THE RESERVE AT BLAKE FARM (PHASE I)

TOTAL ACREAGE: ±28.0 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: ±28.0 AC

AREA OF DISTURBANCE: ±27.0 AC

IMPERVIOUS AREA: ±12.00 AC

SETBACKS

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

BUILDING DATA

UNIT COUNT: 154 (SEE C-200 FOR UNIT MIX AND SIZES)

PARKING SUMMARY	EXISTING	PROPOSED
STANDARD SPACES (9' X 18'):	0	260
PARALLEL SPACES (8.5' X 22'):	0	15
GARAGE SPACES:	0	23 (INCLUDING 1 ACCESSIBLE SPACE)
HANDICAPPED ACCESSIBLE PARKING	0	18
HANDICAPPED VAN ACCESSIBLE	0	2
TOTAL PARKING SPACES*:	0	318 (2.06 SPACES PER UNIT)
BICYCLE PARKING	0	16 (2 SPACES PER RACK)

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

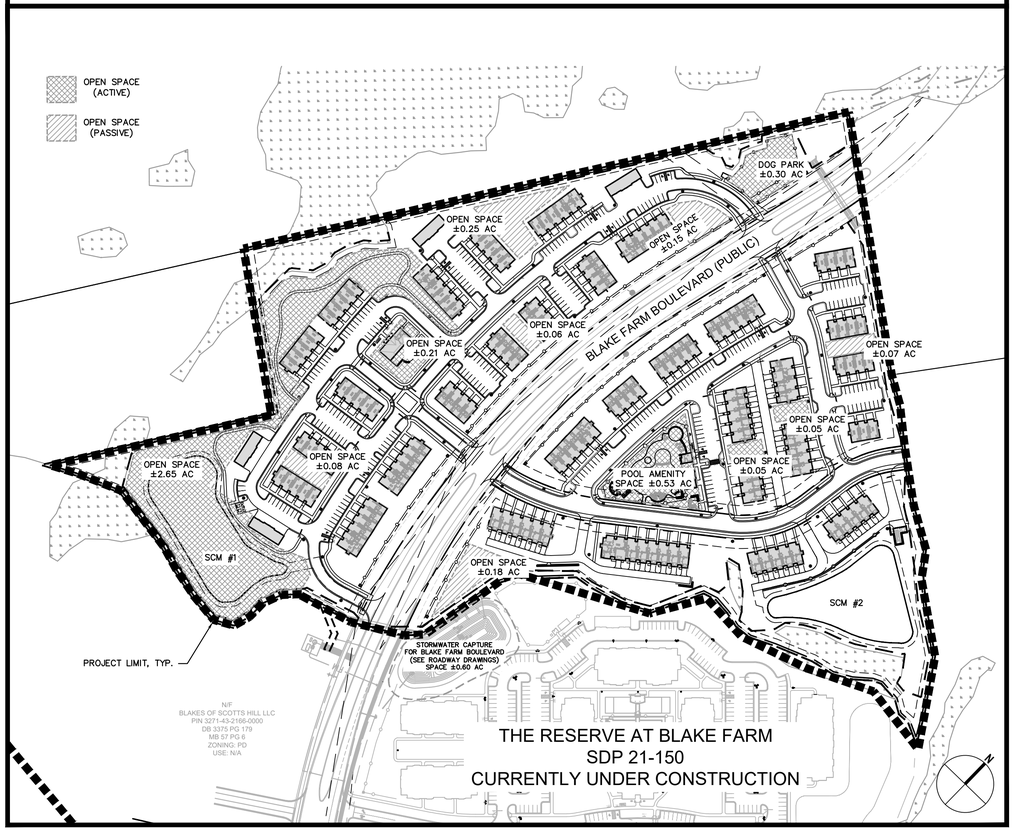
LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
LANDSCAPE BUFFERS:	FRONT: TYPE A	TYPE A
	SIDE: TYPE C, B REAR: TYPE B	TYPE B-2 TYPE B-2

PROPOSED OPEN SPACE: ±4.32 AC (±3.78 AC ACTIVE; ±0.54 AC PASSIVE) = 88% ACTIVE

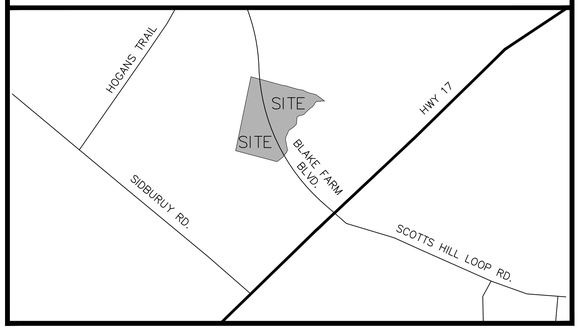
TRANSPORTATION IMPACT ANALYSIS – APPROVED REPORT BY DAVENPORT TRANSPORTATION CONSULTANTS, DATED 1/31/2020

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" = 150'



VICINITY MAP - NOT TO SCALE



DRAWING INDEX

SHEET NUMBER	SHEET NAME
C-000	COVER
C-100	SIGNIFICANT TREE SURVEY + REMOVAL
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 I
C-700.1	SITE DETAILS II
C-700.2	SITE DETAILS III
C-701	LANDSCAPE DETAILS

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
1	Resubmit plans for TRC - additional units added	11.10.2021
2	Response to TRC comments	02.18.2022
3	Response to TRC comments	04.14.2022
4	Outside Permits Received	01.20.2023

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

DATE: 1/30/2023

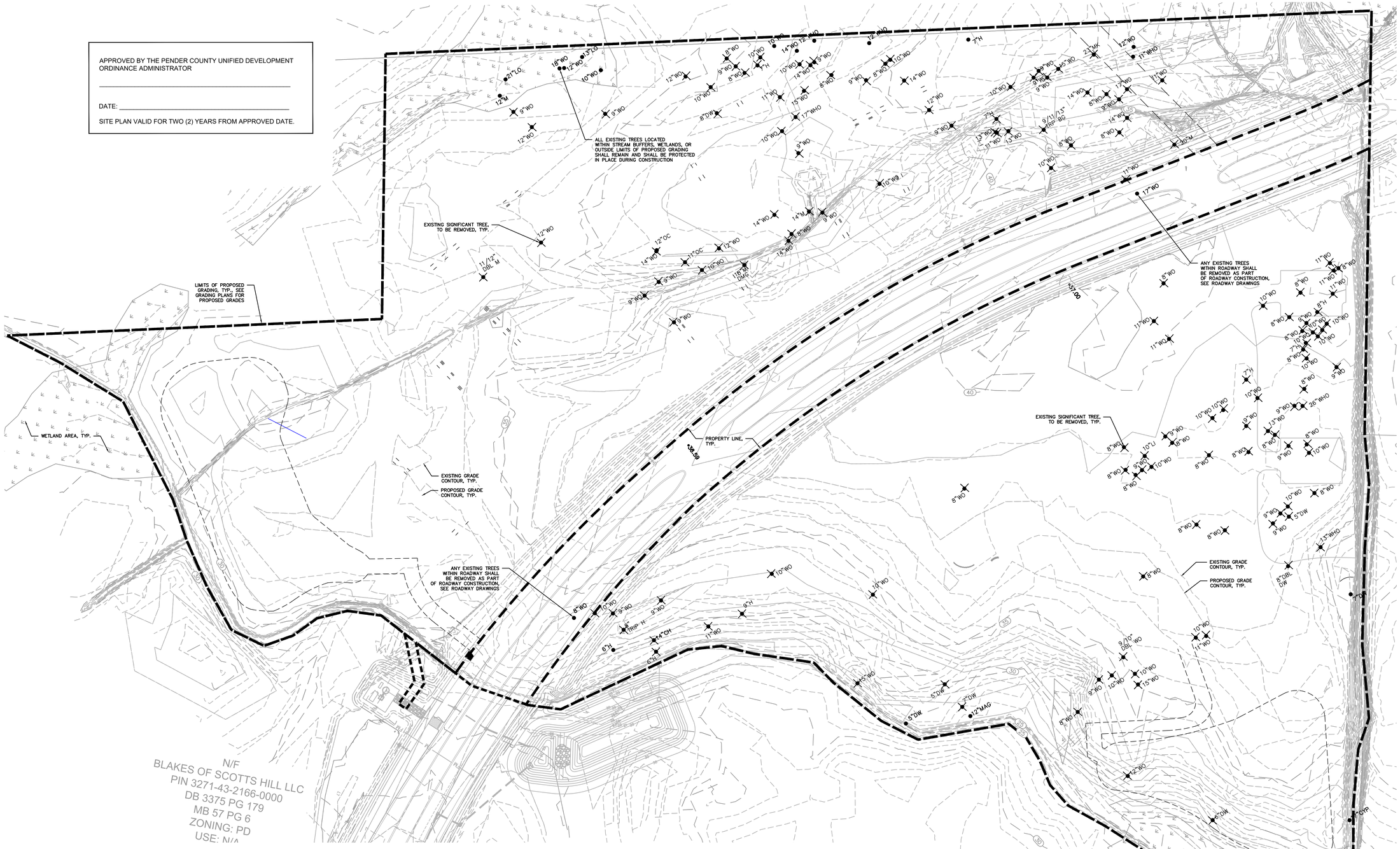
SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVED DATE.

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

_____

DATE: _____

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



LEGEND

SYMBOL		DETAIL
	LIMIT OF WORK	-/-
8"SG	EXISTING SIGNIFICANT TREE, TO REMAIN, PROTECT IN PLACE	-/-
13"WO 12"LO	EXISTING SIGNIFICANT TREE	-/-
X	SIGNIFICANT TREE TO BE REMOVED	-/-

SIGNIFICANT TREE REPLACEMENTS

SIGNIFICANT TREES*	QTY. REMOVED	REPLACEMENTS PROVIDED
AMERICAN HOLLY	(8)	(16) AMERICAN HOLLY
FLOWERING DOGWOOD	(6)	(12) FLOWERING DOGWOOD
WATER OAK	(115)	(230) WATER OAK
LIVE OAK	(1)	(2) LIVE OAK
CHERRY	(1)	(2) CHERRY
WHITE OAK	(3)	(6) WHITE OAK
RED MAPLE	(4)	(8) RED MAPLE
BLACK GUM	(1)	(2) BLACK GUM

*SEE CODE LANDSCAPE PLANS AND BUFFER DETAILS FOR TREE REPLACEMENT LOCATIONS

* EXISTING TREES LISTED ARE BASED ON FINDINGS OF SIGNIFICANT TREE SURVEY PERFORMED BY MIKE UNDERWOOD.

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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

p+ 919 719 1800 f+ 919 719 1819
url+ www.colejenestst one.com

CHAUCER CREEK CAPITAL
3605 GLENWOOD AVENUE
RALEIGH, NC 27612
919.926.1872

THE TOWNS AT BLAKE FARM

1202 EASTWOOD RD.
WILMINGTON, NC 28403

SIGNIFICANT TREE SURVEY & REMOVAL PLAN

CJS Project No.
50518.00

Issued
11/10/2021

NOT FOR CONSTRUCTION
PRELIMINARY PLANS FOR PERMITS ONLY

Revised

No.	REVISION	DATE
1	Resubmit plans To County with 18 additional units	11.10.2021
2	Response to TRC comments; pond relocation	02.18.2022
3	Response to TRC comments	04.14.2022
4	Outside permits received	01.20.2023

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-193 NORTH CAROLINA

NOT FOR CONSTRUCTION

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

1/20/2023

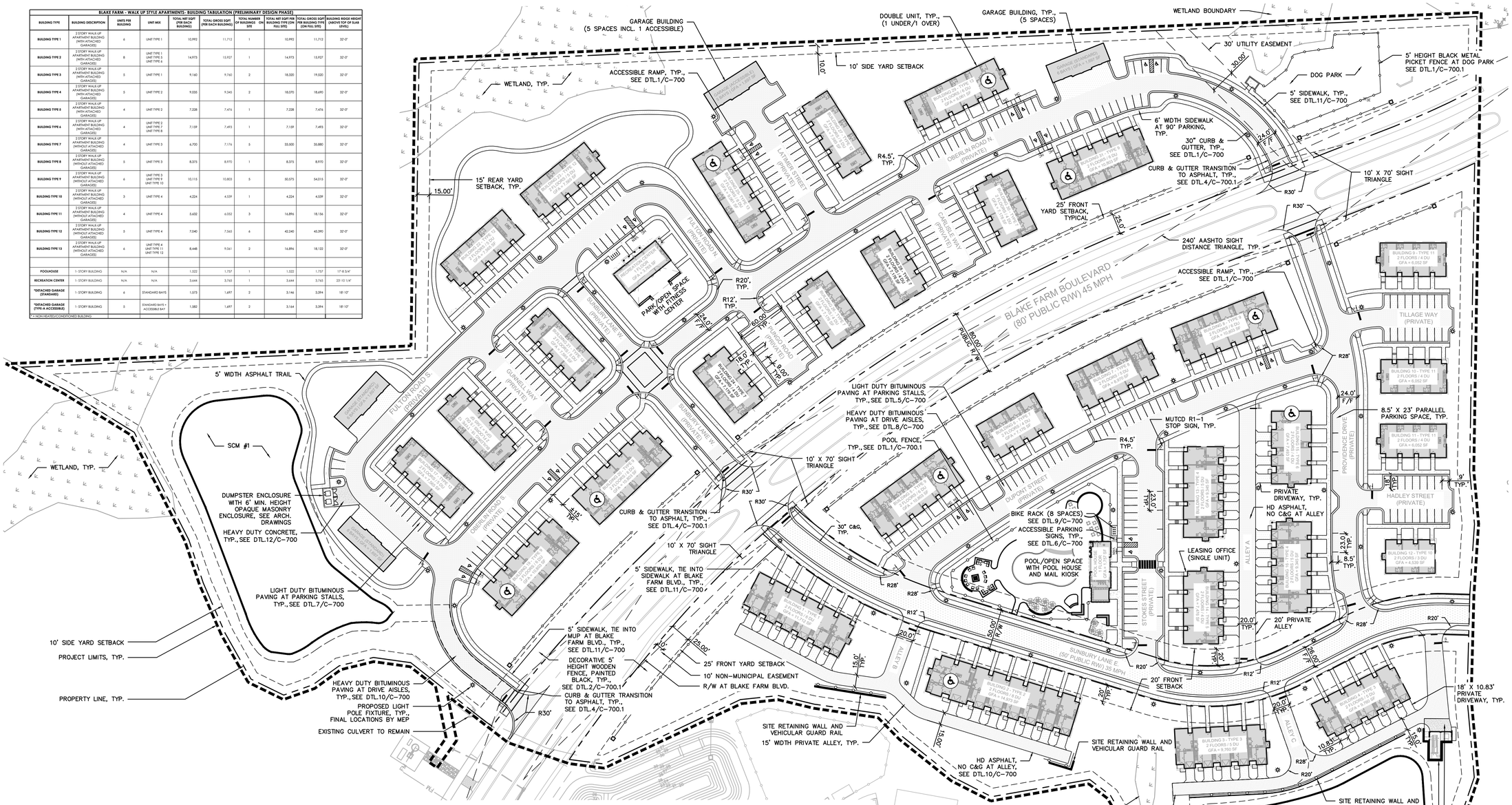
SCALE: 1"=60'
0 30' 60' 120'

C-100

The drawings, the project manual and the design shown theron are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020

BLAKE FARM - WALK UP STYLE APARTMENTS - BUILDING TABULATION (PRELIMINARY DESIGN PHASE)									
BUILDING TYPE	BUILDING DESCRIPTION	UNITS PER BUILDING	UNIT MIX	TOTAL NET SQFT (PER EACH BUILDING)	TOTAL GROSS SQFT (PER EACH BUILDING)	TOTAL NUMBER OF BUILDINGS ON SITE	TOTAL NET SQFT PER BUILDING TYPE (ON FULL SITE)	TOTAL GROSS SQFT PER BUILDING TYPE (ON FULL SITE)	BUILDING RIDGE HEIGHT (ABOVE TOP OF SLAB LEVEL)
BUILDING TYPE 1	2 STORY WALK-UP APARTMENT BUILDING (WITH ATTACHED GARAGES)	4	UNIT TYPE 1	10,992	11,712	1	10,992	11,712	32'-0"
BUILDING TYPE 2	2 STORY WALK-UP APARTMENT BUILDING (WITH ATTACHED GARAGES)	8	UNIT TYPE 1 UNIT TYPE 5 UNIT TYPE 6	14,973	15,927	1	14,973	15,927	32'-0"
BUILDING TYPE 3	2 STORY WALK-UP APARTMENT BUILDING (WITH ATTACHED GARAGES)	5	UNIT TYPE 1	9,160	9,760	2	18,320	19,520	32'-0"
BUILDING TYPE 4	2 STORY WALK-UP APARTMENT BUILDING (WITH ATTACHED GARAGES)	5	UNIT TYPE 2	9,035	9,345	2	18,070	18,690	32'-0"
BUILDING TYPE 5	2 STORY WALK-UP APARTMENT BUILDING (WITH ATTACHED GARAGES)	4	UNIT TYPE 2	7,228	7,476	1	7,228	7,476	32'-0"
BUILDING TYPE 6	2 STORY WALK-UP APARTMENT BUILDING (WITH ATTACHED GARAGES)	4	UNIT TYPE 2 UNIT TYPE 7 UNIT TYPE 8	7,139	7,493	1	7,139	7,493	32'-0"
BUILDING TYPE 7	2 STORY WALK-UP APARTMENT BUILDING (WITHOUT ATTACHED GARAGES)	4	UNIT TYPE 3	6,700	7,176	5	33,500	35,880	32'-0"
BUILDING TYPE 8	2 STORY WALK-UP APARTMENT BUILDING (WITHOUT ATTACHED GARAGES)	5	UNIT TYPE 3	8,375	8,970	1	8,375	8,970	32'-0"
BUILDING TYPE 9	2 STORY WALK-UP APARTMENT BUILDING (WITHOUT ATTACHED GARAGES)	4	UNIT TYPE 3 UNIT TYPE 9 UNIT TYPE 10	10,115	10,803	5	50,575	54,015	32'-0"
BUILDING TYPE 10	2 STORY WALK-UP APARTMENT BUILDING (WITHOUT ATTACHED GARAGES)	3	UNIT TYPE 4	4,224	4,539	1	4,224	4,539	32'-0"
BUILDING TYPE 11	2 STORY WALK-UP APARTMENT BUILDING (WITHOUT ATTACHED GARAGES)	4	UNIT TYPE 4	3,632	4,052	3	14,896	16,156	32'-0"
BUILDING TYPE 12	2 STORY WALK-UP APARTMENT BUILDING (WITHOUT ATTACHED GARAGES)	5	UNIT TYPE 4	7,040	7,565	4	42,240	45,390	32'-0"
BUILDING TYPE 13	2 STORY WALK-UP APARTMENT BUILDING (WITHOUT ATTACHED GARAGES)	6	UNIT TYPE 4 UNIT TYPE 11 UNIT TYPE 12	8,448	9,061	2	16,896	18,122	32'-0"
POOLHOUSE	1- STORY BUILDING	N/A	N/A	1,322	1,757	1	1,322	1,757	17'-8 3/4"
RECREATION CENTER	1- STORY BUILDING	N/A	N/A	3,444	3,765	1	3,444	3,765	23'-10 1/4"
*DETACHED GARAGE (STANDARD)	1- STORY BUILDING	6	STANDARD BAYS	1,573	1,697	2	3,146	3,394	18'-10"
*DETACHED GARAGE (TYPE A ACCESSIBLE)	1- STORY BUILDING	5	STANDARD BAYS + ACCESSIBLE BAY	1,582	1,697	2	3,164	3,394	18'-10"
* = NON HEATED/CONDITIONED BUILDING									



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.
3. ALL PROPOSED STORMWATER MANAGEMENT DESIGN SHALL BE IN ACCORDANCE WITH SECTION 7.9 OF THE PENDER COUNDTY UDO.

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 4.5' AT FACE 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. ALL SIDEWALKS SHALL BE 5' IN WIDTH WITH THE EXCEPTION THAT ANY SIDEWALKS ADJACENT TO 90° PARKING STALLS, WHICH SHALL BE INSTALLED AT 6' WIDTH FROM BACK OF CURB.
6. 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.
7. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS, AND RIGHTS–OF–WAY, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
8. ALL ASPHALT PAVING SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, LATEST EDITION.
9. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
10. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
11. ALL REGULATORY PAVEMENT MARKINGS SHALL BE HIGH–VISIBILITY THEROMPLASTIC
12. STOP SIGNS SHALL BE R1–1, 30"x30" AND MEET PENDER COUNTY STANDARDS.
13. NO DEMOLITION LANDFILLS ALLOWED ON SITE.

LEGEND

SYMBOL		DETAIL
	PROPERTY LINE	–/–
	PROJECT LIMITS OF DISTURBANCE	–/–
	LIGHT DUTY BITUMINOUS CONCRETE (ASPHALT) – PARKING AREA	7/C–700
	HEAVY DUTY BITUMINOUS CONCRETE (ASPHALT) – DRIVE AISLES	10/C–700
	HEAVY DUTY CONCRETE	12/C–700
	NCDOT ROADWAY ASPHALT DRIVE	12/C–700.1
	CONCRETE SIDEWALK	13/C–700
	ACCESSIBLE PARKING SPACE	–/–
	PROPOSED CURB & GUTTER (C&G)	2/C–700

SYMBOL		DETAIL
	PROPOSED ACCESSIBLE RAMP	1/C–700
	SCHEMATIC STREET LIGHT LOCATION	–/–
S	STOP SIGN	7/C–700.1
HC VAN	ACCESSIBLE PARKING SIGN	8, 11/C–700
	ACCESSIBLE DWELLING UNIT	–/–

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

DATE: _____

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

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OVERALL SITE PLAN

CJS Project No.
50518.00

Issued
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FOR PERMITS ONLY

Revised

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3	Response to TRC comments	04.14.2022
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COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 NORTH CAROLINA
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19031 MAURICE S. HOLLINGSHED
NOT FOR CONSTRUCTION
1/20/2023
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2132 JORDAN M. McLAUGHLIN
1/20/2023

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

C-200

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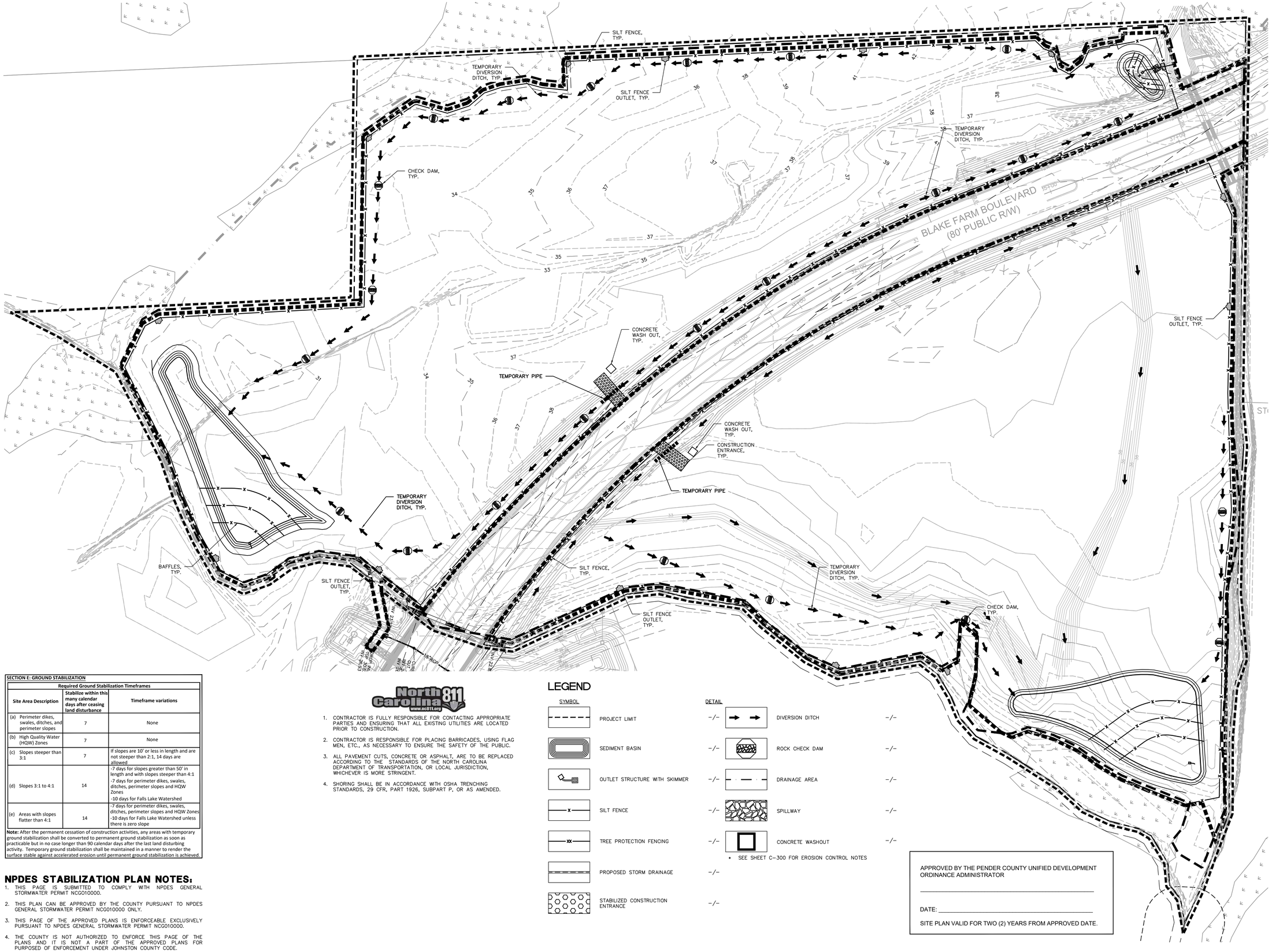

SECTION E: GROUND STABILIZATION		
Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) 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.

North Carolina 811 www.nc811.org

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2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
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4. SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

LEGEND

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

* SEE SHEET C-300 FOR EROSION CONTROL NOTES

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

_____

DATE: _____

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

ColeJenest & Stone

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RALEIGH, NC 27612
919.926.1872

THE TOWNS AT BLAKE FARM

1202 EASTWOOD RD.
WILMINGTON, NC 28403

EROSION CONTROL PLAN - PHASE 1

CJS Project No.
50518.00

Issued
11/10/2021

NOT FOR CONSTRUCTION
PRELIMINARY PLANS
FOR PERMITS ONLY

Revised

No.	REVISION	DATE
1	Resubmit plans To County with 18 additional units	11.10.2021
2	Response to TRC comments; pond relocation	02.18.2022
3	Response to TRC comments	04.14.2022
4	Outside permits received	01.20.2023

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1393 C-103 NORTH CAROLINA
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19401 JAMES S. HOLLINGSHED
NOT FOR CONSTRUCTION
1/20/2023

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

C-300

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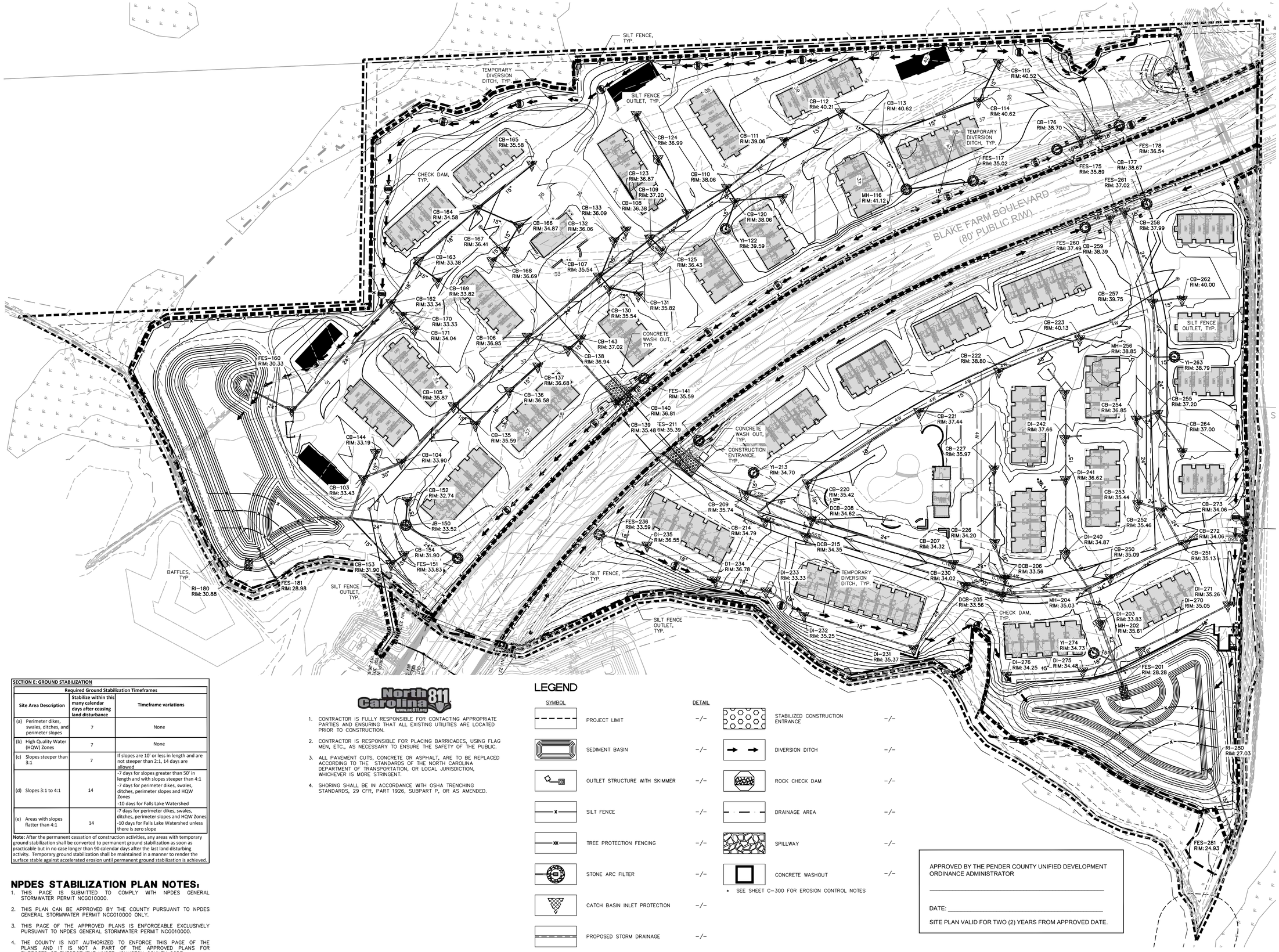

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North Carolina 811 www.nc811.org

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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.

LEGEND

SYMBOL		DETAIL
	PROJECT LIMIT	-/-
	SEDIMENT BASIN	-/-
	OUTLET STRUCTURE WITH SKIMMER	-/-
	SILT FENCE	-/-
	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	-/-

* SEE SHEET C-300 FOR EROSION CONTROL 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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919.926.1872

THE TOWNS AT BLAKE FARM

1202 EASTWOOD RD.
WILMINGTON, NC 28403

EROSION CONTROL PLAN - PHASE 2

CJS Project No.
50518.00

Issued
11/10/2021

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PRELIMINARY PLANS
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Revised

No.	REVISION	DATE
1	Resubmit plans To County with 18 additional units	11.10.2021
2	Response to TRC comments; pond relocation	02.18.2022
3	Response to TRC comments	04.14.2022
4	Outside permits received	01.20.2023

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-193 NORTH CAROLINA
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036924 TAYLOR S. HOLLINGSHEAD
NOT FOR CONSTRUCTION
1/20/2023

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

C-301

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ColeJenest & Stone, P.A. 2020

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).

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	-/-

North Carolina 811 www.nc811.org

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APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

_____

DATE: _____

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

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919.926.1872

THE TOWNS AT BLAKE FARM

1202 EASTWOOD RD.
WILMINGTON, NC 28403

OVERALL GRADING & DRAINAGE PLAN

CJS Project No.
50518.00

Issued
11/10/2021

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Revised

No.	REVISION	DATE
1	Resubmit plans To County with 18 additional units	11.10.2021
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COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-105 NORTH CAROLINA
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 019811 TAYLOR S. HOLLINGSHED
NOT FOR CONSTRUCTION
1/20/2023

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

C-400

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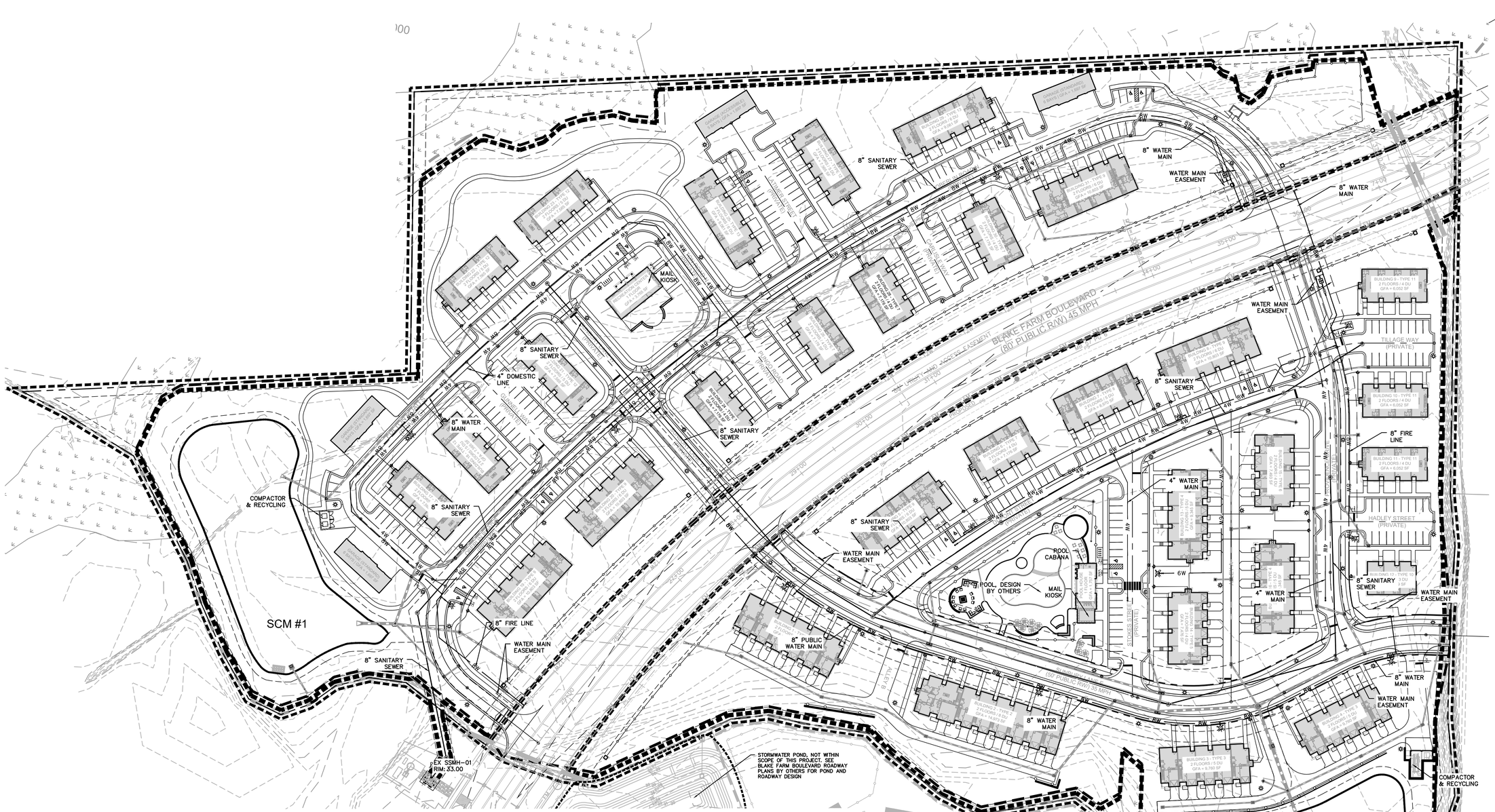

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

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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	-/-
FDC	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)	-/-

UTILITY PROVIDERS

SCOTT'S HILL WATER & SEWER DISTRICT

WATER - PENDER COUNTY	SEWER-PLURIS	ELECTRICITY
PENDER COUNTY UTILITIES MICHAEL MACH, DIRECTOR 605 E. FREMONT ST. P.O. BOX 995 BURGAW, NC 28425 PHONE: 910-259-1570	PLURIS HOLDINGS, LLC – NORTH CAROLINA 1095 NC HWY 210 SNEADS FERRY, NC 28460 RANDY HOFFER, REGIONAL MANAGER, RHOFFER@PLURISUSA.COM PLURIS1 / (888) 758-7471	FOUR COUNTY ELECTRIC MEMBERSHIP CORPORATION 1822 NC HWY. 53 WEST, BURGAW, NC 28425 (T) 888-368-7289 (F) 910-259-1860

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THE TOWNS AT BLAKE FARM

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WILMINGTON, NC 28403

UTILITY COORDINATION PLAN

CJS Project No.
50518.00

Issued
11/10/2021

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COLEJENEST & STONE, P.A. CORPORATE SEAL C-1061 C-103 NORTH CAROLINA
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036161 PAUL URS HOLLINGSHED
NOT FOR CONSTRUCTION
1/20/2023

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

C-500

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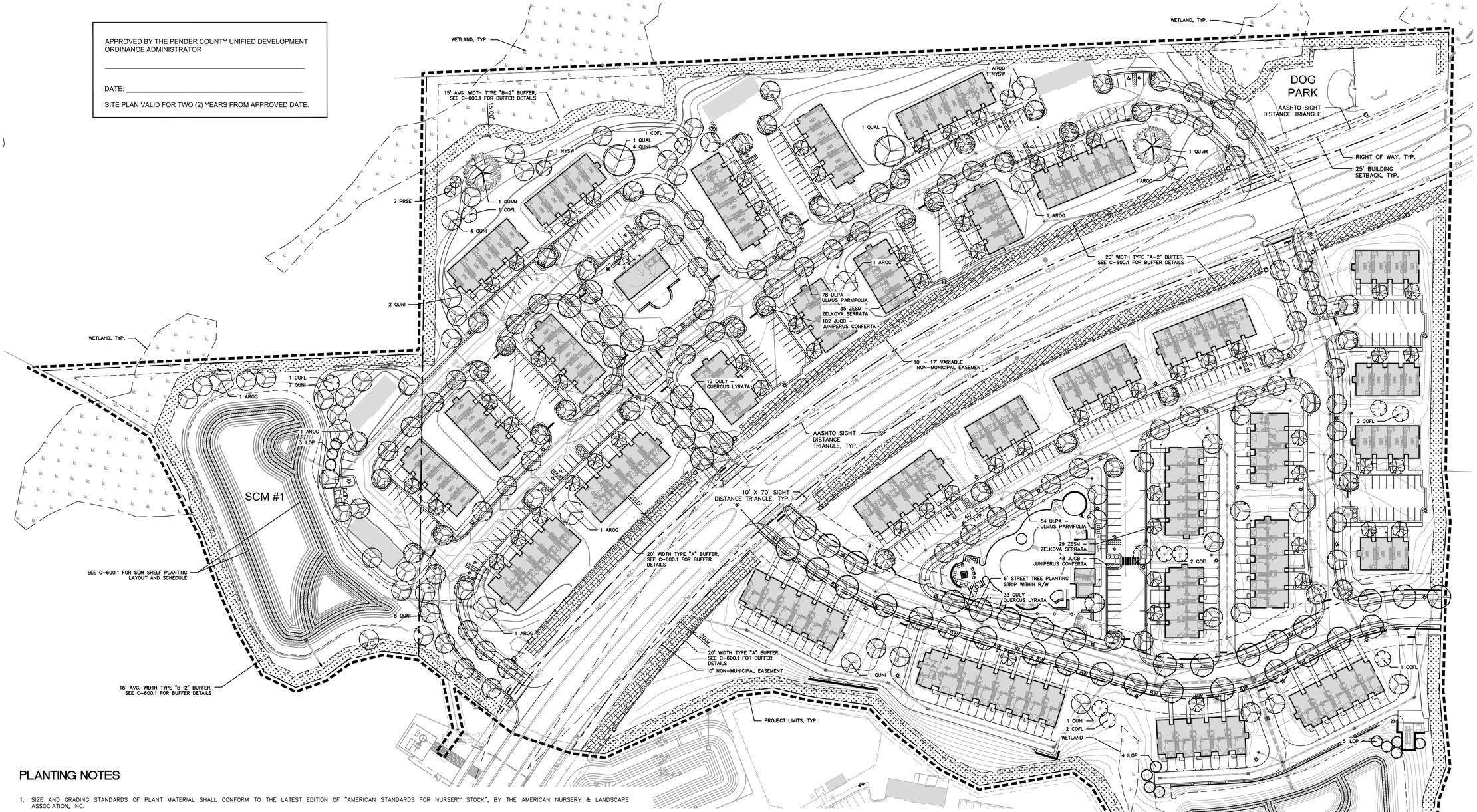

PLANTING NOTES

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.

CODE PLANTING SCHEDULE*

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPAC	REMARKS
AROG	8	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	B&B	2" CAL.	A.I.	
COFL	10	CORNUS FLORIDA / FLOWERING DOGWOOD	B&B	2"-2.5" CAL.	A.I	
ILOP	12	ILEX OPACA 'EAGLESTON' / EAGLESTON HOLLY	B&B	2" CAL.	A.I.	FULL TO GROUND, MATCHING SPECIMEN
NYSW	2	NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE BLACK GUM	B&B	2"-2.5" CAL.	A.I.	SPECIMEN
PRSE	2	PRUNUS SEROTINA / BLACK CHERRY	CONT.	2" CAL.	A.I.	
QUAL	2	QUERCUS ALBA / WHITE OAK	B&B	2" CAL.	A.I.	
QULY	45	QUERCUS LYRATA / OVERCUP OAK 'HIGHBEAM' OWN-ROOT CLONE	B&B	3" CAL.	A.I.	MATCHING SPECIMEN
QUNI	27	QUERCUS NIGRA / WATER OAK	B&B	2.5 - 3" CAL, 10-12' HT	30' O.C.	
QUVM	2	QUERCUS VIRGINIANA 'MILLENIUM' TM / SOUTHERN LIVE OAK	B&B	2" CAL.	A.I.	SPECIMEN
ULPA	135	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B&B	2"-2.5 CAL., 12'-14' HT.	A.I.	MATCHING SPECIMEN
ZESM	64	ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	CONT.	2.5 - 3" CAL, 10-12' HT	A.I.	MATCHING SPECIMEN

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPAC	REMARKS
JUCB	151	JUNIPERUS CONFERTA 'BLUE PACIFIC' / BLUE PACIFIC JUNIPER	CONT.	12"-15" SPR.	5' O.C.	

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

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LANDSCAPE PLAN - CODE ONLY

CJS Project No.
50518.00

Issued
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COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-105 NORTH CAROLINA

NOT FOR CONSTRUCTION

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

1/20/2023

SCALE: 1"=60'

0 30' 60' 120'

C-600

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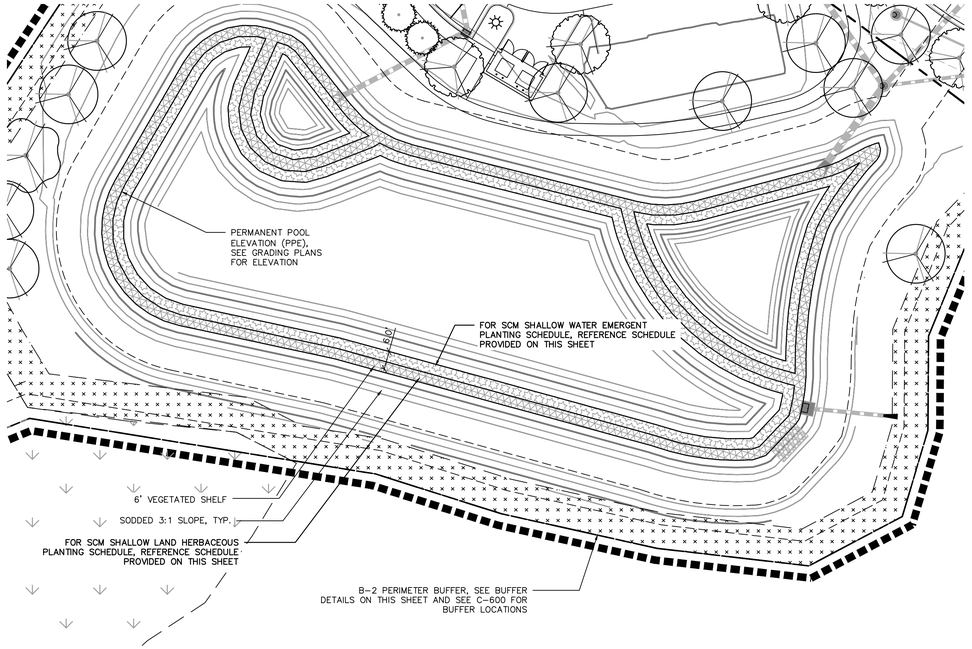
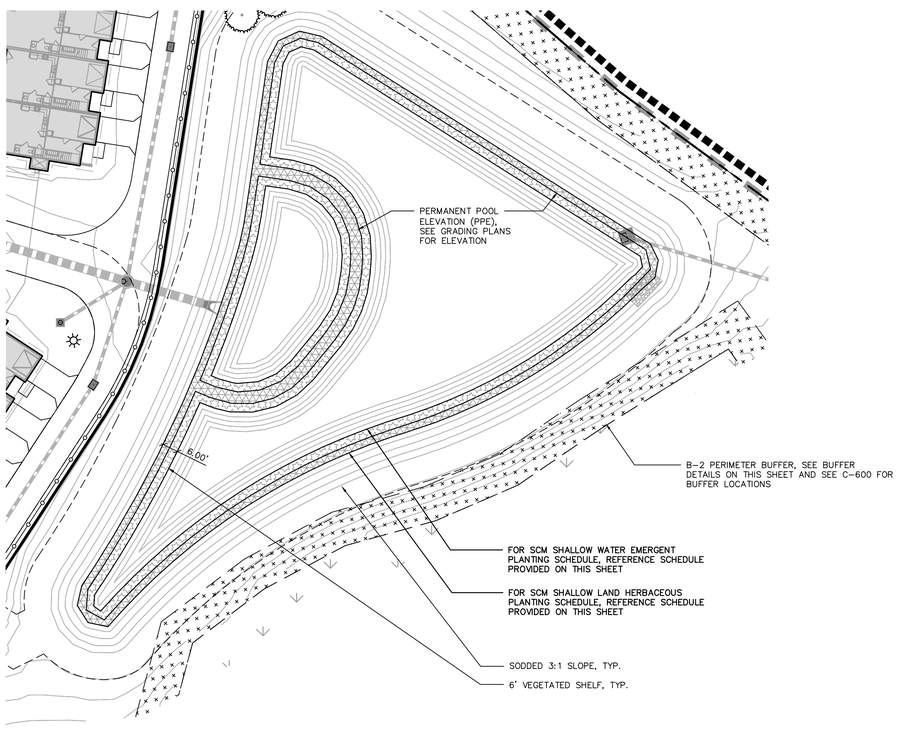


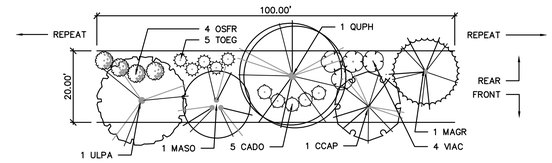
WET POND (SCM) #1 PLANTING LAYOUT

SCALE: 1" = 30'



WET POND (SCM) #2 PLANTING LAYOUT

SCALE: 1" = 30'



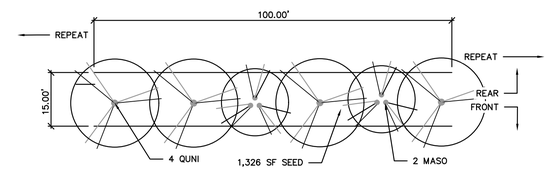
TYPICAL 100' TYPE 'A-2' (PER PENDER COUNTY UDO 8.2) BUFFER YARD PLANTING DETAIL

SCALE: 1" = 20'

PLANT SCHEDULE TYPICAL 20' TYPE 'A-2' 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 2,348' 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
QUNI	4***	QUERCUS NIGRA / WATER OAK	B&B	2" CAL MIN. 10' HT. MIN	A.I.	MATCHING SPECIMEN
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**	**REMARKS**
SOD	1,326 SF	SEED / SEED	SEED			FINAL SELECTION TO BE DETERMINED

*QUANTITIES SHOWN REFLECT 100' X 20' AREA, NOT OVERALL QUANTITY FOR ENTIRE BUFFER AREA. BUFFER AREA B-2 MEASURES APPROXIMATELY 5,028' LF.
**QUANTITIES SHOWN SHOULD BE MULTIPLIED BY 50.28 FOR TOTAL B-2 BUFFER PLANT QUANTITIES.
*** QUERCUS NIGRA MITIGATION TREES REQUIRED = 230 | TREES PROVIDED WITHIN B-2 BUFFERS = 201 (SEE C-600 FOR ADDITIONAL REQUIRED MITIGATION TREES.)

WET POND PLANTING SCHEDULE:					SCM #1	SCM #2
BOTANICAL NAME	**COMMON NAME**	**SIZE**	**SPACING**	**WATER DEPTH BELOW PPE**	**QTY.**	**QTY.**
SHALLOW WATER EMERGENT:						
PELTANDRA VIRGINICA	ARROW ARUM	4" POT	18" O.C.	1" – 6"	413	301
PONTEDERIA CORDATA	PICKEREL WEED	4" POT	18" O.C.	1" – 12"	413	303
SAURURUS CEMUUS	LIZARD'S TAIL	4" POT	18" O.C.	1" – 6"	414	303
TOTAL SHALLOW WATER:					1,240	907
SHALLOW LAND HERBACEOUS:						
HIBISCUS COCCINEUS	SCARLET ROSEMALLOW	4" POT	18" O.C.	ABOVE PPE	302	191
IRIS VERSICOLOR	BLUE FLAG IRIS	4" POT	18" O.C.	AT OR ABOVE PPE	302	191
LOBELIA CARDINALIS	CARDINAL FLOWER	4" POT	18" O.C.	AT OR ABOVE PPE	301	190
SACCHARUM BREVIBARBE	NARROW PLUME GRASS	4" POT	18" O.C.	ABOVE PPE	301	190
TOTAL SHALLOW LAND HERBACEOUS:					1,206	762

MINIMUM WETLAND PLANTING REQUIREMENTS:	SCM #1		SCM #2	
	SF	QTY.	SF	QTY.
SHALLOW WATER AREA (LOW MARSH): REQUIRED = 50 HERBACEOUS PER 200 SF (4" CONTAINER)	4,958	1,240	3,627	907
SHALLOW LAND AREA (HIGH MARSH): REQUIRED = 50 HERBACEOUS PER 200 SF (4" CONTAINER)	4,825	1,206	3,046	762

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

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DATE: _____

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

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LANDSCAPE PLAN - CODE BUFFERS & SCM PLANTING

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COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-193 NORTH CAROLINA

NOT FOR CONSTRUCTION

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

1/20/2023

N

C-600.1

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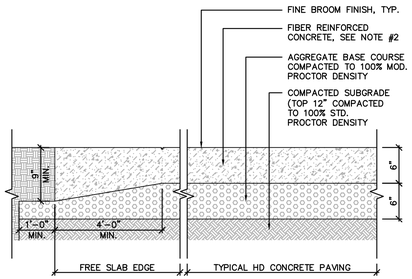
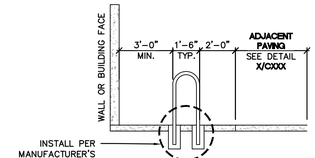


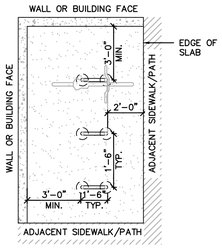
NOTES:

1. ALL CONCRETE TO BE 4000 PSI, AIR ENTRAINED (6% ±1.5% FOR 3/4" MAX. AGGREGATE).
2. SYNTHETIC MACRO-FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE, COMPLYING WITH ASTM C1116/C1116M, TYPE III, 1 – 2-1/4" LONG, UNIFORMLY DISPERSED IN CONCRETE MIXTURE AT MANUFACTURER'S RECOMMENDED RATE, BUT NOT LESS THAN A RATE OF 3.0 LB/CY.
3. REFER TO DETAIL **X/CXXX** FOR TYPICAL JOINT CONSTRUCTION.
4. THICKEN ALL FREE SLAB EDGES BY 50% (3" MIN.) WITH A 4' MIN. TAPER, TYPICAL.
5. EXTEND AGGREGATE BASE 12" BEYOND EDGE OF PAVEMENT OR 12" BEYOND BACK OF CURB WHERE CURB & GUTTER IS INCLUDED.

15 **HEAVY DUTY CONCRETE** SCALE: 1"=1' 12



ELEVATION VIEW

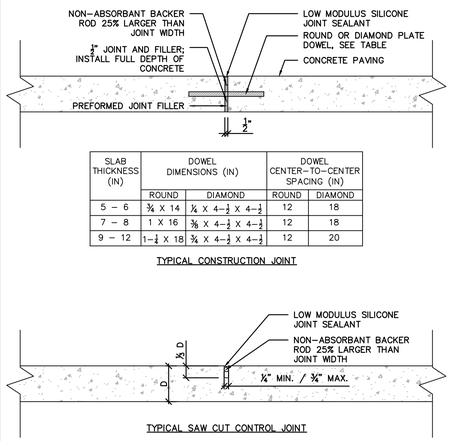


PLAN VIEW

NOTES:

1. SEE SITE PLAN FOR LOCATIONS AND BIKE RACK SELECTION.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
3. FINAL BIKE RACK DESIGN TO BE SELECTED BY OWNER

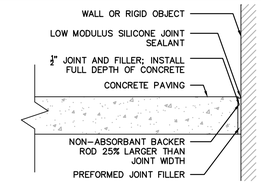
BIKE RACK INSTALL AND SPACING SCALE: 1/4"=1' 9



SLAB THICKNESS (IN)	DOWEL DIMENSIONS (IN)		DOWEL CENTER-TO-CENTER SPACING (IN)	
	ROUND	DIAMOND	ROUND	DIAMOND
5 – 6	3/4 X 14	1/4 X 4-1/2 X 4-1/2	12	18
7 – 8	1 X 16	3/8 X 4-1/2 X 4-1/2	12	18
9 – 12	1-1/4 X 18	3/4 X 4-1/2 X 4-1/2	12	20

TYPICAL CONSTRUCTION JOINT

TYPICAL SAW CUT CONTROL JOINT

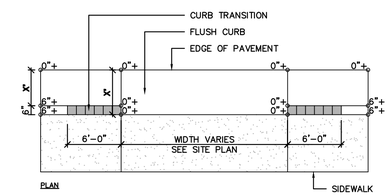


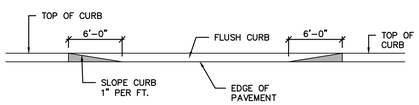
TYPICAL ISOLATION JOINT

NOTES:

1. THICKNESS OF SEALANT TO BE 1/2 OF JOINT WIDTH.
2. IF JOINTS ARE FORMED OR TOOLED; THE EDGES SHALL BE FINISHED WITH NO MORE THAN A 1/8" 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.

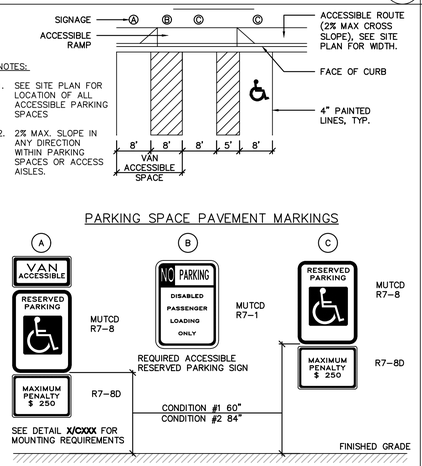
TYPICAL CONCRETE JOINT DETAILS SCALE: 1"=1' 3





ELEVATION

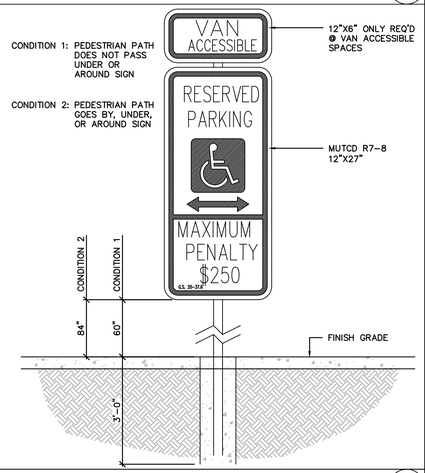
TRANSITION TO FLUSH CURB N.T.S. 14



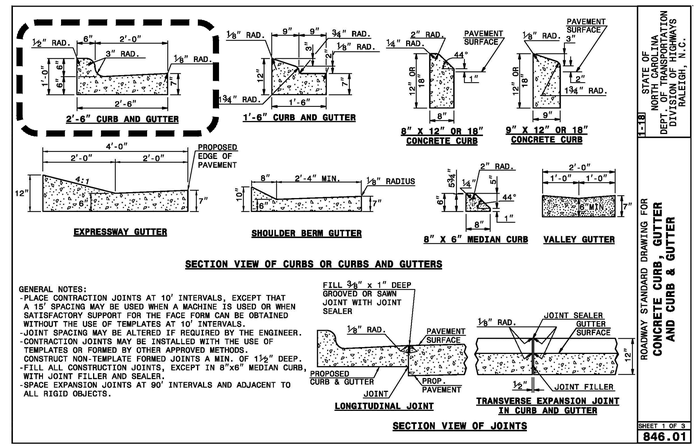
NOTES:

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

ADA PARKING SPACE DETAIL N.T.S. 11



ACCESSIBLE SIGN N.T.S. 8



GENERAL NOTES:
-PLACE CONTRACTION JOINTS AT 10' INTERVALS, EXCEPT THAT A 15' SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10' INTERVALS.
-JOINT SPACING MAY BE ALTERED IF REQUIRED BY THE ENGINEER.
-CONTRACTION JOINTS MAY BE INSTALLED WITH THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. CONSTRUCT NON-TEMPLATE FORMED JOINTS A MIN. OF 1 1/2" DEEP.
-FILL ALL CONSTRUCTION JOINTS, EXCEPT IN 8"x8" MEDIAN CURB, WITH JOINT FILLER AND SEALER.
-SPACE EXPANSION JOINTS AT 90' INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

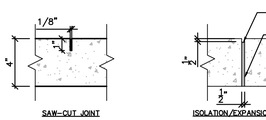
1-18

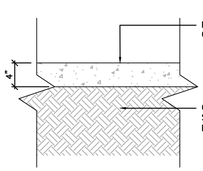
ROADWAY STANDARD DRAWING FOR CONCRETE CURB AND GUTTER AND CURB & GUTTER

SHEET 1 OF 3

846.01

NCDOT 30" CURB AND GUTTER N.T.S. 2

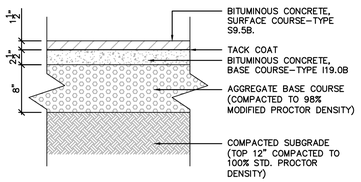




NOTES:

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

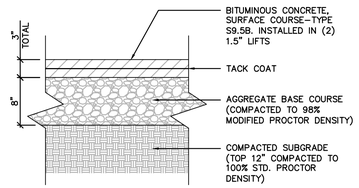


NOTES

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



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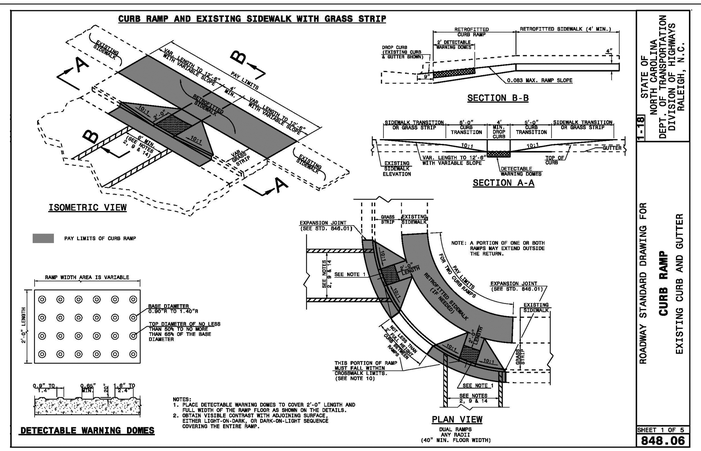
2. DESIGN TO MEET TOWN OF PENDER COUNTY AND NCDOT SPECIFICATIONS, WHERE APPLICABLE.

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



NOTE

1. SEE DTL.14/C-700 FOR CURB TAPER TRANSITIONS.

STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C.

1-18

ROADWAY STANDARD DRAWING FOR CURB RAMP EXISTING CURB AND GUTTER

SHEET 1 OF 5

848.06

ACCESSIBLE CURB RAMP N.T.S. 1

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SITE DETAILS I

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COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-103 NORTH CAROLINA
NOT FOR CONSTRUCTION
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2132 JORDAN M. McLAUGHLIN
1/20/2023

C-700

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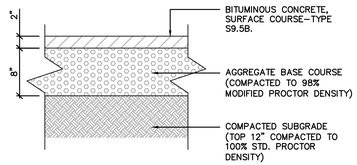
_____

DATE: _____

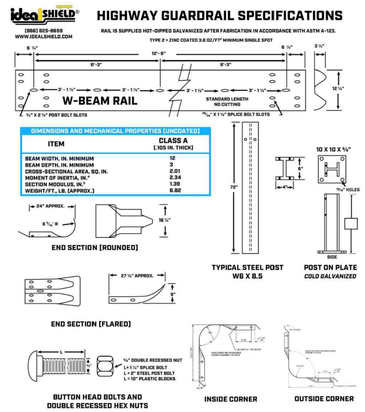
SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVED DATE.



NOTES

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

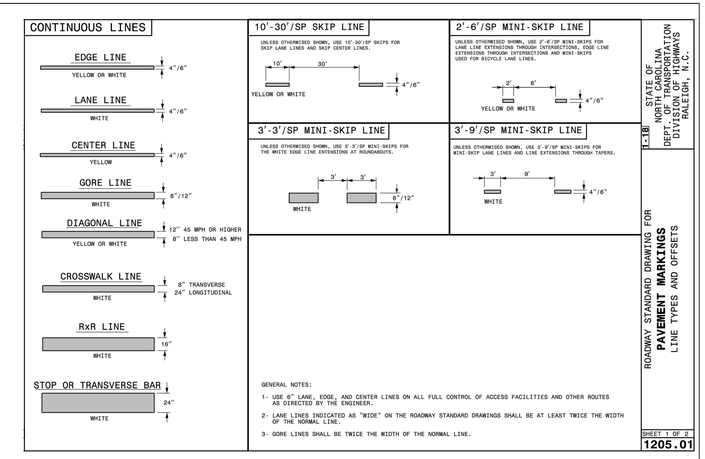
15 **NCDOT ROADWAY ASPHALT DRIVE** SCALE: 1"=1'



NOTES:

1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

12 **ROADWAY GUARDRAIL** N.T.S.

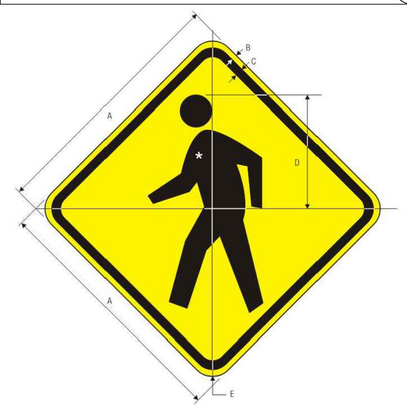


3 **NCDOT PAVEMENT MARKINGS** N.T.S.

	A	B	C	D	E
	18	.375	.625	8	1.5
	24	.375	.625	11	1.5
C	30	.5	.75	13.5	1.875
	36	.625	.875	16	2.25
	48	.75	1.25	22	3

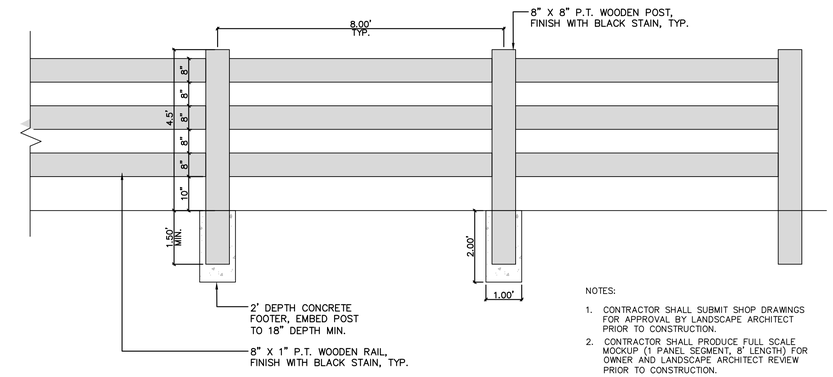
COLORS: SYMBOL – BLACK
BACKGROUND – YELLOW (RETROREFLECTIVE)

2-92



W11-2
PEDESTRIAN TRAFFIC

14 **MUTCD W11-1 PEDESTRIAN CROSSING SIGN DETAIL** N.T.S.



NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PRODUCE FULL SCALE MOCKUP (1 PANEL SEGMENT, 8' LENGTH) FOR OWNER AND LANDSCAPE ARCHITECT REVIEW PRIOR TO CONSTRUCTION.

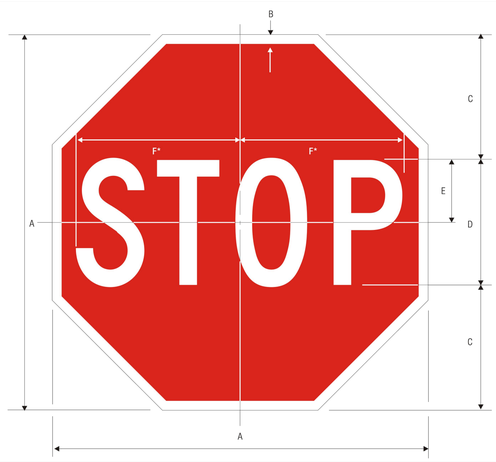
8 **SPLIT-RAIL DECORATIVE WOODEN FENCE** SCALE: 1/2" = 1'-0"

R1-1
STOP

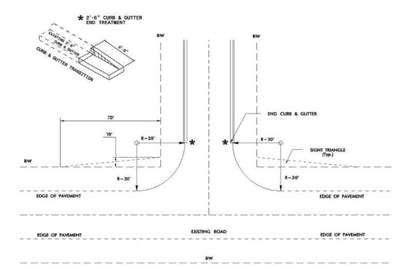
*Reduce spacing 40%

	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)



13 **MUTCD R1-1 STOP SIGN DETAIL** N.T.S.



NOTE: Drainage easements may be required to accomodate drainage beyond the right-of-way.

FIGURE 3

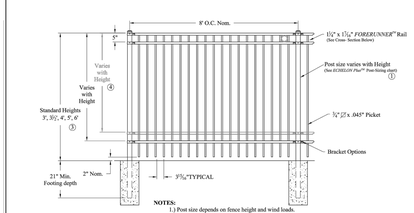
RECOMMENDED ROAD CONNECTION TO STATE MAINTAINED SYSTEM

NEW RESIDENTIAL LOCAL ROAD OR RESIDENTIAL COLLECTOR ROAD WITH CURB & GUTTER AND EXISTING STATE MAINTAINED ROAD WITH SHOULDER SECTION

NOTES:

1. DETAIL FROM NCDOT SUBDIVISION MANUAL JANUARY 2010

4 **NCDOT DRIVEWAY CONNECTION - C&G TRANSITION TO ASPHALT**



ECHELON PLUS MAJESTIC 3/4-RAIL W/RING OPTION			
DR: CI	SH . 1of 1	SCALE:	DO NOT SCALE
CK: BS	Date 11-8-11		REV: d

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

NOTES:

1. FENCE POST FOOTINGS TO BE 12" WIDE WITH FENCE POSTS ON CENTER. ADDITIONAL 4" DEPTH OF FOOTING TO BE IMPLEMENTED BELOW FINAL DEPTH OF FENCE POST.
2. ALL HORIZONTAL RAILS TO RUN LEVEL, FENCE SEGMENTS SHALL STEP VERTICALLY TO ACCOUNT FOR CHANGES IN GRADE.
3. STRENGTH OF CONCRETE TO BE 3000 PSI.
4. INSTALL PER MANUFACTURER RECOMMENDATIONS.
5. SEE POOL CONTRACTOR DRAWINGS FOR GATE DETAILS, INCLUDING CODE REQUIRED LATCHES, LOCKS, AND OTHER SECURITY MEASURES; GATE DESIGN SHALL MATCH AMERISTAR ECHELON PLUS MAJESTIC FENCE.

1 **AMERISTAR FENCE & GATE AT POOL AND DOG PARK**

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THE TOWNS AT BLAKE FARM

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WILMINGTON, NC 28403

SITE DETAILS II

CJS Project No.
50518.00

Issued
11/10/2021

NOT FOR CONSTRUCTION
PRELIMINARY PLANS FOR PERMITS ONLY

Revised

No.	REVISION	DATE
1	Resubmit plans To County with 18 additional units	11.10.2021
2	Response to TRC comments; pond relocation	02.18.2022
3	Response to TRC comments	04.14.2022
4	Outside permits received	01.20.2023

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1381 C-103 NORTH CAROLINA
NOT FOR CONSTRUCTION
REGISTERED LANDSCAPE ARCHITECT No. 2132 NORTH CAROLINA WILLIAM M. McCALLION, III
1/20/2023

C-700.1

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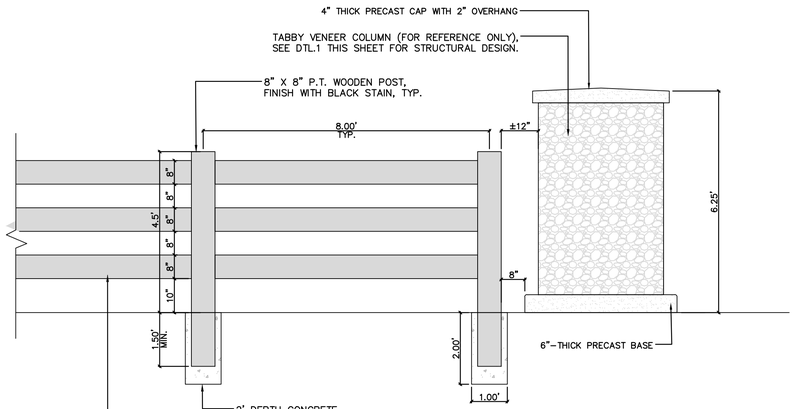
ColeJenest & Stone, P.A. 2020

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

_____

DATE: _____

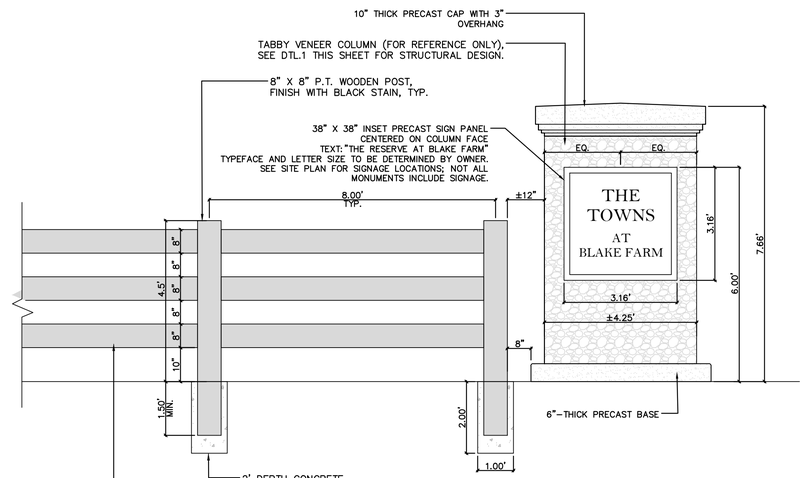
SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVED DATE.



NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PRODUCE FULL SCALE MOCKUP (1 PANEL SEGMENT, 8' LENGTH) FOR OWNER AND LANDSCAPE ARCHITECT REVIEW PRIOR TO CONSTRUCTION.

15 **SPLIT-RAIL DECORATIVE WOODEN FENCE AND SMALL TABBY VENEER COLUMN** **SCALE: 1/2" = 1'-0"**



NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PRODUCE FULL SCALE MOCKUP (1 PANEL SEGMENT, 8' LENGTH) FOR OWNER AND LANDSCAPE ARCHITECT REVIEW PRIOR TO CONSTRUCTION.

9 **SPLIT-RAIL DECORATIVE WOODEN FENCE AND LARGE TABBY VENEER COLUMN** **SCALE: 1/2" = 1'-0"** 2

STRUCTURAL NOTES

GENERAL NOTES:

1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE . CIVIL DRAWINGS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND ADDITIONAL ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
2. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE NORTH CAROLINA STATE BUILDING CODE, 2018 EDITION.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS ARE IN PLACE.
4. DESIGN CRITERIA:

CLASSIFICATION OF BUILDING

CATEGORY _____

WIND LOADS:

BASIC SPEED	135 MPH (ULTIMATE) | 104 MPH (NOMINAL)
EXPOSURE CATEGORY	C
IMPORTANCE FACTOR (Iw)	0.87
INTERNAL PRESSURE COEFFICIENT	N/A

FOUNDATION NOTES:

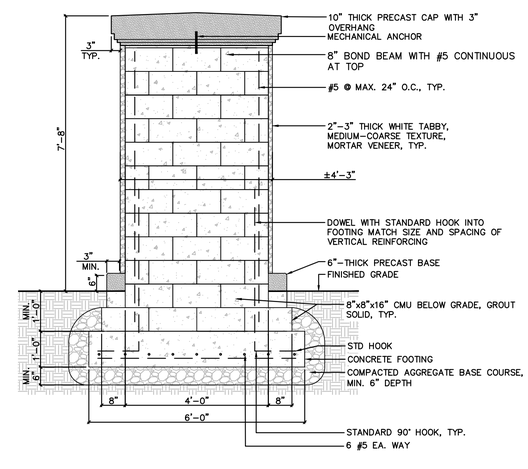
1. FOUNDATIONS HAVE BEEN DESIGNED FOR A NET ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF (PRESUMED).
2. PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY THE SPECIAL INSPECTOR TO EXPLORE THE EXTENT OF LOOSE, SOFT, EXPANSIVE, OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. DIRECTION FOR CORRECTIVE ACTION WILL BE PROVIDED WHERE REQUIRED.
3. NO UNBALANCED BACKFILLING SHALL BE DONE AGAINST MASONRY WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY CONSTRUCTION BRACING OR BY PERMANENT CONSTRUCTION.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONTROL OF GROUNDWATER AND SURFACE RUNOFF THROUGHOUT THE CONSTRUCTION PROCESS. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES WHICH RESULT IN DETERIORATION OF BEARING SHALL BE PREVENTED.

CAST–IN–PLACE CONCRETE NOTES:

1. CONCRETE SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301 AND 318.
2. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28 DAY COMPRESSIVE STRENGTHS OF 3000 PSI.
3. REINFORCING MATERIALS SHALL BE AS FOLLOWS:
   A. REINFORCING BARS – ASTM A 615, GRADE 60, DEFORMED.
   B. WELDED REINFORCING BARS – ASTM A 706, GRADE 60.
5. ALL REINFORCING BARS AND EMBEDDED ITEMS SUCH AS ANCHOR RODS AND WELD PLATES SHALL BE ACCURATELY PLACED AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.
6. CONCRETE COVER TO REINFORCING BARS SHALL CONFORM TO THE MINIMUM COVER RECOMMENDATIONS IN ACI 318–11, UNLESS THE DRAWINGS SHOW GREATER COVER REQUIREMENTS.
7. LAP CONTINUOUS REINFORCING BARS 57 X BAR DIAMETER, TYPICAL UNLESS OTHERWISE NOTED.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) 530.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90 AND SHALL BE MADE WITH NORMAL WEIGHT AGGREGATE. MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS SHALL BE 2,000 PSI AT 28 DAYS.
3. COMPRESSIVE STRENGTH OF MASONRY SHALL BE DETERMINED BY THE UNIT STRENGTH METHOD AS SET FORTH IN ACI 530.1. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY, F'm, SHALL BE 2,000 PSI AT 28 DAYS.
4. MORTAR SHALL BE TYPE M OR S AND SHALL COMPLY WITH ASTM C270, PROPORTIONS OR PROPERTIES SPECIFICATION.
5. GROUT SHALL COMPLY WITH ASTM C476, PROPORTIONS SPECIFICATION. THIS MIX SHALL CONTAIN NO ADMIXTURES. WATER SHALL BE ADDED IN THE FIELD IN ORDER TO ACHIEVE A SLUMP OF 8–11 INCHES WHEN PLACED IN THE MASONRY. MORTAR, PEA–GRAVEL CONCRETE, OR "CHAT" MIXES ARE NOT ACCEPTABLE SUBSTITUTES FOR THE SPECIFIED GROUT.
6. REINFORCING STEEL SHALL COMPLY WITH ASTM A 615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE BENT OR HOOKED.
7. ALL REINFORCED CELLS AND ALL CELLS BELOW GRADE SHALL BE GROUTED SOLID. GROUT PROCEDURE SHALL COMPLY WITH ACI 530.1.
8. PROVIDE REINFORCING BARS OF THE GIVEN SIZE AND SPACING SHOWN. LAP CONTINUOUS REINFORCING STEEL 72 BAR DIAMETERS UNLESS OTHERWISE NOTED.
9. PROVIDE REINFORCING STEEL DOWELS OF THE SAME SIZE AND SPACING AS VERTICAL REINFORCING FROM THE SUPPORTING STRUCTURE.
10. PROVIDE STANDARD 9 GAGE LADDER TYPE HORIZONTAL JOINT REINFORCING IN CMU WALLS AT 16 INCHES ON CENTER.



GENERAL NOTES:

1. ALLOW A MINIMUM OF 3 FEET FROM BOTTOM OF COLUMN FOOTING TO TOP OF ANY UTILITIES..
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF WALL CAPS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
3. CONTRACTOR SHALL SUBMIT MATERIALS SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL PROVIDE MINIMUM 3' X 3' MOCKUP OF FINISHED WALL AFTER MATERIALS ARE APPROVED.
5. CONTRACTOR TO ENSURE ALL REQUIRED PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION.

TABBY VENEER COLUMN WITH PRECAST CAP - STRUCTURAL DETAILS AND NOTES **SCALE: 1/2" = 1'-0"** 1

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SITE DETAILS III

CJS Project No.
50518.00

Issued
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PRELIMINARY PLANS
FOR PERMITS ONLY

Revised

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COLEJENEST & STONE, P.A. CORPORATE SEAL C-1361 C-193 NORTH CAROLINA

NOT FOR CONSTRUCTION

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

1/20/2023

C-700.2

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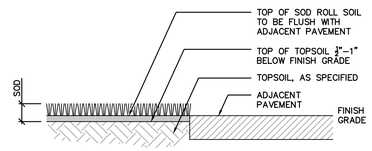
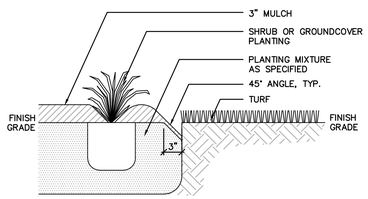


SOD AT PAVEMENT EDGE

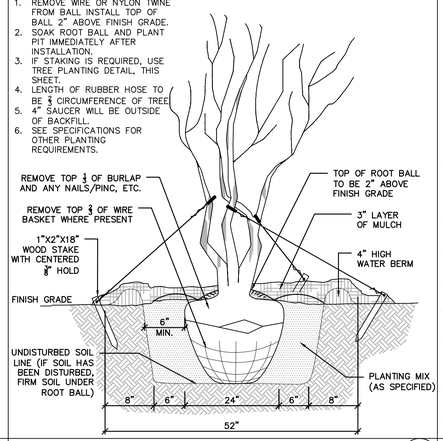


PLANTER AT TURF

LANDSCAPE EDGES — N.T.S. — 12

NOTES:

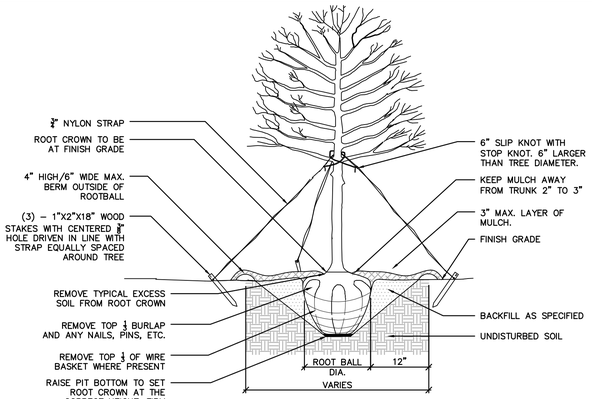
1. REMOVE WIRE OR NYLON TWINE FROM BALL INSTALL TOP OF BALL 2" ABOVE FINISH GRADE.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. IF STAKING IS REQUIRED, USE TREE PLANTING DETAIL, THIS SHEET.
4. LENGTH OF RUBBER HOSE TO BE ⅔ CIRCUMFERENCE OF TREE.
5. 4" SAUCER WILL BE OUTSIDE OF BACKFILL.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



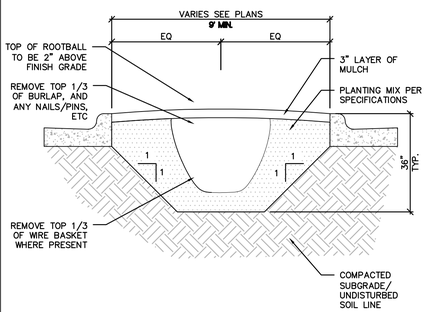
NOTES:

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.

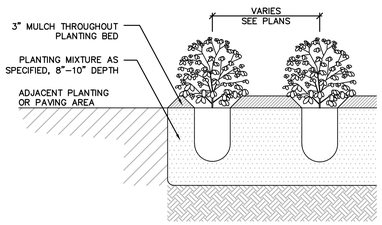
ALL TREES SHALL CONFORM WITH THE CURRENT ADDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2014) FOR EXAMPLE:

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"

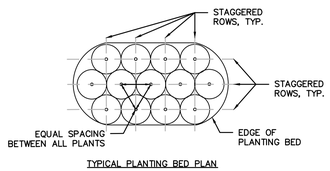
TREE PLANTING — N.T.S. — 3



PARKING LOT ISLAND TREE — N.T.S. — 14



TYPICAL PLANT INSTALLATION
(SECTION VIEW)



TYPICAL PLANTING BED PLAN

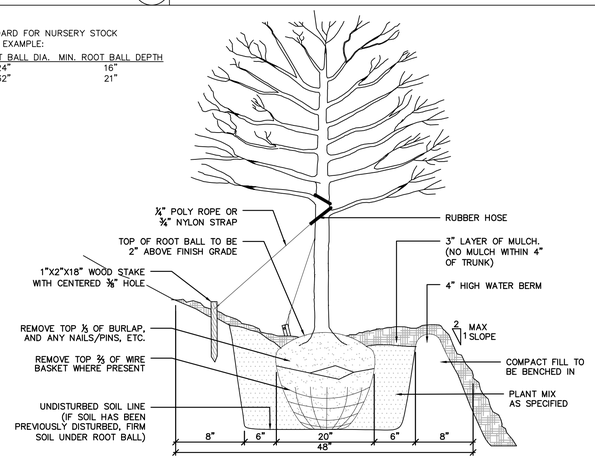
GROUNDCOVER PLANTING — N.T.S. — 11

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:

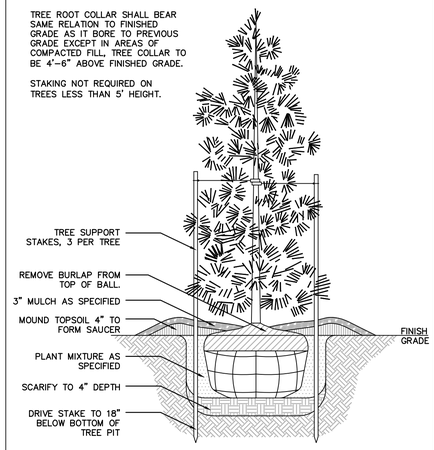
1. RUBBER HOSE MAY BE DELETED IF 3/4" NYLON STRAP IS USED (GUYING OF TREES NOT REQUIRED UNLESS SPECIFIED).
2. REMOVE WIRE OR NYLON TWINE FROM BALL.
3. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE (ADJACENT UPHILL GRADE).
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. LENGTH OF RUBBER 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.



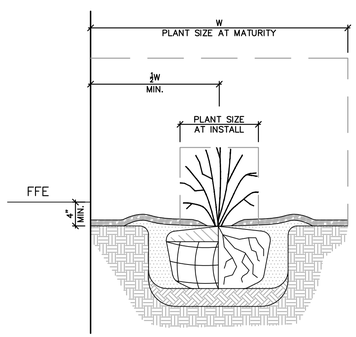
TREE ON SLOPE PLANTING — N.T.S. — 5

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.



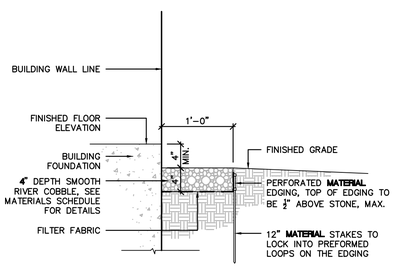
EVERGREEN TREE PLANTING — N.T.S. — 2



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.

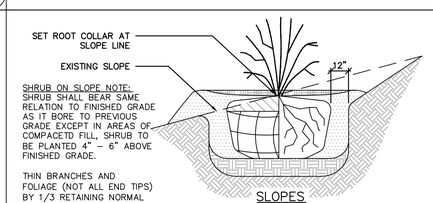
PLANTING AT BUILDING FACE — N.T.S. — 13



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.

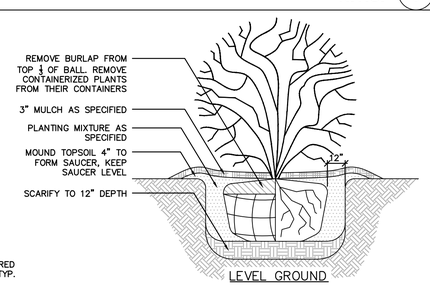
DECORATIVE STONE MOW STRIP — SCALE: 1"=1' — 10



SHRUB ON SLOPE NOTE:
SHRUB SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE EXCEPT IN AREAS OF COMPACETD 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

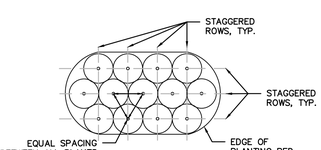
SLOPES



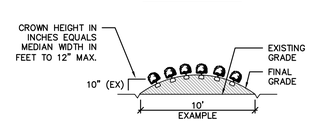
LEVEL GROUND

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

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

DATE: _____

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

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

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THE TOWNS AT BLAKE FARM

1202 EASTWOOD RD.
WILMINGTON, NC 28403

LANDSCAPE DETAILS

CJS Project No.
50518.00

Issued
11/10/2021

NOT FOR CONSTRUCTION
PRELIMINARY PLANS
FOR PERMITS ONLY

Revised

No.	REVISION	DATE
1	Resubmit plans To County with 18 additional units	11.10.2021
2	Response to TRC comments; pond relocation	02.18.2022
3	Response to TRC comments	04.14.2022
4	Outside permits received	01.20.2023

COLEJENEST & STONE, P.A. CORPORATE SEAL C-1301 C-103 NORTH CAROLINA
NOT FOR CONSTRUCTION
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT No. 2132 JORDAN M. McCLUNG
1/20/2023

C-701

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ColeJenest & Stone, P.A. 2020