

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

REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

TYPICAL COLLECTOR ROAD CROSS SECTION

NOT TO SCALE

Section Applies to Streets A

SITE INFORMATION

APPLICANT INFORMATION:
 HARDISON BUILDING COMPANY, LLC
 VACANT LAND MIXED WITH FARM AND TIMBER LAND
 IT
 SUBURBAN GROWTH
 3273-50-0593-0000, 3273-71-1319-0000,
 3273-61-8426-0000, 3273-32-7562-0000
CURRENT LAND USE:
 VACANT LAND MIXED WITH FARM AND TIMBER LAND
FUTURE LAND USE:
 SUBURBAN GROWTH
PROPOSED USE:
 GAS/SERVICE STATION WITH CONVENIENCE STORE
 & SELF STORAGE W/ POSSIBLE BOAT/RV/TRAILER
 RENTAL & LEASE
 +6.81 ACRES

DIMENSION REQUIREMENTS

FRONTYARD SETBACK: 40' MINIMUM
SIDEYARD SETBACK: 25' MINIMUM
CORNER SIDEYARD SETBACK: 20' MINIMUM
REAR SETBACK: 25' MINIMUM
MAXIMUM HEIGHT: 50'

PARKING REQUIREMENTS

REQUIRED: 37 SPACES TOTAL
RETAIL: 1 SPACE PER 225 SF FLOOR AREA;
 2,700 SF / 225 SF = 12 SPACES
RESTAURANT: 1 SPACE PER 225 SF FLOOR AREA;
 900 SF / 100 SF = 9 SPACES
SELF SERVICE STORAGE: 1 SPACE PER 100 UNITS OR 5 SPACES MINIMUM,
 WHICHEVER IS GREATER;
 100 UNITS = 1 SPACES OR 5 SPACES PER
 REQUIREMENT
PROVIDED: 22 PARKING SPACES
ADA PARKING REQUIRED: 1 SPACES
ADA PARKING PROVIDED: 2 (INCLUDING 1 VAN SPACE)

BUFFER/ LANDSCAPE REQUIREMENTS

1. ALL LANDSCAPE WILL COMPLY WITH ARTICLE 8 OF THE PENDER COUNTY UDO. SEE SHEET L-1.1 LANDSCAPE PLAN FOR SITE SPECIFIC DETAILS.
 2. REQUIRED BUFFER TYPES ARE AS FOLLOWS:
TYPE A-3 BUFFER: 25' DEPTH; 1 CANOPY TREE,
 2 UNDERSTORY TREES AND
 A GRASS COVER OR OTHER APPROVED
 VEGETATIVE GROUND COVER OF AT
 LEAST 88% OR 21 SHRUBS PER 100 LF
TYPE C-3 BUFFER: 20' DEPTH; 1 CANOPY TREE OR 3 UNDERSTORY
 TREES, A CONTINUOUS 6' HGT. EVERGREEN HEDGE
 AND A GRASS COVER OF AT LEAST 88%
TYPE D-1 BUFFER: 15' DEPTH; 3 CANOPY TREE AND A GRASS
 COVER OF AT LEAST 88% PER 100 LF

SIGN REQUIREMENTS

1. SIGN DESIGN T.B.D. AND SUBMITTED FOR PERMIT AT A LATER DATE.

UTILITIES

1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING AND PROVIDED BY PENDER COUNTY UTILITIES.
 2. SEWER UTILITIES WILL BE COORDINATED WITH PLURIS OR OTHER PRIVATE ON SITE WASTEWATER COMPANY AS DETERMINED BY OWNER/ COUNTY.
 3. HYDRANTS WILL BE DESIGNED AND INSTALLED PER PENDER COUNTY EMERGENCY MANAGEMENT REQUIREMENTS.
 4. STORMWATER AND EROSION CONTROL WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STANDARDS.
 5. ALL PROPOSED LIGHTING LOCATIONS ARE PRELIMINARY AND WILL BE VERIFIED BY LIGHTING PROVIDER PRIOR TO CONSTRUCTION.
 6. ALL SOLID WASTE TO BE HANDLED BY ROLL-CART TRASH CONTAINERS.

FLOODPLAIN NOTES

1. PORTION OF THIS TRACT IS WITHIN DESIGNATED FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA FIRM MAP 3720327200J AND 3720327300J WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

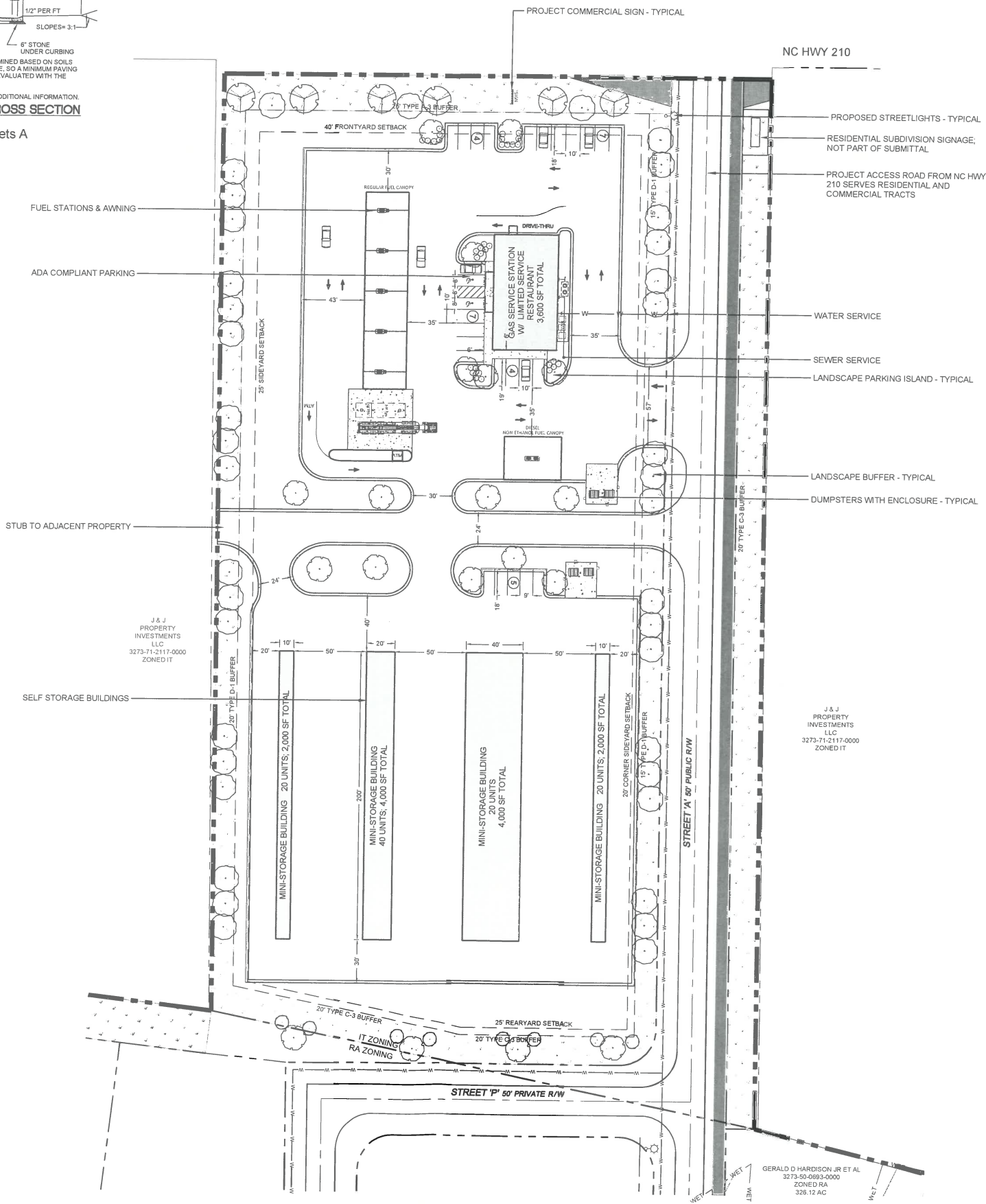
WETLAND DELINEATION NOTES

1. ADDITIONAL FIELD MAPPING AND COORDINATION WITH USACE AND JURISDICTIONAL DETERMINATION IS PENDING AT THIS TIME.

PERMIT NOTE

1. ALL PERMITS TO BE SUBMITTED TO PENDER COUNTY PLANNING STAFF AS THEY ARE RECEIVED FROM EACH RESPECTIVE AUTHORITY.

REFERENCE HWY 210 TRACT MDP SUBMITTAL DATED JANUARY 19, 2018 FOR ADDITIONAL INFORMATION ABOUT COMMERCIAL TRACTS' RELATIONSHIP TO ENTIRE MDP DEVELOPMENT



APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR.
 SIGNATURE: _____
 DATE: _____
 SITE PLAN VALID FOR TWO YEARS FROM APPROVAL DATE.

PLANT SCHEDULE

TREES	QTY	COMMON NAME	SIZE
CM N	6	WHITE CRAPE MYRTLE MULTI-TRUNK LAGERSTROEMIA X 'NATCHEZ'	12'-14' HT
NUT	19	NUTTALL OAK QUERCUS NUTTALLII	2.5" CAL
QV7	39	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	2.5" CAL

ORNAMENTAL TREES	QTY	COMMON NAME	SIZE
LX3	8	CRAPE MYRTLE LAGERSTROEMIA X 'NATCHEZ'	10' H

SHRUBS	QTY	COMMON NAME	CONT
DBH	32	DWARF BURFORD HOLLY ILEX CORNUTA 'BURFORDII NANA'	3 GAL - 16" HT

RECEIVED
 JAN 19 2018
 PENDER PLANNING DEPT.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

CLIENT INFORMATION:
 HARDISON BUILDING COMPANY
 P.O. BOX 809
 WRIGHTSVILLE BEACH, NC 28480

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-5707 (O) (910) 791-5760 (F)
 NC License #: C-2846

MAJOR SITE PLAN
 HWY 210 COMMERCIAL
 PENDER COUNTY
 NORTH CAROLINA

PROJECT STATUS:
 FINAL DESIGN: _____
 PRELIMINARY LAYOUT: _____
 RELEASED FOR CONSTRUCTION: _____

DRAWING INFORMATION:
 DATE: 01/15/18
 DESIGNED: _____
 CHECKED: _____

SEAL:
 NORTH CAROLINA
 PROFESSIONAL ENGINEER
 GERALD D. HARDISON, JR.
 028847
 01/15/18

MSP-1
 PEI JOB#: 17223.PE

