



# Pender County

## Agenda

Board of Adjustment Meeting

Wednesday, February 15, 2023 @ 9:00 AM

Pender County Public Assembly Room 805 S. Walker  
Street, Burgaw, NC 28425

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|                                                                                                                                        | Presenter | Page    |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------|---------|
| 1. CALL TO ORDER                                                                                                                       |           |         |
| 2. ROLL CALL                                                                                                                           |           |         |
| 3. INVOCATION                                                                                                                          |           |         |
| 4. ADOPTION OF AGENDA                                                                                                                  |           |         |
| 5. ADOPTION OF MINUTES                                                                                                                 |           |         |
| 5.1. BOA Meeting Minutes 1-18-2023                                                                                                     |           | 3 - 39  |
| <a href="#">BOA Meeting Minutes 1-18-2023 - Pdf</a>                                                                                    |           |         |
| 6. PUBLIC COMMENT                                                                                                                      |           |         |
| 7. VARIANCE                                                                                                                            |           |         |
| 7.1. VAR 2022-12: Revised application requesting relief from Section 8.1.3 of the Unified Development Ordinance, Tree Survey Required. |           | 41 - 99 |
| <a href="#">VAR 2022-12 - Pdf</a>                                                                                                      |           |         |
| 8. DISCUSSION ITEMS                                                                                                                    |           |         |
| 9. NEXT MEETING DATE                                                                                                                   |           |         |
| 10. ADJOURNMENT                                                                                                                        |           |         |







## **Pender County BOA Meeting Minutes 1-18-2023**

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**TO:** Board of Adjustment  
**FROM:** Daniel Adams  
**DATE:** February 15, 2023  
**SUBJECT:** BOA Meeting Minutes 1-18-2023

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**SUMMARY:**

BOA Meeting Minutes 1-18-2023

**ACTION REQUESTED:**

Review and approval of 1-18-2023 meeting minutes

**ATTACHMENTS:**

1. 1-18-2023 Meeting Minutes with Exhibits

Pender County Board of Adjustment Meeting Minutes – January 18, 2023

**Members Present:** Max Kipfer, Chairman  
Kyle Breuer, Vice Chairman  
Brett Keeler  
Jeffrey Snider, Alternate

**Members Absent:** Andrew Olsen, Alternate

**Others Present:** Daniel Adams, Planning Director  
Justin Brantley, Senior Planner  
Donna Sayre, Planning Technician  
Trey Thurman, County Attorney  
Mark Turner, Applicant's Attorney  
Collins Corbett, Anchor Signs

1. **Call to Order:** 9:03 a.m.

2. **Roll Call**

3. **Invocation**

4. **Adoption of Agenda**

Mr. Breuer made a motion to adopt the agenda. Mr. Snider seconded the motion, and the motion was unanimously approved.

5. **Adoption of Minutes**

Mr. Keeler made a motion to adopt the minutes from the January 18, 2023, meeting. Mr. Breuer seconded the motion, and the motion was unanimously approved.

6. **Public Comment**

There was not public comment.

7. **Public Hearing**

Attorney Trey Thurman affirmed Justin Brantley, Daniel Adams, Marc Tucker, and Collins Corbett as to their testimony being truthful and relevant to the respective case.

VARIANCE CASE 2022-13 – Applicant, Anchor Sign, Inc., and Owner, Cedar Run Capital, LLC

Mr. Adams, Director, presented the Staff Report. Anchor Sign, Inc., applicant, on behalf of Cedar Run Capital, LLC., owner, is requesting a variance for relief from the Pender County Unified Development Ordinance standards outlined in Section 9.7.1.C 'Wall Signs.' Specifically, the request is for an additional 27 square feet of exterior wall signage above the 91 square feet currently allowed on the south side of the building facing Montague Road.

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Mr. Adams stated that the subject property is approximately 3.91 acres and is in a RA, Rural Agricultural zoning district. The property is located on the northeast corner of the intersection of US Highway 421 and Montague Road in the Grady Township. The property may be further identified by Pender County PIN 2285-63-0939-0000.

Mr. Adams stated that the property will be accessible via Montague Road, with the Family Dollar store front facing south towards Montague Road. The applicant has indicated on their site plan that parking will be located on the south and east side of the property.

Mr. Adams stated that this is a combination Family Dollar and Dollar Tree Store. The Special Use Permit was approved by the Board of Commissioners at the February 22, 2022 meeting, which allowed the commercial use in a residential zoning district. He stated that a building permit to begin construction was issued on December 22, 2022.

Mr. Adams stated that the applicant has proposed three signs, two wall signs and one freestanding. The signs are labeled A, B, and C. Mr. Adams stated that A and B are side by side wall signs with sign C being the freestanding located at the intersection.

Mr. Adams informed the Board that this combination store is run by Family Dollar but includes a small format Dollar Tree branded store within the premises of the building with no barrier within the building. He stated that the store will only have one entrance.

Mr. Adams stated that due to this location being a combination store, the applicant is requesting two signs, one for each store. He stated that the UDO allows for each separate business to have a wall sign. Mr. Adams stated that the south side of the building measures 91 feet 10 inches long.

Mr. Keeler asked if the side of the building facing US Hwy 421 was the 91 feet 10 inches. Mr. Adams stated that the side facing Montague Road is 91 feet 10 inches while the side facing US Hwy 421 is 114 feet 6 inches, which would allow for a sign to be put on that side as well. Mr. Adams stated that per the applicant's request, they would waive their right to one freestanding sign if granted bigger wall signs.

Mr. Breuer asked to review the definition of a wall sign. He then stated that the two sides total approximately 205 square feet and that the whole 205 feet could not be applied to only one side of building. Mr. Adams stated that is how the Planning Department interpreted the language of the Ordinance.

Mr. Keeler stated that it appears as though there is no definition as to dividing the sign allowance however the applicant may wish. He stated that a person can only go to the max of what is allowed on each road frontage.

Mr. Adams reiterated that the applicant has offered a condition of waiving the right to put a sign on the west side of the building if this variance is granted.

Mr. Kipfer asked if having two businesses in one building concept has been brought before the Planning staff before. Mr. Adams stated that it has not as far as he knows.

Mr. Thurman stated that an example of two businesses in one building may be a gas station with a fast food restaurant in it, though they often have two different doors.

Marc Tucker, Attorney with Fox Rothschild, addressed the Board. He introduced Mr. Collins Corbett who is employed with Anchor Sign.

Mr. Tucker stated that they are requesting a bigger sign on the south side of the building and if the variance is granted, the applicant will not pursue a sign on the west side of the building.

Mr. Tucker stated that according to language in the UDO, two pole signs are permitted at this site but the applicant is only pursuing one pole sign.

Mr. Tucker stated that Family Dollar and Dollar Tree stores in one building is a relatively new concept. Combination of these two stores began back in 2021. Mr. Tucker compared the concept to a Dunkin Donuts and Baskin Robbins sharing a location or Taco Bell and Kentucky Fried Chicken. Mr. Tucker stated that there will be one building with only one entrance. He stated that there will not be separate check-outs.

Mr. Corbett stated that all the employees work for and are paid by the mother company, which is Family Dollar.

Mr. Tucker stated that they are requested a variance for an additional twenty-seven square feet of exterior wall signage on the south facing side of the building. Due to the square footage of the building, they would be permitted ninety-one square feet of wall signage. Mr. Tucker stated that the applicant is reducing the amount of square footage by approximately forty-four percent of what is permitted.

Mr. Tucker stated that the pylon sign is five by ten in size. This sign is also under the amount of permitted by the UDO.

Mr. Tucker stated that the property is located at the corner of Montague Road and Hwy 421 and is approximately 3.9 acres and is owned by Cedar Run Capital. The building is 10,500 square feet with approximately 91.6 feet facing Montague and 114 feet facing Hwy 421.

Mr. Tucker stated that Article 9 of the UDO governs the design and construction of signs. He stated that one of the requirements of the variance is that the variance complies with the purpose and intent of the UDO. He stated the purpose and intent of Article 9 "is to regulate the erection, number, area, height, location, type and maintenance of signs to promote the health, safety, and general welfare of the public and the orderly development of the County by protecting property values and providing adequate signage for businesses and motorists; protecting and enhancing the impact, appearance and economic vitality of the County."

Mr. Tucker stated that he wants adequate signage for the business and for the safety and protection of motorists in the area.

Mr. Tucker stated that Sections 9.7.1.A.1.a and 9.7.1.A.2.a of the UDO provide for calculating the square footage of the pylon sign.

Mr. Tucker stated that the UDO allows approximately ninety-two square feet facing south on Hwy 421. The applicant is proposing one wall sign of 118.83 square feet and one pylon sign of fifty square feet at the corner of the property. Mr. Tucker stated that they are proposing to utilize only fifty-six percent of allowable wall signage and twenty-six percent of allowable pylon signage.

Mr. Breuer stated that no variance is being requested for the pylon sign due to them being in compliance with that sign. Mr. Tucker stated that the pylon sign that is requested is in compliance with the UDO. He stated that the variance is just focusing on the wall signs.

Mr. Tucker stated that their total proposal and through this variance they are proposing to minimize wall and pylon signage as much as they can.

Mr. Kipfer asked how much smaller the signs would have to be to stay in compliance. Mr. Tucker stated that he would ask that Mr. Corbett answer that question.

Mr. Tucker stated that the proposed sign for Family Dollar is utilizing thirty-inch letters whereas the Dollar Tree sign is utilizing twenty-five inch letters. He stated that thirty- and twenty-five-inch letters are the smallest size that Family Dollar and Dollar Tree businesses normally utilize.

Mr. Corbett stated that the letter height would have to be lowered by almost ten inches, which would make the Family Dollar letters approximately twenty inches and the Dollar Tree letters fifteen inches.

Mr. Kipfer stated that it would be a reduction of approximately a third, with which Mr. Corbett agreed. Mr. Corbett stated that with the way the Family Tree letters are straight up and the Dollar Tree letters are at a slight angle, it gives the impression that the letter are the same height even though there is approximately a five-inch difference.

Mr. Corbett stated that the letters will be LED illuminated and will only light up from dusk until one hour after closing to allow customers and employees time to safely leave the site. Mr. Kipfer asked if this is standard procedure or should this be made a condition of the variance. Mr. Corbett stated that the time of having the signs illuminated is on a site by site basis. Mr. Kipfer stated to the Planning staff that this lighting schedule is not a current condition but could be added as a condition of the variance.

Mr. Tucker provided information pertaining to the pylon sign even though it is not part of this variance.

Mr. Tucker stated that he feels that this variance is in harmony with the stated purposes of the UDO. He stated that the purpose of this variance is to provide adequate signage for the business and for motorists and individuals to easily see.

Mr. Tucker stated that they are attempting to enhance the overall aesthetics of the building and property to minimize impact to the community as a whole.

Mr. Tucker stated that there is no driveway access from Hwy 421. North Carolina Department of Transportation provided the location of where the driveway needs to be located and it is not able to be deviated from.

Mr. Tucker stated that this variance is being driven by the land situation and a rezoning would not be appropriate in this case.

Mr. Tucker stated that the building is set back approximately one hundred and fifty feet from Montague Road. Mr. Corbett stated that with the way the building is set back, they do not want the general public to be traveling thirty-five to forty-five miles down Hwy 421 and suddenly try to cross over four lanes of traffic to gain access to the business. The applicant is wanting to give them the biggest visible line of sight possible to safely turn into the business. Mr. Corbett stated that trees are being planted to stay in conformity with the landscape plan in the front of the building that will grow to be ten to fifteen feet in height.

Mr. Keeler asked if the property owner or business want to place a wall sign on the Hwy 421 side of the store. Mr. Tucker stated that the wall sign above the entrance is necessary and due to the location of the building on the property, the owner is not interested in putting a wall sign on the Hwy 421 side.

Mr. Tucker spoke of the four variance standards pertaining to this case. He spoke of unnecessary hardships resulting from the strict application of the ordinance, hardships resulting from conditions that are peculiar to the property, this hardship did not result from actions taken by the applicant or property owner, and the consistency of the variance pertaining to spirit, purpose, and intent of the Ordinance.

Mr. Corbett stated the need to work with the Ordinance and the property owner for the best scenario possible for all parties involved.

Mr. Kipfer asked the Planning staff if this was originally a rezoning. Mr. Adams stated that it is a residentially zoned property approved for this commercial use. Mr. Kipfer then asked that during the rezoning hearing, were there members of the public present who opposed the business being located at the property or the signage that went along with the building. Mr. Adams said the public made concerns known pertaining to the wastewater disposal system. Mr. Thurman stated that some of the public who attended the rezoning hearing had general discussions about the location of other similar businesses in the area and with the economic impact on the area.

Mr. Tucker read a letter written by Thomas Latham, P.E. of Clark, Geer, Latham & Associates due to Mr. Latham not being able to attend the meeting. Mr. Tucker also had a copy of Mr. Latham's Civil and Mechanical Engineering qualifications provided by Mr. Latham.

Mr. Breuer asked if this testimony is something that the Board needs to consider due to Mr. Latham not being present for questioning. Mr. Thurman stated that the Board can consider it if they wish but due to Mr. Latham's inability to answer questions, it will be at the discretion of the Board as to how much "weight" is given to the letter.

Mr. Tucker presented the Board with a hardcopy paper packet of his PowerPoint presentation that he would like to submit into the record as **Exhibit A**, and Mr. Latham's one page qualification letter submit into the record as **Exhibit B**. Mr. Kipfer accepted both exhibits into the record.

Mr. Snider asked about the size and dimensions of the pylon sign. Mr. Corbett responded with the necessary information.

Mr. Kipfer asked the Board members if they had any additional questions for the Planning staff or applicant. No questions were presented by the Board members.

Mr. Keeler asked the Planning staff if Family Dollar and Dollar Tree vacates that building and the sign on the west side is taken down, will the next occupant be able to put up a 118 square foot sign or will it revert back to be in compliance with the UDO. Mr. Adams stated that the applicant would need to submit a permit application and staff would need to review it for compliance. He then stated that it would revert back to the standards of the UDO.

Mr. Thurman reminded the Board members that a variance runs with the land. He also stated that it is almost impossible to allow for everything and try to condition a variance with all future possibilities.

Mr. Breuer made a motion to approve the variance request with the conditions to only allow the square footage requested on the Montague Road side, also known as the south side, and no additional wall signage be allowed on the Hwy 421 side, also known as west side, and to have the sign illuminated only during the hours from dusk until an hour after closing. Mr. Keeler seconded the motion, and the motion was unanimously approved.

**8. Appeal**

There were no appeals.

**9. Discussion Items**

Mr. Adams thanked the Board members for completing their applications. Mr. Kipfer and Mr. Snider have been re-appointed for another three years.

Mr. Thurman informed the Board members that the Wyndwater Planning Board, Board of Commissioners, and the Board of Adjustment decisions have been appealed.

**10. Next Meeting Date**

February 15, 2023 @ 9:00 a.m.  
Commissioner's Meeting Room  
805 S. Walker Street  
Burgaw, NC 28425

**11. Adjournment**

Meeting adjourned at 10:16 a.m.

Exhibit A



## **ANCHOR SIGN, INC.**

### **PENDER COUNTY BOARD OF ADJUSTMENT JANUARY 18, 2023 9:00 A.M.**

Marc C. Tucker, Esq.  
Fox Rothschild, LLP

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## **VARIANCE REQUEST**

- Applicant requests a variance for an additional 27 square feet of exterior wall signage.
- 91 square feet currently allowed on the south facing façade.
- This is a reduction of 89.9 SF of wall signage.
- This is a reduction of 44% of wall signage at the site.
- This is a reduction of 135.55 SF of the pylon signage at the site.
- This is a reduction of 74% of the pylon signage at the site.



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## **PROPERTY LOCATION AND PROJECT BACKGROUND**

- Site Location: NE Corner of US 421 and Montague Rd.
- Acreage of Property: 3.92 acres.
- Current Zoning: RA Rural Agriculture.
- Property Owner: Cedar Run Capital, LLC.
- Use: Family Dollar/Dollar Tree Combo Store.



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## PROPERTY LOCATION

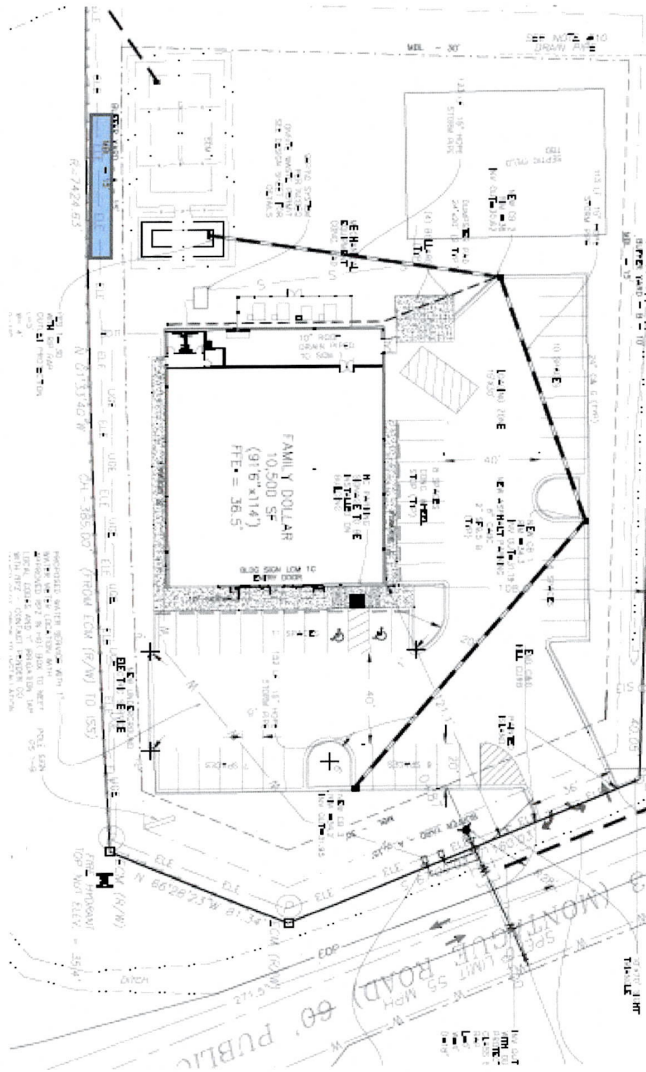
- Intersection of US 421 and Montague Rd.



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# SITE PLAN



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## SITE PLAN

- Building is 10,500 SF.
- 91'6" Facing Montague Rd.
- 114' Facing US 421.



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## **PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE**

- Article 9 of the Pender County UDO governs the design and construction of signs.
- The stated purpose and intent of Article 9 “is to regulate the erection, number, area, height, location, type and maintenance of signs to promote the health, safety, and general welfare of the public and the orderly development of the County by protecting property values, and providing adequate signage for businesses and motorists; protecting and enhancing the impact, appearance and economic vitality of the County.”



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## **PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE**

- Section 9.7.1.C.1 Wall Signs
  - A permanent wall sign shall be allowed for each separate business establishment provided the total allowable sign area for the wall signs shall not exceed **one (1) square foot for each lineal foot of building wall facing a public street.**



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## **PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE**

- Section 9.7.1.A.1.a Freestanding Signs 100' to 300' Road Frontage
  - One(1) Permanent freestanding sign of (32) thirty-two square feet of signage is allowed for the first one hundred (100) feet or less of road frontage. Thereafter the area of the sign may be increased three and two/tenths (3.2) square feet for each ten (10) feet of additional road frontage, up to a maximum sign area of ninety-six (96) square feet for three hundred (300) feet of road frontage.



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## **PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE**

- Section 9.7.1.A.2.a Freestanding Signs 300' to 1000' Road Frontage
  - Beginning at three hundred (300) feet of road frontage, the area of the sign may be increased 1.5 square feet for each ten (10) feet of additional road frontage, up to a maximum sign area of two hundred (200) square feet for one thousand (1,000) feet of road frontage.



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## **PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE**

- Signage permitted per the UDO.
  - 91.83 SF facing Montague Rd.
  - 116.9 SF facing US 421.
  - Pylon sign 76.8 SF facing Montague Rd.
  - Pylon sign 108.75 SF facing US 421.



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## **PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE**

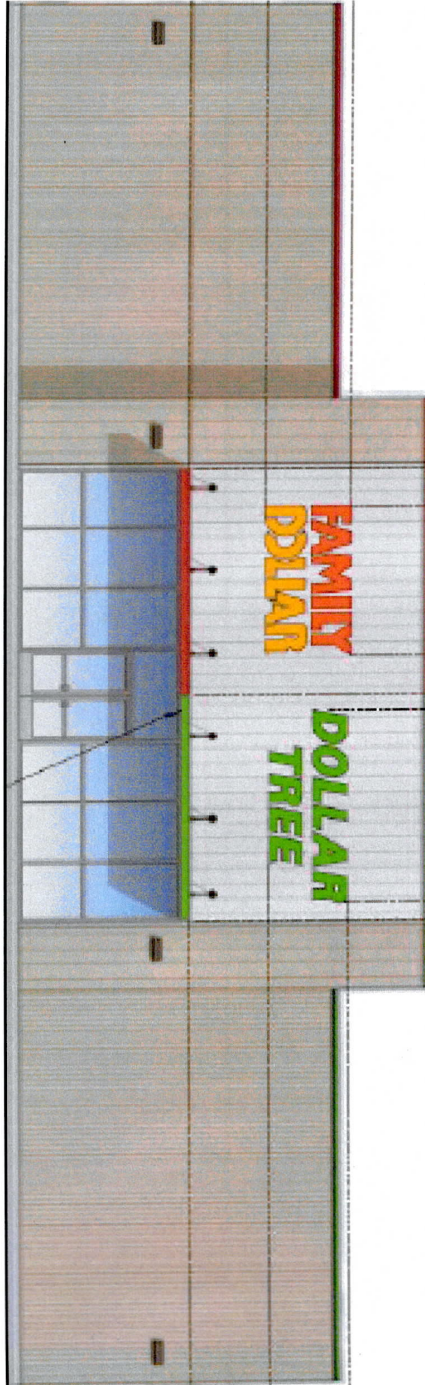
- Signage proposed.
  - 118.83 SF facing Montague Rd.
  - Pylon sign 50 SF SW corner of property.
- Represents 56% of available wall sign.
- Represents 26% of available pylon sign.
- Will agree no wall sign facing US 421.
- Only one pylon sign.



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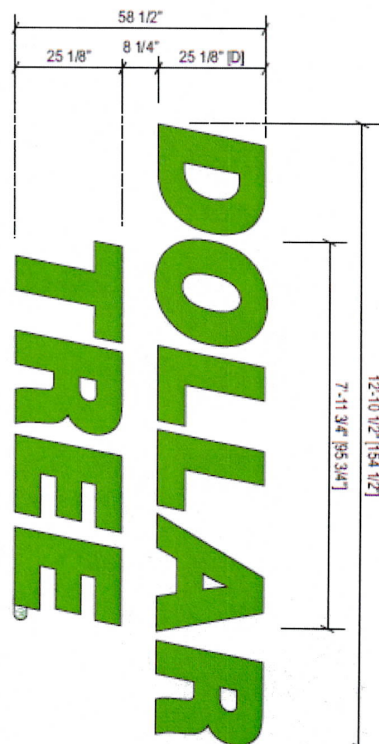
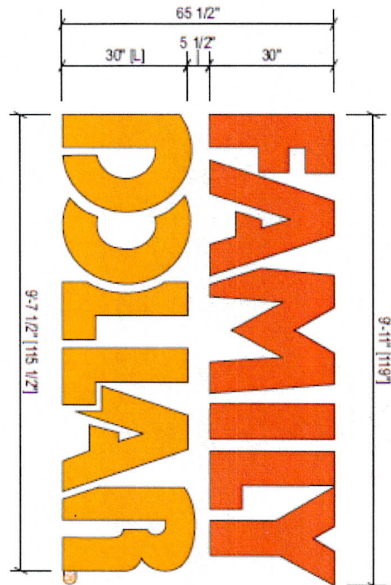


## PROPOSED SIGN



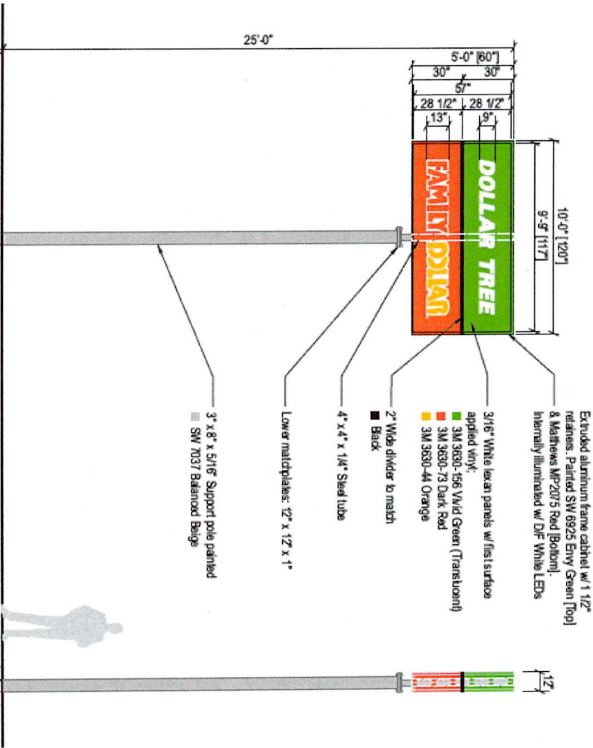
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## PROPOSED SIGN



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PROPOSED SIGN



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## VARIANCE STANDARDS

- UDO Section 3.14.1(A) authorizes the Board of Adjustment to issue a variance **if the requested variance is “in harmony with the general purpose of the UDO**, where special conditions applicable to the property in question would make the strict enforcement of the regulations impractical or result in a hardship in making reasonable use of the property.



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## VARIANCE STANDARDS

- The size and location of the proposed sign promotes the health, safety, and general welfare of the public and provides adequate signage for businesses.
- The proposed variance will aid in the orderly development of the County by protecting property values by minimizing the impact on adjacent properties as the applicant has agreed to not seek any signage facing US Hwy 421 and will only seek a permit for one pylon sign.
- The variance will reduce the signage available to this site by approximately 50%, reduce unnecessary artificial lighting, and will enhance the overall aesthetics of the property.



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## VARIANCE STANDARDS

- Section 3.14.1(E) of the UDO states “the need for the variance cannot be a result of the owner’s own actions and cannot be for strictly economic reasons.”
  - Is not for strictly economic reasons; variance not premised on increased profitability.
  - The need for the variance is not the result of the applicant’s actions; rather, the variance is necessitated by the site itself. Access to the subject property is from Montague Road; access is not permitted from US Hwy 421 due to it being a controlled access highway.
  - The building footprint and compliance with UDO requirements, when combined, dictate that the primary entrance to the subject store, and hence its primary signage, is on the buildings south facing façade.
  - The south facing façade is considerably smaller/shorter than the corresponding east and west facing facades, thereby necessitating the requested variance.



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## VARIANCE STANDARDS

- Section 3.14.7 states:
  - That special or unique circumstances or conditions or practical difficulties exist which apply to the land, buildings or uses involved which are not generally applicable to other land, buildings, structures, or uses in the same zoning districts;
  - Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
  - The hardship results from conditions that are peculiar to the property, such as location, size, topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
  - The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship.
- The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.



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**THAT SPECIAL OR UNIQUE CIRCUMSTANCES OR CONDITIONS OR PRACTICAL DIFFICULTIES EXIST WHICH APPLY TO THE LAND, BUILDINGS OR USES INVOLVED WHICH ARE NOT GENERALLY APPLICABLE TO OTHER LAND, BUILDINGS, STRUCTURES, OR USES IN THE SAME ZONING DISTRICTS**

- The building footprint and compliance with other UDO requirements, when combined, dictate that the primary entrance to the subject store, and hence its primary signage, is on the buildings south facing façade.
- The south facing façade is considerably smaller/shorter than the corresponding east and west facing facades, thereby necessitating the requested variance.
- This issue is unique to the property necessity a variance request as opposed to a rezoning request.



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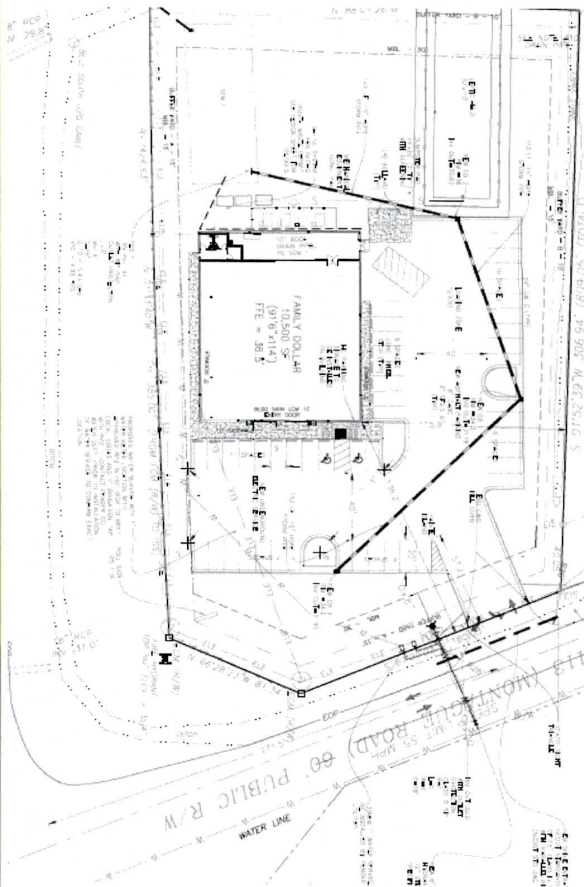
**UNNECESSARY HARDSHIP WOULD RESULT FROM THE STRICT APPLICATION OF THE ORDINANCE. IT SHALL NOT BE NECESSARY TO DEMONSTRATE THAT, IN THE ABSENCE OF THE VARIANCE, NO REASONABLE USE CAN BE MADE OF THE PROPERTY.**

- The building footprint and compliance with other UDO requirements, when combined, dictate that the public entrance to the subject store, and hence its primary signage, is on the buildings south facing façade where the ADA Accessible Parking is located.
- Placing the primary signage on the west or east facing facades is not a viable option as it will not be over the only public entrance to the business.
- For safety of the businesses' employees, and to prevent undue "Shrink" (theft of product), only one set of public access doors are in the business model and the inability to place proper signage on the public access doors under the primary façade will result in an unnecessary hardship.



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**UNNECESSARY HARDSHIP WOULD RESULT FROM THE STRICT APPLICATION OF THE ORDINANCE. IT SHALL NOT BE NECESSARY TO DEMONSTRATE THAT, IN THE ABSENCE OF THE VARIANCE, NO REASONABLE USE CAN BE MADE OF THE PROPERTY.**



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**THE HARDSHIP RESULTS FROM CONDITIONS THAT ARE PECULIAR TO THE PROPERTY, SUCH AS LOCATION, SIZE, TOPOGRAPHY. HARDSHIPS RESULTING FROM PERSONAL CIRCUMSTANCES, AS WELL AS HARDSHIPS RESULTING FROM CONDITIONS THAT ARE COMMON TO THE NEIGHBORHOOD OR THE GENERAL PUBLIC, MAY NOT BE THE BASIS FOR GRANTING A VARIANCE.**

- The requested variance complies with Section 3.14.7(2) for the reason that above discussed hardship is peculiar to the property and is a result of its location and its permitted use.
- The discussed hardship is not common or similar to adjacent properties or the general public.
- Variance is proper remedy, not rezoning.



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**THE HARDSHIP DID NOT RESULT FROM ACTIONS TAKEN BY THE APPLICANT OR THE PROPERTY OWNER. THE ACT OF PURCHASING PROPERTY WITH KNOWLEDGE THAT CIRCUMSTANCES EXIST THAT MAY JUSTIFY GRANTING OF A VARIANCE SHALL NOT BE REGARDED AS A SELF-CREATED HARDSHIP.**

- The requested variance complies with Section 3.14.7(3) for the reason that the above discussed hardship is not the result of actions taken by the applicant; rather, the resulting hardship is a result of the building footprint and compliance with other UDO requirements.



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**THE REQUESTED VARIANCE IS CONSISTENT WITH THE SPIRIT, PURPOSE, AND INTENT OF THE ORDINANCE, SUCH THAT PUBLIC SAFETY IS SECURED AND SUBSTANTIAL JUSTICE IS ACHIEVED.**

- Allowing for the additional 27 square footage above the current area signage limit increases store visibility, securing the store's employees, customers, and delivery vehicles, entering and exiting the development, and the general Currie community traveling along Montague Road with increased public safety.
- The variance will reduce the signage available to this site by approximately 50%, reduce unnecessary artificial lighting, and will enhance the overall aesthetics of the property.



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**THE REQUESTED VARIANCE IS CONSISTENT WITH THE SPIRIT, PURPOSE, AND INTENT OF THE ORDINANCE, SUCH THAT PUBLIC SAFETY IS SECURED AND SUBSTANTIAL JUSTICE IS ACHIEVED.**

- Thomas E. Latham, P.E.
- Clark, Geer, Latham & Associates, Inc.
- The safety of motorists looking for the store.
- Ability to perceive, react, safely navigate.
- Ability of northbound US 421 traffic to see the store sign.
- Sign will only become visible 500 feet south of Montague Rd.
- “[T]he use of adequately sized signage will help attract the attention of the motorist, which would in turn help to ensure the motorist would be able to comprehend the signage almost immediately upon seeing it.”



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**THE REQUESTED VARIANCE IS CONSISTENT WITH THE SPIRIT,  
PURPOSE, AND INTENT OF THE ORDINANCE, SUCH THAT PUBLIC  
SAFETY IS SECURED AND SUBSTANTIAL JUSTICE IS ACHIEVED.**

It is therefore our recommendation that, in the interest of public safety, a Variance should be granted to allow Dollar Tree Stores to install the requested 30" tall Family Dollar letters and 25" Dollar Tree letters on the south front facade of the building. It is our professional opinion that the larger signage at this particular location would significantly increase the safety of Motorists, allowing a much greater opportunity for Motorists to quickly comprehend the store's location and to safely plan their maneuver to initiate a stop at this store.

Clark, Geer, Latham & Associates, Inc. appreciates this opportunity to assist Dollar Tree Stores with this project. If you have any questions or require any further information, please do not hesitate to contact us.

Sincerely,

Clark, Geer, Latham & Associates

  
Thomas E. Latham, P.E.  
President



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## CONCLUSION

- Competent, material and substantial evidence in support.
- Meets requirements of Unified Development Ordinance Section 3.14.1(A).
- Meets requirements of Unified Development Ordinance Section 3.14.7.
- Respectfully request that the Board issue the requested variance.



Fox Rothschild  
ATTORNEYS AT LAW



THOMAS E. LATHAM, P.E.  
CIVIL ENGINEER  
PRESIDENT

Mr. Latham is responsible for the overall management of CGL as well as being actively involved in the business development of new and existing clients. Mr. Latham's Civil Engineering and Mechanical Engineering background includes municipal, educational, industrial, commercial and marine facilities with a large magnitude of work in Retail Development across the United States. Mr. Latham has worked as a Design Engineer, Project Manager and Company Management for more than 35 years. His experience has been both in Mechanical and Civil Engineering with a large magnitude of work in Retail Development across the United States. Mr. Latham is actively involved in Project Developments from Conceptual Design to Project Completion.

Mr. Latham has been President of Clark, Geer, Latham & Associates, Inc. since 1996.

**EDUCATION**

Bachelor of Mechanical Engineering  
Auburn University – 1978

Bachelor of Science in Civil Engineering  
University of Alabama in Birmingham – 1984

**REGISTRATION**

Professional Engineer, 1983

Alabama, Arkansas, Colorado, Florida, Georgia, Idaho, Indiana, Iowa, Kentucky, Kansas, Louisiana, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, New York, North Carolina, North Dakota, Oklahoma, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Washington, Wisconsin and Wyoming

**ACTIVITIES**

Advisor Board – City of Mobile Chamber of Commerce  
Board Member – Society of 1868 – Historical Structures  
Structural Engineering Certified Board – 2006  
NCEES





**Pender County**  
**VAR 2022-12: Revised application**  
**requesting relief from Section 8.1.3 of**  
**the Unified Development Ordinance,**  
**Tree Survey Required.**

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|                 |                                                                                                                                   |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>      | Board of Adjustment                                                                                                               |
| <b>FROM:</b>    | Greg Feldman                                                                                                                      |
| <b>DATE:</b>    | February 15, 2023                                                                                                                 |
| <b>SUBJECT:</b> | VAR 2022-12: Revised application requesting relief from Section 8.1.3 of the Unified Development Ordinance, Tree Survey Required. |

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**SUMMARY:**

Pope Properties on 17, LLC, applicant, and owner, is requesting a variance for relief from the Pender County Unified Development Ordinance standards outlined in Section 8.1.3 'Tree Survey Required.' Specifically, the request is to seek relief from the mitigation requirements for the removal of significant trees. The subject properties are within the GB, General Business zoning district and are located east of US Highway 17 at its intersection with Scotts Hill Loop Road in the Topsail Township. There are four tracts totaling approximately 7.9 acres of land associated with this request and may be further identified by Pender County PINs 3271-41-0365-0000, 3271-41-3641-0000, 3271-41-4387-0000, & 3271-41-2253-0000.

**ACTION REQUESTED:**

To hold a public hearing and consider the variance request.

**ATTACHMENTS:**

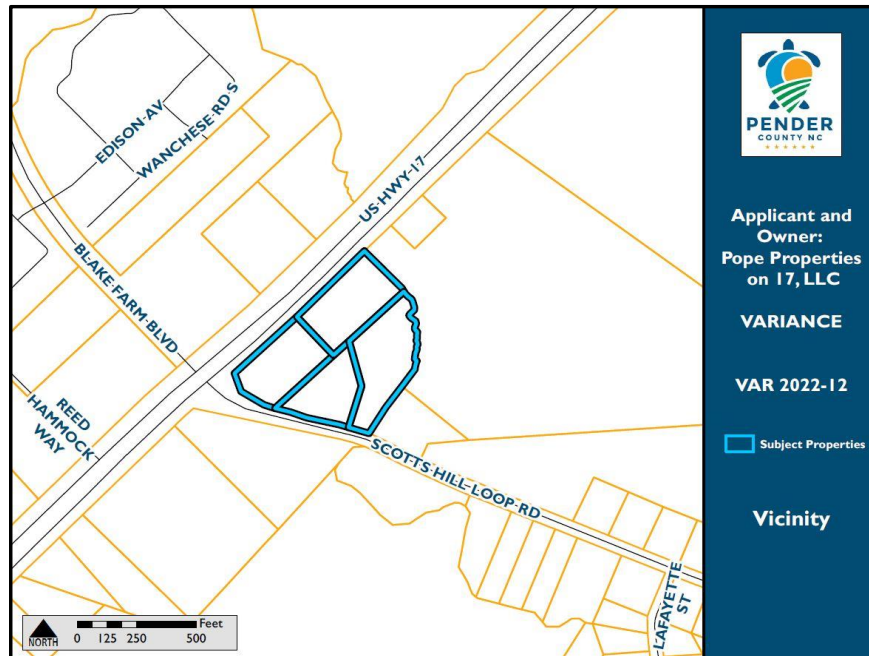
1. Staff Report
2. Application
3. Authority Appointment
4. Revised Narrative
5. Tree Planting Table - Pender County UDO
6. Convenience Store Site Plan
7. Tree Removal and Mitigation Plan



**STAFF REPORT FOR VAR 2022-12  
VARIANCE APPLICATION (Amended)**

| <b>APPLICATION SUMMARY</b>          |                                                                                          |
|-------------------------------------|------------------------------------------------------------------------------------------|
| Case Number                         | VAR 2022-12                                                                              |
| Hearing Date                        | February 15, 2023, Board of Adjustment<br>(Continued from December 14, 2022,<br>Meeting) |
| Applicant                           | Pope Properties on I7, LLC                                                               |
| Property Owner                      | Pope Properties on I7, LLC                                                               |
| Parcel Identification Number        | 3271-41-0365-0000, 3271-41-3641-0000,<br>3271-41-2253-0000, & 3271-41-4387-0000          |
| Acreage                             | 7.9                                                                                      |
| Township                            | Topsail                                                                                  |
| Zoning District                     | GB, General Business                                                                     |
| Pender 2.0 Future Land Use Category | Regional Mixed Use                                                                       |

| <b>VARIANCE PROPOSAL</b>                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pope Properties on I7, LLC, applicant, and owner, is requesting a variance for relief from the Pender County Unified Development Ordinance standards outlined in Section 8.1.3 'Tree Survey Required.' Specifically, the request is to seek relief from the mitigation requirements for the removal of significant trees. |
| <b>LOCATION</b>                                                                                                                                                                                                                                                                                                           |
| The subject properties are located east of US Highway 17 at its intersection with Scotts Hill Loop Road in the Topsail Township.                                                                                                                                                                                          |



## PROPERTY DESCRIPTION

There are four tracts of land associated with this request that total approximately 7.9 acres. Each tract is fairly wooded with a residential structure located on PIN 3271-41-2253-0000. Pender County PIN 3271-41-0365-0000 currently has an active Major Site Development Plan application under review for a convenience store and gas station with the Pender County Planning and Community Development Department. During Staff's review of the application, it was determined by the applicant that fulfilling the required significant tree mitigation in accordance with Section 8.1.3 of the Pender County Unified Development Ordinance (UDO) will be challenging without a "fee in lieu" instrument when developing the properties commercially. Additionally, the screen grab below shows four access and utility easements within the subject properties. Section 8.2.5, Planting in Easements, of the UDO does not allow for the planting of new trees in utility or drainage easements which further limits the area where the required mitigation trees could be planted on site. In addition to the existing easements, the applicant has indicated within their submitted narrative that approximately 1.17 acres of the four parcels have been identified as wetlands. The applicant's narrative is included within the board's packet as **Attachment I**.

***Below: Aerial Photograph of Subject Properties with Existing Easements Shown***



*Below: Aerial Photograph of Subject Property*



#### VARIANCE DESCRIPTION

On December 14<sup>th</sup>, the Board of Adjustment heard the initial request and continued the hearing to the February 15 meeting date to allow for time for the applicant to provide additional clarification and justification. Since then, the applicant has modified their request from the December 14<sup>th</sup> Board of Adjustment meeting and is now seeking a Variance from the requirement of mitigating a portion of removed Significant Trees that are not able to be planted back on site at a 2 to 1 ratio. According to Section 8.1.3 'Tree Survey Required' of the Pender County Unified Development Ordinance (UDO), a tree survey is required for any development proposal on commercial or industrial zoned property, as well as in all mixed-use districts. In addition, if any significant tree is proposed to be removed, such removal shall be mitigated by the planting on site of two trees of the same species with a minimum caliper of 2" or greater.



Significant Trees are defined as such in section 8.1.3 of the UDO:

| SIGNIFICANT TREE SPECIES                                           | TRUNK CALIPER <sup>1</sup> |
|--------------------------------------------------------------------|----------------------------|
| Flowering Dogwood                                                  | 4" or greater              |
| American Holly                                                     | 6" or greater              |
| Water Oak                                                          | 8" or greater              |
| Live Oak                                                           | 8" or greater              |
| Any other in 'planting table', except a loblolly pine <sup>2</sup> | 12" or greater             |

<sup>1</sup> All measurements are taken at 4.5 feet above the ground

<sup>2</sup> Please refer to **Attachment 2** for the complete planting table sourced from Appendix B of the UDO

According to the applicant's narrative, tree survey, and correspondence, there are a total of 86 significant trees that will be impacted by the proposed convenience store and stormwater pond. The significant trees shown on the submitted Significant Tree Survey include a mix of dogwoods and various types of oaks.

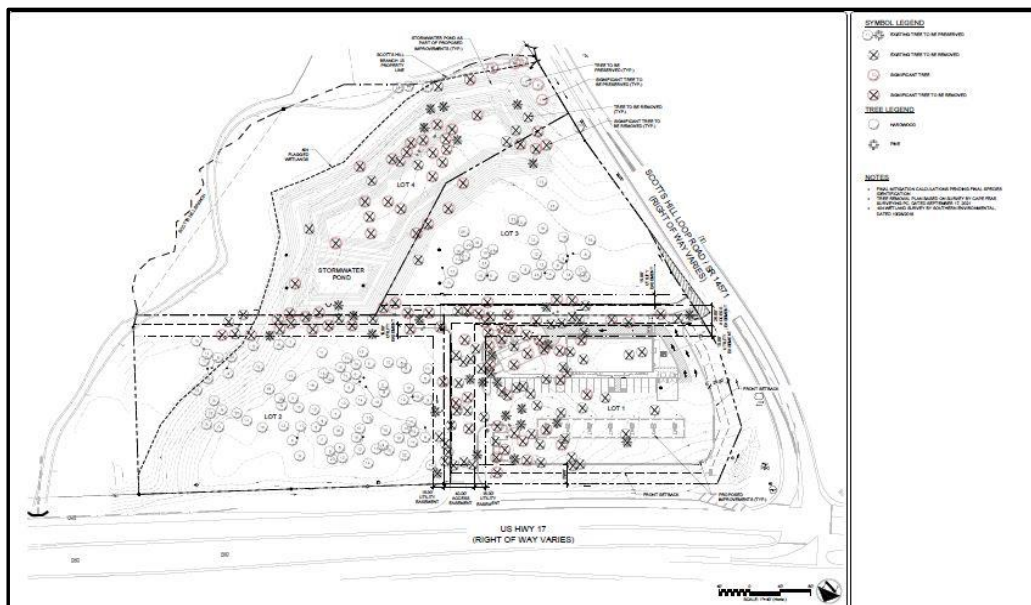
The applicant submitted a Major Site Development Plan to construct a convenience store with a car wash, fuel station, and a stormwater pond that will serve the future commercial developments across the four subject properties. The site plan associated with the reference project may be found in the board's packet as **Attachment 3**. The project consists of two structures totaling 6,712 square feet and was reviewed by the Pender County Technical Review Committee at their January 6, 2022 meeting. During that review, Planning Staff noted the site contained a large quantity of significant trees requiring mitigation. The applicant conveyed to Planning Staff that 86 significant trees would need to be mitigated at a 2 to 1 ratio based on the proposed convenience store and stormwater pond's location. This number was calculated based on the applicant mitigating to the extent possible. Through the applicant's submitted narrative, they contend that the required 2 to 1 mitigation of the 86 significant trees will not allow enough space to develop the property reasonably and is impractical in this location.

While 86 trees are requiring mitigation for the proposed convenience store, gas station, and stormwater pond, the applicant is proposing to plant 98 of the required 172 mitigation trees and is now seeking a fee in-lieu option for the remaining 74 significant trees that are unable to be planted on-site in a healthy manner, according to the applicant. An updated tree survey and mitigation plan can be found in the Board's packet as **Attachment 4**.

Please see the table below for the required landscaping buffers for this development according to Section 8.2.7. 'Project Boundary Buffer' of the UDO.

| REQUIRED BUFFERS |                                         |
|------------------|-----------------------------------------|
| Buffer Type      | Location of Buffer                      |
| Type A           | Along US HWY 17 & Scotts Hill Loop Road |
| Type B           | North & Eastern Property Lines          |

*Below: Applicant's Tree Survey (Attachment 4)*



### ZONING ADMINISTRATOR'S CONCLUSION

The applicant is requesting relief from the significant tree mitigation requirements outlined in Section 8.1.3 'Tree Survey Required'. Rather than mitigating each removed significant tree at a 2 to 1 ratio, the applicant is requesting to pay a fee in lieu or plant the required mitigation trees that exist across all four parcels in another location within Pender County. The applicant is requesting relief from the significant tree mitigation standards due to the extent of the proposed development that constricts enough space to plant the required amount of mitigation trees. The revised request and tree survey shows 86 significant trees requiring mitigation based on the submitted site plan for a convenience store, gas station, easement locations, and stormwater pond that is currently under Planning review by the Planning Department. However, the applicant is requesting the Board of Adjustment consider a fee in lieu or off -site planting option for 74 trees as they are proposing to plant 98 of the required 172 mitigation trees located throughout the subject properties included within this revised Variance application.

## PENDER COUNTY UDO VARIANCE EVALUATION

### 3.14 VARIANCE

#### 3.14.1 Applicability

- A. The Board of Adjustment may vary certain requirements of this Ordinance, in harmony with the general purpose of these regulations, where special conditions applicable to the property in question would make the strict enforcement of the regulations impractical or result in a hardship in making reasonable use of the property.
- B. The Board of Adjustment may waive certain requirements when authorized to do so by provisions adopted as a part of this Ordinance.
- C. No variance shall be permitted that would have the effect of allowing a use not permitted in the use table of Section 5.2.3.
- D. No variance shall be permitted that would allow a project to exceed the maximum density as to number of dwelling units to the acre in a Zoning District. This maximum density shall be inclusive of any density bonus allowance or additional units in a planned unit development.
- E. The need for the variance cannot be a result of the owner's own actions and cannot be for strictly economic reasons.
- F. The Board of Adjustment may grant variances in the following special circumstances, as indicated in Section 3.14.7 of this Ordinance.

#### 3.14.6 Burden of Proof

The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth below (Findings), as well as the burden of persuasion on those issues.

#### 3.14.7 Findings

In granting any variance, the Board of Adjustment shall make the following findings:

- A. That special or unique circumstances or conditions or practical difficulties exist which apply to the land, buildings or uses involved which are not generally applicable to other land, buildings, structures, or uses in the same zoning districts;
  - 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
  - 2) The hardship results from conditions that are peculiar to the property, such as location, size, topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
  - 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship.

- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved. B. In making the findings above, the Board of Adjustment may give special weight to the number and percentage of nearby properties that share characteristics for which the variance is requested by the applicant. The Board of Adjustment may grant a variance to expand an existing structure, including the expansion of a nonconforming structure if the findings listed above can be made.
- B. In making the findings above, the Board of Adjustment may give special weight to the number and percentage of nearby properties that share characteristics for which the variance is requested by the applicant. The Board of Adjustment may grant a variance to expand an existing structure, including the expansion of a nonconforming structure if the findings listed above can be made.

#### BOARD OF ADJUSTMENT: FINDING OF FACTS

1. It is the Board's CONCLUSION that the hardship of which the applicant complains **results/does not result** from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
  - a. This conclusion is based on the following FINDINGS OF FACT:
2. It is the Board's CONCLUSION that, the hardship **results/does not result** from conditions that are peculiar to the property, such as location, size, topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
  - a. This conclusion is based on the following FINDINGS OF FACT:
3. It is the Board's CONCLUSION that the hardship **results/does not result** from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship.
  - a. This conclusion is based on the following FINDINGS OF FACT:
4. It is the Board's CONCLUSION that, the requested variance is **consistent/not consistent** with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.
  - a. This conclusion is based on all of the FINDINGS OF FACT:



| BOARD OF ADJUSTMENT ACTION FOR VARIANCE |
|-----------------------------------------|
|-----------------------------------------|

| MOTION | SECONDED |
|--------|----------|
|        |          |

| APPROVED | DENIED | UNANIMOUS |
|----------|--------|-----------|
|          |        |           |

| Kipfer | Breuer | Keeler | ALT: Olsen | ALT: Snider |
|--------|--------|--------|------------|-------------|
|        |        |        |            |             |

## APPLICATION FOR VARIANCE

| THIS SECTION FOR OFFICE USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |                         |                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------|-------------------------------------------|
| Application No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | VA                                                                                  | Date                    |                                           |
| Application Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$                                                                                  | Invoice Number:         |                                           |
| <b>SECTION 1: APPLICANT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                     |                         |                                           |
| Applicant's Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Pope Properties on 17, LLC                                                          | Owner's Name:           | Pope Properties on 17, LLC                |
| Applicant's Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4701 Wrightsville Ave., Suite 1A                                                    | Owner's Address:        | 4701 Wrightsville Ave., Suite 1A          |
| City, State, & Zip                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Wilmington, NC 28403                                                                | City, State, & Zip      | Wilmington, NC 28403                      |
| Phone Number:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 910-520-7522                                                                        | Phone Number:           | 910-520-7522                              |
| Email Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | glea15@aol.com<br>david.sneeden@gmail.com                                           | Email Address:          | glea15@aol.com<br>david.sneeden@gmail.com |
| Legal relationship of applicant to landowner: Applicant is Landowner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |                         |                                           |
| <b>SECTION 2: PROJECT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                     |                         |                                           |
| Property Identification Number (PIN):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 3271-41-0365-0000<br>3271-41-3641-0000<br>3271-41-4387-0000<br>3271-41-2253-0000    | Total property acreage: | ±8.16 acres                               |
| Zoning Classification:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | GB                                                                                  | Variance Size:          | ±8.16 acres                               |
| Variance Location & Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4314 Scotts Hill Loop Rd., 4260 Scotts Hill Loop Rd., 10642 US 17 Hwy               |                         |                                           |
| Describe Variance and amount or type requested:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Please see attached Exhibit A.                                                      |                         |                                           |
| <b>SECTION 3: SIGNATURES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                     |                         |                                           |
| Applicant's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Date:                   | 11/2/22                                   |
| Applicant's Name Printed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Glenn Lea, Member/Manager, Pope Properties on 17, LLC                               | Date:                   |                                           |
| Owner's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | Date:                   | 11/2/22                                   |
| Owner's Name Printed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Glenn Lea, Member/Manager, Pope Properties on 17, LLC                               | Date:                   |                                           |
| <b>NOTICE TO APPLICANT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |                         |                                           |
| <ol style="list-style-type: none"> <li>1. The Board of Adjustment shall review applications for a variance and shall be the approving authority for all requirements.</li> <li>2. All applicants seeking a variance shall schedule a pre-application conference with the administrator to discuss the procedures, standards, and regulations required for variance approval.</li> <li>3. An application for a variance shall be submitted in accordance with application requirements.</li> <li>4. Once the application has been determined complete, the Administrator shall schedule a public hearing and give notice to adjoining/abutting property owners and aggrieved parties in the form of applicant supplied #10 envelopes with paid first class postage.</li> <li>5. The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth below (Findings), as well as the burden of persuasion on those issues.</li> <li>6. Applicant must also submit the information described in the Variance Checklist provided below.</li> <li>7. Applicant or agent authorized in writing must attend the public hearing.</li> <li>8. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Adjustment agrees to table or delay the hearing.</li> </ol> |                                                                                     |                         |                                           |
| <b>OFFICE USE ONLY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |                         |                                           |
| <input type="checkbox"/> VA Fees \$250                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Fee Calculation \$                                                            |                         |                                           |

|                                       |                                                    |                                                                                              |                                                         |
|---------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>Payment Method :</b>               | <b>Cash :</b><br><input type="checkbox"/> \$ _____ | <b>Credit Card:</b><br><input type="checkbox"/> Master Card<br><input type="checkbox"/> Visa | <b>Check:</b><br><input type="checkbox"/> Check # _____ |
| Application received by:              |                                                    | Date:                                                                                        |                                                         |
| Application completeness approved by: |                                                    | Date:                                                                                        |                                                         |
| Date scheduled for public hearing:    |                                                    |                                                                                              |                                                         |

## AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned applicant/owner, Pope Properties on 17, LLC,  
does hereby appoint Matthew A. Nichols to act on my  
behalf for the purpose of making application to the Pender County Board of Adjustment for  
a  
variance or for an appeal to the Board of Adjustment as described in the attached application.

The applicant/owner does hereby covenant and agree with Pender County that  
said person has the authority to do the following acts for and on behalf of the  
applicant/owner:

1. To submit a proper application and the required supplemental materials.
2. To appear at quasi-judicial hearings to give testimony and make commitments on  
behalf of the applicant/owner.
3. To accept conditions or recommendations of the Board of Adjustment regarding the  
applicant/owner's property.
4. To act on the applicant/owner's behalf without limitation regarding any and all things  
directly or indirectly connected with or arising out of any application  
for a variance from the County regulations or any appeal to the Board of Adjustment.

This appointment agreement shall continue in effect until final disposition of the  
application submitted in conjunction with this appointment.

Date: 11/21/22

Appointee's Name, Address & Telephone:

Matthew A. Nichols  
Law Office of Matthew A. Nichols  
3205 Randall Parkway, Suite 104  
Wilmington, NC 28403  
(910) 508-7476

Signature of Applicant/Owner:



Pope Properties on 17, LLC  
By: Glenn Lea, Member/Manager



## **Exhibit A Narrative**

**(Revised 2/8/23)**

The Applicant/Property owner is requesting a variance from Pender County UDO Sec. 8.1.3.A, which states: "Where any significant tree shown on the significant tree survey is proposed to be removed such removal shall be mitigated by the planting on site of two (2) trees of the same species with a minimum caliper of 2" or greater." Pender County UDO § 8.1.3.A(4).

As illustrated in the attached tree survey, an extraordinary amount of significant trees are located on the site. In order to accommodate the proposed building and site improvements, stormwater pond and public access, utility and drainage easements, 86 significant trees would need to be removed, as more particularly shown on the updated Tree Removal Plan (dated 2/3/23) and Mitigation Plan (2/3/23), prepared by McKim & Creed, copies of which are included with this application. Furthermore, as more particularly set forth on the Mitigation Plan Table (Landscape Data As It Affects Mitigation Plantings), a copy of which is attached hereto as Exhibit A-1, the mitigation of 86 trees at a 2:1 ratio (resulting in 172 mitigation trees) under the current ordinance creates a significant and unnecessary hardship on the use and development of this particular property. The Applicant is proposing to plant 98 mitigation trees as shown on the Mitigation Plan and detailed on the Mitigation Tree Schedule Table, a copy of which is attached hereto as Exhibit A-2.

The subject parcels combined are  $\pm 7.9$  acres, of which  $\pm 1.17$  acres is wetlands. Further impacting the buildable and plantable area is a large stormwater pond across the back of the property that will be needed to serve the three smaller commercial lots which total  $\pm 4.8$  acres. Additionally, there are further subtractions from each of the remaining lots for buildable land. There is simply not enough space to accommodate the required replacement trees and still allow reasonable development of the site. The site would be rendered essentially unsuitable and unusable for the permitted uses within the General Business District without relief from the section. That would be contrary to the purpose of the General Business District and the Pender 2.0: Comprehensive Land Use Plan Regional Mixed Use future land use category. The Applicant is requesting a variance to allow for the planting of mitigated trees offsite and/or payment in lieu to the County for the planting of mitigated trees offsite, as determined by the County.

**1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.**

The number of trees that would be required to be planted at a 2:1 mitigation ratio will not allow enough space to develop the property and is impractical in this location.

The General Business District, in which the subject property is located, is “established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses.” Pender County UDO § 4.9.1 GB: General Business District.

In order to develop the property with uses to serve the surrounding residents consistent with the intent of the District, the Applicant/Property Owner must remove a large number of significant trees. Additionally, to properly design the stormwater system, a large stormwater pond is required which will require the removal of additional trees. Due to the limited area of the subject property there will not be room to make all necessary improvements, construct commercial buildings and mitigate trees at a 2:1 ratio. Without a variance, the site cannot be developed appropriately for the GB Business District or the Regional Mixed Use future land use type it is located within.

**2) The hardship results from conditions that are peculiar to the property, such as location, size, topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

This particular property is unique given its size, shape, location, and unusual amount of significant trees. Access easements and public utility easements are already established and dedicated on the property, as shown on that map recorded in Map Book 68 at Page 144 of the Pender County Registry. Additionally, the stormwater pond required for this property is also quite large in relation to the overall size of the property, and there are site constraints due to wetlands along the northeastern side of the property.

The property consists of ±7.9 acres, which includes ±1.17 acres of wetlands. The large stormwater pond necessary for development of the commercial lots takes up a large portion of the back of the property. What is left over for commercial development (±4.8 acres for 3 commercial lots) after accounting for wetlands and stormwater engineering is then further reduced by additional subtractions from buildable area.

**3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship.**

The hardship did not result from actions taken by the Applicant or the property owner. The hardship derives from naturally occurring features of the property that prevents reasonable use of the land for the intended purposes under the UDO's General Business District zoning district.

**4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.**

In order to develop the property consistent with the ordinance and with the Pender County Comprehensive Plan a variance is required. The Pender County Comprehensive Plan Future Land Use Map designates this property as Regional Mixed Use. The Regional Mixed Use category is intended to allow for strategic location of future development where water and sewer infrastructure is already in place along major corridors, in this case U.S. Highway 17.

The Comprehensive Plan states:

The preferred land use mix is primarily commercial/retail and office with multi-family residential uses. Large employment centers and retail spaces are encouraged. Higher density single-family uses should account for less than 25% of a development proposal and should complement a more substantial mix of commercial/office and multi-family development.

Pender 2.0: Comprehensive Land Use Plan (pp. 5-16).

The proposed development of the site is consistent with both the Pender County UDO and the Comprehensive Plan. Development of commercial businesses in this location will be a benefit to nearby residents and to the County as a whole. The variance request to allow for the planting of mitigated trees offsite and/or payment-in-lieu to the County for the planting of mitigated trees offsite will also allow the County to plant or maintain additional trees where best suited, as determined by the County.



| LANDSCAPE DATA AS IT AFFECTS MITIGATION PLANTINGS                                                                                                                                                                                                |                                 |                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------|
| REQUIREMENT                                                                                                                                                                                                                                      | REQUIRED                        | PROVIDED                        |
| <b>8.1.3 MITIGATION</b>                                                                                                                                                                                                                          |                                 |                                 |
| ANY SIGNIFICANT TREE REMOVED SHALL BE MITIGATED BY PLANTING OF TWO (2) TREES OF THE SAME SPECIES WITH A MINIMUM CALIPER OF 2" OR GREATER                                                                                                         |                                 |                                 |
| 64 OAKS x 2 = 128 OAK TREES (2" CALIPER)<br>4 HOLLIES x 2 = 8 HOLLY TREES (2" CALIPER)<br>17 DOGWOODS x 2 = 34 DOGWOOD TREES (2" CALIPER)<br>1 MAGNOLIA x 2 = 2 MAGNOLIA TREES (2" CALIPER)<br>86 TREES REMOVED x 2 = 172 TOTAL MITIGATION TREES | (172) 2" CAL. TREES             | (98) 2" CAL. TREES              |
| <b>8.2 REQUIRED BUFFERS</b>                                                                                                                                                                                                                      |                                 |                                 |
| <b>US HWY 17 - STREET BUFFER</b>                                                                                                                                                                                                                 | <b>US HWY 17</b>                | <b>US HWY 17</b>                |
| BUFFER TYPE A: OPTION A-1                                                                                                                                                                                                                        | 9 CANOPY TREES                  | 9 CANOPY TREES                  |
| 15' STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100' OF ROAD FRONTAGE                                                                                                                           | 6 UNDERSTORY TREES              | 8 UNDERSTORY TREES              |
| FRONTAGE OF 309' / 100' = 3.09                                                                                                                                                                                                                   |                                 |                                 |
| 3.09 X 3 CANOPY TREE = 9 CANOPY TREES                                                                                                                                                                                                            |                                 |                                 |
| 3.09 X 2 UNDERSTORY TREES = 6 UNDERSTORY TREES                                                                                                                                                                                                   |                                 |                                 |
| <b>SCOTTS HILL LOOP - STREET BUFFER (LOT 1)</b>                                                                                                                                                                                                  | <b>SCOTTS HILL LOOP (LOT 1)</b> | <b>SCOTTS HILL LOOP (LOT 1)</b> |
| BUFFER TYPE A: OPTION A-1                                                                                                                                                                                                                        | 7 CANOPY TREES                  | 7 CANOPY TREES                  |
| 15' STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100' OF ROAD FRONTAGE                                                                                                                           | 5 UNDERSTORY TREES              | 6 UNDERSTORY TREES              |
| FRONTAGE OF 239' / 100' = 2.39                                                                                                                                                                                                                   |                                 |                                 |
| 2.39 X 3 CANOPY TREE = 7 CANOPY TREES                                                                                                                                                                                                            |                                 |                                 |
| 2.39 X 2 UNDERSTORY TREES = 5 UNDERSTORY TREES                                                                                                                                                                                                   |                                 |                                 |
| <b>SCOTTS HILL LOOP - STREET BUFFER (LOT 4)</b>                                                                                                                                                                                                  | <b>SCOTTS HILL LOOP (LOT 4)</b> | <b>SCOTTS HILL LOOP (LOT 4)</b> |
| BUFFER TYPE A: OPTION A-1                                                                                                                                                                                                                        | 3 CANOPY TREES                  | 3 CANOPY TREES                  |
| 15' STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100' OF ROAD FRONTAGE                                                                                                                           | 2 UNDERSTORY TREES              | 2 UNDERSTORY TREES              |
| FRONTAGE OF 89' / 100' = 1                                                                                                                                                                                                                       |                                 |                                 |
| 1 x 3 CANOPY TREE = 3 CANOPY TREES                                                                                                                                                                                                               |                                 |                                 |
| 1 x 2 UNDERSTORY TREES = 2 UNDERSTORY TREES                                                                                                                                                                                                      |                                 |                                 |
| <b>8.3 INTERNAL LANDSCAPING IN PARKING AREAS</b>                                                                                                                                                                                                 |                                 |                                 |
| LANDSCAPE ISLAND PLANTING                                                                                                                                                                                                                        |                                 |                                 |
| - 1 CANOPY TREE PER ISLAND                                                                                                                                                                                                                       | YES                             | YES, SEE PLAN                   |
| - 2' HIGH SHRUBS ENTIRE LENGTH OF LANDSCAPE ISLAND                                                                                                                                                                                               |                                 |                                 |

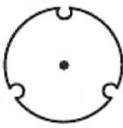




## NOTES

- FINAL MITIGATION CALCULATIONS PENDING FINAL SPECIES IDENTIFICATION
- ALL TREES SHOWN ON THIS PLAN ARE FOR MITIGATION PURPOSES. TREES ARE ONLY SHOWN WHERE LANDSCAPE ORDINANCE TREES ARE ALSO PERMITTED TO BE USED AS MITIGATION TREES. ADDITIONAL TREES MAY BE REQUIRED TO MEET LANDSCAPE ORDINANCE.
- ALL CALCULATIONS SHOWN ARE FOR LOT 1, LOT 4 AND ASSOCIATED EASEMENTS. LOT 2 AND LOT 3 TO BE CONSIDERED IN FUTURE.
- PLANTING PLAN IS CONCEPTUAL IN NATURE, NOT FOR CONSTRUCTION AND SUBJECT TO CHANGE
- MITIGATION TREES SHOWN BY GENUS ONLY. SPECIFIC MITIGATION TREE SPECIES MUST MATCH THAT OF REMOVED TREES, PER UDO SECTION 8.1.3

## MITIGATION TREE SCHEDULE

| <u>CANOPY</u>                                                                       | <u>COMMON NAME</u>     | <u>QTY</u> |
|-------------------------------------------------------------------------------------|------------------------|------------|
|  | OAK (QUERCUS)          | 54         |
| <u>UNDERSTORY</u>                                                                   | <u>COMMON NAME</u>     | <u>QTY</u> |
|  | DOGWOOD                | 34         |
|  | HOLLY                  | 8          |
|  | MAGNOLIA               | 2          |
|                                                                                     | TOTAL MITIGATION TREES | 98         |

### Recommended Canopy Trees

| Botanical/<br>Common<br>Name                        | Recommended<br>Varieties                                                                        | Height/Spread<br>At Full<br>Maturity | Growth<br>Rate | Exposure                   | Notes &<br>Culture                                                                                               |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------|----------------|----------------------------|------------------------------------------------------------------------------------------------------------------|
| Acer rubrum<br>Red Maple*                           | 'October Glory'<br>'Red Sunset'<br>'Autumn Blaze'                                               | 40-50 ft Ht<br>25-35 ft Sp           | Medium         | Full Sun to<br>Light Shade | Moist to well<br>drained soil<br>Does not<br>perform well in<br>parking lots.<br>Needs<br>consistent<br>moisture |
| Betula Nigra<br>River Birch* %                      | 'Heritage'<br>'Dura Heat'                                                                       | 40-70 ft Ht<br>40-60 ft Sp           | Fast           | Full Sun                   | Moist to well<br>drained soil                                                                                    |
| Celtis laevigata<br>Sugarberry* %                   |                                                                                                 |                                      |                | Full Sun                   | Wet to well<br>drained soil<br>Extremely<br>tough but not<br>readily<br>available                                |
| Crataegus<br>phaenopyrum<br>Washington<br>Hawthorn* |                                                                                                 | 25-30 ft Ht<br>20-25 ft Sp           | Medium         | Sun to Light<br>Shade      | Moist to well<br>drained soil<br>White flowers<br>in Spring<br>Red fruit in Fall                                 |
| Fagus<br>grandiflora<br>American<br>Beech*          |                                                                                                 | 50-70 ft Ht<br>40-60 ft Sp           | Slow           | Full Sun                   | Well drained<br>soil<br>Not readily<br>available – not<br>the best choice<br>for parking lots                    |
| Ginko biloba<br>Maidenhair<br>Tree %                | 'Autumn Gold'                                                                                   | 50-70 ft Ht<br>30-40 ft Sp           | Slow           | Full Sun                   | Well drained<br>soil<br>Very tough –<br>good urban<br>tree                                                       |
| Lagerstromia<br>indica & fauriei<br>Crepe Myrtle %  | 'Miami'<br>'Natchez'<br>'Tuscarora'<br>Muskogee,<br>Tuskegee,<br>Biloxi,<br>Choctaw,<br>Fantasy | 20-40 ft Ht<br>20-35 ft Sp           | Medium         | Full Sun                   | Well drained<br>soil<br>Flowers all<br>Summer<br>Drought<br>tolerant                                             |

| Magnolia grandiflora<br>Southern Magnolia* | 'DD Blanchard'<br>'Claudia Wanamaker'<br>'Overton'<br>'Bracken's Brown Beauty' | 20-80 ft Ht<br>20-50 ft Sp     | Slow to Medium | Full Sun to Part Shade  | Well drained soil<br>May be considered too large for most parking islands<br>Evergreen       |
|--------------------------------------------|--------------------------------------------------------------------------------|--------------------------------|----------------|-------------------------|----------------------------------------------------------------------------------------------|
| Botanical/<br>Common Name                  | Recommended Varieties                                                          | Height/Spread At Full Maturity | Growth Rate    | Exposure                | Notes & Culture                                                                              |
| Pistache chinensis<br>Chinese Pistache%    |                                                                                | 30-35 ft Ht<br>25-35 ft Sp     | Slow           | Full Sun                | Well drained soil.<br>Exceptionally tough urban tree.                                        |
| Quercus alba<br>White Oak*                 |                                                                                | 50-80 ft Ht<br>40-80 ft Sp     | Slow to Medium | Full Sun                | Moist to well drained soil<br>Reddish purple fall color<br>Not tough enough for parking lots |
| Quercus lyrata<br>Overcup Oak* %           |                                                                                | 40-60 ft Ht<br>40-60 ft Sp     | Medium         | Full Sun                | Wet to well drained soil<br>Very tough                                                       |
| Quercus nigra<br>Water oak* %              |                                                                                | 50-80 ft Ht<br>30-60 ft Sp     | Medium to Fast | Full Sun to light Shade | Moist to well drained soil<br>Salt Tolerant                                                  |
| Quercus nutallii<br>Nuttall Oak* %         |                                                                                | 40-60 ft Ht<br>30-50 ft Sp     | Medium         | Full Sun                | Moist to well drained soil<br>Red fall color.<br>Faster growing than Shumard Oak.            |
| Quercus phellos<br>Willow Oak* %           |                                                                                | 40-80 ft Ht<br>30-80 ft Sp     | Medium to Fast | Full Sun                | Moist to well drained soil<br>Fine texture foliage                                           |
| Quercus shumardii<br>Shumard Oak* %        |                                                                                | 40-60 ft Ht<br>40-60 ft Sp     | Medium         | Full Sun                | Moist to well drained. Very similar to Nuttall Oak                                           |
| Quercus virginiana<br>Southern Live Oak* % |                                                                                | 40-80 ft Ht<br>60-100 ft Sp    | Medium         | Full Sun to part Shade  | Adapts to most soil types<br>Salt Tolerant<br>Evergreen                                      |
| Taxodium distichum<br>Bald Cypress* %      |                                                                                | 50-70 ft Ht<br>20-30 ft Sp     | Medium         | Full Sun                | Wet to well drained soils<br>Lacey foliage<br>Extremely tough                                |

|                                       |                                 |                            |      |          |                                                                |
|---------------------------------------|---------------------------------|----------------------------|------|----------|----------------------------------------------------------------|
| Ulmus<br>parvifolia<br>Lacebark Elm % | 'Bosque'<br>'Allee'<br>'Athena' | 40-50 ft Ht<br>30-40 ft Sp | Fast | Full Sun | Well drained<br>soil<br>Exfoliating bark<br>extremely<br>tough |
|---------------------------------------|---------------------------------|----------------------------|------|----------|----------------------------------------------------------------|

#### **Native Plants\***

Plants native to Southeastern USA are marked with an asterisk (\*). These plants are endemic to Southeastern United States from Virginia to eastern Texas.

#### **Trees recommended for parking islands %**

Trees marked with a percent sign (%) indicates which trees are most likely to be successful in limited root zone areas (parking lot islands). Some of the others are great trees for our area (i.e. Red Maple and American beech) but they may not be suitable for confined areas such as parking lots. This does not mean they should not be considered for larger planting spaces such as common areas, buffer plantings or large islands.

#### **Drought Tolerant Plants**

Extremely drought tolerant plants are marked with an underline. When planted in their preferred soil type, these plants are able to withstand extended periods of drought, 4-6 weeks, without supplemental irrigation once established. Most trees and shrubs take two to three growing seasons to become fully established. Perennials, grasses and groundcovers usually require one to two seasons to become established. Regular supplemental water should be provided until plants become established.

#### **Mature Size**

Mature sizes of all plants are given as height and spread, though it may take many years to reach these dimensions. Mature size can vary depending on growing conditions.

#### **Recommended Varieties**

For many plants, recommended varieties are given. These are selections of that plant that either perform better in our area or are more suitable to the landscape than the plain species. Plant varieties, also known as cultivars, are listed enclosed in single quotes.

#### **Exposure**

Exposure refers to the amount of sunlight a site receives as follows:

- **Full Sun** indicates a site that receives at least 6-8 hours of direct sun each day.
- **Light Shade** indicates a site that is shaded less than half of the day by a light high shade such as that cast by pine trees.
- **Part Shade** indicates a site that is shaded half of the day by a dense shade like that cast by buildings or shade trees.
- **Full Shade** indicates a site that is in shade all day.

#### **Soil Conditions**



- **Wet** indicates a site that stays moist most of the time and receives periodic flooding
- **Moist** indicates a site that is moist most of the time with brief (less than 12 Hrs.) periods of standing water.
- **Well drained** indicates a site where water drains from the surface and rarely stands.
- **Xeric** indicates a site that is extremely dry and sandy with very little ability to hold water.

### **Recommended Understory Trees**

#### **Deciduous Species**

| <b>Botanical/<br/>Common<br/>Name</b>            | <b>Recommended<br/>Varieties</b>              | <b>Height/Spread<br/>At Full<br/>Maturity</b> | <b>Growth<br/>Rate</b> | <b>Exposure</b>       | <b>Notes &amp;<br/>Culture</b>                                                                              |
|--------------------------------------------------|-----------------------------------------------|-----------------------------------------------|------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------|
| Acer barbatum<br>Southern Sugar<br>Maple*        |                                               | 20-25 ft Ht<br>15-20 ft Sp                    | Medium                 | Sun to Light<br>Shade | Moist to well<br>drained soil<br>Yellow &<br>orange Fall<br>color                                           |
| Acer<br>buergerianum<br>Trident maple            |                                               | 20-25 ft Ht<br>10-15 ft Sp                    | Medium                 | Sun                   | Well drained<br>soil<br>Yellow, orange<br>& red<br>Fall color                                               |
| Acer palmatum<br>Japanese<br>Maple               |                                               | 10-25 ft. Ht<br>10-20 ft Sp                   | Slow                   | Sun to Part<br>Shade  | Well drained,<br>consistently<br>moist soil.<br>Good specimen<br>tree.<br>Does best<br>under<br>irrigation. |
| Amelanchier<br>arborea<br>Serviceberry*          | 'Autumn<br>Brilliance'                        | 20-25 ft Ht<br>10-15 ft Sp                    | Medium                 | Sun to Part<br>Shade  | Moist to well<br>drained soil<br>Orange fall<br>color<br>White flowers<br>in Spring                         |
| Carpinus<br>caroliniana<br>Ironwood*             |                                               | 20-30 ft Ht<br>15-25 ft Ht                    | Slow                   | Sun to Shade          | Wet to well<br>drained soil<br>Interesting<br>bark<br>Very shade<br>tolerant                                |
| Cercis<br>canadensis<br>Redbud*                  | 'Forest Pansy'<br>'Royal White'<br>'Oklahoma' | 12-30 ft Ht<br>15-25 ft Sp                    | Medium                 | Sun to part<br>Shade  | Moist to well<br>drained soil<br>Purple or white<br>flowers in<br>Spring                                    |
| Chionanthus<br>retusus%<br>Chinese<br>Fringetree |                                               | 12-25 ft. Ht<br>15-25 ft Sp                   | Slow                   | Sun to Part<br>Shade  | Well drained<br>soil<br>White flowers<br>in Spring<br>Very drought<br>tolerant                              |

| Cornus florida<br>Dogwood*                             | 'Cloud 9'<br>'Cherokee<br>Princess'                                                  | 15-25 ft Ht<br>10-20 ft Sp           | Slow to<br>Medium | Sun to Part<br>Shade  | Moist to well<br>drained soil<br>White flowers<br>in Spring<br>Burgundy Fall<br>color<br>Performs best<br>under<br>irrigation. |
|--------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------|-------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Botanical/<br>Common<br>Name                           | Recommended<br>Varieties                                                             | Height/Spread<br>At Full<br>Maturity | Growth<br>Rate    | Exposure              | Notes &<br>Culture                                                                                                             |
| Cornus kousa<br>Kousa<br>Dogwood                       |                                                                                      | 15-30 ft Ht<br>15-30 ft Sp           | Slow to<br>Medium | Sun to Light<br>Shade | Well drained<br>soil<br>White flowers<br>in Spring                                                                             |
| Ilex decidua<br>Possumhaw*                             | 'Warren's Red'<br>'Council Fire'                                                     | 15-20 ft Ht<br>10-15 ft Sp           | Medium            | Sun to Light<br>Shade | Moist to well<br>drained soil.<br>Red berries in<br>Fall and Winter                                                            |
| Lagerstromia<br>indica%<br>Crepe Myrtle                | 'Apalachee'<br>'Catawba'<br>'Osage'<br>'Seminole'<br>'Sioux'<br>'Tuskegee'<br>'Yuma' | 10-30 ft Ht<br>10-25 ft Sp           | Fast              | Sun                   | Well drained<br>soil<br>Blooms in<br>Summer                                                                                    |
| Magnolia<br>stellata<br>Star Magnolia                  |                                                                                      | 15-20 ft Ht<br>10-15 ft Sp           | Slow              | Sun to Light<br>Shade | Well drained<br>soil<br>White or pink<br>flowers in<br>Spring                                                                  |
| Magnolia x<br>soulangiana<br>Saucer<br>Magnolia        |                                                                                      | 20-30 ft Ht<br>15-25 ft Sp           | Medium            | Sun to Light<br>Shade | Pink flowers in<br>Spring                                                                                                      |
| Prunus<br>campanulata%<br>'Okame' Cherry               |                                                                                      | 15-30 ft Ht<br>15-30 ft Sp           | Medium            | Sun to Light<br>Shade | Well drained<br>soil<br>Pink flowers in<br>Spring<br>More drought<br>tolerant than<br>most flowering<br>cherries.              |
| Prunus mume<br>Japanese<br>Flowering<br>Apricot        |                                                                                      | 15-25 ft Ht<br>15-25 ft Sp           | Medium            | Sun to Light<br>Shade | Well drained<br>soil<br>Pink, Red or<br>White flowers<br>in Winter                                                             |
| Prunus<br>serrulata<br>Japanese<br>Flowering<br>Cherry | 'Kwanzan'                                                                            | 20-30 ft Ht<br>20-30 ft Sp           | Medium            | Sun to Light<br>Shade | Well drained<br>soil<br>Pink flowers in<br>Spring                                                                              |

|                                               |                                   |                                |             |                    | Performs best under irrigation.                                                         |
|-----------------------------------------------|-----------------------------------|--------------------------------|-------------|--------------------|-----------------------------------------------------------------------------------------|
| Prunus x yedoensis<br>Yoshino Cherry          |                                   | 15-25 ft Ht<br>15-25 ft Sp     | Medium      | Sun to Light Shade | Well drained soil<br>Light Pink flowers in Spring<br>Performs best under irrigation.    |
| Botanical/<br>Common Name                     | Recommended Varieties             | Height/Spread At Full Maturity | Growth Rate | Exposure           | Notes & Culture                                                                         |
| Styrax japonicus<br>Japanese Snowbell         | 'Emerald Pagoda'<br>'Pink Chimes' | 20-30 ft Ht<br>20-30 ft Sp     | Medium      | Sun to Part Shade  | Well drained soil<br>White or Pink flowers in Spring<br>Performs best under irrigation. |
| Viburnum prunifolium<br>Blackhaw<br>Viburnum* |                                   | 10-20 ft Ht<br>10-15 ft Sp     | Medium      | Sun to part Shade  | Moist to well drained soil<br>White flowers in Spring<br>Edible black fruit in Fall     |
| Vitex agnus-castus%<br>Chastetree             |                                   | 15-20 ft Ht<br>10-15 ft Sp     | Medium      | Sun                | Well drained soil<br>Pink or Lavender blue flowers in Summer<br>Very drought tolerant   |

#### Evergreen Species

| Botanical/<br>Common Name     | Recommended Varieties                                        | Height/Spread At Full Maturity | Growth Rate | Exposure           | Notes & Culture                                     |
|-------------------------------|--------------------------------------------------------------|--------------------------------|-------------|--------------------|-----------------------------------------------------|
| Butia capitata<br>Pindo palm  |                                                              | 10-15 ft Ht<br>10-15 ft Sp     | Medium      | Sun to Light Shade | Moist to well drained soil                          |
| Eriobotrya japonica<br>Loquat |                                                              | 15-20 ft Ht<br>15-20 ft Sp     | Medium      | Sun to light Shade | Well drained soil<br>Fragrant white flowers in Fall |
| Ilex Hybrids%<br>Red Hollies  | 'Oakleaf'<br>'Cardinal'<br>'Robin'<br>'Liberty'<br>'Patriot' | 10-15 ft Ht<br>8-15 ft Sp      | Medium      | Sun to light Shade | Well drained soil                                   |

|                                                                     |                                                    |                                               |                        |                       |                                                                                                                                                    |
|---------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------|------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Ilex latifolia<br>Lusterleaf holly                                  |                                                    | 20-25 ft Ht<br>15-20 ft Sp                    | Medium                 | Sun to Part<br>Shade  | Well drained soil<br>Red berries in Fall and<br>Winter                                                                                             |
| Ilex opaca<br>American Holly*                                       |                                                    | 20-30 ft Ht<br>15-20 ft Sp                    | Slow                   | Sun to Part<br>Shade  | Moist to well drained<br>soil<br>Red berries in Fall and<br>Winter                                                                                 |
| Ilex vomitoria%<br>Yaupon Holly*                                    | 'Hoskin's<br>shadow'<br>'Kathy Ann'<br>'Katherine' | 15-20 ft Ht<br>10-15 ft Sp                    | Medium<br>to Fast      | Sun to<br>Light Shade | Moist to Xeric soils<br>Red Orange or Yellow<br>berries in Fall and<br>Winter                                                                      |
| <b>Botanical/<br/>Common Name</b>                                   | <b>Recommended<br/>Varieties</b>                   | <b>Height/Spread<br/>At Full<br/>Maturity</b> | <b>Growth<br/>Rate</b> | <b>Exposure</b>       | <b>Notes &amp; Culture</b>                                                                                                                         |
| Ilex x attenuata%<br>Topel Holly*                                   | 'Savannah'<br>'Foster's #2'<br>'East Palatka'      | 20-30 ft Ht<br>10-15 ft Sp                    | Medium                 | Sun to Part<br>Shade  | Moist to well drained<br>soils<br>Red berries in Fall and<br>Winter                                                                                |
| Ilex x 'Nellie R.<br>Stevens'%<br>Nellie Stevens<br>Holly           |                                                    | 15-25 ft Ht<br>10-15 ft Sp                    | Medium                 | Sun to Part<br>Shade  | Moist to well drained<br>soils<br>Red berries in Fall and<br>Winter                                                                                |
| Magnolia<br>grandiflora<br>'Little Gem'%<br>Little Gem<br>Magnolia* |                                                    | 15-25 ft Ht<br>10-15 ft Sp                    | Slow to<br>Medium      | Sun to Part<br>Shade  | Moist to well drained<br>soils<br>Fragrant White flowers<br>in Summer                                                                              |
| Magnolia<br>virginiana<br>Sweet Bay<br>Magnolia*                    |                                                    | 20-30 ft Ht<br>10-20 ft Sp                    | Medium<br>to Fast      | Sun to Part<br>Shade  | Moist to well drained<br>soil<br>Fragrant White flowers<br>in Spring<br>Moderately evergreen<br>– may lose most of its<br>foliage in harsh winters |
| Myrica cerifera%<br>Southern Wax<br>Myrtle*                         |                                                    | 10-20 ft Ht<br>10-20 ft Sp                    | Fast                   | Sun to<br>Light Shade | Wet to Xeric soil<br>Blue-Black berries on<br>female plants in winter                                                                              |
| Prunus<br>caroliniana%<br>Carolina Cherry<br>Laurel*                |                                                    | 15-30 ft Ht<br>15-20 ft Sp                    | Fast                   | Sun to<br>Light Shade | Well drained to Xeric<br>soil<br>White flowers in Spring                                                                                           |
| Osmanthus<br>fragrans<br>Fragrant Tea<br>Olive                      |                                                    | 15-30 ft Ht<br>8-15 ft Sp                     | Medium                 | Sun to<br>Light Shade | Moist to well drained<br>soil<br>Fragrant White flowers<br>in Fall and Winter<br>May be grown as a<br>large shrub or small<br>tree                 |
| Osmanthus<br>fortunei                                               |                                                    | 15-25 ft Ht<br>8-20 ft Sp                     | Medium<br>to Fast      | Sun to<br>Light Shade | Moist to well drained<br>soil                                                                                                                      |

|                               |  |                            |      |                   |                                             |
|-------------------------------|--|----------------------------|------|-------------------|---------------------------------------------|
| Fortune's Osmanthus           |  |                            |      |                   | May be grown as a large shrub or small tree |
| Sabal palmetto Palmetto Palm* |  | 10-30 ft Ht<br>10-15 ft Sp | Slow | Sun to Part Shade | Moist to well drained soil                  |

#### **Native Plants\***

Plants native to Southeastern USA are marked with an asterisk (\*). These plants are endemic to Southeastern United States from Virginia to eastern Texas.

#### **Trees recommended for parking islands %**

Trees marked with a percent sign (%) indicates which trees are most likely to be successful in limited root zone areas (parking lot islands). Some of the others are great trees for our area (ie. Red Maple and American beech) but they just are not going to make it in parking lots. This does not mean they should not be considered for larger planting spaces such as common areas, buffer plantings or large islands.

#### **Drought Tolerant Plants**

Extremely drought tolerant plants are marked with an underline. When planted in their preferred soil type, these plants are able to withstand extended periods of drought, 4-6 weeks, without supplemental irrigation once established. Most trees and shrubs take two to three growing seasons to become fully established. Perennials, grasses and groundcovers usually require one to two seasons to become established. Regular supplemental water should be provided until plants become established.

#### **Mature Size**

Mature sizes of all plants are given as height and spread, though it may take many years to reach these dimensions. Mature size can vary depending on growing conditions.

#### **Recommended Varieties**

For many plants, recommended varieties are given. These are selections of that plant that either perform better in our area or are more suitable to the landscape than the plain species. Plant varieties, also known as cultivars, are listed enclosed in single quotes.

#### **Exposure**

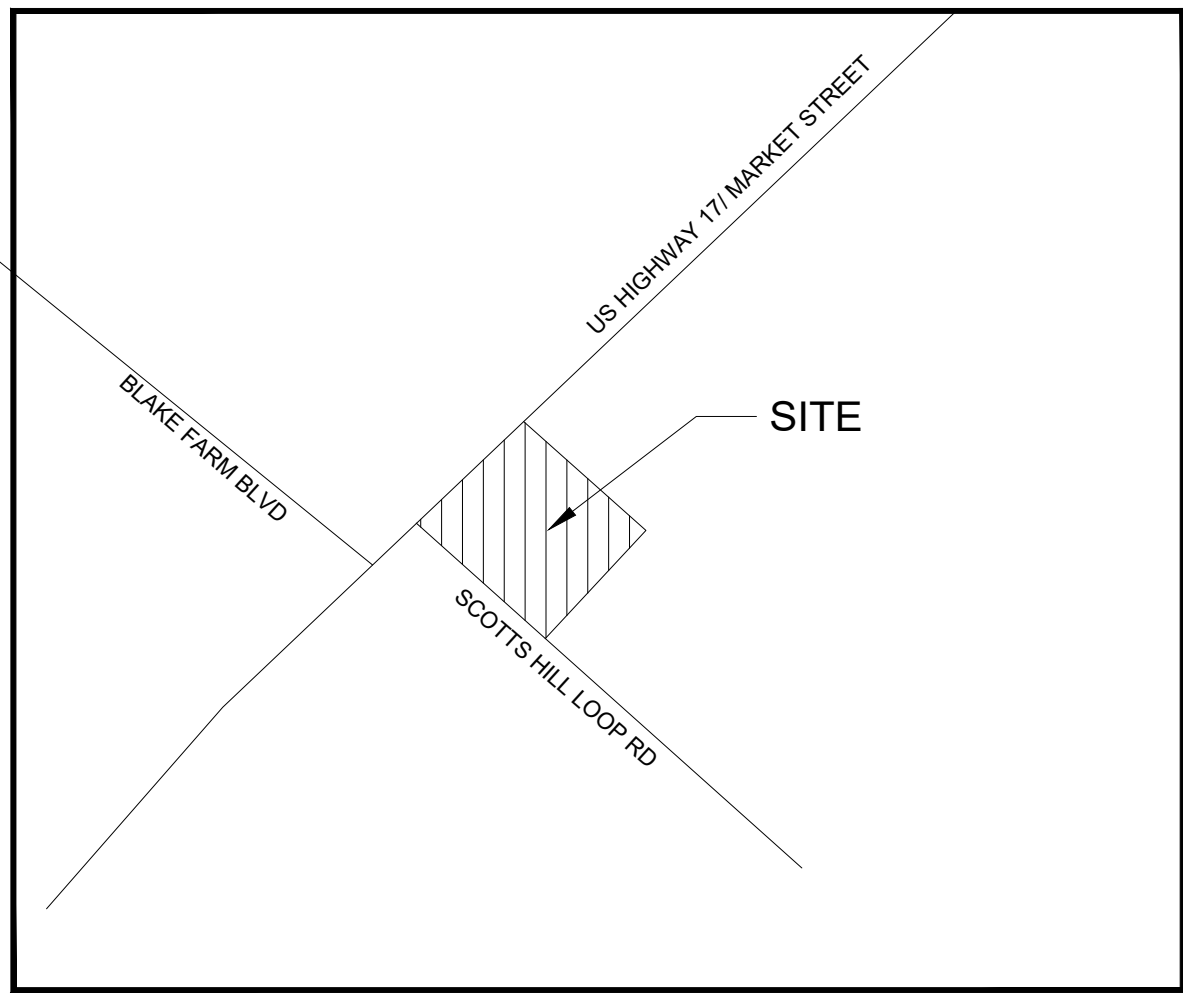
Exposure refers to the amount of sunlight a site receives as follows:

- **Full Sun** indicates a site that receives at least 6-8 hours of direct sun each day.
- **Light Shade** indicates a site that is shaded less than half of the day by a light high shade such as that cast by pine trees.
- **Part Shade** indicates a site that is shaded half of the day by a dense shade like that cast by buildings or shade trees.
- **Full Shade** indicates a site that is in shade all day.

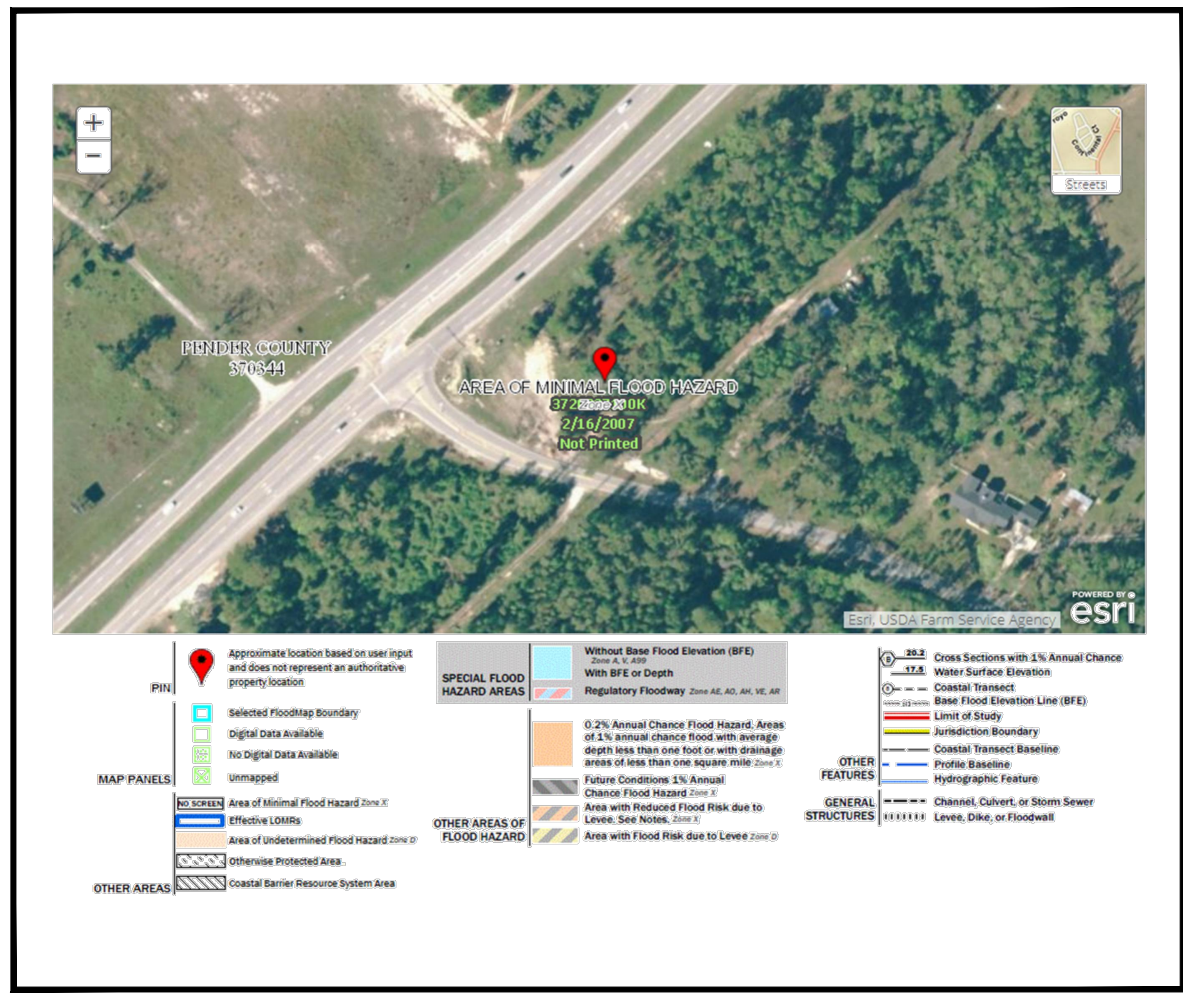
#### **Soil Conditions**

- **Wet** indicates a site that stays moist most of the time and receives periodic flooding





VICINITY MAP  
NOT TO SCALE



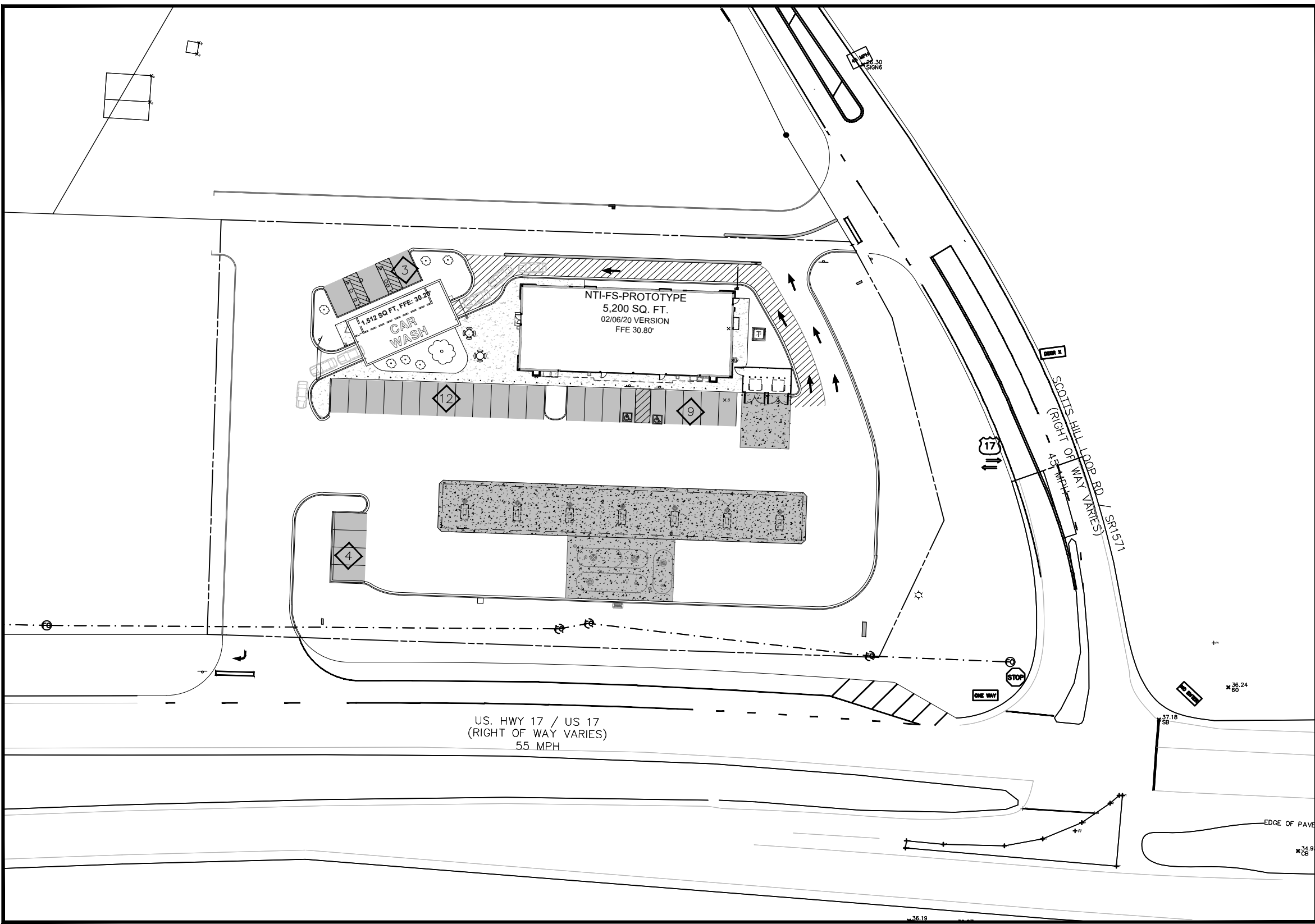
FEMA FIRM MAP  
NOT TO SCALE

#### SITE NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY CAPE FEAR SURVEYING, DATED 04/12/2021.
2. FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 3720327000K, DATED 2/16/2007.
3. THERE ARE NO WETLANDS OR STATE WATERS ON THIS SITE PER THE PHASE 1 ESA BY ATC GROUP SERVICES LLC, DATED 05/04/2021.

# CIRCLE K - WILMINGTON NC

4314 SCOTTS HILL LOOP ROAD  
WILMINGTON, NC 28411



SITE LOCATION MAP  
1" = 50'

#### PROJECT TEAM

| OWNER/DEVELOPER                                                                                                                        | SURVEYOR                                                                                                                                  | CIVIL ENGINEERING                                                                                                                                   | LANDSCAPE ARCHITECT                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| CIRCLE K STORES INC.<br>2550 W. TYVOLA RD, SUITE 200<br>CHARLOTTE, NC 28217<br>KATHERINE LLOYD<br>(803)-371-2204<br>klloyd@circlek.com | CAPE FEAR SURVEYING, PC<br>ONE NORTH 6TH ST.<br>WILMINGTON, NC 28401<br>STUART Y. BENSON<br>(910)-762-9496<br>capefearsurveying@yahoo.com | BOWMAN CONSULTING GROUP, LTD.<br>4350 MAIN STREET, SUITE 219<br>HARRISBURG, NC 28075<br>BRANDON J. SHREVES<br>(980)-446-3308<br>bshreves@bowman.com | EVERGREEN DESIGN GROUP<br>2500 REGENCY PKWY<br>CARY, NORTH CAROLINA<br>RODNEY McNABB<br>(800)-680-6630<br>rodney@evergreendesigngroup.com |

#### PROJECT CONTACTS

| ELECTRIC                                                                                                                                                                                                           | SEWER                                                                                                                                        | WATER                                                                                                             | TELE-COMM/INTERNET           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------|
| DUKE ENERGY<br>JESSE ROSKO, ENGINEER<br>TECHNOLOGIST<br>jesse.rosko@dukeenergy.com<br>ALEK SKIPPER, ENGINEER<br>TECHNOLOGIST<br>alek.skipper@duke-energy.com<br>RELOCATIONS<br>highway.relocations@duke-energy.com | PLURIS<br>RANDY HOFFER, REGIONAL MANAGER<br>rhoffe@plurisusa.com<br>KAARIN WILLIAMS, PERMITTING<br>(910)-218-7653<br>kwilliams@plurisusa.com | PENDER COUNTY<br>JAMES PROCTOR, WATER AND SEWER<br>SUPERINTENDENT<br>(910)-2591327<br>jproctor@pendercountync.gov | CENTURY LINK<br>910-763-1200 |



#### SITE SUMMARY TABLE

| SITE INFORMATION                  |                                 |
|-----------------------------------|---------------------------------|
| PIN:                              | 3271-41-0365-0000               |
| SITE AREA:                        | 1.92 AC.                        |
| DISTURBED AREA:                   | 1.92 AC.                        |
| IMPERVIOUS AREA:                  | 1.44 AC. (81.8%)                |
| PERVIOUS AREA:                    | 0.32 AC. (18.2%)                |
| EXISTING USES:                    | SINGLE FAMILY DWELLINGS         |
| ZONING                            |                                 |
| JURISDICTION:                     | PENDER COUNTY                   |
| ZONING:                           | GB-GENERAL BUSINESS             |
| FRONT SETBACK:                    | 25'                             |
| SIDE SETBACK:                     | 10'                             |
| REAR SETBACK:                     | 10'                             |
| CORNER YARD:                      | 12'                             |
| BUILDING INFORMATION              |                                 |
| C-STORE BUILDING AREA:            | 5,200'                          |
| C-STORE HEIGHT:                   | 21' 6"                          |
| CANOPY BUILDING AREA:             | 5,550'                          |
| CANOPY HEIGHT:                    | 17' 6"                          |
| CAR WASH HEIGHT:                  | 21' 6"                          |
| PARKING SUMMARY                   |                                 |
| MAXIMUM PARKING RETAIL & SERVICE: | 1 SPACE / 225 S.F.              |
| MAXIMUM PARKING CAR WASH:         | 2 SPACE / WASH BAY              |
| MAXIMUM TOTAL PARKING:            | 26 SPACES                       |
| ADA PARKING:                      | 2 SPACES FOR 26-50 TOTAL SPACES |
| PROVIDED PARKING:                 | 28 SPACES                       |
| STANDARD STALL DIMENSION:         | 9'5" x 19'                      |
| MIN. DRIVE WIDTH:                 | 24'                             |
| TIA SUMMARY                       |                                 |
| AM PEAK TRIPS                     | 160                             |
| PM PEAK TRIPS                     | 122                             |
| AVERAGE DAILY TRIPS               | 282                             |

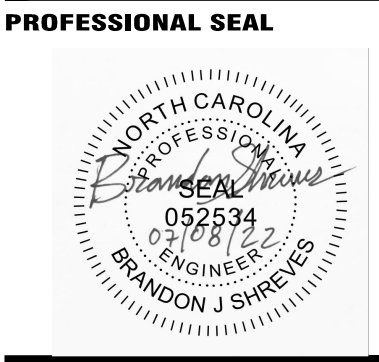
#### SHEET INDEX

| Sheet Number | Sheet Title                                   |
|--------------|-----------------------------------------------|
| C0.0         | COVER SHEET                                   |
| S            | ASBUILT SURVEY                                |
| C0.1         | PROJECT NOTES                                 |
| C1.0         | EXISTING CONDITIONS AND DEMO PLAN             |
| C2.0         | INITIAL EROSION AND SEDIMENT CONTROL PLAN     |
| C2.1         | FINAL EROSION AND SEDIMENT CONTROL PLAN       |
| C2.2         | EROSION AND SEDIMENT CONTROL DETAILS          |
| C3.0         | SITE PLAN                                     |
| C3.1         | PAVING PLAN                                   |
| C3.2         | ROAD IMPROVEMENT PLAN - SCOTTS HILL LOOP ROAD |
| C3.3         | ROAD IMPROVEMENT PLAN - US 17TH RIGHT TURN    |
| C3.4         | ROAD IMPROVEMENT PLAN - US 17TH U-TURN        |
| C3.5         | SIGHT DISTANCE - SCOTTS HILL LOOP             |
| C3.6         | SIGHT DISTANCE - SCOTTS HILL LOOP             |
| C 4.0        | GRADING PLAN                                  |
| C4.1         | ROADWAY IMPROVEMENT GRADING PLAN              |
| C5.0         | UTILITY PLAN                                  |
| C5.1         | STORM PROFILES                                |
| C7.0         | CONSTRUCTION DETAILS                          |
| C7.1         | CONSTRUCTION DETAILS                          |
| C7.2         | CONSTRUCTION DETAILS                          |
| C7.3         | CONSTRUCTION DETAILS                          |
| C7.4         | NCDOT STANDARD DETAILS                        |
| LI-1         | LANDSCAPE IRRIGATION                          |
| LI-2         | LANDSCAPE IRRIGATION                          |
| LI-3         | LANDSCAPE IRRIGATION                          |
| LP-1         | LANDSCAPE PLANTIN                             |
| LP-2         | LANDSCAPE PLANTING                            |
| TD-1         | TREE DISPOSITION                              |
| TD-2         | TREE DISPOSITION                              |



Bowman Consulting Group, Ltd.  
4350 Main Street, Suite 219  
Harrisburg, NC 28075  
Phone: 704.412.7424  
bowman.com

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12/01/21 PLAN CREATION/INITIAL SUBMITTAL  
02/01/22 TRC COMMENTS REVISION  
04/12/22 PENDER COUNTY RESUBMITTAL  
05/12/22 NCDOT SUBMITTAL  
07/08/22 PENDER COUNTY SUBMITTAL  
07/08/22 NCDOT SUBMITTAL



**PROFESSIONAL IN CHARGE**  
BS  
**PROJECT MANAGER**  
BS/PS  
**QUALITY CONTROL**  
BS/PS  
**DRAWN BY**  
KD

**PROJECT NAME**  
**MAJOR SITE PLAN - CIRCLE K STORE**  
**HAMPSTEAD, NORTH CAROLINA**  
**US HWY 17 & SCOTTS HILL LOOP ROAD**  
**HAMPSTEAD, NC, 28411**



CIRCLE K STORES INC.

**BOWMAN PROJECT NUMBER**  
180001-01-005  
**SHEET TITLE**

**COVER SHEET**

**SHEET NUMBER**  
**C0.0**



- TABLE A ITEMS
1. PROPERTY ADDRESS: 4314 SCOTTS HILL LOOP ROAD, WILMINGTON NC 28429
  2. THIS SITE LIES IN ZONE X, A MINIMAL FLOOD RISK FLOOD ZONE, PER COMMUNITY-PANEL NO. 5720327100J
  3. EFFECTIVE MAP DATE: 2/16/2007
  4. GROSS LAND AREA: AS SHOWN HEREON
  5. SUBSTANTIAL FEATURES OBSERVED: AS SHOWN HEREON
  6. NUMBERS AND TYPE OF PARKING: NONE DESIGNATED OR ANY HANDICAP SPACES
  7. LOCATIONS OF UTILITIES AND EASEMENTS: AS SHOWN HEREON
  8. ADJOINING OWNERS: AS SHOWN HEREON
  9. NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE DATES OF SURVEY.

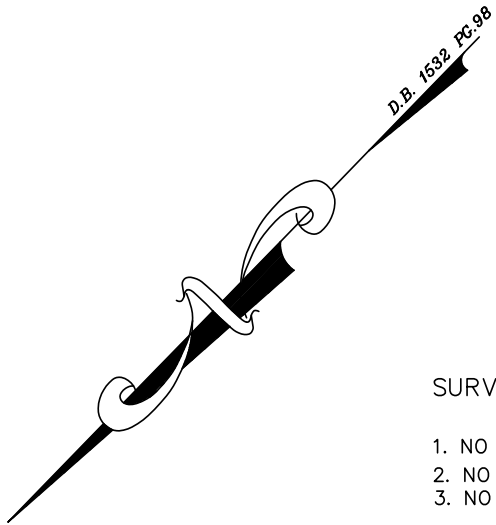


EXHIBIT A  
PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:  
BEING ALL THAT OF LAND LOCATED IN THE COUNTY OF PENDER  
TOPSAIL TOWNSHIP AND STATE OF NORTH CAROLINA AND BEING MORE  
PARTICULAR DESCRIBED AS FOLLOWS: BEING ALL OF LOT 1 OF RECOMBINATION  
SURVEY FOR POPE PROPERTIES ON 17, LLC AS RECORDED IN MAP BOOK 68 PAGE 144  
OF THE PENDER COUNTY REGISTRY, CONTAINING 1.92 ACRES+/-.

EXHIBIT B  
LEGAL DESCRIPTION:

BEING ALL OF LOT 1 AS SHOWN ON THAT PLAT ENTITLED  
RECOMBINATION SURVEY FOR POPE PROPERTIES ON 17, LLC AS RECORDED IN  
MAP BOOK 68 PAGE 144 OF THE PENDER COUNTY REGISTRY.  
REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION  
OF THE PENDER COUNTY REGISTRY, CONTAINING 1.92 ACRES+/-.

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NUMBNCNS-1063626-CHAR

SCHEDULE B, PART II  
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.  
The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met. - DOES AFFECT SUBJECT PROPERTY-NOT PLOTTABLE
2. Taxes and assessments for the year 2021 and subsequent years, not net due and payable. - DOES AFFECT SUBJECT PROPERTY-NOT PLOTTABLE
3. Rights of tenants in possession under unrecorded lease(s). (TO BE DELETED UPON RECEIPT OF A SATISFACTORY AFFIDAVIT AS TO TENANTS AS REFERENCED IN THE REQUIREMENT SECTION)  
- DOES AFFECT SUBJECT PROPERTY-NOT PLOTTABLE
4. Easements, setback lines and other matters shown on Plat recorded in Map Book 53 Page 81; Hwy Map Book 1 Pg 55; Hwy Map Book 1 Page 57; Hwy Map Book 1 Page 62 of the Pender Co. Registry
5. Agreement by Carolina Power and Light Co. d/b/a/ Progress Energy Carolinas, Inc., recorded in Book 350, Page 302, Pender Co. Registry. - DOES AFFECT SUBJECT PROPERTY - NOT PLOTTABLE
6. Right of way Easement to Bellsouth, Inc. d/b/a Southern Bell Telephone and Telegraph Co., its licensees, agents, successors, assigns, and allied and associated companies recorded in Book 864 Page 234 Pender Co. Registry.
7. Temporary Easement to Department of Transportation, an agency of the State of North Carolina recorded in Book 1578 Page 151 and Book 1170 Page 241 Pender Co. Registry.
8. Consent Judgement to Department of Transportation Book 2021 Page 328 Pender Co. Registry.
9. Right of way Easement to Bellsouth, Inc. d/b/a Southern Bell Telephone and Telegraph Co., its licensees, agents, successors, assigns, and allied and associated companies recorded in Book 850 Page 211 Pender Co. Registry.
10. Final Judgement Easement to American Telephone and Telegraph Co. Book 729 Page 27 Pender Co. Registry. (DOES NOT AFFECT SUBJECT PROPERTY, LOCATED IN OLD R/R-R/W WEST SIDE OF HWY #17)
11. Any discrepancy, conflict, matter affecting access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean high-water mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
12. This policy specifically excludes any closing protection services (coverage or insurance) as they apply to this transaction.

SURVEYORS NOTES:

1. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
2. NO PROPOSED CHANGES IN STREET RIGHT OF WAY.
3. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

I, STUART Y. BENSON, P.L.S. HEREBY CERTIFY THAT THE  
CHECKED ITEM(S) BELOW APPLY TO THIS MAP.  
© THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

TO:  
POPE PROPERTIES ON 17, LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY  
201 S. COLLEGE STREET, STE. 1440 CHARLOTTE, N.C. 28244

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON  
WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011  
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND  
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND  
NSPS, AND INCLUDES ITEMS 1,2,3,4,6,8,9,11,13,16,17 OF THE TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON NOVEMBER 16, 2021.

STUART Y. BENSON PROFESSIONAL LAND SURVEYOR NO. L-2675



- LEGEND:
- I.P.S. OR I.R.S.
  - E.I.P. OR E.I.R.
  - C.M.
  - ⊕ C/L
  - ⊖ R/W
  - △ P.K.
  - NON-MONUMENTED CORNER
  - IRON PIPE OR ROD SET
  - EXISTING IRON PIPE OR ROD
  - CONCRETE MONUMENT
  - ⊕ CENTER LINE
  - ⊖ RIGHT OF WAY
  - △ P.K. SURVEY NAIL
  - NON-MONUMENTED CORNER

UTILITY LEGEND

- SV SEPTIC VAULT
- CB CATCH BASIN
- SW STORMWATER
- OHPL OVERHEAD POWER & POLES
- MWL MARKED WATER LINE
- MFO MARKER FIBER OPTIC LINE
- FH FIRE HYDRANT
- MCL MARKED CABLE LINE
- WV WATER VALVE

NOTES:

TOTAL AREA PARCEL: 1.92 ACRES +/-  
ALL ELEVATIONS ARE DATUM NAVD 88.

DEED REFERENCES  
D.B. 1547 PG. 35  
D.B. 1547 PG. 41  
D.B. 1532 PG. 98  
D.B. 2074 PG. 178

MAP REFERENCES  
M.B. 53 PG. 81  
M.B. 22 PG. 80  
DOT MAP PROJECT #6.259001T SHEET #39 6/26/2000

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

OWNER OF RECORD:

Pope Properties on 17 LLC  
PO BOX 4014  
WILMINGTON, NC 28406

ALTA/ NSPS LAND TITLE SURVEY FOR  
POPE PROPERTIES ON 17 LLC

4314 SCOTTS HILL LOOP ROAD

PIN: 3271-41-0365-0000

ZONING: GB\_GENERAL BUSINESS

1.92 ACRES +/-

TOPSAIL TOWNSHIP

PENDER COUNTY, NORTH CAROLINA

MAP BOOK 68 PAGE 144

DEED BOOK 4752 PAGE 1035-1036

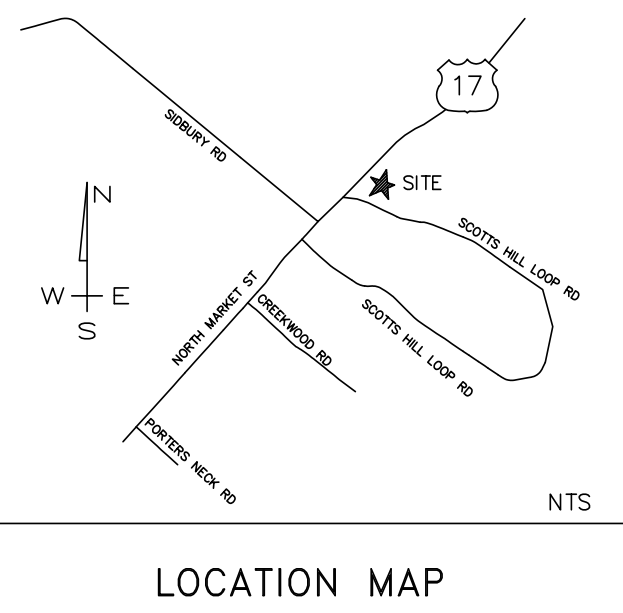
DEED BOOK 4048 PAGE 180

NOVEMBER 15, 2021

CAPE FEAR SURVEYING, PC

ONE NORTH 6th ST., WILMINGTON, NC 28401  
(910) 762-9496 FAX: (910) 762-5949  
EMAIL: capefearsurveying@yahoo.com

STUART Y. BENSON PROFESSIONAL LAND SURVEYOR NO. L-2675



NTS

LOCATION MAP



1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, CITY AND COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL OBTAIN AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
3. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND MUST COMPLY WITH OSHA REGULATIONS.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND ENGINEER OF ANY PROBLEM CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
6. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BID.
8. REFER TO FINAL RECORDED PLAT FOR ACTUAL LOT, TRACT, PARCEL, AND EASEMENT LOCATIONS AND DESIGNATIONS.
9. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY TO THE PROJECT WORK SITE (SEE THE EROSION CONTROL PLAN). THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY (IF APPLICABLE) TO COMPLETE THE CONSTRUCTION AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
11. ALL DIMENSIONS AND RADII ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, EXACT LOCATIONS AND DIMENSIONS OF ENTRIES, SIDEWALKS, DOWNSPOUTS, AND BOLLARDS IN BUILDING SIDEWALKS. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER IF ANY DISCREPANCIES ARE IDENTIFIED BETWEEN ARCHITECTURAL/MEP UTILITY TIES AND CIVIL DRAWINGS.
13. WHEN DURING THE COURSE OF CONSTRUCTION, ANY OBJECT OF AN UNUSUAL NATURE IS ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA AND IMMEDIATELY NOTIFY THE OWNER, APPROPRIATE GOVERNING AGENCY, AND/OR THE ARCHITECT/ENGINEER.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARING ANY DAMAGE TO THE EXISTING ROADS AND UTILITIES WHICH OCCURS AS A RESULT OF THE PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
15. THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION FOR THE CONTRACTOR TO TRESPASS ON OFF-SITE PROPERTIES.
16. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
17. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS.
18. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
19. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST PIT LOCATIONS TO BEGINNING OF ANY CONSTRUCTION ON THE PROJECT. IF CONFLICTS ARE DISCOVERED AS A RESULT OF TEST HOLE FINDINGS, NOTIFY OWNER'S REPRESENTATIVE AND CIVIL ENGINEER IMMEDIATELY.
21. UNLESS SHOWN OTHERWISE ON THE PLANS, CONTRACTOR SHALL APPLY 4" OF TOP SOIL TO ALL DISTURBED AREAS OF THE SITE, PLANT GRASS SEED OR SOD. APPLY STRAW, AND WATER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED OR SODDED AREAS. IF A HEALTHY STAND OF GRASS CANNOT BE ESTABLISHED BY THE TIME THE BUILDING AND THE OCCUPANCY ARE COMPLETED, SOD SHALL BE INSTALLED AND WATER UNTIL GRASS IS ESTABLISHED.
22. AT LOCATIONS WHERE THE FINAL SURFACE COURSE OF ASPHALT PAVEMENT IS TO BE WEATHERED INTO THE EXISTING SURFACE COURSE, THE EXISTING SURFACE COURSE IS TO BE SCABBLED TO A MINIMUM DEPTH OF 1" AND A TACK COAT APPLIED PRIOR TO FINAL PAVING TO INSURE A SMOOTH, WELL BONDED JOINT.
23. ANY NEW PAVEMENT OPENED TO TRAFFIC SHALL RECEIVE A TACK COAT PRIOR TO PLACEMENT OF ANY OVERLYING ASPHALT COURSE.
24. ALL SIDEWALKS TO BE 4" THICK CONCRETE UNLESS OTHERWISE SHOWN ON THE PLAN.
25. THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
26. ALL HANDICAPPED SPACES SHALL HAVE AN ABOVE GRADE IDENTIFICATION SIGN MEETING APPROPRIATE GOVERNING AGENCY

27. ALL HANDICAP RAMPS SHALL BE BUILT IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE APPROPRIATE GOVERNING AGENCY STANDARDS, DOT STANDARDS, AND CURRENT ADA REQUIREMENTS.
28. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL ADA ACCESSIBLE SIDEWALKS MAINTAIN SLOPES NOT TO EXCEED 5% LONGITUDINALLY AND 2% CROSS SLOPES. SLOPES AT ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL BE A MAXIMUM OF 2%, AND THE MANEUVERING CLEARANCE AT EXTERIOR ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2%.
29. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR DETAILS OF STANDARD TRAFFIC CONTROL SIGNS AND STANDARDS.
30. THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS OR OTHER DEVICES NECESSARY FOR SAFE TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL.
31. NO FLAMMABLE MATERIAL SHALL BE STORED ON-SITE BEFORE A FULLY OPERATIONAL FIRE HYDRANT HAS BEEN INSTALLED WITHIN 500' OF THE PROPOSED STRUCTURE.

1. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
2. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO ANY DEMOLITION.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
4. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIGHWAY CONSTRUCTION.
5. THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORKING.
6. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG, ALL SERVICE PIPING AT THE STREET LINE OR MAN, AS REQUIRED OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
8. THE CONTRACTOR SHALL ARRANGE FOR RESETTING OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.
9. WHERE EXCAVATION IS REQUIRED UNDER EXISTING ASPHALT OR CONCRETE PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO EFFECT A SMOOTH, STRAIGHT-CUT EDGE. ASPHALT PATCH SHALL BE PER APPROPRIATE GOVERNING AGENCY STANDARDS.
10. ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE APPROPRIATE GOVERNING AGENCY.
11. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES DURING THE DEMOLITION PROCESS.
13. ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER, PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD ELECTRICAL, TELEPHONE AND CABLE TV LINES AND RELOCATE ALL UTILITIES, PRECASTS AND TRANSFORMERS WITH UTILITY COMPANIES AND WITH DEVELOPER PRIOR TO DEMOLITION.

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THESE DRAWINGS. ADDITION BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS REQUIRED TO MEET CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES AND CONTROLS AS REQUIRED TO MEET CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE EROSION CONTROL PLANS AND LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD AND CONSTRUCTION DEBRIS THAT MAY BE OBSERVED OR DETECTED IN THE FLOWLINE AND RIGHT-OF-WAY OF THE APPROPRIATE GOVERNING AGENCY AS A RESULT OF THIS CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
5. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER DRAINAGE SYSTEMS. THE CONTRACTOR SHALL PREVENT CONSTRUCTION OPERATIONS THAT ARE A PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC. RESULTING FROM WORK DONE AS A PART OF THIS PROJECT.
6. THE CONTRACTOR SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS-OF-WAY.
7. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCE USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED. THE USE OF SUCH MATERIALS TO SUPPORT SILT FENCES, OR TO SUPPORT SILT FENCE POSTS USED WITH EROSION CONTROL MEASURES IS NOT ACCEPTABLE.
8. IF THE ACTION OF VEHICLES TRAVELING OVER THE CONSTRUCTION ENTRANCE IS NOT SUFFICIENT TO REMOVE DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE CONTAINED AND NOT ALLOWED TO DRIFT OR DISPOSE.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT FROM THE EROSION CONTROL BASINS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
11. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
12. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION PREVENTION DEVICES AND STABILIZATION MEASURES. THE CONTRACTOR SHALL MAINTAIN CLOSE CONTACT WITH THE INSPECTOR SO THAT PERIODIC INSPECTIONS CAN BE PERFORMED AT APPROPRIATE STAGES OF CONSTRUCTION.
13. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
14. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
15. EROSION BALES SHALL BE PLACED SUCH THAT RUNOFF WILL NOT FLOW BETWEEN, AROUND OR UNDER BALES. BALES TO BE ANCHORED WITH 2" x 2" x 3" WOODEN STAKES OR TWO PER BALE.
16. ALL DRAINAGE INLETS SHALL BE PROTECTED FROM SLUICING, INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REMOVED IMMEDIATELY. THE INLET CLEANED, FLUSHING IS NOT AN ACCEPTABLE METHOD OF CLEANING.
17. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY EROSION CONTROL MEASURE. SUCH MEASURES SHALL BE MADE FUNCTIONAL BEFORE UPLOPE LAND DISTURBING ACTIVITIES TAKE PLACE.
18. STABILIZATION MEASURES SHALL BE APPLIED TO STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
19. BEST MANAGEMENT PRACTICES (BMP) DETAILS SHOWN ON THESE PLANS ARE CONCEPTUAL. ONLY, ADJUST AS NECESSARY TO FIT FIELD CONDITIONS. ALL ADJUSTMENTS SHALL BE MADE IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES AND EROSION CONTROL DEVICES NECESSARY TO PROTECT ADJACENT PROPERTIES, WATERWAYS AND PUBLIC RIGHT-OF-WAY. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF SAID DEVICES THROUGHOUT CONSTRUCTION AND UNTIL THE PERMANENT PROTECTION NECESSARY HAS BEEN COMPLETED.
20. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF CONSTRUCTION, GRADING AND EROSION CONTROL MEASURES TO THE INSPECTOR. THE NUMBER OF THE RESPONSIBLE PARTY TO CONTACT REGARDING ANY EROSION OR SEDIMENT PROBLEM TO THE APPROPRIATE GOVERNING AGENCY PRIOR TO BEGINNING ANY CONSTRUCTION.
21. EROSION CONTROL MEASURES TO BE COORDINATED WITH CONSTRUCTION MANAGER.
22. EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH REGULATIONS OF THE APPROPRIATE GOVERNING AGENCY.
23. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
24. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS DEVELOPMENT SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FILL ANY EXCAVATIONS OR PAVEMENT FAILURES WITH FILL AND DEWATERING AND SHALL PROPERLY BARRICADE THE SITE UNTIL CLEAN UP OR REPAIR IS COMPLETE.
25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ALL APPROPRIATE PERMITS FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY HAVE BEEN OBTAINED PRIOR TO GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND EROSION CONTROL DEVICES NECESSARY TO PROTECT ADJACENT PROPERTIES, WATERWAYS AND PUBLIC RIGHT-OF-WAY. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF SAID PERMITS THROUGHOUT CONSTRUCTION AND UNTIL THE PERMANENT PROTECTION NECESSARY HAS BEEN COMPLETED.

27. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN FULLY FUNCTIONING CONDITION WITH NO LACK OF MAINTENANCE. EROSION CONTROL MEASURES FOR FINAL STABILIZATION OF THE SITE, ALLEROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT THE FOLLOWING: EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5 INCH RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE LIST BELOW.
28. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE CONSTRUCTION DRAWINGS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
29. WHEN ALL PHASES OF CONSTRUCTION ARE COMPLETE, THE FOLLOWING SHALL BE:
- 29.1 INLET PROTECTIONS DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETEIORATION.
- 29.2 ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
- 29.3 SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONEHALF THE HEIGHT OF THE FENCE.
- 29.4 THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- 29.5 OUTLET STRUCTURES IN THE SEDIMENTATION BASIN SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ONTO PUBLIC RIGHTS-OF-WAY. SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

1. STREET CONTOURS SHOWN AT PROPOSED STREET LOCATIONS REPRESENT FINISHED GRADE. EXISTING GRADE SHALL BE MAINTAINED.
2. COMPACTION FILL MATERIAL SHALL BE COMPACTED ACCORDING TO THE APPROPRIATE GOVERNING AGENCY REGULATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
3. TOLERANCE ROUGH GRADING: TOLERANCE SHALL BE  $\pm 0.1$  FEET.
4. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO THE EXISTING CURB AND TO THE EXISTING SIDEWALK TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY. REMOVE AND RECONSTRUCT EXISTING PAVEMENT AND/OR CURB AS DICTATED BY THE GEOTECHNICAL ENGINEER. REPAIR AND MAINTAIN ALL TIE-INS.
5. ALL RETAINING WALLS 4' IN HEIGHT AND OVER (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL) REQUIRE A SEPARATE BUILDING PERMIT.
6. THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
7. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER.
8. THE STORM DRAIN, STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY ARE NOT ONLY 100% COMPLETE BUT ALSO HAVE 100% OF THE DRAINAGE AREA TO EACH FACILITY IS PERMANENTLY STABILIZED. SEED AND MULCH DOES NOT CONSTITUTE STABILIZATION IN TERMS OF THE CONTRACTOR MAINTENANCE OF THE STORM DRAIN, STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES. THE STORM DRAIN, STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES SHALL BE TURNED OVER TO THE OWNER COMPLETELY CLEAN AND FREE FROM ANY CONSTRUCTION RELATED SEDIMENT OR DEBRIS.

1. UTILITY CONFLICTS: ALL EXISTING UTILITIES SHOWN WERE COMPILED USING THE BEST AVAILABLE INFORMATION AND FIELD OBSERVATION. BOWMAN CONSULTING DESIGN GROUP, INC. (BOWMAN) HAS CONDUCTED FIELD SURVEY OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF AND PROTECTING ALL EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN OR NOT IDENTIFIED HEREON. IN THE EVENT OF ANY DAMAGE TO EXISTING UTILITIES, REPAIR SHALL BE REPAIRED IN A TIMELY FASHION TO THE SATISFACTION OF THE APPROPRIATE GOVERNING AGENCY AND THE OWNER OF THE IMPACTED UTILITY AT THE CONTRACTOR'S EXPENSE.
2. THE EXISTING UNDERGROUND UTILITIES SHOW HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES, IF DURING CONSTRUCTION OR AFTER COMPLETION OF THE PROJECT, ANY DAMAGE TO EXISTING UTILITIES IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
3. ALL STREET CUT AND PATCH WORK IN PUBLIC RIGHT-OF-WAY REQUIRED FOR THE INSTALLATION OF UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH CITY, COUNTY AND/OR APPROPRIATE GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTION OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS ADJACENT TO THE UTILITY BY THE PROJECT COMPLETION DATE.
5. DURING CONSTRUCTION, NO TEMPORARY CONNECTIONS TO FIRE HYDRANTS MAY BE MADE WITHOUT THE EXPRESS AUTHORIZATION OF THE UTILITY OWNER.







GENERAL DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
2. CONTRACTOR TO ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE REMOVAL, DEMOLITION, AND/OR DISPOSAL OF POSSIBLE HARMFUL MATERIALS INCLUDING LEAD PAINT, ASBESTOS, ETC. DURING ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
4. CONTRACTOR TO ENSURE ALL APPROPRIATE EROSION CONTROL MEASURES, INCLUDING TREE PROTECTION FENCING, ARE IN PLACE PRIOR TO ANY DEMOLITION ACTIVITY TAKING PLACE.
5. CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH AT EDGE OF DEMOLITION LIMITS.
6. BOUNDARY AND TOPOGRAPHIC SURVEY BY CAPE FEAR SURVEYING, DATED 04/12/2012.
7. IT IS UNDERSTOOD THAT THESE CONDITIONS REFLECTED WITHIN THIS SHEET DO NOT REFLECT WHAT IS CURRENTLY EXISTING. THE CONDITIONS REFLECTED WITHIN THIS SHEET REFLECT WHAT THE SITE CONDITIONS WILL BE WHEN CONSTRUCTION IS STARTED, AFTER THE MASTER PLAN IMPROVEMENTS BY OTHERS TAKE PLACE.

KEY NOTES

- 1 INFRASTRUCTURE INSTALLED AS PART OF THE MASTER PLAN BY OTHERS

**Bowman**  
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12/01/21 PLAN CREATION/INITIAL SUBMITTAL  
02/01/22 TRC COMMENTS REVISION  
04/12/22 PENDER COUNTY RESUBMITTAL  
05/12/22 NCDOT SUBMITTAL  
07/08/22 PENDER COUNTY SUBMITTAL  
07/08/22 NCDOT SUBMITTAL

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

BS

PROJECT MANAGER

BS/PO

QUALITY CONTROL

BS/PO

DRAWN BY

KD

PROJECT NAME

**MAJOR SITE  
PLAN - CIRCLE  
K STORE**

**HAMPSTEAD,  
NORTH CAROLINA**

**US HWY 17 & SCOTT'S HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**



CIRCLE K STORES INC.

BOWMAN PROJECT NUMBER

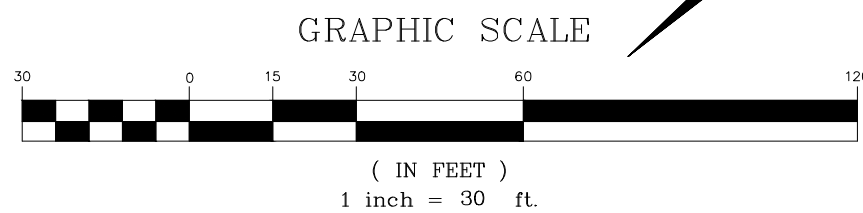
180001-01-005

SHEET TITLE

**EXISTING  
CONDITIONS AND  
DEMO PLAN**

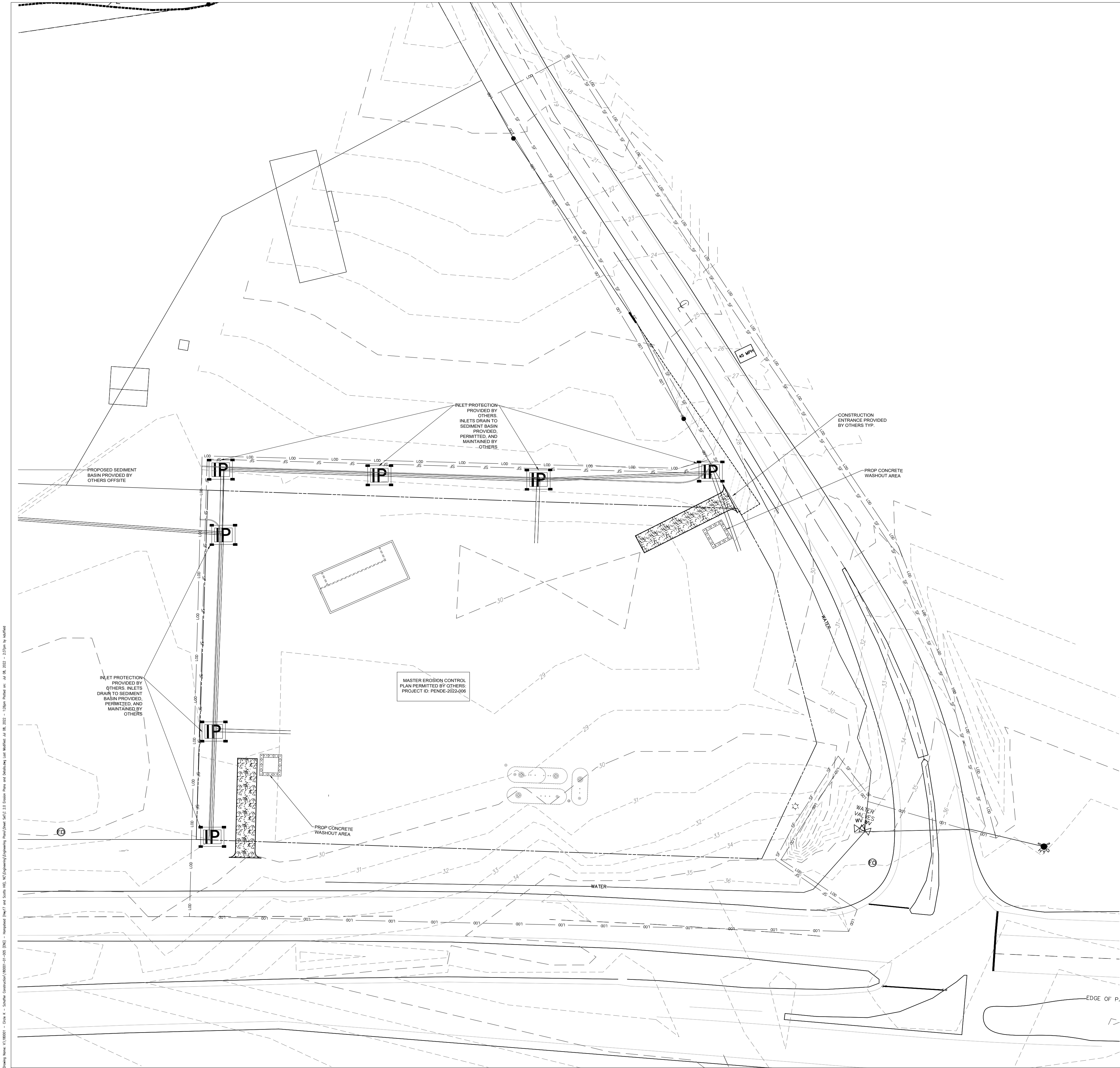
SHEET NUMBER

**C1.0**



Drawn: Name: VJ/180001 - Circle K - Super Center Construction/180001-01-005 DEMO - Hampstead Hwy 17 and Scott's Hill, NC/Engineering/Engineering Plans/Drawn: VJ/180001 - 01-005 DEMO - 25 June 2022 - 25 June 2022





### SOIL DATA TABLE

| SYMBOL | SOIL NAME            | PERCENTAGE | HYDROLOGIC SOIL GROUP |
|--------|----------------------|------------|-----------------------|
| AnB    | ALPIN FINE SAND      | 20.2       | A                     |
| AuB    | AUTRYVILLE FINE SAND | 79.8       | A                     |

OWNER INFORMATION: POPE PROPERTIES ON 17 LLC  
PROJECT NAME: CIRCLE K - HAMPSTEAD, SCOTTS HILL LOOP  
PROJECT ADDRESS: 4314 SCOTTS HILL LOOP RD  
WILMINGTON, NC, 28411  
WATERSHED: WHITE OAK  
LATITUDE: 34° 19' 26.6268"  
LONGITUDE: -77° 42' 40.6074"  
TOTAL SITE AREA: 1.76 ACRES

### BMP MAINTENANCE NOTES

- ALL MEASURES STATED ON THESE PLANS SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OF FINAL STABILIZATION OF THE SITE. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
  2. ALL SEEDED/SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED AND REPAIRED AS NEEDED.
  3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.
  4. THE CONSTRUCTION ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT FROM THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE EXIT AS CONDITIONS DEMAND.
  5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE AREA AS CONDITIONS DEMAND.
  6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT LEAVING THE SITE SHALL BE CLEANED IMMEDIATELY.
  7. ALL INLETS AND STORM DRAINS SHALL BE KEPT CLEAN OF DEBRIS AND SEDIMENT. ANY DEBRIS AND/OR SEDIMENT THAT ENTERS ANY INLET OR STORM DRAIN SHALL BE CLEANED IMMEDIATELY. FLUSHING SHALL NOT BE USED TO CLEAN DEBRIS AND/OR SEDIMENT FROM STORM DRAINS.
  8. INSPECTIONS TO BE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 0.5 INCHES OR MORE OF PRECIPITATION.

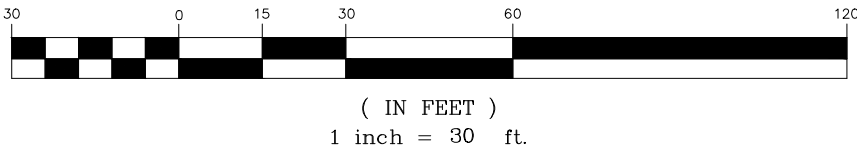
### CONSTRUCTION SEQUENCE-INITIAL PHASE

1. CONDUCT LIMITED CLEARING, GRADING, AND STRIPPING AS REQUIRED TO INSTALL CONSTRUCTION ENTRANCE AND PERIMETER BMPS.
2. INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, CONCRETE WASHOUT, SEDIMENT TRAP AND INLET PROTECTION BMP AS SHOWN ON PLAN AND IN ACCORDANCE WITH SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL (SCDEH). STORMWATER REGULATIONS SHALL BE FOLLOWED BY THE DESIGN ENGINEER AND THE CONTRACTOR. IN ADDITION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH SCDEH DESIGN GUIDELINES.
3. TEMPORARY SEDIMENT TRAP VOLUME AND TOPOGRAPHY TO BE CONTRACTOR VERIFIED PRIOR TO CONTINUING WITH GRADING.
4. INSPECTIONS TO BE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 3/8 INCH OR MORE PRECIPITATION.
5. CONTRACTOR TO MAINTAIN ALL BMPS THROUGH THE LIFE OF THE PROJECT. ONCE SITE IS STABILIZED CONTRACTOR TO PROCEED TO FINAL PHASE.

### EROSION CONTROL LEGEND

- PROPERTY LINE
- SOIL BOUNDARY
- LIMITS OF DISTURBANCE
- SILT FENCE - SEE EROSION CONTROL DETAILS
- STABILIZED CONSTRUCTION ENTRANCE - SEE EROSION CONTROL DETAILS
- INLET PROTECTION - SEE EROSION CONTROL DETAILS
- SILT FENCE OUTLET - SEE EROSION CONTROL DETAILS
- CONCRETE WASHOUT - SEE EROSION CONTROL DETAILS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

### GRAPHIC SCALE



## Bowman

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07/08/22 NCDOT SUBMITTAL

### PROFESSIONAL SEAL



### PROFESSIONAL IN CHARGE

BS

### PROJECT MANAGER

BS/PJ

### QUALITY CONTROL

BS/PJ

### DRAWN BY

KD

### PROJECT NAME

**MAJOR SITE  
PLAN - CIRCLE  
K STORE**

### HAMPSTEAD, NORTH CAROLINA

**US HWY 17 & SCOTTS HILL  
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HAMPSTEAD, NC, 28411**



CIRCLE K STORES INC.

### BOWMAN PROJECT NUMBER

180001-01-005

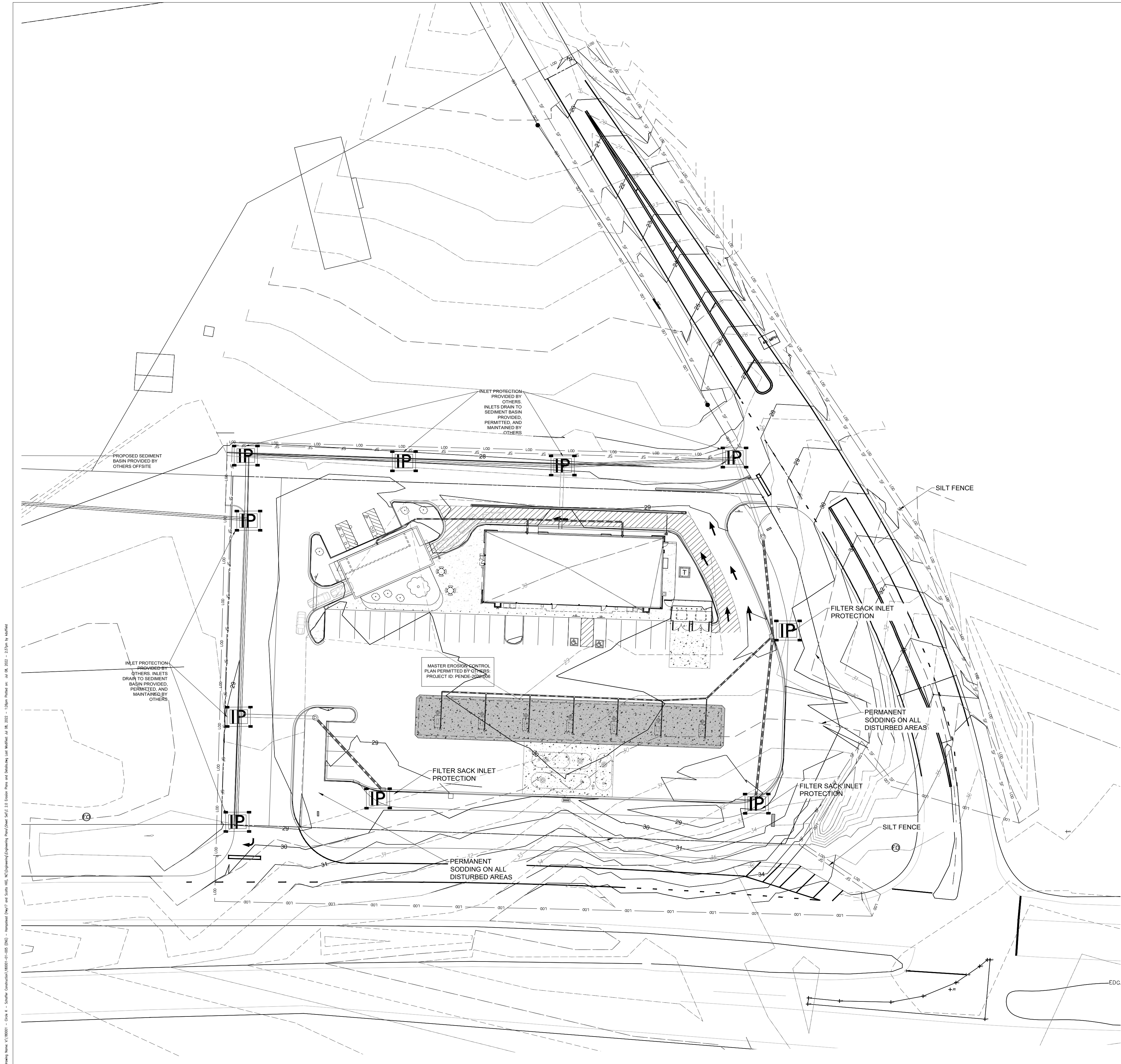
### SHEET TITLE

**INITIAL EROSION  
AND SEDIMENT  
CONTROL PLAN**

### SHEET NUMBER

**C2.0**





SOIL DATA TABLE

| SYMBOL | SOIL NAME            | PERCENTAGE | HYDROLOGIC SOIL GROUP |
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ALL MEASURES STATED ON THESE PLANS SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OF FINAL STABILIZATION OF THE SITE. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

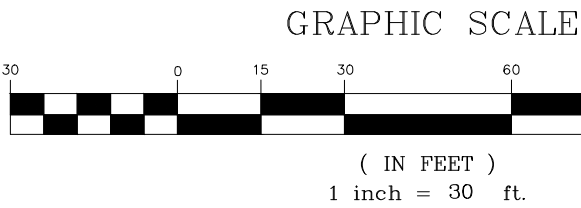
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED/SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED AND REPAIRED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.
4. THE CONSTRUCTION ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT FROM THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE EXIT AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT LEAVING THE SITE SHALL BE CLEANED IMMEDIATELY.
7. ALL INLETS AND STORM DRAINS SHALL BE KEPT CLEAN OF DEBRIS AND SEDIMENT. ANY DEBRIS AND/OR SEDIMENT THAT ENTERS ANY INLET OR STORM DRAIN SHALL BE CLEANED IMMEDIATELY. FLUSHING SHALL NOT BE USED TO CLEAN DEBRIS AND/OR SEDIMENT FROM STORM DRAINS.
8. INSPECTIONS TO BE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 0.5 INCHES OR MORE OF PRECIPITATION.

CONSTRUCTION SEQUENCE-FINAL PHASE

1. GRADE THE SITE, APPLYING TEMPORARY STABILIZATION DURING THE GRADING PROCESS. CLEAT, GRUB, AND STRIP AS NECESSARY.
2. BEGIN BUILDING PAD PREPARATION AND BUILDING CONSTRUCTION.
3. REMOVE ROCK CHECK DAMS, DIVERSIONS, CONCRETE WASHOUT AND CONSTRUCTION EXIT AS NECESSARY AS PAVING IS INSTALLED.
4. BEGIN ALL WET AND DRY UTILITY INSTALLATION.
5. STORMWATER INFRASTRUCTURE TO BE INSTALLED AFTER AREA THAT DRAINS TO THE SYSTEM IS STABILIZED.
6. ENGINEER TO CERTIFY PERMANENT STORMWATER BMP FOR VOLUME, TOPOGRAPHY, AND DIMENSIONS.
7. PERMANENTLY STABILIZE DISTURBED AREAS AS SHOWN ON PLAN AND IN ACCORDANCE WITH THE NCDEQ EROSION CONTROL MANUAL.
8. REMOVE INLET PROTECTION BMPs AND SILT FENCE AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS STABILIZED.
9. CONTINUE WEEKLY INSPECTION REPORTS UNTIL THE SITE IS FULLY STABILIZED.
10. INSPECTIONS TO BE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER EACH RAINFALL EVEN THAT PRODUCES ½ INCH OR MORE PRECIPITATION.
11. MAINTAIN ALL SEDIMENT AND EROSION CONTROL FEATURES THROUGHOUT THE LIFE OF THE PROJECT.
12. REMOVAL OF SEDIMENT AND PERIMETER CONTROLS AFTER SITE IS FULLY PERMANENTLY STABILIZED.

EROSION CONTROL LEGEND

- PROPERTY LINE
- SOIL BOUNDARY
- LIMITS OF DISTURBANCE
- SILT FENCE - SEE EROSION CONTROL DETAILS
- STABILIZED CONSTRUCTION ENTRANCE - SEE EROSION CONTROL DETAILS
- INLET PROTECTION - SEE EROSION CONTROL DETAILS
- SILT FENCE OUTLET - SEE EROSION CONTROL DETAILS
- CONCRETE WASHOUT - SEE EROSION CONTROL DETAILS
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR



**Bowman**

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12/01/21 PLAN CREATION/INITIAL SUBMITTAL  
02/01/22 TRC COMMENTS REVISION  
04/12/22 PENDER COUNTY RESUBMITAL  
05/12/22 NCDOT SUBMITTAL  
07/08/22 PENDER COUNTY SUBMITTAL  
07/08/22 NCDOT SUBMITTAL

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

BS

PROJECT MANAGER

BS/PD

QUALITY CONTROL

BS/PD

DRAWN BY

KD

PROJECT NAME

**MAJOR SITE  
PLAN - CIRCLE  
K STORE**

**HAMPSTEAD,  
NORTH CAROLINA**

**US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**



CIRCLE K STORES INC.

BOWMAN PROJECT NUMBER

180001-01-005

SHEET TITLE

**FINAL EROSION AND  
SEDIMENT CONTROL  
PLAN**

SHEET NUMBER

**C2.1**



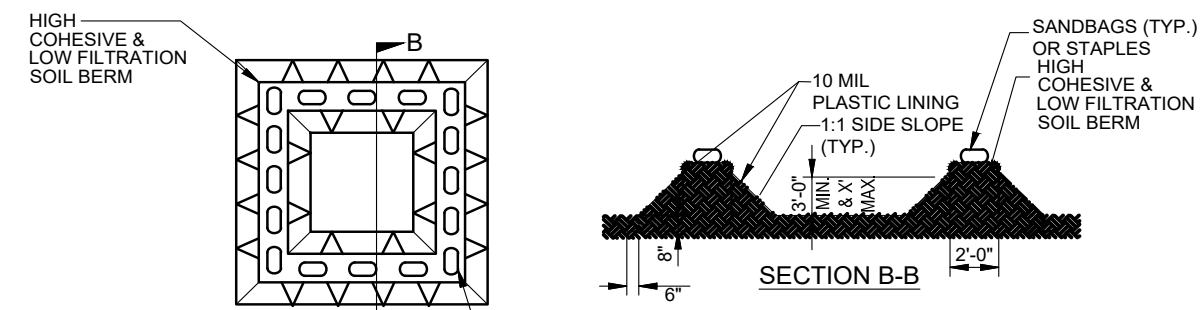
The image contains two technical drawings. The left drawing shows a cross-section of a trench box with vertical walls. It features a central square opening, and the walls are reinforced with sandbags (typical) or staples. Section lines A-A are indicated at the top and bottom. The right drawing shows a cross-section of a trench box with sloped sides. The walls are labeled '1:1 SIDE SLOPE (TYP.)'. The interior is lined with '10 MIL PLASTIC LINING'. The bottom is reinforced with sandbags (typical) or staples. Dimensions shown include a bottom width of 8'-0" and a depth of 6'-0".

**NOTES:**

1. ACTUAL LOCATION DETERMINED IN FIELD
2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.
3. CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARLY MARKED WITH SIGNAGE NOTING DEVICE.



Diagram of a concrete washout sign. The sign is a white rectangle with a black border, containing the text "CONCRETE WASHOUT" in black capital letters. An arrow points from the text "CLEARLY MARKED SIGNAGE NOTING DEVICE (18\"X24\" MIN.)" to the sign.

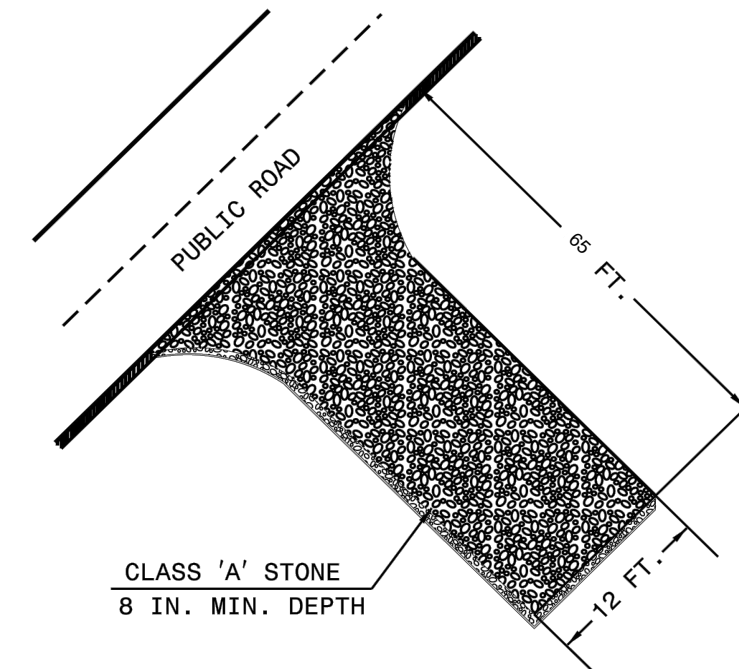


2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.

OR STAPLES

CONCRETE WASHOUT

CLEARLY MARKED SIGNAGE NOTING DEVICE (18"X24" MIN.)



1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.
2. LOCATE ENTRANCES TO VEHICLES FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS.
4. HYDRAULIC TOPDRESSING WITH STONE WILL BE NECESSARY.
5. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.
6. LOCATE GRAVEL CONSTRUCTION ENTRANCE AT ALL POINTS OF TURNING AND EARTHWORK. SITE IS STABILIZED. PROVIDE FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE.
7. NUMBER AND LOCATION OF CONSTRUCTION ENTRANCES TO BE DETERMINED BY THE ENGINEER.
8. USE CLASS 'A' STONE OR OTHER COARSE AGGREGATE APPROVED BY THE ENGINEER.
9. ALL CONSTRUCTION ENTRANCES IN A WAY TO PREVENT VEHICLES FROM BYPASSING CONSTRUCTION ENTRANCE LEAVING PROJECT SITE.

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|          |                                 |
|----------|---------------------------------|
| 12/01/21 | PLAN CREATION/INITIAL SUBMITTAL |
| 02/01/22 | TRC COMMENTS REVISION           |
| 04/12/22 | PENDER COUNTY RESUBMITTAL       |
| 05/12/22 | NCDOT SUBMITTAL                 |
| 07/08/22 | PENDER COUNTY SUBMITTAL         |
| 07/08/22 | NCDOT SUBMITTAL                 |

**PROJECT NAME**  
**MAJOR SITE**  
**PLAN - CIRCLE**  
**K STORE**

**US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**



## EROSION AND SEDIMENT CONTROL DETAILS

## C2.2

LOOPS SIZED FOR 1" REBAR. LIFT FILTER BAG FROM INLET USING REBAR FOR HANDLES.

OVERFLOW HOLES (OPTIONAL)

GEOTEXTILE BAG

1/4" BRIGHTLY COLORED NYLON ROPE EXPANSION RESTRAINT

INLET GRATE

LOOPS SIZED FOR 1" REBAR. USE REBAR FOR A HANDLE TO EMPTY FILTER SACK AT A SEDIMENT COLLECTION LOCATION.

2"x2"x3/4" RUBBER BLOCK (TYP)

DEPTH = 0

WIDTH = W

LENGTH = L

1/4" BRIGHTLY COLORED NYLON ROPE EXPANSION RESTRAINT

SECURE LIFTING LOOPS TO OR UNDER SURROUNDING SURFACE.

ELEVATION VIEW  
PROFILE VIEW OF  
INSTALLED FILTER  
SACK

ISOMETRIC VIEW

1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

| LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE |             |                    |
|------------------------------------------------------------|-------------|--------------------|
| PROPERTIES                                                 | TEST METHOD | UNITS              |
| GRAB TENSILE STRENGTH                                      | ASTM D-4632 | 300 LBS            |
| GRAB TENSILE ELONGATION                                    | ASTM D-4632 | 20 %               |
| PUNCTURE                                                   | ASTM D-4833 | 120 LBS            |
| MULLER BURST                                               | ASTM D-3786 | 800 PSI            |
| TEAR                                                       | ASTM D-4633 | 120 LBS            |
| UV RESISTANCE                                              | ASTM D-4355 | 80 %               |
| APPARENT OPENING SIZE                                      | ASTM D-4751 | 40 US SEIVE        |
| FLOW RATE                                                  | ASTM D-4491 | 40 GAL./MIN/ SQ FT |
| PERMITTIVITY                                               | ASTM D-4491 | 0.55 SEC - 1       |

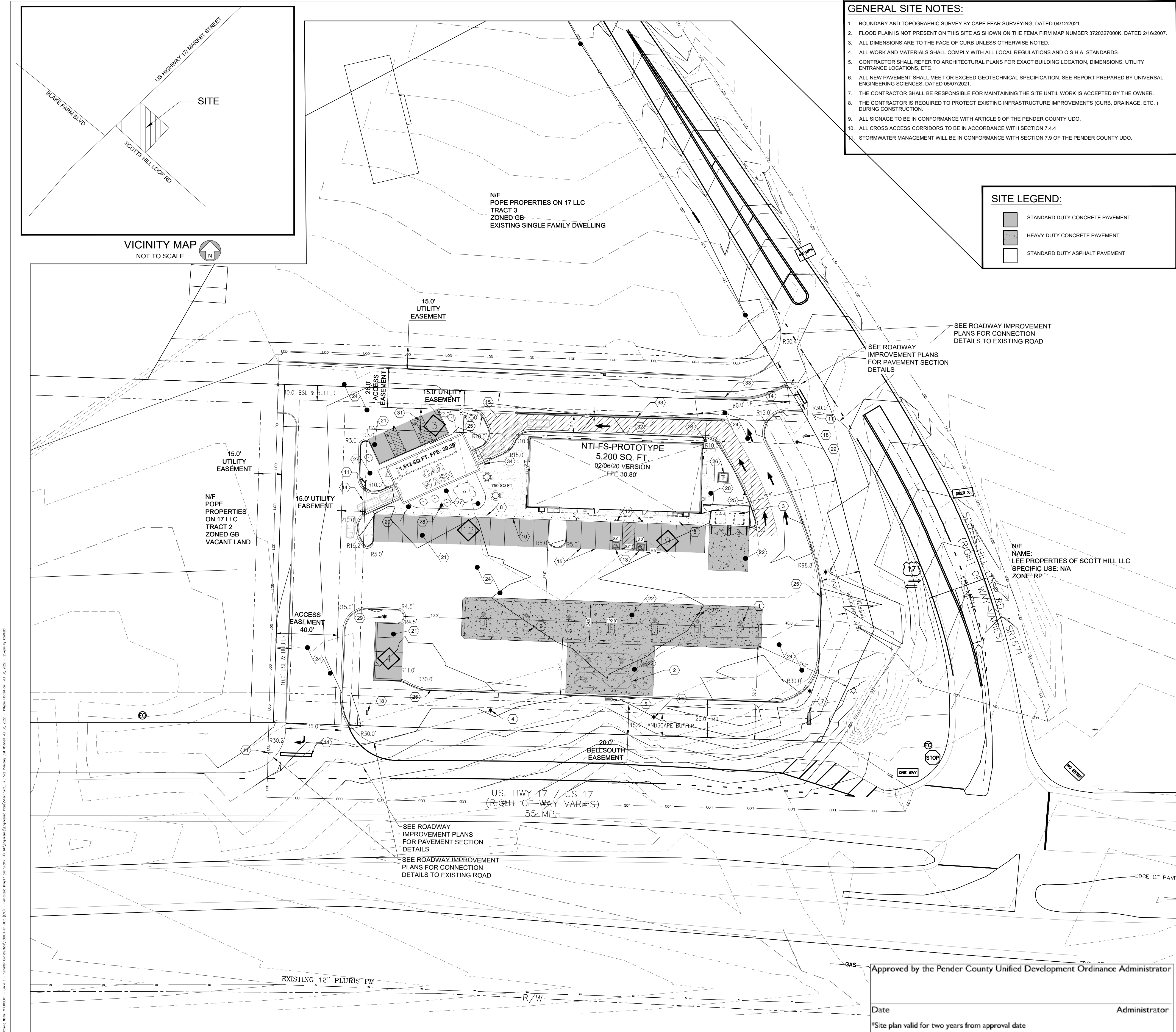
  

| MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE |             |                     |
|-------------------------------------------------------------|-------------|---------------------|
| PROPERTIES                                                  | TEST METHOD | UNITS               |
| GRAB TENSILE STRENGTH                                       | ASTM D-4632 | 265 LBS             |
| GRAB TENSILE ELONGATION                                     | ASTM D-4632 | 20 %                |
| PUNCTURE                                                    | ASTM D-4833 | 135 LBS             |
| MULLER BURST                                                | ASTM D-3786 | 420 PSI             |
| TEAR                                                        | ASTM D-4633 | 45 LBS              |
| UV RESISTANCE                                               | ASTM D-4355 | 95 %                |
| APPARENT OPENING SIZE                                       | ASTM D-4751 | 20 US SEIVE         |
| FLOW RATE                                                   | ASTM D-4491 | 200 GAL./MIN/ SQ FT |
| PERMITTIVITY                                                | ASTM D-4491 | 1.5 SEC - 1         |



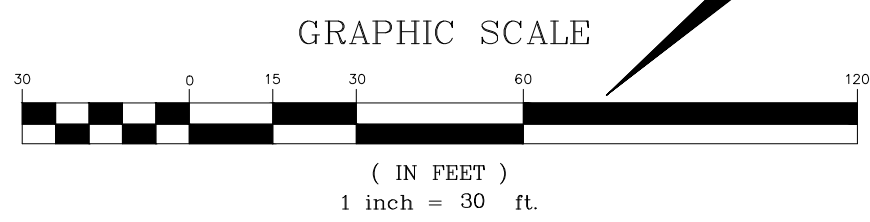






| SITE SUMMARY TABLE                |                                 |
|-----------------------------------|---------------------------------|
| SITE INFORMATION                  |                                 |
| PIN:                              | 3271-41-0365-0000               |
| SITE AREA:                        | ±1.92 AC.                       |
| DISTURBED AREA:                   | ±2.04 AC.                       |
| IMPERVIOUS AREA:                  | 1.44± AC. (81.8%)               |
| PERVIOUS AREA:                    | 0.32± AC. (18.2%)               |
| EXISTING USES:                    | SINGLE FAMILY DWELLINGS         |
| ZONING                            |                                 |
| JURISDICTION:                     | PENDER COUNTY                   |
| ZONING:                           | GB-GENERAL BUSINESS             |
| FRONT SETBACK:                    | 25'                             |
| SIDE SETBACK:                     | 10'                             |
| REAR SETBACK:                     | 10'                             |
| CORNER YARD:                      | 12'                             |
| BUILDING INFORMATION              |                                 |
| C-STORE BUILDING AREA:            | 5,200'                          |
| C-STORE HEIGHT:                   | 21' 6"                          |
| CANOPY BUILDING AREA:             | 5,550'                          |
| CANOPY HEIGHT:                    | 17' 6"                          |
| CAR WASH HEIGHT:                  | 21' 6"                          |
| PARKING SUMMARY                   |                                 |
| MAXIMUM PARKING RETAIL & SERVICE: | 1 SPACE / 225 S.F.              |
|                                   | 24 SPACES                       |
| MAXIMUM PARKING CAR WASH:         | 2 SPACE / WASH BAY              |
|                                   | 2 SPACES                        |
| MAXIMUM TOTAL PARKING:            | 26 SPACES                       |
| ADA PARKING:                      | 2 SPACES FOR 26-50 TOTAL SPACES |
| PROVIDED PARKING:                 | 28 SPACES                       |
| STANDARD STALL DIMENSION:         | 9.5' x 18'                      |
| MIN. DRIVE WIDTH:                 | 24'                             |
| TIA SUMMARY                       |                                 |
| AM PEAK TRIPS                     | 160                             |
| PM PEAK TRIPS                     | 122                             |
| AVERAGE DAILY TRIPS               | 282                             |

| KEY NOTES |                                                                        |
|-----------|------------------------------------------------------------------------|
| 1         | FUEL CANOPY, REFER TO ARCH PLANS FOR DETAILS                           |
| 2         | UNDERGROUND FUEL STORAGE TANKS, REFER TO FUEL SYSTEM PLANS FOR DETAILS |
| 3         | DUMPSTER ENCLOSURE, REFER TO C 7.1 AND ARCH PLANS FOR DETAILS          |
| 4         | AIR AND VACUUM MACHINE, REFER TO ARCH PLANS FOR DETAILS                |
| 5         | FUEL SYSTEM VENT PIPES, REFER TO FUEL SYSTEM PLANS FOR DETAILS         |
| 7         | SITE SIGNAGE, REFER TO SIGNAGE PLANS FOR DETAILS                       |
| 8         | 4" BOLLARD, SPACED EVERY 6' OFF CENTER, SEE CONSTRUCTION DETAILS       |
| 9         | 4" BOLLARD AT FUEL CANOPY, REFER TO FUEL SYSTEM PLANS FOR DETAILS      |
| 10        | FLUSH PAVEMENT AND SIDEWALK                                            |
| 11        | STOP SIGN (R1-1), SEE MUTCD                                            |
| 12        | ADA PARKING SIGN, SEE CONSTRUCTION DETAILS                             |
| 13        | ADA PARKING AREA                                                       |
| 14        | 24" WHITE STOP BAR                                                     |
| 15        | 4" WIDE SINGLE SOLID WHITE LINE (SSWL)                                 |
| 16        | 4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)                                |
| 18        | DIRECTIONAL SIGNAGE - SEE SIGNAGE PLANS BY OTHERS                      |
| 20        | CONCRETE SIDEWALK, SEE PAVING PLAN                                     |
| 21        | STANDARD DUTY CONCRETE PAVEMENT, SEE PAVING PLAN                       |
| 22        | HEAVY DUTY CONCRETE PAVEMENT, SEE PAVING PLAN                          |
| 24        | HEAVY DUTY ASPHALT PAVEMENT, SEE PAVING PLAN                           |
| 25        | 18" CURB AND GUTTER, SEE CONSTRUCTION DETAILS                          |
| 26        | CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS              |
| 27        | LANDSCAPE AREA, SEE LANDSCAPE PLAN FOR PLANTING LAYOUT                 |
| 28        | PATIO AREA, REFER TO ARCH PLANS FOR DETAILS                            |
| 29        | LIGHT POLE LOCATION, REFER TO PHOTOMERIC PLAN (BY OTHERS)              |
| 30        | LOCATION OF PROPOSED FIRE HYDRANT ASSEMBLY                             |
| 31        | VACUUM PARKING                                                         |
| 32        | 4" WHITE SOLID STRIPING FOR CAR WASH LINE                              |
| 33        | RAISED 6" MEDIAN, SEE CONSTRUCTION DETAILS                             |
| 34        | CLEARANCE BAR                                                          |



**Bowman**

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02/01/22 TRC COMMENTS REVISION  
04/12/22 PENDER COUNTY RESUBMITTAL  
05/12/22 NCDOT SUBMITTAL  
07/08/22 PENDER COUNTY SUBMITTAL  
07/08/22 NCDOT SUBMITTAL

**PROFESSIONAL SEAL**



**PROFESSIONAL IN CHARGE**

BS

**PROJECT MANAGER**

BS/PT

**QUALITY CONTROL**

BS/PD

**DRAWN BY**

KD

**PROJECT NAME**

**MAJOR SITE PLAN - CIRCLE K STORE**

**HAMPSTEAD, NORTH CAROLINA**

**US HWY 17 & SCOTTS HILL LOOP ROAD  
HAMPSTEAD, NC, 28411**



**CIRCLE K STORES INC.**

**BOWMAN PROJECT NUMBER**

180001-01-005

**SHEET TITLE**

**SITE PLAN**

**SHEET NUMBER**

**C3.0**

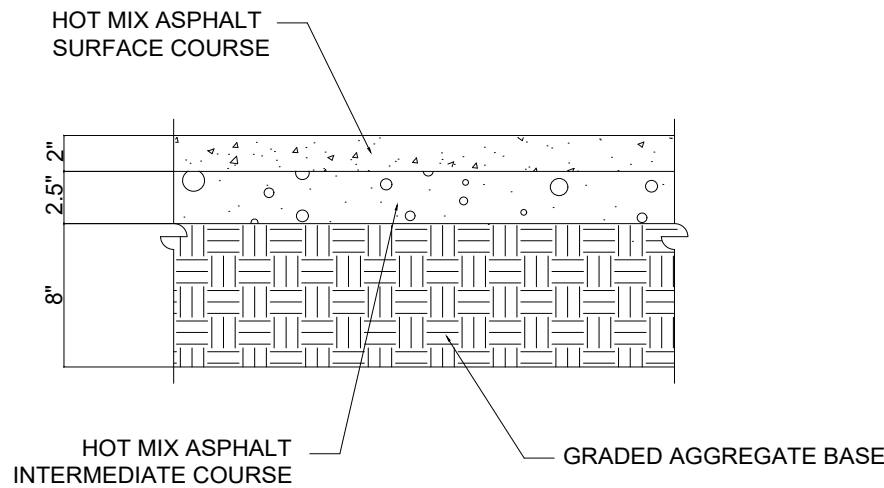


GENERAL SITE NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY BY CAPE FEAR SURVEYING, DATED 04/12/2021.
- FLOOD PLAN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 370327000K, DATED 2/16/2007.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, UTILITY ENTRANCE LOCATIONS, ETC.
- ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, DATED 05/07/2021.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
- THE CONTRACTOR IS REQUIRED TO PROTECT EXISTING INFRASTRUCTURE IMPROVEMENTS (CURB, DRAINAGE, ETC.) DURING CONSTRUCTION.
- ALL SIGNAGE TO BE IN CONFORMANCE WITH ARTICLE 9 OF THE PENDER COUNTY UDO.
- ALL CROSS ACCESS CORRIDORS TO BE IN ACCORDANCE WITH SECTION 7.4.4
- STORMWATER MANAGEMENT WILL BE IN CONFORMANCE WITH SECTION 7.9 OF THE PENDER COUNTY UDO.

SITE LEGEND:

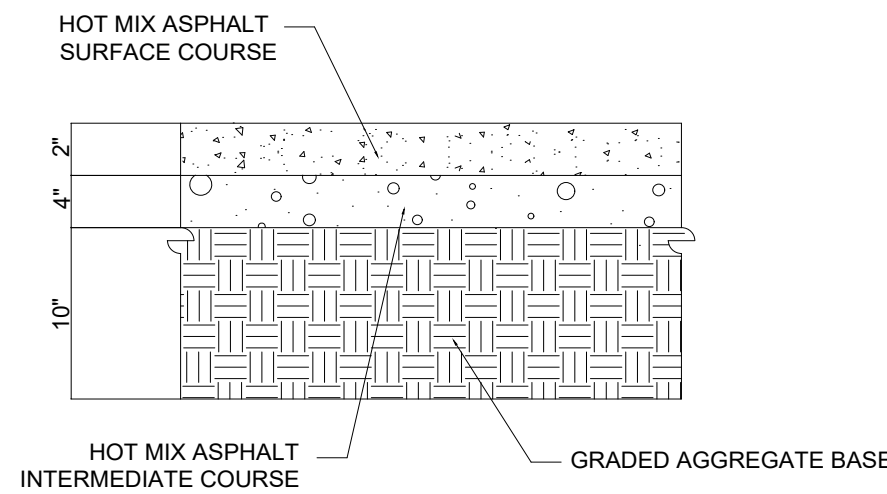
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT



NOTE:  
REFER TO GEOTECHNICAL REPORT OR CONFIRM WITH  
CIRCLE K CONSTRUCTION REP AT TIME OF BIDDING

STANDARD DUTY FLEXIBLE PAVEMENT

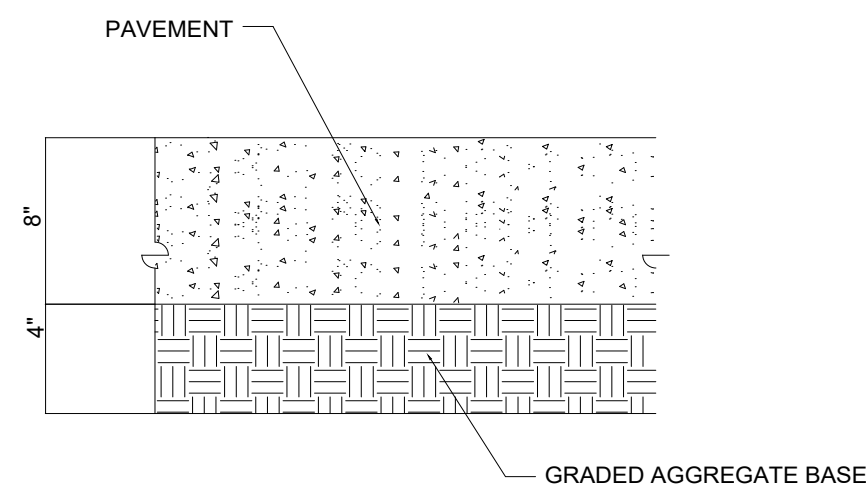
SCALE : N.T.S.



NOTE:  
REFER TO GEOTECHNICAL REPORT OR CONFIRM WITH  
CIRCLE K CONSTRUCTION REP AT TIME OF BIDDING

HEAVY DUTY FLEXIBLE PAVEMENT

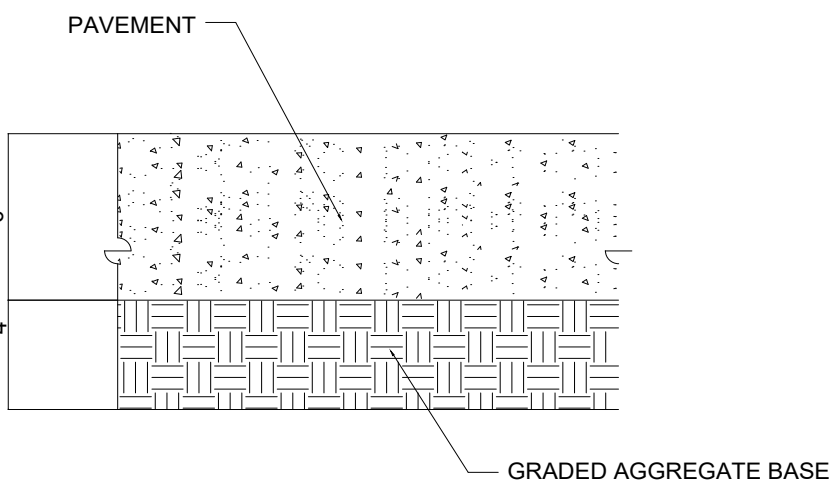
SCALE : N.T.S.



- NOTES:
- MAXIMUM CONTROL JOIN SPACING: 12' X 12'
  - RECOMMENDED SAW CUT DEPTH: 2 2/3"
  - REFER TO GEOTECHNICAL REPORT OR CONFIRM WITH CIRCLE K CONSTRUCTION REP AT TIME OF BIDDING

HEAVY DUTY RIGID PAVEMENT

SCALE : N.T.S.



- NOTES:
- MAXIMUM CONTROL JOIN SPACING: 12' X 12'
  - RECOMMENDED SAW CUT DEPTH: 2"
  - REFER TO GEOTECHNICAL REPORT OR CONFIRM WITH CIRCLE K CONSTRUCTION REP AT TIME OF BIDDING

STANDARD DUTY RIGID PAVEMENT

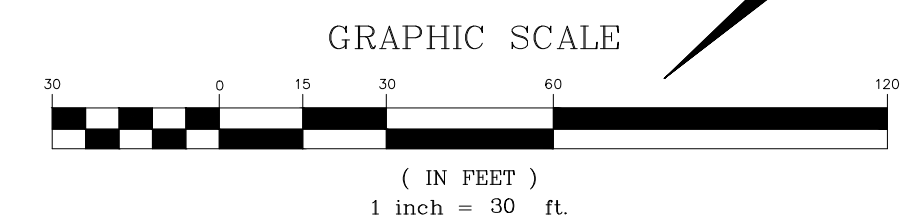
SCALE : N.T.S.

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| EXISTING USES:                    | SINGLE FAMILY DWELLINGS         |
| ZONING                            |                                 |
| JURISDICTION:                     | PENDER COUNTY                   |
| ZONING:                           | 08-GENERAL BUSINESS             |
| FRONT SETBACK:                    | 25'                             |
| SIDE SETBACK:                     | 10'                             |
| REAR SETBACK:                     | 10'                             |
| CORNER YARD:                      | 12'                             |
| BUILDING INFORMATION              |                                 |
| C-STORE BUILDING AREA:            | 5,200'                          |
| C-STORE HEIGHT:                   | 21' 6"                          |
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| MAXIMUM PARKING RETAIL & SERVICE: | 1 SPACE / 225 S.F.              |
| 24 SPACES                         |                                 |
| MAXIMUM PARKING CAR WASH:         | 2 SPACE / WASH BAY              |
| 2 SPACES                          |                                 |
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| ADA PARKING:                      | 2 SPACES FOR 26-50 TOTAL SPACES |
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| PM PEAK TRIPS                     | 122                             |
| AVERAGE DAILY TRIPS               | 282                             |

KEY NOTES

- FUEL CANOPY, REFER TO ARCH PLANS FOR DETAILS
- UNDERGROUND FUEL STORAGE TANKS, REFER TO FUEL SYSTEM PLANS FOR DETAILS
- DUMPSTER ENCLOSURE, REFER TO ARCH PLANS FOR DETAILS
- AIR AND VACUUM MACHINE, REFER TO ARCH PLANS FOR DETAILS
- FUEL SYSTEM VENT PIPES, REFER TO FUEL SYSTEM PLANS FOR DETAILS
- SITE SIGNAGE, REFER TO SIGNAGE PLANS FOR DETAILS
- 4" BOLLARD, SPACED EVERY 6' OFF CENTER, SEE CONSTRUCTION DETAILS
- 4" BOLLARD AT FUEL CANOPY, REFER TO FUEL SYSTEM PLANS FOR DETAILS
- FLUSH PAVEMENT AND SIDEWALK
- STOP SIGN (R1-1), SEE MUTCD
- ADA PARKING SIGN, SEE CONSTRUCTION DETAILS
- ADA PARKING AREA
- 24" WHITE STOP BAR
- 4" WIDE SINGLE SOLID WHITE LINE (SSWL)
- DIRECTIONAL SIGNAGE
- CONCRETE SIDEWALK, SEE PAVING PLAN
- STANDARD DUTY CONCRETE PAVEMENT, SEE PAVING PLAN
- HEAVY DUTY CONCRETE PAVEMENT, SEE PAVING PLAN
- HEAVY DUTY ASPHALT PAVEMENT, SEE PAVING PLAN
- 18" CURB AND GUTTER, SEE CONSTRUCTION DETAILS
- CONCRETE TRANSFORMER PAD PER UTILITY OWNER'S REQUIREMENTS
- LANDSCAPE AREA, SEE LANDSCAPE PLAN FOR PLANTING LAYOUT
- PATIO AREA, REFER TO ARCH PLANS FOR DETAILS
- LIGHT POLE LOCATION, REFER TO PHOTOMICRIC PLAN (BY OTHERS)
- LOCATION OF PROPOSED FIRE HYDRANT ASSEMBLY
- VACUUM PARKING
- 4" WHITE SOLID STRIPING FOR CAR WASH LINE
- RAISED 6" MEDIAN, SEE CONSTRUCTION DETAILS
- CLEARANCE BAR



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02/01/22 TRC COMMENTS REVISION  
04/12/22 PENDER COUNTY RESUBMITTAL  
05/12/22 NCDOT SUBMITTAL  
07/08/22 PENDER COUNTY SUBMITTAL  
07/08/22 NCDOT SUBMITTAL

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

BS

PROJECT MANAGER

BS/PD

QUALITY CONTROL

BS/PD

DRAWN BY

KD

PROJECT NAME

**MAJOR SITE  
PLAN - CIRCLE  
K STORE**

**HAMPSTEAD,  
NORTH CAROLINA**

**US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**



CIRCLE K STORES INC.

BOWMAN PROJECT NUMBER

180001-01-005

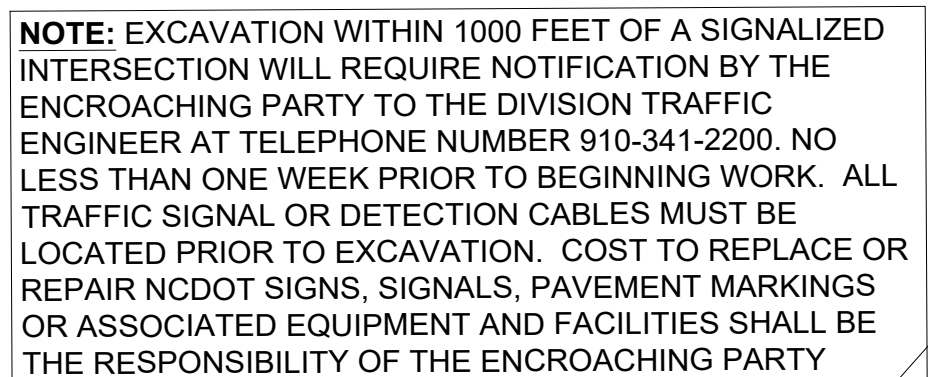
SHEET TITLE

PAVING PLAN

SHEET NUMBER

**C3.1**





**NOTE:** ALL TURN LANE ARROWS SHALL MEET THE DESIGN SPECIFICATIONS OF ROADWAY STANDARD DRAWINGS 1205.08  
SHEET 1 OF 9



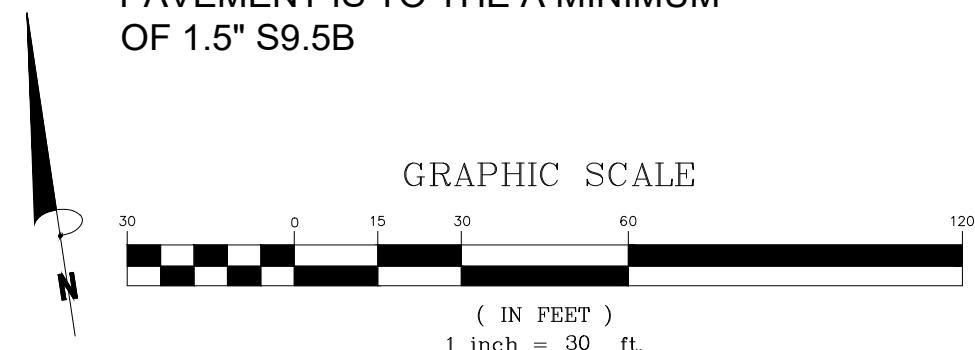
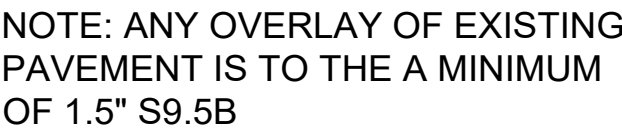
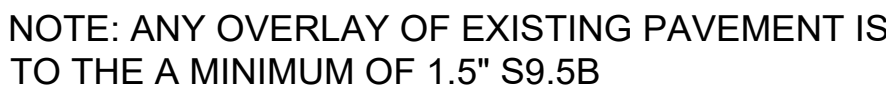
Revise the *2018 Standard Specifications* as follows:

**Page 12-6, Subarticle 1205-4(A)(1) General, lines 5-8, delete the second sentence and replace with the following:**

Use application equipment that provides multiple width settings ranging from 4 inches to 12 inches and multiple thickness settings to achieve a minimum pavement marking thickness of 0.090 inch above the surface of the pavement.

Page 12-7, Table 1205-3, THICKNESS REQUIREMENTS FOR THERMOPLASTIC,  
replace with the following:

| Thickness | Location                                                                                                                                                          |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 240 mils  | In-lane and shoulder-transverse pavement markings (rumble strips). May be placed in 2 passes.                                                                     |
| 90 mils   | Center lines, skip lines, transverse bands, mini-skip lines, characters, bike lane symbols, crosswalk lines, edge lines, gore lines, diagonals, and arrow symbols |



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|          |                                 |
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| 12/01/21 | PLAN CREATION/INITIAL SUBMITTAL |
| 02/01/22 | TRC COMMENTS REVISION           |
| 04/12/22 | PENDER COUNTY RESUBMITTAL       |
| 05/12/22 | NCDOT SUBMITTAL                 |
| 07/08/22 | PENDER COUNTY SUBMITTAL         |
| 07/08/22 | NCDOT SUBMITTAL                 |

**PROFESSIONAL SEAL****PROFESSIONAL IN CHARGE**

85

## PROJECT MANAGER

85

## QUALITY CONTROL

85

## DRAWN BY

KC

**PROJECT NAME**

## MAJOR SITE PLAN - CIRCLE K STORE

## HAMPSTEAD, NORTH CAROLINA

**US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**



CIRCLE K STORES INC.

BOWMAN PROJECT NUMBER

180001-01-005

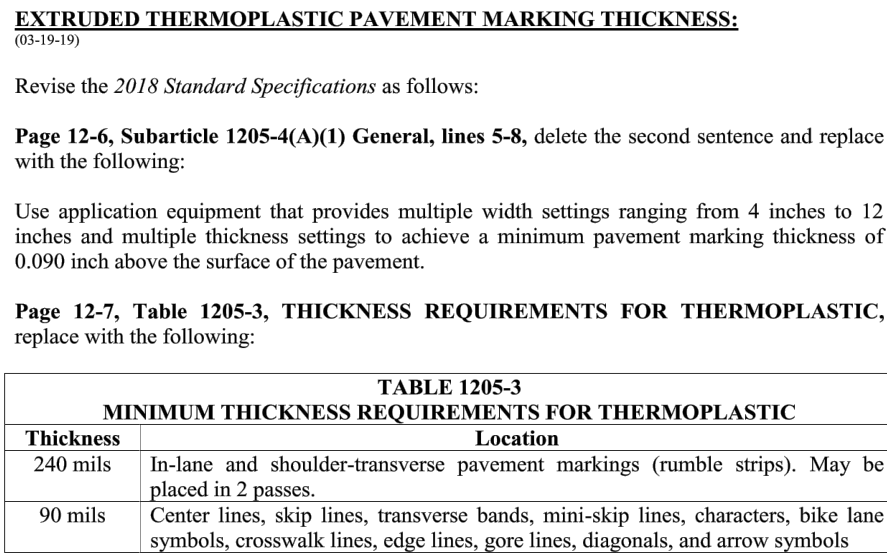
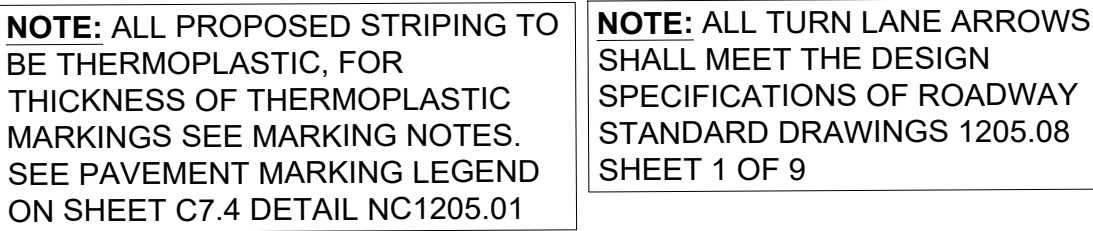
**SHEET TITLE**

# ROAD IMPROVEMENT PLAN - SCOTTS HILL LOOP ROAD

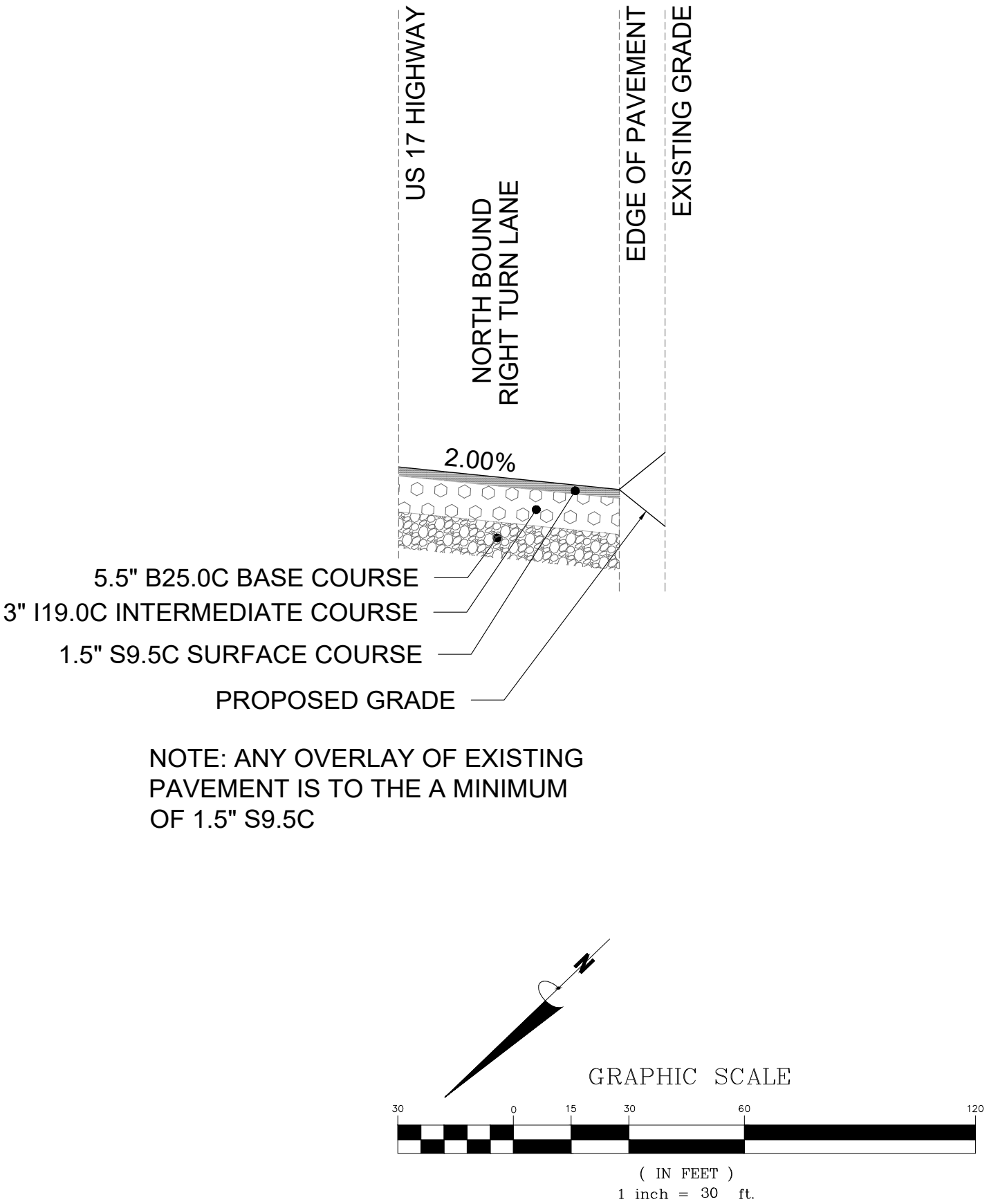
**SHEET NUMBER**

## C3.2





**NOTE: EXCAVATION WITHIN 1000 FEET OF A SIGNALIZED INTERSECTION WILL REQUIRE NOTIFICATION BY THE ENCROACHING PARTY TO THE DIVISION TRAFFIC ENGINEER AT TELEPHONE NUMBER 910-341-2200. NO LESS THAN ONE WEEK PRIOR TO BEGINNING WORK. ALL TRAFFIC SIGNAL OR DETECTION CABLES MUST BE LOCATED PRIOR TO EXCAVATION. COST TO REPLACE OR REPAIR NCDOT SIGNS, SIGNALS, PAVEMENT MARKINGS OR ASSOCIATED EQUIPMENT AND FACILITIES SHALL BE THE RESPONSIBILITY OF THE ENCROACHING PARTY**



|                                                                                                                                                                                                                                                                            |                                 |
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| 12/01/01                                                                                                                                                                                                                                                                   | PLAN CREATION/INITIAL SUBMITTAL |
| 02/01/02                                                                                                                                                                                                                                                                   | TRC COMMENTS REVISION           |
| 04/12/02                                                                                                                                                                                                                                                                   | PENDER COUNTY RESUBMITTAL       |
| 05/12/02                                                                                                                                                                                                                                                                   | NCDOT SUBMITTAL                 |
| 07/08/02                                                                                                                                                                                                                                                                   | PENDER COUNTY SUBMITTAL         |
| 07/08/02                                                                                                                                                                                                                                                                   | NCDOT SUBMITTAL                 |

|                        |
|------------------------|
| BS                     |
| <b>PROJECT MANAGER</b> |
| BS/PD                  |
| <b>QUALITY CONTROL</b> |
| BS/PD                  |
| <b>DRAWN BY</b>        |
| KD                     |

## MAJOR SITE PLAN - CIRCLE K STORE

**US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**

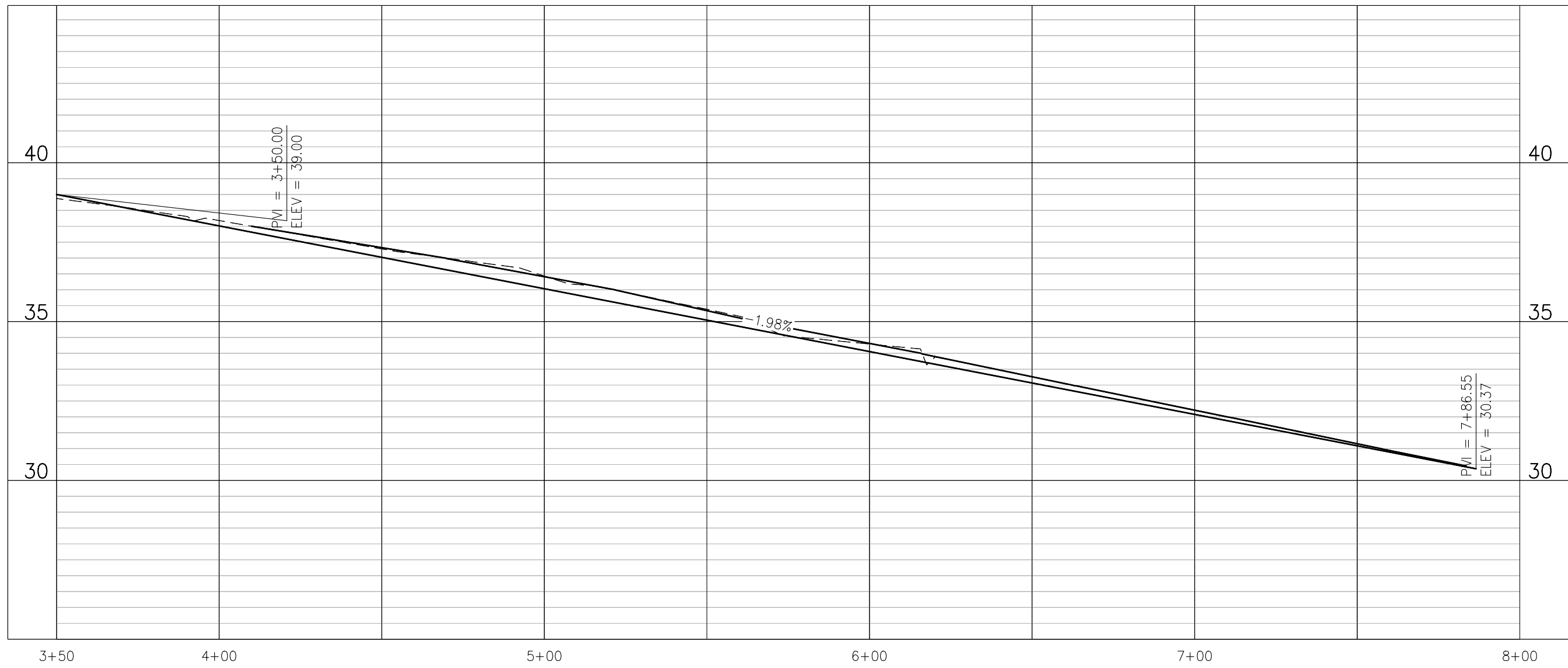


180001-01-005

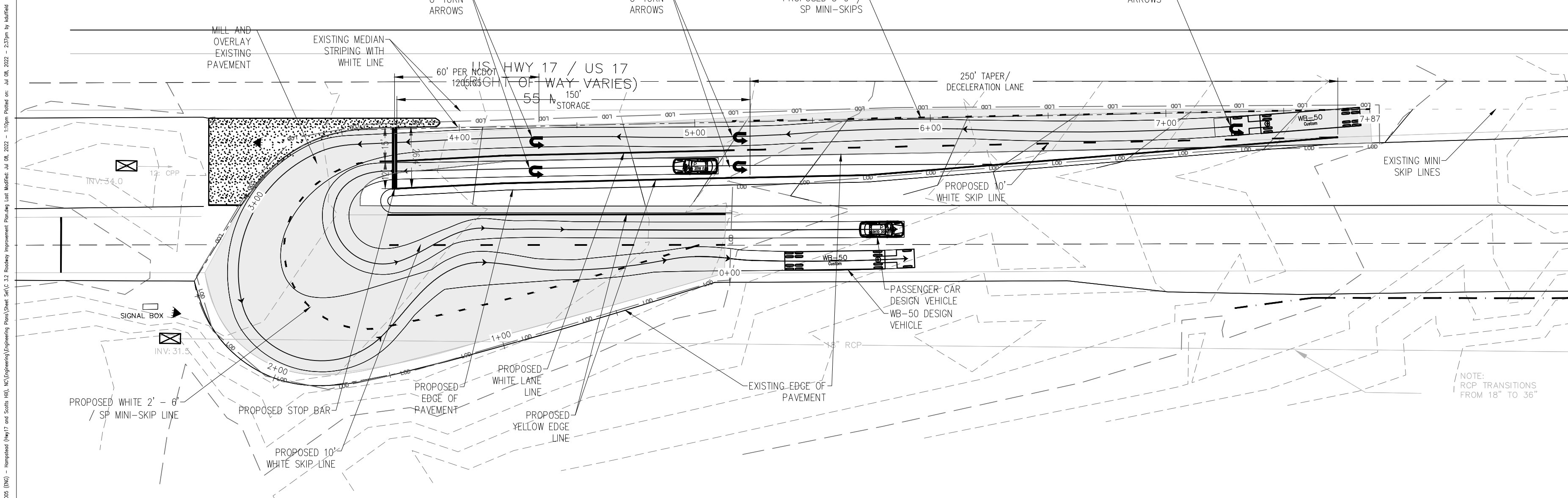
## ROAD IMPROVEMENT PLAN - US 17TH RIGHT TURN

### C3.3



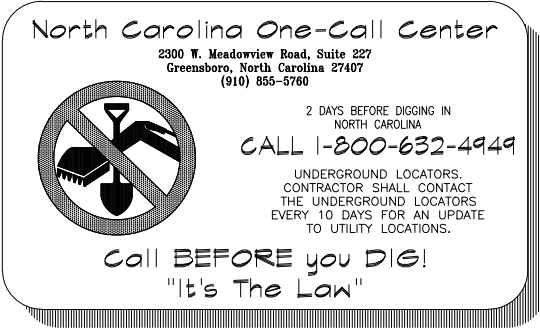


US 17 U-TURN PROFILE VIEW  
HORIZONTAL SCALE: 1"=30'  
VERTICAL SCALE: 1"=2'



**NOTE:** ALL PROPOSED STRIPING TO BE THERMOPLASTIC. FOR THICKNESS OF THERMOPLASTIC MARKINGS SEE MARKING NOTES. SEE PAVEMENT LEGEND ON SHEET C7.4 DETAIL NC1205.01

**NOTE:** ALL TURN LANE ARROWS SHALL MEET THE DESIGN SPECIFICATIONS OF ROADWAY STANDARD DRAWINGS 1205.08  
SHEET 1 OF 9



**EXTRUDED THERMOPLASTIC PAVEMENT MARKING THICKNESS:**

Revise the 2018 Standard Specifications as follows:

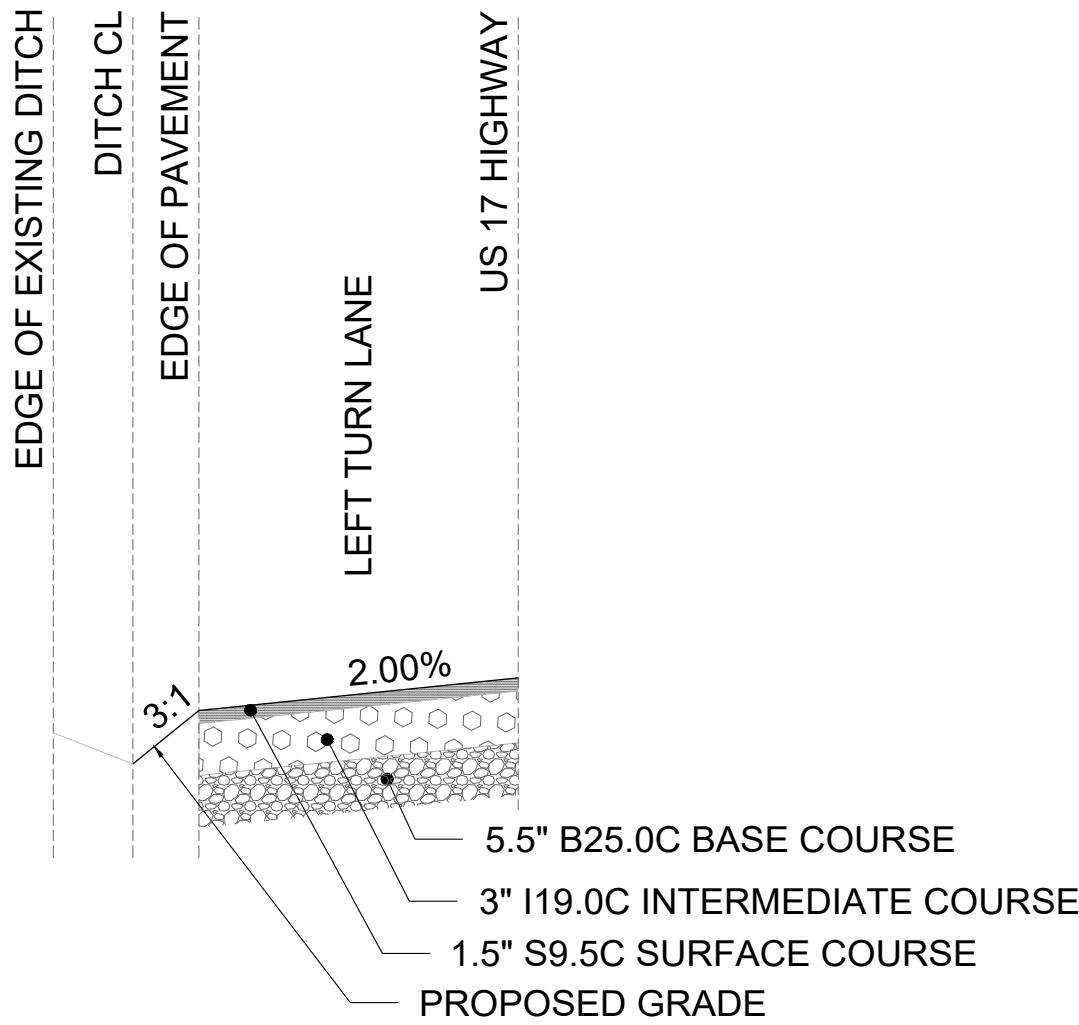
Page 12-6, Subarticle 1205-4(A)(1) General, lines 5-8, delete the second sentence and replace with the following:

Use application equipment that provides multiple width settings ranging from 4 inches to 12 inches and multiple thickness settings to achieve a minimum pavement marking thickness of 0.090 inch above the surface of the pavement.

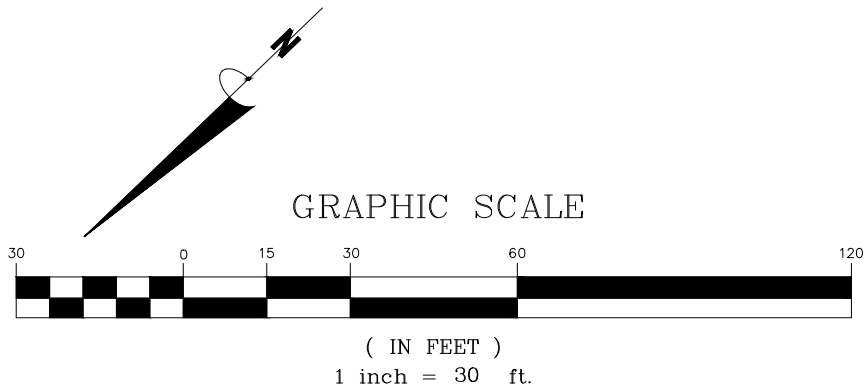
Page 13-7, Table 1205-3, THICKNESS REQUIREMENTS FOR THERMOPLASTIC, replace with the following:

| TABLE 1205-3<br>MINIMUM THICKNESS REQUIREMENTS FOR THERMOPLASTIC |                                                                                                                                                                   |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Thickness                                                        | Location                                                                                                                                                          |
| 240 mils                                                         | In-lane and shoulder-transverse pavement markings (rumble strips). May be placed in 2 passes.                                                                     |
| 90 mils                                                          | Center lines, skip lines, transverse bands, mini-skip lines, characters, bike lane symbols, crosswalk lines, edge lines, gore lines, diagonals, and arrow symbols |

**NOTE:** EXCAVATION WITHIN 1000 FEET OF A SIGNALIZED INTERSECTION WILL REQUIRE NOTIFICATION BY THE ENCROACHING PARTY TO THE DIVISION TRAFFIC ENGINEER AT TELEPHONE NUMBER 910-341-2200. NO LESS THAN ONE WEEK PRIOR TO BEGINNING WORK. ALL TRAFFIC SIGNAL OR DETECTION CABLES MUST BE LOCATED PRIOR TO EXCAVATION. COST TO REPLACE OR REPAIR NCDOT SIGNS, SIGNALS, PAVEMENT MARKINGS OR ASSOCIATED EQUIPMENT AND FACILITIES SHALL BE THE RESPONSIBILITY OF THE ENCROACHING PARTY



**NOTE:** ANY OVERLAY OF EXISTING PAVEMENT IS TO THE A MINIMUM OF 1.5\"/>



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07/08/22 PENDER COUNTY SUBMITTAL  
07/08/22 NCDOT SUBMITTAL

**PROFESSIONAL SEAL**



**PROFESSIONAL IN CHARGE**

BS

**PROJECT MANAGER**

BS/PS

**QUALITY CONTROL**

BS/PD

**DRAWN BY**

KD

**PROJECT NAME**

**MAJOR SITE  
PLAN - CIRCLE  
K STORE**

**HAMPSTEAD,  
NORTH CAROLINA**

**US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**



CIRCLE K STORES INC.

**BOWMAN PROJECT NUMBER**

180001-01-005

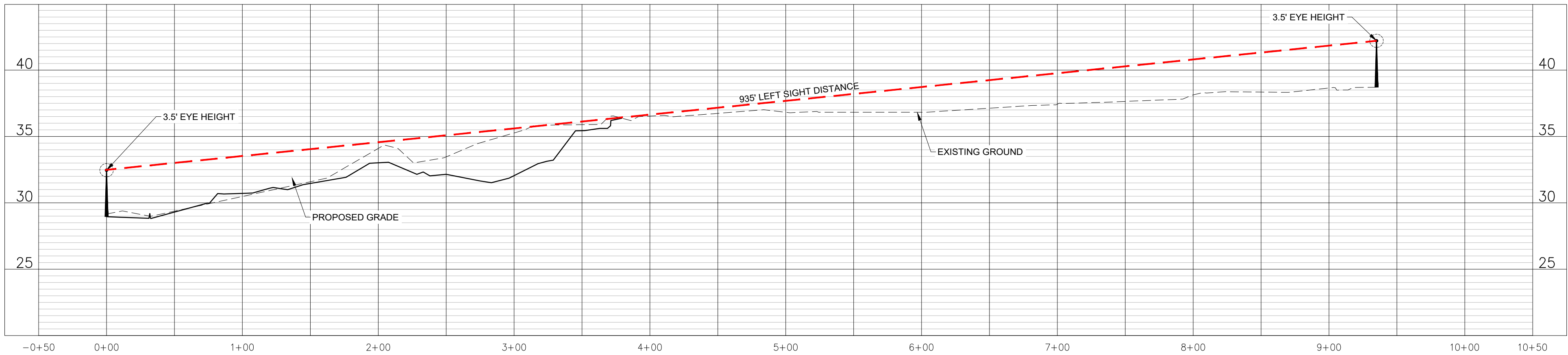
**SHEET TITLE**

**ROAD  
IMPROVEMENT  
PLAN - US 17TH  
U-TURN**

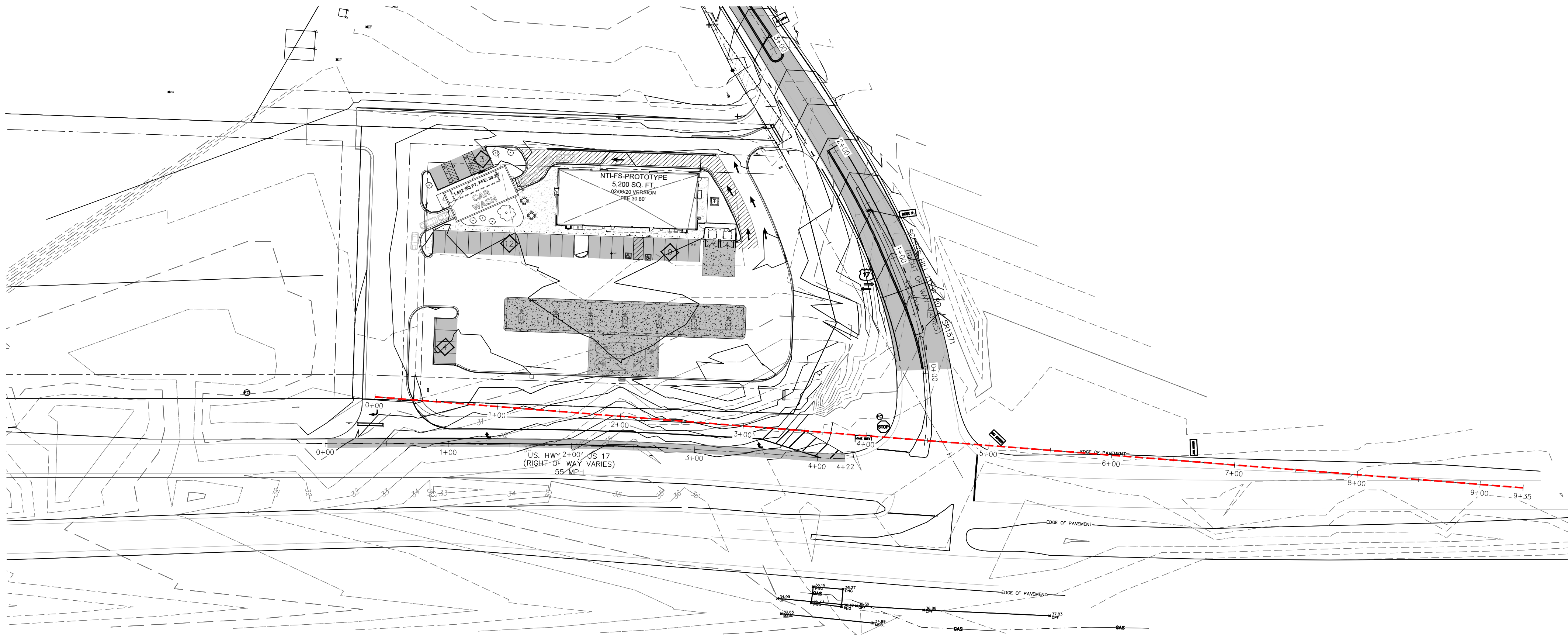
**SHEET NUMBER**

**C3.4**





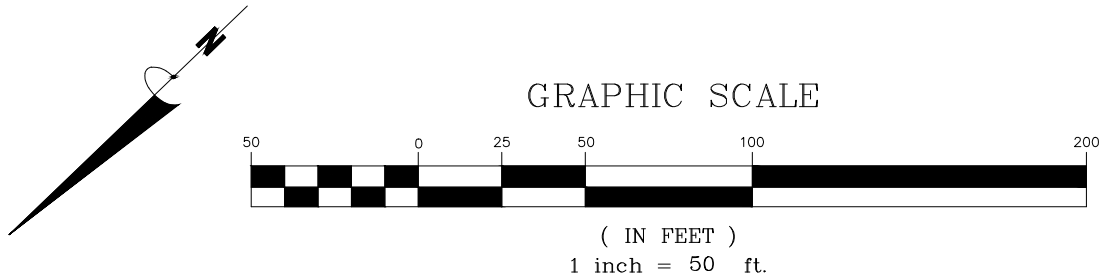
SIGHT DISTANCE 17 PROFILE VIEW  
HORIZONTAL SCALE: 1"=30'  
VERTICAL SCALE: 1"=3'



US 17TH SIGHT DISTANCE CALCULATIONS

| SIGHT DISTANCE (ft) PER 10 MPH OF ARTERIAL DESIGN SPEED<br>FOR APPROPRIATE ARTERIAL WIDTH OF CROSSING |           |            |           |
|-------------------------------------------------------------------------------------------------------|-----------|------------|-----------|
| Design Vehicle Crossing the Arterial                                                                  | Two Lanes | Four Lanes | Six Lanes |
| Passenger Vehicle                                                                                     | 100       | 120        | 130       |
| Single Unit Truck                                                                                     | 130       | 150        | 170       |
| WB-50 Tractor Trailer                                                                                 | 170       | 200        | 210       |

WB-50 TRACTOR TRAILER - 170 FT / 10 MPH  
SPEED = 55 MPH  
SIGHT DISTANCE = 170 FT \* 55MPH/10MPH  
= 935 FT  
\*SIGHT DISTANCE IS ONLY ON RIGHT TURN AS PROPOSED ENTRANCE IS RIRO\*



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07/08/22 NCDOT SUBMITTAL

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

BS

PROJECT MANAGER

BS/PJ

QUALITY CONTROL

BS/PD

DRAWN BY

KD

PROJECT NAME

MAJOR SITE  
PLAN - CIRCLE  
K STORE

HAMPSTEAD,  
NORTH CAROLINA

US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411



CIRCLE K STORES INC.

BOWMAN PROJECT NUMBER

180001-01-005

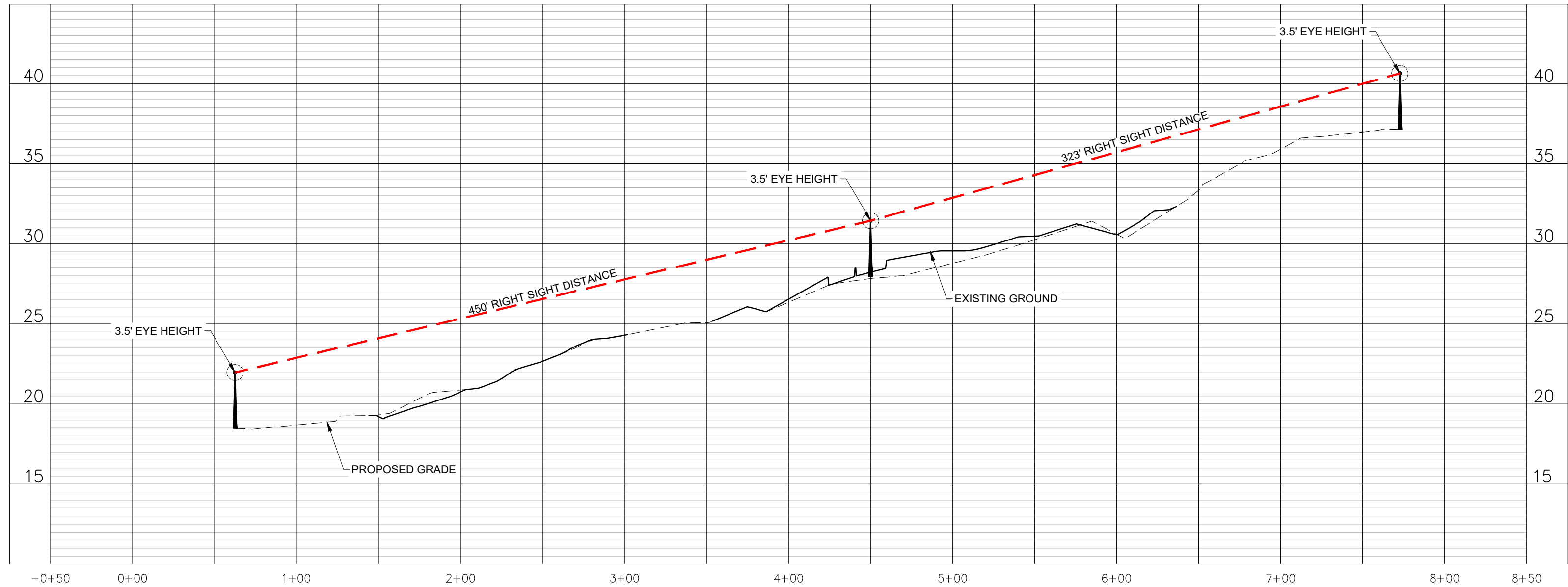
SHEET TITLE

US 17TH SIGHT  
DISTANCE PLAN

SHEET NUMBER

C3.6



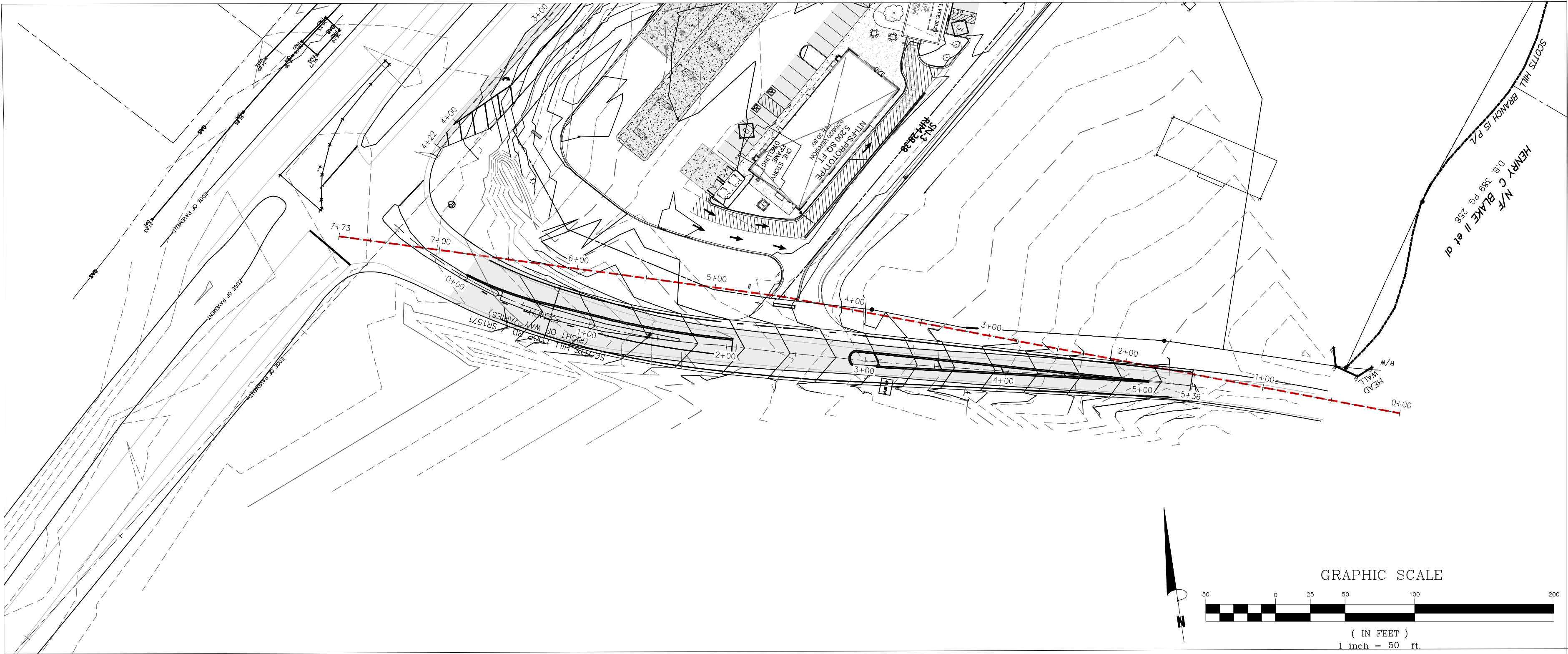


SIGHT DISTANCE SCOTTS HILL PROFILE VIEW  
HORIZONTAL SCALE: 1"=30'  
VERTICAL SCALE: 1"=3'

SCOTTS HILL LOOP SIGHT DISTANCE CALCULATIONS

| SIGHT DISTANCE (ft) PER 10 MPH OF ARTERIAL DESIGN SPEED<br>FOR APPROPRIATE ARTERIAL WIDTH OF CROSSING |           |            |           |
|-------------------------------------------------------------------------------------------------------|-----------|------------|-----------|
| Design Vehicle Crossing the Arterial                                                                  | Two Lanes | Four Lanes | Six Lanes |
| Passenger Vehicle                                                                                     | 100       | 120        | 130       |
| Single Unit Truck                                                                                     | 130       | 150        | 170       |
| WB-50 Tractor Trailer                                                                                 | 170       | 200        | 210       |

PASSENGER VEHICLE - 100 FT / 10 MPH  
SPEED = 45 MPH  
SIGHT DISTANCE = 100 FT \* 45MPH/10MPH  
= 450 FT



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07/08/22 NCDOT SUBMITTAL

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE

BS

PROJECT MANAGER

BS/PS

QUALITY CONTROL

BS/PD

DRAWN BY

KD

PROJECT NAME

MAJOR SITE  
PLAN - CIRCLE  
K STORE

HAMPSTEAD,  
NORTH CAROLINA

US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411



CIRCLE K STORES INC.

BOWMAN PROJECT NUMBER

180001-01-005

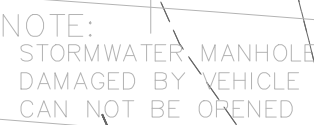
SHEET TITLE

SCOTTS HILL LOOP  
ROAD SIGHT  
DISTANCE

SHEET NUMBER

C3.5





1. THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGEMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE AMERICAN WITH DISABILITIES ACT (ADA).

2. ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE ADA DESIGN MANUAL. THE CONTRACTOR'S DESIGN OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE ADA ACT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS. WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.

3. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OF WORK RELATING TO ADA ACCESSIBILITY FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION TOLERANCE. ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

4. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OR REJECTION OF THE PROJECT WITH RESPECT TO ACCESSIBILITY RELATED ITEMS BY THE COUNTY, ANY OTHER AGENCY, OR AFFECTED PARTIES.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE PROVIDED TO PROTECT ADJACENT PROPERTIES AND TRAFFIC BY THE CONTRACTOR.
2. CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE SPECIAL PROTECTIVE TREE SURVEY. PROTECT REMAINING TREES BY SHIELDING OR LARBARING.
3. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CANNOT BE COMPACTED INTO A STABLE MASS, ALL TREES, BRUSH, AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR.
4. IMMEDIATELY FOLLOWING FINE GRADING OPERATIONS, COMPACT SUBGRADE TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR), PROOF ROLLING WITH A LOADED DUMPTON TRUCK IS A SUITABLE ALTERNATIVE TO THIS PROJECT.
5. ALL FILLS WITHIN PUBLIC ROW AND EASEMENTS SHALL BE ENGINEERED. ADDITIONALLY, ANY FILLS OUTSIDE OF THE RIGHT-OF-WAY SHALL BE ENGINEERED TO A MINIMUM OF 18" DEPTH SHALL BE ENGINEERED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6" LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR).
6. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR SHALL BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT. FINISH GRADES SHALL BE SMOOTHED TO MATCH EXISTING PAVEMENT.
7. ALL EXISTING AND CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, SIDEWALK STRIP, OR A MEDIAN STRIP WHERE THEY LIE.
8. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 3:1.
9. CONTRACTOR SHALL HYDROSEAL ALL EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.
10. PILE LENGTHS ARE TO CENTER OF BOX AND ROUNDED TO THE NEAREST 1" INCREMENT.
11. ALL DITCHES AND SWALES, DETENTION POND(S), AS WELL AS DISTURBED AREAS INSIDES RIGHTS-OF-WAY AND DRAINAGE EASEMENT, ARE TO BE FULLY SODDED.
12. AN AS-BUILT SURVEY OF THE DETENTION POND, DIMENSIONS OF POND OUTLET STRUCTURE, AND A POND CERTIFICATION LETTER FROM THE ENGINEER OF RECORD WILL BE REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
13. ALL ELEVATIONS ARE BASED ON NGVD88.
14. THE CONTRACTOR SHALL BE NOTIFIED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS. THE OWNER DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO VERIFY THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES. IT BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
15. EXISTING MANHOLE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PILES TO BE EXCAVATED TO REMOVE ALL SILTS AND DEBRIS.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO MAINTAIN THE EXISTING STRUCTURE.
17. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE 12" ABOVE FINISH GRADE.
18. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
19. STORM DRAIN TO BE CMP, RCP, OR HDPE, AT CONTRACTORS OPTION. SEE BEDDING DETAILS.
20. ALL SPOT ELEVATIONS TO BE BOTTOM OF CURB, EDGE OF SIDEWALK, OR GRADE/THEATROT OF STRUCTURE UNLESS NOTED OTHERWISE.
21. STORMWATER MANAGEMENT TO BE IN ACCORDANCE WITH SECTION 7.9 OF THE PENDER COUNTY UDO.

|  |                                         |
|--|-----------------------------------------|
|  | INDEX CONTOUR                           |
|  | INTERMEDIATE CONTOUR                    |
|  | EDGE OF PAVEMENT                        |
|  | CURB AND GUTTER                         |
|  | PROPERTY LINE                           |
|  | WATER LINE                              |
|  | SANITARY SEWER                          |
|  | STORM SEWER                             |
|  | OVERHEAD ELECTRIC                       |
|  | COMMUNICATION SERVICE                   |
|  | HANDICAP SYMBOL                         |
|  | TRAFFIC CONTROL BOX                     |
|  | TRAFFIC SIGNAL                          |
|  | BENCHMARK                               |
|  | UTILITY POLE                            |
|  | SIGN                                    |
|  | CURB DRAIN INLET (CDI)/DRAIN INLET (DI) |
|  | STORM DRAIN MANHOLE (SDMH)              |
|  | SANITARY SEWER MANHOLE (SMH)            |
|  | WATER VALVE & BACK PREVENTER VALVE      |
|  | FIRE HYDRANT (HYD.)                     |
|  | STREET LIGHT/LAMP                       |
|  | JUNCTION BOX                            |
|  | TREE TRUNK                              |
|  | CONCRETE                                |
|  | FLARED END SECTION                      |

PROPERTY LINE

350 INDEX CONTOUR

352 INTERMEDIATE CONTOUR

CURB

PROPOSED SD (STORM DRAIN)

FLOW LINE

EROSION CONTROL MAT

XXX'XXX' PROPOSED SPOT ELEVATION

ME: XXX'XXX' MATCH EXISTING SPOT ELEVATION

( IN FEET )  
1 inch = 30 ft.

|          |                                 |
|----------|---------------------------------|
| 12/01/21 | PLAN CREATION/INITIAL SUBMITTAL |
| 02/01/22 | TRC COMMENTS REVISION           |
| 04/12/22 | PENDER COUNTY RESUBMITTAL       |
| 05/12/22 | NCDOT SUBMITTAL                 |
| 07/08/22 | PENDER COUNTY SUBMITTAL         |
| 07/08/22 | NCDOT SUBMITTAL                 |

## BS

## BS/PD

## RS/PD

1000

# MAJOR SITE PLAN - CIRCLE K STORE

**US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**



180001-01-005

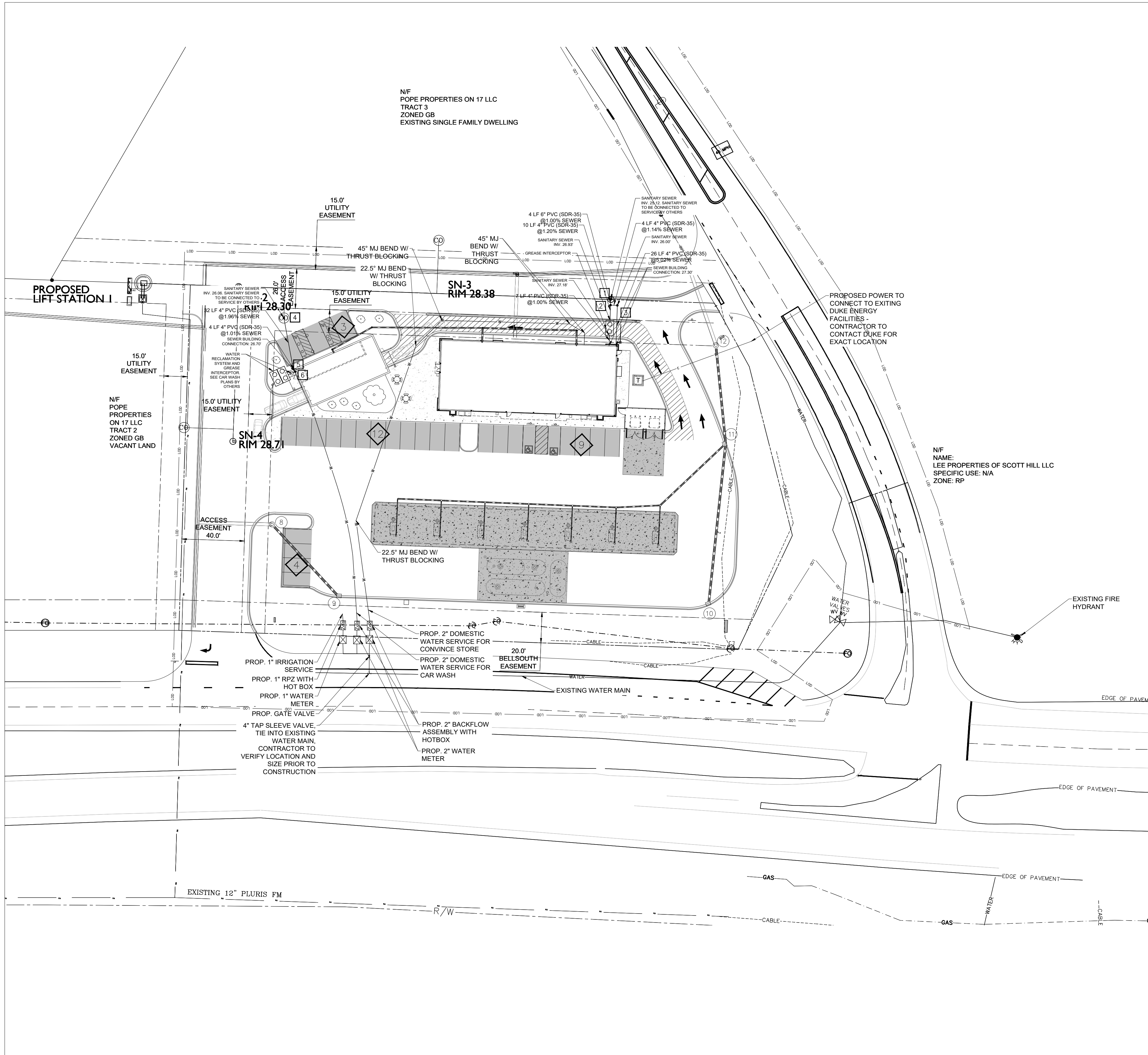
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# C 4.0









### GENERAL UTILITY NOTES

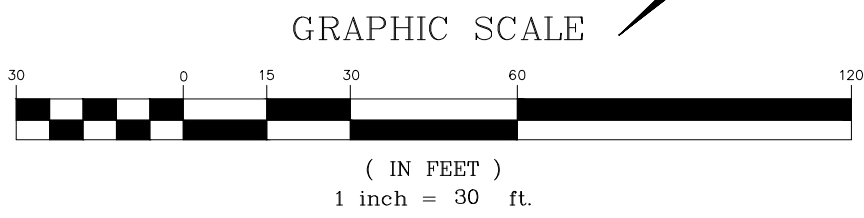
1. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. ALL UTILITIES ARE SHOWN FROM INFORMATION GATHERED AND SHOULD NOT BE USED AS EXACT.
3. CONTRACTOR SHALL VERIFY EXACT DEPTHS AND LOCATIONS PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR INSTALLATION AND SPECIFICATION REQUIREMENTS.
5. ALL PIPE MATERIALS SHALL COMPLY WITH LOCAL REGULATIONS.
6. ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING UTILITY TIE INS.
8. ALL CERTIFICATES AND SHOP DRAWINGS MUST BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO STARTING CONSTRUCTION.
9. THE CONTRACTOR WILL COORDINATE THE WORK WITH THE UTILITY COMPANIES AND WILL VERIFY ALL EXISTING PIPE INVERTS AND EXISTING ROAD ELEVATIONS PRIOR TO CONSTRUCTION.
10. PROPOSED ELECTRIC UTILITY IMPROVEMENTS TO BE UNDERGROUND.
11. ALL WATER UTILITIES TO CONFORM TO THE PENDER COUNTY WATER CONSTRUCTION SPECIFICATIONS FOR WATER MAINS.

### PENDER COUNTY FIRE PROTECTION NOTES

1. CONTRACTOR/BUILDER WILL NEED TO NOTIFY FM FOR VISUAL INSPECTION OF TANK AND FUEL SYSTEM PIPING, PUMP INSTALLATION, PRESSURE TESTING OF PIPING AND OTHER FIELD INSPECTIONS AS LISTED IN CHAPTER 23 OF THE NCSFC AND REF. IN NFPA 30A.
2. SIGNAGE FOR THE 'EMERGENCY SHUT OFF, NO SMOKING' SHALL BE INSTALLED AS REQUIRED BY NCSFC.
3. IF LPG TANKS ARE STORED ON SITE, STORAGE, SIGNAGE AND PROTECTIVE MEASURES MUST BE IN PLACE. FIRE EXTINGUISHERS MUST BE MOUNTED AND READILY AVAILABLE IN THE EVENT OF FIRE. MUST BE WITHIN 75 FEET OF PUMPS DISPENSING DEVICES.
4. ALL ELECTRICAL MUST BE COMPLIANT WITH NFPA 30A AND 70.
5. BUILDING WILL REQUIRE EMERGENCY EXIT SIGNAGE AND EMERGENCY LIGHTING.

### PROPOSED LEGEND

|                           |                             |
|---------------------------|-----------------------------|
| 2" W                      | WATER SERVICE LINE          |
| FM                        | SANITARY SERVICE FORCE MAIN |
| E                         | ELECTRICAL SERVICE LINE     |
| PROPOSED SD (STORM DRAIN) |                             |
| T                         | TRANSFORMER                 |
| GT                        | GREASE TRAP                 |
| CN                        | CLEANOUT                    |
| WM                        | WATER METER                 |
| BFP                       | BACKFLOW PREVENTER          |
| PS                        | PUMP STATION                |



**Bowman**

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4350 Main Street, Suite 219  
Harrisburg, NC 28075  
Phone: 704.412.7424  
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#### PROFESSIONAL SEAL



#### PROFESSIONAL IN CHARGE

BS

#### PROJECT MANAGER

BS/PD

#### QUALITY CONTROL

BS/PD

#### DRAWN BY

KD

#### PROJECT NAME

**MAJOR SITE  
PLAN - CIRCLE  
K STORE**

**HAMPSTEAD,  
NORTH CAROLINA**

**US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**



CIRCLE K STORES INC.

#### BOWMAN PROJECT NUMBER

180001-01-005

#### SHEET TITLE

#### UTILITY PLAN

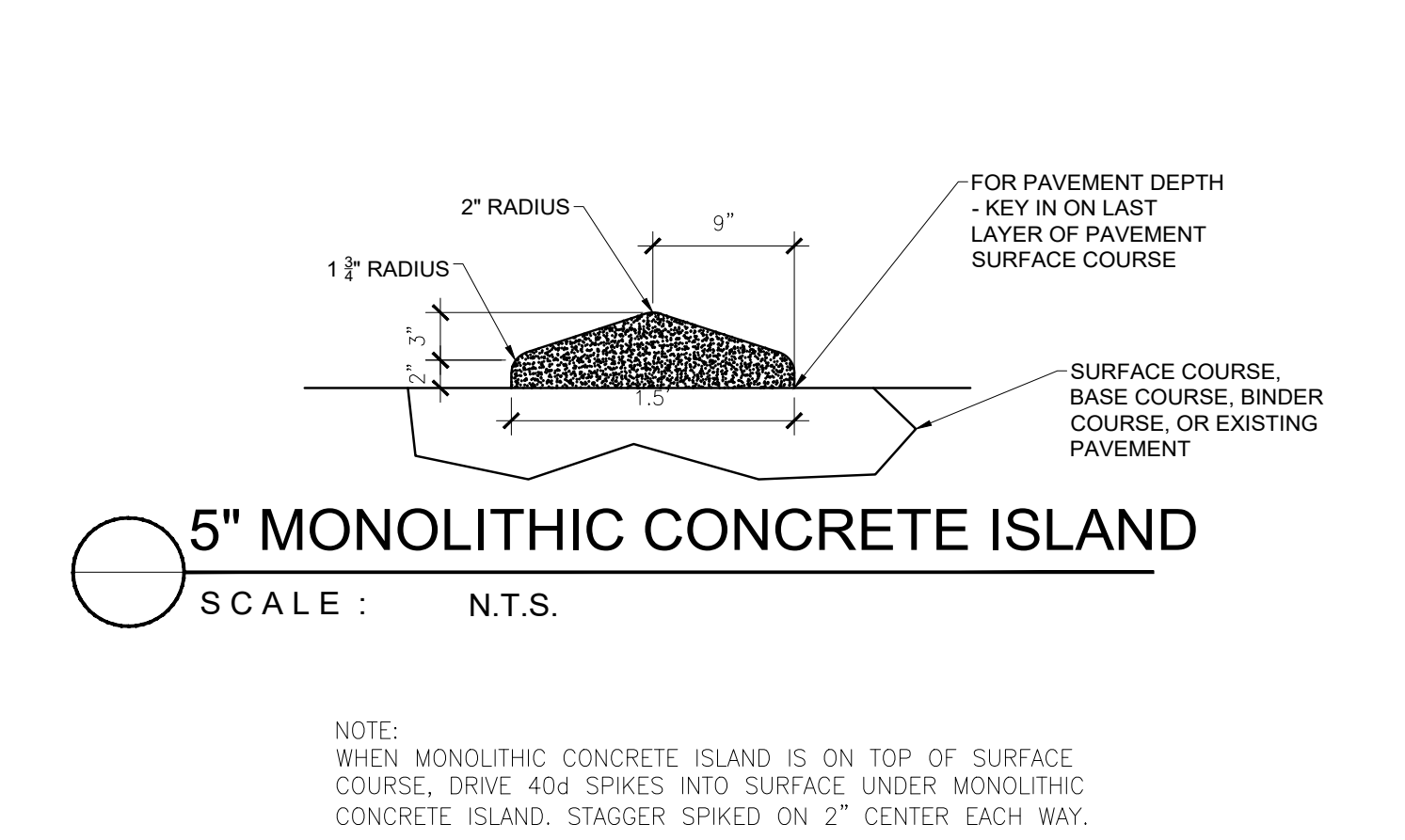
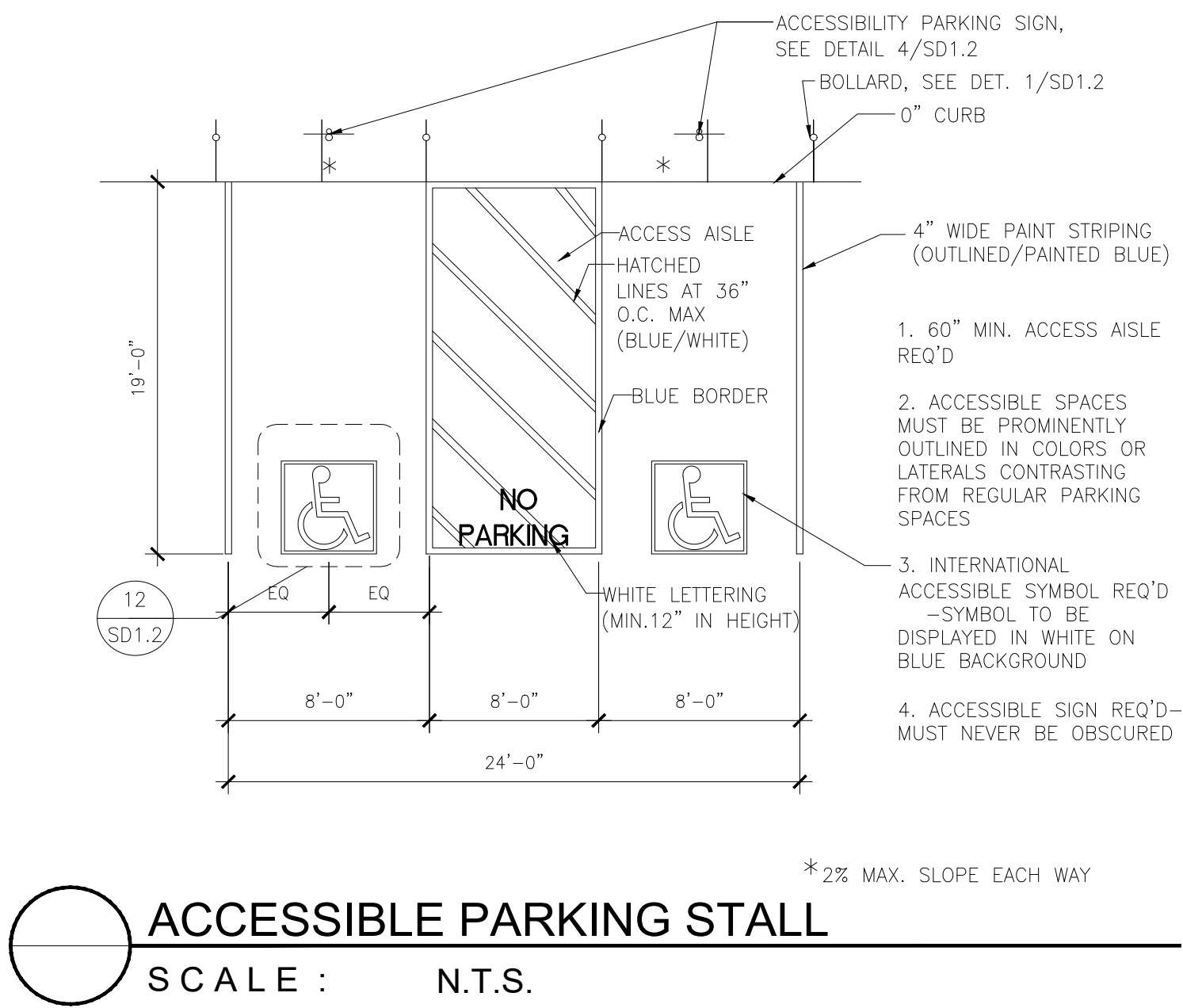
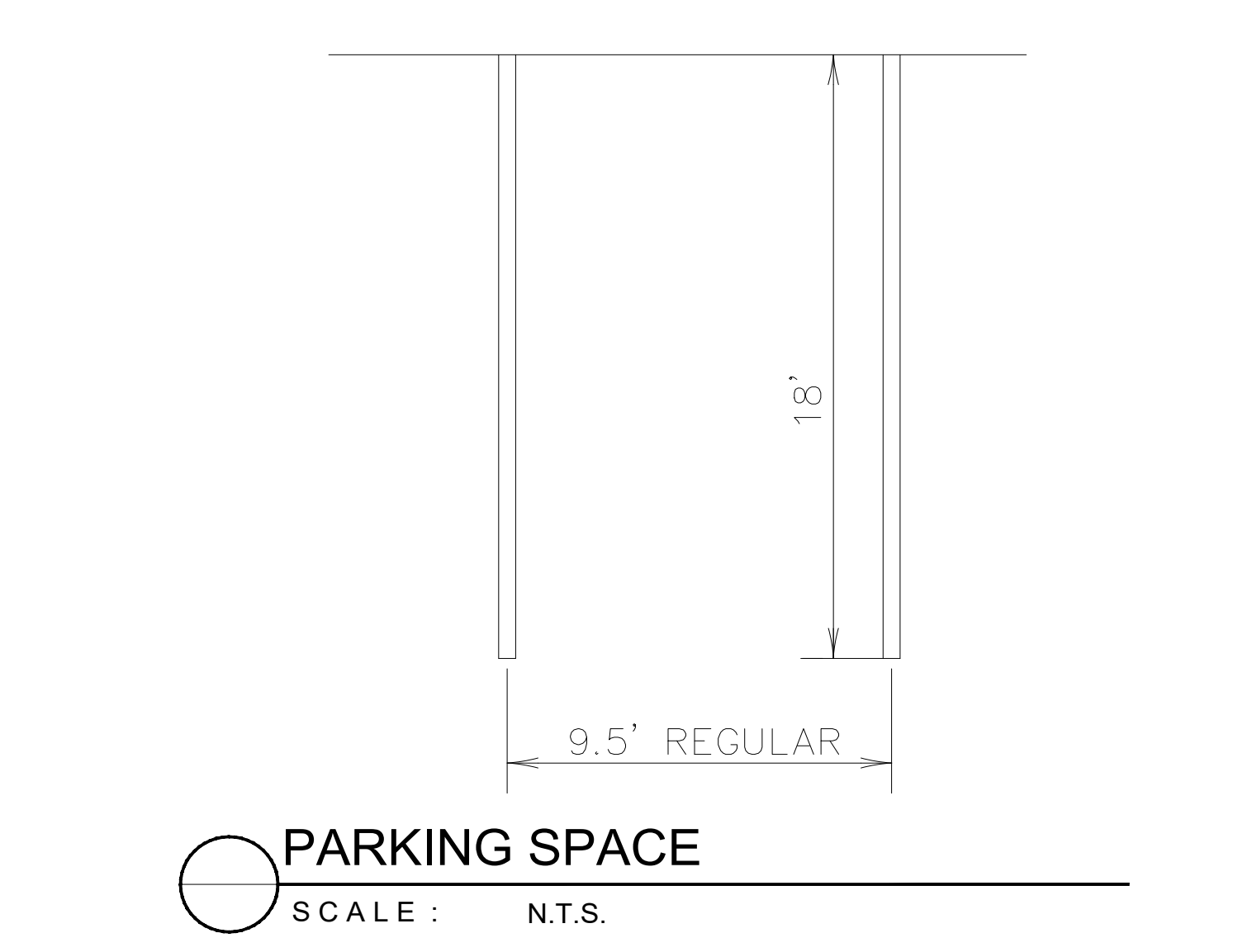
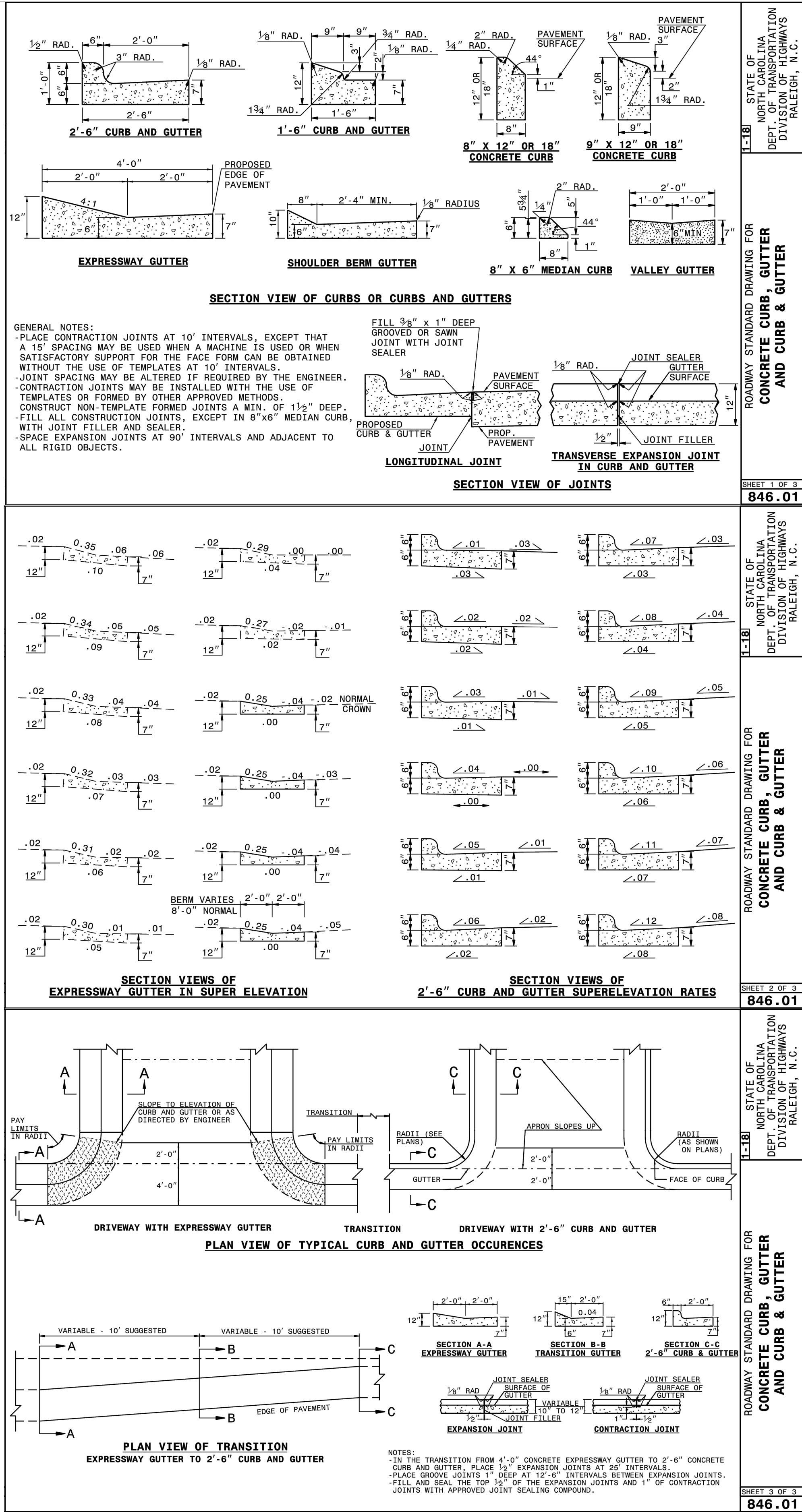
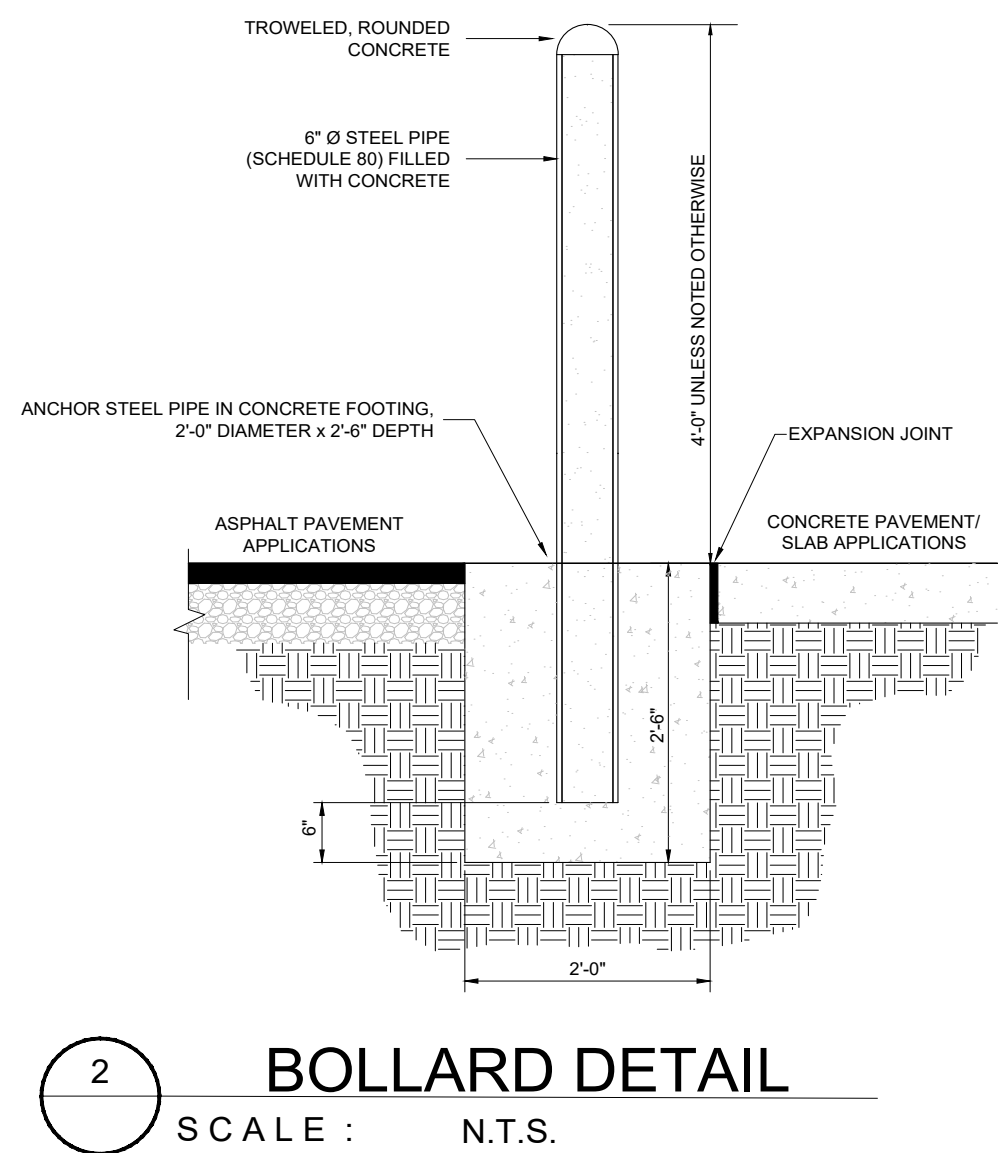
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**C5.0**









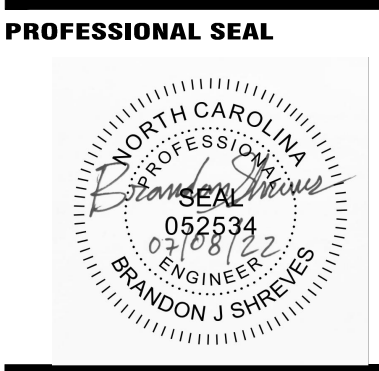
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05/12/22 NCDOT SUBMITTAL  
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07/08/22 NCDOT SUBMITTAL



**PROFESSIONAL IN CHARGE**  
BS  
**PROJECT MANAGER**  
BS/PS  
**QUALITY CONTROL**  
BS/PS  
**DRAWN BY**  
KD

**PROJECT NAME**  
**MAJOR SITE PLAN - CIRCLE K STORE**

**HAMPSTEAD, NORTH CAROLINA**

**US HWY 17 & SCOTTS HILL LOOP ROAD**  
**HAMPSTEAD, NC, 28411**



**BOWMAN PROJECT NUMBER**  
180001-01-005

**SHEET TITLE**

**CONSTRUCTION DETAILS**

**SHEET NUMBER**  
**C7.0**

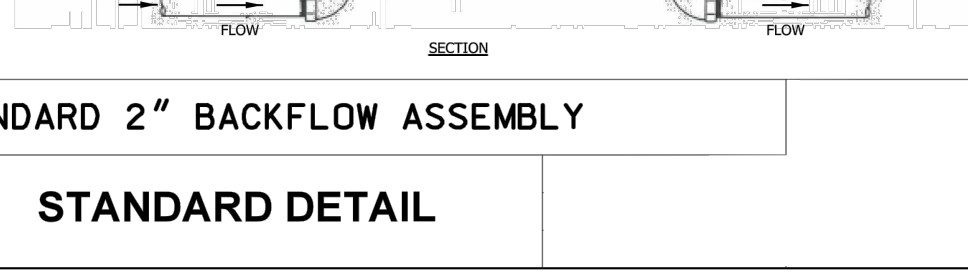
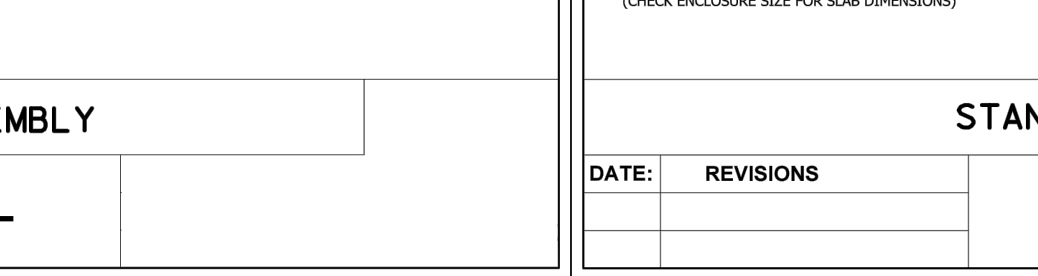
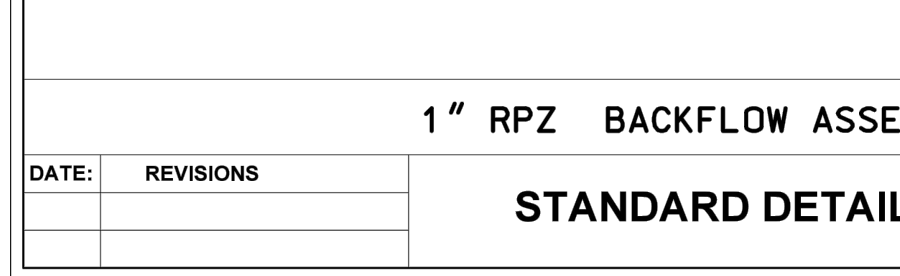
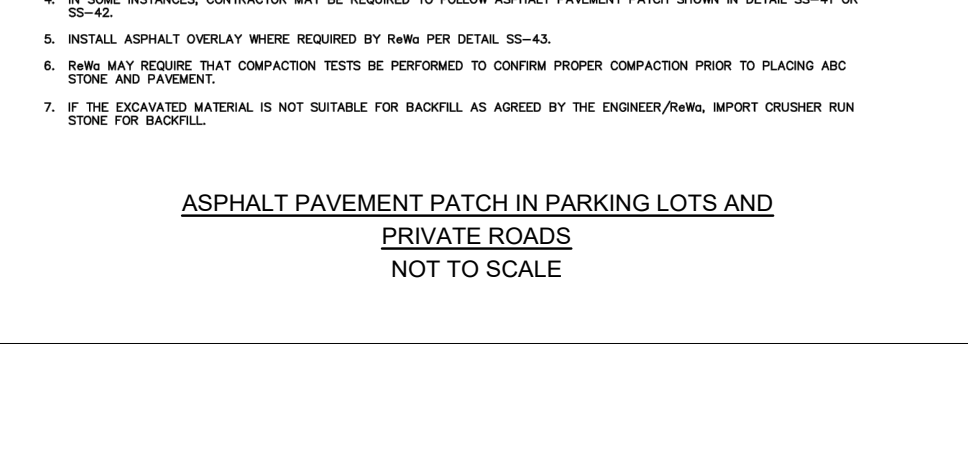
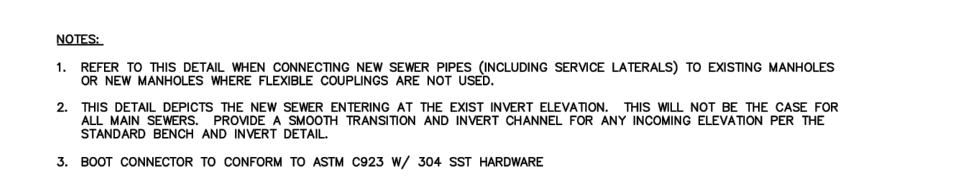
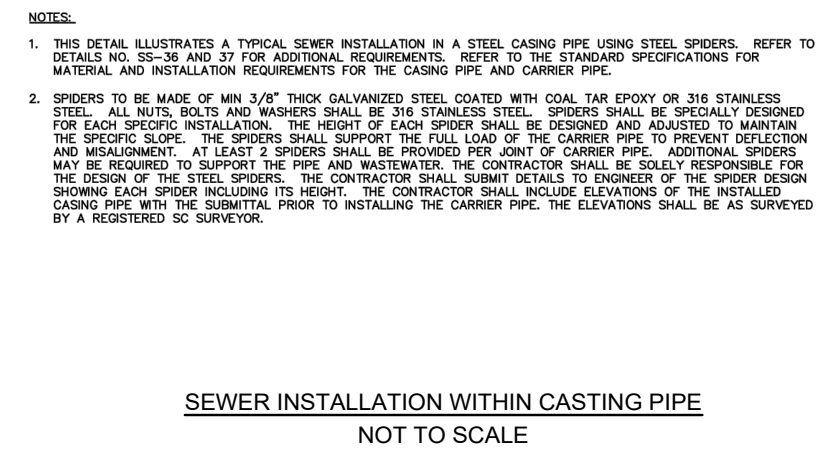
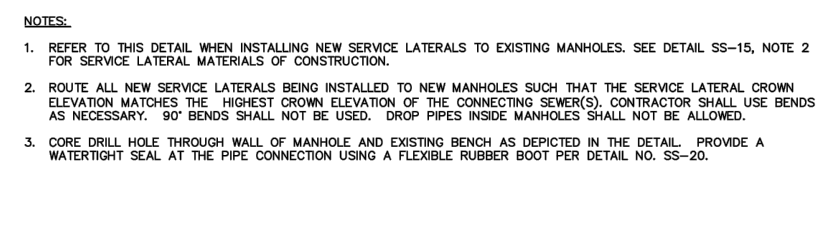
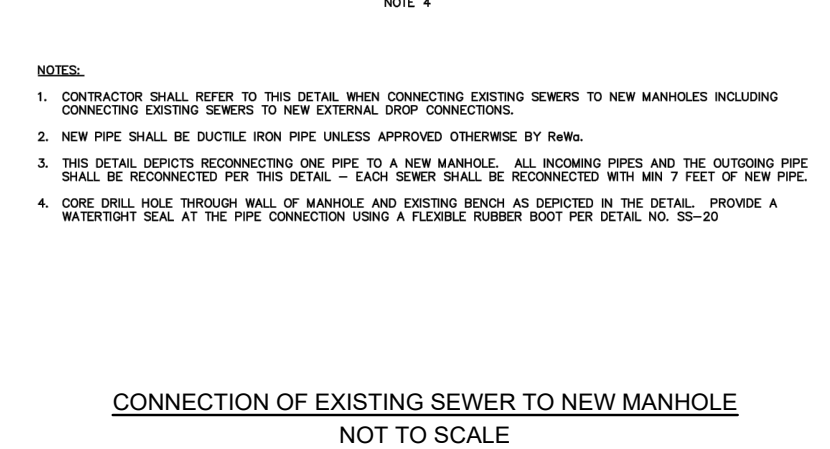
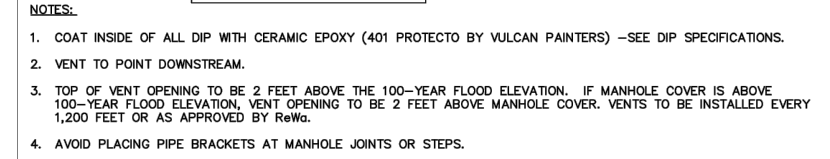
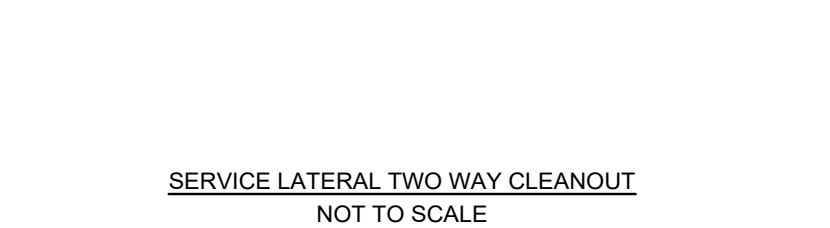
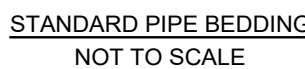
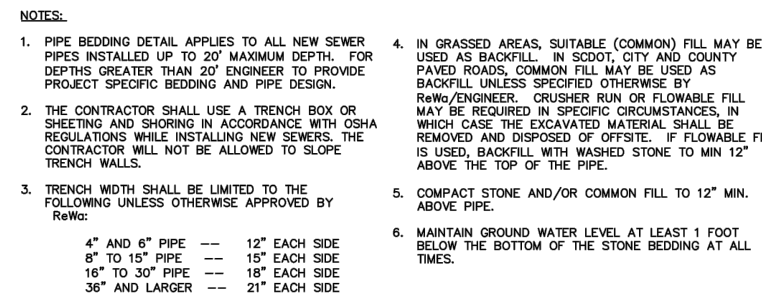




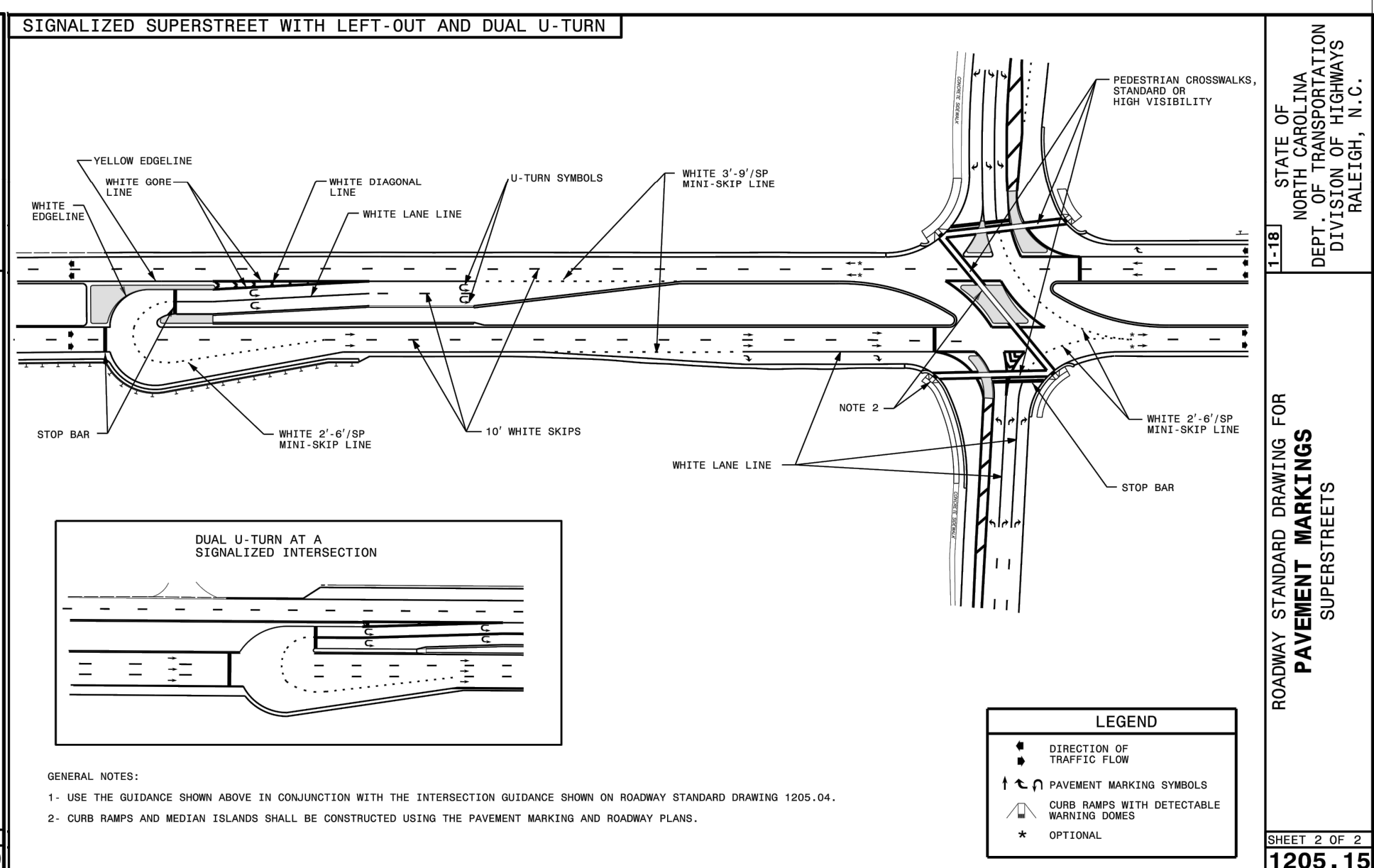
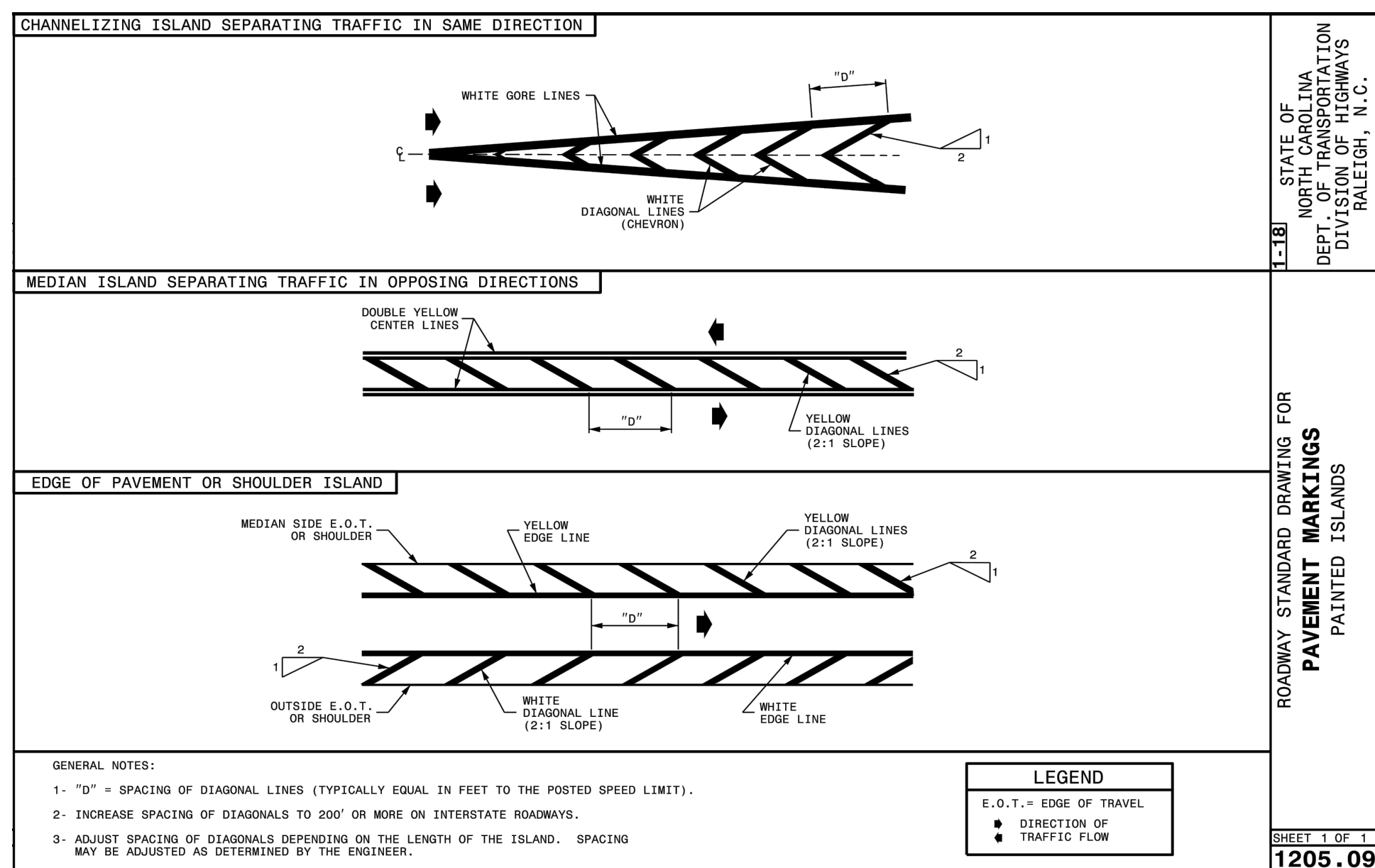
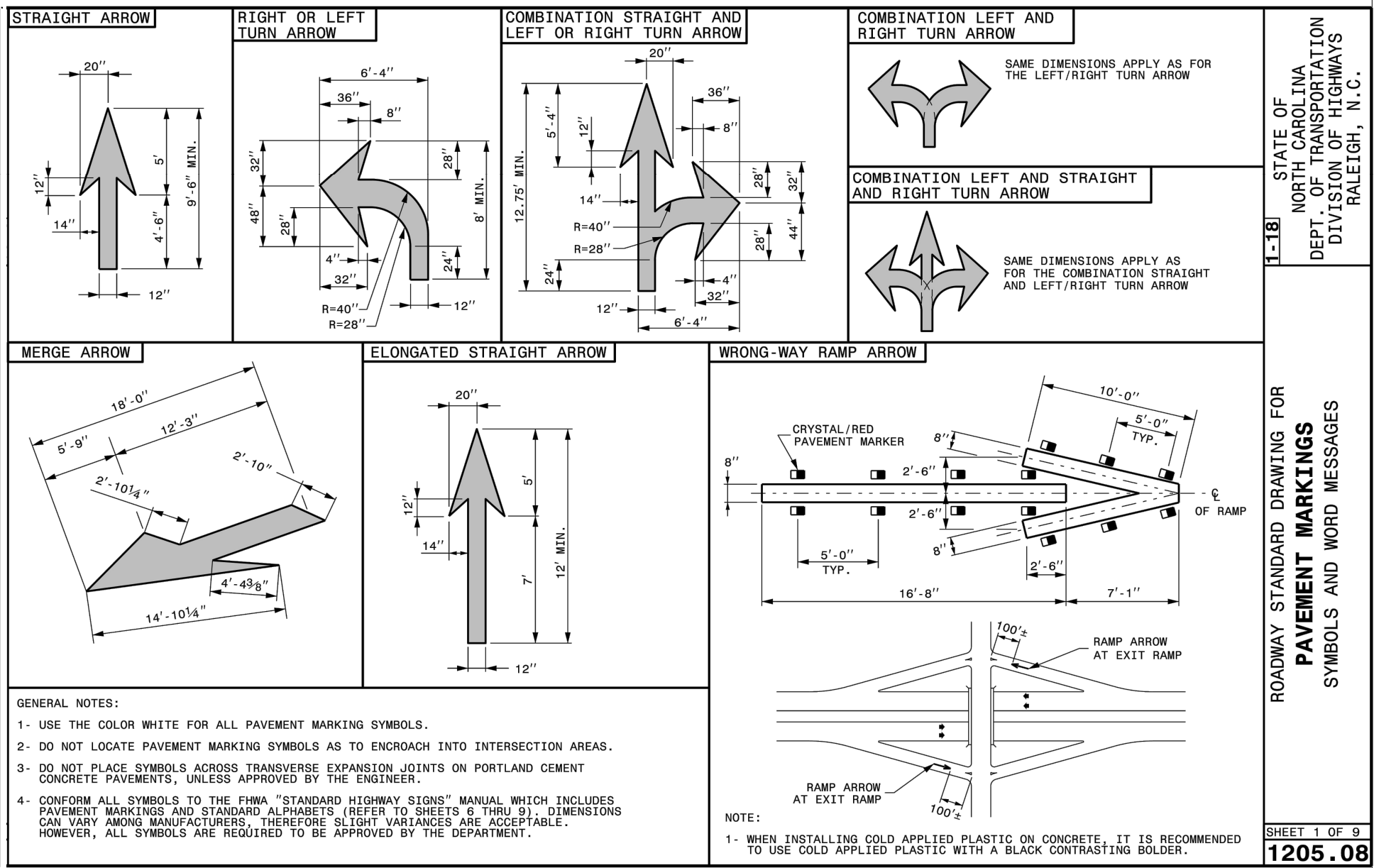
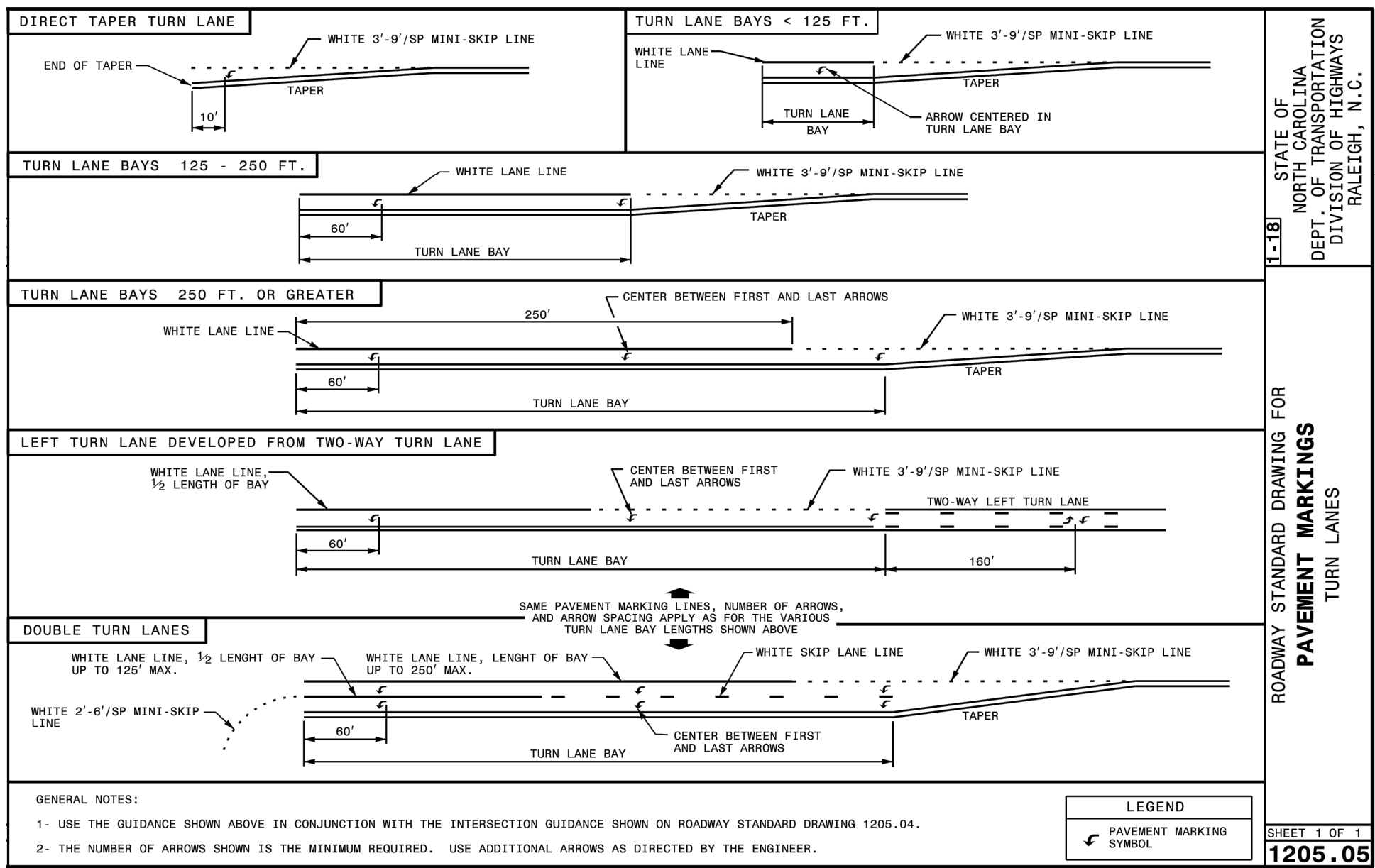
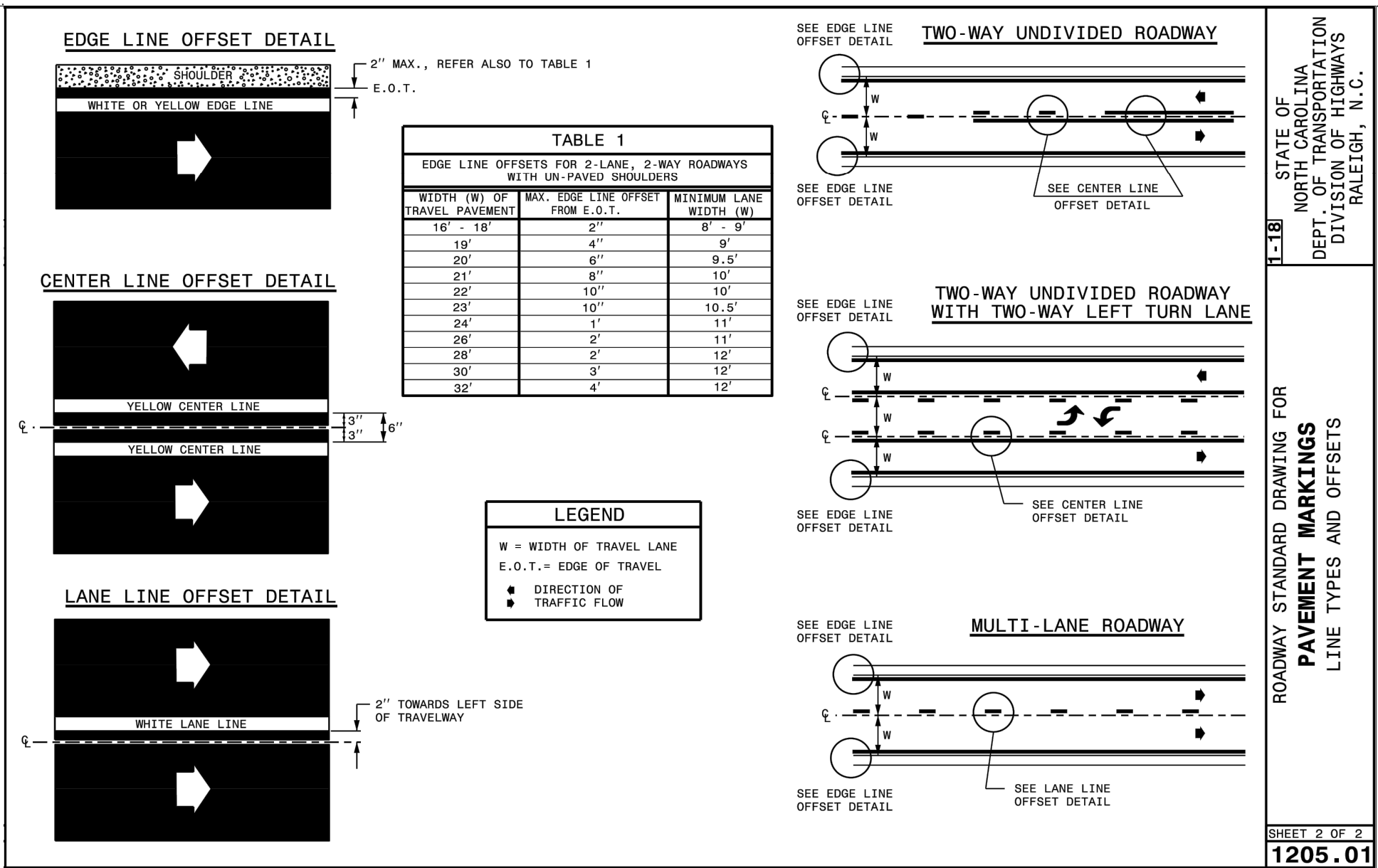
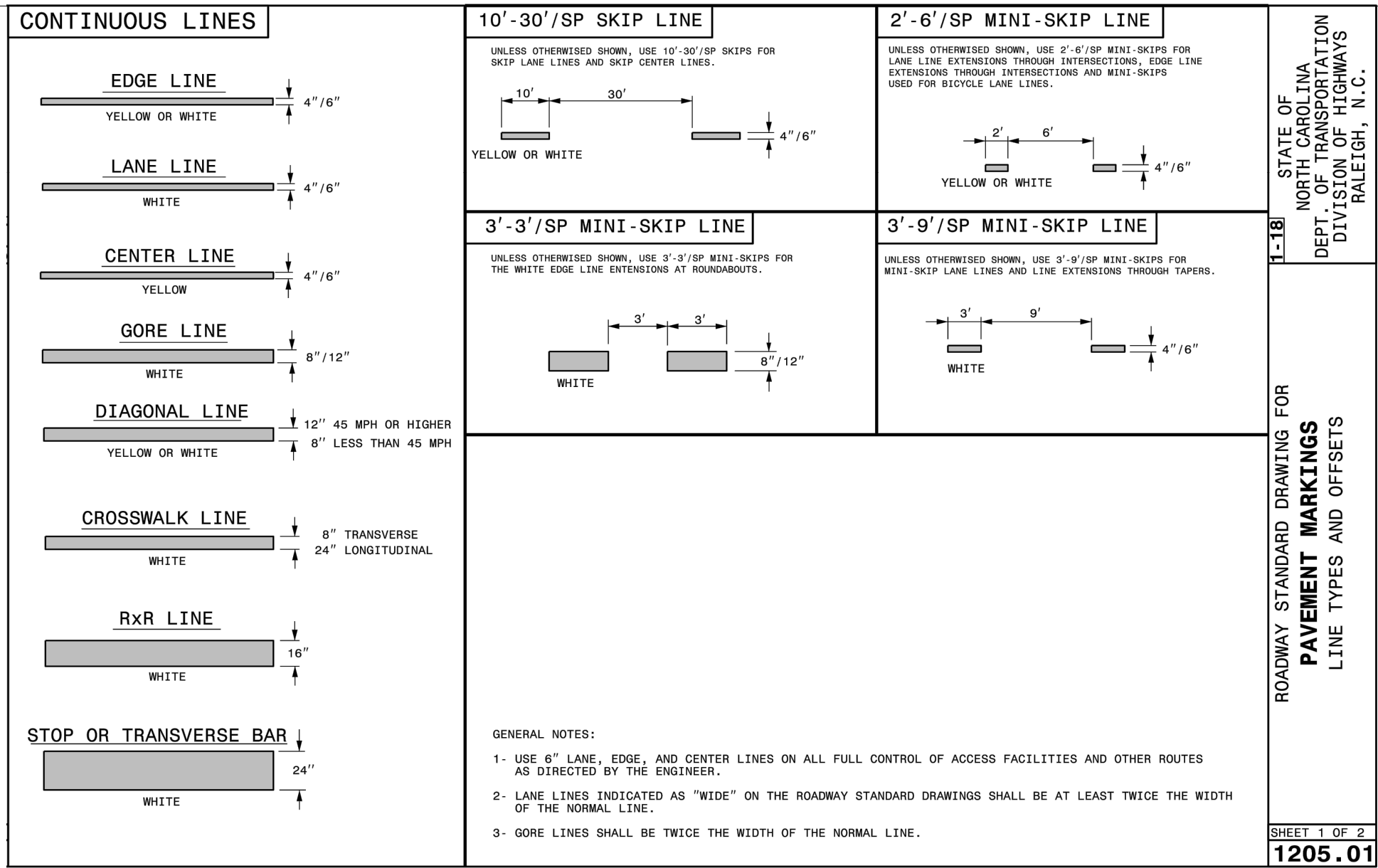










[illegible]

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "BRANDON J. SHREVES" at the bottom. Inside the ring, the words "PROFESSIONAL" and "ENGINEER" are written in a circular path. In the center, the word "SEAL" is at the top, followed by the license number "052534" and the expiration date "01/01/17". Below the date, the text "MECHANICAL ENGINEERING" is written.

**HAMPSTEAD,  
NORTH CAROLINA**

**US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**



**CIRCLE K STORES INC.**

**BOWMAN PROJECT NUMBER  
180001-01-0005**

**SHEET TITLE**

**NCDOT STANDARD  
DETAILS**

**SHEET NUMBER**

**C7-4**





| <u><b>SYMBOL</b></u>                                                                                                                                                                                                                                                                                                                                                                                                                | <u><b>MANUFACTURER/MODEL/DESCRIPTION</b></u>                                                                                                            | <u><b>QTY</b></u> | <u><b>PSI</b></u> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|
|      | Rain Bird 1806 15 Strip Series<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal.<br>Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. | 11                | 25                |
|                                                                                         | Rain Bird 1806 10 Series MPR<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal.<br>Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.   | 2                 | 25                |
|                                                                                         | Rain Bird 1806 12 Series MPR<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal.<br>Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.   | 1                 | 25                |
|                                                                                         | Rain Bird 1806 ADJ<br>Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal.<br>Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.             | 56                | 25                |

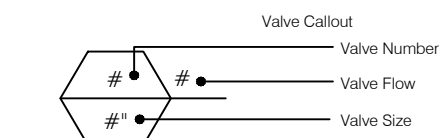
| <b>SYMBOL</b>                                                                       | <b>MANUFACTURER/MODEL/DESCRIPTION</b>                                   | <b>QTY</b> | <b>PSI</b> | <b>GPM</b> | <b>RADIUS</b> |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------|------------|------------|---------------|
|  | Rain Bird 3504-PC<br>Turf Rotor, 4" Pop-Up, Adjustable and Full Circle. | 11         | 25         | 0.77       | 20'           |
|  | Rain Bird 3504-PC<br>Turf Rotor, 4" Pop-Up, Adjustable and Full Circle. | 2          | 25         | 1.06       | 23'           |
|  | Rain Bird 3504-PC<br>Turf Rotor, 4" Pop-Up, Adjustable and Full Circle. | 52         | 25         | 1.40       | 27'           |
|  | Rain Bird 3504-PC<br>Turf Rotor, 4" Pop-Up, Adjustable and Full Circle. | 8          | 25         | 2.17       | 29'           |
|  | Rain Bird 3504-PC<br>Turf Rotor, 4" Pop-Up, Adjustable and Full Circle. | 2          | 25         | 2.97       | 31'           |

| <u>SYMBOL</u>                                                                       | <u>MANUFACTURER/MODEL/DESCRIPTION</u>                                                                                                                        | <u>QTY</u> |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|  | Rain Bird LPV-100<br>1" Low Flow DV Valve                                                                                                                    | 1          |
|  | Rain Bird MDGFCAP<br>DripLine Flush Valve cap in compression fitting coupler.                                                                                | 2          |
|  | Rain Bird ARV050<br>1/2" Air Relief Valve, made of quality rust-proof materials, with a 6" air valve box. (SEE 7x8 emitter box file with installation below) | 1          |

Area to Receive Dripline  
Rain Bird XFD-06-18  
XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 326.1 l.f.  
GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart,  
with emitters offset for triangular pattern. UV Resistant. Specify XF  
insert fittings.

| SYMBOL                                                                                | MANUFACTURER/MODEL/DESCRIPTION                                                                                                                                                                                               | QTY |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
|  | Rain Bird PEB<br>1-1/2" Plastic Industrial Valves. Low Flow Operating Capability,<br>Globe Configuration.                                                                                                                    | 8   |
|  | Nibco Ball Valve<br>Brass, Two-Piece, Full Port, NPT x NPT, T-FP-600A                                                                                                                                                        | 1   |
|  | Fetco 825V 1-1/2"<br>Reduced Pressure Backflow Preventer                                                                                                                                                                     | 1   |
|  | Rain Bird ESP8LXME w/ (1) ESP8LXMS12<br>20 Station, Traditionally-Wired, Commercial Controller, (1)<br>ESP8LXME 8-Station, Indoor/Outdoor, Plastic Wall-Mount<br>Enclosure w/ (1) ESP8LXMS12 - 12-Station Expansion Modules. | 1   |
|  | Rain Bird WR2-RFC<br>Wireless Rain and Freeze Sensor Combo, includes 1 receiver and<br>1 rain/freeze sensor transmitter.                                                                                                     | 1   |
|  | Water Meter 1"                                                                                                                                                                                                               | 1   |

|                                                                                       |                                               |            |
|---------------------------------------------------------------------------------------|-----------------------------------------------|------------|
|  | Irrigation Lateral Line: PVC Class 200 SDR 21 | 3,022 l.f. |
|  | Irrigation Mainline: PVC Schedule 40          | 900.7 l.f. |
|  | Pipe Sleeve: PVC Schedule 40                  | 486.8 l.f. |



### VALVE SCHEDULE

| NUMBER | MODEL             | SIZE   | TYPE              | GPM   | PSI   | PSI @ POC | PRECIP.   |
|--------|-------------------|--------|-------------------|-------|-------|-----------|-----------|
| 1      | Rain Bird PEB     | 1-1/2" | Turf Spray        | 20.17 | 33.5  | 52.83     | 2.01 in/h |
| 2      | Rain Bird PEB     | 1-1/2" | Turf Spray        | 24.34 | 33.27 | 50.48     | 0.48 in/h |
| 3      | Rain Bird PEB     | 1-1/2" | Turf Spray        | 21.70 | 33.65 | 50.77     | 0.49 in/h |
| 4      | Rain Bird PEB     | 1-1/2" | Turf Torus        | 21.10 | 33.21 | 50.35     | 0.52 in/h |
| 5      | Rain Bird PEB     | 1-1/2" | Turf Torus        | 21.40 | 33.71 | 50.61     | 0.51 in/h |
| 6      | Rain Bird LFV-100 | 1"     | Area for DripLine | 2.19  | 24.32 | 36.72     | 0.43 in/h |
| 7      | Rain Bird PEB     | 1-1/2" | Turf Spray        | 23.53 | 32.82 | 49.63     | 2.41 in/h |
| 8      | Rain Bird PEB     | 1-1/2" | Turf Spray        | 20.40 | 33.03 | 50.18     | 1.88 in/h |
| 9      | Rain Bird PEB     | 1-1/2" | Turf Torus        | 26.88 | 33.68 | 53.46     | 0.51 in/h |

NOTE: ALL IRRIGATION WORK AND TRENCHING NEAR EXISTING TREES SHALL BE DONE MANUALLY WITH HAND TOOLS. HEAVY MACHINERY WHICH COULD COMPACT SOILS OR DAMAGE EXISTING TREES SHALL NOT BE USED WITH 15' OF ANY EXISTING TREES.



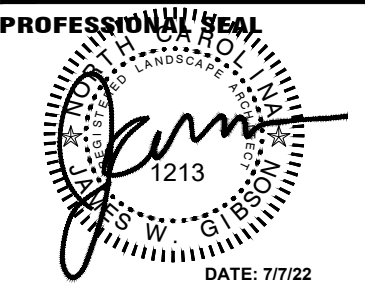
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10/20/21 COUNTY PLAN REVIEW



**PROFESSIONAL IN CHARGE**  
PL

---

**PROJECT MANAGER**  
PL

---

**QUALITY CONTROL**  
SF / BS / PL

---

**DRAWN BY**  
JWMC

**PROJECT NAME**  
**CIRCLE K**  
**STORE**

## HAMPSTEAD, NORTH CAROLINA

**US HWY 17 & SCOTTS HIL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**



CIRCLE K STORES INC

**BOWMAN PROJECT NUMBER**  
180001-01-005

**SHEET TITLE**

## LANDSCAPE IRRIGATION

**SHEET NUMBER**

# LI-1

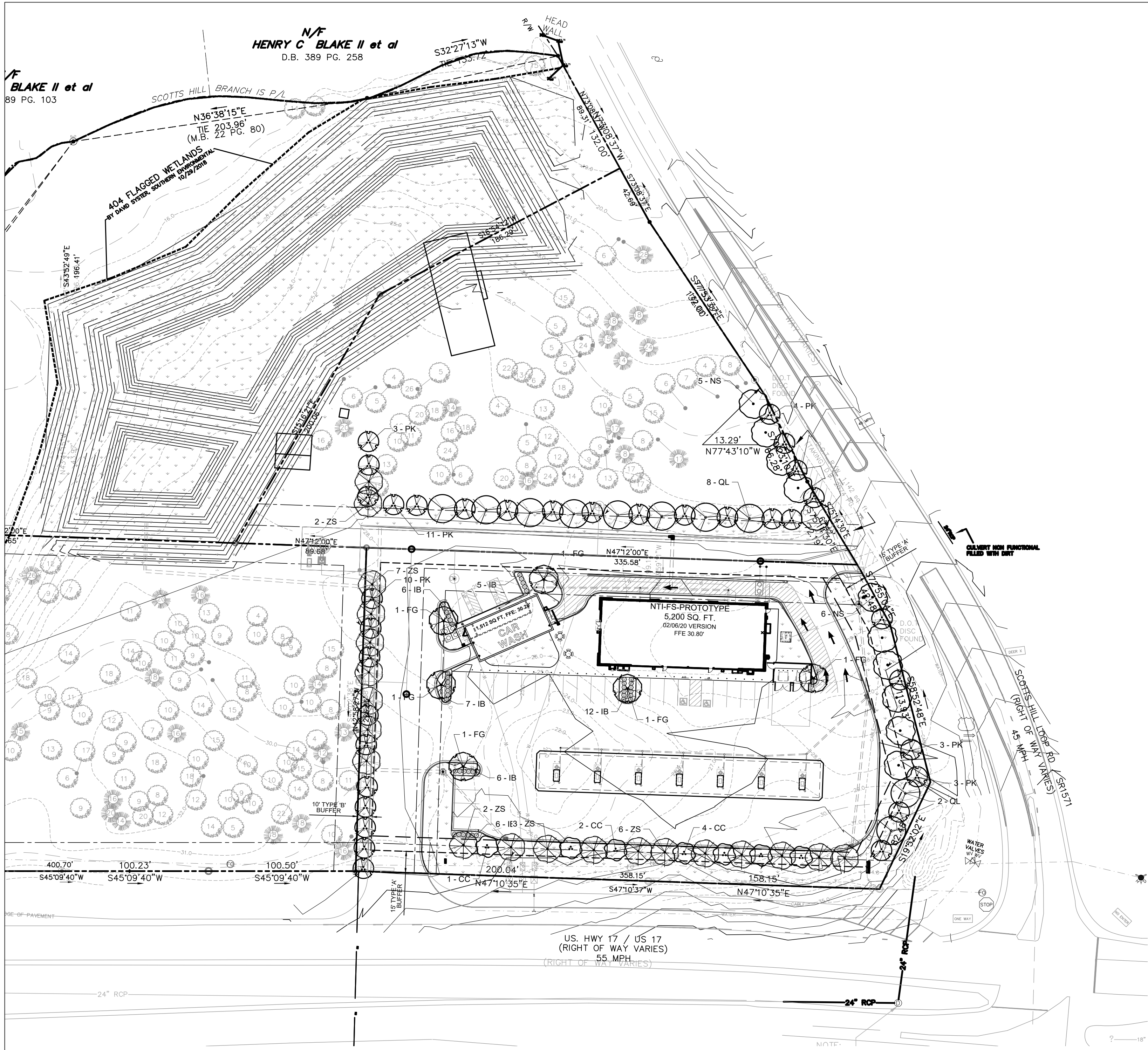












ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANT SCHEDULE

| TREES            | CODE | BOTANICAL / COMMON NAME                                         | CALIPER | ROOT | HEIGHT    | QTY |
|------------------|------|-----------------------------------------------------------------|---------|------|-----------|-----|
|                  | FG   | Fraxinus pennsylvanica / Green Ash                              | 2" Cal. | B&B  | 10'-12'   | 6   |
|                  | NS   | Nyssa sylvatica / Tupelo                                        | 2" Cal. | B&B  | 8'-10'    | 11  |
|                  | QL   | Quercus laurifolia / Laurel-leaved Oak                          | 2" Cal. | B&B  | 10'-12'   | 10  |
|                  | ZS   | Zelkova serrata / Sawleaf Zelkova                               | 2" Cal. | B&B  | 10'-12'   | 20  |
| UNDERSTORY TREES | CODE | BOTANICAL / COMMON NAME                                         | CALIPER | ROOT | HEIGHT    | QTY |
|                  | CC   | Cercis canadensis / Eastern Redbud                              | 2" Cal. | B&B  | 8' min.   | 7   |
|                  | PK   | Prunus serrulata 'Kwanzari' / Kwanzan Japanese Flowering Cherry | 2" Cal. | B&B  | 8' min.   | 34  |
| SHRUBS           | CODE | BOTANICAL / COMMON NAME                                         |         |      | SPACING   |     |
|                  | IB   | Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly             |         |      | 36" o.c.  | 42  |
| GROUND COVERS    | CODE | BOTANICAL / COMMON NAME                                         |         |      | QTY       |     |
|                  | CH   | Cynodon dactylon '419 Hybrid' / Bermuda Grass Sod               |         |      | 94,991 sf |     |

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 2" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 2" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BUFFERS</b><br>FRONT REQUIREMENTS: 15 FT (TYPE A BUFFER)<br>15' WIDE WITH 3 CANOPY TREES AND 2 UNDERSTORY TREES PER 100 LF<br>US HWY 17 355 LF = 11 CANOPY TREES/7 UNDERSTORY TREES<br>SIDE STREET REQUIREMENTS: 15 FT (TYPE A BUFFER)<br>15' WIDE WITH 3 CANOPY TREES AND 2 UNDERSTORY TREES PER 100 LF<br>US HWY 17 312 LF = 10 CANOPY TREES/6 UNDERSTORY TREES<br>SIDE REQUIREMENTS: 10 FT (TYPE B BUFFER)<br>10' WIDE WITH 3 CANOPY TREES AND 4 UNDERSTORY TREES PER 100 LF<br>US HWY 17 315 LF = 9 CANOPY TREES/13 UNDERSTORY TREES<br>REAR REQUIREMENTS: 10 FT (TYPE B BUFFER)<br>10' WIDE WITH 3 CANOPY TREES AND 4 UNDERSTORY TREES PER 100 LF<br>US HWY 17 275 LF = 8 CANOPY TREES/11 UNDERSTORY TREES | 11 CANOPY TREES/7 UNDERSTORY TREES<br>10 CANOPY TREES/6 UNDERSTORY TREES<br>9 CANOPY TREES/13 UNDERSTORY TREES<br>8 CANOPY TREES/11 UNDERSTORY TREES |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                         |                  |
|-------------------------------------------------------------------------|------------------|
| <b>PARKING LOTS</b><br>1 TREE PER LANDSCAPED ISLAND<br>7 TREES REQUIRED | 7 TREES PROVIDED |
|-------------------------------------------------------------------------|------------------|

MITIGATION REQUIRED  
276 2" TREES REQUIRED\*\*

\*\*IN LIEU OF PLANTING MITIGATION TREES A FEE WILL BE PAID INTO THE CITY OF HEMPSTEAD'S TREE FUND



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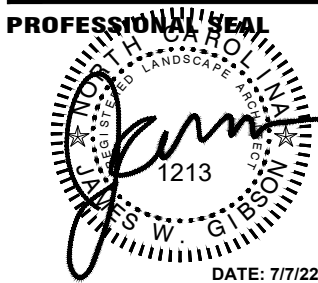
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10/20/21 COUNTY PLAN REVIEW

COMPANY SEAL



PROFESSIONAL IN CHARGE

PROJECT MANAGER

QUALITY CONTROL

DRAWN BY

JWG

PROJECT NAME

CIRCLE K  
STORE

HAMPSTEAD,  
NORTH CAROLINA

US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411



CIRCLE K STORES INC.

BOWMAN PROJECT NUMBER

180001-01-005

SHEET TITLE

LANDSCAPE  
PLANTING

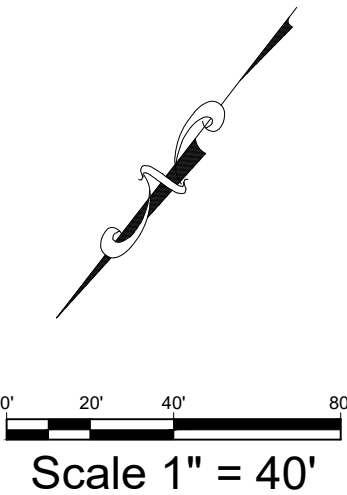
SHEET NUMBER

LP-1









HARDWOOD TREE TO REMAIN

CONIFER TREE TO REMAIN

HARDWOOD TREE TO BE REMOVED

CONIFER TREE TO BE REMOVED

NOTE: NUMBER WITHIN SYMBOL INDICATES TRUNK DIAMETER

—TP——TP——TP—— TREE PROTECTION FENCING

## LIMITS OF DISTURBANCE

- a) FOR PURPOSES OF ORDINANCE, A SIGNIFICANT TREE SHALL BE DEFINED AS FOLLOWS:
  - a) AN AMERICAN HOLLY WITH A TRUNK CALIPER MEASUREMENT OF 6" OR GREATER MEASURED AT 4.5 FEET ABOVE GROUND;
  - b) A FLOWERING DOGWOOD WITH A TRUNK CALIPER MEASUREMENT OF 4" OR GREATER MEASURED AT 1.5 FEET ABOVE GROUND;
  - c) A WATER OAK WITH A TRUNK CALIPER MEASUREMENT OF 8" OR GREATER MEASURED AT 4.5 FEET ABOVE GROUND;
  - d) A LIVE OAK WITH A TRUNK CALIPER MEASUREMENT OF 8" OR GREATER MEASURED AT 4.5 FEET ABOVE GROUND;
- b) SPECIES NOT INCLUDED IN THE PLANTING TABLE, EXCEPT A "LOBLOBBY PINE" (SEE APPENDIX C) WITH A TRUNK CALIPER MEASUREMENT OF 12" OR GREATER MEASURED AT 4.5 FEET ABOVE

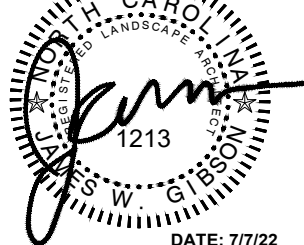
|                                 |              |
|---------------------------------|--------------|
| TOTAL TREES ON SITE             | 353          |
| TOTAL SIGNIFICANT TREES ON SITE | 235          |
| TOTAL SIGNIFICANT TREES REMOVED | 138          |
| TOTAL MITIGATION REQUIRED       | 276 2" TREES |

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10/20/21 COUNTY PLAN REVIEW

**COMPANY SEAL**

**PROFESSIONAL SEAL****PROFESSIONAL IN CHARGE**

PL

## PROJECT MANAGER

## QUALITY CONTROL

SF / BS / PL

DRAWN BY

JWG

**PROJECT NAME**

**CIRCLE K  
STORE**

## HAMPSTEAD, NORTH CAROLINA

**US HWY 17 & SCOTTS HILL  
LOOP ROAD  
HAMPSTEAD, NC, 28411**



CIRCLE K STORES INC

BOWMAN PROJECT NUMBER

180001-01-005

**SHEET TITLE**

## TREE DISPOSITION PLAN

**SHEET NUMBER**

**TD 1**

# TD-1



**EVERGREEN**  
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Raleigh, NC 27612  
[www.EvergreenDesignGroup.com](http://www.EvergreenDesignGroup.com)



TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHERS.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

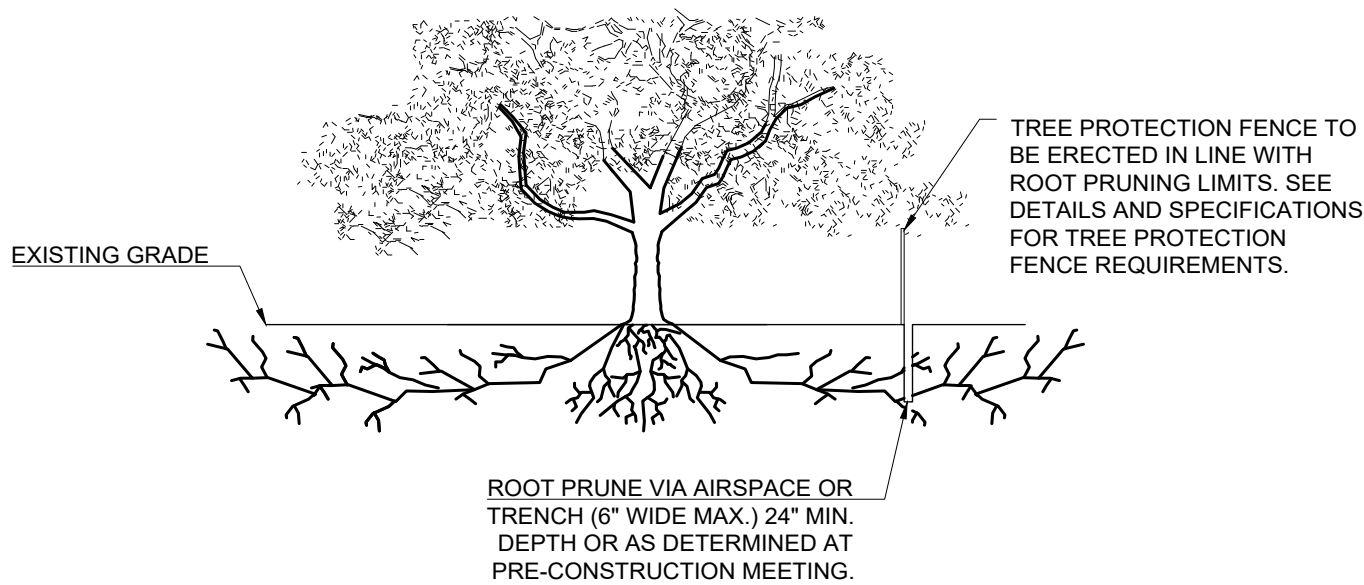
CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
  - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
  - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
  - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
  - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
  - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
  - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

NOTES

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

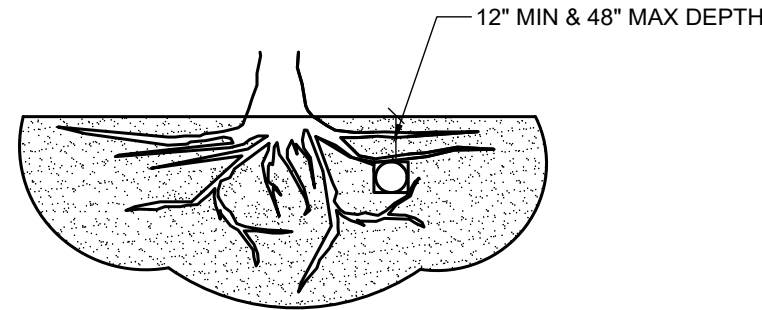


D ROOT PRUNING DETAIL

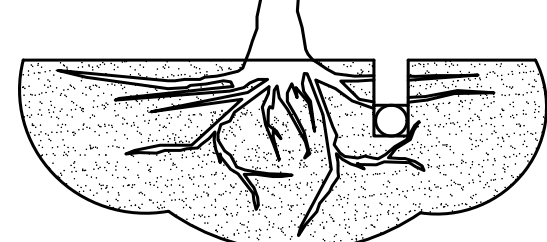
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



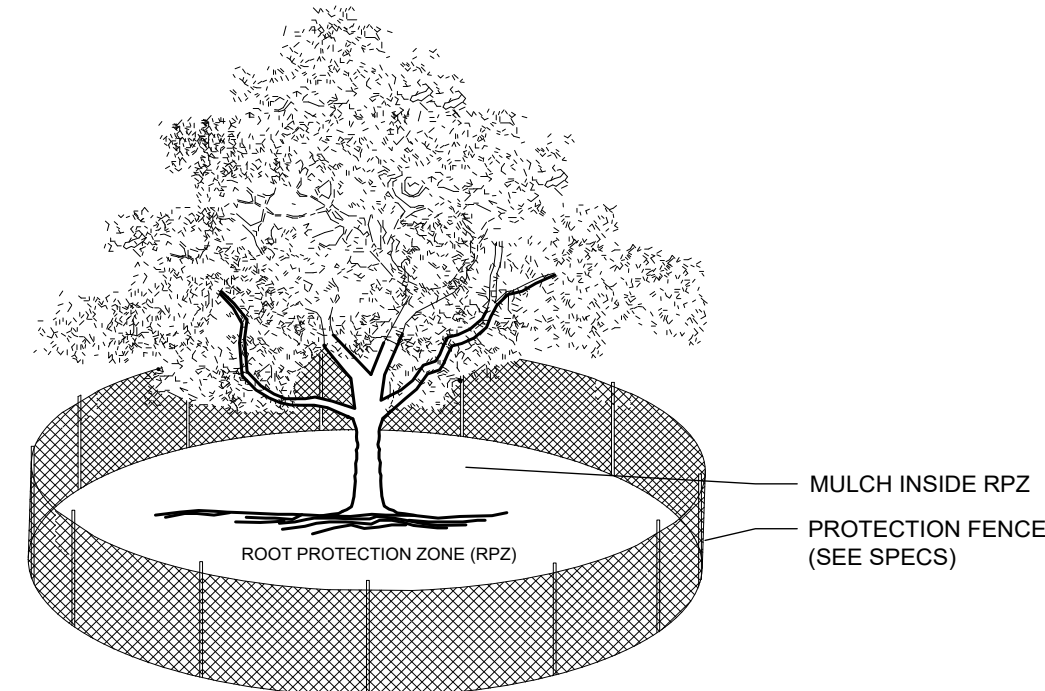
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE

SCALE: NOT TO SCALE

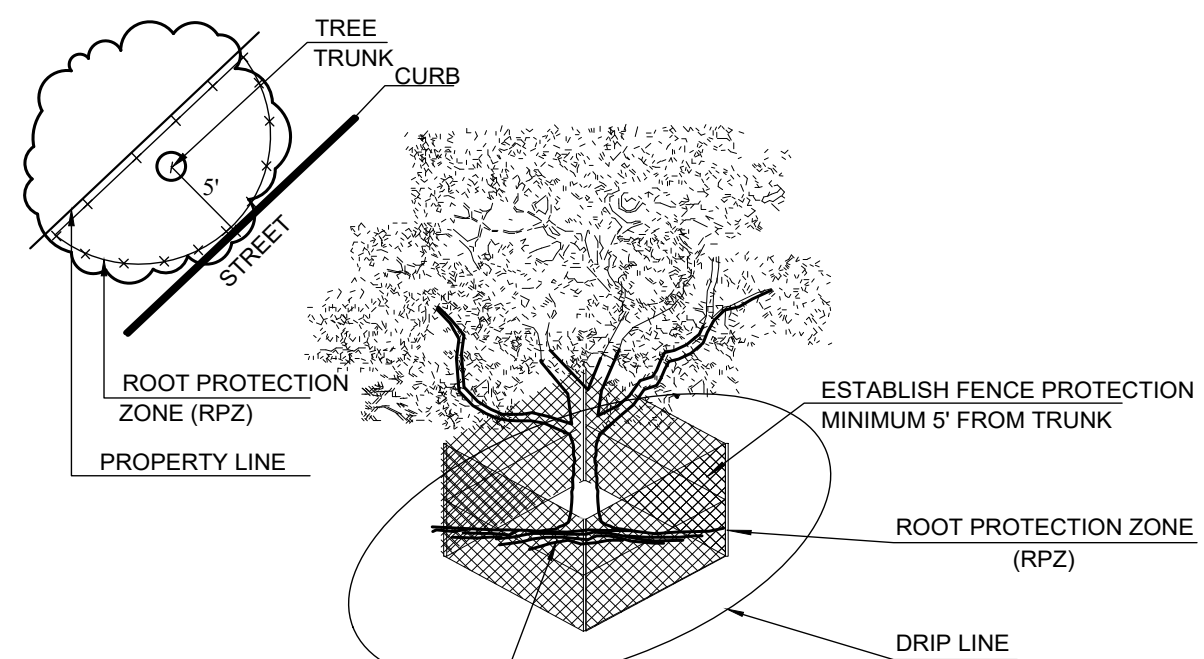


NOTES:

1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE

SCALE: NOT TO SCALE



NOTES:

1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION

SCALE: NOT TO SCALE

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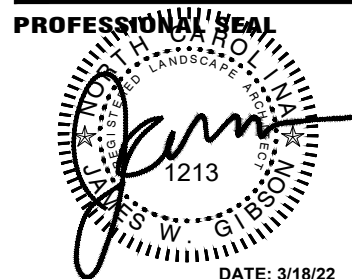
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10/20/21 COUNTY PLAN REVIEW

COMPANY SEAL



PROFESSIONAL IN CHARGE

PL

PROJECT MANAGER

PL

QUALITY CONTROL

SF / BS / PL

DRAWN BY

JWG

PROJECT NAME

**CIRCLE K STORE**

**HAMPSTEAD, NORTH CAROLINA**

**US HWY 17 & SCOTTS HILL LOOP ROAD  
HAMPSTEAD, NC, 28411**



CIRCLE K STORES INC.

BOWMAN PROJECT NUMBER

180001-01-005

SHEET TITLE

**TREE PROTECTION NOTES AND DETAILS**

SHEET NUMBER

**TD-2**







- FINAL MITIGATION CALCULATIONS PENDING FINAL SPECIES IDENTIFICATION
- TREE REMOVAL PLAN BASED ON SURVEY BY CAPE FEAR SURVEYING PC, DATED SEPTEMBER 17, 2021
- 404 WETLAND SURVEY BY SOUTHERN ENVIRONMENTAL, DATED 10/28/2018

FOR REVIEW ONLY -  
NOT FOR CONSTRUCTION

 **McKIM & CREED**  
243 NORTH FRONT STREET  
WILMINGTON, NORTH CAROLINA 28401  
TELE: (910) 343-1048  
FAX: (910) 251-8282  
NC License # C-0342

SCOTTS HILL CIRCLE K  
INTERSECTION US HWY 17 AND SCOTTS HILL LOOP ROAD, PENDER COUNTY, NC

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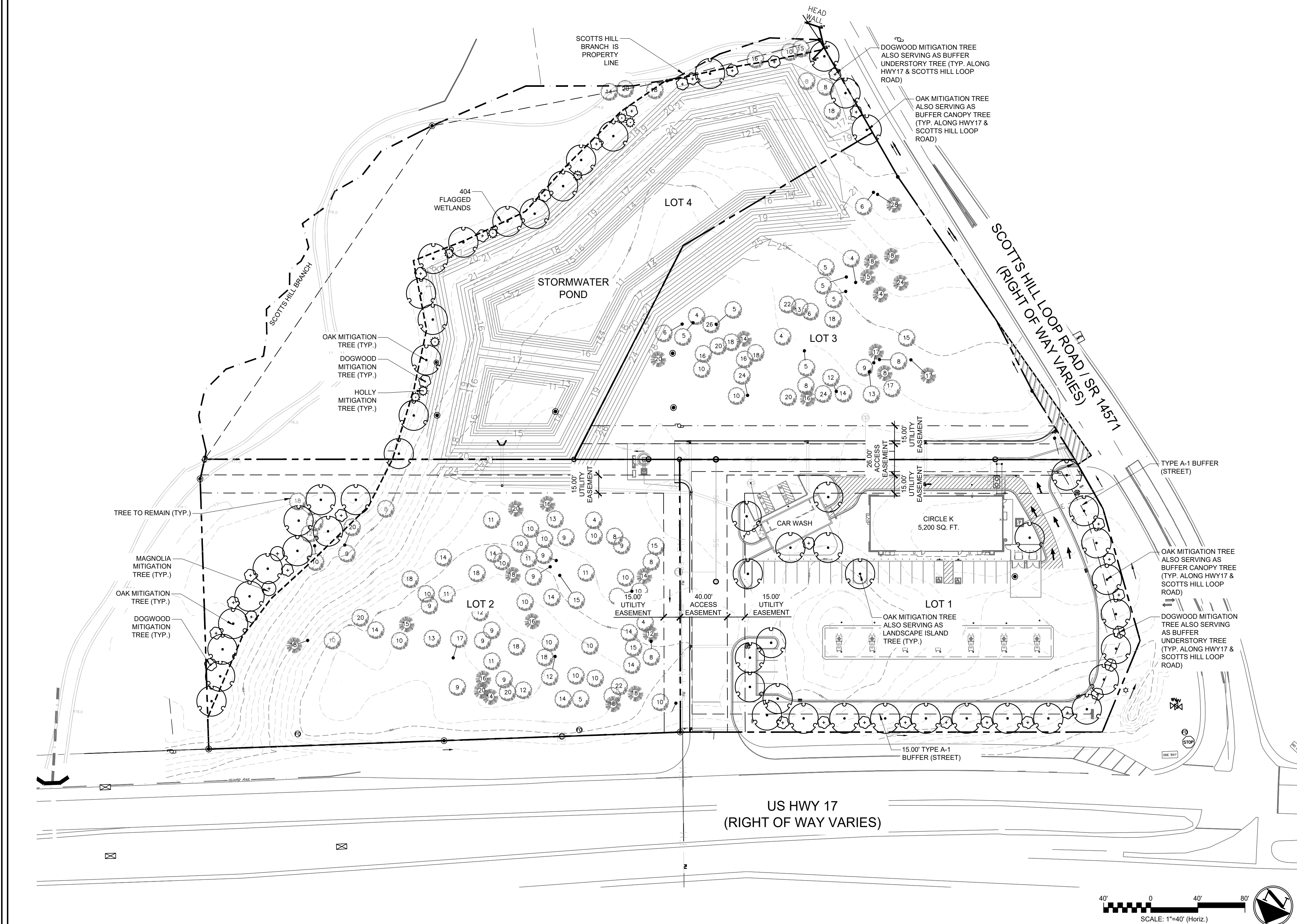
TREE REMOVAL PLAN

|                        |             |                                                                               |
|------------------------|-------------|-------------------------------------------------------------------------------|
| DATE: 02/03/2023       | SCALE       | <div>C2.0</div> <div>DRAWING NUMBER</div> <div>----</div> <div>REVISION</div> |
| MCE PROJ. # 05503-0002 | HORIZONTAL: |                                                                               |
| DRAWN ALM              | 1" = 40'    |                                                                               |
| DESIGNED ALM           | VERTICAL:   |                                                                               |
| CHECKED RMC            | N/A         |                                                                               |
| PROJ. MGR RMC          |             |                                                                               |

STATUS:

VARIANCE REQUEST





### LANDSCAPE DATA AS IT AFFECTS MITIGATION PLANTINGS

| REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | REQUIRED                                                                                                                                                                                                               | PROVIDED                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>8.1.3 MITIGATION</b><br>ANY SIGNIFICANT TREE REMOVED SHALL BE MITIGATED BY PLANTING OF TWO (2) TREES OF THE SAME SPECIES WITH A MINIMUM CALIPER OF 2" OR GREATER<br><br>64 OAKS x 2 = 128 OAK TREES (2" CALIPER)<br>4 HOLLIES x 2 = 8 HOLLY TREES (2" CALIPER)<br>17 DOGWOODS x 2 = 34 DOGWOOD TREES (2" CALIPER)<br>1 MAGNOLIA x 2 = 2 MAGNOLIA TREES (2" CALIPER)<br>86 TREES REMOVED x 2 = 172 TOTAL MITIGATION TREES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | (172) 2" CAL. TREES                                                                                                                                                                                                    | (98) 2" CAL. TREES                                                                                                                                                                                                     |
| <b>8.2 REQUIRED BUFFERS</b><br><b>US HWY 17 - STREET BUFFER</b><br>BUFFER TYPE A, OPTION A-1<br>15' STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100' OF ROAD FRONTAGE<br>FRONTAGE OF 309' / 100' = 3.09<br>3.09 x 3 CANOPY TREE = 9 CANOPY TREES<br>3.09 x 2 UNDERSTORY TREES = 6 UNDERSTORY TREES<br><br><b>SCOTTS HILL LOOP - STREET BUFFER (LOT 1)</b><br>BUFFER TYPE A, OPTION A-1<br>15' STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100' OF ROAD FRONTAGE<br>FRONTAGE OF 239' / 100' = 2.39<br>2.39 x 3 CANOPY TREE = 7 CANOPY TREES<br>2.39 x 2 UNDERSTORY TREES = 5 UNDERSTORY TREES<br><br><b>SCOTTS HILL LOOP - STREET BUFFER (LOT 4)</b><br>BUFFER TYPE A, OPTION A-1<br>15' STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE PER 100' OF ROAD FRONTAGE<br>FRONTAGE OF 89' / 100' = 1<br>1 x 3 CANOPY TREE = 3 CANOPY TREES<br>1 x 2 UNDERSTORY TREES = 2 UNDERSTORY TREES | <b>US HWY 17</b><br>9 CANOPY TREES<br>6 UNDERSTORY TREES<br><br><b>SCOTTS HILL LOOP (LOT 1)</b><br>7 CANOPY TREES<br>5 UNDERSTORY TREES<br><br><b>SCOTTS HILL LOOP (LOT 4)</b><br>3 CANOPY TREES<br>2 UNDERSTORY TREES | <b>US HWY 17</b><br>9 CANOPY TREES<br>8 UNDERSTORY TREES<br><br><b>SCOTTS HILL LOOP (LOT 1)</b><br>7 CANOPY TREES<br>6 UNDERSTORY TREES<br><br><b>SCOTTS HILL LOOP (LOT 4)</b><br>3 CANOPY TREES<br>2 UNDERSTORY TREES |
| <b>8.3 INTERNAL LANDSCAPING IN PARKING AREAS</b><br>LANDSCAPE ISLAND PLANTING<br>- 1 CANOPY TREE PER ISLAND<br>- 7' HIGH SHRUBS ENTIRE LENGTH OF LANDSCAPE ISLAND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | YES                                                                                                                                                                                                                    | YES, SEE PLAN                                                                                                                                                                                                          |

### NOTES

- FINAL MITIGATION CALCULATIONS PENDING FINAL SPECIES
- IDENTIFICATION
- ALL TREES SHOWN ON THIS PLAN ARE FOR MITIGATION PURPOSES. TREES ARE ONLY SHOWN WHERE LANDSCAPE ORDINANCE TREES ARE ALSO PERMITTED TO BE USED AS MITIGATION TREES. ADDITIONAL TREES MAY BE REQUIRED TO MEET LANDSCAPE ORDINANCE.
- ALL CALCULATIONS SHOWN ARE FOR LOT 1, LOT 4, AND ASSOCIATED EASEMENTS. LOT 2 AND LOT 3 TO BE CONSIDERED IN FUTURE.
- PLANTING PLAN IS CONCEPTUAL IN NATURE, NOT FOR CONSTRUCTION AND SUBJECT TO CHANGE
- MITIGATION TREES SHOWN BY GENUS ONLY. SPECIFIC MITIGATION TREE SPECIES MUST MATCH THAT OF REMOVED TREES, PER UDO SECTION 8.1.3

### MITIGATION TREE SCHEDULE

| CANOPY     | COMMON NAME            | QTY |
|------------|------------------------|-----|
|            | OAK (QUERCUS)          | 54  |
| UNDERSTORY | COMMON NAME            | QTY |
|            | DOGWOOD                | 34  |
|            | HOLLY                  | 8   |
|            | MAGNOLIA               | 2   |
|            | TOTAL MITIGATION TREES | 98  |

## 2 MITIGATION PLAN

| REV. NO. | DESCRIPTIONS / REVISIONS | DATE |
|----------|--------------------------|------|
|          |                          |      |
|          |                          |      |
|          |                          |      |
|          |                          |      |
|          |                          |      |
|          |                          |      |
|          |                          |      |
|          |                          |      |
|          |                          |      |

FOR REVIEW ONLY -  
NOT FOR CONSTRUCTION



243 NORTH FRONT STREET  
WILMINGTON, NORTH CAROLINA 28401  
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NC License # C-0342

SCOTTS HILL CIRCLE K

INTERSECTION US HWY 17 AND SCOTTS HILL LOOP ROAD, PENDER COUNTY, NC

MITIGATION PLAN

## 1 LEGEND AND NOTES

DATE: 02/03/2023  
MCE PROJ. #: 05003-0002  
DRAWN: ALM  
DESIGNED: ALM  
CHECKED: RMC  
PROJ. MGR: RMC

SCALE:  
HORIZONTAL:  
1" = 40'  
VERTICAL:  
N/A

C10.0

DRAWING NUMBER:  
-----  
REVISION:

STATUS:

VARIANCE REQUEST