



**CITY OF SOUTHPORT
PLANNING BOARD
REGULAR MEETING AGENDA**

June 20, 2024
6:00 PM

Agenda

Please turn off all cell phones

Meetings are open to the public. Face masks and social distancing may be used at the discretion of each individual. Changes to this policy may occur, as needed to help prevent the spread of the Coronavirus.

The regular monthly meeting of the Planning Board will be held at 6:00 p.m. on the third Thursday of each month. All members are asked to attend.

- A. Call to Order**
- B. Invocation**
- C. Pledge of Allegiance**
- D. Oath of Office**
 - 1. Swearing in City Member Fred Fiss
(ETJ members will be sworn in upon County approval of appointments)
- E. Approval of Minutes**
 - 1. May 16, 2024
- F. Approval of Agenda**
- G. Public Comment**
- H. Old Business**
 - 1. Section 3.19 Sign Text Amendment
- I. New Business**
 - 1. Section 3.17 Landscaping and Buffers and Section 3.14 Parking Text Amendments-ROW updates
 - 2. Major Site Plan Modification-Walmart Expansion
 - 3. Major Site Plan Review-Southport Branch Meetinghouse
 - 4. Section 4.14C Amount of Land Dedication Text Amendment- Open Space Calculation
- J. Other Business**
- K. Announcements**

L. Member's Information

1. Attendance Record
2. Member's Roster

M. Adjourn



Planning Board Minutes
Community Building 223 E. Bay Street
May 16, 2024
6:00 P.M.

Members Present: Sue Hodgins, Will Hewett, Fred Fiss, Roy Pender, Scott Jones, Kevin Locklin, and Donnie Joyner

Members Absent: Chris Jones and Dick Sloan

Staff Present: Mo Meehan, City Planner
Tanya Shannon, Deputy Clerk
ChyAnn Ketchum, Director of Communications/PIO

Board of Aldermen Frank Lai

Liaisons Present:

A. Chair Sue Hodgins called the meeting to order at 6:00 p.m.

B. Mr. Donnie Joyner gave the Invocation.

C. Chair Hodgins led the Pledge of Allegiance.

D. Approval of the Minutes

Mr. Joyner motioned to approve the April 18, 2024, Minutes and seconded by Vice-Chair Hewett. **Unanimous Vote; Motion carried.**

E. Approval of the Agenda

Vice-Chair Hewett motioned to approve the agenda and seconded by Mr. Joyner. **Unanimous Vote; Motion Carried.**

F. Public Comment: None

G. Old Business

1. Text Amendment Section 3.9 Signs

Ms. Meehan provided background information on the proposed amendment. She stated that the updated draft of amendments is for Section 3.19 *Signs*. After review and discussion from the Planning Board, further updates were requested at the April 18th meeting. One specific question that had no consensus is the use of neon or neon-like 'Open' signs for businesses. The text was sent back for further discussion to the Committee with a unanimous vote. Following the Planning Board's direction, the Review Committee, consisting of Mr. Locklin, Mr. Fiss, and Ms. Hodgins, reconvened on May 9. The draft update to Section 3.19 *Signs* now includes the following additions:

1. Political signs – allow one sign per candidate per lot
2. Color temperature included for window lighting as well as outdoor sign lighting
3. Neon – include LED lighting with the appearance of neon to list of prohibited signs
4. Updated mural standards per recommendations of Mr. Locklin.

The committee was split on the addition of neon or neon-type open signs and asked that the full Planning Board vote on the matter. The following are the two options for consideration:

1. Follow the Ordinance and prohibit all neon signs, including 'Open' signs.

2. Allow neon 'Open' signs with a size limit in the Business District (BD) and Highway Commercial (HC) zoning districts. Some sizes mentioned at the meeting were 7" x 18" and 13" x 32".

It was asked whether the existing signs could remain if the text amendment were approved. Ms. Meehan said that the Board could choose to have six months of grace before removal or consider them non-conforming and that when those signs are no longer being used, that sign would have to conform with the Ordinance.

Mr. Scott Jones was in favor of neon signs as long as their size is regulated. According to Ms. Meehan, the most popular sizes are 9 x 16, 10 x 18, or 10 x 20, with larger signs being 12 x 24. It was clarified that these regulations would only apply to 'Open' neon signs. Mr. Fiss believes these regulations are meant to be proactive in preserving the character of the business corridor. He does not want to see a complete restriction on the signs but suggests limiting the square inches to maintain the norm of having 'Open' neon signs.

Mr. Locklin explained that everyone is allowed diverse types of signage. He focuses on what is best for the community's image, especially as a coastal town. Research shows that signage has a significant impact on a town's vitality. Having fewer signs does not necessarily hinder economic growth. After viewing 211 businesses, he found that only 39 of them had neon 'Open' signs, which is 19%. He believes that using more aesthetically pleasing signs can create a better look and feel, complementing the quaintness and atmosphere of the city. He thinks visitors come to Southport for the small-town atmosphere and are looking to escape from overly- stimulating signage.

Mr. Joyner does not believe there is a need for regulations on 'Open' signs. He has not encountered any overly flashy signs and believes that imposing restrictions may be burdensome for business owners. 'Open' signs have been a common practice for over a decade, and many people rely on them. Mr. Hewett agrees with imposing a size limit but feels that over-restricting could be offensive to some business owners. He would like business owners to be aware of other options and the signs to remain out of the CBD and Historic District.

The Board discussed various compromise options, including allowing a single 'Open' neon sign with size restrictions. Mr. Pender does not support the idea of having more neon signs, but he would like to enable existing businesses to continue using them, by grandfathering them in. Mr. Locklin suggested imposing limits on the number and size of neon signs and gradually phasing them out over a period of three years. He explained that there are alternative ways to illuminate 'Open' signs without using neon lighting. Mr. Locklin expressed concern that allowing more neon signs could lead to an influx that may not be aesthetically pleasing, and he would like to see their numbers decreased. Mr. Scott Jones disagreed and felt there would not be a massive influx, considering that only 19% use them, and he does not see more people going out to get them. He does, however, agree with limiting the number and the size.

Chair Hodgkin inquired if anyone had any additional comments or questions about signage. The Board unanimously referred the discussion back to the Review Committee for further discussion and future suggestions.

Mr. Fiss asked for clarification on inflatable signs and whether they are consistent with the current sign ordinance. Section 3.19 *Signs F:7 Inflatable Sign. One (1) inflatable sign shall be allowed once per calendar year per business. a) Further, inflatable signs shall not be internally illuminated, shall not be higher than 25 feet above grade, and shall not be erected*

or maintained on a building parapet or roof. The time allowed for these signs shall not exceed 10 days. These signs shall be located on either an attached, tethered, or freestanding structure. The sign and its structure shall not block or inhibit the visibility of vehicular traffic or in any way pose a danger to pedestrians or vehicular traffic or property.

Mr. Fiss raised concerns about the necessity of electronic messaging signs, suggesting that they should only be used for Municipal buildings. The Board couldn't find a valid reason to allow inflatable signs but agreed that electronic messaging signs should only be permissible for Municipal buildings.

Mr. Fiss made a Motion to ban Electronic Message Center (EMC) Signs in the Central Business District and the Business District, except for Municipal buildings (Article 3.19 F:6). The motion also includes a ban on Inflatable Signs in the Central Business District and Business District (Article 3.19 F:7). Seconded by Mr. Locklin. ***Unanimous Vote; Motion Carried.***

1. Major Site Plan 101 E. Moore St. Update

Ms. Meehan provided an overview of the Major Site Plan. She mentioned that the Review Committee, consisting of Ms. Hodgins, Mr. Chris Jones, and Mr. Fiss, met on May 9th. The Committee reviewed the updated site plan, which included a new parking layout, all required setbacks, and that allowed parked vehicles to back into Howe Street.

There were questions from the Board and the Committee, and they requested Staff to contact the NCDOT for further information and approval regarding the safety and permissibility of backing out onto Howe Street, which is a State highway. There were also some pedestrian concerns. Ms. Meehan sent a letter to the Division III Traffic Engineer but has not received a response yet. She plans to follow up next week.

The Committee requested Staff to compile all communications between Staff and the applicant from the Planning Board's last activity on this Plan, including the Parking Study Submittal, to ensure that there was consistent communication and progress with the application and that it did not go dormant for 6 months. Staff is gathering all the information and will present it to the Board and Committee as it becomes available. Chair Hodgins noted that the Committee also requested written documentation from the Police and Fire departments regarding the Board of Adjustment's approval. No action was taken; only an update was made.

2. Zoning Map Amendment Update HC to BD - North Howe St. at River Rd.

Ms. Meehan stated the Planning Board requested a rezoning consideration for the south side of the intersection of North Howe Street and HWY 211. The proposal was made in February, and the existing corridor conditions were presented in March. Staff reached out to surrounding property owners for input. Three out of four owners have responded. Bald Head Limited supports a gateway and entry corridor, while Walgreens owners expressed concerns about potential future changes. Staff recommended waiting for the completion of the Comprehensive Plan update, which includes gateway corridor studies and public input.

Mr. Fiss inquired about the size of the Walgreens, asking if it was over 5,000 square feet. Ms. Meehan confirmed that it was over 10,000 square feet. Mr. Scott Jones then asked about the size of the old Kerr Drug building, which is now a vacant/abandoned building. Mr. Hewett estimated its size to be 8,000 square feet. Mr. Fiss inquired about the potential for the property to remain unchanged, asking whether conditional zoning or a variance would be

requested. Ms. Meehan clarified that conditional zoning would not be an option, but a request for a variance could be pursued.

Chair Hodgkin noted that since not all property owners have responded yet, it might be most prudent to finalize the proposed revision for the city's gateway. She mentioned an upcoming Steering Committee Meeting as an opportunity to review all the information and gather ideas and feedback for the vision of a Southport entryway. It was the consensus of the Board to move forward by sending all recommendations and ideas to the Comprehensive Plan Consultants and allowing them to incorporate them into the suggestions from the Consultants, Steering Committee, and Public Input.

H. New Business

1. Section 3.17 D. Landscaping on Public Property Text Amendment Introduction

Ms. Meehan said the proposed Text Amendment would be brought to the Planning Board at its June meeting. She explained that the Board of Aldermen has been considering and soliciting input for right-of-way allowances. She said at the Aldermen's May 9th meeting, they approved a City Ordinance that allows certain encroachments, including some parking, existing land use, and some grass within the right of way. She said in Section 3.17 D. *Landscaping on Public Property* of the UDO mirrors one portion of that, so the Planning Board is tasked to update the UDO to match that language. Right now, the language as it states in the UDO: *It shall be unlawful for any person to place or cause to be placed on any public street, road, alley, sidewalk, or other public right-of-way within the city any wall, fence, gate, brick, stone, wood, rock, vegetation, or other structure, material, or substance above the horizontal plane of the existing ground.*

Some of the new ROW allowances that will be added:

- Installation of turf grass on grade.
- Residential areas without off-street parking requirements are allowed to improve 2 parking spaces with standards.

Ms. Meehan will be drafting the language for the Board to review in the upcoming meeting.

Chair Hodgkin suggested that the Board review Section 3.17 D Landscaping on Public Property in the UDO so that they will be prepared to discuss the proposed new language when it is provided. The Board agreed.

I. Other Business None

J. Announcements

Ms. Meehan announced the next public input sessions for the Comprehensive Plan. They will take place on May 22 from 9:00 to 11:30. There will also be a walking tour around the city. If anyone is unable to participate in the walking tour, a roundtable listening and input session will be held that same day at the Community Building at 1:00 p.m.

Chair Hodgkin announced that the Green Growth Toolbox Workshop will take place on May 21st at 9:30 a.m. at the Pender County Library. She also mentioned that the Comprehensive Plan Steering Committee Meeting is scheduled for May 21st at 5:30 p.m. at the Nash Street Substation. Additionally, on May 22nd, Mr. Fiss and Ms. Hodgkin will be attending the Legislative Zoning Workshop instructed by the UNC School of Government in Wilmington.

There was no further business or discussion. Chair Hodgins requested a Motion to adjourn the meeting. A Motion was made by Vice-Chair Hewett to adjourn and seconded by Mr. Fiss. ***Unanimous Vote; Motion Carried. Adjourned—7:43 p.m.***

Chair, Sue Hodgins

Deputy Clerk, Tanya Shannon



MEMORANDUM

To: Sue Hodgins, Chair and Members of the Planning Board

From: Maureen Meehan, City Planner

Re: Section 3.19 Signs – Text Amendment

Date: June 20, 2024

At your regular meeting on May 16, staff presented an updated draft of text amendments for Section 3.19 Signs. After review and discussion, the following two standards were approved: 1) Electronic Message Center signs are only allowed on municipal property and 2) Inflatable signs are prohibited in the CBD and BD zoning districts. One specific question that had no consensus is the use of neon or neon like open signs for businesses. There was a unanimous vote to send the text back to the review committee.

Per direction from the Planning Board the review committee reconvened on June 13 and the following additions have been made to the draft update to Section 3.19 Signs:

1. 3.19.F.6 – EMC signs only allowed on municipal property
2. 3.19.F.7 – Inflatable signs are prohibited in the CBD and BD zoning districts.
3. 3.19.H.1.c) – after consideration of lighting and the goals of this ordinance update, a size limit of 6 SF is placed on illuminated signs. This does not apply to municipal or safety and health uses, such as a hospital.
4. 3.19.H.1.i) – allow one (1) 11” x 24” neon or neon looking open sign per nonresidential use.

Draft changes are attached to this memo.

Staff find that the proposed amendments to Section 3.19 Signs are consistent with the 2014 CAMA land use plan and recommend that the Planning Board recommend APPROVAL to the Board of Aldermen.

3.19 SIGNS

A. GENERAL

1. It is the intent of this section to protect public interest, safety and welfare and, to that end, the purpose of this section is specifically declared to be as follows:

- a) To promote economic development **and preserve the historic character while** ~~and~~ minimizing the negative impacts that signs may have on the visual appearance of the City of Southport;
- b) To provide orientation and guidance to our tourists and visitors and identification of public areas, natural resources, historical and cultural landmarks and places of interest and in so doing reduce confusion and traffic congestion;
- c) To inform and educate visitors and residents of opportunities and events both commercial and noncommercial occurring in the City of Southport; and
- d) To permit and regulate signs in such a way as to support and compliment land use objectives.

2. Encroachment Into Right-of-Way. No part of any sign shall be located on or extended into a public right-of-way without all applicable permits except as allowed by this section.

3. Visibility. No sign or structure shall be erected or maintained to impede safe and adequate visibility from vehicles or for pedestrians.

4. Illumination. Where permitted, illuminated signs shall be subject to the following conditions:

- a) Any light used for illumination shall be shielded so that the beams or rays of light will not shine into surrounding areas or on the public roadway.
- b) Neither direct nor reflected light from any light source shall create a traffic hazard or distraction to operators of motor vehicles on public thoroughfares.
- c) Sign illumination shall be only at the minimum level required for nighttime readability.

5. Signs for Nonconforming Uses. Signs for nonconforming uses, where such uses may be continued, shall be allowed, but shall comply with all regulations for signs in the zoning district where such signs are located.

B. APPLICABILITY

1. Except as otherwise provided in subsection C, it shall be unlawful to erect or maintain any sign without first obtaining a sign permit. **Any sign proposed in the local historic district shall obtain a Certificate of Appropriateness prior to issuance of a sign permit.** No permit shall be required, however, for maintenance of a sign restored back to **its** original condition. Failure to secure a permit shall constitute a violation of this section.

2. A scaled drawing displaying the location of the sign on the associated property, the sign dimensions, construction, height, setbacks from all property lines, lighting, electrical and all other elements associated thereto shall accompany all sign permit applications.

3. If actual work for the permitted sign on the site is not commenced within 60 days from the date of such sign permit or if substantial work for the permitted sign is suspended for a period of 60 consecutive days after issuance of the sign permit, the permit shall automatically become null and void. Provided, however, for new construction, the sign permit shall not become null and void until 60 days after the Certificate of Occupancy has been issued.

4. When any permit has been revoked under the terms of this section, the permit fees shall not be refunded. If a sign permit is denied, however, the permit fee will be refunded.

5. All permanent signs shall be designed and constructed to meet the requirements of the NC Building Code. Depending on the type of sign construction, the building inspector may require engineer certified plans.

7. Any sign proposed to be constructed beyond the mean high-water line requires the issuance of a Conditional Use Permit Special Use Permit in accordance with the requirements set forth in Article 2. Any such sign shall not be located off-premise and must comply with applicable sign type provisions provided in this section.

C. SIGNS EXEMPT FROM PERMIT REQUIREMENTS

Unless otherwise prohibited hereinafter the following signs are exempt from permit requirements but subject to the provisions provided herein:

1. Signs which are not designed to be visible beyond the boundaries of the lot upon which they are located and/or from any public thoroughfare or right-of-way, except as such signs may be regulated hereinafter.

2. Official governmental notices and notices posted by governmental officers in the performance of their duties; governmental signs or signs installed under governmental authority.

3. Noncommercial Flags, pennants, or insignia of any nation, organization of nations, state, county or city, any religious, civic or fraternal organization, or any educational or cultural facility.

4. Temporary decorations or displays.

5. Temporary or permanent signs to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines, and similar devices or signs providing directions around such conditions.

6. Merchandise, pictures, or models or products or services which are incorporated as an integral part of a window display.

7. Signs displayed on trucks, buses, trailers or other vehicles which are being operated in the normal course of a business which are affixed or painted onto moving vans, delivery trucks, contractors' vehicles, and equipment and the like provided that, when not being so operated, such vehicles are parked or stored in areas appropriate to their use as vehicles.

8. Trademarks or product names which are displayed as part of vending machines, dispensing machines, automatic teller machines, and gasoline pumps.

9. Signs required for or specifically authorized for a public purpose by any law, statute, or ordinance. These signs may be of any type, number, area, height above grade, location or illumination authorized by law, statute, or ordinance under which such signs are required or authorized.

10. Signs that display information pertinent to the safety or legal responsibilities of the general public with regard to a particular piece of property shall be located on the premises to which the information pertains.

11. Signs attached to buildings (integral sign) which identify buildings and which are permanently integrated by etching, embossing, and/or engraving or which are otherwise permanently made a part of building facades.

12. Special event signs are limited to up to four (4) signs per event. These signs may remain in place for up to 30 days within a calendar year. Signs shall be removed immediately following the event.

13. Signs affixed to windows of vehicles displaying information regarding the sale of said vehicles.

14. Real Estate Signs. Temporary signs advertising the sale, rental, or lease of the property on which said signs are located are allowed, provided such signs are not illuminated.

a) Residential zoned property. One (1) double faced sign per street frontage is allowed. Each sign face square footage shall not exceed six (6) square feet (excluding sign support structure).

b) All other zoned property. One (1) double faced sign per street frontage is allowed. Signs may not exceed 32 square feet per face or eight (8) feet in height.

c) Removal. All such signs shall be removed within seven (7) days after the closing of the sale, rental, or lease of the property.

15. Directional Signs. Directional signs shall be located on the premises to which directions are indicated. Directional signs shall not exceed four (4) square feet per face, two (2) faces per sign, and shall not exceed three (3) feet in height if freestanding or six (6) feet in height if attached to the principal or an accessory structure. The maximum number of signs allowed per lot shall be four (4). These signs may be internally or externally illuminated.

16. Incidental Signs. Incidental signs shall be located on the premises to which the information pertains. These signs shall be single-faced only and wholly attached to a building (including the windows or doors).

17. Copy Changes and Maintenance. No permit shall be required for copy changes made to a changeable copy sign, menu board, marquee sign, or off-premise sign; provided any such changes do not change the classification of the sign under this section. No permit shall be required for maintenance where no structural changes are made.

18. Political Signs. On private property, one (1) sign per candidate shall be permitted per lot. ~~not exceeding eight (8) square feet in area per display face, and two (2) faces per sign.~~ Within NCDOT right-of way, sign placement and duration shall be in accordance with NCGS 136-32 during the period beginning on the 30th day before the beginning date of "one-stop" early voting under NCGS 163-227.2 and ending on the 10th day after the primary or election day, subject to the following provisions. A person must obtain the permission of any property owner of a residence, business, or religious institution fronting the right-of-way where a sign would be erected. Signs must be placed in accordance with the following:

- a) No sign shall be permitted in the right-of-way of a fully controlled access highway.
- b) No sign shall be closer than three (3) feet from the edge of the pavement of the road.
- c) No sign shall obscure motorist visibility at an intersection.
- d) No sign shall be higher than 42 inches above the edge of the pavement of the road.
- e) No sign shall be larger than 864 square inches.
- f) No sign shall obscure or replace another sign.
- g) No sign shall be located in the city's right-of-way.

19. Construction Signs. Construction signs shall be allowed provided such signs do not exceed one (1) sign per street frontage with a maximum of two (2) signs per construction site. Such signs shall not exceed 32 square feet in area display face and no more than 10 feet in height. Construction signs shall not be erected prior to the issuance of a building permit and shall be removed within seven (7) days of the issuance of a certificate of occupancy.

20. Fence-wrap signs affixed to fences surrounding a construction site may be allowed in accordance with NCGS 160D-908.

21. Temporary Signs. Each lot in a residential zoning district or each establishment within a nonresidential zoning district shall be allowed one (1) temporary sign not exceeding six (6) square feet or four (4) feet in height. Such sign shall not be constructed utilizing wood, cement, steel, or other similar structures of a permanent nature. Such sign shall be easily removed and placement thereof shall not be of a permanent fashion.

22. A-frame Sign. Any premises, including those containing multiple businesses, may place only one (1) A-frame sign per street frontage, per business.

- a) Placement: The sign must be placed directly in front of the business it promotes. Placement of the sign must be in accord with the Americans with Disabilities Act, which requires four (4) feet of sidewalk clearance in addition to the amount of space occupied by the sign. The sign shall be placed in a manner so as not to impede the line of sight for vehicular and/or pedestrian traffic. Along streets with diagonal or perpendicular parking, the sign may be placed within one (1) foot of the curb but must not obstruct a pedestrian's pathway from a parked car to the sidewalk.

Along streets with parallel parking, the sign must be at least two (2) feet from the curb. No sign may be placed where the unobstructed space for the passageway of pedestrians is reduced to less than four (4) feet. No signs are allowed in driveways or on improved city streets.

- b) The sign must not exceed 48 inches in height, 24 inches in width and eight (8) square feet per side in area (which includes legs/stand/bracing).

The sign must be constructed of materials that present a finished appearance and have locking arms on the sides that enable the sign to withstand high winds.

c) The sign must be removed and stored inside the business after business hours or at dusk (whichever comes first) and may not be outside on days when the business is closed. A-frame signs shall not be artificially illuminated.

d) Any person erecting an A-frame sign or a portable off-premise sign shall indemnify and hold harmless the city and its officers, agents and employees from any claim arising out of the presence of the sign on city property or rights-of-way. Any person erecting an A-frame sign must sign an indemnification agreement approved by the city attorney prior to the issuance of a permit. The indemnification agreement must be accompanied by proof of insurance covering the liability assumed in this subsection and the agreement.

D. SIGNS PROHIBITED IN ALL ZONING DISTRICTS

The following signs and/or sign features shall not be erected or maintained in any zoning district within the planning jurisdiction of the City of Southport.

1. Signs on roadside appurtenances or snipe signs. On- or off-premise signs on city owned roadside appurtenances, including, but not limited to roadside benches, planters, utility poles, trees, and refuse containers.

2. Vehicle/Trailer signs. Signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying said sign.

3. Signs of illusion. Signs with optical illusion of movement by means of a design which presents a pattern capable of reversible perspective, giving the illusion of motion.

4. Signs resembling traffic signals. Signs displaying intermittent light resembling the flashing light customarily used in traffic signals, or used by police, fire, ambulance, or other emergency vehicles, nor shall any sign use the word "stop," "danger," or any other words, phrase, symbol, or character in a manner that might be construed as a public safety warning or traffic sign.

5. Animated signs and flashing signs.

6. Signs obstructing access. Signs which obstruct free ingress to or egress from a driveway or a required door, window, fire escape, or other required exit way.

7. Billboard Signs.

8. Any sign or outdoor advertising display which contains statements, words or pictures of an obscene character as defined in NCGS 14-190.1 such as will offend public morals or decency.

9. Feather flags.

10. Any temporary or permanent off-premise sign unless explicitly permitted by this ordinance.

E. ON-PREMISE SIGNS: RESIDENTIAL DISTRICTS R-10, R-20, MF, MH, AND PUD

The following signs may be allowed within residential zoning districts subject to the issuance of a sign permit. Within a PUD, the following signs may only be permitted in the residential portion of the development.

1. Subdivision and multi-family development signs must either be freestanding ground signs or attached wall signs. If the signs are freestanding ground signs, the height shall be limited to six (6) feet from grade and the minimum setback shall be 10 feet. Each entrance may have two (2) signs no more than 32 square feet per face.

~~2. Nonresidential uses located in residential zoning districts are allowed one (1) freestanding ground sign or attached wall sign, either of which may be only a changeable copy sign, with the total area of the changeable copy sign no greater than 12 square feet per face, with two (2) sign faces per sign and a maximum of six (6) feet in height, with a minimum setback of 10 feet.~~

2. Nonresidential Uses in Residential Zoning Districts:

a) One permanent ground mounted sign may be permitted on a lot containing a nonresidential use in a residential zoning district provided the sign meets the following requirements:

1. The sign shall be set back a minimum of 10 feet from the street right-of way and any adjacent lot lines.

2. The maximum sign area shall be 32 square feet.

3. The sign may include a changeable copy sign, to be included as part of the maximum sign area.

4. No such sign or any portion of the structure shall exceed six (6) feet in height.

5. The sign may only be illuminated through an external light source.

b) Attached single faced wall signs shall be permitted for all nonresidential uses in a residential district in the same manner as permitted for nonresidential uses in the BD zoning district.

F. ON-PREMISE SIGNS: NON-RESIDENTIAL DISTRICTS CBD, BD, HC, O/I, LI, HI AND PUD

The following signs may be allowed within nonresidential zoning districts subject to the issuance of a sign permit. Within a PUD, the following signs may only be permitted in the nonresidential portion of the development.

1. Attached Single Face Wall Sign. Shall be allowed on all sides of a business. The total allowable tenant face signage shall not exceed 25% of the building face of 32 square feet, whichever is greater.

a) Single tenant building. Wall area shall be total area of the applicable exterior wall.

b) Multi-tenant building. Wall area shall be defined by that area of the exterior wall enclosed by the intersection of the interior floor, ceiling and wall(s) of the tenant's space.

2. Roof Signs. Signs on the surfaces of a mansard roof and on parapets shall be allowed provided the signs do not extend above the roof or parapet to which they are attached. The size of the sign shall be subject to the 25% allowable area for an attached single face wall sign.

3. Projecting Double Face Signs. One (1) projecting sign per street front shall be allowed.

1. Signs shall not project more than ~~three (3)~~ four (4) feet from the facade of the building.

2. Clearance over sidewalks shall be at a minimum of nine (9) feet and clearance over streets, alleys or driveways shall be a minimum of 14 feet.

3. Signs shall not project above third story of the building or above the building soffit, eave line, or building parapet.
4. The maximum sign area for a projecting sign shall be nine (9) square feet.
5. Projecting signs shall not be internally illuminated.

4. Freestanding Ground Sign. One (1) freestanding ground sign shall be allowed per street front per lot. Freestanding ground signs are not allowed in the CBD zoning district.

1. Such signs may contain signage for each establishment within a multi-tenant building subject to the height and size requirements provided in Table 3.10. See Table 3.10 for height and area requirements based on zoning district in which it is located.
 - a. Each sign for multi-tenant signs shall be uniform in color and make. Individual logos using the same color pallet can be incorporated.
- 2.

Table 3.10 Freestanding Ground Sign Size

Zoning District Maximum Height Maximum Square Footage per Face

~~CBD 6 ft. 25 sq. ft.~~

HC 25 ft. 125 sq. ft.

BD/OI/PUD ~~10 ft.~~ 8 ft. 60 sq. ft.

LI/HI 25 ft. 187.5 sq. ft.

5. Window Signs. Window signs in all nonresidential districts do not require a sign permit provided they comply with the standards in Section 3.19 and not occupy more than 25% or 25 SF of the window, whichever is less.

6. Electronic Message Center (EMC) Signs. EMC signs which do not exceed ten (10) square feet per sign face are allowed and shall be included in the allowable sign area, provided, however, if an existing freestanding sign is located on the lot, then the EMC sign must be incorporated into the existing freestanding sign.

- a) The EMC portion of the sign may not exceed 30% of the permitted sign face. No variations in light intensity are permitted.
- b) EMC signs shall only be permitted in the HI, LI, and HC zoning districts on municipal property.

7. Inflatable Sign. One (1) inflatable sign shall be allowed once per calendar year per business.

a) Inflatable signs are prohibited in the Central Business District (CBD) or Business District (BD)

b) Further, inflatable signs shall not be internally illuminated; shall not be higher than 25 feet above grade; and shall not be erected or maintained on a building parapet or roof. The time allowed for these signs shall not exceed 10 days. These signs shall be located on either an attached, tethered, or freestanding structure. The sign and its structure shall not block or inhibit the visibility of vehicular traffic or in any way pose a danger to pedestrians or vehicular traffic or property.

G. MAINTENANCE

1. All signs erected must be properly permitted and inspected for compliance with the applicable codes of the State of North Carolina and the City of Southport and with other parts of this ordinance.
2. Sign in disrepair. Signs that are unsafe, or which no longer can be easily recognized for their intended purpose due to disrepair or fading.
3. The following maintenance requirements must be observed for all signs visible from any public street or highway within the jurisdiction of this article.
 - a) No sign shall have more than 20% of its surface area covered with disfigured, cracked, ripped, or peeling paint or poster paper for a period of more than 30 successive days.
 - b) No sign shall be allowed to stand with bent or broken sign facing, broken supports, loose appendages or struts or be allowed to stand more than 15 degrees away from the perpendicular for a period of more than 30 successive days.
 - c) No sign shall be allowed to have weeds, vines, landscaping, or other vegetation growing upon it and obscuring its view from the street or highway from which it is to be viewed for a period of more than 30 successive days.
 - d) No neon or internally illuminated sign may be allowed to stand with only partial illumination for a period of more than 30 successive days.
 - e) If a sign or sign structure is damaged such that more than 50% of the value is lost, with such determination made by the UDO Administrator, any repair or replacement must be done in conformance with this Section.

H. ILLUMINATION

1. Where illuminated signs are permitted, they shall conform to the following requirements:
 - a) All signs illuminated under the provisions of this section shall be constructed to meet the requirements of the National Electrical Code.
 - b) Signs which contain, include, or are lighted by any flashing, intermittent, or moving lights are prohibited, except Electronic Message Center signs.
 - c) Illuminated signs ~~shall be limited to those~~ lighted internally with glass or plastic faces bearing the advertisements and diffusing the direct rays of the light source to prevent any direct line of sight with said light source shall be no more than six (6) square feet. Exceptions include signage for municipal uses and for public health and safety.
 - d) Backlit and halo lighting that otherwise meet the provisions of Section 3.19 of this ordinance are allowed.
 - e) No sign shall be brighter than is necessary for clear and adequate visibility.
 - f) No sign may display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver or result in a nuisance to a driver.

g) No sign may be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device, or signal.

g-h) The light source color temperature for window and outdoor lighting shall not exceed 3,000 degrees Kelvin.

h-i) Neon, argon, other gas tube, or light emitting diode (LED) with the appearance of neon lighting or signage shall be prohibited on external walls or placed in the interior window. ~~on the external walls of all structures. Neon, argon, or other gas tube logo signs placed inside the building and not exceeding 25% of the window area or 32 square feet whichever is less shall be permitted. A business is allowed one (1) neon or LED open sign no larger than 11"x24".~~

e-j) Flood and display lighting shall be shielded so as to prevent direct rays of light from being cast into a residential area or district and/or on a public right-of-way from any direction. Such lighting shall also be shielded so as to prevent view of the light source from a residence or residential district and/or vehicles approaching on a public right-of-way from any direction. In addition, no sign shall permit light to emit upwards towards the sky.

f k) Flame as a source of lighting is prohibited.

I. MURALS

Decorative works of art, defined as drawings or murals that do not direct attention to an organization, a business operated for profit, a product, commodity or service for sale or lease shall be required to obtain a sign permit and meet the following guidelines:

1. Murals shall not be located on the side of a structure that is adjacent to or directly across a right-of-way across from a residential structure unless written approval from the adjacent property owners is obtained by the applicant.
2. Murals located on a primary frontage of a structure shall be subject to the wall sign area allowances for the district which they are located.
3. Murals located on rear and secondary facade of a structure shall not be subject to square footage limitations, provided such murals do not contain commercial copy, to include any tradename, trademark, or the name or logo of the establishment associated with the mural.
4. Murals may not extend beyond the eaves, parapet, or sides of a building, nor project from the surface.
5. Murals shall be maintained at all times in a state of good repair. It is the responsibility of the owner to ensure that the mural is maintained and does not suffer from extensive discoloration.
 - a. Materials. The paint used for the mural shall not be reflective, neon, or fluorescent. The paint shall be of high quality and weatherproof.
 - b. Colors. The overall color scheme must be selected to be harmonious with the area and blend with the historical colors of the community. Murals are to be visual aesthetics of the historic district.

- c. Theme. The theme of a mural should promote the greater community including historic and regional factors and be compatible in design with the historical character of Southport.

J. NONCONFORMING SIGNS

All nonconforming, previously unprohibited signs existing on the date of the adoption of this Ordinance shall be allowed to remain unless structurally altered or damaged greater than 50% of the value of the sign. This does not preclude changing the face of the sign with the applicable permit.

J. SIGN ENFORCEMENT

1. Notice of Violation. The UDO Administrator shall have the authority to issue a notice of violation for all violations of this section in accordance with Section 2.15 Enforcement of this ordinance. Where the owner of the sign is indicated on the sign or is otherwise apparent or known to the UDO Administrator, a copy of the notice of violation shall be delivered to the sign owner by hand delivery, or mail, or by attaching a highly visible sticker reading "VIOLATION" to the face of the sign. The letter, and/or sticker shall include the date that it was attached to the sign with instructions of the violation, and to contact the Administrator immediately.

2. Time to Remedy Violation. All sign violations shall be remedied within 15 days.

3. Extension of Time for Compliance. The UDO Administrator shall have the authority to grant a single 15-day extension of time within which to remedy the violation of any sign.

4. Remedies for Failure to Comply.

a) In addition to or in lieu of the other remedies set forth in this ordinance, the UDO Administrator shall have the authority to issue a remove order for any sign not repaired or in violation by the foregoing provisions. Remove orders shall be issued to and served upon the person(s) described in subsection (1) by the means set forth therein. The sign shall be removed 15 days after the service of the remove order at the expense of the offender. The remove order shall describe with particularity the location of the sign to be removed and all of the reasons for issuance of the remove order, including specific reference to the provisions of this section which have been violated. In the event it is not claimed within 15 days, the administrator shall have authority to dispose of the sign.

b) The UDO Administrator shall have the authority to remove, without notice, and impound any sign that is hazardous; or attached to trees, utility poles or natural features; or abandoned signs; and/or signs erected without a permit.

5. Removal and Recovery of Expense. In the event of failure to comply with the requirements of a remove order, the UDO Administrator may cause such sign to be removed. The sign owner and property owner may be jointly and severally liable for the expense of removal. Notice of the cost of removal shall be served upon the person(s) described in subsection (1) by the means set forth therein. If said sum is not paid within 30 days thereafter, said sum shall be collected by the city in a civil action in the nature of debt, which shall not subject the offender to the penalty provisions of NCGS 14-4.



**City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: ZTA-23-06

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends adoption of the proposed Zoning Text Amendment to the Board of Aldermen and finds that it is consistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen. More specifically, the proposed amendment is consistent with Policy 7.22: The City shall continually maintain all official planning documents.

The statement and motion was seconded and passed _____.

Tanya Shannon, Deputy City Clerk

Sue Hodgin, Chairman



**City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: ZTA-23-06

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends **denial** of the proposed Zoning Text Amendment to the Board of Aldermen and finds that it is inconsistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen.

The statement and motion was seconded and passed _____.

Tanya Shannon, Deputy City Clerk

Sue Hodgin, Chairman



MEMORANDUM

To: Sue Hodgins, Chair and Members of the Planning Board

From: Maureen Meehan, City Planner

Re: Right of Way Text Amendments – Sections 3.14 Parking and Section 3.17 Landscaping and Buffers

Date: June 20, 2024

The Board of Aldermen adopted an amendment to Section 16.8 Obstruction of Public Rights of Way of the Code of Ordinances at their regular May 9, 2024, meeting. The unified development ordinance (UDO) has the same prohibition of obstructions of rights of ways in Section 3.17 Landscaping and Buffers. This amendment will update the applicable sections of the UDO to be consistent with the Code of Ordinances.

The amendment to the Code of Ordinances allows turf grasses to be installed on grade and provides guidance on parking space improvements for residential properties without off-street parking requirements. The updates for the UDO include the updated language in Section 3.17 Allowable Landscaping on Public Property and Section 3.14 Parking. Draft changes are attached to this memo.

Staff has reviewed the amendments and find that they are consistent with the 2014 CAMA Land Use plan and recommend the Planning Board send a recommendation of APPROVAL to the Board of Aldermen for the attached text amendments.

3.17 LANDSCAPING AND BUFFERS

A. PURPOSE

1. The governing body and advisory boards of the City of Southport recognize the importance of the contribution made to the community by the abundance of native trees and vegetation. It is this vegetation that gives the city an aesthetic appeal that contributes to its growth and economic prosperity. As economic growth occurs, the removal of this valued vegetation sometimes results, contributing to a depletion of a most valuable resource. The city feels it is necessary to both conserve and restore those valuable assets and declares the objective of this section to be as follows:

- a) To provide visual and spatial buffering between adjoining and competing uses;
- b) To enhance the beautification of the city;
- c) To enhance property values and protect public and private investment;
- d) To provide a habitat for living things that might not otherwise occur in an urban environment; and
- e) To ensure that planting areas are distributed within developing sites in a manner which will provide shade, buffer noise, and filter glare.

B. APPLICABILITY

1. Landscape installation is required for all new construction non-residential and multi-family uses or a change in use or redevelopment where such change would result in the addition of 10 or more parking spaces. The following site areas are required to be addressed in accordance with the provisions of this section:

- a) Street yards
- b) Foundation planting
- c) Parking facility landscaping
- d) Bufferyards

C. GENERAL PROVISIONS

1. All planted and retained living material, required to meet the provisions of this section, shall be maintained by the owner of the property on which the material is located. Any planted material which becomes damaged or diseased or dies shall be replaced by the owner within 60 days of the occurrence of such condition. If, in the opinion of the UDO Administrator, there are seasonal conditions which will not permit the timely replacement of the vegetation (e.g., too hot or too cool for successful replanting), this requirement may be administratively waived until a time certain.

2. All planted material subject to the provisions of this ordinance shall be of a native species and in accordance with the planting material list as provided in Tables 3.5 through 3.7.

3. Nonliving screening buffers shall be maintained, cleaned, or repaired by the owner of the property on which the buffer is located. Such buffers shall be kept free of litter and advertising.

Proposed Amendment Article 3.17 Landscaping and Buffers

4. Up to 15% of the area to be landscaped may be covered with surfaces specifically intended to afford intensive use and enjoyment by employees or the public (such as sidewalks, walking paths, bench and table pads, etc.).
5. It is encouraged that stormwater management systems be integrated into landscaping areas.
6. Prior to the issuance of a certificate of occupancy, the property owner shall submit a final planting plan to the UDO Administrator demonstrating compliance with this ordinance.

D. LANDSCAPING ON PUBLIC PROPERTY

~~It shall be unlawful for any person to place or cause to be placed on any public street, road, alley, sidewalk, or other public right-of-way within the city any wall, fence, gate, brick, stone, wood, rock, vegetation, or other structure, material, or substance above the horizontal plane of the existing ground.~~

It shall be unlawful for any person to place or cause to be placed on any public street, road, alley, sidewalk, or other public right-of-way within the city any wall, fence, gate, brick, stone, wood, rock, vegetation or other structure, material or substance above the horizontal plane of the existing ground. The installation of turf grasses on grade is allowed within the right-of-way. In addition, it shall be unlawful for any person to take any action whatsoever within any public right-of-way which creates a hazardous condition or safety hazard or which otherwise interferes with or obstructs in any manner the passage of persons or vehicles upon or within said public rights-of-way or which obstructs, interferes with or hinders lawful parking within any public right-of-way.

E. PLANTING MATERIAL SIZE AND SPECIES

1. Where the provisions of this section apply, the plant lists in Tables 3.5 through 3.7 shall be utilized for the selection of required landscape material.
2. The minimum height and diameter at breast height (DBH = 4.5 feet above ground) at planting for the following planting categories/list shall be as follows:
 - a) Canopy Trees. At the time of planting, the tree shall have a minimum three (3) inch DBH with a height of eight (8) to 10 feet. Canopy trees shall be of a species having an average minimum height of 30 feet and a minimum mature crown spread of 20 feet.
 - b) Understory Trees. At the time of planting, the tree shall have a minimum two (2) inch DBH. Understory trees shall be of a species having an average minimum height of 10 feet and a minimum mature crown spread of 12 feet.
 - c) Shrubs. Shrubs shall have a minimum mature height of 24 inches and a minimum planting height of 18 inches.

3.14 Parking

A. General

1. Each application for a zoning permit shall include information as to the location and dimensions of off-street parking and the means of ingress and egress to such space. This information shall be in sufficient detail to enable the UDO Administrator to determine whether the requirements of this section are met.

B. Parking Lot Design

1. Surfacing. All parking lots with 10 or more spaces shall provide a dustproof surface with adequate drainage facilities and must comply with the Parking Facility Landscaping requirements contained within this article. Parking facilities containing 25 or more spaces shall be paved with concrete, asphalt material, or with alternative paving material determined to exhibit equivalent water resistance and load bearing characteristics as asphalt or concrete. When parking is proposed in excess of the minimum requirements, alternative pervious surface materials are encouraged.
2. Lighting. Any lighting shall be so arranged as to direct the light and glare away from streets and adjacent property.
3. Setbacks. All parking lots shall observe a minimum front setback of not less than five (5) feet and a side yard on a corner lot of not less than five (5) feet.
4. Curb or Bumpers. The required parking setbacks shall be set off from parking areas by either continuous curb or one (1) noncontinuous stationary bumper for each parking space abutting on a yard, which curb or bumper shall not be less than five (5) inches or more than two (2) feet high.
5. Separation of Bumper and Walkways. In the event any parking stall abuts upon a walkway or sidewalk, there shall be a space of three and a half feet between the wheel bumper or curb and the edge of the walkway.
6. Off-street parking areas shall be designed to facilitate adequate movement and access by sanitation, emergency, and other public service vehicles.
7. Off-street parking areas shall be designed so that parked vehicles do not encroach upon, extend onto, or cause vehicles to back into public rights-of-way, sidewalks, or strike against or damage any wall, vegetation, utility, or other structure.
8. The size of any single surface parking lot area shall be limited to three (3) acres, unless divided by a street, building, or continuous landscaped area. Larger parking lots shall be separated by buildings or landscaped areas.
9. Paved parking areas shall have lines demarcating each parking space.
10. Off-street parking areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, off-street parking area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

Proposed Amendment to Section 3.14 Parking

11. Each off-street automobile parking area shall comply with the following minimum dimensions, compact spaces (eight (8) feet width by 16 feet long) may be utilized to meet 10% of the required parking:

Table 3.3: Parking Lot Dimensional Requirements			
Angle (degrees)	Stall Width (feet)	Stall Depth (feet)	Aisle Width between parking spaces (feet)
0	9	9	12
20	9	14	12
30	9	16-1/2	12
45	9	19-1/6	12
60	9	20-1/2	14-1/2
70	9	20-5/6	23
90	9	18	24

C. Minimum Off-Street Parking Requirements

1. The number of exclusive off-street residential parking spaces required by this section shall be provided on the same lot with the principal use, unless otherwise permitted by this ordinance, and the required number of off-street parking spaces specified for each use shall be considered as the absolute minimum.
2. In residentially zoned areas without off-street parking requirements, property owners shall be permitted to improve up to two (2) parking spaces within the right-of-way in front of their property. Dimensional standards of these parking spaces shall follow the provisions for driveways as described in the Unified Development Ordinance (Section 3.12.B.1).
 - a. Surfacing materials for these parking spaces shall be limited to one of the following: turf grass, brick, pavers, number 57 stone with wood borders no more than 2 inches above grade, or concrete. Allowable impervious surfacing materials (brick, pavers, or concrete) may only be used in an area that is a minimum of 50 feet from a City Tree. Parking spaces constructed by a property owner within right-of-way shall remain open for public parking and shall not be reserved for the property whose owner constructed the spaces.
 - b. Such parking shall require the review and written approval of the Development Services Director, Public Services Director, and Fire Marshal. The City reserves the right to remove these parking areas for any reason in accordance with Section 16-10. Parking services existing prior to the adoption date of this ordinance shall be permitted to remain so long as the encroachments do not create a hazardous condition or safety hazard to the public.
 - c. Vegetation or other protective measures shall be permitted to be placed within ten (10) feet of the base of a City Tree by a neighboring property owner, or by the City, for the purpose of limiting damage to the tree by nearby parked vehicles. Such action shall require review and written approval by the Development Services Director, the Public Services Director, and the Fire Marshal.

Proposed Amendment to Section 3.14 Parking

3. In the case of mixed uses (an establishment comprised of more than one (1) use; e.g. restaurant and hotel), which may include a principal and accessory use, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately and the off-street parking space for one (1) use shall not be considered as providing the required off-street parking for any other use, except as provided for in the shared parking criteria in this article.
4. Handicapped parking spaces shall be in accordance with the regulations set forth by the Americans with Disabilities Act and shall be identified by appropriate signage. The minimum number of spaces shall be provided in accordance with the state building code.
5. Fractional space requirements shall be rounded up to the next whole space.

D. Minimum Off-Street Parking Ratios

1. The following table establishes the formulas to be used to calculate the number of parking spaces required for a particular use. For uses that do not correspond to the use types listed in Table 3.4, Minimum Off-Street Parking Spaces Required, the UDO Administrator shall determine the minimum parking space requirement. In such instances, the applicant shall provide adequate information for review, which includes, but is not limited to the type of use(s), number of employees, the occupancy of the building, square feet of sales, service and office area, parking spaces proposed, and hours of operation.
2. Within the CBD zoning district, no off-street parking shall be required for any nonresidential use, whether new construction or change of use/redevelopment. Within the CBD zoning district, all residential uses require full compliance with the off-street parking requirements contained herein.
3. In the BD zoning district, for nonresidential uses, where on-street or public parking facilities are located within 500 linear feet of a proposed use, measured as a straight-line distance from the entrance of the building, the minimum off-street parking requirement may be reduced by 50%. This reduction shall not apply to residential uses.
4. Within any zoning district, if the off-street parking space required by this ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within 400 feet of the main entrance to such principal use.

Table 3.4: Minimum Off-Street Parking Spaces Required	
Change of Use or Redevelopment in the CBD and BD District	
A change of use or redevelopment whereby the floor area of the building or parcel is not expanded by greater than 15%.	No parking required.

Proposed Amendment to Section 3.14 Parking

Table 3.4: Minimum Off-Street Parking Spaces Required	
Change of use or redevelopment whereby the floor area of the building or parcel is expanded by greater than 15%.	Additional parking required shall be calculated based on the increase in square footage in floor area, above the 15% threshold, of the expanded building. All other applicable requirements of this section shall apply.
Change of use from a residential to nonresidential use.	50% of the required parking shall be provided. All other applicable requirements of this section shall apply.
Change of use from a nonresidential to residential use or the addition of residential uses.	Full compliance with residential off-street parking space minimum and all other requirements.
Uses	Required Parking
Residential Uses	
DWELLING, SINGLE-FAMILY, MANUFACTURED HOME ON SINGLE LOT, MODULAR HOMES	Two (2) spaces per dwelling unit. Nonconforming lots within the R-10 district are exempt from this requirement.
DWELLING, TWO-FAMILY (DUPLEX), MULTI-FAMILY, TRIPLEX OR QUADRAPLEX	Two (2) spaces on the same lot for each dwelling unit. In addition to this requirement, overflow parking shall be provided as follows: 1- 10 units = 2 spaces, 10- 20 units = 4 spaces, 21- 30 units = 5 spaces, 31- 40 units = 6 spaces, 41- 50 units = 7 spaces, 51-100 units = 10 spaces.
FAMILY CARE HOME	One (1) space for each attendant in addition to the required two (2) spaces per dwelling unit.
MANUFACTURED HOME PARK	Parking space sufficient to accommodate at least two (2) automobiles shall be located on each manufactured home space.
MIXED USES	One (1) space per dwelling unit in addition to that required by the other uses contained within the development.
Nonresidential Uses	
ADULT ESTABLISHMENT; ELECTRONIC GAMING OPERATIONS; TATTOO AND PIERCING ESTABLISHMENT	One (1) space per 100 square feet of floor area.
ALCOHOLIC BEVERAGES, PACKAGED, RETAIL SALES; LIQUOR STORES	One (1) space per 200 square feet of floor area.
ASSOCIATIONS OR ORGANIZATIONS: CIVIC, SOCIAL & FRATERNAL; CLUBS AND LODGES CATERING EXCLUSIVELY TO MEMBERS AND THEIR GUESTS; CULTURAL ARTS CENTER, INCL. THEATERS, OFFICES, CLASSROOMS, ETC.; AND MUSEUMS, ART GALLERIES	One (1) space per 300 square feet of floor area.
AUTOMOTIVE, MAJOR AND MINOR; SERVICE STATIONS	One (1) space per each 400 square feet of floor area; One (1) space for each service bay; four (4) stacking spaces for each washing stall, plus two (2) drying spaces for each washing stall; and/or 1.5 spaces for each fuel nozzle.
BED & BREAKFAST	One (1) space for every rental room plus one (1) space for every two (2) permanent occupants.

Proposed Amendment to Section 3.14 Parking

Table 3.4: Minimum Off-Street Parking Spaces Required	
BOTTLE SHOP AND WINE BAR; NIGHTCLUB	One (1) space per 200 square feet of floor area.
BUILDING MATERIAL DEALERS; HARDWARE, LAWN, OR GARDEN STORE; FEED, SEED, AND FERTILIZER SALES, RETAIL; FARM MACHINERY SALE AND SERVICE; FUEL & ICE DEALERS; MANUFACTURED HOME DEALERS	One (1) space per 500 square feet of floor area.
BUSINESS, COMMERCIAL, OR OTHER NON-RESIDENTIAL USE NOT ELSEWHERE CLASSIFIED	One (1) space per 200 square feet of floor area.
BUS TERMINALS AND RAILROAD STATIONS; TAXICAB STANDS	One (1) space per 500 square feet of floor area.
CHURCHES, SYNAGOGUES & RELIGIOUS INSTITUTIONS	One (1) space per every 6 seats, or (1) space per every 100 square feet of seating area in main assembly room, whichever is greater. Note: Churches located within the Southport National Register Historic District are exempt from providing off-street parking.
COMMERCIAL PARKING LOTS	One (1) space per employee; otherwise, none required.
COMMERCIAL RECREATION, INDOOR; SHOOTING RANGE, INDOOR; DANCE STUDIOS	One (1) space per every 200 square feet of floor area, excluding bowling alley lanes, range stalls, and similar areas not utilized by the public.
COMMERCIAL RECREATION, OUTDOOR; RECREATION FACILITY PRIVATE, INCL. CLUBS & RECREATION FACILITIES ASSOC. WITH MULTIPLE FAMILY COMPLEXES, GOLF COURSES, TENNIS FACILITIES, COUNTRY CLUBS, ETC; GOLF COURSE, PRIVATE OR PUBLIC, W/RELATED SERVICES INCL. PRO SHOP; SHOOTING RANGE, OUTDOOR	One (1) space per every 400 square feet of recreation-related area and/or 25 spaces per nine holes, plus one (1) space per employee on shift of greatest employment.
CONTRACTORS, EQUIPMENT & SUPPLY DEALERS & SERVICE; CONTRACTORS, HEAVY CONSTRUCTION; GRADING, PAVING, MARINE, ETC.	One (1) space per 1,000 square feet of floor area.
DAYCARE, ADULT AND CHILD	One (1) space for each employee and one (1) space for every 10 children/adults or fraction thereof.
DIVERS, COMMERCIAL; FISHING, COMMERCIAL; FURRIERS AND FUR STORAGE; EXTERMINATING SERVICES	One (1) space per 400 square feet of floor area.
DRY CLEANERS; LAUNDRY, COIN-OPERATED	One (1) space for each 200 square feet of floor area used by the general public.
DRY STORAGE	One (1) space per employee, if applicable.
EDUCATIONAL FACILITY	Two (2) spaces per classroom. For high schools or college/post-secondary, one (1) space per 10 students.
FARMERS'S MARKET; FRUIT & VEGETABLE MARKET, WHOLESALE WITH INCIDENTAL RETAIL	One (1) space per 500 square feet of permanent retail area; otherwise none required if a seasonal/temporary market.
FLEA MARKET	One (1) space per 1,000 square feet of floor area.
FUNERAL HOMES	One (1) parking space for each five (5) seats in the chapel or parlor, plus one (1) for each funeral vehicle.

Proposed Amendment to Section 3.14 Parking

Table 3.4: Minimum Off-Street Parking Spaces Required	
GOVERNMENT USE, CITY OF SOUTHPORT; GOVERNMENT USES WITH BUILDINGS, NON-CITY OF SOUTHPORT	One (1) space per 300 square feet of floor area.
HEALTH SERVICES	One (1) space per 300 square feet of floor area.
HOSPITALS	Two (2) spaces for each bed.
HOTEL, MOTEL, OR INN; HOTEL, RESIDENTIAL OR BOUTIQUE; GUEST LODGING	One (1) space for every rental room.
JAIL	One (1) space per employee on the largest shift.
KENNEL	One (1) space per 400 square feet of floor area.
LIBRARY	One (1) space per 500 square feet of floor area.
MANUFACTURING, ARTISAN	One (1) space per 500 square feet of floor area.
MANUFACTURING, GENERAL, LIMITED, AND INTENSIVE; GAS COMPANIES (LP-BOTTLED & BULK STORAGE); MOTOR FREIGHT COMPANIES, MOVERS, VAN LINES, AND STORAGE; MOTION PICTURE PRODUCTION & DISTRIBUTION; RESEARCH & DEVELOPMENT; SALVAGE OPERATIONS; WELDING, REPAIR; LAUNDRY, INDUSTRIAL; GARBAGE COLLECTION, PRIVATE (NO LANDFILLS)	One (1) space per employee on the largest shift.
MARINA, COMMERCIAL	One (1) parking space for each wet slip, one (1) parking space for every four (4) dry stack boat storage units, and where applicable 25 total 12' x 40' spaces per boat ramp, plus parking required for other uses.
MARITIME SALES, RENTAL, AND SERVICE	One (1) space per each 400 square feet of floor area and/or one (1) space for each service bay
MICROBREWERY OR MICRODISTILLERY	One (1) space per 100 square feet of floor area tasting room area; One (1) per 500 square feet for production and storage areas.
NURSING & PERSONAL CARE FACILITY	One (1) space per three (3) residents, plus one (1) additional space for each employee.
OFFICE, GENERAL; RADIO & TELEVISION STATIONS, STUDIOS, AND OFFICES; MANUFACTURED HOME (INDIVIDUAL) FOR OFFICE AND/OR EXHIBITION	One (1) space per 300 square feet of floor area.
PARKS & RECREATION AREAS, MUNICIPAL	No parking required.
PERSONAL SERVICE ESTABLISHMENT	One (1) space per 300 square feet of floor area.
RECREATIONAL VEHICLE PARK	Two (2) parking spaces at each campsite + 1 per 500 sq. ft. of enclosed area for offices, maintenance facilities, etc. within the park.
RESTAURANT, CARRY-OUT	One (1) space per 200 square feet of floor area.
RESTAURANT, STANDARD & FAST-FOOD	One (1) space per 100 square feet of floor area.

Proposed Amendment to Section 3.14 Parking

Table 3.4: Minimum Off-Street Parking Spaces Required	
RETAIL SALES, MAJOR; GROCERY STORES; SHOPPING CENTER	One (1) space per 300 square feet of floor area.
RETAIL SALES, MINOR AND MODERATE	One (1) space per 200 square feet of floor area.
SOLAR FARM	One (1) space per facility.
STORAGE, SELF-SERVICE	Minimum five (5) spaces or one (1) space for each 100 storage units, whichever is greater, plus one (1) space for each employee and two (2) spaces for manager's quarters, if present.
TELEPHONE COMMUNICATION FACILITY, UNATTENDED; WIRELESS TELECOMMUNICATION FACILITY OR COMPLEX, FREESTANDING AND SUBSTANTIAL MODIFICATIONS	One (1) space per facility.
US POSTAL SERVICE; PACKAGE DELIVERY SERVICES, COMMERCIAL	One (1) space per 400 square feet of floor area.
UTILITY STATIONS & PLANTS (PUBLIC & PRIVATE) INCL. LIFT STATIONS, SUBSTATIONS, ETC.	One (1) space per employee employed on-site, if applicable; Otherwise, none required.
VETERINARY SERVICES	One (1) space per 500 square feet of floor area
WAREHOUSING, GENERAL; WHOLESALE TRADE, DURABLE AND NON-DURABLE GOODS;	One (1) space per 1,000 square feet of gross floor area
WATER TRANSPORTATION INCL. DOCKS, TUGBOATS, BARGES, AND EXCURSIONS	No parking required.

E. Shared Parking

The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use, except that one half (½) of the parking spaces required for churches, theater, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.

F. Utilization of Boat Slips as Required Parking

1. A boat slip is defined herein as a space designed for the mooring of a single watercraft and usually projecting from a dock. Eating and drinking establishments and water-oriented retail businesses may utilize boat slips to meet off- street parking requirements subject in accordance with the following standards:
 - a) All slips must be under the ownership or long-term control of the subject business.
 - b) Boat slips must be available on a first come, first served basis, with no fee assessed for use.
 - c) Boat slips must be reasonably designed to accommodate customer boats.

Proposed Amendment to Section 3.14 Parking

- d) The dock facility must be properly accessible in accordance with the regulations governing the maneuvering of water craft on the adjacent waterway.
- e) Boat slips must only be used for transient mooring of customers frequenting said establishment and no extended storage of vessels shall be allowed.
- f) Boat slips are allowed to meet off-street parking requirements strictly on a one parking space per 20' linear dockage.



**City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: ZTA-24-02

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends adoption of the proposed Zoning Text Amendment to the Board of Aldermen and finds that it is consistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen. More specifically, the proposed amendment is consistent with Policy 7.22: The City shall continually maintain all official planning documents.

The statement and motion was seconded and passed _____.

Tanya Shannon, Deputy City Clerk

Sue Hodgin, Chairman



**City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: ZTA-24-02

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends **denial** of the proposed Zoning Text Amendment to the Board of Aldermen and finds that it is inconsistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen.

The statement and motion was seconded and passed _____.

Tanya Shannon, Deputy City Clerk

Sue Hodgin, Chairman

STAFF REPORT

MAJOR SITE PLAN MODIFICATION

WALMART SUPERCENTER EXPANSION

APPLICATION SUMMARY

Presentation Date	June 20, 2024 Planning and Zoning Board
Applicant	Aaron Schilling for Walmart #2772
Parcel ID	2210003103
Parcel Acreage	22.91 acres
Zoning District	HC – Highway Commercial

PRELIMINARY PLAT OVERVIEW

Aaron Schilling, applicant, is requesting a revision to the previously approved Commercial Project - Major Site Plan for the expansion and relocation of the online shopping pickup station at Walmart. Specifically, the request is to expand the existing building by 5,664 SF on the northwestern building wall, repave and restripe the parking lot, and install parking lot landscaping.

LOCATION

The project location is located within the Tidewater Plaza located at 1675 N Howe Street. This property is located within the incorporated city limits of the City of Southport and can be further identified by Brunswick County Parcel ID 2210003103. The subject property is zoned HC, Highway Commercial.

BACKGROUND & REVISION REQUEST

The existing Walmart is approximately 149,640 SF and operates its online order pickup operations (pharmacy and grocery/general merchandise) with 20 stalls. The pickup area is currently located in the center front of the building and utilizes adjacent parking stalls for customer parking. Since the building was constructed prior to online order and pickup operations, the space for storage and staging is a retrofitted area and not ideal. A dedicated space for warehousing with freezers, refrigeration, and dry storage is desirable to improve efficiency and accuracy for customers.

The applicant has submitted a revision request in the form of an application for a modification to the approved Major Site Plan for Walmart to expand the online order

pickup area. According to the submitted plans, the new area will be 5,644 SF that includes staging areas, shelving, and walk in coolers. The project serves primarily as an improvement for Walmart associates in giving them dedicated staging and warehousing space. No increase in retail floor space is being proposed and increased pickup is not expected. It is anticipated that the expansion will have no impact on store entrance access or traffic flow as it serves the existing customer base.

Due to the reconfiguration of the parking facility, new landscaping has been added to meet the current parking lot landscaping requirements. The landscape plan is provided as an attachment to this report as well and is deemed in compliance with the Unified Development Ordinance. Further, pedestrian walkways have been included in the design of the new parking configuration.

Per Section 2.6.J.2 of the City of Southport Unified Development Ordinance, the authority to grant major revisions is granted to the same authority that grants the original approval. Upon Staff's review of the request, the request was deemed to be considered a major revision due to the increase in development density, even though there is not an increase in impervious surface area. Because Major Site Plan approval authority is vested with the Planning and Zoning Board, the Board is also asked to approve any modification considered a major revision (See Section 2.6.J of the Unified Development Ordinance reproduced below:

J. MODIFICATION OF PERMITS OR APPROVALS

1. Insignificant deviations from the permit (including approved plans and conditional district rezoning) issued by the Board of Aldermen, the Planning Board, the Board of Adjustment, or the UDO Administrator are permissible and the UDO Administrator may authorize such insignificant deviations unless classified as a major change as provided below.
2. Major changes to approved permits, plans, and conditions of development may be authorized only by the permit issuing authority in the same manner as outlined in this article for original submission. Major changes include, but are not limited to:
 - a. Change in use.
 - b. Any increase in development density; such as, increase in density of units, whether residential, office, commercial or industrial; an increase in number of off-street parking or loading spaces; or an increase in impervious surface area.
 - c. An increase in overall ground coverage by structures.
 - d. A change in any site dimension by more than 10 percent.
 - e. A reduction in approved open space or screening.
 - f. A change in access and internal circulation design.
3. The UDO Administrator shall determine whether amendments to and modifications of permits constitute an insignificant deviation, or a major change as described herein.
4. A developer requesting approval of changes shall submit a written request for such approval to the UDO Administrator, and that request shall identify the changes. Approval of all changes must be given in writing.

STAFF REVIEW AND RECOMMENDATION

Staff Review and Recommendation

The site plans were reviewed for compliance with the UDO. Relevant sections and how the requirements are met are outlined below. There are sections that are not applicable to this project and have been noted as such.

Traffic

Per the most recent ITE trip generation manual less than 500 trips will be generated with this expansion.

Parking

All parking facilities shall be in accordance with Section 3.14 of the City of Southport Unified Development Ordinance. Based upon Staff's review of the proposal, the project is found to be in conformance with Section 3.14.B 'Parking Lot Design,' though some of these requirements shall require verification upon completion of construction and prior to issuance of a Certificate of Occupancy.

As shown on the submitted site plan, 693 parking spaces are provided including 613 standard spaces, 45 online grocery pickup spaces, and 35 handicap spaces. In terms of the parking provided, Staff finds the proposal to be in conformance with the City of Southport Unified Development Ordinance.

Pedestrian Facilities

Per Section 3.15.G, pedestrian walkways shall be provided to any pedestrian access point or any parking space that is more than 50 feet from the building entrance or principal on-site destination. Walkways have been provided for connection of outer parking spaces for Walmart employees delivering groceries to customers.

Lighting

N/A

Landscaping, Buffers, and Tree Protection/Preservation

Conformance with Section

All landscaping and buffers proposed on-site are in conformance with Section 3.17 of the City of Southport Unified Development Ordinance, and are not applicable to this project per the applicability standards laid out in Section 3.17.B. Furthermore, tree protection and landscape preservation requirements are applicable as well per Section 3.18.

Street Yards and Parking Facility Landscaping

Street yards N/A

Parking facility landscaping shall be in accordance with 3.17.G. Staff has found that based on dimensional requirements of the reconfigured portion of the parking lot, on the submitted site plan, all required canopy and understory trees as well as shrubs, are in conformance with the applicable standards.

Bufferyards

N/A

Tree Protection and Landscape Preservation

N/A

Signage

All proposed signage is internal and are not to be visible beyond the boundaries of the lot upon which they are located.

Utilities

Water service shall be provided by Brunswick County, while sewer service shall be provided by the City of Southport, until the anticipated sewer and water merger with Brunswick County. Electrical service shall be provided by the City of Southport.

Stormwater

All stormwater infrastructure shall be in accordance with Article 6 of the City of Southport Unified Development Ordinance. Per the City's Engineer, since there are no changes in the impervious surface of the project, no new stormwater improvements are required.

Planning staff have reviewed the request and determined that the requested revision is in compliance with all applicable provisions of the Unified Development Ordinance as well as the spirit and intent of the previous Commercial Development approval. As such, Planning Staff respectfully recommends approval of the request as outlined in this report and in the attached site and landscaping plans.

Attachment

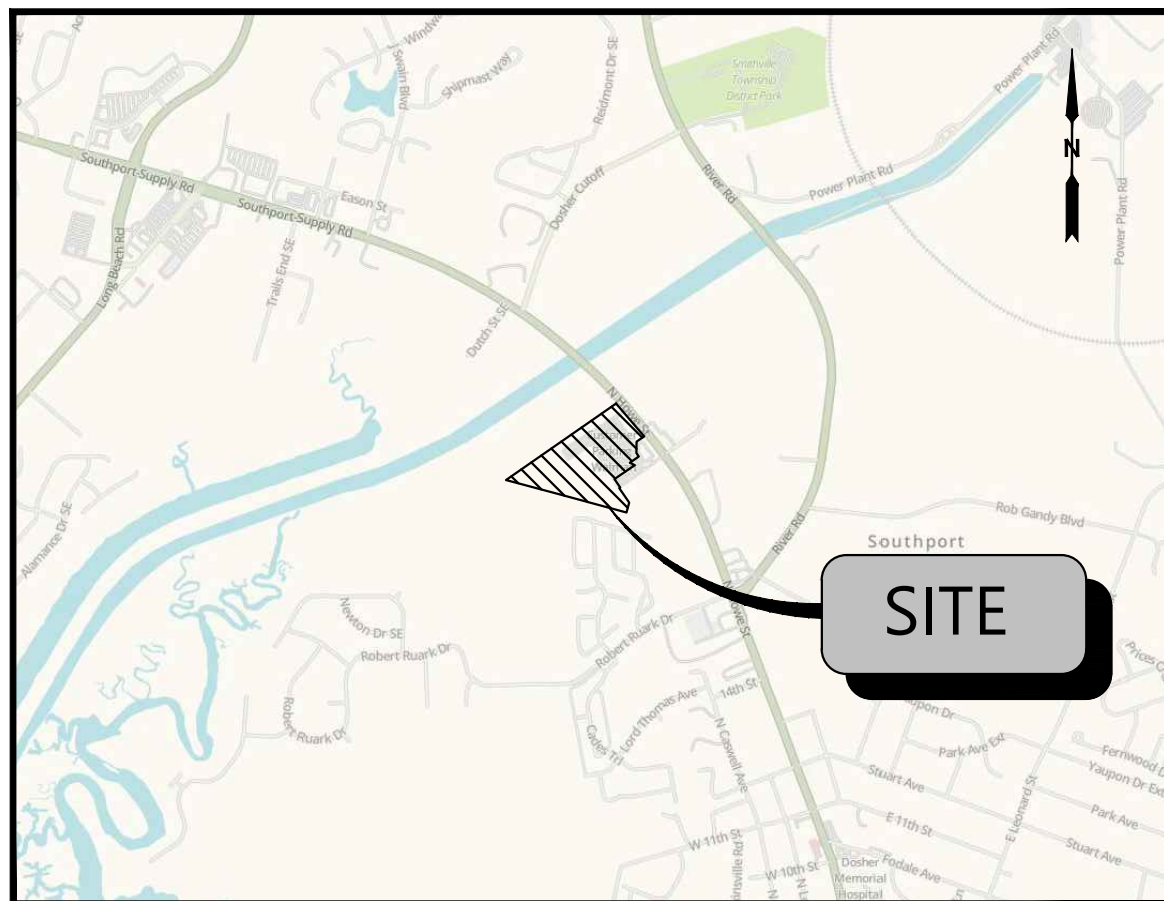
Proposed Site Plan with Proposed Parking Lot Landscaping

PROPOSED BUILDING ADDITION

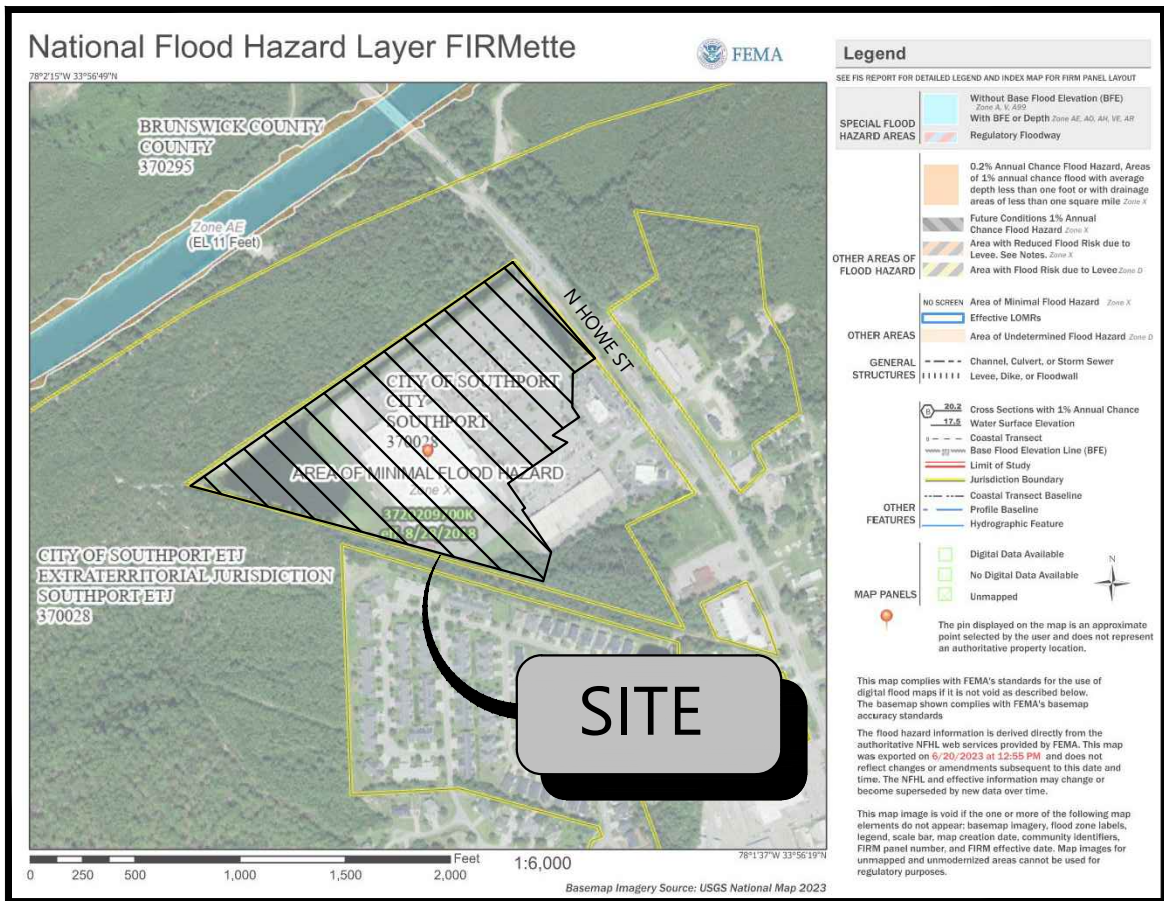


SUPERCENTER #2772-236

1675 N HOWE STREET
CITY OF SOUTHPORT, BRUNSWICK COUNTY, NORTH CAROLINA
TAX PARCEL: 2210003103



VICINITY MAP
N.T.S.



FEMA MAP
N.T.S.

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES LIE IN
A FEMA FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL
NO. 170009700K DATED 8/28/2016.



AERIAL MAP
N.T.S.

WALMART SUPERCENTER # 2772
TOTAL SITE AREA: 22.91 AC.
ZONING: HC (HIGHWAY COMMERCIAL)

DEVELOPMENT TEAM

DEVELOPER/ OWNER	CIVIL ENGINEER	SURVEYOR
WAL-MART STORES, INC. 2608 SE J STREET BENTONVILLE, AR 72712 PHONE: (479) 204-1337 CONTACT: ADAM SCHWERDTFEGER	ATWELL, LLC 1800 PARKWAY PLACE, SUITE 700 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: BRIAN PELHAM, PE	ATWELL, LLC 1800 PARKWAY PLACE, SUITE 700 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: MATHEW BISSETT, PLS

GOVERNING AGENCIES AND UTILITY CONTACTS

CITY OF SOUTHPORT DEVELOPMENT SERVICES 1029 N HOWE ST. SOUTHPORT, NC 28461 PHONE: (910) 457-7925 CONTACT: TRAVIS HENLEY	CITY OF SOUTHPORT PUBLIC SERVICES DEPT. 1010 N. HOWE ST. SOUTHPORT, NC 28461 PHONE: (910) 457-7935 CONTACT: TOM STANLEY, DIRECTOR MARK CABAN, WATER DISTRIBUTION PAUL PITTENGER, ELECTRICAL SUPERINTENDENT
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CITY OF SOUTHPORT
FIRE DEPARTMENT
1011 N. HOWE ST
SOUTHPORT, NC 28461
PHONE: (910) 457-7915
CONTACT: CHARLES DREW, FIRE CHIEF

PROJECT NARRATIVE

PROPOSED ±5,664 SQ.FT. BUILDING EXPANSION TO THE NORTHWESTERN BUILDING WALL OF WALMART SUPERCENTER #2772. IN ADDITION A PORTION OF THE NORTHWESTERN CORNER OF THE PARKING LOT ADJACENT TO THE BUILDING EXPANSION WILL BE RE-PAVED AND RE-STRIPED.

Sheet List Table

Sheet Number	Sheet Title
6000 - C000	COVER SHEET
6010 - C010	ALTA/NSPS LAND TITLE SURVEY
6020 - C020	ALTA/NSPS LAND TITLE SURVEY
6100 - C100	EROSION AND SEDIMENTATION CONTROL PLAN
6110 - C110	EROSION AND SEDIMENTATION CONTROL DETAILS
6120 - C120	DEMOLITION PLAN
6200 - C200	OVERALL SITE PLAN
6210 - C210	SITE DIMENSION PLAN
6220 - C220	PICKUP STRIPING AND SIGNAGE PLAN
6300 - C300	STOP SIGNS AND MARKINGS PLAN
6400 - C400	DEMOLITION AND SITE CONSTRUCTION PLAN
6410 - C410	DEMOLITION AND SITE CONSTRUCTION PLAN
6500 - C500	GRADING & UTILITY PLAN
6600 - C600	SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET
6601 - C601	SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET
6700 - C700	SPECIFICATIONS SHEET 1
6701 - C701	SPECIFICATIONS SHEET 2
6800 - C800	LANDSCAPE PLAN

COVER SHEET

REVISIONS	BY
PR#1 06/23/23	MGB
PR#2 08/28/23	MGB
PR#3 10/16/23	MGB
PR#4 02/29/24	MGB



SUPERCENTER #2772
1675 N HOWE STREET
CITY OF SOUTHPORT, BRUNSWICK COUNTY, NORTH CAROLINA
WAL-MART STORES, INC.
BENTONVILLE, AR



DRAWN MGB
CHECKED BP
DATE 05/16/23
SCALE
JOB No. 23001817
SHEET

6000 -
C000

EXHIBIT "A" TITLE LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH ANY IMPROVEMENTS THEREON, SHOWN AS THE WAL-MART TRACT ON A SUBDIVISION PLAT PREPARED FOR WD OF SOUTHPORT, LLC BY TIDE WATER SURVEYING PA, WILLIAM W. DELANEY II, PLS L-2973, DATED OCTOBER 11, 1999, LAST REVISED ON DECEMBER 2, 1999, AND RECORDED IN THE OFFICIAL LAND RECORDS OF BRUNSWICK COUNTY, NORTH CAROLINA ON 2-18-00 AT BOOK 22, PAGES 291-292 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NCGS MONUMENT "MILLER" HAVING COORDINATES OF Y=72203.428 AND X=2294254.227 (NAD 83), THENCE N 57-29-21 W 440.61 FEET TO AN EXISTING IRON PIPE, THE PLACE AND POINT OF BEGINNING, FROM THE BEGINNING POINT SO LOCATED S 40-46-16 E 497.20 FEET TO AN EXISTING IRON PIPE, THENCE S 38-47-32 E 10.86 FEET TO A POINT, THENCE S 55-14-12 W 108.65 FEET TO A POINT, THENCE S 00-52-37 W 133.78 FEET TO A POINT, THENCE S 34-45-48 E 49.49 FEET TO A POINT, THENCE S 55-14-12 W 128.73 FEET TO A POINT, THENCE S 64-45-48 E 64.66 FEET TO A POINT, THENCE S 55-14-12 W 289.47 FEET TO A POINT, THENCE S 34-45-48 E 120.00 FEET TO A POINT, THENCE S 55-14-12 W 14.14 FEET TO A POINT, THENCE S 34-45-48 E 204.50 FEET TO A POINT, THENCE S 15-10-18 W 121.89 FEET TO A POINT, THENCE N 74-50-34 W 618.20 FEET TO AN EXISTING IRON PIPE, THENCE N 75-10-27 W 647.10 FEET TO AN EXISTING IRON PIPE, THENCE N 55-06-06 E 1573.43 FEET TO THE PLACE AND POINT OF BEGINNING, BEING A PORTION OF THE SAME LANDS AS SHOWN ON A PLAT OF SURVEY BY TIDE WATER SURVEYING, PA, WILLIAM W. DELANEY II, PLS L-2973 FOR WD OF SOUTHPORT LLC DATED 10/11/99, CONTAINING 22.91 ACRES.

TITLE COMMITMENT

- STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 2689NLT
COMMITMENT DATE: 09/12/2023 AT 8:00AM - EFFECTIVE DATE: 10/05/2023 AT 8:00AM
SCHEDULE B SECTION II - EXCEPTIONS
- 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.
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
 - RIGHTS OF DOWER, HOMESTEAD OR OTHER MARITAL RIGHTS OF THE SPOUSE, IF ANY, OF ANY INDIVIDUAL INSURED.
 - TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
 - SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY A CURRENT, ACCURATE SURVEY AND INSPECTION OF THE INSURED PREMISES.
 - EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 1361, PAGE 588, AS SUPPLEMENTED AND AMENDED BY FIRST AMENDMENT TO ECR RECORDED IN BOOK 1361, PAGE 604, AND DECLARATION OF NOTICE RECORDED IN BOOK 1361, PAGE 618, BRUNSWICK COUNTY REGISTRY.
AFFECTS SUBJECT AREA, NOT SHOWN ON SURVEY (BLANKET IN NATURE)
 - THE FOLLOWING MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 21, PAGE 188: SETBACK OF 25 FEET ALONG THE NORTHEASTERN PROPERTY LINE.
DOES NOT AFFECT SUBJECT AREA, AS SHOWN ON SURVEY
 - THE FOLLOWING MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 22, PAGE 291-292: SETBACK OF 25 FEET ALONG THE NORTHEASTERN PROPERTY LINE; SETBACK OF 4 FEET ALONG THE NORTHWESTERN PROPERTY LINE; SETBACK OF 10 FEET ALONG THE SOUTHERN PROPERTY LINE; "WET DETENTION POND" AREA LOCATED ON THE SOUTHWESTERN PORTION OF THE LAND; AND "FOREBAY" AREAS LOCATED ON THE NORTHWESTERN AND NORTHEASTERN PORTIONS OF THE LAND.
AFFECTS SUBJECT AREA, AS SHOWN ON SURVEY
 - DEED NOTIFICATION REGARDING WETLAND AND WATER AREAS RECORDED IN BOOK 1320, PAGE 669.
DOES NOT AFFECT SUBJECT AREA
 - THE FOLLOWING MATTERS AS SHOWN ON SURVEY BY FREELAND & ASSOCIATES, INC., DATED DECEMBER 19, 1999, AND ANY EASEMENTS OR RIGHTS OF WAY ASSOCIATED THEREWITH: VARIOUS UTILITY LINES WITH POLES, VALVES, METERS, MANHOLES, CATCH BASINS, PEDESTALS, AND HYDRANTS LOCATED ON THE LAND.
AFFECTS SUBJECT AREA, UTILITIES LOCATED AS SHOWN ON SHEET 2 OF SURVEY
 - RIGHT OF WAY IN FAVOR OF Bellsouth TELECOMMUNICATIONS, INC., RECORDED IN BOOK 1358, PAGE 434.
DOES NOT AFFECT SUBJECT AREA
 - DECLARATION REGARDING MAINTENANCE OF SANITARY SEWER LIFT STATION RECORDED IN BOOK 1361, PAGE 608.
AFFECTS SUBJECT AREA, NOT SHOWN ON SURVEY (BLANKET IN NATURE)
 - MEMORANDUM OF ACTION RECORDED IN BOOK 4113, PAGE 880 TOGETHER WITH AN AMENDED CONSENT JUDGMENT RECORDED IN BOOK 4398, PAGE 930 IN THE BRUNSWICK COUNTY REGISTER OF DEEDS.
TAKING IN FAVOR OF DEPARTMENT OF TRANSPORTATION FOR TEMPORARY CONSTRUCTION EASEMENT AND SLOPE EASEMENT
UNABLE TO DETERMINE LOCATION OF EASEMENTS FROM PROVIDED DOCUMENT
 - TAXES FOR THE YEAR 2023 ARE DUE AND PAYABLE IN THE AMOUNT OF \$86,072.34.

ABBREVIATIONS

DB = DEED BOOK
IRF = IRON ROD FOUND
(M) = MEASURED
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
OTP = OPEN TOP PIPE
PB = PLAT BOOK
PG = PAGE
PID = PARCEL IDENTIFICATION NUMBER
(R) = RECORD
RLS = REGISTERED LAND SURVEYOR
RTK = REAL-TIME KINEMATIC
RW = RIGHT-OF-WAY
SQ FT = SQUARE FEET
VRS = VIRTUAL REFERENCE STATION

LEGEND

⊙ BOUNDARY MARKER FOUND
TITLE EXCEPTION NUMBER
— SUBJECT BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE



DATUMS

HORIZONTAL: GRID NORTH, NAD83, NORTH CAROLINA STATE PLANE
(NORTH AMERICAN DATUM OF 1983) (2011)
US SURVEY FOOT, BRUNSWICK COUNTY, NORTH CAROLINA
VERTICAL: NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988)
GEOID: GEOID18 (CONUS)

TABLE "A" NOTES

- SITE ADDRESS: 1675 HOWE STREET, SOUTHPORT, NORTH CAROLINA
- FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR BRUNSWICK COUNTY, NORTH CAROLINA, COMMUNITY-PANEL NUMBER 3720209700K, DATED 08/28/2018, THE SUBJECT SITE AREA IS NOT IN A FLOOD HAZARD ZONE AND LIES WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- VERTICAL RELIEF: ELEVATIONS & 1' CONTOURS SHOWN HEREON PER GROUND SURVEY AND ARE PURSUANT TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- ZONING: A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- (A) EXTERIOR BUILDING DIMENSIONS SHOWN AT GROUND LEVEL
(B) SQUARE FOOTAGE OF BUILDINGS BASED ON EXTERIOR FOOTPRINT AT GROUND LEVEL
(C) MEASURED HEIGHT OF BUILDINGS AS SHOWN
- SUBSTANTIAL FEATURES: PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, OR SUBSTANTIAL AREAS OF REFUSE LOCATED AS SHOWN.
- THERE ARE 77 REGULAR PARKING SPACES AND 0 HANDICAP PARKING SPACES WITHIN THE SUBJECT AREA.
- UTILITIES: THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE STRUCTURES. THE PROPERTY MAY BE SERVED BY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION.
- RECTIFIED ORTHOPHOTOGRAPHY: N/A - ALL IMPROVEMENTS SHOWN WITHIN THE SURVEY SUBJECT AREA LIMITS ARE FIELD LOCATED.

SURVEY NOTES

- THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON. OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON NORTH CAROLINA STATE PLANES - NAD 83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 05/18/2023 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
- THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE ESTABLISHED UTILIZING GPS. THE EQUIPMENT USED WAS A GPS RECEIVER WITH TRIMBLE DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID18. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING A LOCAL VRS REAL TIME NETWORK AND CHECKED WITH ON SITE STATIC OBSERVATIONS. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- EQUIPMENT USED FOR MEASUREMENT: ANGULAR/LINEAR: TRIMBLE S-5 ROBOTIC TOTAL STATION, TRIMBLE R12 GPS RECEIVER
- STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- THIS ALTA SURVEY IS LIMITED TO THE SUBJECT AREA SHOWN HEREON.

SURVEYOR'S ALTA CERTIFICATION

TO: WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST, STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 5, 6(A)(B), 7(A)(B)(C), 8, 9, 11(A)(B), 15 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/18/2023.

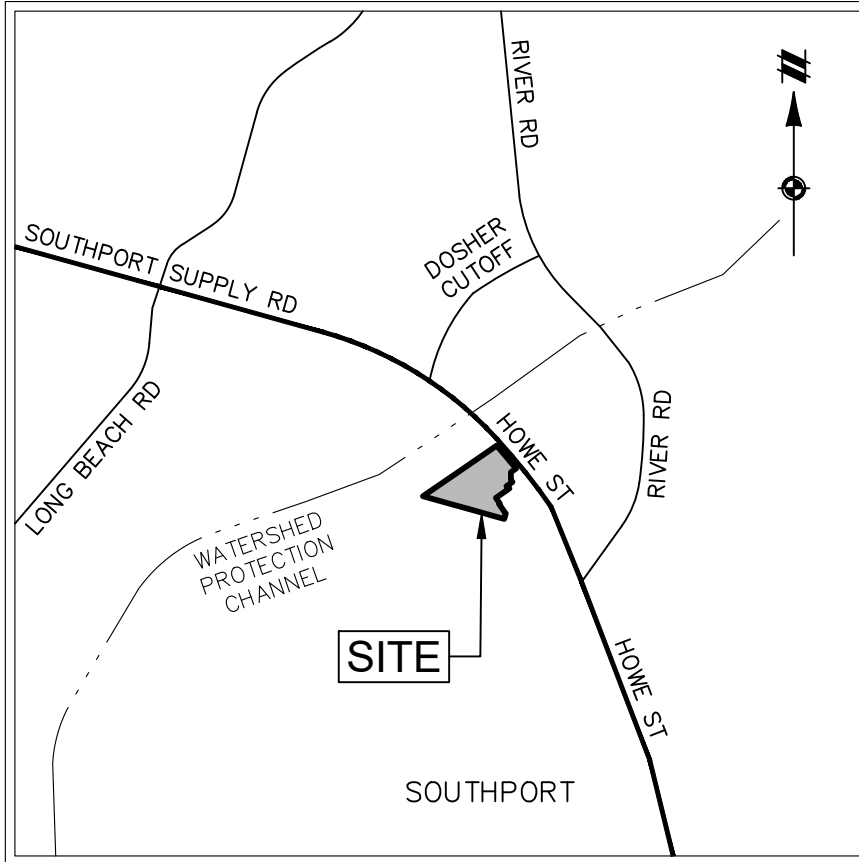
DATE OF MAP OR PLAT: 02/14/2024

PROFESSIONAL LAND SURVEYOR: MATTHEW C. BISSETT, PLS L-5420
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR #5420
ATWELL, LLC DBA ATWELL, PLLC COA# P-2380

SURVEYOR'S CERTIFICATION

I, MATTHEW C. BISSETT, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS (A) AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON MAY 18, 2023; THAT THE SURVEY WAS COMPLETED FEBRUARY 14, 2024; THAT CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NORTH CAROLINA STATE PLANE NAD 83 AND REALIZATION ADJUSTED 2011 AND ALL ELEVATIONS ARE BASED ON NAVD 88.

PROFESSIONAL LAND SURVEYOR: MATTHEW C. BISSETT, PLS L-5420
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR #5420
ATWELL, LLC DBA ATWELL, PLLC COA# P-2380



VICINITY MAP
NOT TO SCALE



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
SOUTHPORT, NC 28587
770-423-0607
ATWELL, LLC DBA ATWELL, PLLC COA# P-2380

LOCATED IN
SMITHVILLE TOWNSHIP
CITY OF SOUTHPORT
BRUNSWICK COUNTY, NC

CLIENT
WAL-MART STORES, INC.
ALTA/NSPS LAND TITLE SURVEY
WALMART SUPERCENTER #2772
1675 HOWE STREET
SOUTHPORT, NC

DATE
02/14/2024

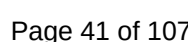
03/01/24-UPDATED RESPONSE TO B-I EXCEPTION #12

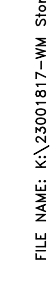
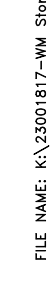
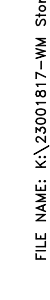
03/07/24-UPDATED CERTIFICATION

04/09/24-ADDED LABELS TO UTILITIES FOR B-I EXCEPTION #12

REVISIONS

DWG. DLG GH. KMK
P.M. KMK
CODE AS
JOB 23001817
SHEET NO. 1 OF 2





 **ATWELL**
866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
DALLAS, TEXAS 75244
770.423.0807
ATWELL, LLC DBA ATWELL, PLLC CO#4 P-2350

Walmart*

Page 1

6120 -
C120



ATWELL, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND CAREFUL MANNER, FOLLOWING ALL LOCAL, STATE AND FEDERAL, AND OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.

2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTIVITIES TO BE IDENTIFIED BY THE CONTRACTOR TO ATWELL, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.

4. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATIONS OF ALL EXISTING UTILITIES WHICH MAY BE ENCOUNTERED DURING DEMOLITION. ANY DAMAGES TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

5. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF ALL UTILITIES TO BE MOVED, RELOCATED, OR DELETED, AND ON- AND OFF-SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEED DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

8. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

A. REMOVAL OF ALL DEBRIS NOT ACCEPTABLE TO THE OWNER AND ENGINEER.

B. REMOVAL OF ALL CORPUS COPIES OF ALL DEMOLITION APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.

C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC., WITHIN THE LIMITS OF DISTURBANCE.

10. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NEARBY TO THE PROJECT AND ARE NOT TO BE REMOVED OR ALTERED.

11. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND BE RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY LOCATIONS AND DEPT. RECORDS. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

12. THE CONTRACTOR WITH ALL NEARBY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

13. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING FIRM ON ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL AND DISPOSAL OF A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL REMEDIATION INCLUDING, BUT NOT LIMITED TO, SOILS, WATER, AND/OR OTHER REPAIRS IF IMPLIED HEREIN IS THE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.

14. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" OF REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES, AND EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND RESTORATION TO ITEMS THAT ARE TO REMAIN ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS SUCH AS TO REPAIR THE REPAIRS SHALL RESTORE THE SITE TO THE PRE-DEMOLITION CONDITION.

15. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE FOLLOWING: ALL EXISTING FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

16. EXPLOSIVE REMOVAL OF STRUCTURES PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE NECESSARY TO REMOVAL OF STRUCTURES BY EXPLOSIVE REMOVAL, SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL LOCAL, STATE, AND FEDERAL ACCEPTED SAFETY PRACTICES IN CONFORMANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL" AS WELL AS FEDERAL, STATE, AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.

18. THE CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, AND ROADWAYS. ALL ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.

19. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.

20. USE OF CLOUTER, MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING FROM DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADHERE TO ALL LOCAL, STATE, AND/OR LOCAL STANDARDS, AFTER THE DEMOLITION IS COMPLETE.

21. ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF ALL AREAS TO THEIR "PRE-DEMOLITION" CONDITION.

22. THE CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PREVENT UNAUTHORIZED ENTRY TO THE PROPERTY AND TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.

23. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO REMAIN. IT IS TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND ANY OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

24. PRIOR TO THE REMOVAL OF ANY MATERIALS THE AREA MUST BE SAW CUT TO PREVENT ANY DAMAGE OF THE ROADWAY.

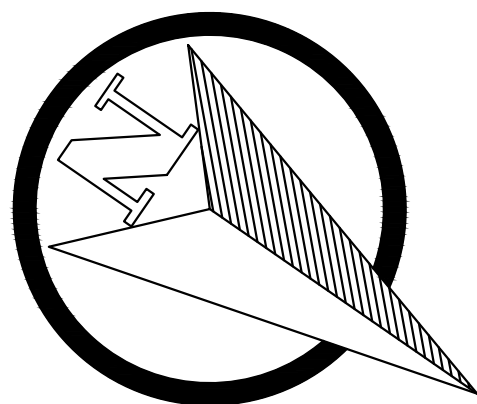
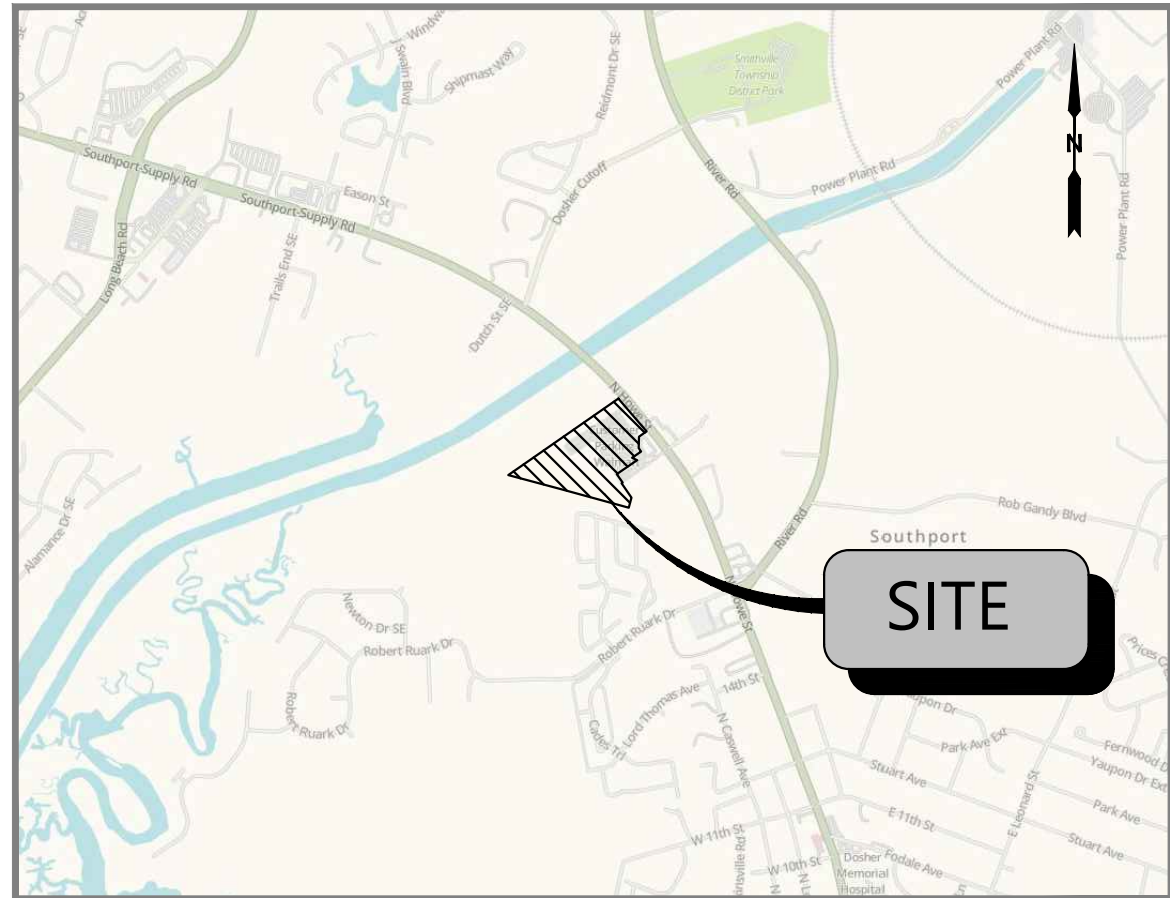
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAXIMUM DENSITY AND TEST RESULTS SHALL BE PROVIDED BEFORE INSTALLATION OF NEW STRUCTURES.

26. ALL NEW FINISH ELEVATIONS SHALL MATCH EXISTING ADJACENT CONCRETE AND ASPHALT ELEVATIONS.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING. NO BURNING SHALL BE ALLOWED ON OWNER'S PROPERTY.

Page 43 of 107

FILE NAME: K:\33001817-Wal-Mart-272-Supercenter\Drawings\6200-C200\Overall Site Plan.dwg DATE: 05/16/23 10:50 AM DRAWN BY: MGB CHECKED BY: BP DATE: 05/16/23 SCALE: 1"=50' JOB NO.: 23001817 SHEET: 6200-C200



0 25 50
SCALE: 1"=50'

PARKING INFORMATION									
WALMART BUILDING INFORMATION		AHJ PARKING REQUIRED	WALMART PARKING REQUIRED	REGULAR STALLS PROVIDED	OGP PARKING STALLS PROVIDED	ADA PARKING STALLS PROVIDED	CART CORRAL STALLS PROVIDED	TOTAL AHJ PARKING RATIO	TOTAL WALMART PARKING RATIO
WALMART	BUILDING AREA	SPACES	SPACES	SPACES	SPACES	SPACES	SPACES	SPACES	SPACES
EXISTING	154,015 SF	514	616	672	10	35	14	4.0/1000 SF	4.66/1000
PROPOSED	159,679 SF	533	639	613	45	35	14	4.0/1000 SF	4.34/1000

1. Parking counts taken from previous plans and a review of recent aerial photography
2. Parking spaces occupied by cart corrals have been excluded from the overall parking count and parking ratios
3. Floor area taken from plans by HFA and Associates

OVERALL SITE PLAN

NOT TO BE USED AS CONSTRUCTION DRAWINGS

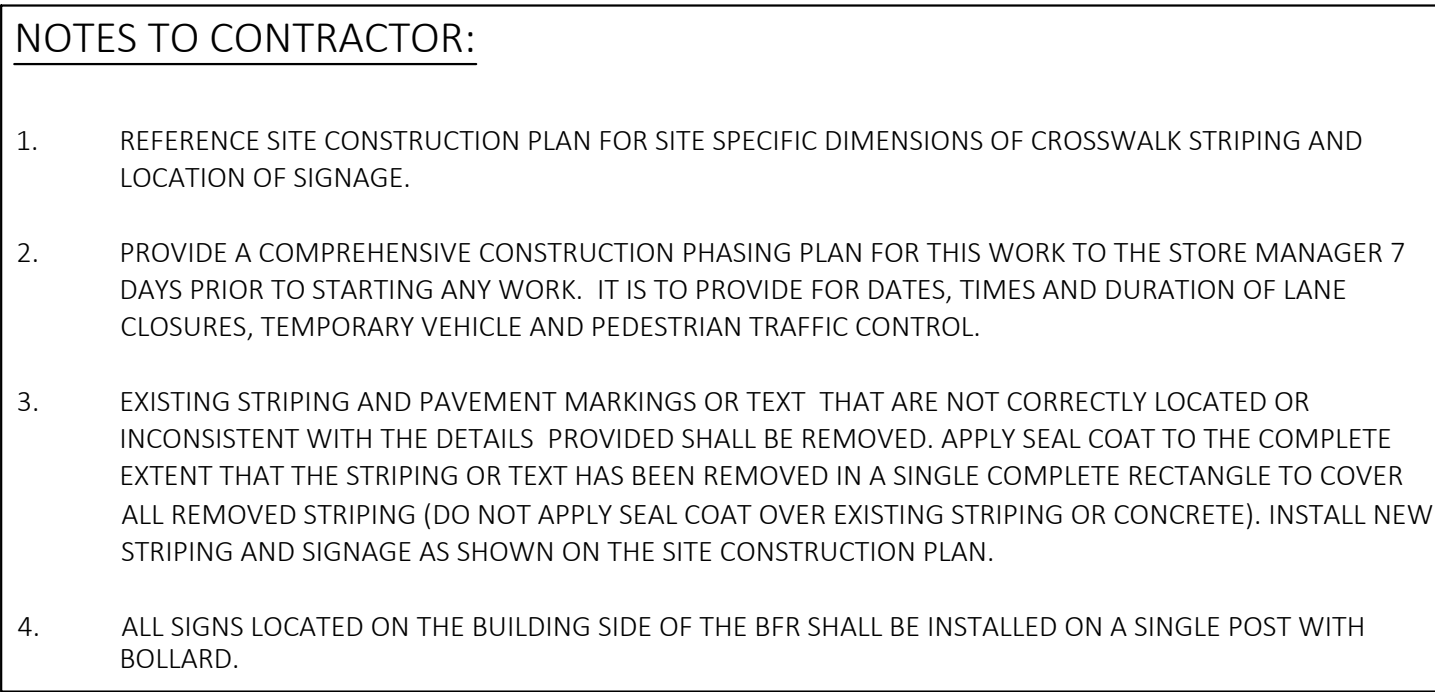
REVISIONS	BY
PR#1 06/23/23	MGB
PR#2 08/28/23	MGB
PR#4 02/29/24	MGB



SUPERCENTER #2772
1675 N HOWE STREET
CITY OF SOUTHPORT, BRUNSWICK COUNTY, NORTH CAROLINA
WAL-MART STORES, INC.
BENTONVILLE, AR



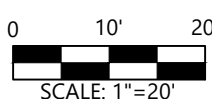
DRAWN MGB
CHECKED BP
DATE 05/16/23
SCALE 1"=50'
JOB NO. 23001817
SHEET
6200 - C200



1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SIT WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADs, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL EASEMENTS, ETC. SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ANY UNUSUAL OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SITE OWNER, AND ATTEND TO THE PROJECT.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL CURB OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
6. CONCRETE TRUCK DOCKS ARE BY THE BUILDING CONTRACTOR.
7. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA).
8. ALL TRAFFIC SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
9. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. STRIPING SHALL BE IN ACCORDANCE WITH THE GENERAL UTILITY WORK SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BUSES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL SUBCONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERMITS.
12. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
13. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
14. ANY VIOLATION OF THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
15. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
16. ALL CONCRETE SHALL BE 3500 PSI/28 DAY COMPRESSIVE STRENGTH. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
17. ALL CURB AND GUTTER WITHIN THE PAVING CONTRACTOR'S SHALL BE 6" UNLESS NOTED OTHERWISE.
18. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
19. LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATIONS.
20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN AT TIME OF PLAN ISSUANCE.
21. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS TO WITHIN 2' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPTER PADs AS WELL AS ALL UTILITY CONDUITS

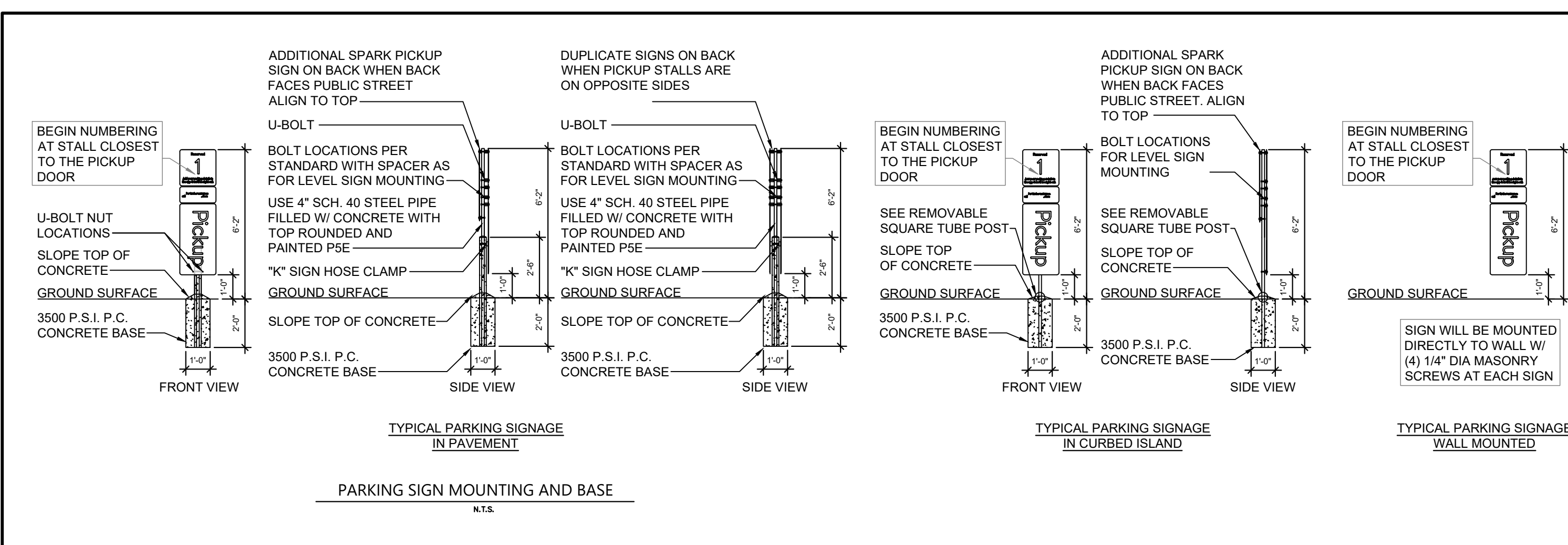
PROPOSED BUILDING EXPANSION: 5,664 SF
EXISTING BUILDING AREA: 154,015 SF
BUILDING HEIGHT LIMIT: 40 FT

1. Parking counts taken from previous plans and a review of recent aerial photography
2. Parking spaces occupied by cart corrals have been excluded from the overall parking count and parking ratios
3. Floor area taken from plans by HFA and Associates



NOT TO BE USED AS CONSTRUCTION DRAWINGS

6210 -
C210



NOTES:

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED, MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE
POST TUBES - 2"x2"x1/8" 12ga
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
ANCHOR TUBE - 2"x1/4"x2-1/4"x3/16" 12ga
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A570
GRADE B, STRUCTURAL TUBE AND STEEL SHALL BE HOT
DIP GALVANIZED PER ASTM A123.

THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE
ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE
SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX.
ELECTROLYTICALLY ABOVE FINISH GRADE.
5/16" GR. 5
FLANGED BOLT

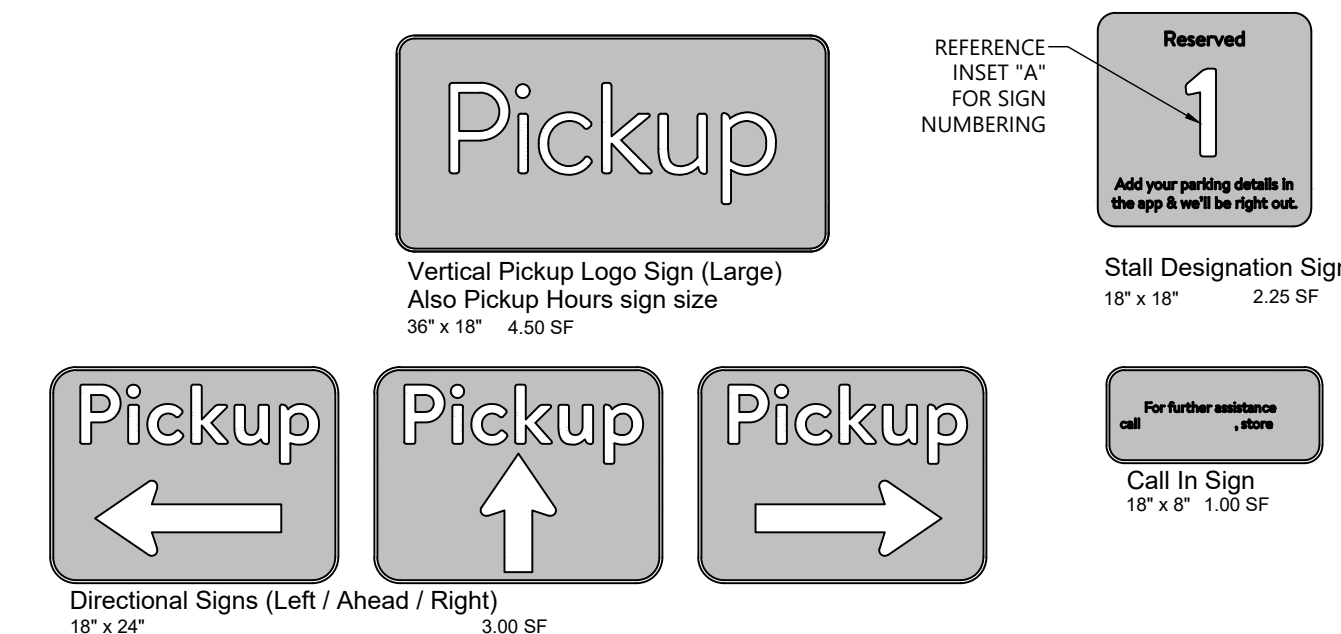
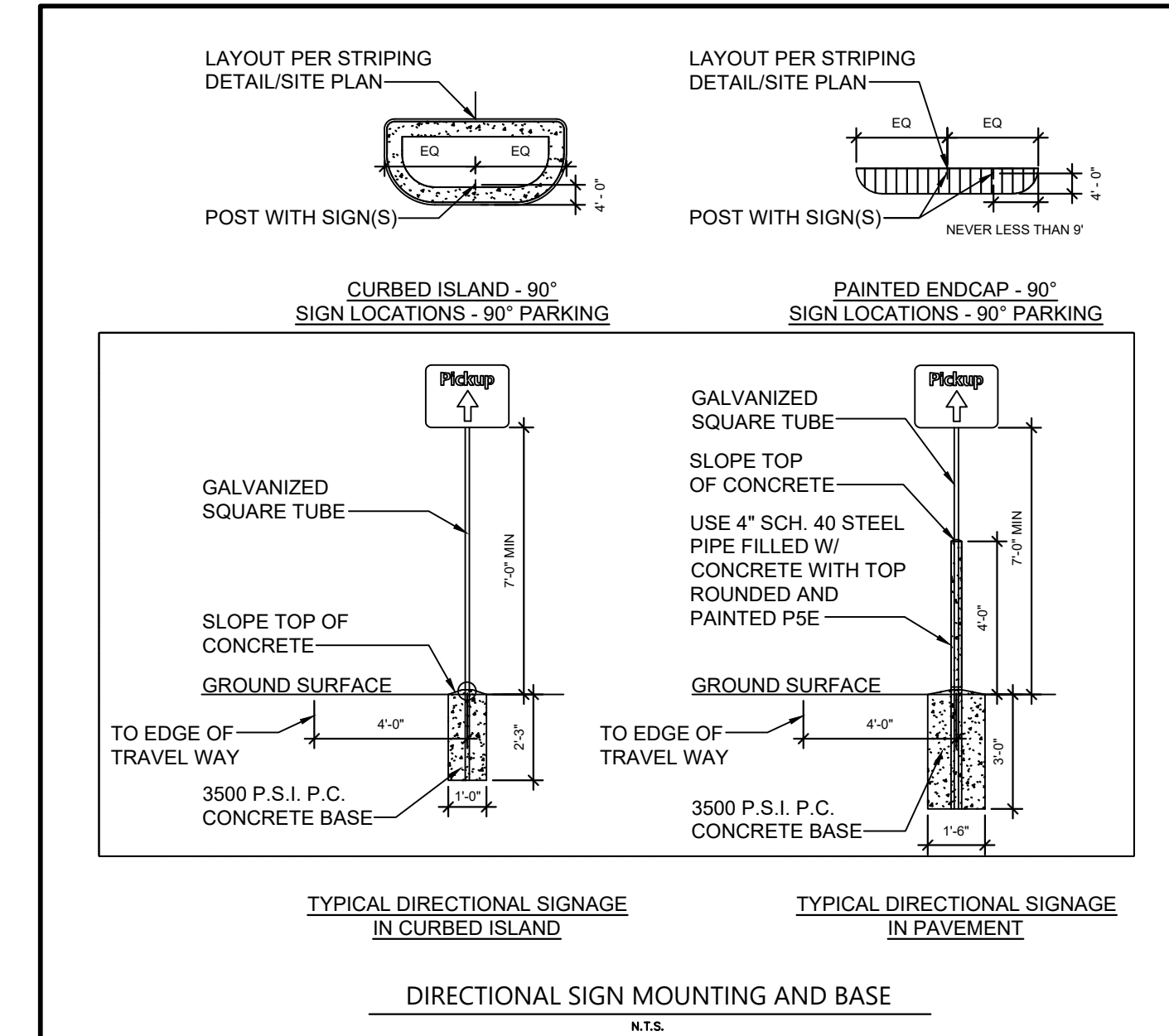
5/16" GR. 5
SERRATED
FLANGED NUT

GROUND SURFACE

PLAN VIEW

PARTIAL ELEVATION

REMOVABLE SQUARE TUBE



FINISH LEGEND	
P101	GUSTO GOLD SW #6904
P76	WALMART BLUE SW#076
P5E	SAFETY YELLOW

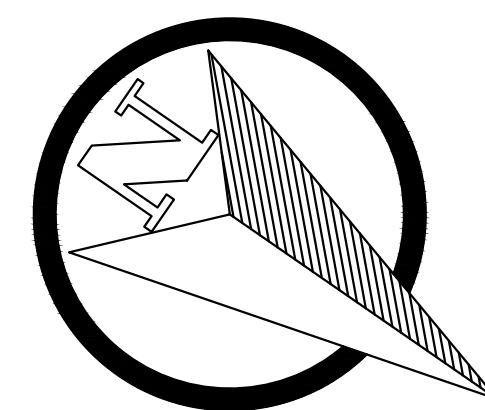
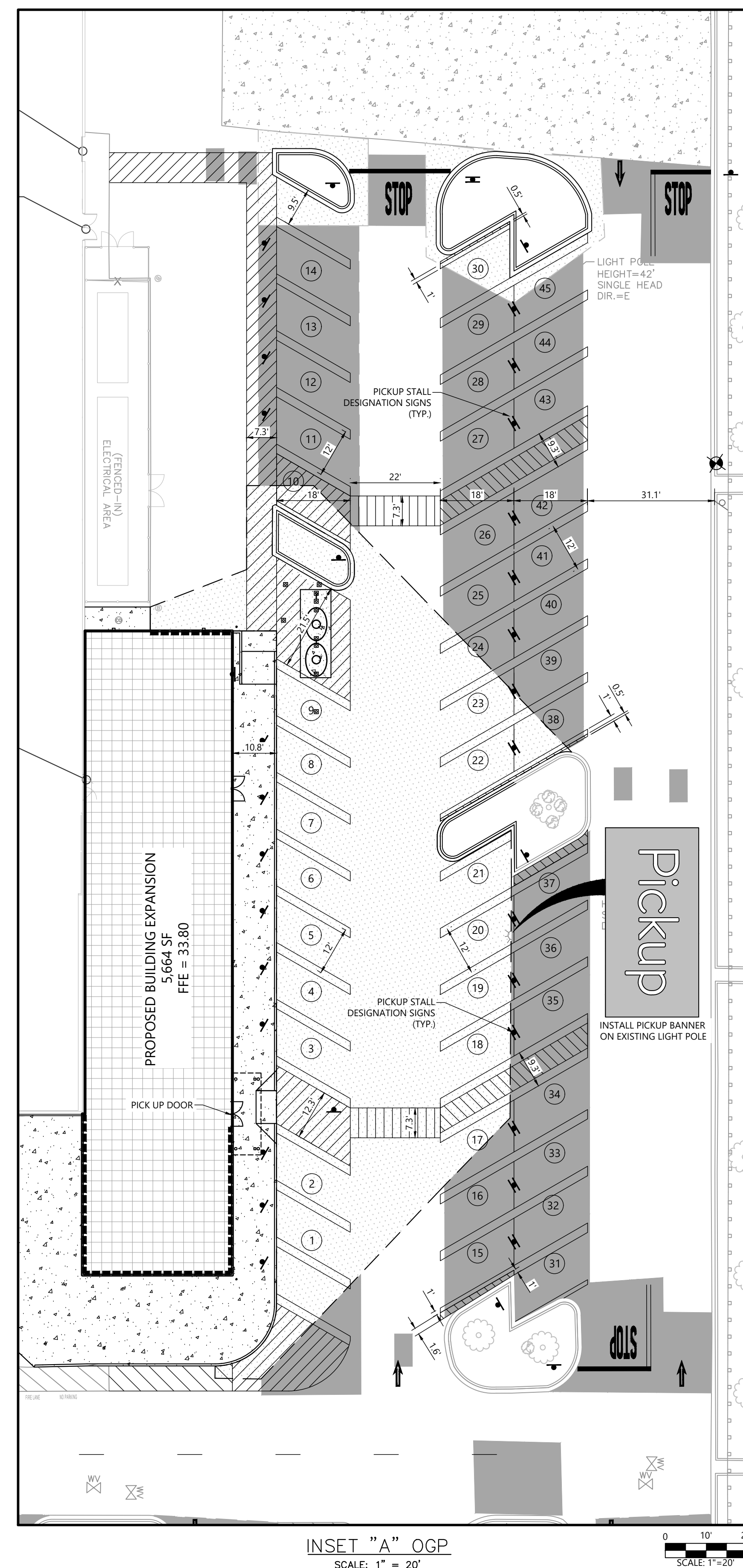
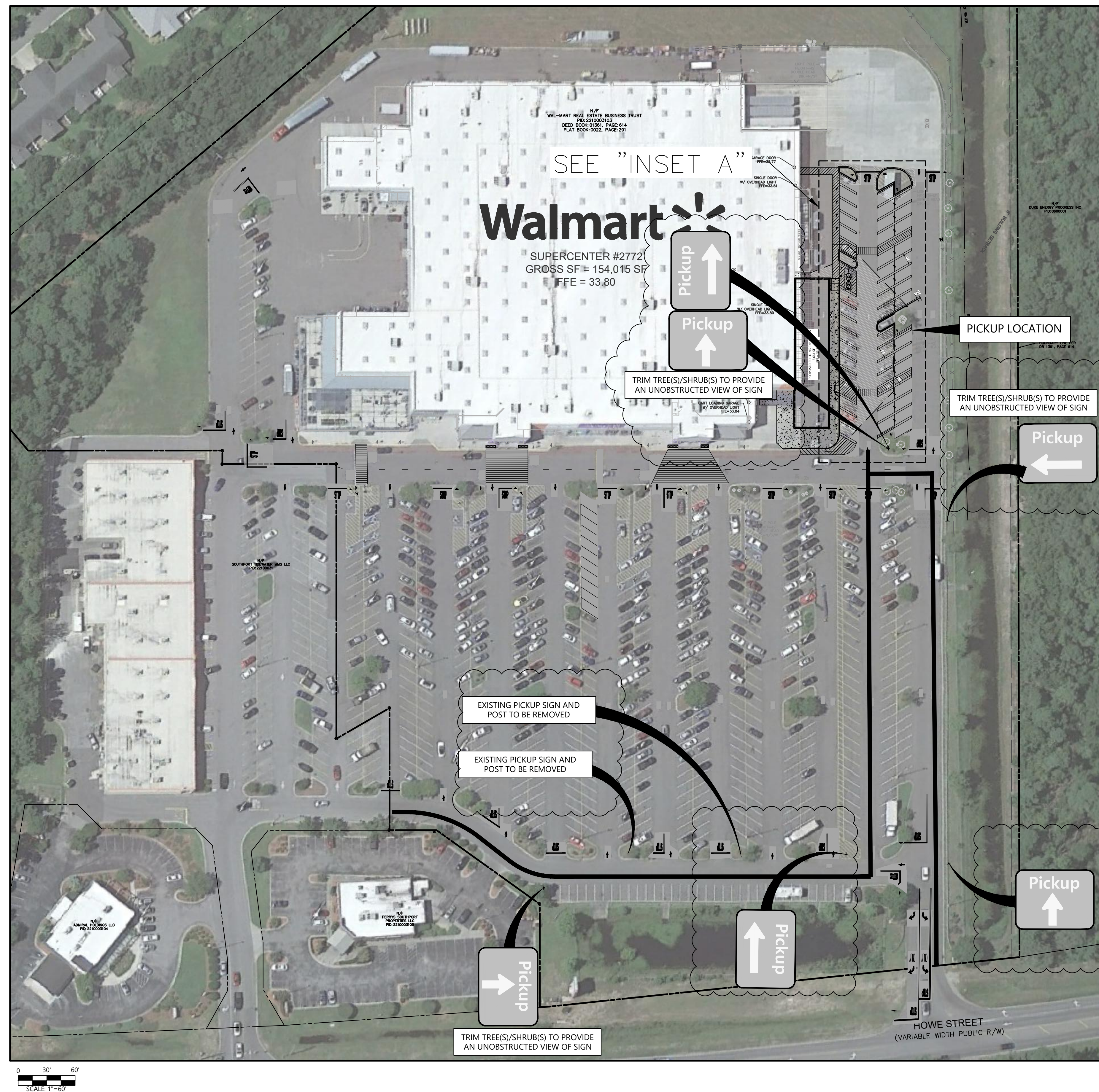
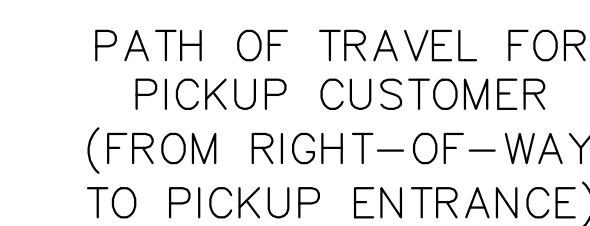
PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
WAITING SPACES LEFT	18 X 24	0
WAITING SPACES RIGHT	18 X 24	0
WAITING SPACES AHEAD	18 X 24	0
RESERVED WAITING	18 X 24	0
PICKUP LEFT PHARMACY RIGHT	18 X 24	0
PICKUP RIGHT PHARMACY LEFT	18 X 24	0
STOP THANKS FOR ORDERING	18 X 36	0
PICKUP HOURS	18 X 36	0
RESERVED	18 X 18	45
PHONE NUMBER	8 X 18	45
VERTICAL PICKUP	18 X 36	45
PICKUP LEFT	18 X 24	2
PICKUP AHEAD	18 X 24	3
PICKUP RIGHT	18 X 24	1
PICKUP BANNER AND MOUNTING HARDWARE	24 X 60	1
TEMPORARY PARKING SIGN WITH PYRAMID BASE	24 X 60	0

CALL IN # FOR "PHONE NUMBER" AND "TEMPORARY" SIGNS

ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (Getty.Thomas@walmart.com) AND BRAD KEENER (Bradley.Keener@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.

NOTE TO GC: ALL EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT SHALL BE REMOVED. GRIND OUT ALL PAVEMENT MARKINGS AND NUMBERS. APPLY SEAL COAT TO THE COMPLETE EXTENT AS SHOWN AND INSTALL NEW STRIPING TO MATCH EXISTING ADJACENT PARKING STALLS (MATCH LENGTH, WIDTH, SPACING AND COLOR).

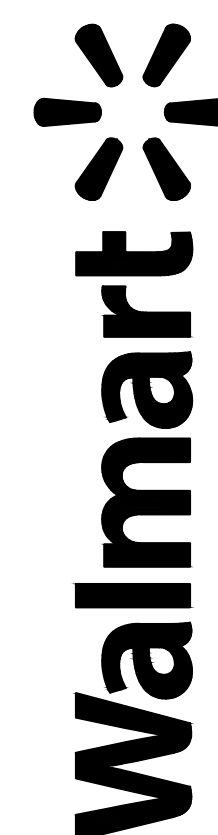
NOTE TO GC: CROSSWALK TO BE CENTERED ON ETR RAMP. IF RAMP DROPPED CURB WIDTH IS LESS THAN 7' - 4", THEN THE RAMP SHOULD BE REPLACED. IF A "STOP FOR PEDESTRIANS" SIGN IS NOT PRESENT, THEN THE G.C. TO PROVIDE AND INSTALL A MUTCD SIGN R1-5b OR W11-2. MATCH EXISTING ON SITE.



REVISIONS		BY
①	PR#1 06/23/23	MG
②	PR#2 08/28/23	MG
③	PR#3 10/16/23	MG
④	PR#4 02/29/24	MG



SUPERCENTER #2772
1675 N HOWE STREET
CITY OF SOUTHPORT, BRUNSWICK COUNTY, NORTH CAROLINA
WAL-MART STORES, INC.
RENTONVILLE AR



DRAWN MGB
CHECKED BP
DATE 05/16/23
SCALE 1"=60'
JOB No. 23001817
SHEET

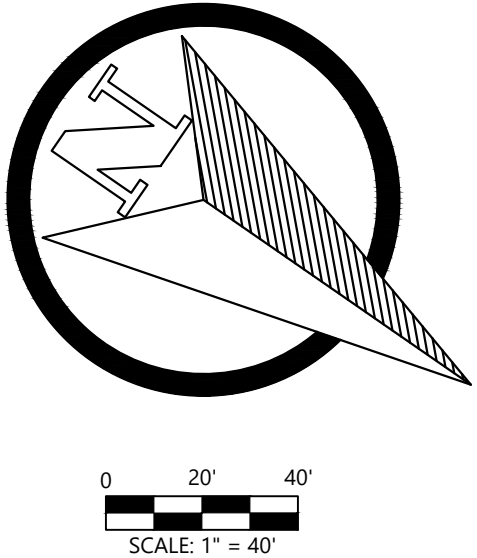
6220 -
C220

PICKUP STRIPING AND SIGNAGE PLAN

NOT TO BE USED AS CONSTRUCTION DRAWINGS

FILE NAME: K:\33001817-Wal-Mart-2772-Supercenter\Drawings\614 STOP SIGNS AND MARKINGS PLAN.dwg DATE: 4/17/2024 10:58 AM PLOTTED BY: Albert Morris 3/17/2024 Paper: ARCH TALL REED CT (36.00 x 48.00) INCHES DEVICE: HPGL PLOTTER PDF (GENERAL DOCUMENT) 614 STOP SIGNS AND MARKINGS PLAN.dwg

- NOTES TO CONTRACTOR**
- EXISTING STRIPING SHALL BE REMOVED BY APPROVED PHYSICAL MEANS PRIOR TO SEAL COAT.
 - CONTRACTOR TO ASSESS AND TRIM ANY TREES ON SITE THAT OBSCURE EXISTING OR PROPOSED SIGNAGE.
 - STRIPE/ REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDE AND REAR OR STORE).
 - IN THE EVENT STRIPING OR SIGNAGE IN THE PLANS DO NOT MATCH ONSITE CONDITIONS OR DIRECTION IS UNCLEAR, CONTRACTOR SHOULD NOTIFY THE ENGINEER FOR PROPER DIRECTION VIA THE RFI PROCESS.
 - ALL SIGNS TO BE MOUNTED A MINIMUM 4' FROM FACE OF CURB (TYP.) TRIM LANDSCAPING FOR SIGN VISIBILITY IF NEEDED.



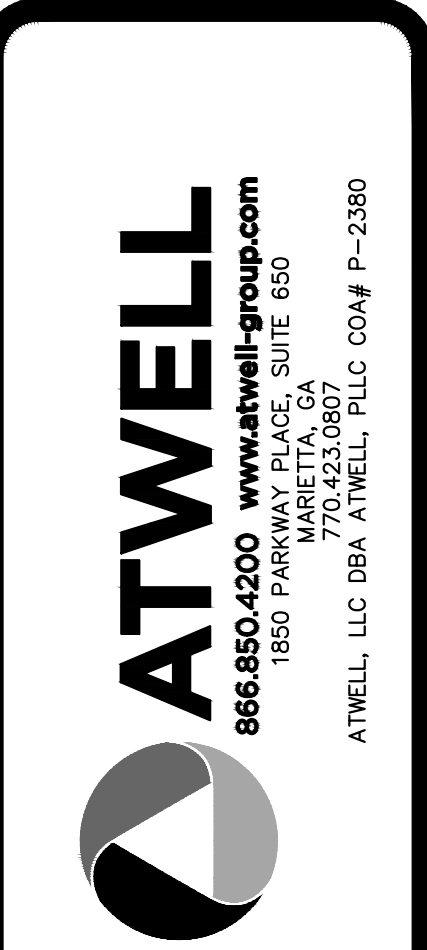
SITE AND DEMOLITION LEGEND

- REFERENCE DETAIL SHEET
- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
 - (B) EXISTING STOP SIGN TO BE REMOVED.
 - (C) EXISTING SIGN POST TO BE REMOVED.
 - (D) EXISTING SIGN POST AND BASE TO REMAIN.
 - (E) EXISTING CROSSWALK STRIPING TO BE REMOVED.
 - (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
 - (G) EXISTING CENTERLINE STRIPING TO BE REMOVED.
 - (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
 - (J) NEW 30"x30" STOP SIGN.
 - (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
 - (L) NEW "STOP" AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
 - (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
 - (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (13-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
 - (P) LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
 - (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18" GAPS.
 - (R) EXISTING STOP BAR AND STOP TEXT PAVEMENT MARKINGS TO BE REMOVED.
 - (S) NEW OPEN ARROW PAVEMENT MARKINGS.
 - (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
 - (U) EXISTING FIRE LANE MARKINGS TO BE REVISED/ REFRESHED.
 - (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE.
 - (W) EXISTING STOP SIGN TO REMAIN.
 - (X) EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
 - (Y) EXISTING BOLLARD AND SIGN POST TO BE REPAINTED.
 - (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
 - (a) EXISTING STOP BAR AND PAVEMENT MARKINGS, "STOP" TEXT AND/OR "ONLY" TEXT TO BE REMOVED AND REPAINTED TO MATCH CURRENT DETAILS.
 - (b) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REMOVED AND REPAINTED TO MATCH CURRENT DETAILS.
 - (d) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
 - (e) NEW 36" x 36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.
 - (f) EXISTING 4" SOLID WHITE CENTER LINE STRIPING TO BE REMOVED.
 - (g) NEW "CROSS TRAFFIC DOES NOT STOP" PLAQUE.
 - (h) NEW 4" SOLID WHITE LINE.
 - (i) EXISTING YELLOW SOLID LINE TO BE REMOVED.
 - (j) NEW 4" DOUBLE YELLOW SOLID LINE.
 - (k) TRIM TREE TO PROVIDE AN UNOBSTRUCTED VIEW OF EXISTING AND PROPOSED SIGNS.

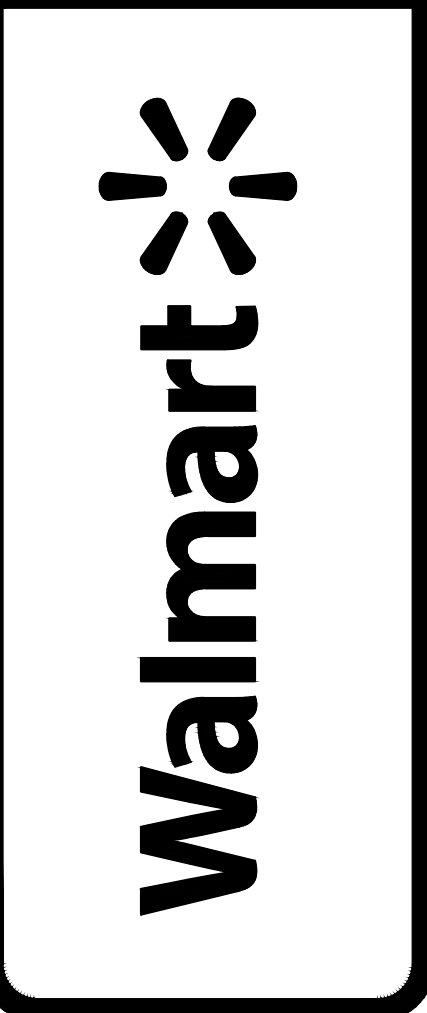
NOTES TO CONTRACTOR:

- BFR (BUILDING FRONTAGE ROAD)
OCR (OUTER CIRCULATION ROAD)
- CONTRACTOR SHALL INSTALL "NEW" STOP BARS, SIGNS, AND TEXT TO MATCH CURRENT DETAILS AT THE LOCATIONS SHOWN ON THESE PLANS.
- ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON SINGLE POST WITH BOLLARD.

REVISIONS	BY
PR#1 06/23/23	MGB
PR#2 08/28/23	MGB
PR#4 02/29/24	MGB



SUPERCENTER #2772
1675 N HOWE STREET
CITY OF SOUTHPORT, BRUNSWICK COUNTY, NORTH CAROLINA
WAL-MART STORES, INC.
BENTONVILLE, AR



DRAWN MGB
CHECKED BP
DATE 05/16/23
SCALE 1"=40'
JOB No. 23001817
SHEET

6300 -
C300

STOP SIGNS AND MARKINGS PLAN

NOT TO BE USED AS CONSTRUCTION DRAWINGS

FILE NAME: K:\33001817-Wal-Mart-2772-Supercenter\DWG\33001817-SSCP-Plan.dwg LAST DATE: 05/16/23 BY: mcbg 4/16/2024 4:48 PM PLOTTED BY: mcbg 4/16/2024 4:48 PM PLOTTER: HP DesignJet T1200 (PCL6) PLOTTER DRIVER: HP DesignJet T1200 (PCL6) PLOTTER MODEL: HP DesignJet T1200 (PCL6) PLOTTER STATUS: OK PLOTTER MESSAGE: PLOTTING SUCCESSFULLY

NOTES TO CONTRACTOR:

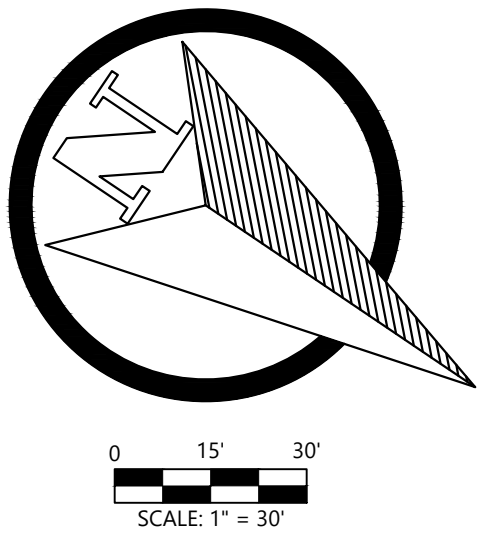
- REFERENCE SITE CONSTRUCTION PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
- PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
- ALL EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED. GRIND OUT ANY DIRECTIONAL ARROWS OR STOP BARS/TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
- ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

SITE AND DEMOLITION LEGEND

- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- (B) EXISTING STOP SIGN TO BE REMOVED.
- (C) EXISTING SIGN POST TO BE REMOVED.
- (D) EXISTING SIGN POST AND BASE TO REMAIN.
- (E) EXISTING CROSSWALK STRIPING TO BE REMOVED.
- (F) EXISTING YIELD PAVEMENT MARKINGS TO BE REMOVED.
- (G) EXISTING CENTERLINE STRIPING TO REMAIN AND BE REPAINTED.
- (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- (I) NEW 30"x30" STOP SIGN.
- (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (L) NEW STOP TEXT AND STOP BAR.
- (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
- (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.

- (P) LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18" GAPS.
- (R) EXISTING STOP BAR AND / OR STOP TEXT PAVEMENT MARKINGS TO BE REMOVED.
- (S) NEW OPEN ARROW PAVEMENT MARKINGS.
- (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
- (U) EXISTING FIRE LANE STRIPING & LETTERING TO REMAIN / BE REFRESHED.
- (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (W) EXISTING STOP SIGN TO REMAIN.
- (X) EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
- (Y) EXISTING BOLLARD AND SIGN POST TO BE REPAINTED.
- (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.

- (a) EXISTING PICKUP PAVEMENT MARKINGS TO BE REMOVED.
- (b) EXISTING PARKING STALL STRIPING TO BE REMOVED.
- (c) NEW OGP PARKING STALL STRIPING. SEE SECP/SSM DETAILS SHEET.
- (d) NEW OGP PARKING STALL SIGNAGE. SEE SECP/SSM DETAILS SHEET.
- (e) NEW PARKING STALL STRIPING.
- (f) EXISTING OGP PARKING STALL SIGNAGE TO BE REMOVED.
- (g) EXISTING STOP BAR AND/ OR STOP TEXT PAVEMENT MARKINGS TO REMAIN / BE REFRESHED.
- (h) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (i) EXISTING FIRE LANE SIGN TO REMAIN.
- (j) EXISTING CROSSWALK MARKINGS TO REMAIN / BE REFRESHED.
- (k) NEW "ONCOMING TRAFFIC DOES NOT STOP" PLAQUE.
- (m) NEW FIRE LANE STRIPING.
- (n) EXISTING FIRE LANE STRIPING TO BE REMOVED.
- (o) TRIM TREES/SHRUBS TO PROVIDE AN UNOBSTRUCTED VIEW OF EXISTING AND PROPOSED SIGNS.
- (p) NEW DETECTABLE WARNING. SEE ARCHITECTURAL (TYP).
- (q) EXISTING ADA SIGN TO BE REMOVED/RELOCATED.
- (r) NEW LOCATION OF RELOCATED ADA SIGN.



DEMOLITION AND SITE CONSTRUCTION PLAN

NOT TO BE USED AS CONSTRUCTION DRAWINGS

REVISIONS	BY
PR#1 06/23/23	MGB
PR#2 08/28/23	MGB
PR#4 02/29/24	MGB



SUPERCENTER #2772
1675 N HOWE STREET
CITY OF SOUTHPORT, BRUNSWICK COUNTY, NORTH CAROLINA
WAL-MART STORES, INC.
BENTONVILLE, AR



DRAWN MGB
CHECKED BP
DATE 05/16/23
SCALE 1"=30'
JOB No. 23001817
SHEET

6400 -
C400

FILE NAME: K:\23001817-Wal-Mart-6410-2024\DWG\6410-2024-01.dwg PLOT DATE: 4/16/2024 4:44 PM PLOTTED BY: JEFFREY L. BROWN PLOTTED ON: 6410-2024-01.dwg PLOT SCALE: 1"=30' PLOT SHEET: 1 OF 1 PLOT STATUS: PLOTTED SUCCESSFULLY

NOTES TO CONTRACTOR:

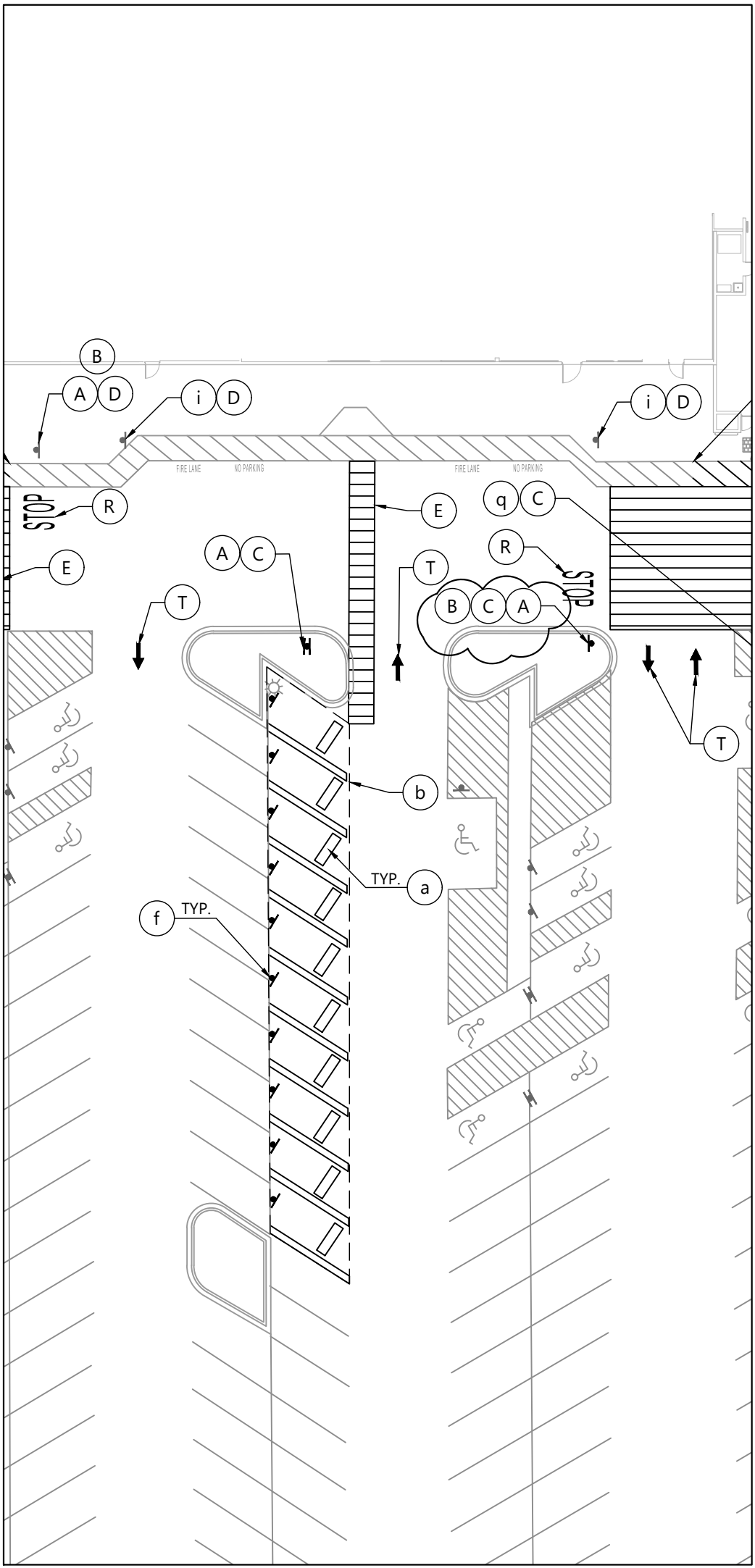
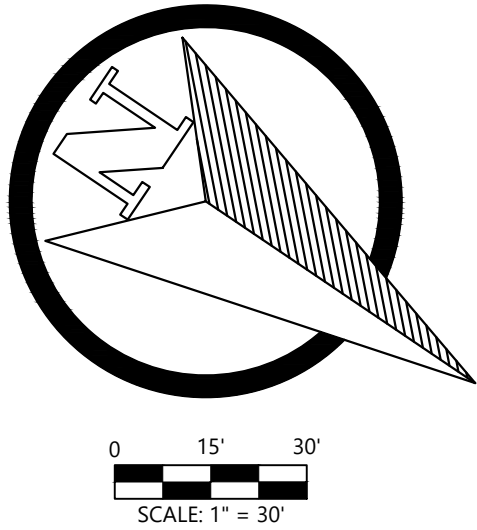
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- ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

SITE AND DEMOLITION LEGEND

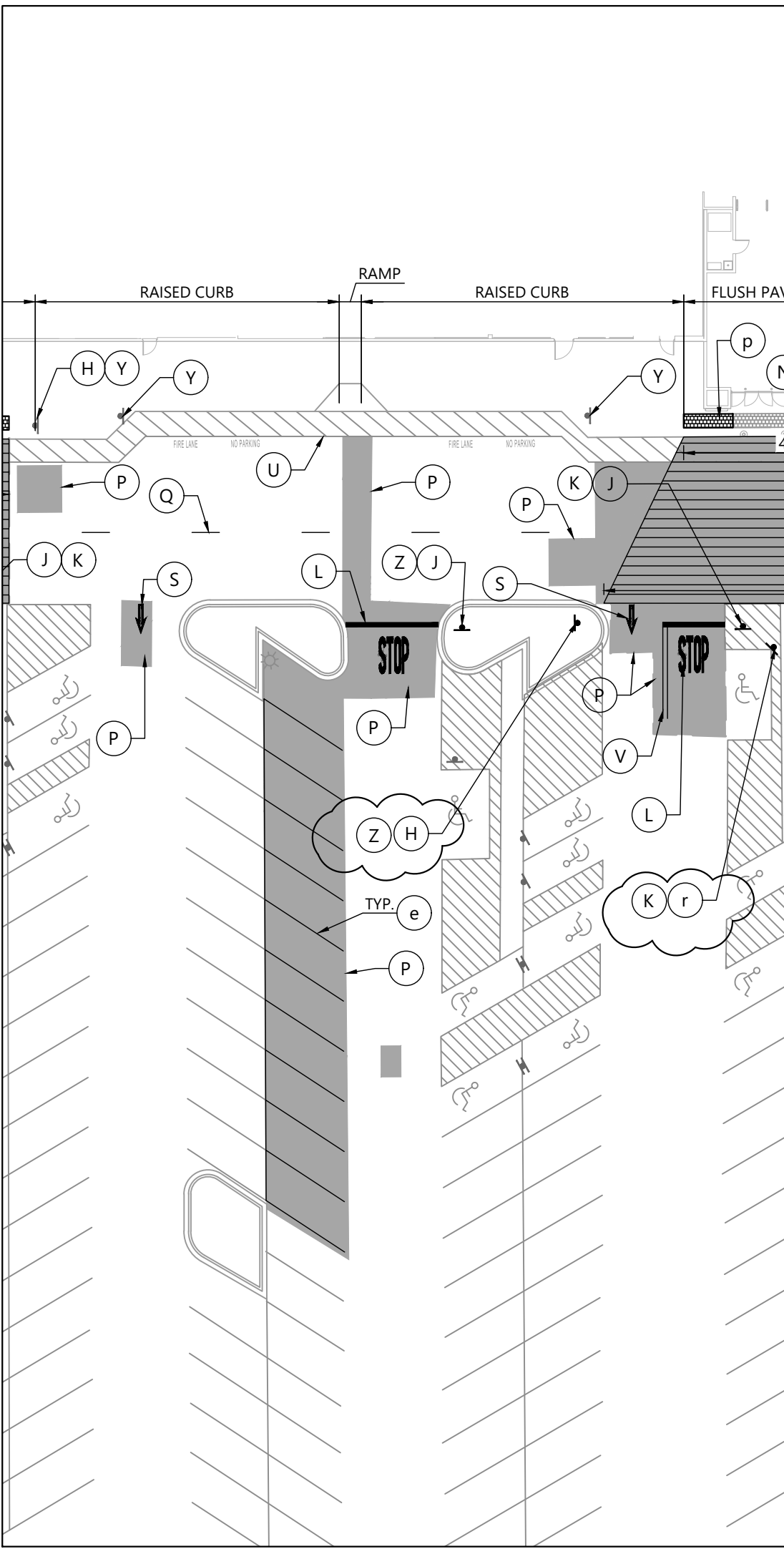
- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
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- (C) EXISTING SIGN POST TO BE REMOVED.
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- (E) EXISTING CROSSWALK STRIPING TO BE REMOVED.
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- (G) EXISTING CENTERLINE STRIPING TO REMAIN AND BE REPAINTED.
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- (I) NEW 30"x30" STOP SIGN.
- (J) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (K) NEW STOP TEXT AND STOP BAR.
- (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
- (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.

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- (U) EXISTING FIRE LANE STRIPING & LETTERING TO REMAIN / BE REFRESHED.
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- (W) EXISTING STOP SIGN TO REMAIN.
- (X) EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
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- (b) EXISTING PARKING STALL STRIPING TO BE REMOVED.
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- (e) NEW PARKING STALL STRIPING.
- (f) EXISTING OGP PARKING STALL SIGNAGE TO BE REMOVED.
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- (h) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (i) EXISTING FIRE LANE SIGN TO REMAIN.
- (j) NEW "TRAFFIC FROM LEFT DOES NOT STOP" PLAQUE.
- (k) NEW "ONCOMING TRAFFIC DOES NOT STOP" PLAQUE.
- (m) NEW FIRE LANE STRIPING.



DEMOLITION PLAN



SITE CONSTRUCTION PLAN

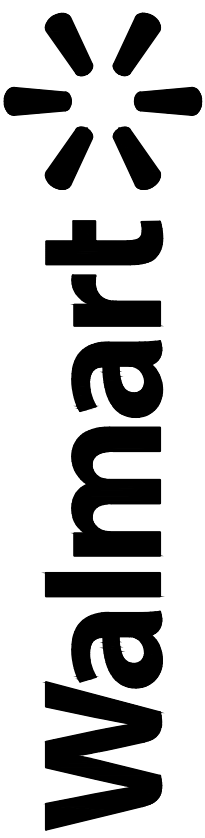
DEMOLITION AND SITE CONSTRUCTION PLAN

NOT TO BE USED AS CONSTRUCTION DRAWINGS

REVISIONS	BY
PR#1 06/23/23	MGB
PR#2 08/28/23	MGB
PR#4 02/29/24	MGB



SUPERCENTER #2772
1675 N HOWE STREET
CITY OF SOUTHPORT, BRUNSWICK COUNTY, NORTH CAROLINA
WAL-MART STORES, INC.
BENTONVILLE, AR



DRAWN MGB
CHECKED BP
DATE 05/16/23
SCALE 1"=30'
JOB No. 23001817
SHEET

6410 -
C410



- Page 50 of 1

SITE DEMOLITION SPECIFICATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Demolition of structures, paving, and utilities.
2. Patching and filling voids created as a result of removals or demolition.

1.2 REGULATORY REQUIREMENTS

A. Compliance with all laws, including Safety Laws, Environmental Laws, Stormwater Laws and Worker Verification Laws as well as requirements found within the Contract Documents and these Specifications, that pertain to Safety Compliance, Environmental Compliance, Stormwater Compliance and Worker Verification Compliance. Obtain required permits and licenses from appropriate authorities. Pay associated fees including disposal charges.

B. Notify affected utility companies before starting work and comply with their requirements.

C. Do not close or obstruct public or private roadways, sidewalks, or fire hydrants without appropriate permits or written authorization.

D. If hazardous, contaminated materials or other environmental related conditions are discovered, stop work immediately and notify the Wal-Mart Construction Manager for action to be taken. Do not resume work until specifically authorized by the Construction Manager.

1.3 PROJECT CONDITIONS

A. Conditions existing at time of inspection for bidding purposes will be maintained by Owner as reasonably practical.

B. Unless otherwise indicated in Contract Documents or specified by the Owner, items of salvageable value to Contractor shall be removed from site and structures. Storage or sale of removed items on site will not be permitted and shall not interfere with other work specified.

PART 2 - PRODUCTS

2.1 FILL MATERIALS

A. Fill material shall be aggregate fill materials consisting of stone, gravel, or sand free from debris, trash, frozen materials, roots, and other organic matter.

2.2 CONCRETE

A. Mix concrete and deliver in accordance with ASTM C 94.

B. Design mix to produce normal weight concrete consisting of Portland cement, aggregate, water reducing admixture, air entraining admixture, and water to produce following:

1. Compressive Strength: 3,500 psi, minimum at 28 days, unless otherwise indicated on the Drawings.
2. Slump Range: 1 to 3-inches at time of placement
3. Air Entrainment: 5 to 8 percent

PART 3 - EXECUTION

3.1 PREPARATION

A. Provide, erect, and maintain erosion control devices, temporary barriers, and security devices at locations indicated on Construction Drawings. Provide a comprehensive construction phasing plan for this work to the store manager 7 days prior to starting any work. It is to provide for dates, times and duration of lane closures, temporary vehicle and pedestrian traffic control.

B. Protect existing landscaping materials, appurtenances, and structures, which are not to be demolished. Repair damage to existing items to remain caused by demolition operations.

C. Prevent movement or settlement of adjacent structures. Provide bracing and shoring as necessary.

D. Mark location of utilities. Protect and maintain in safe and operable condition utilities that are to remain. Prevent interruption of existing utility service to occupied or used facilities, except when authorized in writing by authorities having jurisdiction. Provide temporary services during interruptions to existing utilities as acceptable to governing authorities and Owner.

E. For work on underground Walmart sites, prior to any underground excavation, contractor is expected to obtain current and representative operating utility plans from Walmart for private utilities that are not located by others. This is specifically intended to provide approximate locations for Walmart private utilities including water, sewer, electrical, telephone and data services.

F. Notify adjacent property owners of work that may affect their property, potential noise, utility outages, or other disruptions. Obtain written permission from adjacent property owners when demolition equipment will traverse, infringe upon, or limit access to their property. Coordinate notice with Owner.

3.2 GENERAL DEMOLITION REQUIREMENTS

A. Conduct demolition to minimize interference with adjacent structures or pavements to remain.

B. Cease operations immediately if adjacent structures appear to be in danger. Notify authority having jurisdiction. Do not resume operations until directed by authority.

C. Conduct operations with minimum of interference to public or private access. Maintain ingress and egress at all times other than in specific areas where work is in progress.

D. Sprinkle work with water to minimize dust. Provide hoses and water connections for this purpose.

E. Comply with governing regulations pertaining to environmental protection.

F. Clean adjacent structures and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing prior to start of work.

3.3 DEMOLITION

A. Demolish site improvements designated to be removed as shown on the drawings. Site improvements shall include but not be limited to structures, foundations, pavements, curbs and gutters, drainage structures, utilities, signage or landscaping.

B. Disconnect and cap or remove utilities to be abandoned as shown on the drawings.

C. Fill or remove piping and appurtenances as shown.

D. Demolish concrete and masonry in small sections. Break up concrete slabs on grade that are 2-feet or more below proposed subgrade to permit moisture drainage. Remove slabs-on-grade and below grade construction within 2-feet of proposed subgrade.

3.4 PATCHING

A. Where improvements are removed from paved areas, pavements shall be sawcut in straight lines at the perimeter and patched. Damaged pavement adjacent to removed improvements shall also be removed and patched.

B. Pavement patches shall be paved with minimum 6" concrete, broom finished and flush with adjacent grades.

3.5 FILLING VOIDS

A. Completely fill below grade areas and voids resulting from demolition or removal of structures, etc., using aggregate fill materials consisting of stone, gravel, or sand free from debris, trash, frozen materials, roots, and other organic matter.

B. Areas to be filled shall be free of standing water, frost, frozen or unsuitable material, trash, and debris prior to fill placement.

C. Place fill materials in lifts not to exceed 6 inches loose measure and compacted to 95 percent of maximum laboratory density per ASTM D698 with moisture content of not less than 1 percent below and not more than 3 percent above optimum moisture content.

D. Grade surface to match adjacent grades and to provide flow of surface drainage after fill placement and compaction.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

A. Remove from site debris, rubbish, and other materials resulting from demolition operations. Leave areas of work in clean condition.

B. No burning of any material, debris, or trash on site or off site will be allowed.

C. Transport materials removed from demolished structures with appropriate vehicles and dispose off-site to areas that are approved for disposal by governing authorities and appropriate property owners.

END OF SECTION

PAVEMENT MARKINGS SPECIFICATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Painting and marking of pavements, curbs, and guard posts (bollards)..

1.2 REFERENCES

A. The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by the basic designation only.

B. American Association of State Highway and Transportation (AASHTO):

1. AASHTO M247 - Glass Beads Used in Traffic Paints
2. AASHTO M248 - Ready-Mixed White and Yellow Traffic Paints

C. Master Painter's Institute (MPI):

1. MPI 32 - Traffic Marking Paint, Solvent Based.
2. MPI 97 - Traffic Marking Paint, Latex.

D. ASTM International (ASTM):

1. ASTM D4414 - Standard Practice for Measurement of Wet Film Thickness by Notched Gauges.

E. Federal Specifications (FS):

1. FS A-A-2886 - Paint, Traffic, Solvent Based (supersedes FS TT-P-85 and FS TT-P-115, Type I)
2. FS TT-B-1325 - Beads (Glass Spheres) Retro-Reflective
3. FS TT-P-1952 - Beads, Traffic And Airfield Marking, Waterborne

1.3 PROJECT CONDITIONS

A. Maintain access for vehicular and pedestrian traffic as required for other construction activities. Utilize flagmen, barricades, warning signs, and warning lights as required.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Paint shall be waterborne or solvent borne, colors as shown or specified herein. Pavement marking paints shall comply with applicable state and local laws enacted to ensure compliance with Federal Clean Air Standards. Paint materials shall conform to the restrictions of the local Air Pollution Control District.

B. Waterborne Paint: Paints shall conform to FS TT-P-1952 and have MPI 97 approval.

C. Solvent Borne Paint: Paint shall conform to FS A-A-2886 or AASHTO M248 and have MPI 32 approval. Paint shall be non bleeding, quick drying, and alkyd petroleum base paint suitable for traffic bearing surface and be mixed in accordance with manufacturer's instructions before application for colors White, Yellow, Blue, and Red.

D. Glass Beads: AASHTO M 247, Type 1 or FS TT-B-1325, Type 1, Gradation A.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine the work area and correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 PREPARATION

A. Sweep and clean surface to eliminate loose material and dust.

B. Where existing pavement markings are indicated on Construction Drawings to be removed or would interfere with adhesion of new paint, a motorized abrasive device or soda blasting shall be used to remove the markings. Equipment employed shall not damage existing paving or create surfaces hazardous to vehicle or pedestrian traffic.

3.3 CLEANING EXISTING PAVEMENT MARKINGS

A. Remove existing pavement markings which are in good condition but interfere or conflict with the newly applied marking patterns and as noted on plans. Deteriorated or obscured markings that are not misleading or confusing or do not interfere with the adhesion of the new marking material do not require removal. Conduct grinding, soda blasting or other operations in such a manner that the finished pavement surface is not damaged or left in a pattern that is misleading or confusing. Use dust collection system when removing existing pavement markings. Comply with the requirements of Section 01351 Regulatory Compliance Supplement for management and disposal of hazardous wastes.

3.4 APPLICATION

A. Apply two coats of same color of paint as specified below, at manufacturer's recommended rate, without addition of thinner, with maximum of 100 square feet per gallon or as required to provide a minimum wet film thickness of 15 mils and dry film thickness of 7 ½ mils per coat. Paint shall be applied for a total dry film thickness of 15 mils. Apply with mechanical equipment to produce uniform straight edges. At sidewalk curbs and crosswalks, use straightedge to ensure uniform, clean, and straight stripe.

B. Install pavement markings according to manufacturer's recommended procedures for the specified material.

C. Following items shall be painted with colors noted below:

1. Pedestrian Crosswalks: White
2. Exterior Sidewalk Curbs and Guard posts: Yellow
3. Exterior Light Pole Bases: Yellow (unless otherwise noted on Construction Detail).
4. Fire Lanes: Red or per local code.
5. Lane Striping where separating traffic moving in opposite directions: Yellow.
6. Lane Striping where separating traffic moving in the same direction: White.
7. ADA Symbols: Blue or per local code.
8. ADA parking space markings as shown on the drawings.
9. Parking Stall Striping: Yellow, unless otherwise noted on Construction Drawings.
10. Associate Parking Area: White, unless otherwise noted on Construction Drawings.

D. Apply glass beads at pedestrian crosswalk striping and at lane striping and arrows at driveways connecting to public streets. Broadcast glass beads uniformly into wet markings at a rate of 6 lb/gal.

3.5 FIELD QUALITY CONTROL

A. Field quality control shall be the responsibility of the Contractor. Field quality control testing and inspection shall be at the discretion of the Contractor as necessary to assure compliance with Contract requirements.

3.6 CLEANING

A. Waste materials shall be removed at the end of each workday. Upon completion of the work, all containers and debris shall be removed from the site. Paint spots upon adjacent surfaces shall be carefully removed by approved procedures that will not damage the surfaces and the entire job left clean and acceptable.

END OF SECTION

TRAFFIC SIGNALS AND SIGNALS SPECIFICATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Traffic control signs.
- B. Related Requirements:
 - 1. Section 09900 - Painting. Painting for painted posts where shown on the Drawings.

1.2 REFERENCES

- A. The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by the basic designation only.
- B. ASTM International (ASTM):
 - 1. ASTM A53 - Pipe, Steel, Black and Hot_Dipped, Zinc_Coated Welded and Seamless.
 - 2. ASTM C94 - Ready Mix Concrete
 - 3. ASTM D4956 - Retroreflective Sheeting for Traffic Control.
- C. US Department of Transportation, Federal Highway Administration:
 - 1. Manual on Uniform Traffic Control Devices (MUTCD).

PART 2 - PRODUCTS

2.1 SIGNS

- A. Conform to US Department of Transportation MUTCD. Sign classification, type, size, and color shall be as shown on the drawings
- B. Retroreflectivity: Microprismatic type, diamond grade reflective sheeting conforming to ASTM D 4956, Type XI.

2.2 POSTS

- A. Square Post: Square tubular steel sign post, galvanized, 12 ga, perforated full-length with 7/16 inch holes on four sides. Post size shall be as shown on the Drawings.
- B. Steel Pipe: ASTM A 53, Type E (electric-resistance welded) or Type S (seamless), Grade B, Schedule 40, size as shown on the Drawings.

2.3 CONCRETE

- A. Mix concrete and deliver in accordance with ASTM C 94.
- B. Design mix to produce normal weight concrete consisting of Portland cement, aggregate, water_reducing admixture, air_entraining admixture, and water to produce following:
 - 1. Compressive Strength: 3,500 psi, minimum at 28 days, unless otherwise indicated on the Drawings.
 - 2. Slump Range: 1 to 3-inches at time of placement
 - 3. Air Entrainment: 5 to 8 percent

PART 3 - EXECUTION

3.1 PREPARATION

- A. Field verify underground utilities prior to sign installation. Primary utilities of concern of shallow depths are lawn sprinkler systems, electric, telephone, fiber optic, cable and gas.

3.2 INSTALLATION

- A. Install signs as shown on the Drawings and in accordance with MUTCD and manufacturer's instructions.
- B. Install signs of the type and at locations shown on the Drawings.
- C. Install posts of the type as shown on the drawing.
- D. Where shown as painted, field paint steel pipe posts in accordance with Section 09900.

END OF SECTION

SEAL COAT SHALL BE APPLIED WHERE EXISTING MARKINGS ARE REMOVED.

SMALL PROJECT SEAL COAT SPECIFICATION:

IN GENERAL:

- CRACK FILLING AND OIL SPOT TREATMENTS ARE NOT REQUIRED PRIOR TO SEAL COAT. OTHER THAN THESE EXCEPTIONS, PREPARE AND CLEAN AREA TO BE SEAL COATED CONSISTENT WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATION.

APPROVED MATERIALS:

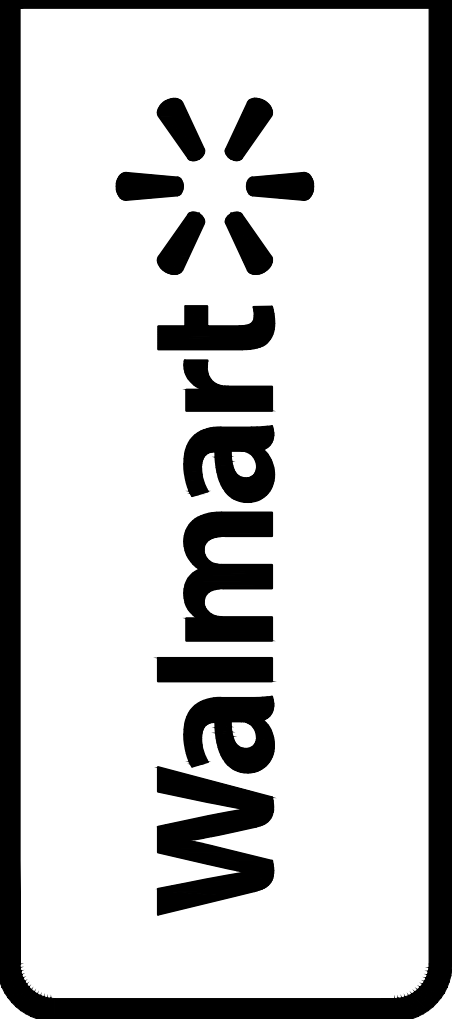
- 1) STAR PRODUCTS
 - MICRO-PAVE PRO-BLEND WITH ADDED SAND
 - SINGLE COAT
- 2) SEAL MASTER
 - POLYMER MODIFIED MASTERSEAL WITH ADDED SAND
 - SINGLE COAT
- 3) GEM SEAL BLACK DIAMOND XL
 - WITH ADDED SAND
 - SINGLE COAT

MATERIALS IDENTIFIED IN SPECIFICATION SECTION 02787 CAN BE USED. COAL TAR BASED SEAL COAT MATERIALS IN ANY FORM ARE PROHIBITED.

REVISIONS		BY
1	PR#1 06/23/23	MGB
2	PR#2 08/28/23	MGB
4	PR#4 02/29/24	MGB

ATWELL
866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0867
ATWELL, LLC DBA ATWELL, LLC CO#4 P-2350

SUPERCENTER #2772
1675 N HOWE STREET
CITY OF SOUTHPORT, BRUNSWICK COUNTY, NORTH CAROLINA
WAL-MART STORES, INC.
BENTONVILLE, AR



DRAWN MGB
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SEAL COAT SPECIFICATION
PART 1 - GENERAL

1.1SUMMARY

A. Section Includes:

1. Seal coats using a polymer-modified asphalt emulsion blended with fine aggregate.

B. Related Requirements:

1. Site Demolition Specification

2. Pavement Markings Specification

3. Traffic Signs and Signals Specification

1.2REFERENCES

A. The publications listed below form a part of this specification to the extent referenced. Publications are referenced within the text by the basic designation only.

B. ASTM International (ASTM)

1. ASTM C 136 - Method of Sieve Analysis of Fine and Coarse Aggregate

2. ASTM D 217 - Method for Cone Penetration of Lubricating Grease

3. ASTM D 244 - Test Methods for Emulsified Asphalts

4. ASTM D 562 - Method for Consistency of Paints Measuring Krebs Unit (KU) Viscosity Using a Stormer-Type Viscometer

5. ASTM D 977 - Emulsified Asphalt

6. ASTM D 2397 - Cationic Emulsified Asphalt

7. ASTM D 2042 - Method for solubility of Asphalt Materials in Trichloroethylene

8. ASTM D 3910 - Practice for Design, Testing, and Construction of Slurry Seal

9. ASTM D 6690 - Joint and Crack Sealants, Hot Applied, for Concrete and Asphalt Pavements

1.3ADMINISTRATIVE REQUIREMENTS

A. Pre_installation Meeting: Convene a pre_installation meeting at the site at least two weeks prior to commencing work of this Section. Require attendance of parties directly affecting work of this Section, including, but not limited to, the store manager, Contractor, and job foreman.

1. Contact Wal_Mart Construction Manager three weeks prior to pre_installation conference to confirm schedule.

2. Record discussions of meeting and decisions, agreements reached, and furnish copy of record to each party attending. Review foreseeable methods and procedures related to paving work, including the following:

a. Review preparation and installation procedures and coordinating and scheduling required with related work (including all required striping).

b. Review proposed sources of materials.

c. Tour, inspect, and discuss condition of existing pavement and other preparatory work such as patching and crack sealing. If crack sealing is needed (reference section 2.4.C below) or other areas of pavement distress are noted during tour, submit appropriate RFI to project team for review.

d. Review requirements for protecting paving work, including restriction and redirection of traffic during installation and curing period.

e. Review and finalize construction schedule and verify availability of materials, installer's personnel, equipment, traffic control devices, and facilities needed to make progress and avoid delays.

f. Review paving requirements (drawings, specifications, and other contract documents).

g. Review weather and forecasted weather conditions, and procedures for coping with unfavorable conditions.

h. Review health and safety precautions relating to handling and placement of seal coat.

1.4QUALITY ASSURANCE

A. Contractor Qualifications: The seal coat applicator shall have not less than 3 years documented experience in the application of emulsion seal coats.

1.5SITE CONDITIONS

A. Weather Limitations: Apply seal coat only under the following weather conditions:

1. The atmospheric temperature is between 50 and 90 F and is expected to remain above 50 F for 24 hours.

2. Pavement temperature is above 55 F.

3. Surface is dry and no moisture is expected within 24 hours.

4. Weather and wind conditions are such that overspray is preventable and will allow proper curing and opening to traffic within a reasonable time.

B. Maintain access for vehicular and pedestrian traffic as required by the Wal-Mart Store and Construction Manager. Utilize temporary striping, flagmen, barricades, warning signs, and warning lights as required.

PART 2 - PRODUCTS

2.1MATERIALS

A. Aggregate: Aggregate shall be 100 percent passing the No. 16 (1.18 mm) sieve when tested in accordance with ASTM C 136. Aggregate shall consist of hard, washed, dry natural or manufactured particles free of dust, trash, clay, organic materials or other contaminants.

B. Asphalt Emulsion: Comply with ASTM D977 or ASTM D2397 for SS-1h or CSS-1h. The penetration of the residue from the distillation test shall be 20 to 60. Clay stabilized emulsion, with a ph not greater than 7.0, and solids content not less than 45 percent may be used. The polymer material shall be milled or blended into the asphalt or emulsifier solution prior to the emulsification process. The minimum amount and type of polymer modifier shall be determined by the laboratory performing the mix design.

C. Coal Tar: Coal tar emulsion or coal tar/asphalt emulsion shall not be used as a substitute for asphalt emulsion.

D. Water: Water shall be potable and free of harmful soluble salts or reactive chemicals and any other contaminants and at least 50 F.

E. Additives: Additives shall be included and approved as part of the mix design and be compatible with the other components of the mix.

F. Crack Sealant: Crack sealant shall conform to ASTM D6690, Type II or higher and compatible with the specified seal coat emulsion.

2.2COMPOSITION

A. Composition. Seal coat shall consist of a mixture of the specified emulsion, water, aggregate, and additives and be proportioned to meet the requirements shown in the following Table 1.

TABLE 1 - Undiluted Seal Coat Design Properties

Method	Minimum	Maximum
Weight (per gallon), ASTM D 244, lbs	9.0	
Cone Penetration, ASTM D 217, mm	340	700
% Non-Volatile ¹	50	
% Non-Volatile Residue Soluble in Trichloroethylene, ASTM D 2042	10	35
Wet Track Abrasion Loss, ASTM D 3910, g		35
Viscosity, ASTM D 562, KU	75	
Dried Film Color	Black	

¹Weigh 10 g of homogeneous product into a previously tared, small ointment can. Place in an oven at 325°F for 90 minutes. Cool, reweigh and calculate non-volatile residue as a percent of the original mass.

2.3EQUIPMENT

A. Distributors. Distributors or spray units used for the spray application of the seal coat shall be self-propelled and capable of uniformly applying 0.10 to 0.30 gallons per square yard of material over the required width of application. Distributors shall be equipped with tachometers, pressure gauges, and volume measuring devices. The mix tank shall have a mechanically powered, full sweep, mixer with sufficient power to move and homogeneously mix the entire contents of the tank.

B. Spray Nozzles. Nozzles shall be free from clogs and debris and set at the same angle.

C. Mixing Equipment. The mixing machine shall have a continuous flow mixing unit capable of accurately delivering a predetermined proportion of aggregate, water, and emulsion, and of discharging the thoroughly mixed product on a continuous basis. The mixing unit shall be capable of thoroughly blending all ingredients together and discharging the material without segregation.

D. Spreading Equipment. Spreading equipment shall be a mechanical type squeegee/brush distributor attached to the mixing machine, equipped with flexible material in contact with the surface to prevent loss of slurry from the spreader box. It shall be maintained to prevent loss of slurry on varying grades and adjusted to assure uniform spread. There shall be a lateral control device and a flexible strike off capable of being adjusted to lay the slurry at the specified rate of application. The spreader box shall have an adjustable width. The box shall be kept clean. Emulsion and aggregate build up on the box shall not be permitted.

E. Clean equipment with a petroleum solvent if previously used with a different material.

F. Hand Squeegee or Brush Application. Hand spreading application shall be used only in places not accessible to the mechanized equipment or to accommodate neat trim work at curbs, etc. Material that is applied by hand shall meet the same standards as that applied by machine.

G. Calibration. Spreading equipment shall be provided with a method of calibration by the manufacturer. Equipment shall be calibrated to assure that it will produce and apply a mix that conforms to the job mix formula. Calibrations shall be made with the approved job materials prior to application of the seal coat.

2.4PREPARATION

A. Remove all existing striping in areas subject to seal coating as noted in plans. Reference applicable specification section in Site Demolition.

B. Remediate distressed areas of existing pavement by saw-cutting and removing existing pavement, regrading and compacting the underlying base course and replacing with full depth asphalt at locations and as shown on the drawings.

1. Repairs not specifically shown on the plans but considered necessary by the contractor, store manager or construction manager (CM) shall be identified and submitted as an RFI to the project team prior to commencement of repairs.

2. Repairs submitted by RFI and approved shall be performed as directed by the CEC. Cost for such work directed and performed will be paid for in accordance with the "Changes in the Work" Clause of the General Conditions.

C. Longitudinal and traverse cracks in excess of 0.25 inch, but less than 1 inch shall be sealed with a crack sealant. Cracks that contain weed or other live vegetable matter shall be treated with a locally approved, non-oil based sterilant prior to applying the crack filler.

D. Existing crack sealants in the parking lot shall be evaluated for compatibility with the specified emulsion. If not compatible with each other they can't be used together. Immediately prior to applying the seal coat, the surface shall be cleared of all loose material, dirt, dust, grease, oil, vegetation and other objectionable material. If water is used, cracks shall be allowed to dry thoroughly before applying the seal coat.

E. Protect existing manholes, inlets, vaults, valve boxes, meter boxes, etc. as necessary to maintain free accessibility upon completion of seal coat application. Surfaces adjacent to seal coat application areas such as sidewalks, curb and/or gutter, storefronts, etc. shall be protected by use of felt paper anchored with clean aggregate, or by shielding components with plywood during application.

F. Coordinate limits of seal coat application operations with Owner's Construction Manager and Store Manager to avoid interruption to store operations. Protect adjacent areas of the parking lot outside of current seal coat application limits to avoid tracking onto adjacent areas. Partition off limits of current seal coat operations until surface is traffic ready.

G. Coordinate with Store Manager to deactivate lawn sprinkler systems least 48 hours prior to placing the seal coat and remain off for at least 24 hours after the seal coat application.

2.5APPLICATION

A. Apply seal coat at a total rate (undiluted) of 0.17gal./SY.

B. Dampen pavement with a fog spray of water if ambient temperatures exceed 80°F. No standing water shall remain on the surface.

C. Apply the coat uniformly in a manner such that the combined application of the coat equals the total rate specified above.

D. Suspend application when the distribution tank has less than 100 gallons left and refill to prevent irregular patterns or misses.

E. The coat shall be allowed to dry and cure initially a minimum of 2-4 hours before applying any markings. The initial drying shall allow evaporation of water of the applied mixture, resulting in the coating being able to sustain light foot traffic. The initial curing shall enable the mixture to withstand vehicle traffic without damage to the seal coat.

F. The finished surface shall present a uniform texture with no streaks.

G. The single coat shall be allowed to dry a minimum of eight hours in dry daylight conditions before opening to traffic, and initially cure enough to support vehicular traffic without damage to the seal coat.

H. Where marginal weather conditions exist during the eight hour drying time, additional drying time shall be allowed. The length of time shall be as specified by the supplier. The surface shall be checked after the additional drying time for trafficability before opening the section to vehicle traffic.

END OF SECTION

REVISIONS

BY

PR#1
06/23/23

MGB

PR#2
08/28/23

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PR#4
02/29/24

MGB

ATWELL

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1675 N HOWE STREET
CITY OF SOUTHPORT, BRUNSWICK COUNTY, NORTH CAROLINA
WAL-MART STORES, INC.
BENTONVILLE, AR

Walmart

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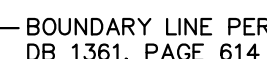
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SPECIFICATIONS SHEET 2

NOT TO BE USED AS CONSTRUCTION DRAWINGS

Page 54 of 107



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SCALE: 1"=20'

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Major Site Plan

City of Southport, North Carolina

1029 N. Howe St, Southport NC 28461
www.southportnc.org

Planning & Inspections
Phone 910-457-7961 Fax 910-457-7957

For Staff Use Only

PERMIT No. _____ FEE: \$ 1500

Date Received: 5/7/24

Applicant's Name: Walmart # 2772

Mailing Address: 1675 N Howe Street City: Southport

State: NC Zip Code: 28461 Phone: 910-454-9909

Email: Aaron.Schilling@walmart.com

Location of the property: 1675 N Howe Street

Parcel No.: 2210003103 Overall Acreage: 22.91 Number of lots: 1

Property Owner's Name: Walmart Real Estate Business Trust

Address of Owner: 2608 SE J Street Phone: 479.273.4000

City: Bentonville State: AR Zip Code: 72712

Email: Aaron.Schilling@walmart.com

Surveyor: Matt Bissett License #: L-5420

Mailing Address: 1850 Parkway Place, Suite 650 City: Marietta

State: GA Zip Code: 30067

Phone: 770.423.0807 Email: mbissett@atwell-group.com

Major Site Plan Definition

Per Section 2.7.B of the UDO, Purpose. A major site plan is intended for more intense development proposals requiring greater discretion of the city.

The following development types must submit a major site plan as specified in this ordinance:

- a) Residential development of four (4) or more dwelling units on a lot.
- b) Nonresidential development whereby 10,000 square feet or more of impervious surfaces are proposed.
- c) All other development not subject to minor site plan approval.

Pre-Application Meetings: Applicants may request a pre-application meeting with the UDO Administrator prior to submission of an application to discuss procedural and substantive matters related to the proposed application.

Required Application Materials for Submittal:

- One (1) digital copy and 12 hard copies of the major site plan shall be submitted with all such applications.
- The major site plan shall be prepared by and sealed by a licensed land surveyor, landscape architect, or engineer registered to practice in the state of North

Major site plans shall include all required information as provided in Appendix A: Submission Requirements of the UDO.

Heather Keeling

Digitally signed by Heather Keeling
DN: C=US,
E=heather.keeling@hfa-ae.com,
O=HFA, CN=Heather Keeling
Date: 2024.05.07 12:45:14-05'00'

Signature (Owner or Authorized Applicant)

5/7/24

Date

APPROVED BY:

Maneen Meehan

UDO Administrator

5/7/24

Date

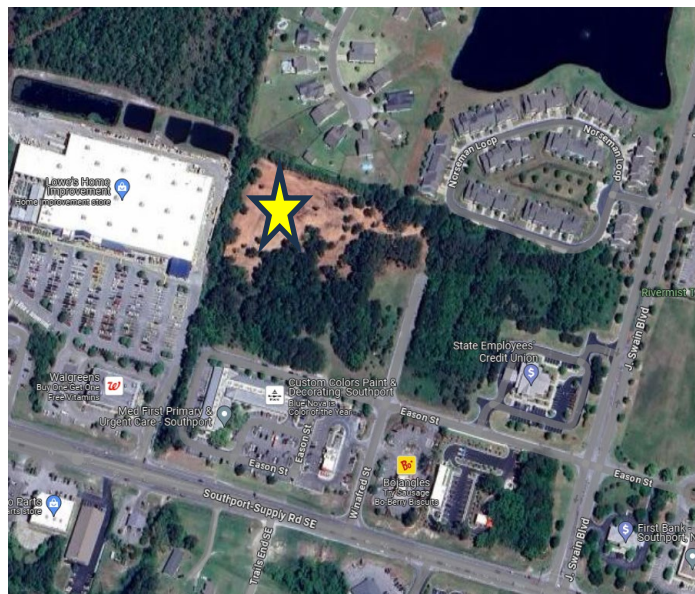
STAFF REPORT

SOUTHPORT BRANCH MEETINGHOUSE

MAJOR SITE PLAN APPLICATION

APPLICATION SUMMARY	
Presentation Date	June 20, 2024 Planning and Zoning Board
Applicant	The Church of Jesus Christ of Latter-day Saints
Property Owner	The Church of Jesus Christ of Latter-day Saints
Parcel ID:	2210000222
Parcel Acreage	4.15 acres
Zoning District	HC, Highway Commercial

SPECIAL USE PERMIT PROPOSAL
The Church of Latter-day Saints, owner and applicant, is requesting approval of a Major Site Plan for the construction and operation of a church in the HC, Highway Commercial Zoning District.
LOCATION
The subject property is located on the northwestern lot of Winafred Street, approximately 300 feet north of the intersection of Eason Street and Winafred Street and directly south of the Rivermist community. The subject property is located within the incorporated city limits of the City of Southport and can be further identified by Brunswick County Parcel ID 2210000222.



REVIEW PROCESS AND CONTEXT

A Major Site Plan is considered an administrative approval. Based on the proposal submitted by the applicant, this proposal is eligible to be considered through the Major Site Plan process based on the type of use proposed, which is permitted within the HC, Highway Commercial zoning district. As such, per Section 2.7.B of the City of Southport Unified Development Ordinance, should all ordinance requirements be found to be met, the city is under a statutory obligation to approve the project as it is presented.

A site plan, grading and drainage plan, tree survey and removal plan, landscape and mitigation plan, lighting plan, and associated detail pages are provided as an appendix to this staff report. As presented, the case appears to meet all applicable criteria of the Unified Development Ordinance. Approval and revocation procedures common across all development applications, and those specific to Major Site Plans, are found in Sections 2.6 and 2.7.B of the City of Southport Unified Development Ordinance, respectively.

Existing Land Use and Zoning in Area

The following is provided to establish context for the proposal. Adjacent zoning and/or land uses determine the specific standards applicable to this proposal for landscape buffer requirements.

The primary land uses in the area to the south, east, and west are non- residential in nature. Residential uses are found to the north of the subject properties within the Rivermist community, which includes both single-family and multi-family housing units.

CHARACTERISTICS OF THE SURROUNDING AREA		
	LAND USE	ZONING
North	Residential (Rivermist)	Planned Unit Development (PUD, Rivermist)
East	Nonresidential Undeveloped	Highway Commercial (HC)
South	Nonresidential Undeveloped	Highway Commercial (HC)
West	Nonresidential (Lowe's Home Improvement)	Brunswick County Commercial Zone (CLD)

DEVELOPMENT PROPOSAL

The applicant, The Church of Latter-day Saints, is seeking to obtain Major Site Plan approval for the construction and operation of a single-story church facility on Winafred Street.

Dimensional Requirements

The dimensional requirements applicable within the HC, Highway Commercial zoning district

are as follows: front setback of 25 feet, rear setback of 20 feet, side setback of 8 feet, and a maximum building height of 40 feet. Based on the site plan and submitted scale, the proposal meets the dimensional requirements for setbacks and height. The building height is 19' - 4 3/4" with the top of the steeple being 39' - 4 7/8".

Transportation and Street Access

Access to the site is offered from a single drive off Winafred Street. The driveway shall be designed and installed in accordance with Section 3.12.B of the City of Southport Unified Development Ordinance and shall be inspected by a representative of Public Services upon completion of the driveway for conformance to those and all other applicable standards. The proposed driveway meets the lot line setback requirements and distance from the intersection of Eason Street and Winafred Street.

Traffic

Per Section 3.13 of the Unified Development Ordinance, a Traffic Impact Study shall be performed if the proposal generates more than 500 daily trips utilizing the ITE 11th Edition Traffic Generation Manual. Traffic generation calculations indicate the proposal will generate roughly 145 peak daily trips on a Sunday and less trips on days without service. No traffic impact study is required for this proposal.

Parking

All parking facilities shall be in accordance with Section 3.14 of the City of Southport Unified Development Ordinance. Based upon Staff's review of the proposal, the project is found to be in conformance with Section 3.14.B 'Parking Lot Design,' though some of these requirements shall require verification upon completion of construction and prior to issuance of a Certificate of Occupancy.

Based upon the standards laid out in Section 3.14.D and Table 3.4, minimum parking requirements are based upon the square footage of the assembly area or number of seats, whichever is greater for religious facilities. Minimum parking requirements for this proposal are the following, as also shown in Site Data Note on Page C2 of the submitted site plan:

1 space/5 seats OR 1/100 SF of Seating Area in the Assembly Area (whichever is greater)

As shown on the submitted site plan, a total of 56 parking spaces are provided including 5 handicap spaces. ADA accessibility parking requires at least 3 accessible spaces for lots with 51-75 parking spaces. In terms of the parking provided, Staff finds the proposal exceeds the City of Southport Unified Development Ordinance.

Pedestrian Facilities

Per Section 3.15 of the City of Southport Unified Development Ordinance, projects of this type are required to provide pedestrian facilities in certain circumstances. Per Section 3.15.B, sidewalks shall be installed along the right-of-way of Winafred Street. Additionally, per Section 3.15.G, pedestrian walkways shall be provided to any pedestrian access point or any parking

space that is more than 50 feet from the building entrance or principal on-site destination. On the submitted site plan, 5' sidewalks are along the right- of-way, and there are no parking spaces exceeding 50 feet in distance from building entrances or on-site destination.

Lighting

A lighting plan is attached on sheet ESP1. There are 8 lights proposed in the parking lot. The fixtures are 18' high on 36" concrete base with a light color temperature of 3000K. Maximum height for light fixtures is 40'. The lighting plan meets the standards of Section 3.16 of the City of Southport Unified Development Ordinance.

Landscaping, Buffers, and Tree Protection/Preservation

All landscaping and buffers proposed on-site shall be in conformance with Section 3.17 of the City of Southport Unified Development Ordinance, and such requirements are applicable to this project per the standards laid out in Section 3.17.B. Furthermore, tree protection and landscape preservation requirements are applicable as well per Section 3.18. The applicant is updating the landscape plan for compliance with required native species and will submit an updated landscape plan prior to the June 20, 2024, meeting.

Street Yards and Parking Facility Landscaping

All street yards and parking facility landscaping shall be in accordance with Sections 3.17.F and 3.17.G. Staff has found that based on dimensional requirements regarding the location and amount of required canopy and understory trees as well as shrubs, the submitted site plan is in conformance with the applicable standards. The updated species list will conform with Tables 3.5-3.7.

Bufferyards

Per Section 3.17.I and Table 3.8, bufferyards are required in the Highway Commercial zoning district along property lines adjacent to parcels zoned residential. There is not a requirement for HC adjacent to PUDs in Table 3.8, therefore staff requested that the applicant include a buffer yard compatible with the closest land use type, which is single family homes. The applicant has provided a Type A - 40' buffer adjacent to the lots of the Rivermist Subdivision. The required bufferyard size and number of plants meets the applicable standards of the Ordinance. The updated species listing will conform with Tables 3.5-3.7.

Tree Protection and Landscape Preservation

The applicant has provided a tree survey, tree removal plan, and landscaping plan with required mitigation for tree removal. The mitigation plan meets the number of inches DBH. The updated species listing will conform with Tables 3.5-3.7.

Storage and Trash Receptacle Screening

The site plan and landscape plan provide both a built dumpster enclosure as well as plantings at the base of the enclosure facing the front of the property. There are no specific landscaping or buffer requirements within the UDO, only to include the screening for trash receptacles. The proposed enclosure and plantings meet the standard found in Appendix A.

Signage

Location for a sign is designated on the submitted site plan. However, this location may change in the future. All future signs associated with the project shall require separate review and approval by Planning Staff based on conformance with Section 3.19 of the City of Southport Unified Development Ordinance.

Utilities

Sewer and water will be supplied by Brunswick County. Brunswick County Engineer, William Pinnix has reviewed the plans and finds the proposed in conformance with the County standards. Electrical service shall be provided by the City of Southport.

Stormwater

All stormwater infrastructure shall be in accordance with Article 6 of the City of Southport Unified Development Ordinance. As presented, the plans appear to meet all applicable standards, but shall be reviewed for full conformance by the City Engineer prior to construction beginning on the project. The entirety of the surrounding area is covered by a previously existing and valid stormwater permit issued by the North Carolina Department of Environmental Quality. The state stormwater permit is attached.

TECHNICAL REVIEW COMMITTEE

The City of Southport Planning Staff presented this proposal to the Technical Review Committee at their February 20, 2024, meeting. For the purposes of clarity and transparency, most of the comments received from other Departments or outside agencies are of a nature that they are to be addressed following the issuance of zoning approval through the course of building plan and permit review and issuance. A copy of the memo and response letter are attached.

RECOMMENDATION

Planning Staff are submitting this proposal for Planning Board review in accordance with the standards and processes laid out within the City of Southport Unified Development Ordinance. The application is deemed complete and in compliance with the UDO by Planning Staff and is eligible to be approved by the Planning Board in an administrative or “by-right” process. Therefore, Staff recommend approval of the request as outlined in this report.

Attachments:

1. Application
2. Site Plans and Rendering
3. State Stormwater Permit
4. State Erosion and Sedimentation Permit
5. Staff TRC Comments
6. Final Applicant Response Letter

Major Site Plan

City of Southport, North Carolina

PAID
 CK NO. 20047
 DATE 11/1/24



1029 N. Howe St, Southport NC 28461

www.southportnc.org**Planning & Inspections**

Phone 910-457-7961 Fax 910-457-7957

For Staff Use Only

PERMIT No. _____

FEE: \$

1500

Date Received: _____

RECEIVED
 JAN 11 2024
 BY: M. Denny

Applicant's Name: The Church of Jesus Christ of Latter-day SaintsMailing Address: 50 E. North Temple Street City: Salt Lake CityState: UT Zip Code: 84150 Phone: 801-240-1000Email: ScottDL@churchofjesuschrist.orgLocation of the property: 5017 Winafred StreetParcel No.: 2210000222
209705051551 Overall Acreage: 4.15 Number of lots: 1Property Owner's Name: The Church of Jesus Christ of Latter-day SaintsAddress of Owner: 50 E. North Temple Street Phone: _____City: Salt Lake City State: UT Zip Code: 84150Email: ScottDL@churchofjesuschrist.orgSurveyor: Hanover Design Services License #: L-3391Mailing Address: 1123 Floral Pkwy City: WilmingtonState: NC Zip Code: 28403Phone: 910-343-8002 Email: jwayne@hdsilm.com

Major Site Plan Definition

Per Section 2.7.B of the UDO, Purpose. A major site plan is intended for more intense development proposals requiring greater discretion of the city.

The following development types must submit a major site plan as specified in this ordinance:

- a) Residential development of four (4) or more dwelling units on a lot.
- b) Nonresidential development whereby 10,000 square feet or more of impervious surfaces are proposed.
- c) All other development not subject to minor site plan approval.

Pre-Application Meetings: Applicants may request a pre-application meeting with the UDO Administrator prior to submission of an application to discuss procedural and substantive matters related to the proposed application.

Required Application Materials for Submittal:

- One (1) digital copy and 12 hard copies of the major site plan shall be submitted with all such applications.
- The major site plan shall be prepared by and sealed by a licensed land surveyor, landscape architect, or engineer registered to practice in the state of North

Major site plans shall include all required information as provided in Appendix A: Submission Requirements of the UDO.



Signature (Owner or Authorized Applicant)

10/2/23

Date

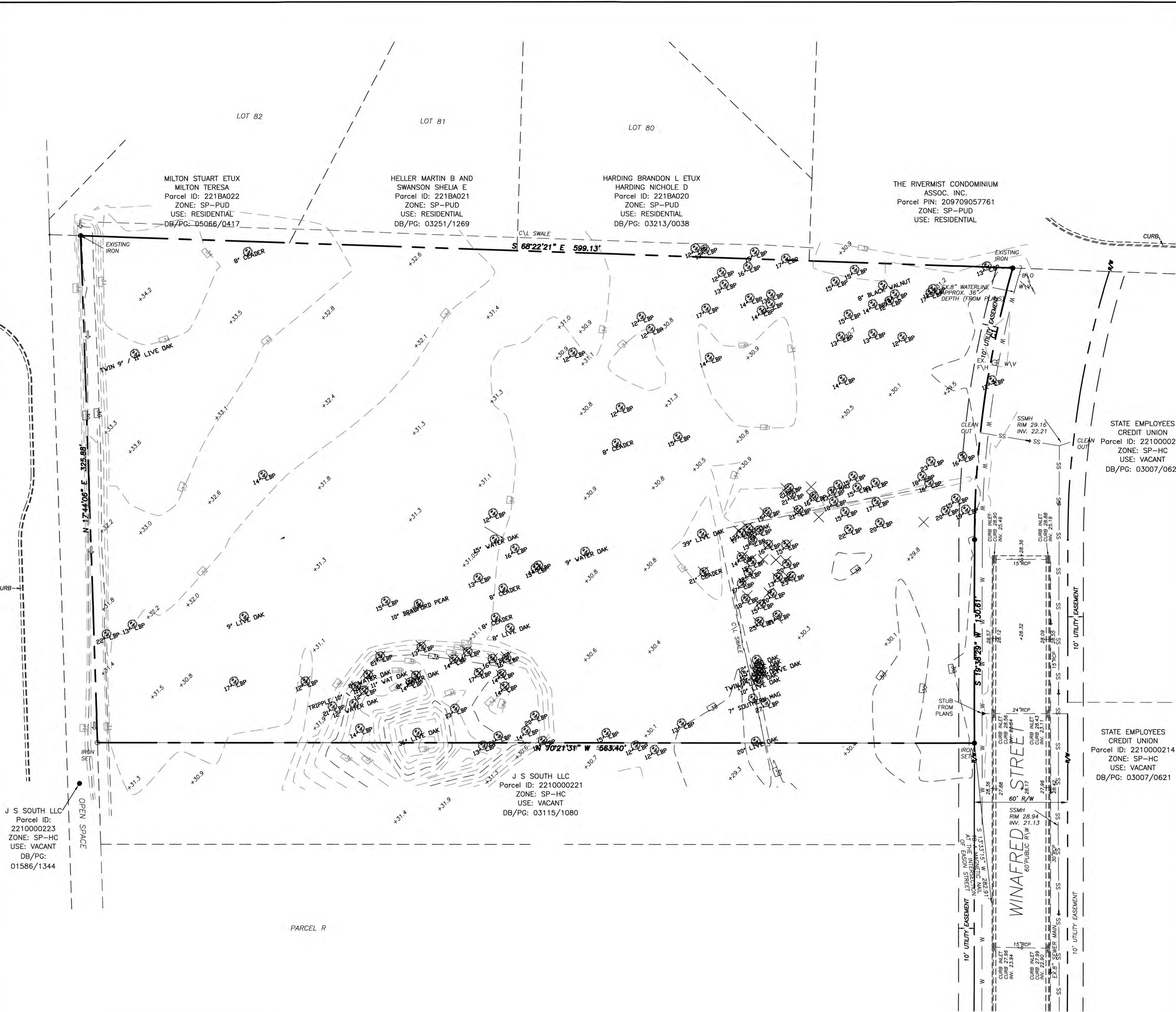
APPROVED BY:



UDO Administrator

4/5/24

Date



CURVE	RADIUS	ARC L.	CHORD L.	CHORD BEARING	TANGENT
C1	631.59'	176.63'	176.05'	N 27°39'07" E	88.89'



REVISIONS		
No.	Description	By

SITE DATA:
PROPERTY OWNER: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
50 E NORTH TEMPLE ST.
SALT LAKE CITY, UTAH 84150
(801)-240-7660
PROJECT ADDRESS: 5017 WINAFRED ST. SOUTHPORT, NC. 28461
PARCEL ID: 2210000222
DEED BOOK/PAGE: 03115/1085
TOTAL TRACT AREA: 180,975 SF (4.15 AC)
ZONING DISTRICT: SP-HC

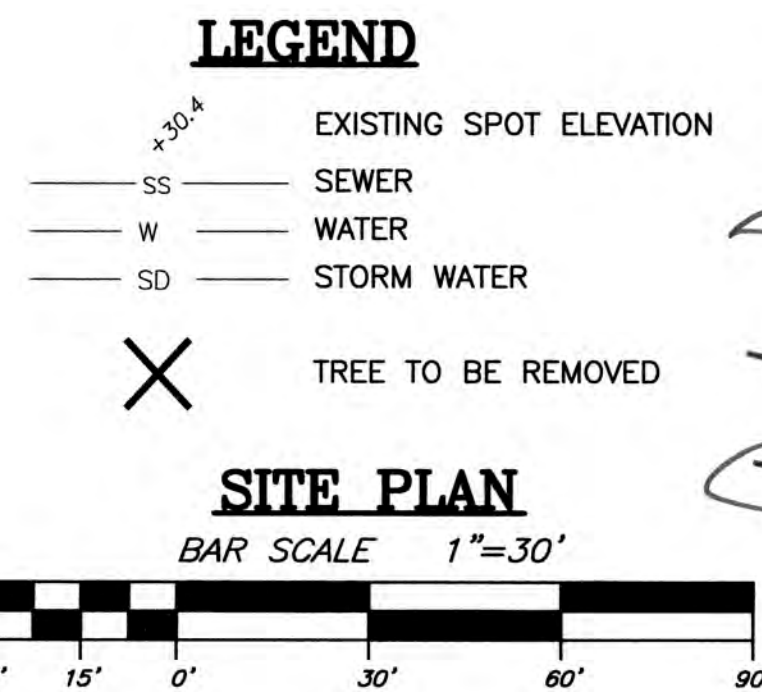
EXISTING CONDITIONS AND TREE REMOVAL PLAN
SOUTHPORT BRANCH MEETINGHOUSE
SOUTHPORT, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
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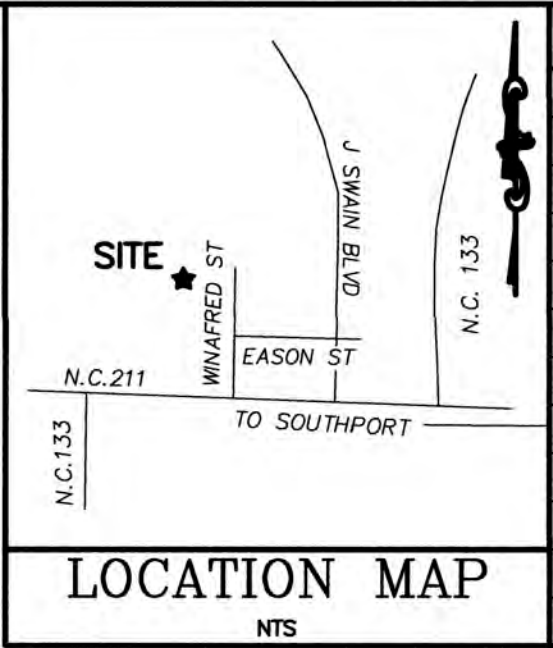
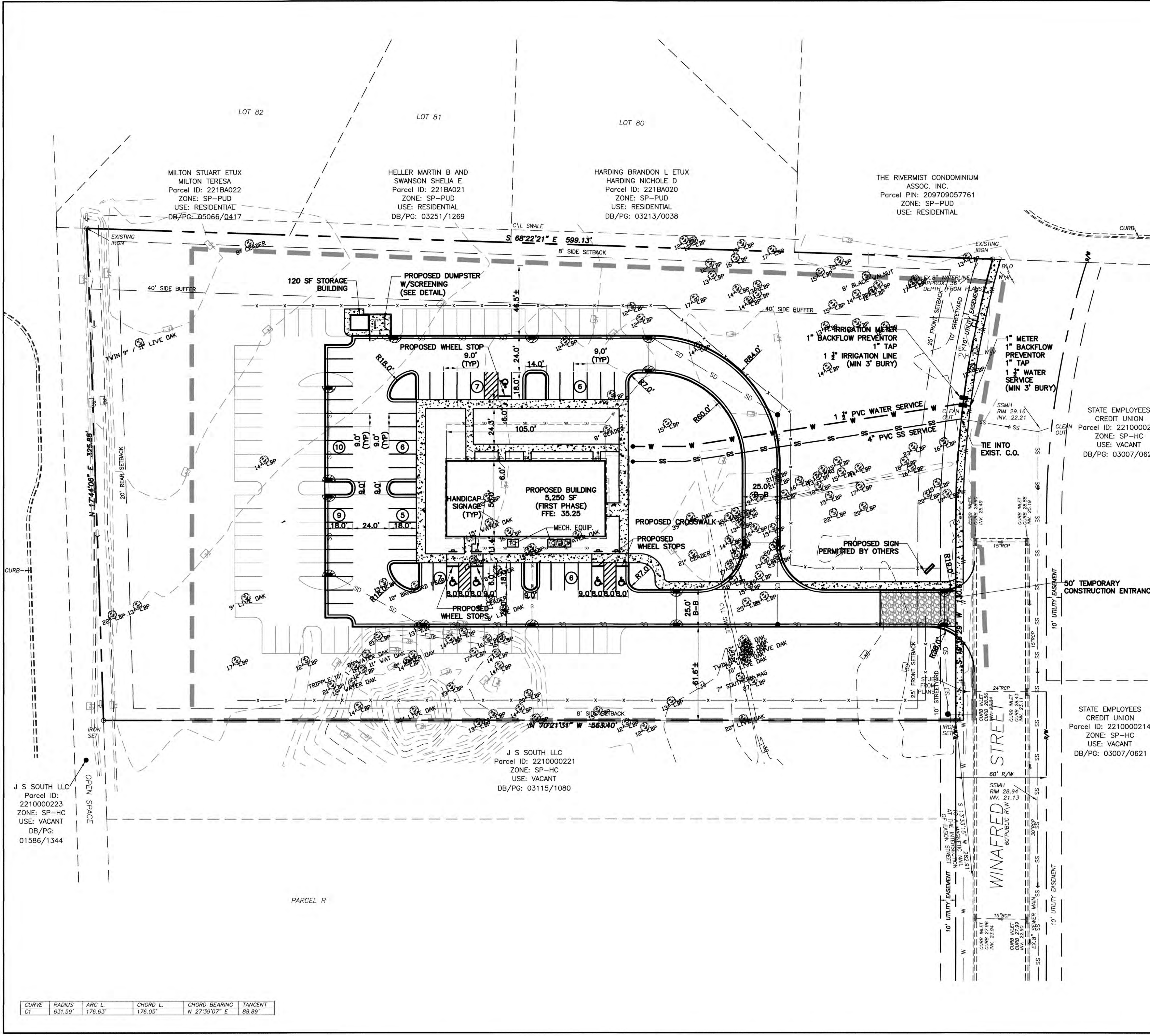


DATE: 05-10-24
DESIGN: PGT
DRAWN: EJW

C1
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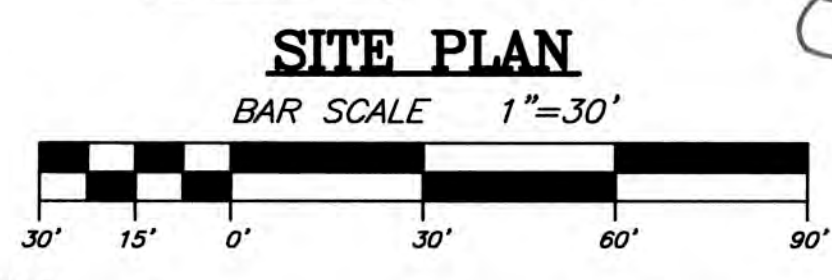
NOTE:
1) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.



REVISIONS		
No./Date	Description	By

SITE DATA:	
PROPERTY OWNER	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS 50 E NORTH TEMPLE ST. SALT LAKE CITY, UTAH 84150 (801)-240-7660
PROJECT ADDRESS	5017 WINAFRED ST. SOUTHPORT, NC. 28461
PARCEL ID	2210000222
DEED BOOK/PAGE	03115/1085
TOTAL TRACT AREA	180,975 SF (4.15 AC)
ZONING DISTRICT	SP-HC
DISTURBED AREA	3 Ac.
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	
BUILDING USE	CHURCH
BUILDING HEIGHT	19'-4 3/4"
MINIMUM LOT SIZE	10,000 SF
SETBACKS REQUIRED	
FRONT:	25'
REAR:	20'
SIDE:	8'
TOTAL PROPOSED IMPERVIOUS:	
PROPOSED BUILDING (MEETING HALL):	5,250 SF
PROPOSED BUILDING (STORAGE):	120 SF
PROPOSED PARKING:	33,435 SF
PROPOSED CONCRETE:	5,010 SF
FUTURE:	110,014 SF
TOTAL IMPERVIOUS:	153,829 SF
PARKING REQUIREMENTS: (CHURCH)	
1/6 SEATS OR 1/100 SF OF SEATING AREA IN MAIN ASSEMBLY ROOM (WHICHEVER IS GREATER)	
REQUIRED PARKING (5,250 SF/100 SF)	53 SPACES
PROPOSED PARKING	56 SPACES
PROPOSED WATER FLOW:	935 SF
PROPOSED SEWER FLOW:	850 SF

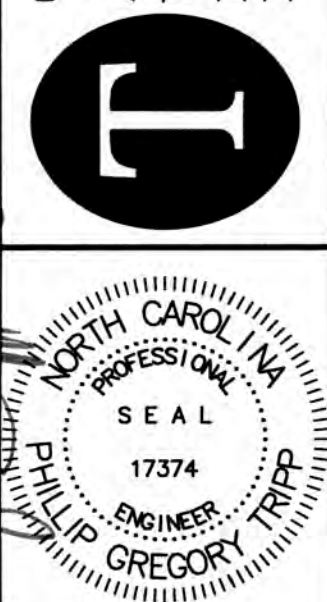
LEGEND	
SS	PROPOSED SEWER
W	PROPOSED WATER
SD	STORMWATER
---	LIMITS OF DISTURBANCE
x	TEMPORARY SILT FENCE
■	PROPOSED CONCRETE



****NOTE:**
1) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.

SITE AND UTILITY PLAN
SOUTHPORT BRANCH MEETINGHOUSE
SOUTHPORT, NORTH CAROLINA

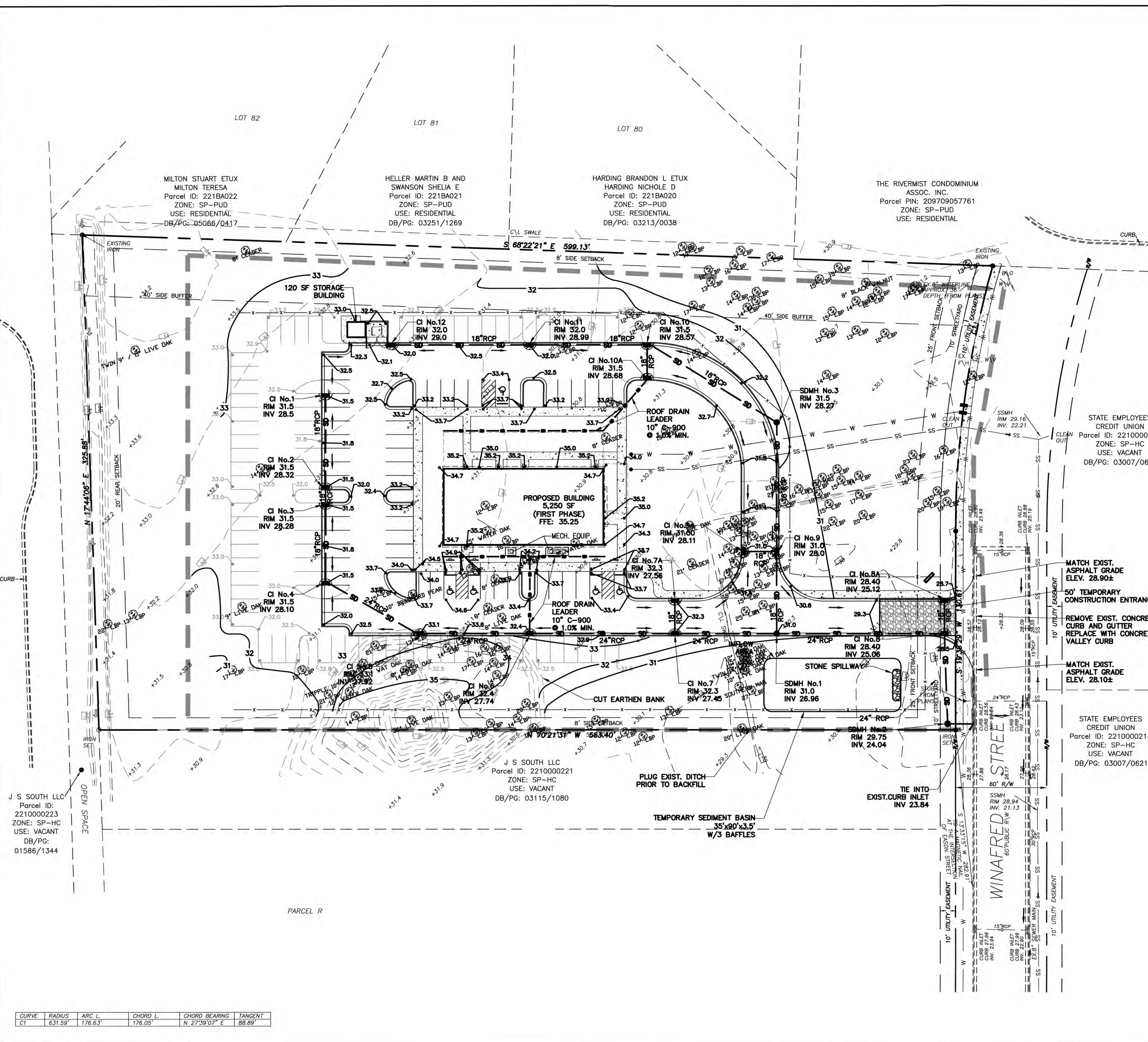
TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
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DATE 05-10-24
DESIGN PGT
DRAWN EJW

C2
22027

CURVE	RADIUS	ARC L.	CHORD L.	CHORD BEARING	TANGENT
C1	631.59'	176.63'	176.05'	N 27°39'07" E	88.89'

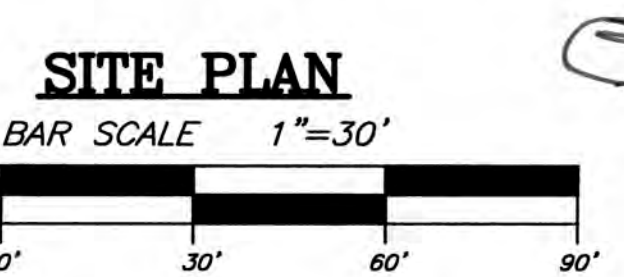


SITE DATA:

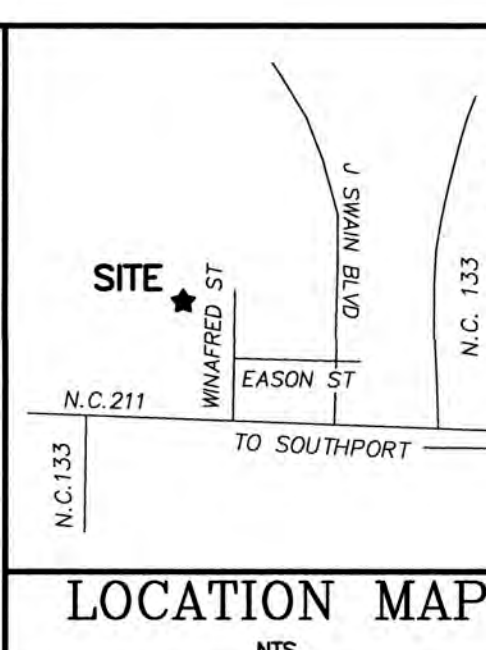
PROPERTY OWNER	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
PROJECT ADDRESS	5017 WINAFRED ST. SOUTHPORT, NC. 28461
PARCEL ID	2210000222
DEED BOOK/PAGE	03115/1085
TOTAL TRACT AREA	180,975 SF (4.15 AC)
ZONING DISTRICT	SP-HC
DISTURBED AREA	3 AC
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	
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PROPOSED PARKING:	33,435 SF
PROPOSED CONCRETE:	5,010 SF
FUTURE:	110,014 SF
TOTAL IMPERVIOUS:	153,829 SF
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1/6 SEATS OR 1/100 SF OF SEATING AREA IN MAIN ASSEMBLY ROOM (WHICHEVER IS GREATER)	
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PROPOSED PARKING	56 SPACES
PROPOSED WATER FLOW:	935 SF
PROPOSED SEWER FLOW:	850 SF

LEGEND

EXISTING SPOT ELEVATION	PROPOSED SPOT ELEVATION
SS	SEWER
W	WATER
SD	PROPOSED STORMWATER
---	LIMITS OF DISTURBANCE
x-x	TEMPORARY SILT FENCE



****NOTE:**
1) CONTRACTOR SHALL FIELD VERIFY SIZE, MATERIAL, INVERTS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED CONNECTIONS.



REVISIONS

No.	Description	By
1		
2		
3		
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GRADING, DRAINAGE, EROSION CONTROL, AND STORMWATER MANAGEMENT

SOUTHPORT BRANCH MEETINGHOUSE

SOUTHPORT, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5681
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PHILIP GREGORY TRIPP
PROFESSIONAL SEAL
17374
ENGINEER

DATE 05-10-24
DESIGN PGT
DRAWN EJW

C3

22027

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT

Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

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

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

GROUND STABILIZATION SPECIFICATION	
Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:	
Temporary Stabilization	Permanent Stabilization
- Temporary grass seed covered with straw or other mulches and tackifiers - Hydroseeding - Roller applied erosion control products with or without temporary grass seed - Appropriately applied straw or other mulch - Plastic sheeting	- Permanent grass seed covered with straw or other mulches and tackifiers - Geotextile fabrics such as permanent soil reinforcement matting - Hydroseeding - Shrubs or other permanent plantings covered with mulch - Uniform and evenly distributed ground cover - Structural methods such as concrete, asphalt or retaining walls - Roller erosion control products with grass seed

- POLYACRYLAMIDES (PAMS) AND FLOCCULANTS**
- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the NC DWR List of Approved PAMS/Flocculants.
 - Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
 - Apply flocculants at the concentrations specified in the NC DWR List of Approved PAMS/Flocculants and in accordance with the manufacturer's instructions.
 - Provide ponding area for containment of treated stormwater before discharging offsite.
 - Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

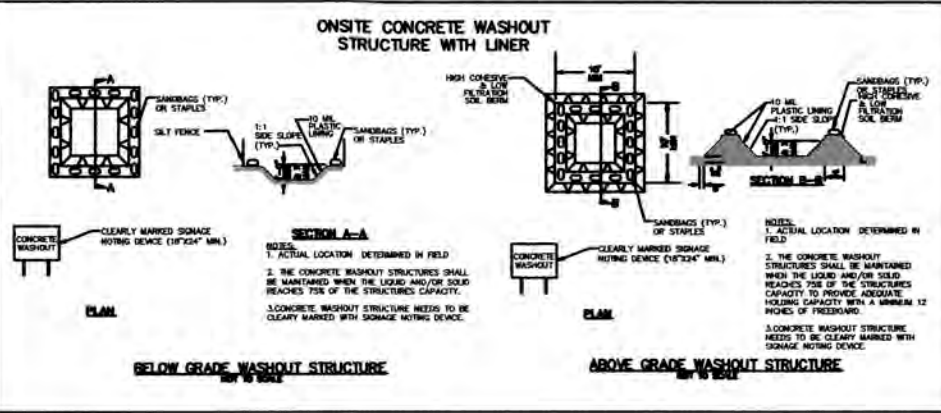
- EQUIPMENT AND VEHICLE MAINTENANCE**
- Maintain vehicles and equipment to prevent discharge of fluids.
 - Provide drip pans under any stored equipment.
 - Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
 - Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
 - Remove leaking vehicles and construction equipment from service until the problem has been corrected.
 - Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

- LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE**
- Never bury or burn waste. Place litter and debris in approved waste containers.
 - Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
 - Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
 - Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
 - Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
 - Anchor all lightweight items in waste containers during times of high winds.
 - Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
 - Dispose waste off-site at an approved disposal facility.
 - On business days, clean up and dispose of waste in designated waste containers.

- PAINT AND OTHER LIQUID WASTE**
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
 - Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
 - Contain liquid wastes in a controlled area.
 - Containment must be labeled, sized and placed appropriately for the needs of site.
 - Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

- PORTABLE TOILETS**
- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
 - Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
 - Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

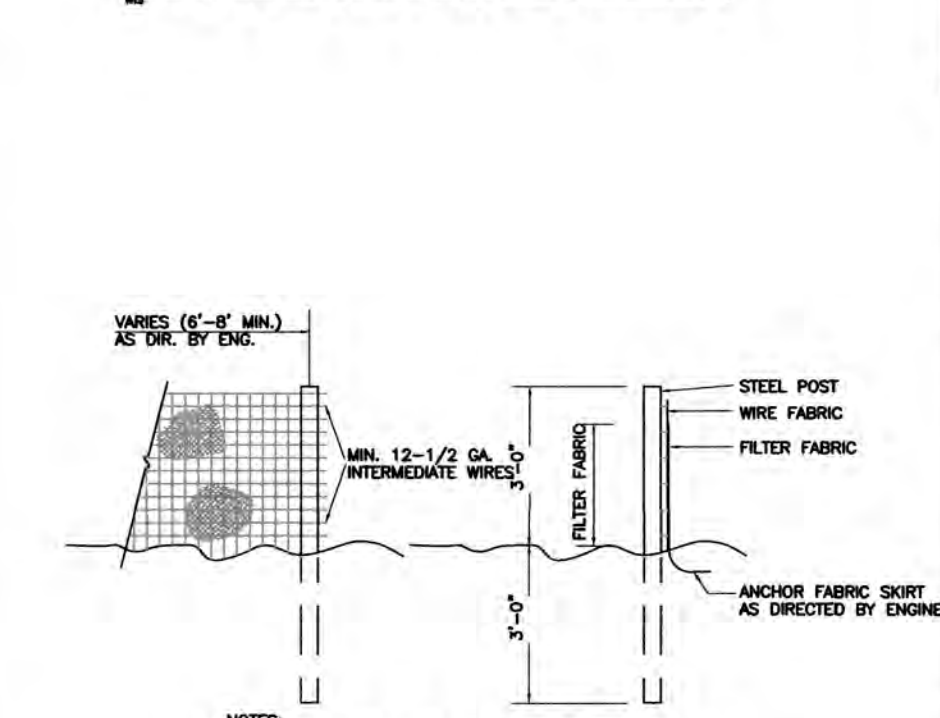
- EARTHEN STOCKPILE MANAGEMENT**
- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
 - Protect stockpile with silt fence installed along toe of stockpile with a minimum offset of five feet from the toe of stockpile.
 - Provide stable stone access point when feasible.
 - Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.



- CONCRETE WASHOUTS**
- Do not discharge concrete or cement slurry from the site.
 - Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
 - Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
 - Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
 - Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
 - Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
 - Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
 - Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
 - Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, and bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
 - At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

- HERBICIDES, PESTICIDES AND RODENTICIDES**
- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
 - Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
 - Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
 - Do not stockpile these materials onsite.

- HAZARDOUS AND TOXIC WASTE**
- Create designated hazardous waste collection areas on-site.
 - Place hazardous waste containers under cover or in secondary containment.
 - Do not store hazardous chemicals, drums or bagged materials directly on the ground.



- TEMPORARY SILT FENCE**
- FENCE FABRIC SHALL BE A MIN. OF 32" IN WIDTH AND SHALL HAVE A MIN. OF SIX LINE WIRES WITH 12" STAY SPACING.
 - FABRIC SHALL BE FOR EROSION CONTROL AND MIN. OF 12" FABRIC SHALL BE FASTENED ADEQUATELY TO THE WIRE FABRIC AS DIRECTED BY THE ENGINEER.
 - STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SILT-FASTENED STEEL ANGLE TYPE.

- TEMPORARY SILT FENCE**
- Place designated hazardous waste collection areas on-site.
 - Place hazardous waste containers under cover or in secondary containment.
 - Do not store hazardous chemicals, drums or bagged materials directly on the ground.

TEMPORARY SEEDING SPECIFICATION	
SEEDING MIXTURE	
Species	RATE (lb./acre)
RYE (grain)	120
Annual lespedeza (Kobe in Osmund and Coastal Plain, Korsani in Mountains)	
Ornamental lespedeza when planted during temporary cover is not to extend beyond June.	50
German Millet	40
In the Piedmont and mountains, a small-stemmed sudangrass may be substituted at a rate of 50 lb/acre	
German Millet	40
SEEDING DATES	
Mountains - Aug 2500 to Feb. 15-May 15	
Below 2500 ft. Feb. 1-18 May 1	
Piedmont - Jan. 1-15 May 1-18 May 1	
Coastal Plain - Apr. 1-15 May 1	
Mountains - May 15-May 15	
Piedmont - May 1-May 15	
Coastal Plain - Apr. 1-15 May 1	
Mountains - Aug 15-Dec 15	
Coastal Plain and Piedmont - Aug 15-Dec 30	
SOIL AMENDMENTS	
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER.	
MULCH	
APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A SOIL WITH BLADES SET HEAVILY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	
MAINTENANCE	
REVEGETALIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND WATER AS NECESSARY FOLLOWING EROSION OR OTHER DAMAGE.	
PERMANENT GRASSING DETAIL	
SEEDING MIXTURE	
Species	RATE (lb./acre)
RYE (grain)	120
PERMANENT GRASSING DETAIL	
SEEDING MIXTURE	RATE (lb./acre)
Species	
RYE (grain)	120
PERMANENT GRASSING DETAIL	
SEEDING MIXTURE	RATE (lb./acre)
Species	
RYE (grain)	120

AREA CRIPITION	STABILIZATION TIMEFRAME	STABILIZATION TIMEFRAME EXCEPTIONS
ENTER DIKES, SLOPES, DITCHES	7 DAYS	NONE
QUALITY (HOW)	7 DAYS	NONE
S STEEPER 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
S 3:1 OR R	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
WEATHER AREAS	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND

NPDES GROUND STABILIZATION CRITERIA

- SITE POLLUTANTS NOTES**
- LOCATE AREAS DEDICATED FOR MANAGEMENT OF LAND CLEARING AND DEMOLITION DEBRIS, CONSTRUCTION AND DOMESTIC WASTE, AND HAZARDOUS OR TOXIC WASTE. THIS LOCATION SHALL BE AT LEAST 50' AWAY FROM STORM DRAIN INLETS AND SURFACE WATERS UNLESS IT CAN BE SHOWN THAT NO OTHER ALTERNATIVES ARE REASONABLY AVAILABLE.
 - DUMPING OF PAINT OR OTHER LIQUID BUILDING MATERIAL WASTES IN STORM DRAINS IS PROHIBITED.
 - LITTER AND SANITARY WASTE - THE PERMITTEE SHALL CONTROL THE MANAGEMENT AND DISPOSAL OF LITTER AND SANITARY WASTE FROM THE SITE.
 - LOCATE EARTHEN-MATERIAL STOCK PILE AREAS AT LEAST 50' AWAY FROM STORM DRAIN INLETS AND SURFACE WATERS UNLESS IT CAN BE SHOWN THAT NO OTHER ALTERNATIVES ARE REASONABLY AVAILABLE.
 - CONCRETE MATERIALS ON-SITE, INCLUDING EXCESS CONCRETE, MUST BE PROTECTED TEMPORARILY OR PERMANENTLY STABILIZED WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
 - IF SLOPES 10' OR LESS IN LENGTH SHALL BE EXEMPT FROM THE 7-DAY GROUND COVER REQUIREMENT EXCEPT WHEN THE SLOPE IS STEEPER THAN 2:1.
 - ALTHOUGH STABILIZATION IS USUALLY SPECIFIED AS GROUND COVER, OTHER METHODS, SUCH AS CHEMICAL STABILIZATION, MAY BE ALLOWED ON A CASE-BY-CASE BASIS.
 - FOR PORTIONS OF PROJECTS WITHIN THE SEDIMENT CONTROL COMMISSION-DEFINED "HIGH QUALITY WATER ZONE" (15A NCAC 04A .0105), STORM DRAIN AND COVERED WITH APPROXIMATELY 2" OF SOIL, THE BLANKET IS ROLLED OVER COMPACTED SOIL AND SECURED WITH STAPLES PLACES 12" APART. A SECOND ROW OF STAPLES SHOULD BE PLACES 4" BELOW IN A STAGGERED PATTERN. BACKFILL AND COMPACT THE TRENCH WITH STAPLES PLACES 12" APART. A SECOND ROW OF STAPLES SHOULD BE PLACES 4" BELOW IN A STAGGERED PATTERN. GENERAL INSTALLATION (SEE DIAGRAMS D & E).
 - THE END OF THE BLANKET MUST BE SECURED IN A 6" x 6" TRENCH WITH A ROW OF STAPLES PLACES AT 12" INTERVALS. (SEE DIAGRAM F)

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection Records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, and no individual daily rainfall information is available, record the cumulative rain measurement for those attended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-monitoring device approved by the Division.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Evidence of indicators of stormwater pollution such as soil erosion, sheeting or suspended solids or discoloration. 5. Indication of visible sediment leaving the site. 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Evidence of indicators of stormwater pollution such as soil erosion, sheeting or suspended solids or discoloration. 5. Indication of visible sediment leaving the site. 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside site limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits. 2. Description, evidence, and date of corrective actions taken. 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands onsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has increased visible sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken. 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section E(1)(d) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage facilities, completion of all land disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframes and evidence that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC plan.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site

In addition to the E&SC plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- This General Permit as well as the Certificate of Coverage, after it is received.
- Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years

All data used to complete the E&SC plan and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

PART II, SECTION G, ITEM (4) DRAW DOWN OF SEDIMENT BASINS FOR MAINTENANCE OR CLOSE OUT

Sediment basins and traps that receive runoff from drainage areas of one acre or more shall use outlet structures that withdraw water from the surface when these devices need to be drawn down for maintenance or close out unless this is infeasible. The circumstances in which it is not feasible to withdraw water from the surface shall be rare (for example, times with extended cold weather). Non-surface withdrawals from sediment basins shall be allowed only when all of the following criteria have been met:

- The E&SC plan authority has been provided with documentation of the non-surface withdrawal and the specific time periods or conditions in which it will occur. The non-surface withdrawal shall not commence until the E&SC plan authority has approved these items.
- The non-surface withdrawal has been reported as an anticipated bypass in accordance with Part III, Section C, Item (2)(c) and (d) of this permit.
- Dewatering discharges are treated with controls to minimize discharges of pollutants from stormwater that is removed from the sediment basin. Examples of appropriate controls include properly sited, designed and maintained dewatering tanks, wet tanks, and filtration systems.
- Vegetated, upland areas of the sites or a properly designed stone wall is used to the extent feasible at the outlet of the dewatering treatment devices described in item (c) above.
- Velocity dissipation devices such as check dams, sediment traps, and riprap are provided at the discharge points of all dewatering devices, and
- Sediment removed from the dewatering treatment devices described in item (c) above is disposed of in a manner that does not cause deposition of sediment into waters of the United States.

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

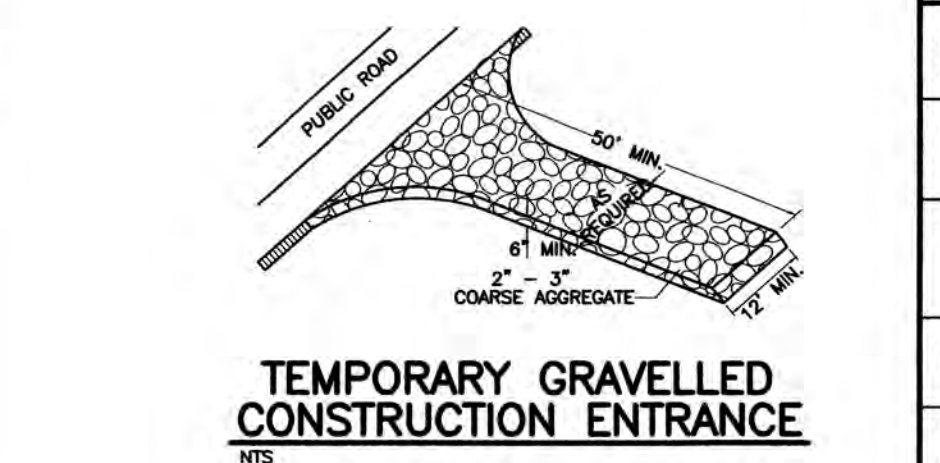
1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

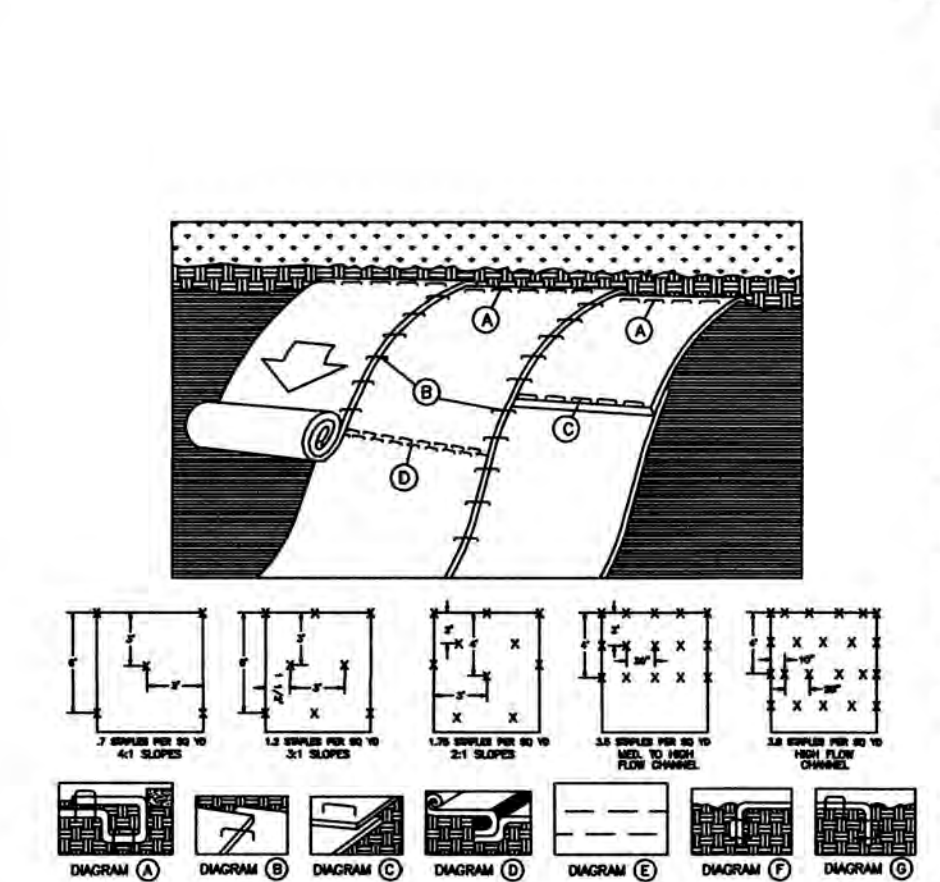
- Visible sediment deposition in a stream or wetland.
- Oil spills if:
 - They are 25 gallons or more,
 - They are less than 25 gallons but cannot be cleaned up within 24 hours,
 - They cause seepage on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).
- Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
- Anticipated bypasses and unanticipated bypasses.
- Noncompliance with the conditions of this permit that may endanger health or the environment.

- 2. Reporting Timeframes and Other Requirements**
- After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the reporting requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland.	- Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. - If the stream is named on the NCEM (40 CFR 122.41(n)(3)), as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired waters conditions. - Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. (40 CFR 122.41(n)(6)). Division staff may waive the requirement for a written report on a case-by-case basis.
(b) Oil spills or releases of hazardous substances per item 1(b)(c) above.	- A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass. - Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains an evaluation of the quality and effect of the bypass. - Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. (40 CFR 122.41(n)(6)). Division staff may waive the requirement for a written report on a case-by-case basis.
(c) Anticipated bypasses (40 CFR 122.41(n)(3)).	- A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass. - Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains an evaluation of the quality and effect of the bypass. - Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. (40 CFR 122.41(n)(6)). Division staff may waive the requirement for a written report on a case-by-case basis.
(d) Unanticipated bypasses (40 CFR 122.41(n)(3)).	- A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass. - Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains an evaluation of the quality and effect of the bypass. - Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. (40 CFR 122.41(n)(6)). Division staff may waive the requirement for a written report on a case-by-case basis.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment (40 CFR 122.41(n)(7)).	- A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass. - Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains an evaluation of the quality and effect of the bypass. - Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. (40 CFR 122.41(n)(6)). Division staff may waive the requirement for a written report on a case-by-case basis.



NPDES GROUND STABILIZATION CRITERIA



- BASIC INSTALLATION GUIDELINES**
- PREPARE THE SOIL SURFACE INCLUDING RAKING, SEEDING AND FERTILIZING.
 - BEGIN THE INSTALLATION PROCESS BY DIGGING A TRENCH 6" DEEP BY 1/2" WIDE AT THE TOP OF THE SLOPE. PLACE 12" OF BLANKET OVER THE UP-SLOPE PORTION OF THE TRENCH. SECURE THE MOUTH OF THE TRENCH WITH STAPLES PLACES 12" APART. BACKFILL AND COMPACT THE TRENCH. APPLY SEED AND FOLD REMAINING 12" OF BLANKET OVER SOIL, SECURE WITH A ROW OF STAPLES PLACES 12" APART.
 - ROLL THE BLANKET VERTICALLY DOWN THE SLOPE. SECURE USING THE APPROPRIATE STAPLE PATTERN SHOWN HEREON SPECIFIED BY SLOPES.
 - PARALLEL BLANKETS MUST BE OVERLAPPED BY A MINIMUM 4" AND SECURED WITH A ROW OF STAPLES PLACES 12" APART.
 - ADDITIONAL VERTICAL BLANKETS CAN BE JOINED USING A MINIMUM 4" OVERLAPPING (SHINGLE STYLE) IN THE DIRECTION OF WATER FLOW. CONNECT THE BLANKETS BY STAPLES PLACES 12" APART.
 - FOR MAXIMUM PERFORMANCE A CHECK SLOTT SHOULD BE PLACED AT 25'-40' INTERVALS. A 6" DEEP BY 6" WIDE TRENCH IS MADE. THE BLANKET IS PLACED T THE BOTTOM OF THE TRENCH AND COVERED WITH APPROXIMATELY 2" OF SOIL. THE BLANKET IS ROLLED OVER COMPACTED SOIL AND SECURED WITH STAPLES PLACES 12" APART. A SECOND ROW OF STAPLES SHOULD BE PLACES 4" BELOW IN A STAGGERED PATTERN. BACKFILL AND COMPACT THE TRENCH WITH STAPLES PLACES 12" APART. A SECOND ROW OF STAPLES SHOULD BE PLACES 4" BELOW IN A STAGGERED PATTERN. GENERAL INSTALLATION (SEE DIAGRAMS D & E).
 - THE END OF THE BLANKET MUST BE SECURED IN A 6" x 6" TRENCH WITH A ROW OF STAPLES PLACES AT 12" INTERVALS. (SEE DIAGRAM F)

EXCELSIOR MATTING INSTALLATION

REVISIONS

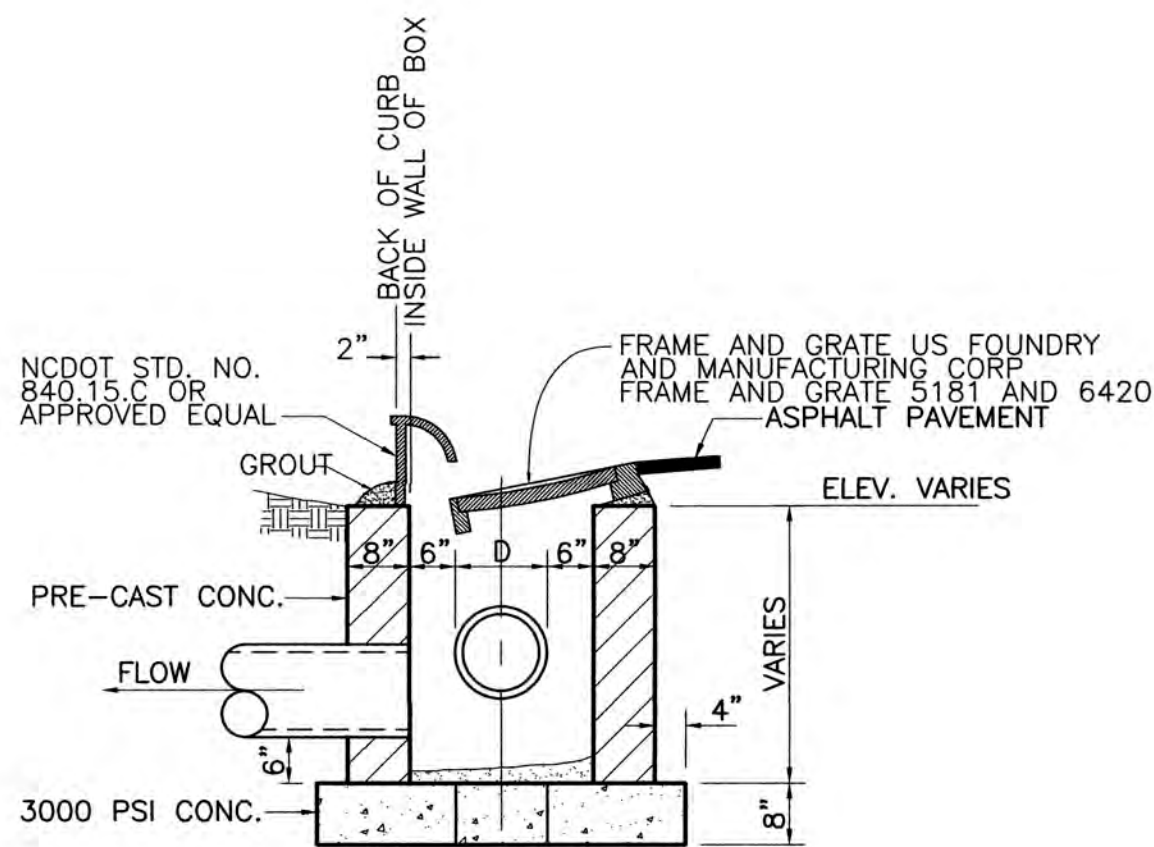
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CONSTRUCTION SEQUENCE

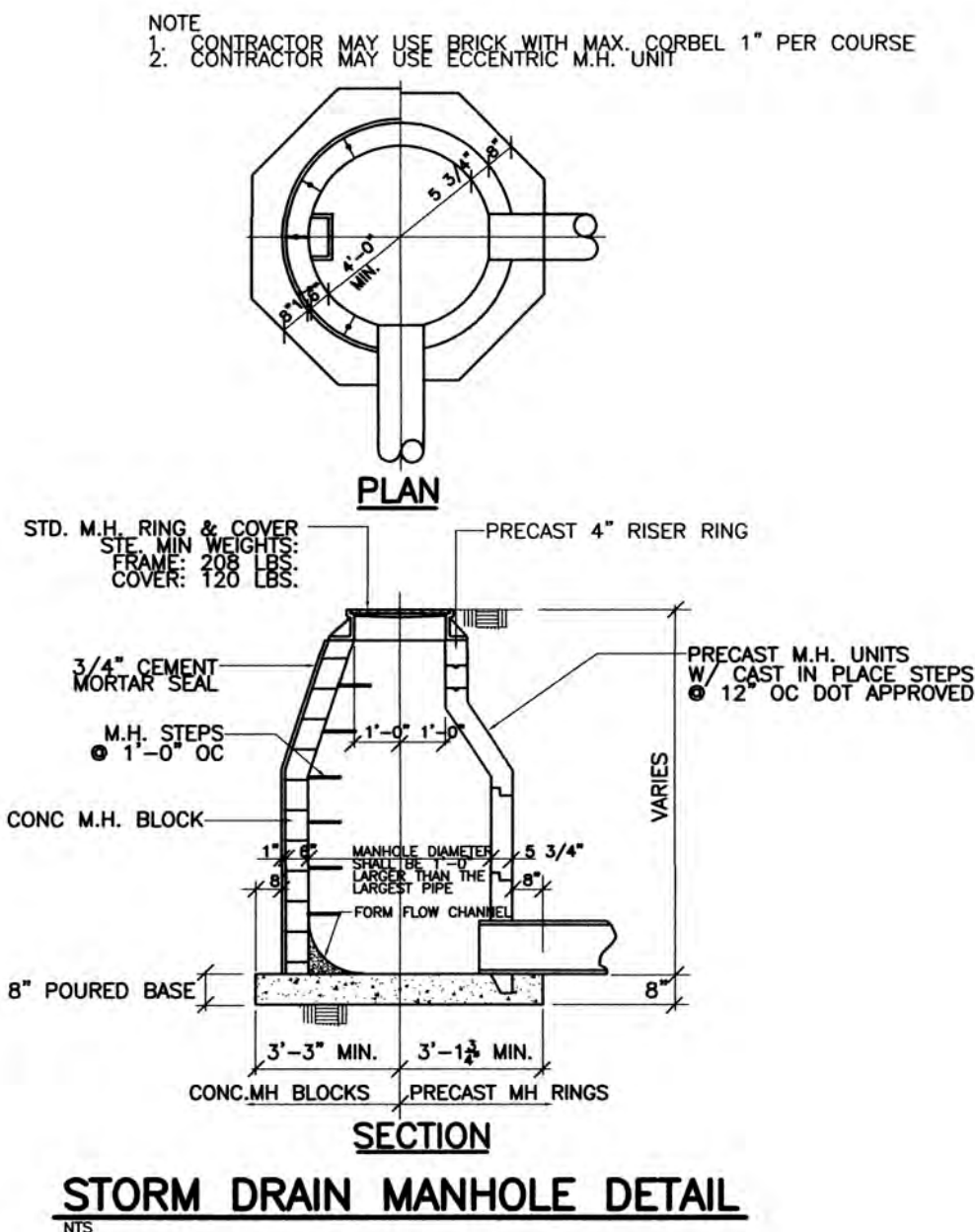
- NO CUT SLOPE OR FILL SLOPE SHALL EXCEED A RISE OR FALL OF ONE FOOT FOR EVERY RUN OF 3 FEET (1 VERTICAL TO 3 HORIZONTAL).
- ALL EROSION SHALL BE CONTROLLED INCLUDING SLOPE DURING AND AFTER CONSTRUCTION.
- INSTALL PRIMARY EROSION CONTROL MEASURES BEFORE BEGINNING CONSTRUCTION INCLUDING BUT NOT LIMITED TO GRAVELLED CONSTRUCTION ENTRANCE, SILT FENCE, CHECK DAMS, ETC.
- INSTALL ALL SECONDARY EROSION CONTROL MEASURES AS SOON AS POSSIBLE AFTER BEGINNING CONSTRUCTION.
- ALL EROSION CONTROL MEASURES TO BE INSPECTED AFTER EACH RAIN. SILT FENCE AND INLET PROTECTION SHALL BE CLEANED WHEN 0.5 FEET OF SEDIMENT HAVE ACCUMULATED IN FRONT OF THE DEVICE OR WHEN THEY LEAK OR FILL. SEDIMENT TRAPS ARE CLEANED OUT AS STATED OR WHEN HALF FULL.
- IF APPLICABLE, CONSTRUCT PROPOSED RETENTION POND TO ACT AS A SEDIMENT BASIN. BEFORE CONSTRUCTION, THE POND SHALL BE FENCED OFF TO ALLOW PROPER FUNCTIONING. RESTORE POND TO DESIGN LEVELS AT THE COMPLETION OF CONSTRUCTION.
- IF APPLICABLE, INSTALL DROP INLETS WITH INLET PROTECTION TO ACT AS SILT TRAPS DURING CONSTRUCTION. REMOVE ACCUMULATED SILT AS NEEDED TO PREVENT SILT FROM ENTERING STORM DRAIN PIPING.
- A 4" LAYER OF TOPSOIL SHALL BE APPLIED TO ALL NEW AREAS TO BE GRASSED.
- MAINTAIN ALL EROSION CONTROL MEASURES UNTIL EROSION IS COMPLETE.
- MORE STRINGENT MEASURES MAY BE REQUIRED TO HALT EROSION IF THOSE ON THIS PLAN PROVE TO BE LESS EFFECTIVE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION. ALL PERMANENT MEASURES SHALL BE WELL ESTABLISHED PRIOR TO PROJECT COMPLETION.

MAINTENANCE PLAN

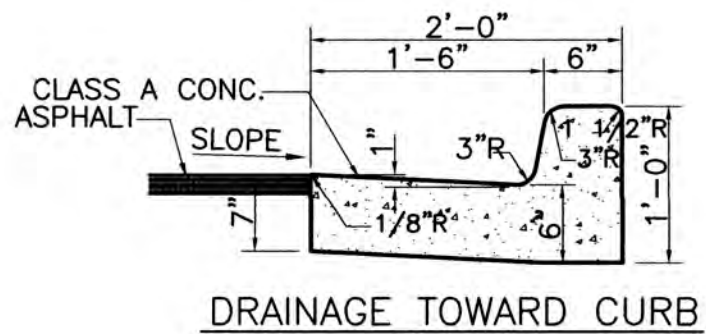
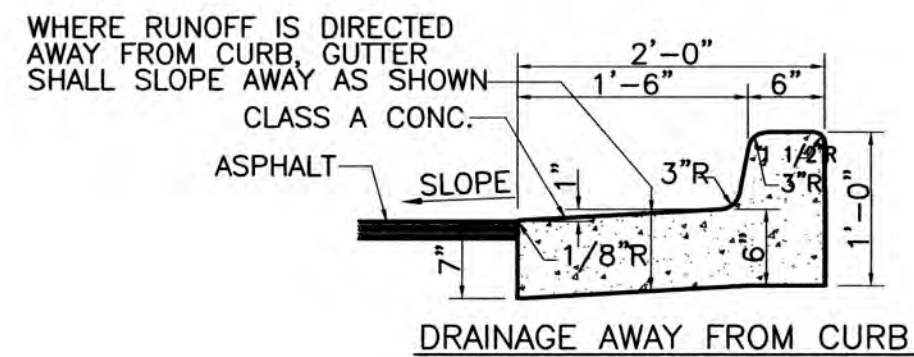
- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PROD



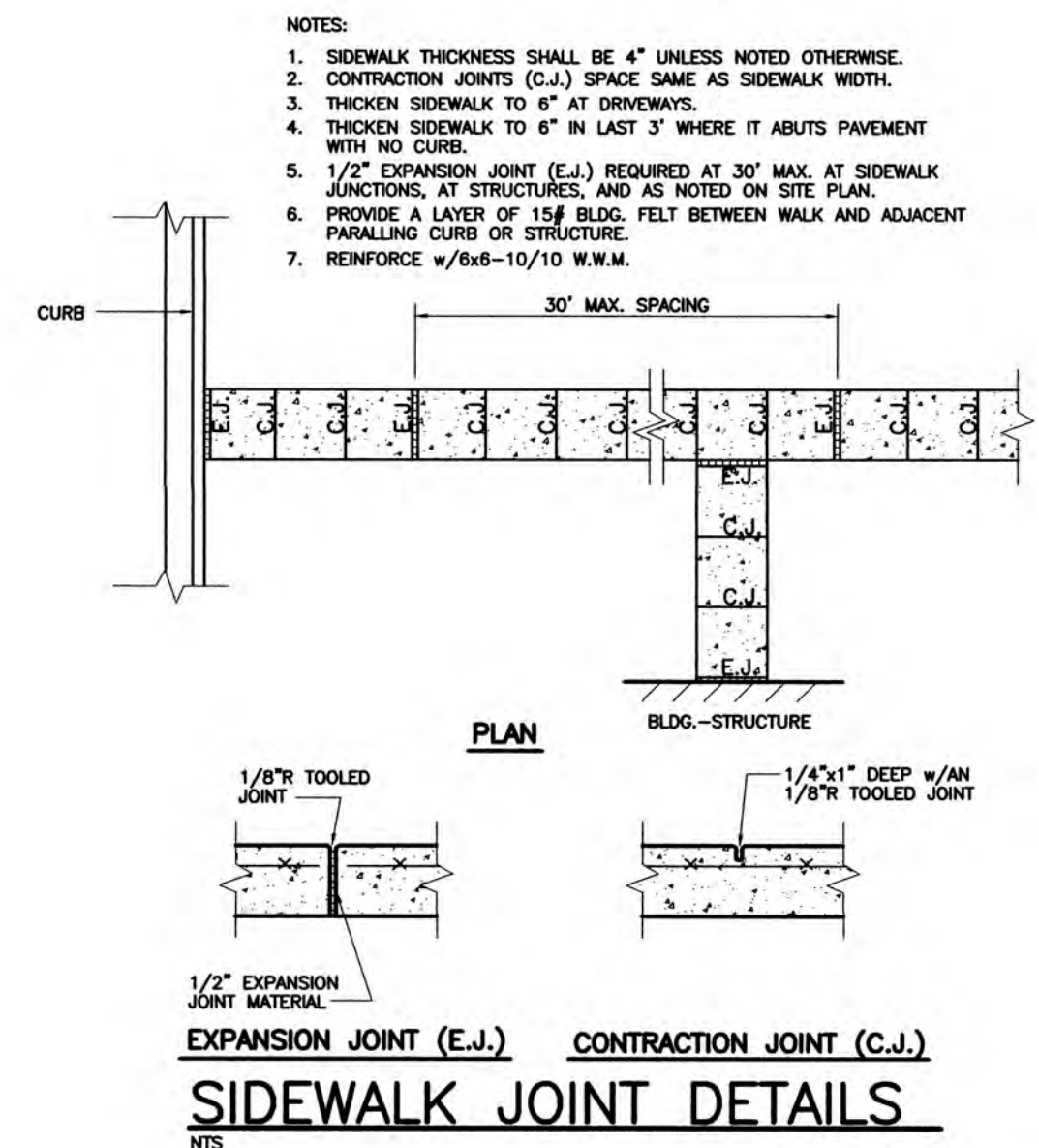
CURB INLET DETAIL
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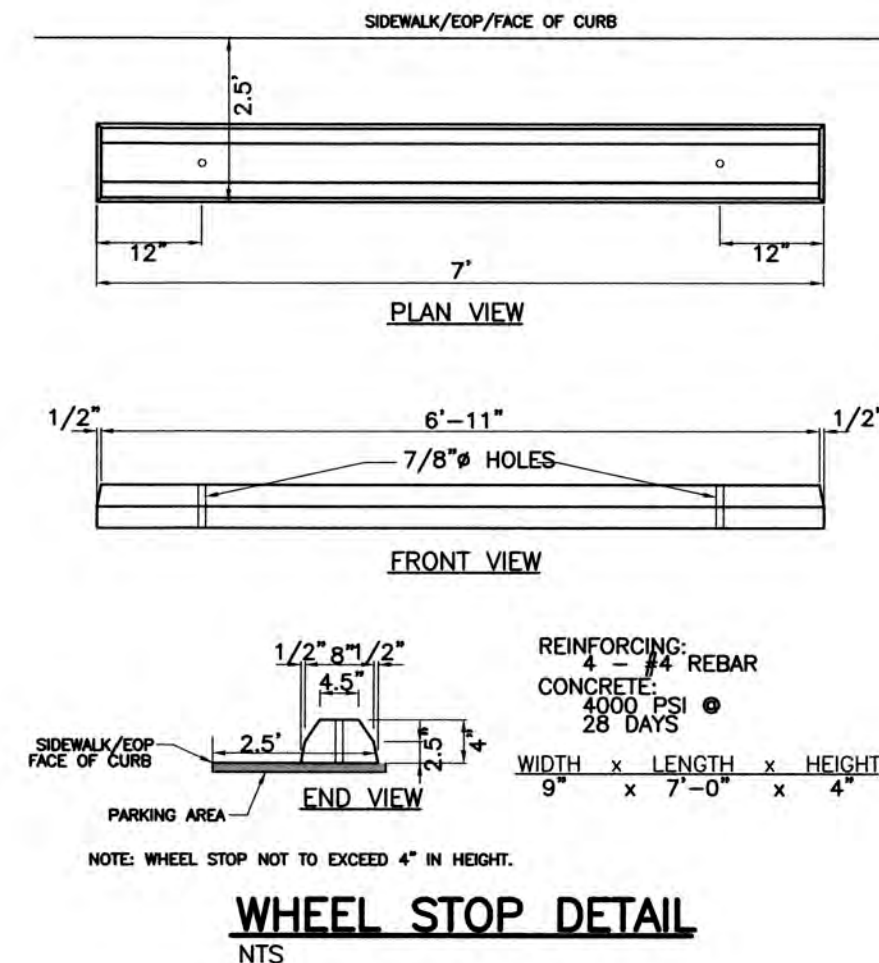
STORM DRAIN MANHOLE DETAIL
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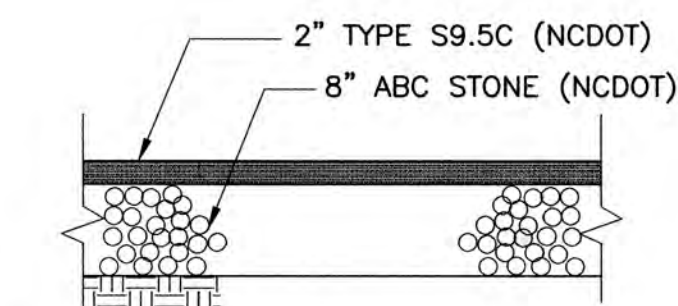
CURB SECTION
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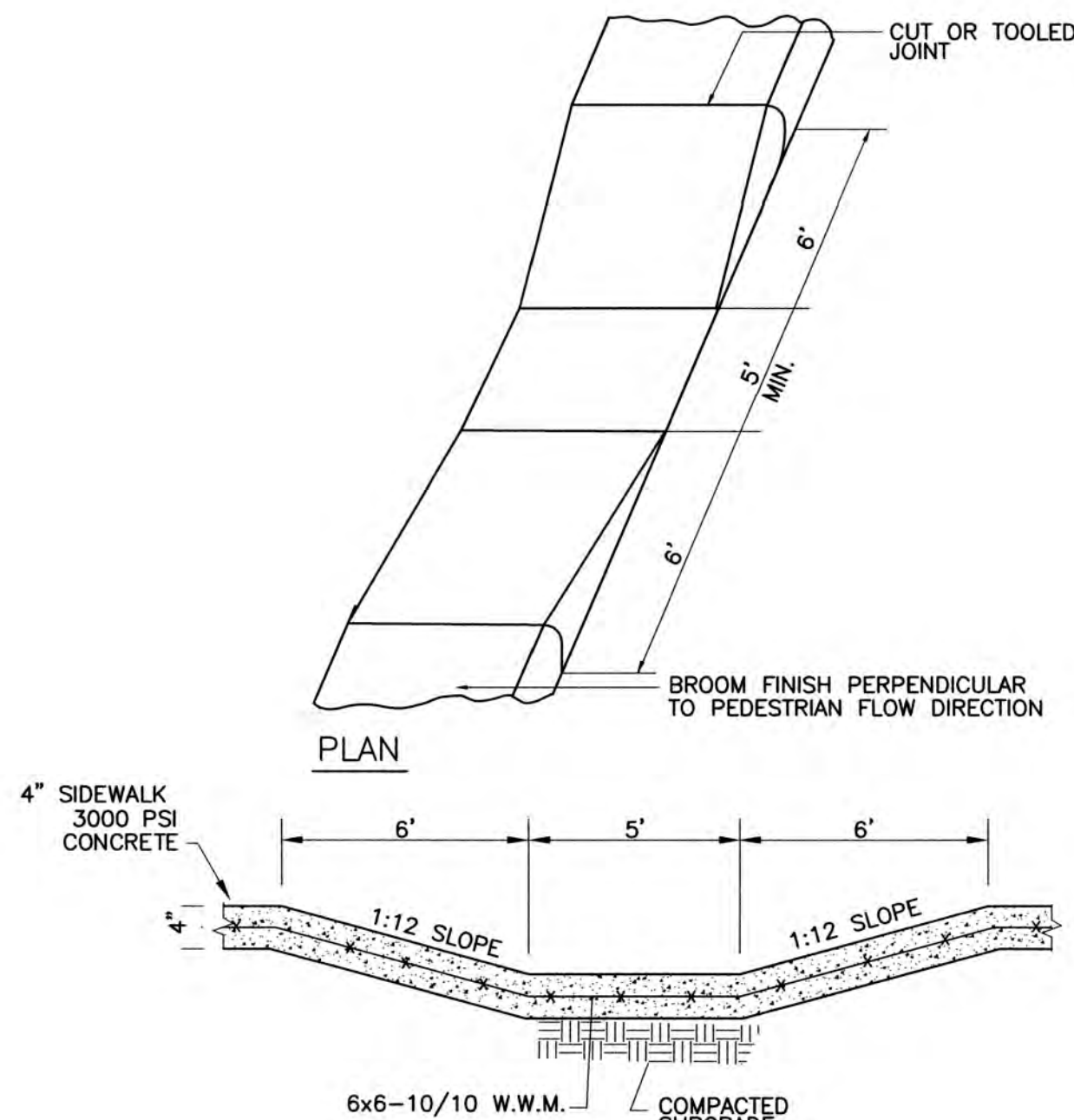
SIDEWALK JOINT DETAILS
NTS



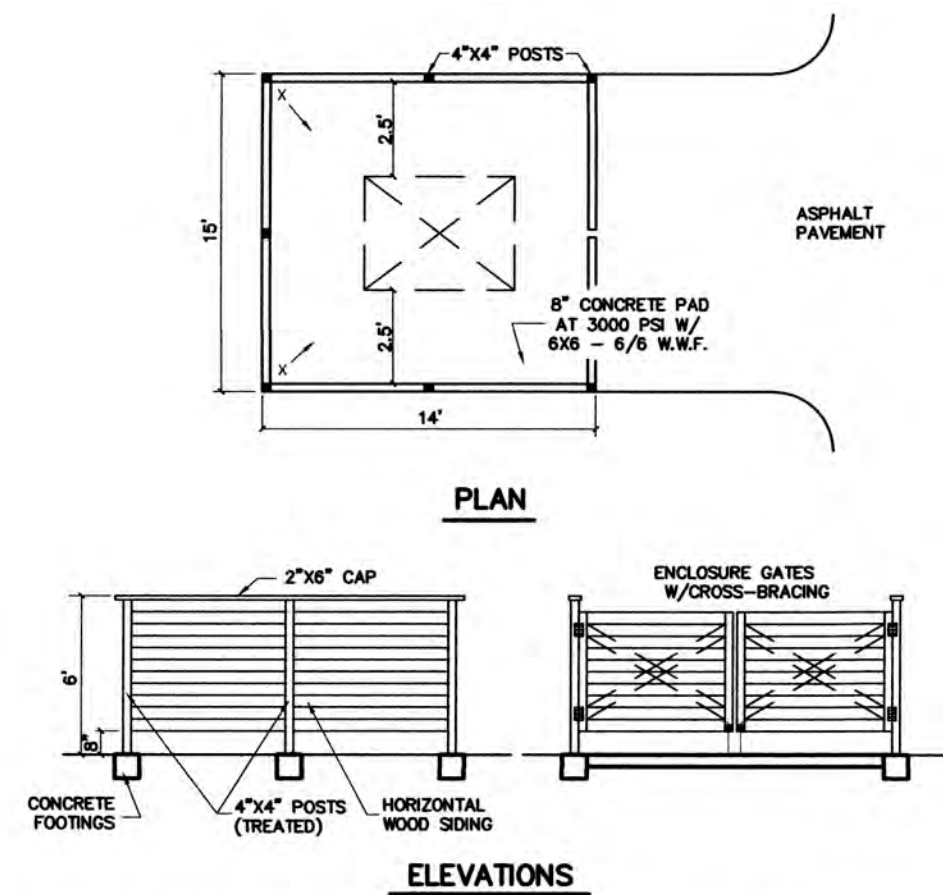
WHEEL STOP DETAIL
NTS



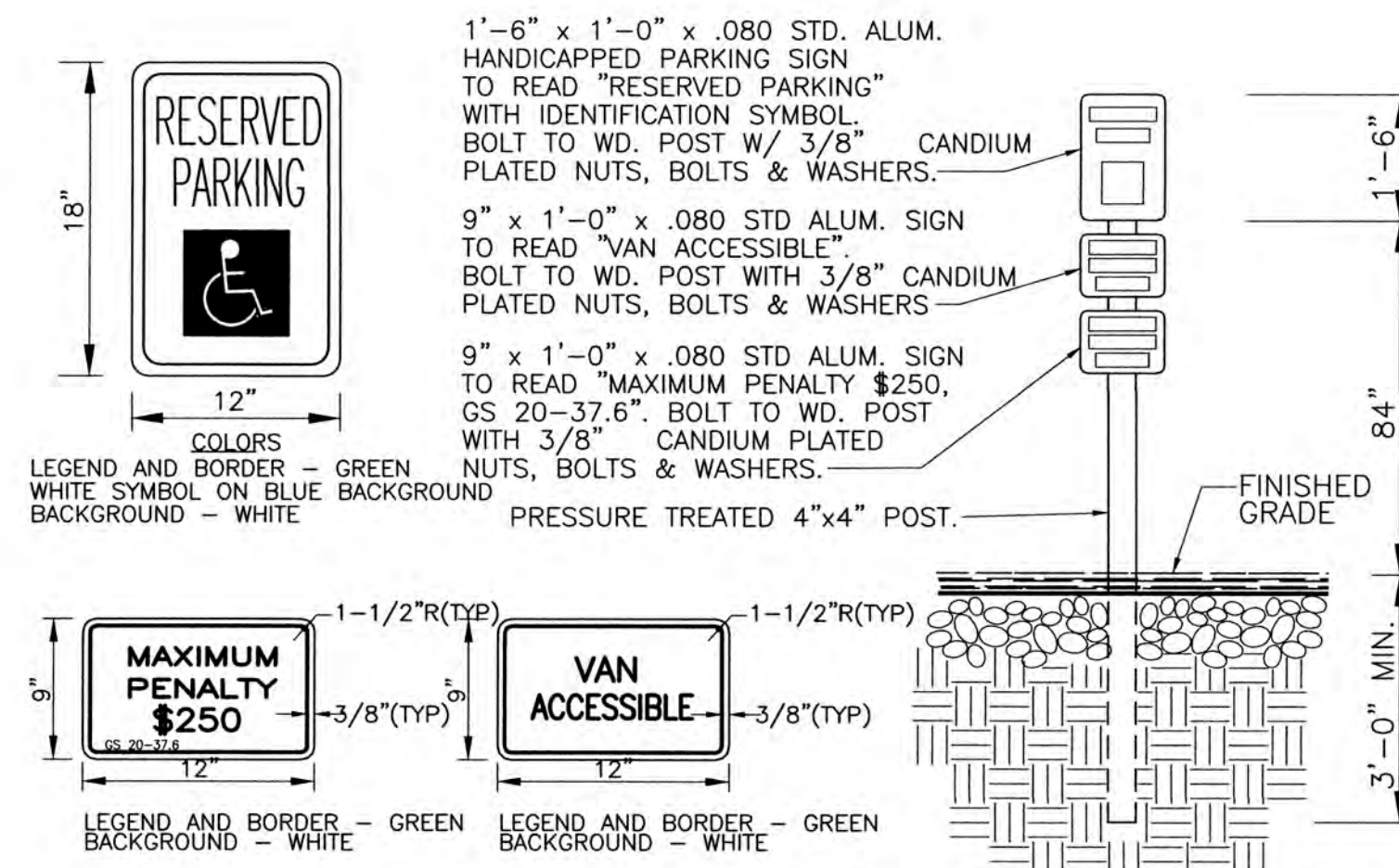
PAVEMENT SECTION
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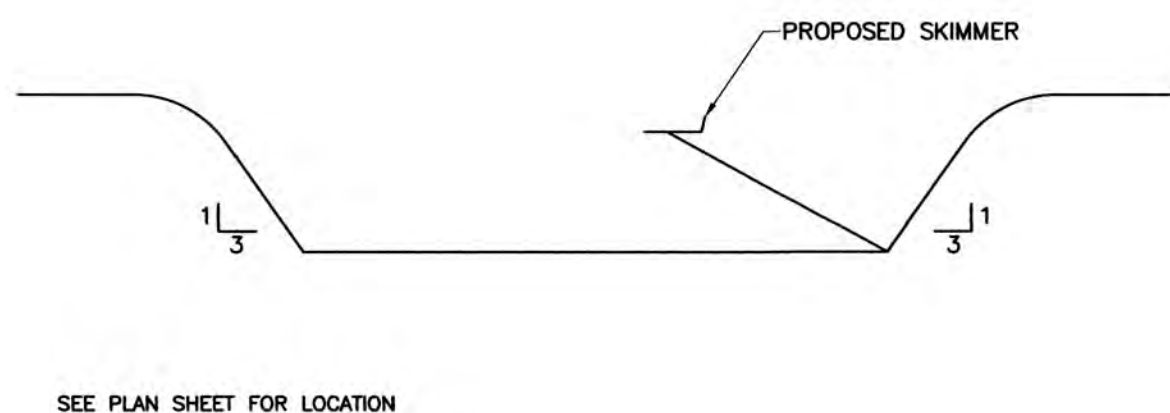
TYPICAL SIDEWALK AND WHEEL CHAIR RAMP DETAIL
NTS



DUMPSTER PAD & ENCLOSURE DETAIL
NTS

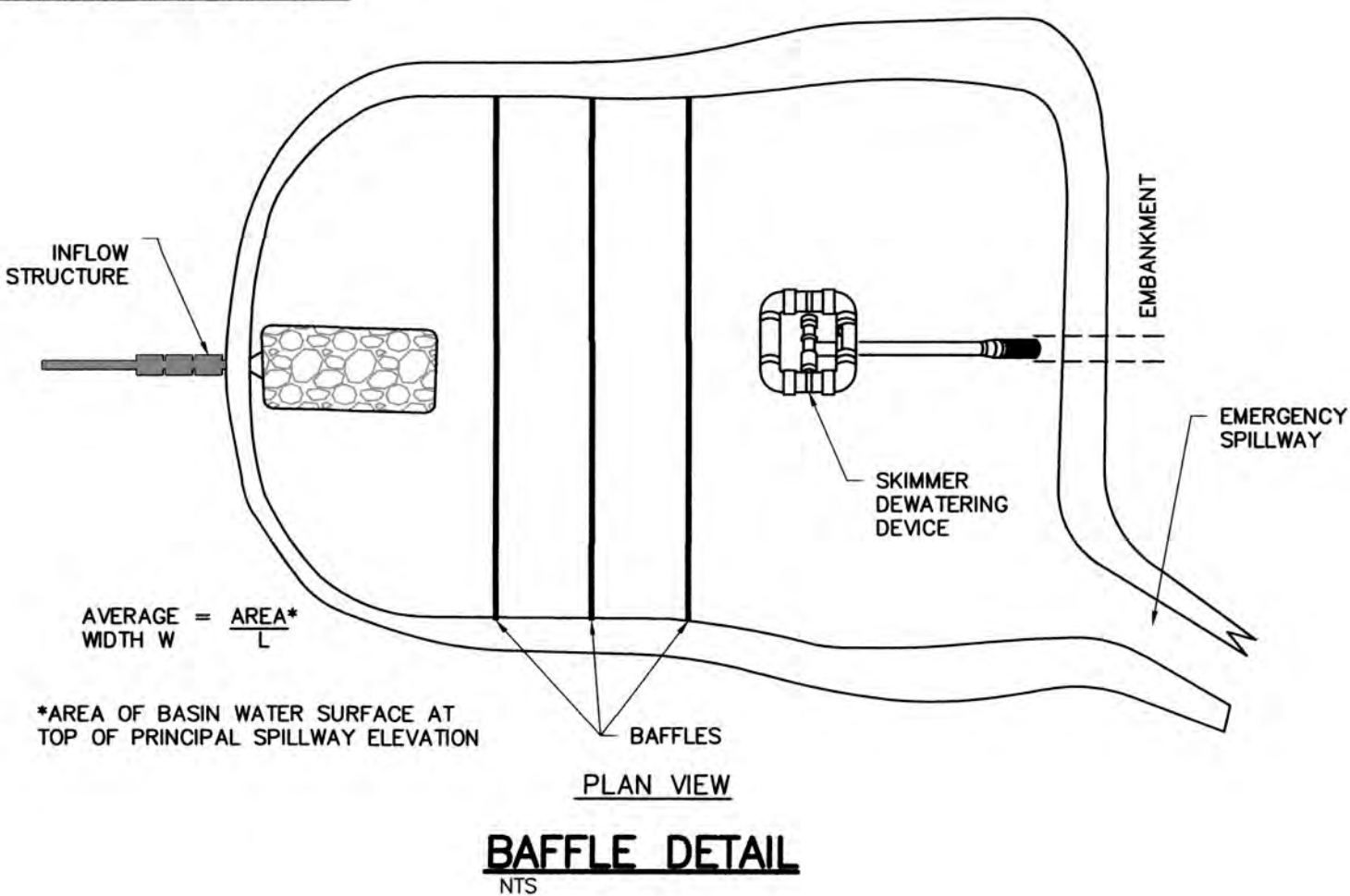


TYPICAL HANDICAPPED SIGN DETAIL
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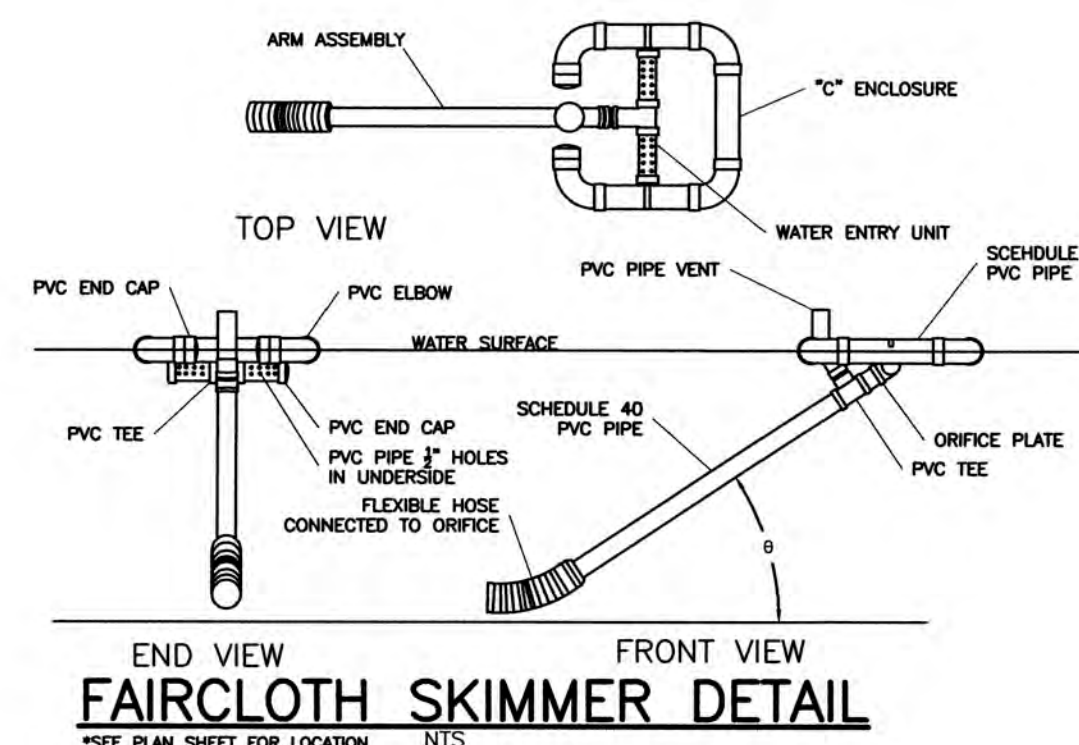


TEMPORARY SKIMMER SEDIMENT BASIN TABLE									
NO.	DISTURBED AREA (ACRES)	VOL. REQ'D (CF)	VOL. PROV'D (CF)	L	W	D	Q10 SURFACE AREA REQ'D	SURFACE AREA PROV'D	
1	3	10,806	11,025	90'	35'	3.5'	6.0	2,610 SF	3,150 SF

TEMPORARY SEDIMENT BASIN DETAIL



BAFFLE DETAIL
NTS



FAIRCLOTH SKIMMER DETAIL
NTS

SKIMMER TABLE		
No.	SKIMMER SIZE	ORIFICE SIZE
1	2"	1.9"

REVISIONS		
No.	Description	By

DETAILS AND NOTES
SOUTHPORT BRANCH MEETINGHOUSE
SOUTHPORT, NORTH CAROLINA

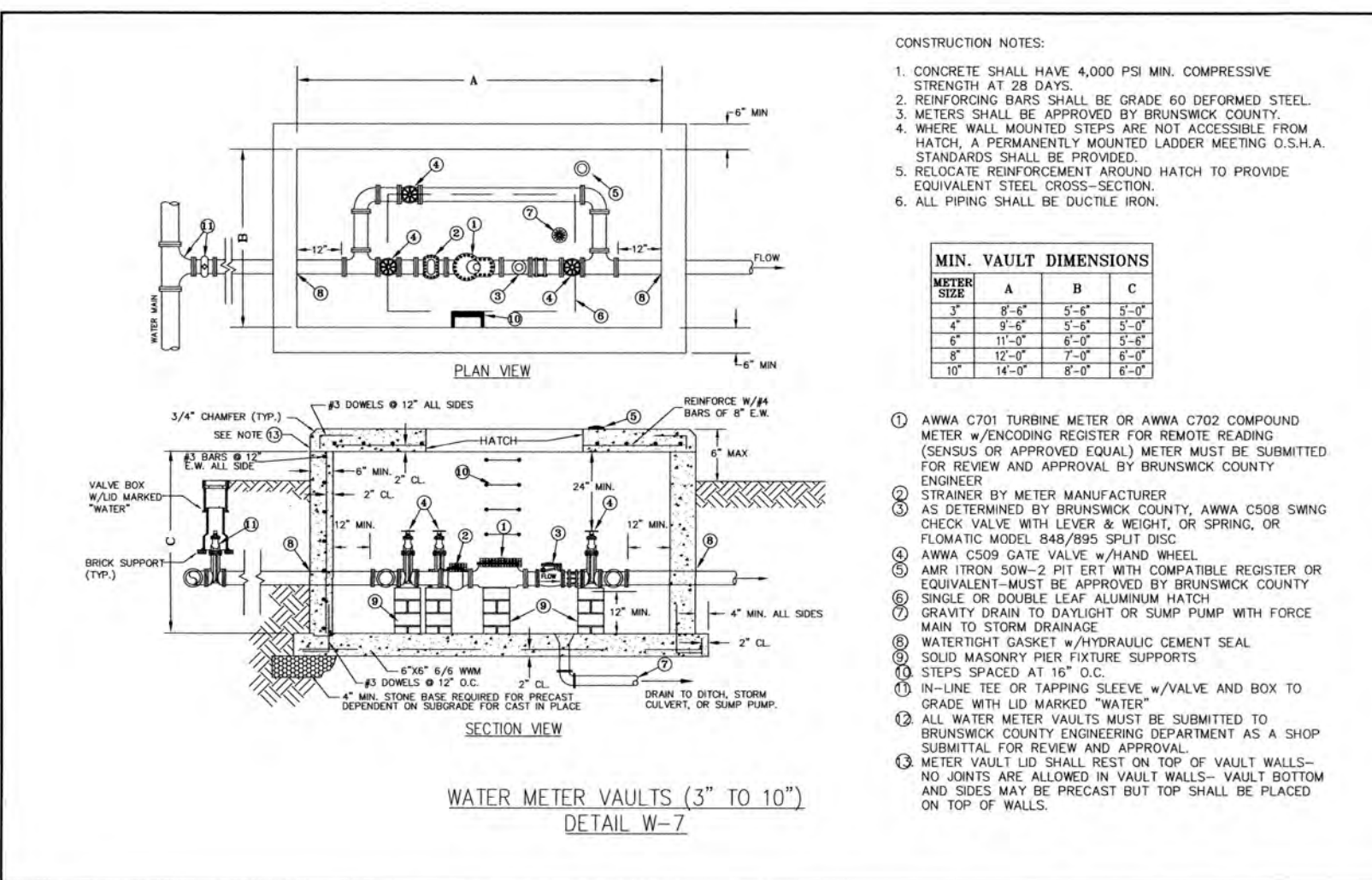
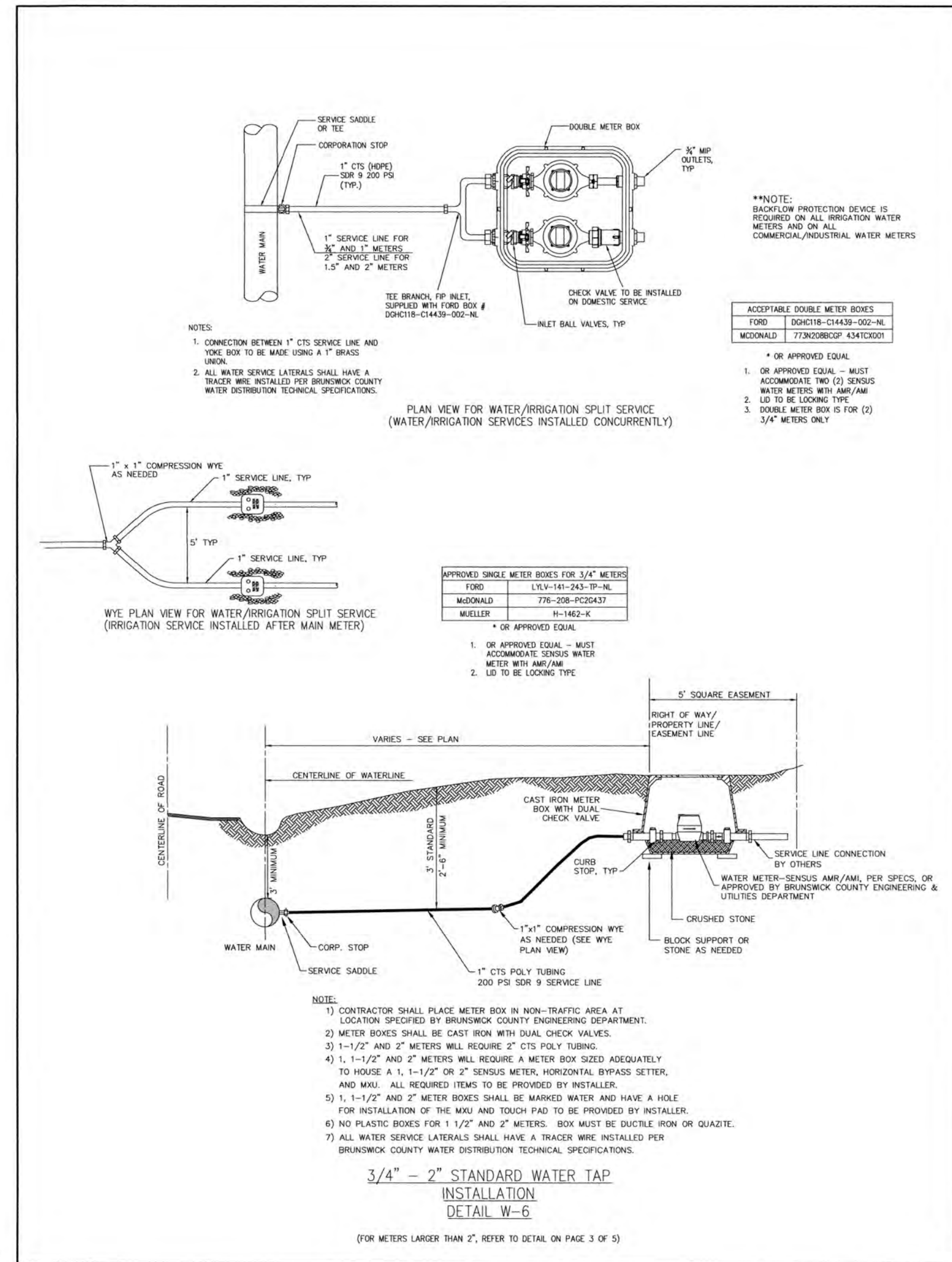
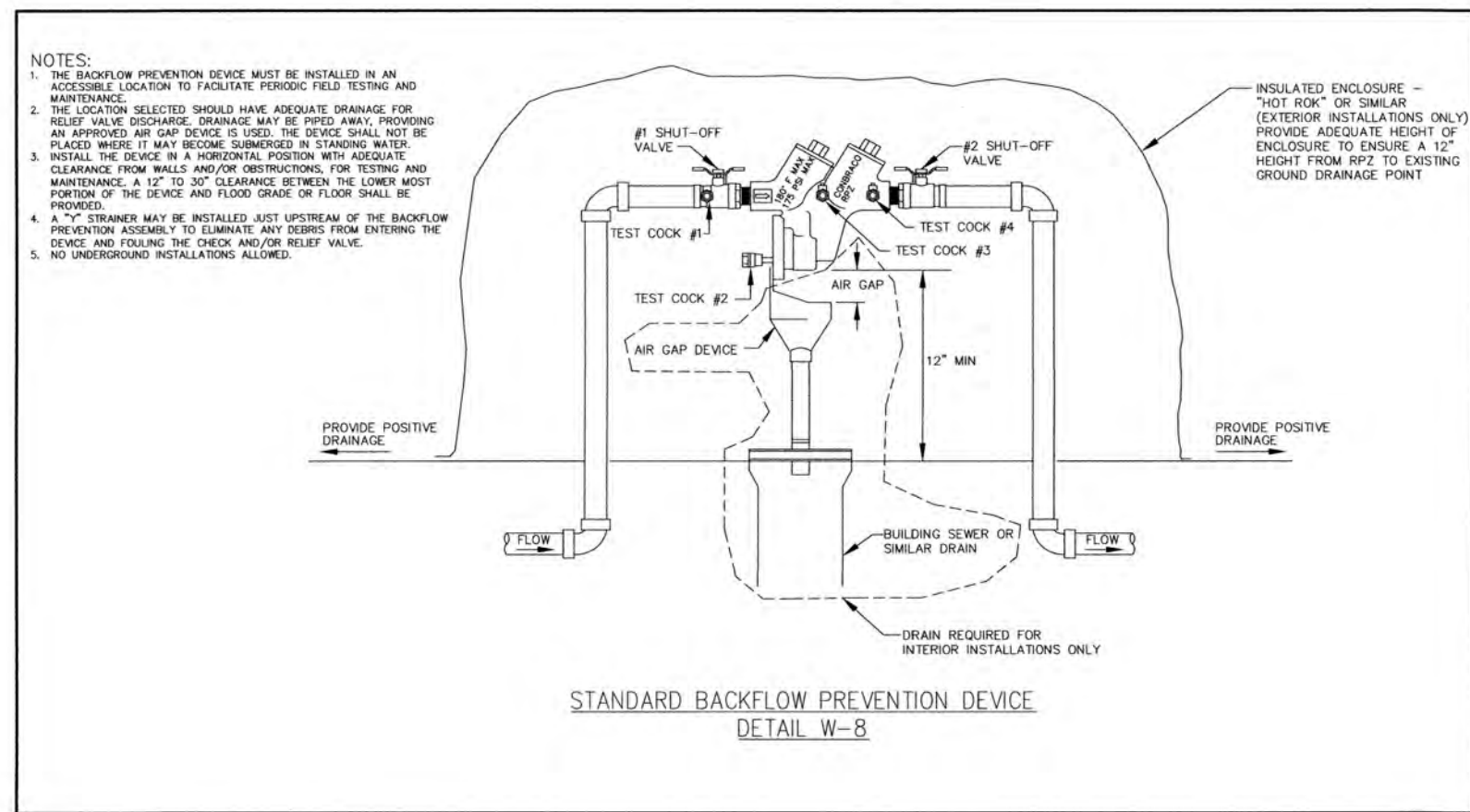
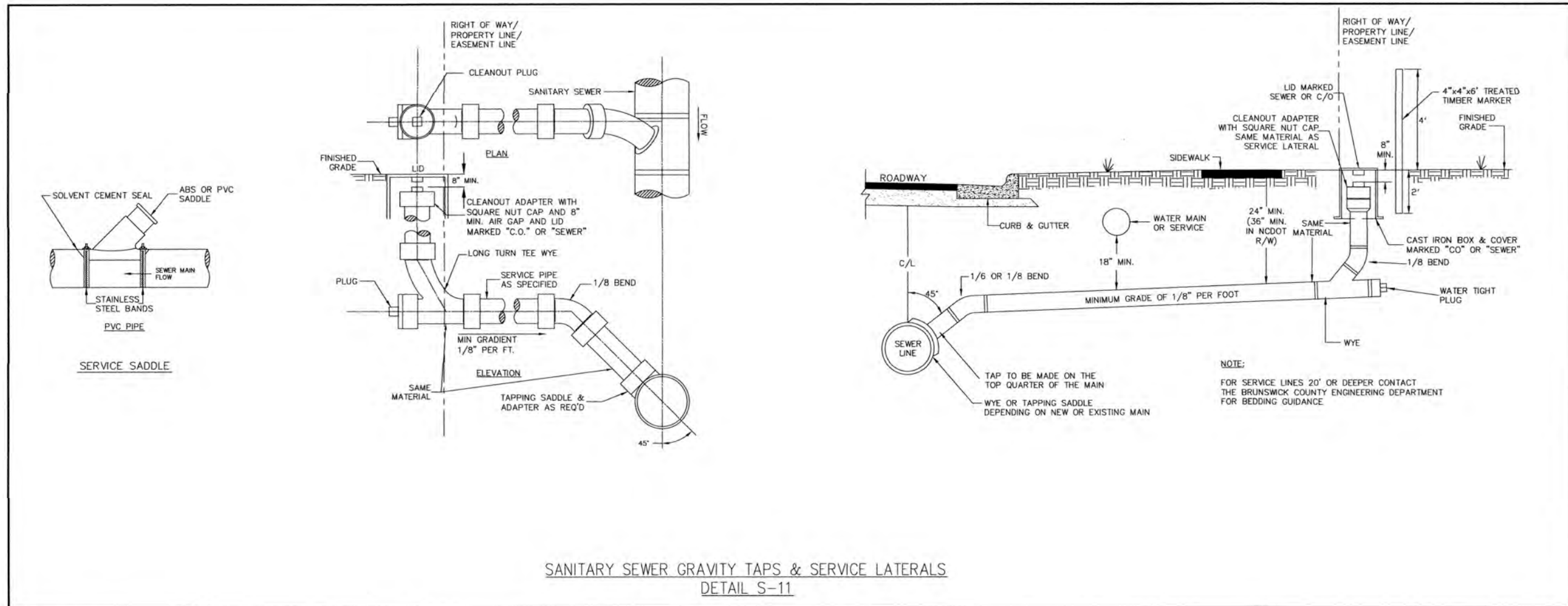
TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
© 1998, Tripp Engineering, P.C.



DATE 05-10-24
DESIGN PGT
DRAWN EJW

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22027

[illegible]

DETAILS AND NOTES

SSOUTHPORT BRANCH MEETINGHOUSE
SOUTHPORT, NORTH CAROLINA

TRIPP ENGINEERING, P.C.

419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631
NOT TOWERS ENGINEERING, INC.

DATE	05-10-24
DESIGN	PGT
DRAWN	EJW

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22027

EXISTING REGULATED AND SPECIMEN TREES TO BE REMOVED

TREE No.	SIZE TYPE	TREE No.	SIZE TYPE	TREE No.	SIZE TYPE
18	16" LBP	39	12" LBP	79	13" LBP
19	21" LBP	40	15" LBP	80	14" LBP
20	21" LBP	41	21" CEADER	81	8" WATER OAK
21	21" LBP	62	9" WATER OAK	84	21" LBP
22	19" LBP	63	14" LBP	85	8" WATER OAK
23	14" LBP	64	15" LBP	86	12" LBP
24	12" LIVE OAK	65	8" CEADER	87	TRIPLE 10" 11" 11" WAT OAK
25	17" LBP	66	13" LBP	91	15" LBP
26	13" LBP	67	16" LBP	92	10" BRADFORD PEAR
27	16" LBP	68	15" WATER OAK	93	9" LIVE OAK
28	15" LBP	69	12" LBP	98	14" LBP
29	20" LBP	70	8" CEADER	99	TWIN 9" / 11" LIVE OAK
30	23" LBP	71	8" LIVE OAK	101	12" LBP
31	13" LBP	72	16" LBP	102	12" LBP
32	20" LBP	73	16" LBP	103	8" CEADER
33	15" LBP	74	14" LBP	104	15" LBP
34	21" LBP	75	14" LBP	105	14" LBP
35	25" LBP	76	17" LBP	107	12" LBP
36	18" LBP	77	14" LBP	108	12" LBP
37	17" LBP	78	14" LBP	134	12" LBP
38	14" LBP				
SUB TOTAL = 371"		SUB TOTAL = 271"		SUB TOTAL = 273"	
				TOTAL 61 TREES: 61	
				TOTAL EXISTING REMOVED TREE INCHES TO BE MITIGATED: 915"	

EXISTING LIVE OAK TREES TO BE SAVED

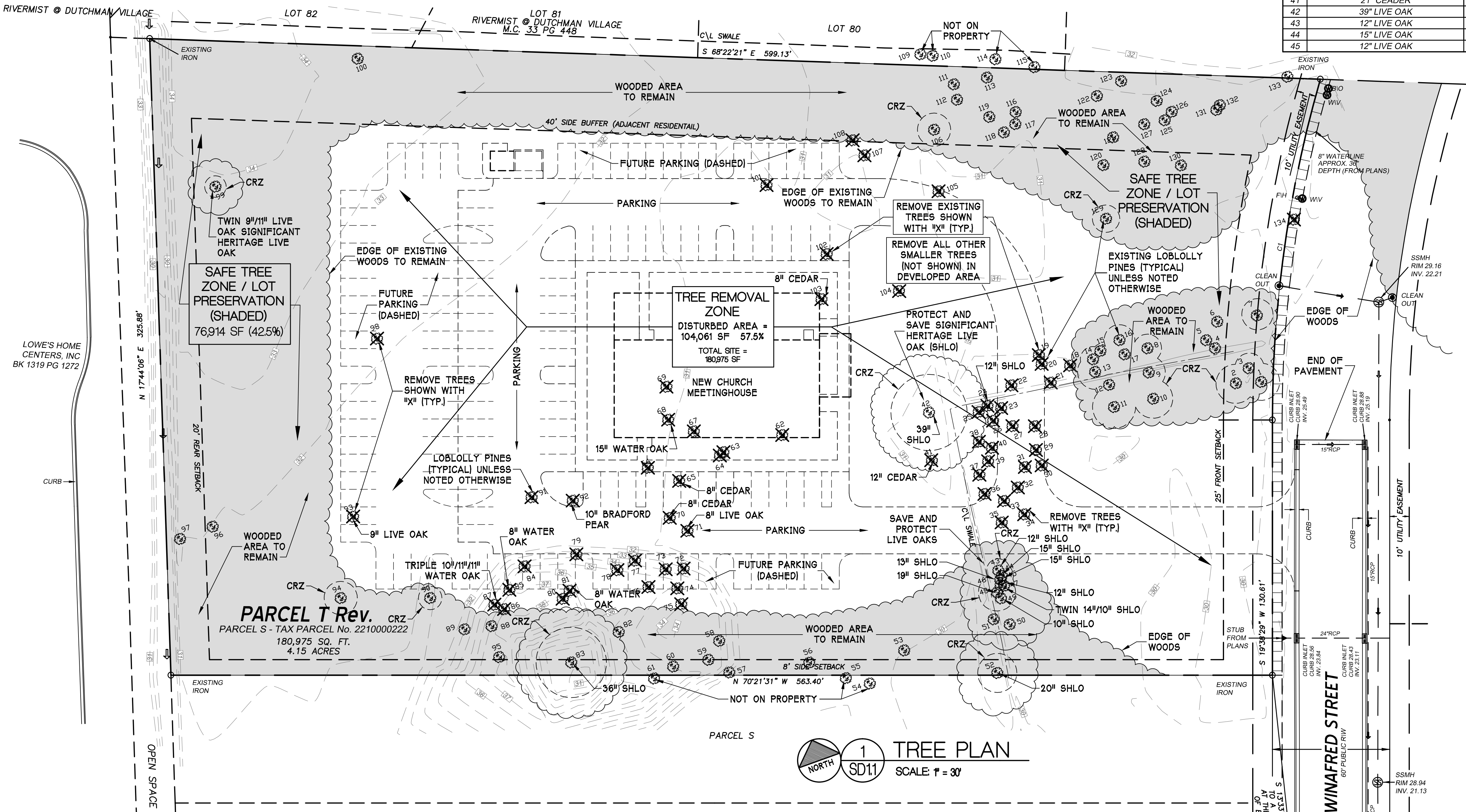
TREE No.	DBH	SIZE TYPE	MULTIPLIER	MITIGATION CREDIT
42	39"	LIVE OAK	X4	156
43	12"	LIVE OAK	X2	24
44	15"	LIVE OAK	X2	30
45	12"	LIVE OAK	X2	24
46	13"	LIVE OAK	X2	26
47	TWIN 14" / 10"	LIVE OAK	X2	44
48	19"	LIVE OAK	X2	38
49	10"	LIVE OAK	X2	20
52	20"	LIVE OAK	X3	60
83	36"	LIVE OAK	X4	144
88	12"	WATER OAK	X2	24
99	TWIN 9" / 11"	LIVE OAK	X2	40
TOTAL EXISTING TREE MITIGATION CREDIT =				630 INCHES
NEW TREES TO BE PLANTED =				245 TOTAL INCHES
EXISTING ONSITE TREES LESS THAN 12" TO REMAIN =				40" MIN.
TOTAL FINAL TREE COUNT TO OFFSET REMOVED TREES =				915 INCHES

NEW TREES TO BE PLANTED

SEE SHEET L1 FOR NEW TREES TO BE PLANTED

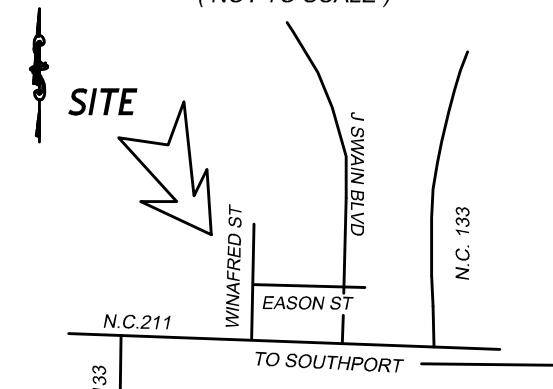
EXISTING REGULATED AND SPECIMEN TREES ON SITE

TREE No.	SIZE TYPE	TREE No.	SIZE TYPE	TREE No.	SIZE TYPE
1	19" LBP (LOBLOLLY PINE)	46	13" LIVE OAK	91	15" LBP
2	20" LBP	47	TWIN 14" / 10" LIVE OAK	92	10" BRADFORD PEAR
3	15" LBP	48	19" LIVE OAK	93	9" LIVE OAK
4	16" LBP	49	10" LIVE OAK	94	17" LBP
5	18" LBP	50	27" LBP	95	14" LBP
6	23" LBP	51	7" SOUTHERN MAG	96	13" LBP
7	16" LBP	52	20" LIVE OAK	97	22" LBP
8	14" LBP	53	13" LBP	98	14" LBP
9	17" LBP	54	12" LBP	99	TWIN 9" / 11" LIVE OAK
10	20" LBP	55	12" LBP	100	8" CEADER
11	22" LBP	56	15" LBP	101	12" LBP
12	15" LBP	57	18" LBP	102	12" LBP
13	18" LBP	58	20" LBP	103	8" CEADER
14	13" LBP	59	14" LBP	104	15" LBP
15	7" MAG	60	20" LBP	105	14" LBP
16	15" LBP	61	13" LBP	106	17" LBP
17	15" LBP	62	9" WATER OAK	107	12" LBP
18	16" LBP	63	14" LBP	108	12" LBP
19	21" LBP	64	15" LBP	109	12" LBP
20	21" LBP	65	8" CEADER	110	13" LBP
21	21" LBP	66	13" LBP	111	12" LBP
22	19" LBP	67	16" LBP	112	13" LBP
23	14" LBP	68	15" WATER OAK	113	16" LBP
24	12" LIVE OAK	69	12" LBP	114	15" LBP
25	17" LBP	70	8" CEADER	115	17" LBP
26	13" LBP	71	8" LIVE OAK	116	13" LBP
27	16" LBP	72	16" LBP	117	13" LBP
28	15" LBP	73	16" LBP	118	14" LBP
29	20" LBP	74	14" LBP	119	14" LBP
30	23" LBP	75	14" LBP	120	13" LBP
31	13" LBP	76	15" LBP	121	15" LBP
32	20" LBP	77	14" LBP	122	15" LBP
33	15" LBP	78	15" LBP	123	15" LBP
34	21" LBP	79	13" LBP	124	8" BLACK WALNUT
35	25" LBP	80	14" LBP	125	12" LBP
36	18" LBP	81	8" WATER OAK	126	14" LBP
37	17" LBP	82	13" LBP	127	14" LBP
38	14" LBP	83	36" LIVE OAK	128	13" LBP
39	12" LBP	84	21" LBP	129	14" LBP
40	15" LBP	85	8" WATER OAK	130	12" LBP
41	21" CEADER	86	12" LBP	131	17" LBP
42	39" LIVE OAK	87	TRIPLE 10" / 11" / 11" WAT OAK	132	12" LBP
43	12" LIVE OAK	88	12" WATER OAK	133	13" LBP
44	15" LIVE OAK	89	21" LBP	134	12" LBP
45	12" LIVE OAK	90	12" LBP		

1
SD11
TREE PLAN
SCALE: 1" = 30'

LOCATION MAP

(NOT TO SCALE)



SITE DATA

TOTAL AREA ALL TRACT - 4.15 ACRES
CURRENT ZONING - SOUTHPORT HC
ZONING SETBACK AND HEIGHT REQUIREMENT
(TAKEN FROM ARTICLE 11 DEVELOPMENT ORDINANCE)
FRONT YARD - 25 FT.
REAR YARD - 20 FT.
BUFFER YARD ADJ. RESIDENTIAL - 40 FT.
SIDE YARD - 8 FT.
HEIGHT - 40 FT.

SURVEY DATA BY:

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS ENGINEERS LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
FAX: (910) 343-9941
FIRM CERT. C-0597
12337 2023 BASE.JW

MARK	DATE	REVISION

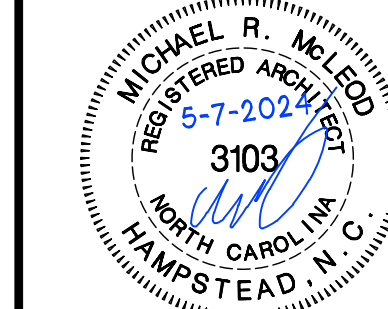
SOUTHPORT BRANCH
MEETINGHOUSE

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
WILMINGTON NORTH CAROLINA STAKE
5017 WINAFRED STREET, SOUTHPORT, NC 28461

MICHAEL R. McLEOD
ARCHITECT, PA

72 SOUTH END COURT
HAMPSHIRE, NORTH CAROLINA
PHONE: (910) 270-9778
FAX: (910) 270-9461

SEAL



PROJECT FOR
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

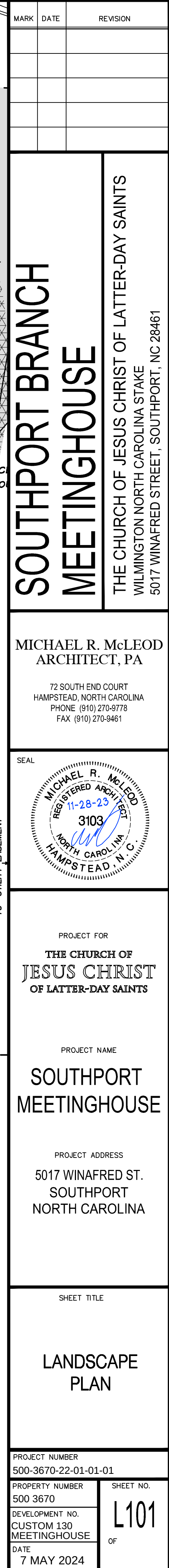
PROJECT NAME
**SOUTHPORT
MEETINGHOUSE**

PROJECT ADDRESS
5017 WINAFRED ST.
SOUTHPORT
NORTH CAROLINA

SHEET TITLE
TREE PLAN

PROJECT NUMBER
500-3670-22-01-01-01
PROPERTY NUMBER
500 3670
DEVELOPMENT NO.
CUSTOM 130
MEETINGHOUSE
DATE
7 MAY 2024

SHEET NO.
SD1.1
OF



EXISTING TREES TO REMAIN SHOWN THUS ON PLAN:					SEE SHEET L102 FOR LANDSCAPE DATA, DESIGN CRITERIA AND PLANT COVERAGE TABLES									
TREE No.	DBH	SIZE TYPE	MULTIPLIER	MITIGATION CREDIT	TREE No.	DBH	SIZE TYPE	MULTIPLIER	MITIGATION CREDIT	TREE No.	DBH	SIZE TYPE	MULTIPLIER	MITIGATION CREDIT
1	19"	LBP [LOBLOLLY PINE]			51	7"	SOUTHERN MAG			112		13" LBP		
2	20"	LBP			52	20"	LIVE OAK	X3	60	113	16"	LBP		
3	15"	LBP			53	13"	LBP			114	15"	LBP		
4	16"	LBP			54	12"	LBP			115	17"	LBP		
5	18"	LBP			55	12"	LBP			116	13"	LBP		
6	23"	LBP			56	15"	LBP			117	13"	LBP		
7	16"	LBP			57	18"	LBP			118	14"	LBP		
8	14"	LBP			58	20"	LBP			119	14"	LBP		
9	17"	LBP			59	14"	LBP			120	13"	LBP		
10	20"	LBP			60	20"	LBP			121	15"	LBP		
11	22"	LBP			61	13"	LBP			122	15"	LBP		
12	15"	LBP			62	13"	LBP			123	15"	LBP		
13	18"	LBP			63	36"	LIVE OAK	X4	144	124	8"	BLACK WALNUT		
14	13"	LBP			68	12"	WATER OAK	X2	24	125	12"	LBP		
15	7"	MAG			89	21"	LBP			126	14"	LBP		
16	15"	LBP			90	12"	LBP			127	14"	LBP		
17	15"	LBP			94	17"	LBP			128	13"	LBP		
42	39"	LIVE OAK	X4	156	95	14"	LBP			129	14"	LBP		
43	12"	LIVE OAK	X2	24	96	13"	LBP			130	12"	LBP		
44	15"	LIVE OAK	X2	30	97	22"	LBP			131	17"	LBP		
45	12"	LIVE OAK	X2	24	99	TWIN 9" / 1" LIVE OAK	X2	40		132	12"	LBP		
46	13"	LIVE OAK	X2	26	100	8"	CEDAR			133	13"	LBP		
47	TWIN 14" / 10" LIVE OAK	X2	44		106	17"	LBP			134	12"	LBP		
48	18"	LIVE OAK	X2	38	109	12"	LBP							
49	10"	LIVE OAK	X2	20	110	13"	LBP							
50	27"	LBP			111	12"	LBP							
TOTAL MITIGATION CREDIT = 630*														

LANDSCAPE NOTES

1. REMOVE ALL EXISTING PLANT MATERIAL EXCEPT AS CALLED FOR TO REMAIN. PROTECT EXISTING TREES AND ROOTS WHICH REMAIN.
2. ALL PLANT LOCATIONS TO BE APPROVED BY ARCHITECT BEFORE INSTALLATION. SOME ADJUSTMENT MAY BE NECESSARY.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS. PLAN TAKES PRECEDENCE.
4. MULCH ALL PLANT BEDS WITH 3" THICKNESS OF DOUBLE GROUND HARDWOOD MULCH.
5. INSTALL IRRIGATION SYSTEM PER SPECIFICATION SECTION 32 8424 AND 32 8466. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUFFICIENT WATERING FOR PLANTS TO THRIVE. INSTRUCT OWNER REGARDING NEEDED WATERING ONCE COMPLETED PROJECT IS TURNED OVER TO OWNER.
6. STRICTLY FOLLOW PLANTING DETAILS AND SPECIFICATIONS FOR THE WORK IN THIS PROJECT.

KEYED NOTES

- ① TRIM-UP EXISTING TREES WHICH REMAIN AS FOLLOWS:
 - A. CUT LOW LIMBS UP TO APPROXIMATELY 7' ABOVE GRADE.
 - B. CUT-BACK LIMBS OVERHANGING THE ENTRANCE DRIVE.
 - C. REMOVE DEADWOOD AND FALLEN LIMBS.
- ② REMOVE UNDERBRUSH, VINES AND SAPLINGS LESS THAN 2" IN DIAMETER AND INSTALL A 4" LAYER OF PINE STRAW AT EDGE OF WOODED AREAS WHERE INDICATED. REMOVE DEAD OR FALLEN LIMBS IN THIS AREA.
- ③ SEED ALL REMAINING BARE AREAS.
- ④ SOD AREAS WHERE INDICATED ON PLAN.
- ⑤ INSTALL 3" DOUBLE GROUND HARDWOOD MULCH IN ALL PLANT BEDS.

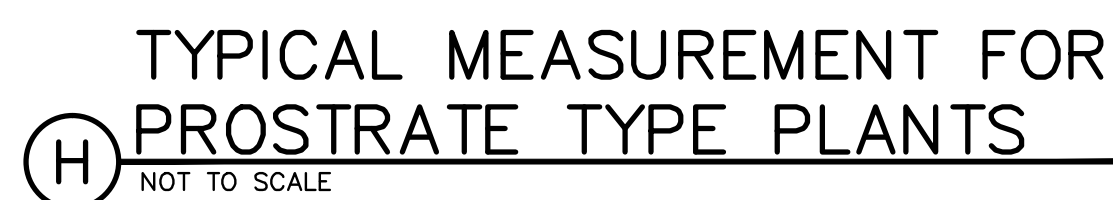
Eco-Region	B2 - Southeastern Forest
Climate zone	U.S. Hardiness Zone - 8b
Zoning ordinance	Southport SP-HC Zoning District - Highway Commercial District
Water availability	25 GPM at 78 PSI
Soil type	Loamy Sand
Slopes	Flat with existing man-made mounds
Wind	From SW in Summer - From NE in Winter
Setbacks/easements	8' Side Yard, 25' Front Yard, 20' Rear Yard
Microclimates	Strong Fall Storms
Soil ph	5.6 to 5.8 PH
Lawn Area Percentage	Maximum approved percentage is 80 - (16.5% is shown)
Undeveloped property	57,169 SF
Irrigation system	Yes

	Shrubs-Mature Coverage	Actual%	Tree Purpose	Actual#	% Regd. by Local Jurisdiction
Street Frontage	50% - 70%	30 %	Frame Building	(1,225 SF)	(%)
Primary Entries	50% - 75%	15 %	Frame Entry	(604 SF)	(%)
Building Perimeter	40% - 55%	54 %	Accent Building	(2,191 SF)	(%)
Perimeter	0%	(%)	Screen Lot	(0 SF)	(%)

Total Site Area	415 acres	% of Site/Landscape	% Required by Local Jurisdiction
Total Landscape Area	71,841 sq. ft.	Site percent - 39%	(X)
Shrubs/Groundcover	4,854 sq. ft.	Landscape - 2.7%	(X)
Lawn Area	66,987 sq. ft.	Landscape - 16.5%	(X)
Trees on site	22 New Planted Trees	NA	(16)
Additional jurisdictionally required low areas: infiltration, detention, retention, etc.	(X) sq. ft.	Landscape percent	(X)



-
- A cross-sectional diagram of a concrete curb and its surrounding layers. The central element is a concrete curb labeled 'CONCRETE MOWSTRIP SEE CIVIL DRAWINGS'. To its left is a layer of 'SOD' (grass) with 'TIGHT BEVELED JOINTS' between the sod pieces. Below the sod is 'AMENDED SOIL'. To the right of the curb is a layer of 'BARK OR STONE MULCH' above a 'WEED BARRIER FAB (WHEN REQUIRED)'. Below the mulch and barrier is 'PREPARED SUB-GRADE'. Arrows point from each label to its corresponding part in the diagram.



MARK	DATE	REVISION

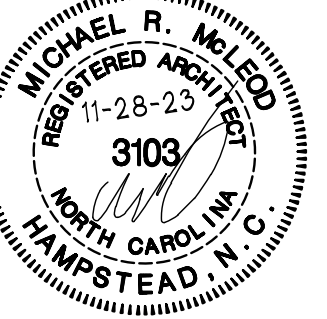
SOUTHPORT BRANCH MEETINGHOUSE

THE OFFICE OF THE SECRETARY OF STATE
WILMINGTON NORTH CAROLINA STAKE
5017 WINAFRED STREET, SOUTHPORT, NC 28461

MICHAEL R. McLEOD
ARCHITECT, PA

72 SOUTH END COURT
AMPSTEAD, NORTH CAROLINA
PHONE (910) 270-9778
FAX (910) 270-9461

EAL



PROJECT FOR
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

PROJECT NAME

SOUTHPORT
MEETINGHOUSE

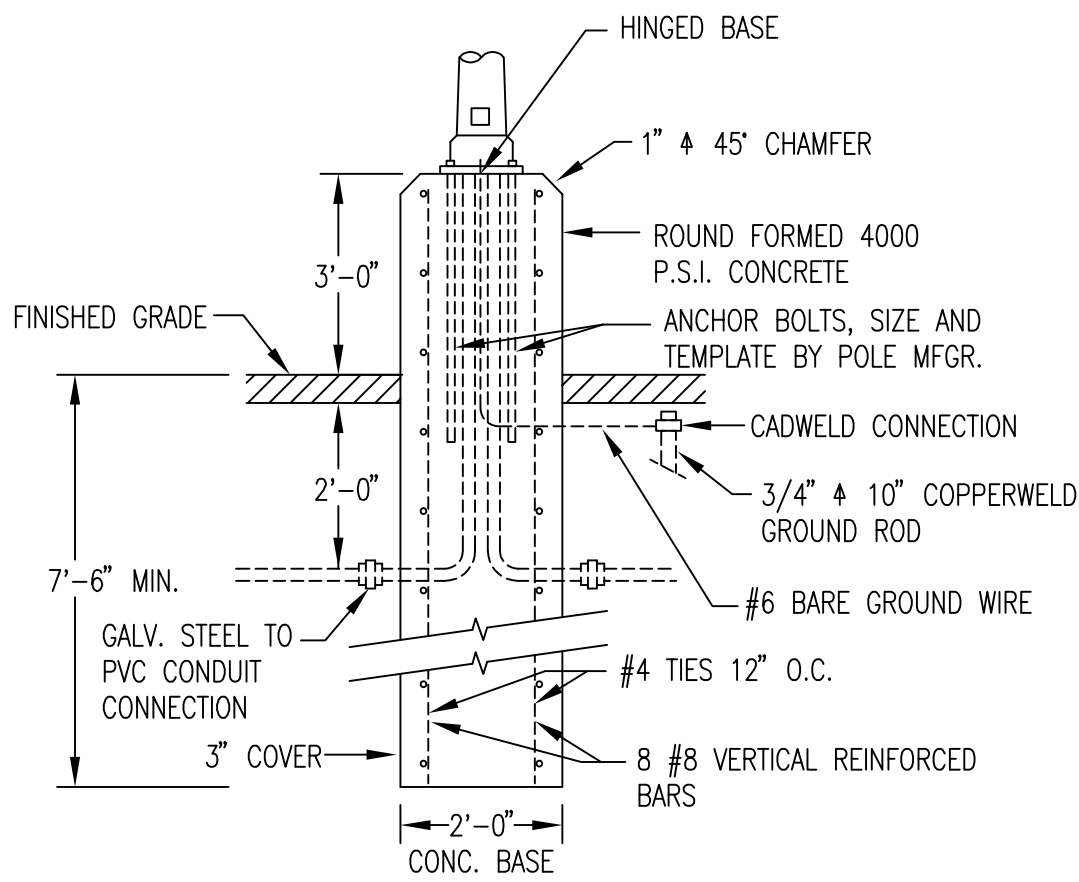
PROJECT ADDRESS
5017 WINAFRED ST.
SOUTHPORT
NORTH CAROLINA

SHEET TITLE

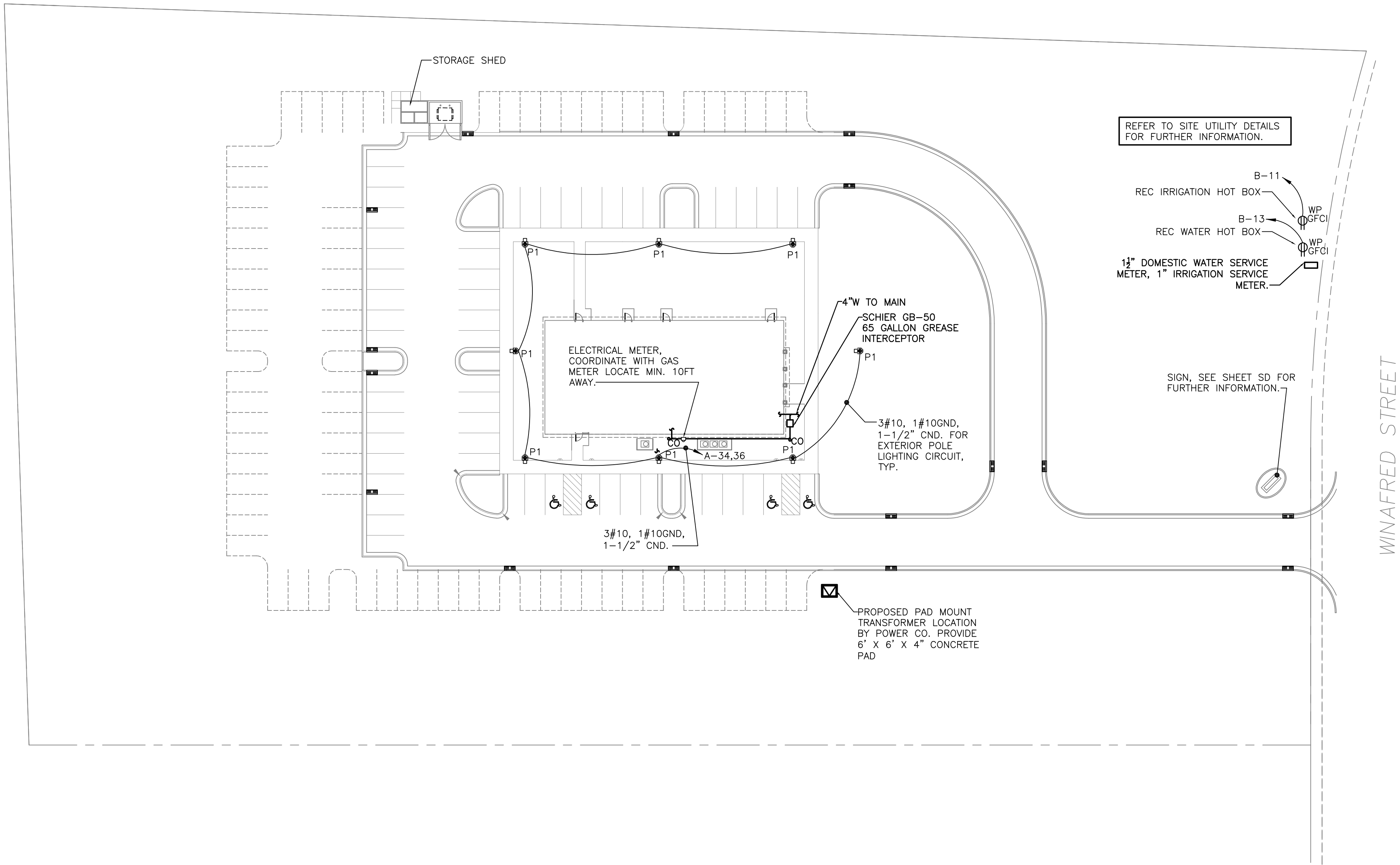
GENERAL PLANTING DETAILS

PROJECT NUMBER		00-3670-22-01-01-01	
PROPERTY NUMBER		SHEET NO.	
00 3670		L102 OF	
DEVELOPMENT NO.			
CUSTOM 130 EETINGHOUSE			
DATE			
8 NOV 2023			

LIGHT FIXTURE SCHEDULE					
SYM	MANUFACTURER		LOAD (VA)	LAMPS TYPE	REMARKS
	NAME	CATALOG NUMBER			
P1	GARDCO CREE COOPER	ECF-S-32L-1-2A-NW-G2-BLC OSQ-MB-16L-HOUSE SIDE SHIELD GLNA-AD03-LED LS/HSS	121	LED	PARKING LOT POLE LIGHT, 1 HEAD PER POLE, 3000K, UNIVERSAL VOLTAGE, BRONZE FINISH, 10822 LUMENS, 120 WATTS, 18' POLE WITH HINGED POLE BASE ON 36" CONCRETE BASE.



1 POLE BASE DETAIL
NOT TO SCALE



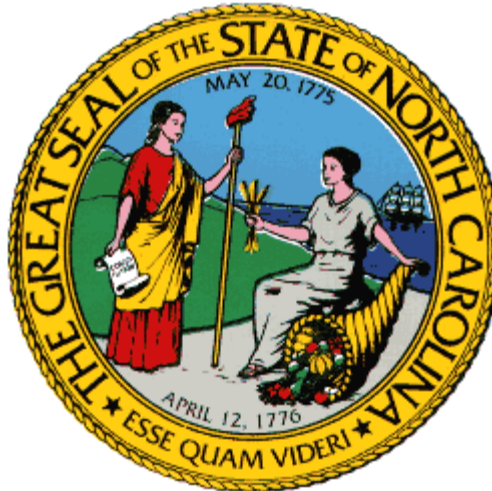
1 ENGINEERING SITE PLAN
ESP1 SCALE: 1"=30'-0"

MARK	DATE	REVISION
SOUTHPORT BRANCH MEETINGHOUSE		
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS WILMINGTON NORTH CAROLINA STAKE 5017 WINAFRED STREET, SOUTHPORT, NC 28461		
MICHAEL R. McLEOD ARCHITECT, PA 72 SOUTH END COURT HAMPSTEAD, NORTH CAROLINA PHONE (910) 270-9778 FAX (910) 270-9461		
SEAL		
PROJECT FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS		
PROJECT NAME SOUTHPORT MEETINGHOUSE		
PROJECT ADDRESS 5017 WINAFRED ST. SOUTHPORT NORTH CAROLINA		
SHEET TITLE ENGINEERING SITE PLAN		
PROJECT NUMBER 500367022010101		
PROPERTY NUMBER 500 3670	SHEET NO. 500 3670	ESP1 OF
DEVELOPMENT NO. CUSTOM 130 MEETINGHOUSE		
DATE 28 NOV 2023		

PROJECT NO. 16480
Topsail Engineering, Inc.
P.O. BOX 367 HAMPSTEAD, NC 28443
TEL (910) 270-3747
NC LICENSE NO. C-2546
office@topsailengineering.com



From: SVC_DoNotReply-DEQPermits <DoNotReply-DEQPermits@deq.nc.gov>
Sent: Wednesday, February 7, 2024 11:03 AM
To: The Church of Jesus Christ of Latter-day Saints
Cc: Phillip G. Tripp
Subject: NC DEMLR - FROF Application Approval CRM:0102062
Attachments: Certificate of Approval - Wednesday, February 7, 2024 1057 AM.docx



North Carolina Department of Environmental Quality
Division of Energy, Mineral & Land Resources
Land Quality Section

Roy Cooper

Governor

Elizabeth S. Biser

Secretary

William Vinson Jr. (Acting)

Director

02-07-2024

LETTER OF APPROVAL

The Church of Jesus Christ of Latter-day Saints
50 E North Temple Street
Salt Lake City, Utah 84150

RE: Project Name: Southport Branch Meetinghouse

Acres Approved: 2.3

Application ID: PA-002331

Permit Number: BRUNS-2024-0130

Address: Winafred St

City: Southport

County: Brunswick

River Basin: Cape Fear

Stream Classification: SW: Swamp Waters; HQW: High Quality Waters; SC: Aquatic Life, Secondary Contact Recreation, Tidal Salt Water

Plan Type: New Plan

Dear The Church of Jesus Christ of Latter-day Saints,

This office has reviewed the subject erosion and sedimentation control plan. We find the plan to be acceptable and hereby issue this Letter of Approval. The Certificate of Approval must be posted at the job site. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.

As of April 1, 2019, all new construction activities are required to complete and submit an electronic Notice of Intent (eNOI) form requesting a Certificate of Coverage (COC) under the NCG010000 Construction Stormwater General Permit. After the form is reviewed and found to be complete, you will receive a link with payment instructions for the \$120 annual permit fee. After the fee is processed, you will receive the COC via email. As the Financially Responsible Party shown on the FRO form submitted for this project, you MUST obtain the COC prior to commencement of any land disturbing activity. The eNOI form may be accessed at deq.nc.gov/NCG01. Please direct questions about the eNOI form to the [Stormwater Program staff](#) in the Raleigh central office. If the owner/operator of this project changes in the future, the new responsible party must obtain a new COC.

Title 15A NCAC 4B .0118(a) and the NCG01 permit require that the following documentation be kept on file at the job site:

1. The approved E&SC plan as well as any approved deviation.
2. The NCG01 permit and the COC, once it is received.
3. Records of inspections made during the previous 12 months.

Also, this letter gives the notice required by G.S. 113A-61.1(a) of our right of periodic inspection to ensure compliance with the approved plan.

North Carolina's Sedimentation Pollution Control Act is performance-oriented, requiring protection of existing natural resources and adjoining properties. If, following the commencement of this project, the erosion and sedimentation control plan is inadequate to meet the requirements of the Sedimentation Pollution Control Act of 1973 (North Carolina General Statute 113A-51 through 66), this office may require revisions to the plan and implementation of the revisions to insure compliance with the Act.

Acceptance and approval of this plan is conditioned upon your compliance with Federal and State water quality laws, regulations, and rules. In addition, local city or county ordinances or rules may also apply to this land-disturbing activity. This approval does not supersede any other permit or approval.

Please note that this approval is based in part on the accuracy of the information provided in the Financial Responsibility/Ownership Form, which you provided. You are requested to file an amended form if there is any change in the information included on the form. In addition, it would be helpful if you notify this office of the proposed starting date for this project. Please notify us if you plan to have a preconstruction conference.

Your cooperation is appreciated.

Sincerely,

Mike Cook

Mike Cook
Assistant Regional Engineer
Division of Energy, Mineral and Land Resources
Land Quality Section
Phone: (910) 796-7315
Email: mike.cook@deq.nc.gov
127 Cardinal Drive Extension
Wilmington, NC 28405

Approval Letter and Conditions

Project Name: **Southport Branch Meetinghouse**
Project ID: **BRUNS-2024-0130**
County: Brunswick

1. This plan approval shall expire three (3) years following the date of approval, if no land-disturbing activity has been undertaken, as is required by Title 15A NCAC 4B .0129.
2. The developer is responsible for the control of sediment on-site. If the approved erosion and sedimentation control measures prove insufficient, the developer must take those additional steps necessary to stop sediment from leaving this site (NCGS 113A-57(3)). Each sediment storage device must be inspected after each storm event (NCGS 113A-54.1(e)). Maintenance and/or clean out is necessary anytime the device is at 50% capacity. All sediment storage measures will remain on site and functional until all grading and final landscaping of the project is complete (15A NCAC 04B .0113).
3. Any and all existing ditches on this project site are assumed to be left undisturbed by the proposed development unless otherwise noted. The removal of vegetation within any existing ditch or channel is prohibited unless the ditch or channel is to be regarded with side slopes of 2 horizontal to 1 vertical or less steep (15A NCAC 04B .0124 (d)). Bank slopes may be mowed but stripping of vegetation is considered new earth work and is subject to the same erosion control requirements as new ditches (NCGS 113A52(6)).
4. The developer is responsible for obtaining any and all permits and approvals necessary for the development of this project prior to the commencement of this land disturbing activity. This could include our agency's Stormwater regulations and the Division of Water Resources' enforcement requirements within Section 401 of the Clean Water Act, the U.S. Army Corps of Engineers' jurisdiction of Section 404 of the Clean Water Act, the Division of Coastal Management's CAMA requirements, the Division of Solid Waste Management's landfill regulations, the Environmental Protection Agency and/or The U.S. Army Corps of Engineers jurisdiction of the Clean Water Act, local County or Municipalities' ordinances, or others that may be required. This approval cannot supersede any other permit

or approval; however, in the case of a Cease-and-Desist Order from the Corps of Engineers, that Order would only apply to wetland areas. All highlands would still have to be in compliance with the N.C. Sedimentation Pollution Control Act.

5. If any area on site falls within the jurisdiction of Section 401 or 404 of the Clean Water Act, the developer is responsible for compliance with the requirements of the Division of Water Resources (DWR), the Corps of Engineers and the Environmental Protection Agency (EPA) respectively. Any erosion control measures that fall within jurisdictional wetland areas must be approved by the aforementioned agencies prior to installation. The Land Quality Section must be notified of a relocation of the measures in question to the transition point between the wetlands and the uplands to assure that the migration of sediment will not occur. If that relocation presents a problem or contradicts any requirements of either DWR, the Corps, or the EPA, it is the responsibility of the developer to inform the Land Quality Section regional office so that an adequate contingency plan can be made to assure sufficient erosion control remains on site. Failure to do so will be considered a violation of this approval (NCGS 113A-54.1(b)).
6. Any borrow material brought onto this site must be from a legally operated mine or other approved source. Any soil waste that leaves this site can be transported to a permitted mine or separately permitted construction sites without additional permits under NCGS 74-49(7)(d). Disposal at any other location would have to be included as a permit revision for this approval.
7. This permit allows for a land disturbance, as called for on the application plan, not to exceed 2.30 acres. Exceeding that acreage will be a violation of this permit and would require a revised plan and additional application fee. Any addition in impervious surface, over that already noted on the approved plan, would also require a revised plan to verify the appropriateness of the erosion control measures and stormwater retention measures (NCGS 113A-54.1(b)).
8. The construction detail for the proposed silt fence requires reinforcing wire and **steel** posts a maximum of eight (8) feet apart. Omission of the reinforcing wire is a construction change that necessitates more posts for support, i.e., the spacing distance needs to be reduced to no greater than six (6) feet apart (E&SC Planning & Design Manual 6.63, Rev. 6/06).
9. Because the sediment traps and basins are shown on the plan as the primary sedimentation and erosion control devices on this project, it is necessary that the traps and basins and their collection systems be installed before any other grading takes place on site, and that every structure that receives more than one acre of drainage is built so that each dewater only from the surface (NCG010000). If that proves to be impractical, a revised plan must be submitted and approved that addresses erosion and sediment control needs during the interim period until the traps and basins are fully functioning (113A-54.1(b)).
10. A graveled construction entrance must be located at each point of access and egress available to construction vehicles during the grading and construction phases of this project. Access and egress from the project site at a point without a graveled entrance will be considered a violation of this approval. Routine maintenance of the entrances is critical (113A-54.1(b)).
11. As a condition of the NPDES General Stormwater Permit (NCG010000), the financially responsible party shall comply with the NCG01 Ground Stabilization and Materials Handling requirements that became effective April 1, 2019. The

NCG01 Ground Stabilization and Materials Handling standard detail can be printed from the deq.nc.gov/NCG01 website.

12. As a condition of the NPDES General Stormwater Permit (NCG010000), the financially responsible party shall comply with the NCG01 Self-Inspection, Recordkeeping and Reporting requirements that became effective April 1, 2019. The NCG01 Self-Inspection, Recordkeeping and Reporting standard detail can be printed from the deq.nc.gov/NCG01 website.
13. As a part of routine monitoring of the approved land-disturbing activity, the financially responsible party shall assure inspections of the area covered by the approved plan after each phase of the plan has been completed and after establishment of temporary ground cover in accordance with North Carolina General Statute 113A-54.1(e).

Ref: G.S. 113A-54.1 through G.S. 113A-57
Sections 15A NCAC 04A.0101 through 15A NCAC 04E.0504
General Permit NCG 010000 NPDES for Construction Activities

North Carolina Department of Environmental Quality
Division of Energy, Mineral & Land Resources
Land Quality Section



North Carolina Department of Environmental Quality | Division of Energy, Mineral and Land Resources
Wilmington Regional Office | 127 Cardinal Drive Ext. | Wilmington NC, 28405
910-796-7215

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.



NORTH CAROLINA
Environmental Quality

ROY COOPER
Governor

ELIZABETH S. BISER
Secretary

WILLIAM E. TOBY VINSON, Jr.
Interim Director

April 10, 2024

The Church of Jesus Christ of Latter-Day Saints
Attn: Mr. Colton Farr Taylor, Area Project Manager
For Mr. Russell M. Nelson, President
2626 Glenwood Avenue
Raleigh, NC 27608

**Subject: Post-Construction Stormwater Management Permit No. SW8 110104
The Church of Jesus Christ of Latter-Day Saints Southport Branch New Meetinghouse
High Density Project served by an Off-site SCM
Brunswick County**

Dear Mr. Taylor:

The Division of Energy, Mineral and Land Resources received a complete, modified Post-Construction Stormwater Management Permit Application for the subject project on January 11, 2024. Staff review of the plans and specifications has determined that the project, as proposed, complies with the Stormwater Regulations set forth in Title 15A NCAC 2H.1000 Session Law (SL) 2008-211, and subsequently amended on January 1, 2017 (2017 Rules). Please refer to Attachment C for a detailed description of the current proposed major modification and a list of all the past modifications approved during the effective period of the permit. We are hereby forwarding the modified, updated, and re-issued Permit No. SW8 110104 dated April 10, 2024, for the construction, operation, and maintenance of the built-upon areas (BUA) associated with the subject project. *Please add the enclosed approved plans to the previously approved plan set.*

This permit shall be effective from the date of issuance until rescinded and does not supersede any other agency permit that may be required. This project shall be subject to the conditions and limitations as specified therein. Failure to comply with these requirements will result in future compliance problems. Please note that this permit is not transferable except after notice to and approval by the Division.

If any parts, requirements, or limitations contained in this permit are unacceptable, you have the right to request an adjudicatory hearing by filing a written petition with the Office of Administrative Hearings (OAH). The written petition must conform to Chapter 150B of the North Carolina General Statutes and must be filed with the OAH within thirty (30) days of receipt of this permit. You should contact the OAH with all questions regarding the filing fee (if a filing fee is required) and/or the details of the filing process at 6714 Mail Service Center, Raleigh, NC 27699-6714, or via telephone at 919-431-3000, or visit their website at www.NCOAH.com. Unless such demands are made this permit shall be final and binding.



North Carolina Department of Environmental Quality | Division of Energy, Mineral and Land Resources
Wilmington Regional Office | 127 Cardinal Drive Extension | Wilmington, North Carolina 28405
910.796.7215

If you have any questions concerning this permit, please contact Kelly Johnson in the Wilmington Regional Office, at (910) 796-7215 or Kelly.p.johnson@deq.nc.gov.

Sincerely,



For William E. Toby Vinson, Jr., PE, CPM, Interim Director
Division of Energy, Mineral and Land Resources

Enclosures: Attachment A – Designer's Certification Forms
Attachment B – Impervious Area Summary
Attachment C – Permitting History
Application Documents
Attachment B for SW8 010118 – Built-Upon Area Allocation

DES/kpj: \\Stormwater\Permits & Projects\2011\110104 Offsite\2024 04 permit 110104

cc: Mr. Phillip G. Tripp, PE, Tripp Engineering; 419 Chestnut St.; Wilmington, NC 28401
Mr. Bruce Cameron, Manager; J.S. South, LLC, master permittee for SW8 010118; PO Box 3649; Wilmington, NC 28406
Mr. Colton Farr Taylor, 50 E. North Temple Street, Salt Lake City, UT 84150
Brunswick County Engineering
Wilmington Regional Office Stormwater File



North Carolina Department of Environmental Quality | Division of Energy, Mineral and Land Resources
Wilmington Regional Office | 127 Cardinal Drive Extension | Wilmington, North Carolina 28405
910.796.7215

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF ENERGY, MINERAL AND LAND RESOURCES

POST-CONSTRUCTION STORMWATER MANAGEMENT PERMIT

HIGH DENSITY DEVELOPMENT
SERVED BY AN OFF-SITE STORMWATER SYSTEM

In compliance with the provisions of Article 21 of Chapter 143, General Statutes of North Carolina as amended, and other applicable Laws, Rules, and Regulations promulgated and adopted by the North Carolina Environmental Management Commission, including 15A NCAC 02H.1000 Session Law (SL) 2008-211, and subsequently amended on January 1, 2017 (2017 Rules) (collectively, the "stormwater rules"),

PERMISSION IS HEREBY GRANTED TO

The Church of Jesus Christ of Latter-Day Saints

The Church of Jesus Christ of Latter-Day Saints Southport Branch New Meetinghouse

Parcel T Revised – Winafred St., Dutchman Village, Southport, Brunswick County

FOR THE

construction, management, operation and maintenance of built-upon area (BUA) draining to a permitted off-site stormwater system as outlined in the application, approved stormwater management plans, supplement, calculations, operation and maintenance agreement, recorded documents, specifications, and other supporting data (the "approved plans and specifications") as attached and/or on file with and approved by the Division of Energy, Mineral and Land Resources (the "Division" or "DEMLR"). The project shall be constructed, operated, and maintained in accordance with these approved plans and specifications. The approved plans and specifications are incorporated by reference and are an enforceable part of this permit.

This permit shall be effective from the date of issuance until rescinded and shall be subject to the following specified conditions and limitations. The permit issued shall continue in force and effect until the permittee files a request with the Division for a permit modification, transfer, or rescission; however, these actions do not stay any condition. The issuance of this permit does not prohibit the Director from reopening and modifying the permit, revoking and reissuing the permit, or terminating the permit for cause as allowed by the laws, rules, and regulations contained in Title 15A NCAC 2H.1000 and NCGS 143-215.1 et.al.

1. **MASTER PERMIT.** Stormwater runoff from this site, Lot T, has been approved to be discharged into and treated by a wet detention pond (the "off-site stormwater system", "off-site stormwater control measure", or "SCM") operated and maintained by J.S. South, LLC (the "Master Permittee") under the terms and conditions set forth in the latest version of Stormwater Management Permit No. SW010118 (the "Master Permit") and as subsequently modified, transferred, and renewed.
2. **BUA REQUIREMENTS.** The maximum amount of BUA approved for this project is 153,829 square feet. The runoff from all BUA within the permitted drainage area of this project must be directed into the permitted SCM. The following specific requirements pertain to the BUA on this project:

- a. OFF-SITE SCM BUA LIMITS. The maximum amount of BUA allocated to this development by the Master Permit is 153,829 square feet. This permit covers the construction of a total of 42,870 square feet of BUA, which includes 110,959 square feet of future BUA allocation as summarized in Attachment B.
3. PERVIOUS AREA IMPROVEMENTS. At this time, none of the pervious area improvements listed in G.S. 143-214.7(b2) or the Stormwater Design Manual have been proposed for this project. Pervious area improvements will be allowed in this project if documentation is provided demonstrating those improvements meet the requirements of the stormwater rule.
4. OFF-SITE SCM REQUIREMENTS. This permit is issued contingent on the permitted off-site SCM(s) being constructed, operated, certified, and maintained in compliance with the latest version of the Master Permit, and as it may be subsequently modified, transferred or renewed.
5. RECORDED DOCUMENT REQUIREMENTS. The stormwater rules require the following documents to be recorded with the Office of the Register of Deeds:
 - a. EASEMENTS. All SCMs, stormwater collection systems, vegetated conveyances, and maintenance access located on property owned by other persons or entities must be located in permanent recorded easements or drainage easements as shown on the approved plans.
 - b. MASTER PERMIT DEED RESTRICTIONS AND PROTECTIVE COVENANTS. This permit is issued contingent on the recordation of the restrictions and protective covenants, which are required under the Master Permit, prior to the sale of this lot and must be maintained in perpetuity.
 - c. DEED RESTRICTIONS AND PROTECTIVE COVENANTS. The permittee shall record deed restrictions and protective covenants prior to the issuance of a certificate of occupancy to ensure the permit conditions and the approved plans and specifications are maintained in perpetuity.
6. CONSTRUCTION. During construction, erosion shall be kept to a minimum and any eroded areas of the project will be repaired immediately.
 - a. PROTECTION OF OFF-SITE SCM. During construction, all operation and maintenance for the project shall follow the Erosion Control Plan requirements to protect the downstream off-site SCM from sedimentation.
 - b. SCM RESTORATION. If one or more of the SCMs are used as an Erosion Control device and/or removed or destroyed during construction, it must be restored to the approved design condition, as approved in the Master Permit, prior to close-out of the erosion control plan and/or project completion and/or transfer of the permit. Upon restoration, a new or updated certification will be required for the SCM(s) and a copy must be submitted to the appropriate DEQ regional office.

7. **MODIFICATIONS.** No person or entity, including the permittee, shall alter any component shown in the approved plans and specifications. Prior to the construction of any modification to the approved plans, the permittee shall submit to the Director, and shall have received approval for modified plans, specifications, and calculations including, but not limited to, those listed below. For changes to the project or SCM that impact the certifications, a new or updated certification(s), as applicable, will be required and a copy must be submitted to the appropriate DEQ regional office upon completion of the modification.
 - a. Any modification to the approved plans and specifications, regardless of size including the SCM(s), BUA, details, etc.
 - b. Redesign or addition to the approved amount of BUA or to the drainage area.
 - c. Further development, subdivision, acquisition, lease or sale of any, all or part of the project and/or property area as reported in the approved plans and specifications.
 - d. Altering, modifying, removing, relocating, redirecting, regrading, or resizing of any component of the approved SCM(s), stormwater collection system and/or vegetative conveyance shown on the approved plan.
 - e. The construction of any allocated future BUA.
 - f. The construction of any infiltrating permeable pavement, #57 stone area, public trails, or landscaping material to be considered a pervious surface that were not included in the approved plans and specifications.
 - g. Other modifications as determined by the Director.
8. **DESIGNER'S CERTIFICATION.** Upon completion of the project, the permittee shall determine if the project is in compliance with the approved plans and take the necessary following actions:
 - a. If the permittee determines that the project is in compliance with the approved plans, then within 45 days of completion, the permittee shall submit to the Division one hard copy and one electronic copy of the following:
 - i. The completed and signed Designer's Certification provided in Attachment A noting any deviations from the approved plans and specifications. Deviations may require approval from the Division;
 - ii. A copy of the recorded operation and maintenance agreement;
 - iii. Unless already provided, a copy of the recorded deed restrictions and protective covenants; and
 - iv. A copy of the recorded plat delineating the public rights-of-way, dedicated common areas and/or permanent recorded easements, when applicable.
 - b. If the permittee determines that the project is not in compliance with the approved plans, the permittee shall submit an application to modify the permit within 30 days of completion of the project or provide a plan of action, with a timeline, to bring the site into compliance.
9. **OPERATION AND MAINTENANCE.** The permittee shall provide and perform the operation and maintenance necessary, as listed in the signed Operation and Maintenance Agreement to assure that all components of the permitted on-site stormwater system are maintained at the approved design condition. The approved operation and maintenance agreement must be followed in its entirety and maintenance must occur at the scheduled intervals.
 - a. **CORRECTIVE ACTIONS REQUIRED.** If the facilities fail to perform satisfactorily, the permittee shall take immediate corrective actions. This includes actions required by this Division and the stormwater rules such as the construction of additional or replacement on-site stormwater systems. These additional or replacement measures shall receive a permit from the Division prior to construction.
 - b. **MAINTENANCE RECORDS.** Records of maintenance activities must be kept and made available upon request to authorized personnel of the Division. The records will indicate the date, activity, name of person performing the work and what actions were taken.
10. **CHANGES TO THE PROJECT NAME, PERMITTEE NAME OR CONTACT INFORMATION.** The permittee shall submit a completed Permit Information Update Application Form to the Division within 30 days to making any one of these changes.
11. **TRANSFER.** This permit is not transferable to any person or entity except after notice to and approval by the Director. Neither the sale of the project and/or property, in whole or in part, nor the conveyance of common area to a third party constitutes an approved transfer of the permit.

- a. **TRANSFER REQUEST.** The transfer request must include the appropriate application, documentation and the processing fee as outlined in 15A NCAC 02H.1045(2). This request must be submitted within 90 days of the permit holder meeting one or more of the following:
 - i. A natural person who is deceased;
 - ii. A partnership, limited liability corporation, corporation, or any other business association that has been dissolved;
 - iii. A person or entity who has been lawfully and finally divested of title to the property on which the permitted activity is occurring or will occur through foreclosure, bankruptcy, or other legal proceeding.
 - iv. A person or entity who has sold the property, in whole or in part, on which the permitted activity is occurring or will occur;
 - v. The assignment of declarant rights to another individual or entity;
 - vi. The sale or conveyance of the common areas to a Homeowner's or Property Owner's Association, subject to the requirements of NCGS 143-214.7(c2);
 - b. **TRANSFER INSPECTION.** Prior to transfer of the permit, a file review and site inspection will be conducted by Division personnel to ensure the permit conditions have been met and that the project and the on-site stormwater system complies with the permit conditions. Records of maintenance activities performed to date may be requested. Projects not in compliance with the permit will not be transferred until all permit and/or general statute conditions are met.
12. **COMPLIANCE.** The permittee is responsible for complying with the terms and conditions of this permit and the approved plans and specifications until the Division approves the transfer request.
- a. **REVIEWING AND MONITORING FOR COMPLIANCE.** The permittee is responsible for verifying that the proposed BUA within each drainage area and for the entire project does not exceed the maximum amount allowed by this permit. The permittee shall review and routinely monitor the project to ensure continued compliance with the conditions of the permit, the approved plans and specifications.
 - b. **APPROVED PLANS AND SPECIFICATIONS.** A copy of this permit, approved plans, application, supplement, operation and maintenance agreement, all applicable recorded documents, and specifications shall be maintained on file by the permittee at all times.
 - c. **MAINTENANCE ACCESS.** SCMs, stormwater collection systems, and vegetated conveyances must be accessible for inspection, operation, maintenance and repair as shown on the approved plans.
 - d. **DIVISION ACCESS.** The permittee grants Division Staff permission to enter the property during normal business hours to inspect all components of the permitted project.
 - e. **ENFORCEMENT.** Any individual or entity found to be in noncompliance with the provisions of a stormwater management permit or the requirements of the stormwater rules is subject to enforcement procedures as set forth in NCGS 143 Article 21.
 - f. **ANNUAL CERTIFICATION.** The permittee shall electronically submit to the Division an annual certification completed by either the permittee or their designee confirming the projects conformance with permit conditions.
 - g. **OBTAINING COMPLIANCE.** The Director may notify the permittee when the permitted site does not meet one or more of the minimum requirements of the permit. Within the time frame specified in the notice, the permittee shall submit a written time schedule to the Director for modifying the site to meet minimum requirements. The permittee shall provide copies of modified plans and certification in writing to the Director that the changes have been made.

- h. OTHER PERMITS. The issuance of this permit does not preclude the permittee from obtaining and complying with any and all other permits or approvals that are required for this development to take place, as required by any statutes, rules, regulations, or ordinances, which are imposed by any other Local, State or Federal government agency having jurisdiction. Any activities undertaken at this site that cause a water quality violation or undertaken prior to receipt of the necessary permits or approvals to do so are considered violations of NCGS 143-215.1, and subject to enforcement procedures pursuant to NCGS 143-215.6.

Permit modified, updated, and reissued this the 10th day of April 2024.

NORTH CAROLINA ENVIRONMENTAL MANAGEMENT COMMISSION



For William E. Toby Vinson, Jr., PE, CPM, Interim Director
Division of Energy, Mineral and Land Resources
By Authority of the Environmental Management Commission

Permit Number SW8 110104

Attachment A

Stormwater Project Number SW8 110108
Southport Branch New Meetinghouse – The Church of Jesus Christ of Latter-Day Saints
Brunswick County

Designer's Certification – Offsite Lot

I, _____, as a duly registered _____ in the State of North Carolina, having been authorized to observe (periodically/ weekly/full time) the construction of the project,

_____ (Project)

for _____ (Project Owner) hereby state that, to the best of my abilities, due care and diligence was used in the observation of the project construction such that the construction was observed to be built within substantial compliance and intent of the approved plans and specifications.

Required Items to be checked for this certification to be considered complete are on page 2 of this form.

Noted deviations from approved plans and specifications:

SEAL

Signature _____

Registration Number _____

Date _____

Certification Requirements:

- ____ 1. The lot contains no more than the maximum permitted amount of built-upon area.
- ____ 2. All the built-upon area associated with this permit is graded such that the runoff drains to the permitted offsite BMP.
- ____ 3. The lot has been stabilized with permanent vegetation to prevent erosion.
- ____ 4. Vegetated slopes are no steeper than 3:1.
- ____ 5. Roof drains are located such that building runoff drains into the system.
- ____ 6. The inlet from this project into the approved offsite BMP is located per the approved plans and does not cause short-circuiting.
- ____ 7. The stormwater collection system on the lot has not been altered from its permitted condition.

cc: NCDEQ-DEMLR
Inspector, Brunswick County Building Inspections

Attachment B

Impervious Area Summary

	Permitted 2/29/12	Permitted 4/10/24
Total Impervious	153,829	153,829
Onsite Buildings	21,140	5,370
Onsite Parking	64,307	33,435
Onsite Sidewalks	7,465	4,065
Future	60,917	110,959

Attachment C - Permitting History
The Church of Jesus Christ of Latter Day Saints Southport
Permit No. SW8 110104 (MASTER PERMIT SW8 010118)

[illegible]

DEMLR USE ONLY		
Date Received	Fee Paid	Permit Number
1/11/24	# 20046 \$ 250 ⁰⁰	SW8 110104

STORMWATER PERMITTING FORM 7: MINOR MODIFICATION

Standard Permitting Program – No Fee for Minor Modification
Express Permitting Program – See Express Fee Schedule

Only complete applications packages will be accepted and reviewed. This form and the required items (with original signatures) must be sent to the appropriate DEMLR Regional Office, which can be determined by locating the project on the interactive online map at: <http://deg.nd.gov/contact/regional-offices>.

This form is to only to be used by the current permittee to notify the Division of a minor modification. Pursuant to Rule 15A NCAD 02H 1002, a minor modification is a change to the project that:

- 1) does not increase the net built-upon area; and/or
- 2) does not change the size or design of the SCM(s).

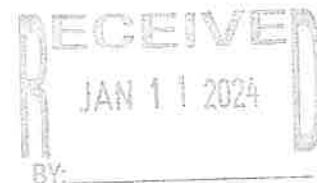
A. GENERAL INFORMATION

1. State Stormwater Permit Number: SW8110104
2. Current Permit Holder's Company Name/Organization: The Church of Jesus Christ of Latter-day Saints
3. Signing Official's Name: Colton Farr Taylor for Russell M. Nelson, President
4. Signing Official's Title: Area Project Manager K. Johnson 4/10/24
5. Mailing Address: 50 E. North Temple Street 2626 GLENWOOD AVE
 City: Salt Lake City Raleigh State: UT ZIP: 84150
 City: _____ State: NC ZIP: 27608
6. Street Address (if different): _____
 City: _____ State: _____ ZIP: _____
7. Phone: (801) 240-7660 Email: ScottDL@churchofjesuschrist.org
8. Describe the minor modifications that you are requesting, including any revised BUA allocations (attach additional pages or supporting tables similar to Section IV.10 of the original application, if needed):
Site has been redesigned. Building has been reduced to 5,370 sf; parking has been reduced to 33,435 sf. Sidewalk has been reduced to 4,065 sf and Future has been increased to 110,959 sf. Therefore, total Impervious remains unchanged at 153,829. Storm drain connection point is the same.

B. SUBMITTAL REQUIREMENTS

Please mark "Y" to confirm the items are included with this form. Please mark "X" if previously provided. If not applicable or not available, please mark N/A.:

- Y 1. Two hard copies (with original signatures) and one electronic copy of this completed form.
- Y 2. Two hard copies and one electronic copy of the revised plan sheets (must be a revision of the originally approved plan sheets).
- N/A 3. If there is reallocation of lot BUA, a copy of the revised recorded deed restrictions and protective covenants OR the proposed recorded deed restrictions and protective covenants documenting the changes and a signed agreement to provide the final recorded document.
- N/A 4. If applicable, the appropriate Express review fee.



C. CONTACT INFORMATION

1. The Design Professional who is authorized to provide information on the Applicant's behalf:

Design Professional's Name: Phillip G. Tripp, PE

Consulting Firm: Tripp Engineering

Mailing Address: 419 Chestnut Street

City: Wilmington

State: NC

Zip: 28401

Phone: (910) 763-5100

Fax: (910) 763-5631

Email: office@trippengineering.com

2. [OPTIONAL] If you would like to designate another person to answer questions about the project:

Name & Title: _____

Organization: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Phone: (_____)

Fax: (_____)

Email: _____

D. CERTIFICATION OF PERMITTEE

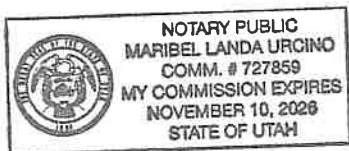
I, Colton Farr Taylor, the current permittee, certify that I have authorized the minor modifications listed in Section A and shown in the attached revised plan sheets. I further attest that this information is accurate and complete to the best of my knowledge.

Signature: _____

Date: 1/9/2024

I, Maribel Landa-Urcino, a Notary Public for the State of Utah,
County of Utah, do hereby certify that Colton Farr Taylor
personally appeared before me this the 9th day of January, 2024, and
acknowledge the due execution of the forgoing instrument. Witness my hand and official seal,

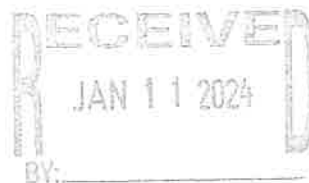
(Notary Seal)



Notary Signature _____

My commission expires _____

November 10, 2026





To: Phillip Tripp, Engineer
From: Maureen Meehan, City Planner
Re: Technical Review Committee Review – Major Site Plan Review – Southport Branch Meetinghouse
Date: March 1, 2024

The Technical Review Committee (TRC) met on February 20, 2024, to review the major site plan for a nonresidential project named, Southport Branch Meeting Hall. The following comments have been received. Additional comments may be included with changes to the site plan.

Planning Comments:

Per Section 3.13 of the UDO a traffic impact study shall be required for any land development, subdivision, or use which will collectively generate more than 500 trips per day as identified by the most recent version of the ITE Trip Generation Manual. Please provide us with trip generation information to determine if a traffic impact study is required.

Other comments below are based on Appendix A: Submission Requirements found in the UDO. Applications submitted shall include the information marked by an “x”.

(comments in red need to be addressed by the applicant)

Information Required	Major Site Plan or Special Use Permit	Staff Comments
Proposed or approved name of development, project, subdivision, and/or phase.	x	Complete
Developer/applicant name(s), including mailing address(es) and telephone number(s). (If Applicable).	x	Complete

Information Required	Major Site Plan or Special Use Permit	Staff Comments
Property owner name(s), including mailing address(es) and telephone number(s).	x	Complete
Name, registration number, and seal of a professional Land Surveyor, Engineer, Landscape Architect, and/or Architect. (If Applicable).	x	Complete
Date of plat/plan preparation and of surveys; North arrow and orientation; Map scale, denoted graphically and numerically.	x	Complete
Sketch vicinity map showing the relationship between the proposed property or properties and the surrounding area.	x	Complete
Tax parcel numbers, owners, zoning classifications, and book and page numbers of the site tract and adjacent tracts.	x	Complete
Exact existing and proposed or pending property boundary lines by bearings and distances and the location of intersecting boundary lines of adjacent lands.		
Lots numbered consecutively throughout the subdivision.		
Boundaries of any proposed or pending zoning districts on site. Boundaries must be described by bearing and distance where they do not follow described boundaries.	x	Not applicable, no changes to zoning proposed in this project.
Sufficient engineering data to determine readily, and to be reproducible on the ground, every straight or curved boundary line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings or deflection angles, radii, central angles, and tangent distances for the center line of curved streets and curved property lines that are not the boundary of curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute.	x	Complete
Accurate locations and descriptions of all monuments, markets, and control points.		
Location, dimensions, density, and description of proposed land use(s) on each tract or parcel, including single-family residential, multi-family residential, commercial, office, institutional, industrial, and recreational. Recreational uses shall specify type and future ownership.	x	Complete
Location and dimensions of existing and proposed buildings or structures on the site and all adjacent tracts, including existing buildings or structures to be removed. Total number of stories of all multi-story buildings and height of all building must be indicated.	x	Missing overall height. Max 40' is not sufficient information.

Information Required	Major Site Plan or Special Use Permit	Staff Comments
Location, direction, dimensions, name, and surface type of existing or proposed rights-of-way and easements, including those being vacated and those on adjacent properties.	x	Complete/not applicable
Location of roads appearing on officially adopted plans.	x	Complete/not applicable to this application
Location of roads, streets, and circulation patterns; including any proposed or required bicycle or pedestrian facilities.	x	Please note requirements of Section 3.15 of UDO, specifically 3.15.B that requires sidewalks along ROWs, and 3.15.G regarding pedestrian facilities to parking greater than 50 feet from entrance to primary use(s).
Total square footage of existing and proposed impervious surfaces.	x	Complete
Names, cross sections, approximate grades, and pavement widths of proposed road rights-of-way, including design engineering data for all corners and curves.	x	Complete, no new rights-of-way proposed
Type of street dedication, either public or private.		
Location and dimensions of parking and loading spaces and drive aisles, including handicapped parking.	x	Complete, parking calculations provided on page C200 – 53 spaces required, 57 spaces provided. An explanation of the outer perimeter parking and how it will be accessed or why it is delineated needs to be included.
Location and dimensions of existing and proposed sidewalks and accessible accessways.	x	See note above regarding Section 3.15 of the UDO.
Location and dimensions of all trash containers and required screening.	x	Complete, screening and landscaping for trash containers provided
FEMA-designated flood hazard areas, including flood zone designations and map panels.	x	Complete, no Special Flood Hazard Areas located on subject parcels, verified on Brunswick County GIS and North Carolina Flood Risk Information System.
Location and description of CAMA Areas of Environmental Concern, including 404 wetland areas as determined by the Army Corps of Engineers and coastal wetlands as determined by NCDEQ.	x	N/A

Location and description of environmental features such as wooded areas, marshes, swamps, rock outcrops, ponds or lakes, streams or streambeds, and any other natural features affecting the site.	X	Are there any that need to be added?
Existing and proposed topography.	X	Complete
Location, dimensions, and description of all areas to be dedicated to the public or to a property owners association.		N/A
Information Required	Major Site Plan or Special Use Permit	Staff Comments
Location, size, and flow direction of existing and proposed drainage courses within or immediately adjacent to the site, including culverts and storm drains.	X	Missing
Location and size of stormwater basins or other comparable stormwater management mechanisms.	X	Missing
Location and labeling of minimum building setback lines.	X	Complete
Detailed utility plans, including water, sewer, and stormwater, and showing connections to existing systems or plans for individual water supply systems and sewage disposal systems. Plans must show line sizes, the location of fire hydrants, blow-offs, manholes, pumps, force mains, gate valves, utility and maintenance easements, and daily estimated sewer flow figures. Type of construction materials and brand of appurtenances may require approval from the City of Southport, Brunswick County Utilities, and/or NCDOT. Plans shall include profiles based on mean sea level datum for gravity sanitary and storm sewers. NOTE: Detailed plans may be submitted after site plan or preliminary plat are approved and must be approved by the City's Public Services Department prior to construction of improvements or the issuance of building permits or approval of a final plat.	X	Need full engineered plans to be reviewed by the City Engineer.
Total number and type of dwelling units, by development phase.	X	Complete, no dwelling units proposed
For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures.		Missing overall height. Max 40' is not sufficient information. If draft elevations are available to share that would be beneficial.
Signage.	X	No identification of signage related to uses noted upon plans, any proposed signage shall conform to all applicable standards

Outdoor Lighting Plan.	x	Please provide, lighting standards within UDO and Code of Ordinances.
Locations, dimensions, and size of required buffers, street yards, foundation planting, parking facility planting areas.	X	Missing street yard buffer adjacent to public ROW - 3.17.F. Missing buffer yard for residential property adjacent to subdivision. 3.17.I. – must have at least a 40’ Type A vegetated buffer adjacent to single family homes.
Location, species, and size of all regulated and specimen trees as defined by this ordinance.	X	Tree survey and mitigation plan need to be submitted. Please provide detail in accordance with Section 3.17 and 3.18
Location and size of all groves of trees to be protected, including the approximate number and species of protected trees.	X	See above comment
Information Required	Major Site Plan or Special Use Permit	Staff Comments
Location, species, dimensions, and spacing of all required landscaping materials clearly labeled and numbered and a legend.	X	Location, dimensions and spacing for parking lot landscaping complete. Please update for other required landscaping that meet Table 3.5 and 3.7 requirements
Note on plan stating that prior to any clearing, grading, or construction activity tree protection fencing will be installed around protected plants, trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.	X	Needs to be added
Any other information considered pertinent by the applicant, UDO Administrator, Planning Board, or Board of Aldermen.	x	

[1] Only required where prepared by a licensed professional.

[2] Approximation acceptable.

[3] Conditional rezoning only, not applicable to Planned Unit Development proposal.

Public Works Comments:

This is county water and city sewer. The sewer flow will go to BCPU owned lift station. Allocation will be determined by the county. The physical sewer lines are owned by Southport. Our diligence is to make sure the tap size for the building is the correct size, material, and depth.

City of Southport Engineer Consultant Comments:

Full grading and stormwater plans must be submitted for review.

Brunswick County Engineering Comments:

1- No county sewer available in this area. Sewer service in Dutchman Village is by the City of Southport.

2- County water serves this area.

3- County water capital recovery fees are due prior to issuance of the building permit by the city. The developer, or the engineer, or the City must provide the sewer flow (in gallons per day) for this project to County Engineering for the fee sheet preparation. The City building permit should not be issued without the water fees paid to the county. Also need to know what size water meter is desired for this project so that fee can be added to the fee sheet as well.

Police Chief Comments:

By: Todd Corring tcoring@cityofsouthport.com

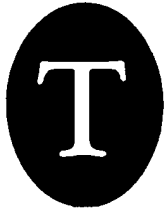
There may be comments when construction documents are available.

Fire Chief Comments:

By: Charles Drew cdrew@cityofsouthport.com

Fire hydrants are near the site and ingress and egress are appropriate. Life safety plan to be inspected by Fire Marshal when complete.

Building Inspector Comments: N/A



TRIPP ENGINEERING, P.C.

419 Chestnut Street
Wilmington, North Carolina 28401
Phone: (910) 763-5100 • FAX: (910) 763-5631

May 14, 2024

City of Southport
1029 N. Howe Street
Southport, NC 28461

Attn: Maureen Meehan

Re: Southport Branch Meetinghouse
Parcel 209709051551
TE 22027

Dear Maureen

In response to your comments dated March 1, 2024, for the Southport Branch Meetinghouse, we offer the following:

Planning Comments:

1. Per Section 3.13 of the UDO a traffic impact study shall be required for any land development, subdivision, or use which will collectively generate more than 500 trips per day as identified by the most recent version of the ITE Trip Generation Manual. Please provide us with trip generation information to determine if a traffic impact study is required.
 - ITE Land Use Code 560 – Church: 24 Hour Peak Day - Sunday = Intensity 5.25 x 27.63 Rate per 1,000 sf = 145 trips.
2. Missing overall height. Max 40' is not sufficient information.
 - Building height has been added to site data.
3. Please note requirements of Section 3.15 of UDO, specifically 3.15.B that requires sidewalks along ROWs, and 3.15.G regarding pedestrian facilities to parking greater than 50 feet from entrance to primary use(s).
 - Sidewalk has been added to the plan.
3. An explanation of the outer perimeter parking and how it will be accessed or why it is delineated needs to be included.
 - Outer perimeter parking is part of the future phase for expansion of the building and parking.
4. Location and description of environmental features: are there any that need to be added?
 - There are no environmental features located on the site.
5. Location, size, and flow direction of existing and proposed drainage courses within or immediately adjacent to the site, including culverts and storm drains – Missing.
 - Existing and proposed drainage is shown on sheet C3.
6. Location and size of stormwater basins or other comparable stormwater management mechanisms – Missing.
 - Stormwater flows to the Dutchman Village regional stormwater pond located east of the Eason Street cul-de-sac, state stormwater permit No. SW8 010118.

7. Need full engineered plans to be reviewed by the City Engineer.
 - Engineered plans are provided for review.
8. Missing overall height. Max 40' is not sufficient information. If draft elevations are available to share that would be beneficial.
 - Elevations are enclosed. Top of steeple is 39'-4 7/8".
9. No identification of signage related to uses noted upon plans, any proposed signage shall conform to all applicable standards.
 - Location of sign is labeled on the plan.
10. Please provide lighting standards within UDO and Code of Ordinances.
 - Lighting plan is attached.
11. Missing street yard buffer adjacent to public ROW – 3.17.F.
 - Street yard buffer has been added to the plan.
12. Missing buffer yard for residential property adjacent to subdivision. 3.17.I. – must have at least a 40' Type A vegetated buffer adjacent to single family homes. .
 - 40' buffer has been added adjacent to residential lots.
13. Tree survey and mitigation plan need to be submitted. Please provide detail in accordance with Section 3.17 and 3.18.
 - Tree survey and mitigation are shown on sheet SD1.1.
14. Location, dimensions and spacing for parking lot landscaping complete. Please update for other required landscaping that meet Table 3.5 and 3.7 requirements.
 - Landscape plan is attached.

Please review for approval and contact us with any questions, comments or if you need additional information. Thank you.

Sincerely,
Tripp Engineering, P.C.



Phillip G. Tripp, P.E.

PGT:dcb

Enc.



MEMORANDUM

To: Sue Hodgins, Chair and Members of the Planning Board

From: Maureen Meehan, City Planner

Re: Open Space Text Amendment – Section 4.14 Recreation and Open Space

Date: June 20, 2024

The Board of Aldermen, at their regular June 13, 2024, meeting, voted to send a text amendment to the open space requirements for subdivisions to the Planning Board. The request is to increase the multiplier for conventional subdivision open space requirements. The multiplier is .02 per dwelling unit or lot, regardless of the zoning district. A multiplier of .02 requires less than an acre of open space for any subdivision under 50 homes.

The Planning Board will consider the pros and cons of increasing the multiplier for subdivision open space requirements for R-10 and R-20 zoning districts. A different multiplier for R-10 and R-20 calculations will maintain equal dedication of open space requirements. Staff recommend a multiplier of .05 for R-10 zoning and a multiplier of .1 for R-20 zoning districts. The attached multiplier chart illustrates existing open space requirements and different scenarios for increased multipliers.

Further, staff requests that the Planning Board consider changing the size of the subdivision that triggers open space requirements. Open space is a requirement for subdivisions with 20 or more lots. Staff recommends changing the number of lots necessary for open space from 20 to 10.

Attachments:

Draft Text Amendment Language

Multiplier Chart

Consistency Statements

4.14 RECREATION AND OPEN SPACE

Every person, firm, or corporation who subdivides land for residential purposes consisting of ~~20~~ 10 or more cumulative lots shall be required to dedicate a portion of such land for the purpose of public recreation/open space, including the preservation of natural and cultural resources, to serve the leisure needs of the residents of the subdivision and the city of Southport (if recreation area is publicly dedicated). In all cases, the Southport Parks and Recreation Director shall review and make recommendations to the Planning Board and Board of Aldermen on the provision or dedication of recreation and/or open space areas.

A. EXCLUSIVE PURPOSE OF LAND

The land dedicated in accordance with this section shall be used only for the purpose of providing parks or recreation areas and the location of the land shall bear a reasonable relationship to the use of the area by the future inhabitants of the subdivision or residential development.

B. AMOUNT OF LAND DEDICATED

1. The amount of land required to be dedicated shall be computed on the basis of the following formula:
 - a) ~~Area to be dedicated (in acres) = (.02) x (number of dwelling units or lots – whichever is greater)~~
 - a) Area to be dedicated (in acres) for R-10 zoned lots, exclusive of 404 wetlands = (.05) x (number of dwelling units or lots – whichever is greater)
 - b) Area to be dedicated (in acres) for R-20 zoned lots, exclusive of 404 wetlands = (.1) x (number of dwelling units or lots – whichever is greater)
 - c) All PUDs shall retain a minimum 20% of open space area, exclusive of 404 wetlands. Such open space shall comply with the provisions outlined within this section.

SOUTHPORT — OPEN SPACE REQUIREMENTS

MAJOR SUBDIVISION — Acreage Calculations

NOW			2			3			4			5		
Multiplier	Number of Homes	Acres Set Aside	Multiplier	Number of Homes	Acres Set Aside	Multiplier	Number of Homes	Acres Set Aside	Multiplier	Number of Homes	Acres Set Aside	Multiplier	Number of Homes	Acres Set Aside
0.02	10	0.2	0.025	10	0.3	0.03	10	0.3	0.04	10	0.4	0.05	10	0.5
	15	0.3		15	0.4		15	0.5		15	0.6		15	0.8
	20	0.4		20	0.5		20	0.6		20	0.8		20	1.0
	25	0.5		25	0.6		25	0.8		25	1.0		25	1.3
	30	0.6		30	0.8		30	0.9		30	1.2		30	1.5
	35	0.7		35	0.9		35	1.1		35	1.4		35	1.8
	40	0.8		40	1.0		40	1.2		40	1.6		40	2.0
	45	0.9		45	1.1		45	1.4		45	1.8		45	2.3
	50	1.0		50	1.3		50	1.5		50	2.0		50	2.5
	60	1.2		60	1.5		60	1.8		60	2.4		60	3.0
	70	1.4		70	1.8		70	2.1		70	2.8		70	3.5
	80	1.6		80	2.0		80	2.4		80	3.2		80	4.0
	90	1.8		90	2.3		90	2.7		90	3.6		90	4.5
	100	2.0		100	2.5		100	3.0		100	4.0		100	5.0
increase =		0%	increase =		25%	increase =		50%	increase =		100%	increase =		150%
6			7			8			9			10		
Multiplier	Number of Homes	Acres Set Aside	Multiplier	Number of Homes	Acres Set Aside	Multiplier	Number of Homes	Acres Set Aside	Multiplier	Number of Homes	Acres Set Aside	Multiplier	Number of Homes	Acres Set Aside
0.075	10	0.8	0.1	10	1.0	0.125	10	1.3	0.15	10	1.5	0.2	10	2.0
	15	1.1		15	1.5		15	0.3		15	2.3		15	3.0
	20	1.5		20	2.0		20	0.4		20	3.0		20	4.0
	25	1.9		25	2.5		25	0.5		25	3.8		25	5.0
	30	2.3		30	3.0		30	0.6		30	4.5		30	6.0
	35	2.6		35	3.5		35	0.7		35	5.3		35	7.0
	40	3.0		40	4.0		40	0.8		40	6.0		40	8.0
	45	3.4		45	4.5		45	0.9		45	6.8		45	9.0
	50	3.8		50	5.0		50	1.0		50	7.5		50	10.0
	60	4.5		60	6.0		60	1.2		60	9.0		60	12.0
	70	5.3		70	7.0		70	1.4		70	10.5		70	14.0
	80	6.0		80	8.0		80	1.6		80	12.0		80	16.0
	90	6.8		90	9.0		90	1.8		90	13.5		90	18.0
	100	7.5		100	10.0		100	2.0		100	15.0		100	20.0
increase =		275%	increase =		400%	increase =		525%	increase =		650%	increase =		900%



**City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: ZTA-24-03

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends adoption of the proposed Zoning Text Amendment to the Board of Aldermen and finds that it is consistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen. More specifically, the proposed amendment is consistent with Policy 7.22: The City shall continually maintain all official planning documents and Policy 4.4: Southport supports regulation of 404 wetlands by the US Army Corps of Engineers. The City does not want new or expanded development of any kind to result in any loss of wetlands.

The statement and motion was seconded and passed _____.

Tanya Shannon, Deputy City Clerk

Sue Hodgin, Chairman



**City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: ZTA-24-03

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends **denial** of the proposed Zoning Text Amendment to the Board of Aldermen and finds that it is inconsistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen.

The statement and motion was seconded and passed _____.

Tanya Shannon, Deputy City Clerk

Sue Hodgin, Chairman

HISTORIC PRESERVATION COMMISSION 2024 ATTENDANCE RECORD

MEETING DATE	Jan 03	Feb 07	March 06	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
<u>NAME</u>													Total
Charles Drew Chair	P	P	A	P	P								1
Rick Pukenas Vice-Chair	P	A	A	P	P								2
Alexis Gore Graves	P	A	P	A	P								2
Jim McKee	P	P	P	P	P								
Josh Cline McGee	P	P	A	P	P								1
Bonner Herring	P	A	P	A	P								2
Joanne Wesson	P	P	P	P	P								
Bonnie Bray	P	P	P	P	P								
Lewis 'Tal' West	P	A	P	P	P								1

PLANNING BOARD MEMBER LIST SPRING 2023

MEMBER	ADDRESS	PHONE NUMBERS	APPOINTED	EXPIRATION	
Sue Hodgins, Chair sue.hodgins@southportnc.org	608 Cottage Point Way	(910) 477-1808	February 10, 2022	June 2025	IN
Will Hewett, Vice-Chair will.hewett@southportnc.org	129 Cape Fear Dr	(910) 520-3291	August 11, 2022	June 2025	IN
Fred Fiss fred.fiss@southportnc.org	216 N. Atlantic Ave	(910) 269-6901	June 13, 2024	June 2026	IN
Christopher W. Jones chris.jones@southportnc.org	1008 Dutchman Cove SE	(910) 549-1407	April 13, 2023	June 2026	ETJ ALT
Scott Jones scott.jones@southportnc.org	1001 Pete's Camp Rd	(910) 471-0802	August 14, 2020	June 2024	ETJ
Donnie Joyner donnie.joyner@southportnc.org	635 Jabbertown Rd	(910) 368-7501	August 14, 2020	June 2024	ETJ
Richard Sloan dick.sloan@southportnc.org	509 E. Moore St	(910) 946-1771	February 10, 2022	June 2025	IN
Roy Pender roy.pender@southportnc.org	4415 Willow Moss Way	(910) 477-6057	April 13, 2023	June 2026	IN
Kevin Locklin kevin.locklin@southportnc.org	209 N. Lord St.	(540) 272-0808	April 13, 2023	June 2025 (Completing the term)	IN ALT
Mo Meehan mmeehan@cityofsouthport.com	1029 N. Howe St	(910) 457-7900 X 1043	Staff Planner		
Tanya Shannon tshannon@cityofsouthport.com	1029 N. Howe St	(910) 457-7929	Staff Deputy Clerk		
Rebecca Kelley rkelly@cityofsouthport.com		(910) 269-9940	Board of Aldermen Liaison		
Frank Lai flai@cityofsouthport.com		(910) 269-9971	Board of Aldermen Liaison		