



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

January 19, 2023
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. Approval of Agenda**
- E. Approval of Minutes**
 - 1. December 15, 2022
- F. Board Positions**
 - 1. Swearing-in Appointed Full City Member- Fred Fiss
- G. Public Comment**
- H. Old Business**
 - 1. Sunny Point Property- T. Henley
- I. New Business**
 - 1. The Shoppes at Dutchman Village Major Site Plan- T. Henley
- J. Other Business**
 - 1. Presentation on Conditional Zoning - T. Henley
 - 2. Update on N. Caswell Street Partial Alley Abandonment
 - 3. Update on Oakton Preliminary Plat
 - 4. Update on 115 N. Howe Street
 - 5. Update on 101 E. Moore

6. Update on Review Process Subcommittee

K. Announcements

L. Planning Board Roster and Attendance Record

1. Member's Roster

2. Attendance Record

M. Adjourn



**Planning Board Meeting Minutes
Southport Community Building
223 E. Bay Street
December 15, 2022
6:00 P.M.**

Members Present: Sue Hodgins, Will Hewett, Gustavo Mibelli, Scott Jones, Dick Sloan, Donnie Joyner, and Fred Fiss.

Members Absent: Chris Jones

Staff Present: Tanya Shannon, Deputy Clerk
Mo Meehan, City Planner

Others: Mr. Gaines Brown

Board of Aldermen Karen Mosteller and John Allen
Liaisons:

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.

Mr. Fred Fiss was appointed as a voting member in the absence of Mr. Chris Jones.

D. Motion to approve the November 17, 2022, meeting minutes By Mr. Joyner and seconded by Vice-Chair Hewett. ***Unanimous vote; Motion carried.***

E. Motion to approve the Meeting Agenda with the amendment to remove agenda item I) *Other Business: Discussion on Review Committee Scheduling*, by Vice-Chair Hewett and seconded by Mr. Dick Sloan. ***Unanimous vote; Motion carried.***

F. Public Comment:

Mr. Joyner made a Motion to enter Public Comment and seconded by Mr. Sloan.
Unanimous vote; Motion carried.

There was no Public Comment.

Mr. Scott Jones made a Motion to close Public Comment and seconded by Mr. Sloan.
Unanimous Vote, Motion carried.

G. Old Business:

1. Update and Discussion of Bullfrog Corner Project, 101 E. Moore Street:

City Planner Mo Meehan stated that the Review Committee for this submission - consisting of Scott Jones, Sue Hodgins, and Fred Fiss – will not be scheduling a meeting for continued review until the Applicant has provided more information on their resolution of parking and easement concerns.

2. Update and Discussion of 115 N. Howe Street:

Chair Hodgkin gave an update on the December 14th Review Committee meeting. Committee Members Fred Fiss, Gustavo Mibelli, and herself, as well as attorneys for both the Applicant and the City were in attendance. She stated that the Applicant had submitted renderings with some changes from the original submission. The building design remains largely contemporary, considerably different from the Central Business District's historical character.

The Committee posed questions of the Applicant/Builder and with the appropriate City department representation involved at the September Technical Review Meeting. Some of the concerns of the Review Committee include the number of exists for emergencies, and traffic impacts (the Traffic Study provided was based on the 200-number occupancy that the Applicant provided). Other concerns of, and questions from the Committee pertain to the restroom requirements for all the retail spaces; the addition and placement of dumpsters; and the placement of furniture and accessories for the rooftop bar area that would exceed the 40' height limit.

There are continuing apprehensions about parking, but the Applicant rejected the Committee request for the production of a Parking Study.

There are also concerns about the impacts on the City's Infrastructure (water/sewer usage). Chair Hodgkin explained that with the submitted plan's max occupancy of 600+, the System Development Fees would be over \$1M, and sewer capacity would be equivalent to 65 3-bedroom homes in one building on one city block. She stated that with the owner-stipulated occupancy of 200, the System Development Fees would still be around \$385K, and the usage of 1.4% of the City's sewer capacity equating to 29 3-bedroom homes. Even with Public Works stating that either usage amount was within capacity, the Committee still wanted the amounts noted.

Chair Hodgkin said that the stated items of concern were relayed to the Applicant, and several items were requested from the applicants. The Review Committee will schedule another meeting to review updates provided by the Applicant.

3. Update on Southport's Sunny Point Property

City Planner Ms. Meehan gave an update on the City property located adjacent to the Sunny Point Military Terminal. She reiterated that the mission of the Planning Board is to provide a recommendation to the Board of Aldermen regarding whether the property should be detained by the City or be put up for sale. No other factors should be considered, such as the land usage or to whom the land should be sold if that was the Board of Aldermen's decision. Chair Hodgkin noted that the Board had been informed that MOTSU had formally withdrawn its interest in the property.

The Committee established for this review consists of Vice-Chair Hewett, Mr. Jones, and Mr. Joyner. The Committee will be scheduling a meeting in early January.

4. Update Short-term Vacation Rental Ordinance

Ms. Meehan reported that Staff is drafting language for the amendments to the Short-Term Vacation Rental Ordinance. She said that once the draft is ready, the initial STR Review Committee (Mr. Jones, Mr. Sloan, and Chair Hodgkin) will reconvene to discuss Staff's revisions.

5. Update on Application Submission Guidelines Review

Ms. Meehan announced that the Review Committee would have its first meeting on December 19th to discuss the application submission process and to clarify the procedures and guidelines for accepting new applications. The Committee consists of Mr. Fiss, Mr. Jones, and Chair Hodgins.

H. New Business

1. Abandonment of a Portion of a City-owned Alley running parallel with N. Caswell.

City Planner Meehan gave a brief description of the proposed request. At its regular monthly meeting on December 8th, the Board of Aldermen was presented with the request from the Applicants for the City to abandon a portion of an alley at the above-specified location. The Planning Board was tasked with the review of the proposal and ensuring that the procedure for permanently closing streets and alleys is in accordance with the City's codes and applicable State law before making a recommendation to the Board of Aldermen. The Applicant, Mr. Gaines Brown, was in attendance to answer any questions.

A statement by letter was submitted to the Board of Aldermen by the applicants and was provided to the Planning Board; the letter stated verbatim:

Dear Mayor, City Manager, and Board of Aldermen,

I'm writing on behalf of a neighbor, Ms. Tina Monk. Ms. Monk and I request the abandonment of a portion of an alley as described in N C State Statute 160A-299 (see attached documents). Ms. Monk is in the process of developing the property that enters from West Ninth Street and runs parallel with North Caswell Avenue. I currently own lots #20,21,22 on North Caswell that back up to the alley. The north end of the alley terminates in a dead-end and serves no thru access or other purpose. Our request is to abandon a portion (shown in yellow on the attachment) of the unopened alley, creating a green space between the rear of lots 20, 21, and 22 on N. Caswell Ave. and a wedged-shaped portion of Ms. Monk's property.

Please advise me of any other information I need to provide. I respectfully submit this request for the Board's consideration and approval.

*Sincerely,
Gaines Brown*

It was the consensus of the Board to establish a Review Committee to discuss this further. Mr. Jones, Vice-Chair Hewett, and Mr. Joyner were appointed to the Committee.

I. Other Business: (removed from agenda)

~~Discussion Review Committee Scheduling~~

J. Announcements:

Mr. Joyner invited everyone to the Yule Tide Christmas Concert and Sing Along at Mt. Carmel AME Church on December 18th at 4:00 PM.

Chair Hodgins wished everyone a Merry Christmas and Happy New Year, and thanked all Members for their work during 2022.

There being no other business or announcements, Chair Hodgins confirmed Mr. Fiss back to City

Alternate status.

Chair Hodgins requested a Motion to adjourn. A Motion was made by Vice-Chair Hewett to adjourn the meeting and was seconded by Mr. Sloan. ***Unanimous vote; Motion carried.***

Adjournment: 6:18 P.M.

Deputy Clerk, Tanya Shannon

Chair, Sue Hodgins



PLANNING BOARD

MEMORANDUM

To: Members of the Planning Board
From: Travis Henley, Development Services Director
Re: Sunny Point Property – Staff and Review Committee Recommendations
Date: January 19, 2023

Background and Context

Pursuant to statutory requirements and adopted and current policy promulgated by the City of Southport, the Planning and Zoning Board was tasked with providing a recommendation to the Board of Aldermen as to the best course of action to take with regard to the 440-acre property owned by the City to the east of Military Ocean Terminal Sunny Point (MOTSU), accessed via the MOTSU Access Road and via Bethel Road. The City came to acquire the property in the mid-2000s, and at one point had explored various uses of the property, primarily with regard to wastewater infrastructure as well as storage and other uses supporting City operations and projects.

The property is subject to a number of deed restrictions that significantly curtail the property's development potential due to the property's proximity to MOTSU. Due to that and numerous other factors, efforts toward utilizing the property for wastewater infrastructure were subsequently abandoned. In late-2022, the City received an unsolicited proposal to utilize the property for borrow pit sand mining. In response to that proposal, the City endeavored to determine whether or not to dispose of the property in general – if the City does decide to dispose of the property, such decision would trigger additional processes which would allow any interested parties to submit proposals for the property.

The item was referred to the Planning and Zoning Board for their review and recommendation at the Board of Aldermen's October 13, 2022 meeting, and a review committee was established at the October 20, 2022 meeting of the Planning and Zoning Board. Clarification that the Planning and Zoning Board's sole task was to provide a recommendation as to the future use of the property by the City of Southport, as opposed to review of any specific proposal, was provided at the Planning and Zoning Board's November 17, 2022 meeting.

Staff Recommendation

Staff, including the City Manager, Public Services Director, City Clerk, and Development Services, all are in agreement exploring a sale and/or lease is the best course of action at this time, with the caveat that any sale should retain approximately 20-30 acres for future use by the City as a lay-down yard or other similar use supporting the operation of the City government. Exploring disposal of the property places no obligation on the City to formally sell the property if a proposal is not received that furthers the City's goals and objectives, but will afford the City the opportunity to review and consider proposals from any and all interested parties.

Review Committee Recommendation

The review committee for this project consisted of Planning and Zoning Board Members Will Hewett, Chris Jones, and Donnie Joyner. The review committee convened on January 5, 2022 at 3pm at Indian Trail Meeting Hall. Discussion topics included when and how the City came to possess the property, the deed restrictions placed upon it, and context given the previous unsolicited proposal. Ultimately, the review committee came to a unanimous recommendation that the City explore any proposals for the property, including but not limited to outright sales, lease agreements, and lease-to-own agreements, with potential city uses remaining under consideration throughout the process as well.

Planning and Zoning Board Requested Action

Two actions are requested by Staff by this item:

1. Consideration of the recommendation of the Review Committee and of Staff; and
2. A motion to make a recommendation from the full Planning and Zoning Board as to the City's direction with regard to future action on the City-owned property adjacent to MOTSU.

STAFF REPORT

THE SHOPPES AT DUTCHMAN VILLAGE

MAJOR SITE PLAN APPLICATION

APPLICATION SUMMARY	
Presentation Date	January 19, 2023 Planning and Zoning Board
Applicant	CFSC Land LLC
Property Owner	J S South LLC
Parcel ID:	2210000209 & 2210000210
Project Acreage	2.21 acres
Parcel Acreage	2.21 acres
Zoning District	HC, Highway Commercial

SPECIAL USE PERMIT PROPOSAL
CFSC Land LLC, applicant, on behalf of J S South LLC, owner, is requesting approval of a Major Site Plan for the construction and operation of a non-residential mixed use building in the HC, Highway Commercial zoning district. Proposed uses include office, restaurant, and retail.
LOCATION
The subject property is located on the northeast corner of J Swain Boulevard and Eason Street, approximately 450 feet north of the intersection of J Swain Boulevard and NC HWY 211 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 IDs 2210000209 and 2210000210 (note that the two subject properties are in the process of being combined).

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 uses proposed, all of which are 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.

Staff comments on the proposal based on the requirements outlined in the Unified Development Ordinance (as outlined in Appendix A) are provided as an attachment to this report, with outstanding items denoted. More significant items to address are also outlined through the course of the rest of this report. 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.

NOTE: Staff received an updated site plan on the afternoon of January 11th, 2023. That site plan addressed many of the requirements listed as outstanding within the subsequent sections of this report. Due to time constraints and other factors beyond Staff's control, Staff has been unable to review the updated site plan to determine the compliance of those modifications with the applicable standards of the Unified Development Ordinance as of the publishing of the agenda. Any progress Staff makes towards those determinations shall be referenced in the presentation to the Planning Board by Staff at the January 19, 2023 Planning Board meeting, and such review will be fully complete no later than a review committee meeting for the project or the February Planning Board meeting, whichever shall occur first.

Existing Land Use and Zoning in Area

While this information presented below is not applicable to the proposal's conformance to the requirements outlined in the Unified Development Ordinance, the following is provided to establish context to the proposal. In some cases, adjacent zoning and/or land uses do inform the specific standards applicable to this proposal. Such instances are noted within each relevant section of this report.

The primary land uses in the area immediately surrounding the subject parcels are non-residential in nature. Commercial uses are currently in operation to the south across Eason Street (fronting on NC HWY 211) as well as directly across J Swain Boulevard to the west and points further west, with projects currently under construction also taking place in this area. Additional non-residential uses are present to the south of NC HWY 211, both within and outside of the City of Southport's incorporated limits and planning and zoning jurisdiction. The nearest residential uses are found to the north of the subject properties within the Rivermist community.

CHARACTERISTICS OF THE SURROUNDING AREA		
	LAND USE	ZONING
North	Undeveloped, Residential (Rivermist)	Highway Commercial (HC), Planned Unit Development (PUD, Rivermist)
East	Undeveloped, Residential (along Doshier Cutoff)	Highway Commercial (HC), Brunswick County Jurisdiction
South	Non-Residential, Low Density Residential south of NC HWY 211	Highway Commercial (HC), Brunswick County Jurisdiction
West	Non-Residential	Highway Commercial (HC)

DEVELOPMENT PROPOSAL

The applicant, CFSC Land LLC, is seeking to obtain Major Site Plan approval for the construction and operation of a non-residential mixed use building at the northeast corner of J Swain Boulevard and Eason Street.

As shown on the applicant's submitted site plan, which may be found as an attachment to this report, the proposal includes a three-story non-residential building with restaurant and retail uses on the ground floor and office uses on the two remaining floors. The building is primarily located on the southern parcel (ID 2210000209), with parking areas to the south, west, and north of the proposed building and a connecting aisle/drive-thru lane along the east (rear) of the building. The subject parcels are zoned HC, Highway Commercial and all uses proposed within the building are permitted by-right in that zoning district. The applicant's most recent iteration of the submitted site plan is provided as an attachment to this report.

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. As noted in the attached Staff comments, there are places on the submitted site plan denoted as side setbacks where they should be listed as rear setbacks. However, based on the site plan and submitted scale, the proposal appears to meet the dimensional requirements, with the caveat that the setback notes shall be updated prior to final zoning approval.

For building height, a finished floor elevation of 27.5 feet is noted on sheet C200, and the maximum height of 40 feet in the HC, Highway Commercial zoning district is correctly noted multiple times in site notes on multiple pages. However, Appendix A of the Unified Development requires proposed building height be demonstrated on proposed site plan. Building height shall be reviewed further at the time at which building permits are reviewed.

Transportation and Street Access

Access to the site is proposed from two (2) access points along the southern and western boundaries of the subject properties, with one access point provided on each of J Swain Boulevard and Eason Street, respectively, with access to NC HWY 211 provided by J Swain Boulevard at a signal-controlled intersection approximately 450 feet south of the subject properties. Both J Swain Boulevard and Eason Street are owned and maintained by the City of Southport. Both driveways 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.

Traffic

Traffic generation calculations were not provided on the first submitted site plan, though conversations with the applicant revealed that the proposal would generate roughly 1,500 daily trips as it is currently proposed. 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. A Traffic Impact Analysis was performed for the Dutchman Village project in 2000, with a build out year of 2003. As of the publishing of this report, the Applicant is exploring the applicability of that Analysis to this project and is exploring the possibility of requesting an exemption from the Traffic Impact Study requirements through the process outlined in Section 3.13.C of the Unified Development Ordinance, which vests the authority of the granting of an exemption with the Board of Aldermen. Should the exemption not be pursued, or the request denied, a Traffic Impact Study meeting the requirements of Section 3.13 shall be required, with approval authority resting with the Planning Board.

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 various uses proposed. Minimum parking requirements for this proposal are the following, as also shown in Site Data Note #10 on page C200 of the submitted site plan:

Proposed Use	Square Footage of Use	Parking Required Per UDO	Parking Required for Proposal
General Office	19,500	1 space per 300 SF	65 spaces
Retail	5,200	1 space per 200 SF	26 spaces
Restaurant	4,550	1 space per 100 SF	46 spaces
Total Required			137 spaces

As shown on the submitted site plan, 138 parking spaces are provided including 124 standard spaces, 9 compact car spaces, and 5 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 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 J Swain Boulevard and Eason Street adjacent to the subject properties. 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, sidewalks along the rights-of-way are not shown, and there are numerous parking spaces exceeding 50 feet in distance from building entrances with no demonstrated pedestrian walkways between them. These items shall be required prior to the issuance of zoning approval. Otherwise, the proposal was found to conform to the requirements of Section 3.15 of the City of Southport Unified Development Ordinance.

Lighting

Per statements made by the applicant at the Technical Review Committee meeting, a lighting plan is forthcoming. A lighting plan meeting the standards of Section 3.16 of the City of Southport Unified Development Ordinance shall be required prior to obtaining final zoning approval.

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 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

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 with regard to 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. However, as noted within the attached TRC comments, Staff have noted inconsistencies between the submitted site plan and the listed planting options as laid out in Tables 3.5, 3.6, and 3.7, and have requested that the applicant correct those inconsistencies.

Bufferyards

Per Section 3.17.I and Table 3.8, bufferyards are not required in the Highway Commercial zoning district along property lines adjacent to parcels also zoned Highway Commercial, which is the case for every adjacent parcel to the subject site. In most cases, the Unified Development Ordinance

Tree Protection and Landscape Preservation

As confirmed by aerial imagery and site visits, the subject properties are currently cleared of vegetation with the exception of trees planted along the edge of the subject property adjacent to the J Swain Boulevard and Eason Street rights-of-way at their intersection. Other trees along each respective right-of-way appear to be within said rights-of-way based upon site visits and the submitted site plan. The proposal shall be required to provide landscaping and buffers in accordance with the requirements discussed in the previous section. It does not appear that the trees currently planted on site are large enough to be considered regulated trees, however the Unified Development Ordinance nonetheless encourages applicants to utilize existing vegetation to meet landscaping and buffer requirements where possible.

Signage

Locations for roadway signs are designated on the submitted site plan. However, those locations may change in the future depending upon various factors. Approval of a Major Site Plan does not also convey sign permit approval. 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

Water service shall be provided by Brunswick County, while sewer service shall be provided by the City of Southport. 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. Stormwater management infrastructure is currently under review by the City's contract engineer and shall be approved prior to any construction commencing on the property.

ENVIRONMENTAL CONCERNS	
Special Flood Hazard Areas	The subject property does appear to contain Special Flood Hazard Areas ¹ .
Areas of Environmental Concern	The subject property does not contain any Areas of Environmental Concern (AEC) ² .

¹ According to the effective regulatory and preliminary Flood Insurance Rate Maps NC Flood Risk Information System (NC FRIS)

² According to the North Carolina Department of Environmental Quality (NCDEQ)

TECHNICAL REVIEW COMMITTEE

City of Southport Planning Staff and the applicant presented this proposal to the Technical Review Committee at their December 20, 2022 meeting. Written comments from the members of the Technical Review Committee are provided as attachments to this Report. For the purposes of clarity and transparency, many 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.

STAFF'S RECOMMENDATION

Planning Staff are submitting this proposal for Planning Board disposition in accordance with the standards and processes laid out within the City of Southport Unified Development Ordinance. The application was deemed complete by Planning Staff and is eligible to be approved by the Planning Board in an administrative or "by-right" process upon verification that all standards are met. As noted throughout the report, there are some instances where additional information or clarity is needed with regard to the applicant's submitted site plan. Staff's comments (attached) provide the full list of those items, but the following list have been identified by Staff as the items of particular interest that must be addressed prior to zoning approval being issued and/or prior to construction commencing on the property:

1. Provision of proposed building height.
 - a. NOTE: This will be reviewed further at the point of building permit review.

2. Provision of Traffic Impact Study in compliance with the requirements of Section 3.13 of the UDO, or an approved Traffic Impact Study exemption from the Board of Aldermen.
 - a. NOTE: Traffic Impact Study shall also require approval by the Planning Board if the exemption is not pursued or granted.
3. Provision of Pedestrian Facilities in accordance with Section 3.14 of the Unified Development Ordinance.
4. Revisions to landscaping and bufferyard plan for verification of conformance with Tables 3.5, 3.6, and 3.7 of the Unified Development Ordinance, as well as information on existing vegetation located at the corner of J Swain Boulevard and Eason Street as well as if that vegetation is to be included within proposed landscaping and buffering plan.
5. Provision of a Lighting Plan that meets all applicable standards of Section 3.16 of the Unified Development Ordinance as well as, as applicable, Article 4 of the City of Southport Code of Ordinances.
6. Verification from City contract engineer that stormwater plans are in accordance with Article 6 of the City of Southport Unified Development Ordinance.
7. Citation and note corrections throughout.

Staff recommends the establishment and scheduling of a review committee to work with Staff and the Applicant to address these outstanding requirements along with any further questions generated by the members of the Planning Board. Upon a conclusion and recommendation being reached by said review committee, the case will be presented to the full Planning Board again with that recommendation attached in order for the Planning Board to render a final decision.

Attachments:

1. TRC Memo
2. Application
3. 1.11.23 Site Plan Documents
4. Response to TRC Comments from Applicant



City of Southport

To: Kyle Herring, P.E. Project Manager

From: Maureen Meehan, City Planner

Re: Technical Review Committee Review – Major Site Plan Review – J Swain/Eason Streets Commercial Development

Date: January 5, 2023

Application reviewed and deemed complete by Travis Henley, Director of Development Services and Maureen Meehan, City Planner.

The Technical Review Committee (TRC) met on December 20, 2022 to review the major site plan for commercial project as named, J Swain/Eason Streets Commercial Development. 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	J Swain Eason Project, need formal name of project
Developer/applicant name(s), including mailing address(es) and telephone number(s). (If Applicable).	x	Missing telephone number and mailing address

Information Required	Major Site Plan or Special Use Permit	Staff Comments
Property owner name(s), including mailing address(es) and telephone number(s).	x	Missing telephone number
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	Missing map book and page numbers
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, markers, 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	Consistently describe land use descriptions of proposed uses for building on all sheets (for example, sheet C200 vs. sheet C600, within site data tables).
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
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, see page C300.
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 – 137 spaces required, 138 provided. Note section 3.14.B.1 that encourages use of alternative pervious surface materials when parking provided exceeds minimum.
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 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	N/A
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.		

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	Complete – part of the dutchman creek village subdivision overall stormwater permit
Location and size of stormwater basins or other comparable stormwater management mechanisms.	X	Complete
Location and labeling of minimum building setback lines.	X	The 20' rear setback needs to be labeled
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	Plans provided, forwarded to City's stormwater engineer, comments are forthcoming as of 1/5/2023.
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.		
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, note recent changes to lighting standards within UDO and also within Code of Ordinances Chapter 4.
Locations, dimensions, and size of required buffers, street yards, foundation planting, parking facility planting areas.	X	Complete
Location, species, and size of all regulated and specimen trees as defined by this ordinance.	X	Trees located on corner of J Swain and Eason do not appear to be notated as existing trees on site, please provide detail and/or note in appropriate location 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 complete. Please update plantings for canopy and shrubs to 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	N/A
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 Director Comments:

By: Tom Stanley tstanley@cityofsouthport.com

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:

By: T Carter Hubbard, PE, WK Dickson & Co., Inc.

Project will include 30,000 square foot commercial development with first floor restaurant and shops and second and third floor office space. This project will be served by County water and sewer by County pump station. The project was previously part of Dutchman Village. The City maintains the sewer collection system. The City should review the proposed sewer connections for depth and material type.

Brunswick County Engineering Comments:

By: Wm. L. Pinnix, P.E. Director of Engineering William.pinnix@brunswickcountync.gov

- 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. Parcel G has an existing 2-inch domestic service and a 4-inch fire line stub per the county water as built.
- 3 - Project is proposing to relocate the existing 2-inch water service to move it out of the proposed drive aisle. County engineering staff must be onsite and witness the water service relocation.
- 4- Existing 4-inch fire line stub is not addressed on the site plan and must stay as is under the proposed drive aisle
- 5 - 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 tcorring@cityofsouthport.com

There may be comments when construction documents are available.

Fire Marshal Comments:

By: Madison Drew mdrew@cityofsouthport.com

No specific comments at this point – until the life safety plan is available.

- The parking lot is sized and designed for large truck deliveries for food.

Building Inspector Comments:

By: M. Kiley Barefoot kbarefoot@cityofsouthport.com

1. The handicap parking is within the current building code guidelines
2. I am limited with comments because plans are not required to have building specifications at this level of review.



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: \$** _____ **Date Received:** _____

Applicant's Name: CFSC Land, LLC

Mailing Address: 143 Poole Rd **City:** Belville

State: NC **Zip Code:** 28451 **Phone:** (910) 431-6586

Email: evans@capefearseafoodcompany.com

Location of the property: 5020 J Swain Blvd, Southport, NC 28461

Parcel No.: 2210000209 & 2210000210 **Overall Acreage:** 1.11 & 1.10 (2.21 Combined) **Number of lots:** 2 (note: recombination is planned)

Property Owner's Name: J S South, LLC

Address of Owner: 1201 Glen Meade Rd **Phone:** N/A

City: Wilmington **State:** NC **Zip Code:** 28401

Email: N/A

Engineer: Kyle Herring, PE (Alfred Benesch & Co.) **License #:** 048839

Mailing Address: 2018 Eastwood Rd, Ste.111 **City:** Wilmington

State: NC **Zip Code:** 28403

Phone: (910) 473-7836 **Email:** kherring@benesch.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:

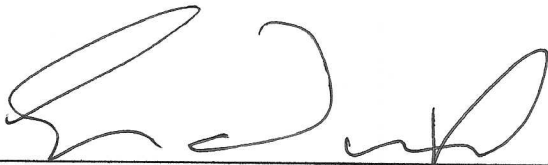
- a) Residential development of four (4) or more dwelling units on a lot.
- b) Nonresidential development whereby 10,000 square feet or more of impervious surfaces are proposed.
- c) All other development not subject to minor site plan approval.

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)

10/18/22

Date

APPROVED BY:

UDO Administrator

Date

The Shoppes at Dutchman Villages

Southport, NC

FINAL DESIGN - NOT FOR CONSTRUCTION

Project Team

Owner/Applicant

CFSC LAND, LLC
176 HAMMOCK WATCH WAY
HAMPSTEAD, NC 28443
(910) 431-6586

Landscape Architect & Civil Engineer



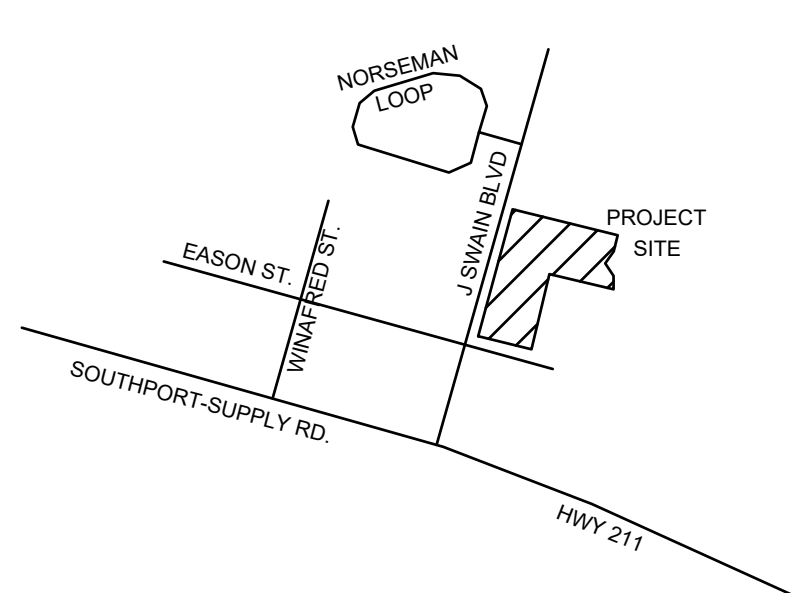
Alfred Benesch & Company
2018 Eastwood Road, Suite 111
Wilmington, NC 28403
www.benesch.com
P 910.500.7081

Corp. NC License: F-1320

Index of Drawings

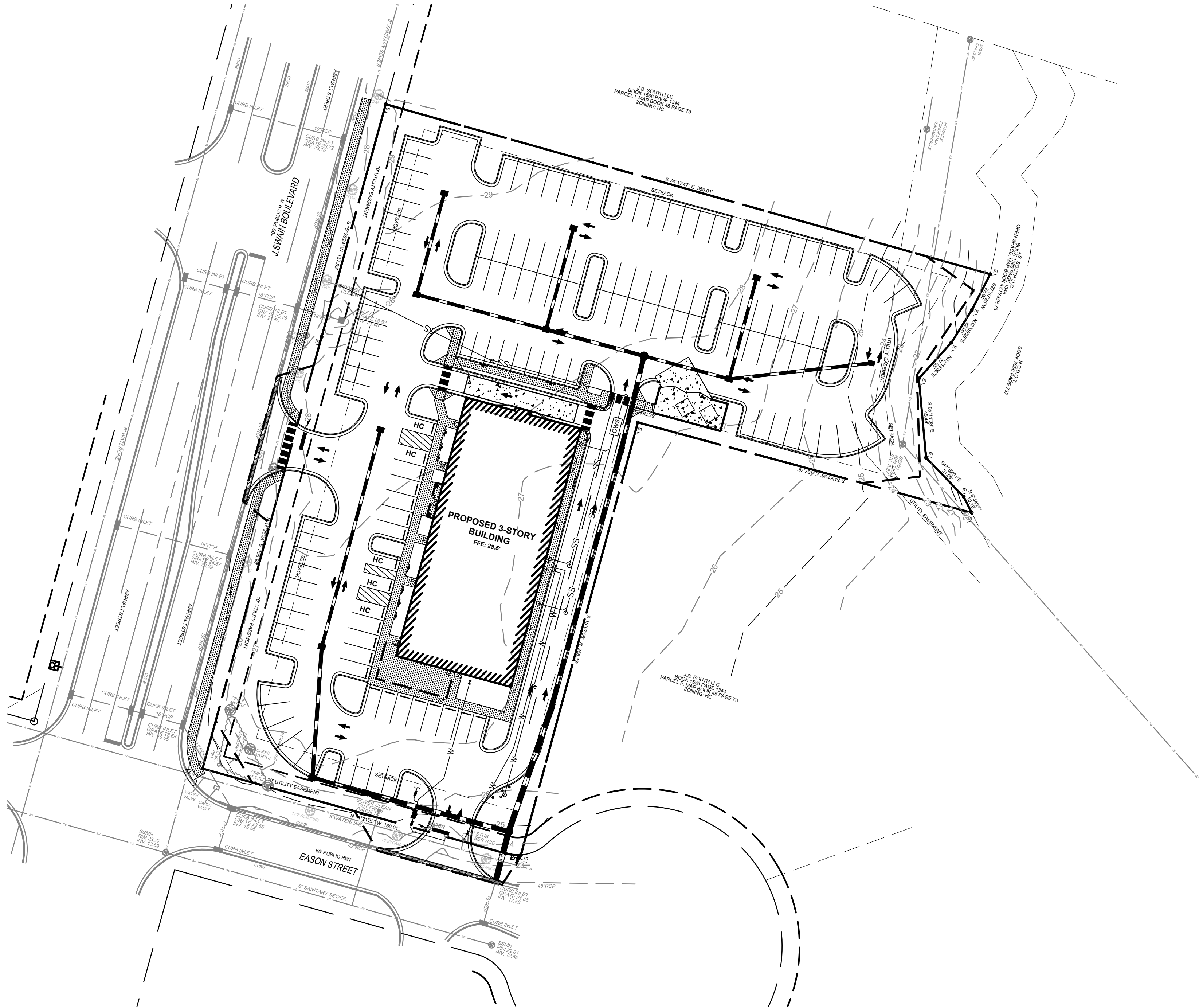
Sheet #	Description	Rev #	Date	Seal Date
C001	COVER SHEET		10/21/2022	
C100	EXISTING CONDITIONS AND DEMOLITION PLAN		10/21/2022	
C200	SITE PLAN		10/21/2022	
C300	STORMDRAIN PLAN		10/21/2022	
C301	GRADING PLAN		10/21/2022	
C302	EROSION CONTROL PLAN		10/21/2022	
C400	UTILITY PLAN		10/21/2022	
C500	EROSION CONTROL DETAILS		10/21/2022	
C501	SITE DETAILS		10/21/2022	
C502	UTILITY DETAILS		10/21/2022	
C503	STORMDRAIN DETAILS		10/21/2022	
C600	LANDSCAPE PLAN		10/21/2022	

Vicinity Map



LOCATION MAP
NOT TO SCALE

Site Overview Map



Seals:



Corp. NC License: F-1320

The Shoppes at Dutchman Village

5020 J. Swain Boulevard
Southport, North Carolina

Project No: 17.000530
Date: 01.10.2023
Revisions:

FINAL DESIGN
NOT FOR
CONSTRUCTION

Sheet Title:

COVER

Sheet No:
C001

SITE DATA:

- PARCEL ID:
PARCEL G - 2210000209
PARCEL H - 2210000210
- PROJECT ADDRESS:
5020 J. SWAIN BLVD
SOUTHPORT, NC
- OWNER:
CFSC LAND, LLC
147 HAMMOCKS WATCH WAY
HAMPSTEAD, NC 28443
- LAND USE:
CURRENT LAND USE - VACANT
PROPOSED LAND USE - COMMERCIAL
LAND USE PER CITY
FUTURE LAND USE PLAN - HEAVY COMMERCIAL
- ZONING - SOUTHPORT - HC - HIGHWAY COMMERCIAL
- PARCEL ACREAGE:
PARCEL G - 1.11 AC
PARCEL H - 1.10 AC
PROPOSED RECOMBINED LOT ACREAGE - 2.21 AC
- BUILDING SETBACKS:
FRONT: 25 FEET
SIDE: 8 FEET
REAR: 20 FEET
- BUILDING SIZE:
9,750 SF FOOTPRINT
29,250 SF GROSS
- BUILDING HEIGHT: 40 MAX

SURVEY AND EXISTING CONDITIONS INFORMATION PROVIDED ON THIS SHEET IS BASED ON SURVEY BY HANOVER DESIGN SERVICES, PA NAMED DUTCHMAN VILLAGE - PARCEL G & H, DATED OCTOBER 14TH, 2022.

NOTES

- AREA COMPUTED BY COORDINATE METHOD
- ALL DISTANCES ARE HORIZONTAL
- FOR REFERENCE SEE BOOK 1586 PAGE 1344, MAP BOOK 45 PAGE 73
- SURVEYED OCTOBER 2022
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO KNOW OR OBSERVED CHANGES IN THE STREET RIGHT OF WAY LINE.
- THIS PROPERTY IS LOCATED IN ZONE X (MINIMAL FLOOD RISK) ACCORDING TO FIRM 3720200700K, EFFECTIVE DATE 8/26/2018

LEGEND

PROPERTY LINE
CENTERLINE
COMPUTED PROPERTY LINE OR EASEMENT
E.I. = EXISTING IRON
INV. = INVERT

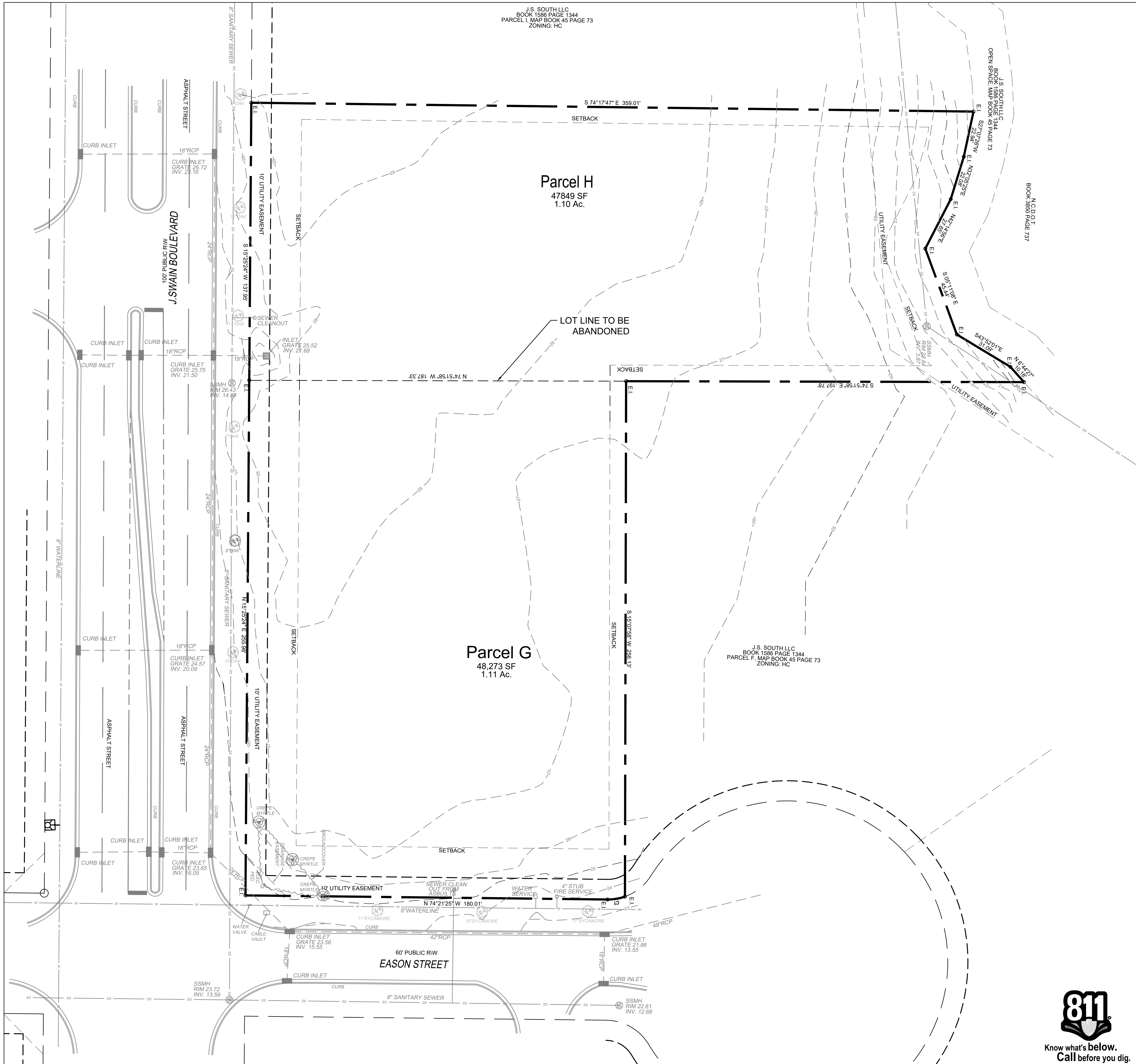
SITE DATA

CURRENT ZONING - SOUTHPORT HC
ZONING SETBACK AND HEIGHT REQUIREMENT
(TAKEN FROM ARTICLE 17 DEVELOPMENT ORDINANCE)
FRONT YARD - 35 FT.
REAR YARD - 35 FT.
IF REAR YARD ADJUTS RESIDENTIAL - 25 FT.
SIDE YARD - 8 FT.
HEIGHT - 40 FT.

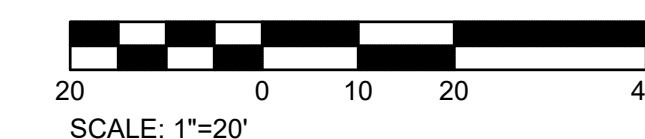
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	8.79'	8.74'	S 84°25'37" E	20°08'24"

LEGEND

EXISTING SIGN	EXISTING CURB AND GUTTER
PROPOSED SIGN	PROPOSED CURB AND GUTTER
EXISTING IRON PIN	PROPOSED FLUSH CURB AND GUTTER
EXISTING LIGHT POLE	PROPERTY LINE
EXISTING UTILITY POLE	EXISTING EASEMENT
RIGHT-OF-WAY	EXISTING FENCE
ACCESSIBLE SPACE	PROPOSED FENCE
EXISTING TREE TO REMAIN	EXISTING OVERHEAD UTILITY LINE
EXISTING FIRE HYDRANT	EXISTING ASPHALT PAVEMENT
# OF PARKING SPACES	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
CENTERLINE	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
ACCESSIBLE RAMP	PROPOSED VEHICULAR CONCRETE PAVEMENT
PROPOSED BOLLARD	



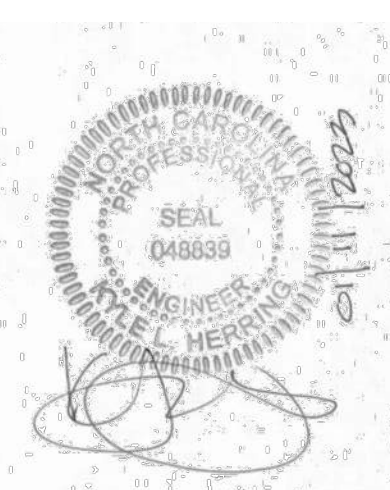
Know what's below.
Call before you dig.



SCALE: 1"=20'



Seals:



Corp. NC License: F-1320

The Shoppes at Dutchman Village

5020 J. Swain Boulevard
Southport, North Carolina

Project No: 17.000530
Date: 01.10.2023
Revisions:

FINAL DESIGN
NOT FOR
CONSTRUCTION

Sheet Title:

EXISTING
CONDITIONS AND
DEMOLITION
PLAN

Sheet No:

C100

- SITE DATA:
- PARCEL ID:
PARCEL G - 2210000209
PARCEL H - 2210000210
 - PROJECT ADDRESS:
5020 J. SWAIN BLVD
SOUTHPORT, NC
 - PROPERTY DEED AND PLAT
DB: 4945 PG: 0402
MB: 43 PG: 73-74
 - OWNER:
CFSC LAND, LLC
147 HAMMOCKS WATCH WAY
HAMPSTEAD, NC 28443
 - LAND USE:
CURRENT LAND USE - VACANT
PROPOSED LAND USE - COMMERCIAL
LAND USE PER CITY
FUTURE LAND USE PLAN - HEAVY COMMERCIAL
 - ZONING - SOUTHPORT - HC - HIGHWAY COMMERCIAL
 - PARCEL ACREAGE:
PARCEL G - 1.11 AC
PARCEL H - 1.10 AC
PROPOSED RECOMBINED LOT ACREAGE - 2.21 AC
(RECOMBINATION APPROVED BY CITY, RECORDING IN PROGRESS)
 - BUILDING SETBACKS:
FRONT: 25 FEET
SIDE: 8 FEET
REAR: 20 FEET
 - BUILDING SIZE:
9,750 SF FOOTPRINT
29,250 SF GROSS
 - BUILDING HEIGHT: 40' TO TOP OF STRUCTURE
(+ 4' FOR ELEVATOR, MECHANICAL EQUIPMENT AND SCREENING)
 - PARKING REQUIREMENTS (PER UDO):

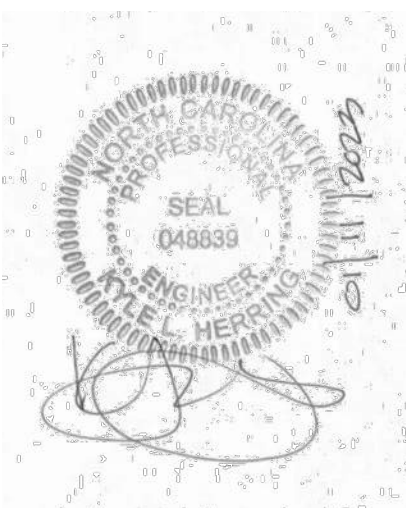
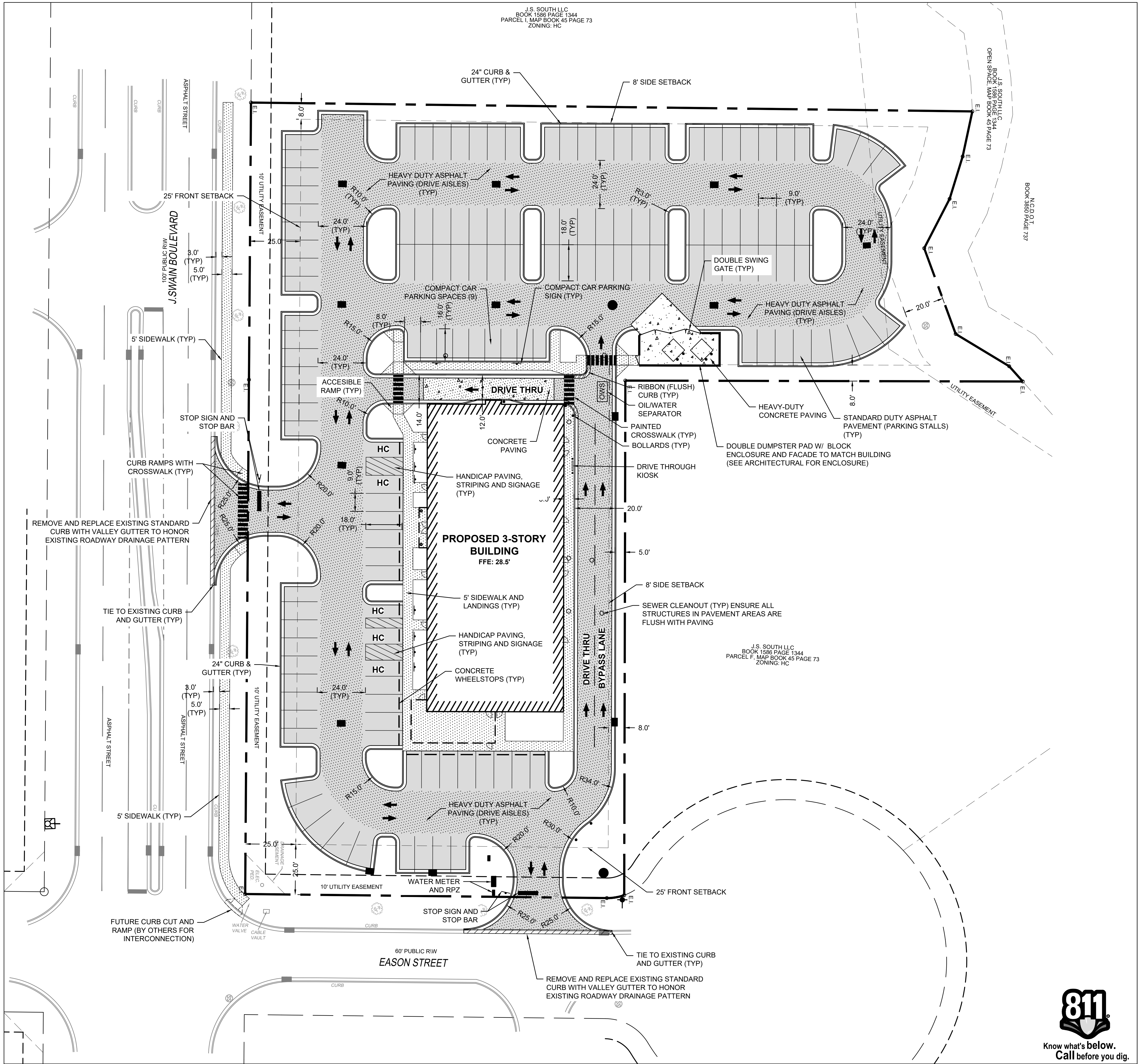
GENERAL OFFICE OFFICE = 17,150 SF MINIMUM 58 SPACES	1 SPACE / 300 SF
RETAIL (MINOR) RETAIL SF = 3,280 SF MINIMUM 17 SPACES	1 SPACE / 200 SF
RESTAURANT (FULL SERVICE & FAST-FOOD) RESTAURANT SF = 6,360 SF MINIMUM 64 SPACES	1 SPACE / 100 SF

TOTAL PARKING REQUIRED:
139 SPACES (INCLUDING HANDICAP)

TOTAL PARKING PROVIDED:
139 SPACES (124 STANDARD, 9 COMPACT, & 5 HANDICAP)

- DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
- EXISTING CONDITION SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHERS. SEE SHEET C100 FOR ADDITIONAL INFORMATION.
- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO BEGINNING CONSTRUCTION, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS (BOTH SITE AND BUILDING RELATED) INCLUDING BUT NOT LIMITED TO REGULATORY FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
- USE CAUTION WHEN REPRODUCING COPIES OF THE CONSTRUCTION DRAWINGS. COPIES ARE SUBJECT TO DISTORTION AND INACCURACY IN THE SCALE OF DRAWINGS. VERIFY ANY DISCREPANCIES WITH THE DESIGNER OF RECORD.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AS AMENDED.
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCES.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THESE DRAWINGS UPON REQUEST.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY UTILITIES REQUIRED FROM COMPLETION OF THE PROJECT. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR.
- ALL SIGNAGE MUST CONFORM TO CITY OF SOUTHPORT STANDARDS.
- LIGHTING PLAN BY BEMC. ALL LIGHTING MUST BE IN ACCORDANCE WITH CITY OF SOUTHPORT UDO AND CITY OF SOUTHPORT CODE OF ORDINANCES ARTICLE 4.
- STOP BEFORE YOU DIG. CALL 811. IT'S THE LAW.

LEGEND			
	EXISTING SIGN		EXISTING CURB AND GUTTER
	PROPOSED SIGN		PROPOSED CURB AND GUTTER
	EXISTING IRON PIN		PROPOSED FLUSH CURB AND GUTTER
	EXISTING LIGHT POLE		PROPERTY LINE
	EXISTING UTILITY POLE		EXISTING EASEMENT
	RIGHT-OF-WAY		EXISTING FENCE
	HC		EXISTING OVERHEAD UTILITY LINE
	ACCESSIBLE SPACE		EXISTING ASPHALT PAVEMENT
	EXISTING TREE TO REMAIN		PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	EXISTING FIRE HYDRANT		PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	# OF PARKING SPACES		PROPOSED VEHICULAR CONCRETE PAVEMENT
	CENTERLINE		
	ACCESSIBLE RAMP		
	PROPOSED BOLLARD		



The Shoppes at Dutchman Village

5020 J. Swain Boulevard
Southport, North Carolina

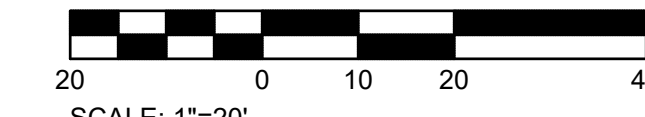
Project No: 17.000530
Date: 01.10.2023
Revisions:

FINAL DESIGN
NOT FOR
CONSTRUCTION

Sheet Title:

SITE
PLAN

Sheet No:
C200



GRADING AND DRAINAGE NOTES

- CONTRACTOR SHALL PERFORM HIS OWN ESTIMATES AND SHALL PROVIDE ALL EARTHWORK NECESSARY TO ACHIEVE THE DESIGN GRADE, INCLUDING ANY OFFSITE BORROW OR SPOILS REQUIRED.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL GRADED AREAS, INCLUDING PAVING, LAWN AND LANDSCAPE AREAS.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK, BOTH PUBLIC AND PRIVATE. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THIS CONTRACT.
- CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
- THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN DRIVES, PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
- PIPE LENGTHS SHOWN ARE THE ENGINEER'S ESTIMATE USED TO COMPUTE PIPE SLOPES AND INVERTS AND SHALL NOT BE CONSTRUED BY THE CONTRACTOR TO REPRESENT THE ACTUAL QUANTITY OF PIPE REQUIRED.
- PIPE LENGTHS AND SLOPE IN TABLE ARE CALCULATED FROM THE CENTER FOR STRUCTURE TO CENTER OF STRUCTURE.
- STORM STRUCTURE RIM ELEVATIONS LISTED FOR CURB INLETS AREA THE GRATE ELEVATIONS (FRONT OF GUTTER) UNLESS OTHERWISE INDICATED.
- CROSS SLOPE OF SIDEWALKS SHALL BE 1/4"/FT. (MAX).
- SLOPES SHALL BE GRADED NO STEEPER THAN 2:1
- EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE AIR.
- IN ORDER TO ENSURE ADEQUATE DRAINAGE FLOW LINES IN GUTTERS SHALL BE 0.50% MINIMUM.
- SPOT ELEVATIONS ON CURB & GUTTER ARE THE FLOW LINE ELEVATIONS UNLESS OTHERWISE INDICATED.
- ALL UTILITY LINES (ELEC, WATER, SANITARY, STORM) REQUIRE THE USE OF TRACER WIRE/TAPE INSTALLED ABOVE THE PIPE AT 30" BELOW FINISH GRADE AND WARNING TAPE LOCATED AT 12" ABOVE THE PIPE.
- THE AMENDED 2018 NCPD SECTION 306.2.4 TRACER WIRE, FOR PLASTIC SEWER (STORM AND SANITARY) PIPING, AN INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO AND OVER THE FULL LENGTH OF THE PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE AT THE CLEANOUT BETWEEN THE BUILDING DRAIN AND BUILDING SEWER. THE TRACER WIRE SIZE SHALL BE NOT LESS THAN 14 AWG AND THE INSULATION TYPE SHALL BE LISTED FOR DIRECT BURIAL.

NCDEQ STORMWATER AND PERMITTING NOTES

- A NCDEQ STORMWATER PERMIT IS REQUIRED FOR THE PROJECT. NO IMPERVIOUS SHALL BE INSTALLED PRIOR TO NCDEQ APPROVAL OF THE STORMWATER PERMIT.
- THE EXISTING PROPERTIES ARE HAVE BEEN ALLOCATED IMPERVIOUS AS PART OF THE DUTCHMAN VILLAGE SUBDIVISION OVERALL STORMWATER PERMIT (SW8 010118). OFFSITE PERMITS TO THE OVERALL MASTER PERMIT WILL BE SUBMITTED TO NCDEQ FOR APPROVAL.
- PER THE PROPERTY DEED RESTRICTIONS AND APPROVED NCDEQ PERMIT, EACH LOT HAS BEEN ALLOCATED 85% IMPERVIOUS (FOR A TOTAL OF 81,697 SF - PARCEL G & H).
- THERE ARE NO KNOWN SURFACE WATERS OR STREAMS LOCATED WITHIN THE PROJECT AREA.

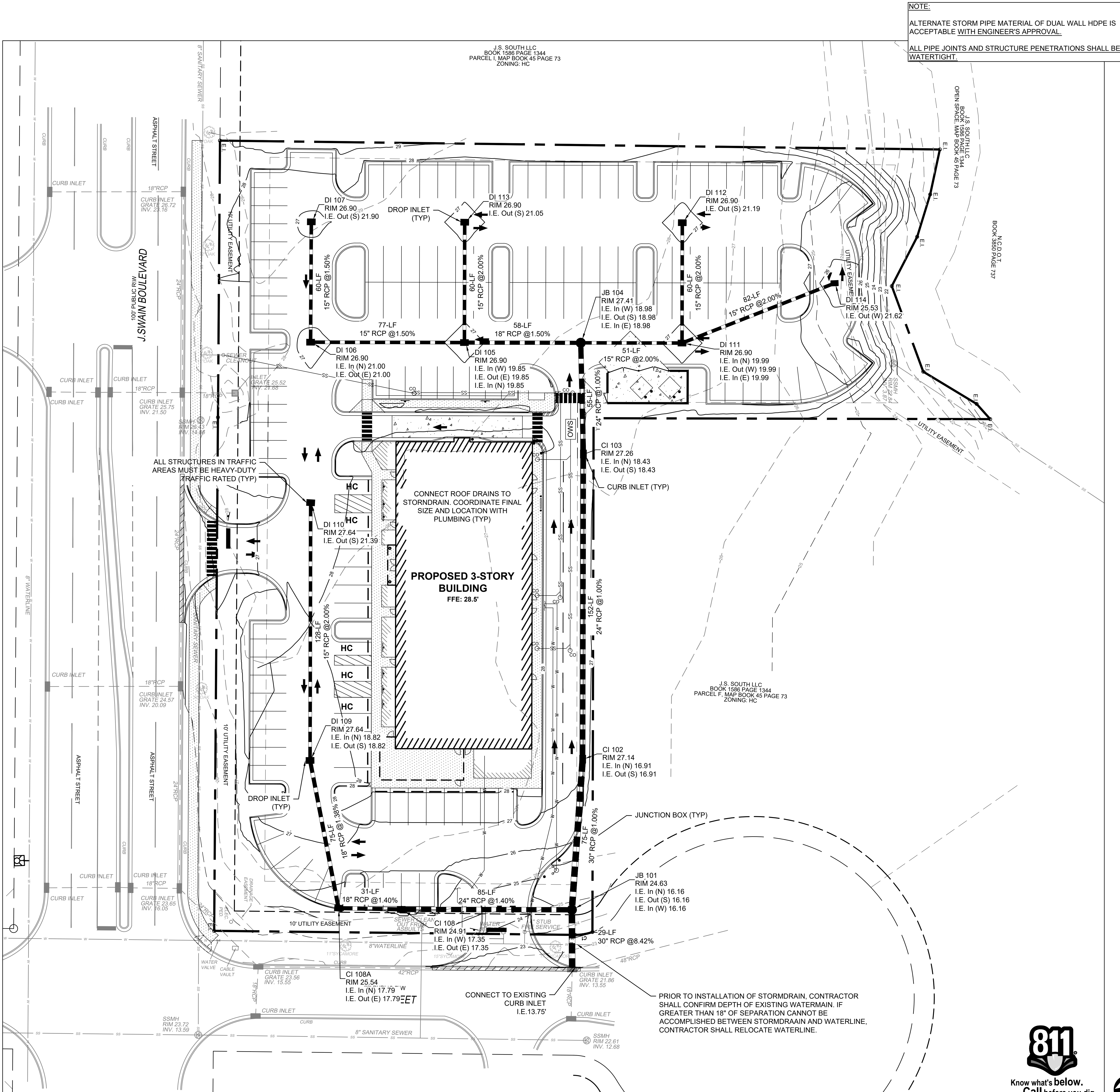
IMPERVIOUS AREA

BUILDINGS: 10,424 SF (0.22 AC)
PARKING/DRIVES: 58,733 SF (1.34 AC)
SIDEWALKS: 3,486 SF (0.08 AC)
FUTURE RESERVE: 9,054 SF (0.23 AC)

TOTAL: 81,697 SF (1.86 AC)
TOTAL PROP. AREA: 96,114 SF (2.21 AC)
% IMPERVIOUS: 85.0%

LEGEND

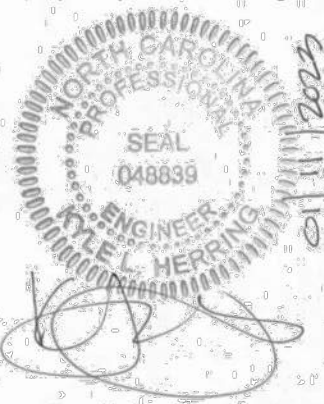
	EXISTING SIGN		EXISTING CURB AND GUTTER
	EXISTING IRON PIN		PROPOSED CURB AND GUTTER
	EXISTING LIGHT POLE		PROPERTY LINE
	EXISTING UTILITY POLE		EXISTING FENCE
	RIGHT-OF-WAY		EXISTING UNDERGROUND ELECTRIC LINE
	ACCESSIBLE SPACE		EXISTING OVERHEAD UTILITY LINE
	EXISTING TREE TO REMAIN		EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING FIRE HYDRANT		EXISTING FIBER OPTIC LINE
	EXISTING WATER VALVE		EXISTING SANITARY SEWER LINE
	EXISTING WATER METER		EXISTING WATER LINE
	EXISTING SEWER MANHOLE		EXISTING GAS LINE
	EXISTING STORM MANHOLE		EXISTING CONTOUR LINE
	PROPOSED STORM MANHOLE		PROPOSED CONTOUR LINE
	PROPOSED FLARED END SECTION		PROPOSED STORM DRAINAGE PIPE
	EXISTING DRAINAGE STRUCTURE		PROPOSED STORM DRAINAGE PIPE
	PROPOSED DRAINAGE STRUCTURE		PROPOSED STORM DRAINAGE PIPE
	EXISTING SPOT ELEVATION		PROPOSED ROOF DRAIN PIPE
	PROPOSED SPOT ELEVATION		EXISTING TREE LINE
	EXISTING CLEANOUT		EXISTING GAS VALVE
	EXISTING DOWNSPOUT		EXISTING GAS METER



NOTE:
ALTERNATE STORM PIPE MATERIAL OF DUAL WALL HDPE IS ACCEPTABLE WITH ENGINEER'S APPROVAL.
ALL PIPE JOINTS AND STRUCTURE PENETRATIONS SHALL BE WATERTIGHT.



Seals:



Corp. NC License: F-1320

The Shoppes at Dutchman Village
5020 J. Swain Boulevard
Southport, North Carolina

Project No: 17.000530
Date: 01.10.2023
Revisions:

FINAL DESIGN
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CONSTRUCTION

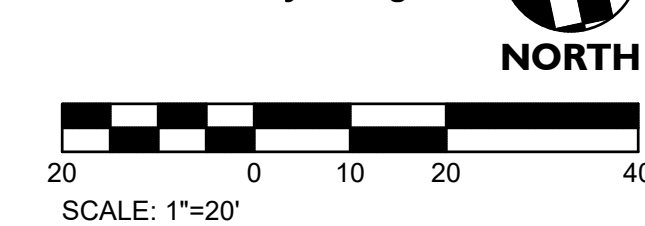
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STORMDRAIN
PLAN

Sheet No:
C300

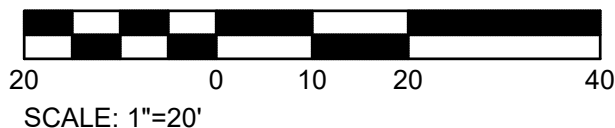
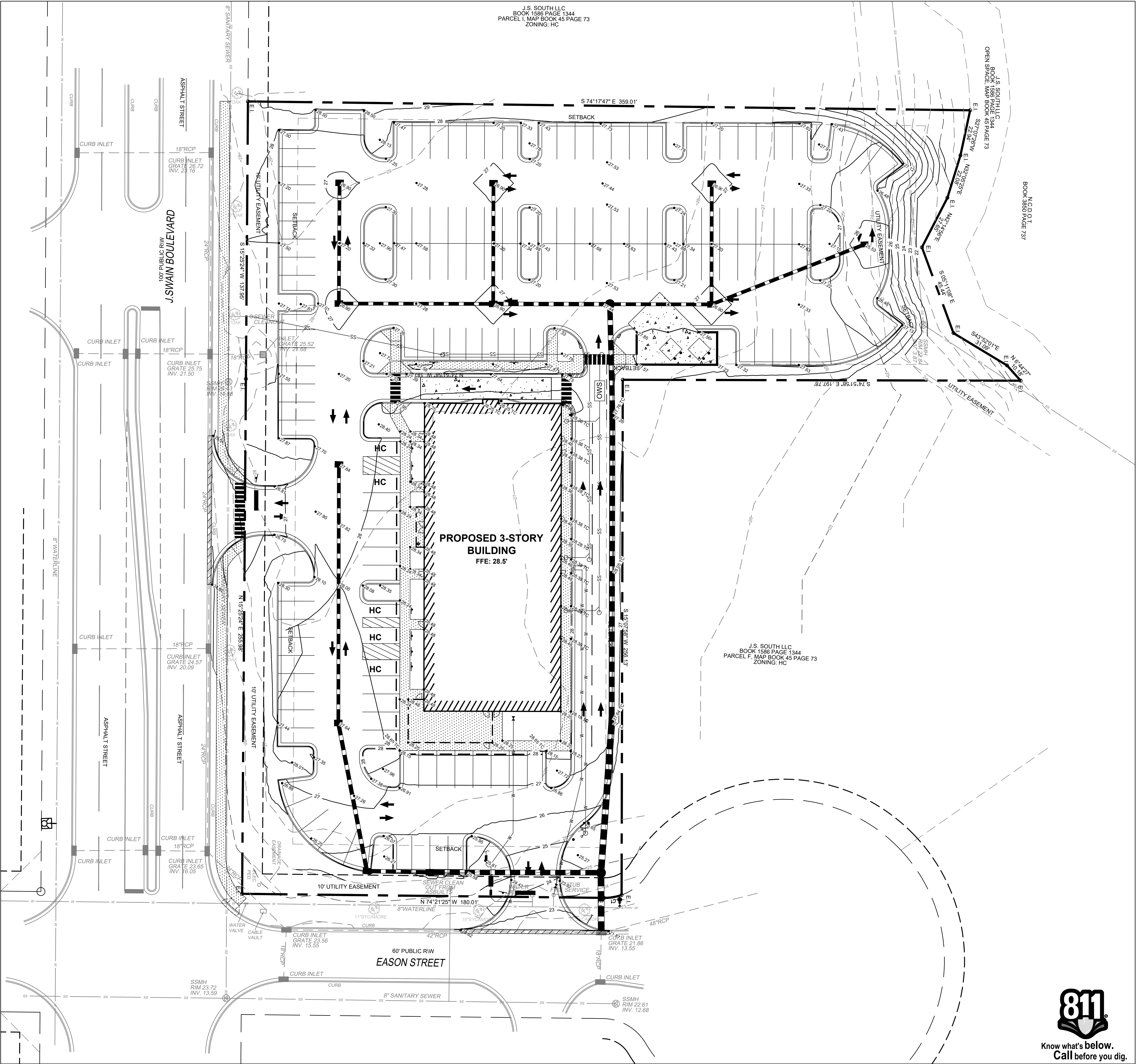


Know what's below.
Call before you dig.



GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL PERFORM HIS OWN ESTIMATES AND SHALL PROVIDE ALL EARTHWORK NECESSARY TO ACHIEVE THE DESIGN GRADE, INCLUDING ANY OFFSITE BORROW OR SPOILS REQUIRED.
2. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL GRADED AREAS, INCLUDING PAVING, LAWN AND LANDSCAPE AREAS.
3. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK, BOTH PUBLIC AND PRIVATE. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THIS CONTRACT.
5. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
6. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN DRIVES, PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
7. PIPE LENGTHS SHOWN ARE THE ENGINEER'S ESTIMATE USED TO COMPUTE PIPE SLOPES AND INVERTS AND SHALL NOT BE CONSTRUED BY THE CONTRACTOR TO REPRESENT THE ACTUAL QUANTITY OF PIPE REQUIRED.
8. PIPE LENGTHS AND SLOPE IN TABLE ARE CALCULATED FROM THE CENTER FOR STRUCTURE TO CENTER OF STRUCTURE.
9. STORM STRUCTURE RIM ELEVATIONS LISTED FOR CURB INLETS AREA THE GRATE ELEVATIONS (FRONT OF GUTTER) UNLESS OTHERWISE INDICATED.
10. CROSS SLOPE OF SIDEWALKS SHALL BE 1/4"FT. (MAX).
11. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1.
12. EXPOSED TREE ROOTS MUST BE CLEANLY CUT WITH A SHARP PRUNING TOOL; BACKFILL ASAP TO MINIMIZE EXPOSURE TO THE AIR.
13. IN ORDER TO ENSURE ADEQUATE DRAINAGE FLOW LINES IN GUTTERS SHALL BE 0.50% MINIMUM.
14. SPOT ELEVATIONS ON CURB & GUTTER ARE THE FLOW LINE ELEVATIONS UNLESS OTHERWISE INDICATED.
15. ALL UTILITY LINES (ELEC, WATER, SANITARY, STORM) REQUIRE THE USE OF TRACER WIRER/TAPE INSTALLED ABOVE THE PIPE AT 30" BELOW FINISH GRADE AND WARNING TAPE LOCATED AT 12" ABOVE THE PIPE. SEE SPECIFICATIONS FOR MORE INFORMATION.
16. THE AMENDED 2018 NCPC SECTION 306.2.4 TRACER WIRE, FOR PLASTIC SEWER (STORM AND SANITARY) PIPING, AN INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR SHALL BE INSTALLED ADJACENT TO AND OVER THE FULL LENGTH OF THE PIPING. ACCESS SHALL BE PROVIDED TO THE TRACER WIRE OR THE TRACER WIRE SHALL TERMINATE AT THE CLEANOUT BETWEEN THE BUILDING DRAIN AND BUILDING SEWER. THE TRACER WIRE SIZE SHALL BE NOT LESS THAN 14 AWG AND THE INSULATION TYPE SHALL BE LISTED FOR DIRECT BURIAL.



The Shoppes at Dutchman Village

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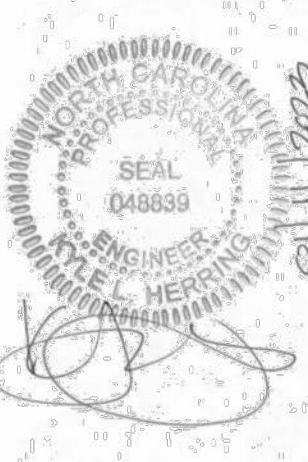
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GRADING
PLAN

Sheet No:
C301

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EROSION CONTROL NOTES

1. A NCDEQ EROSION CONTROL PERMIT AND SUBMITTAL OF NOI IN ACCORDANCE WITH NCG01 IS REQUIRED PRIOR TO ANY LAND DISTURBANCE.
2. ENSURE ALL GRADING AND DISTURBANCE IS LOCATED WITHIN THE PROJECT AREA. NO GRADING IS ALLOWED OUTSIDE THE PROJECT AREA WITHOUT WRITTEN APPROVAL FROM THE ENGINEER AND NCDEQ.
3. ALL PERIMETER DIKS, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
4. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED IF EROSION CONDITIONS DEVELOP AS A RESULT OF CONSTRUCTION. IT IS THE CONTRACTOR RESPONSIBILITY TO ENSURE ALL SEDIMENT IS CONTAINED ONSITE. SLOPES SHALL BE GRADED NO STEEPER THAN 3:1
5. ALL SPOIL STORAGE AREAS REQUIRED MUST BE LOCATED WITHIN THE PROJECT AREA AND ADEQUATE MEASURE MUST BE TAKEN TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM THE SPOIL STORAGE AREA.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REPORTING IN ACCORDANCE WITH NCDEQ REQUIREMENTS (SEE SHEET C-500 FOR NCG01 MINIMUM STANDARDS).

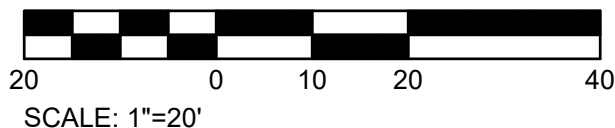
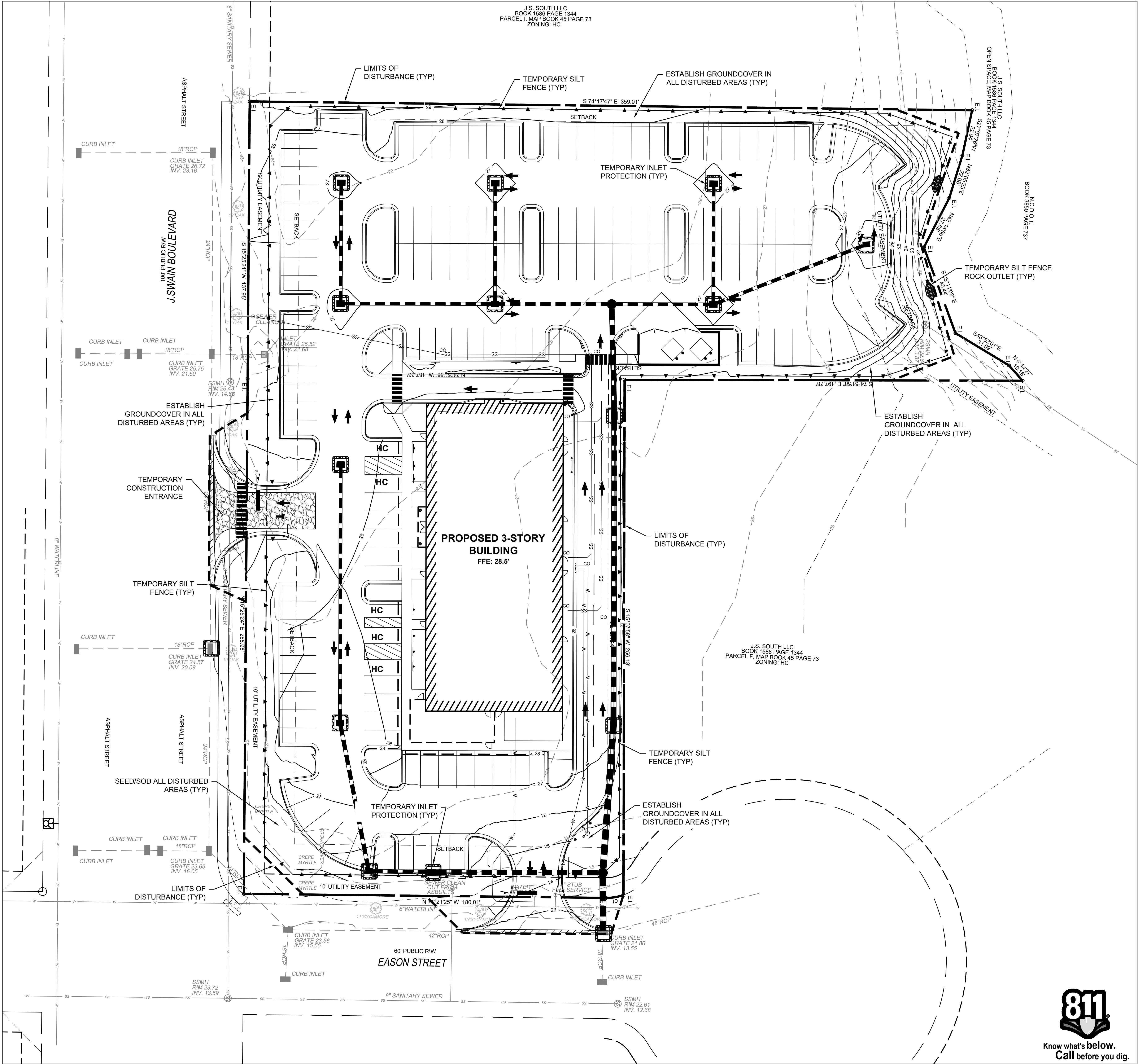
TOTAL DENUDED AREA: 2.1 ACRES
PROVIDE STABILIZATION OF ALL AREAS WITHING 14 DAYS.
AREAS WHERE SLOPES ARE GREAT THAN 6:1, PROVIDE STABILIZATION WITHIN 7 DAYS.

CONSTRUCTION SEQUENCE:

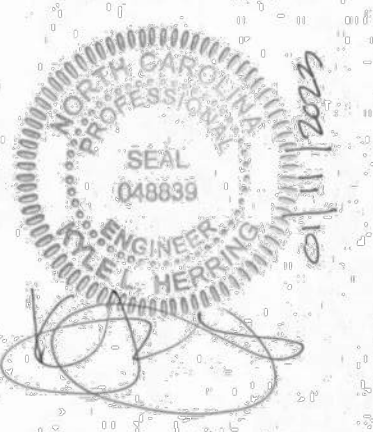
1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM NCDEQ.
2. CONTRACTOR TO SET UP A ON-SITE PRE-CONSTRUCTION CONFERENCE AND PROVIDE MIN 72 HOURS NOTICE OF THE MEETING TO THE ENGINEER AND NCDEQ.
3. FLAG LIMITS OF LAND DISTURBANCE.
4. INSTALL SILT FENCE, INLET PROTECTION, SEDIMENT TRAPS, DIVERSION DITCHES, TREE PROTECTION, AND OTHER MEASURES AS SHOWN ON PLANS, CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
5. ROUGH GRADE SITE, STOCKPILE TOPSOIL, INSTALL DRAINAGE PIPE, INSTALL INLET AND OUTLET PROTECTION, AND CONSTRUCT DITCHES AS SHOWN.
6. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
7. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE.
8. INSTALL ANY ADDITIONAL SILT FENCE THAT MAY NOT BE SHOWN BUT MAY BE NEEDED.
9. FINE GRADE SITE, PLACE TOPSOIL, IMMEDIATELY PROVIDE PERMANENT VEGETATION AS SHOWN IN THE SPECIFICATIONS OR ON THE DRAWINGS.
10. REMOVE ANY REMAINING SEDIMENT FROM THE PROJECT SITE AND DISPOSE OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
11. COORDINATE WITH EROSION CONTROL INSPECTOR PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
12. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL AND U.S. DEPT. OF AGRICULTURE.

LEGEND

	EXISTING SIGN		EXISTING CURB AND GUTTER
	EXISTING IRON PIN		PROPOSED CURB AND GUTTER
	EXISTING LIGHT POLE		PROPERTY LINE
	EXISTING UTILITY POLE		EXISTING FENCE
	RIGHT-OF-WAY		EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING TREE TO REMAIN		EXISTING OVERHEAD UTILITY LINE
	EXISTING FIRE HYDRANT		EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING WATER VALVE		EXISTING SANITARY SEWER LINE
	EXISTING WATER METER		EXISTING WATER LINE
	EXISTING SEWER MANHOLE		EXISTING GAS LINE
	EXISTING STORM MANHOLE		EXISTING CONTOUR LINE
	PROPOSED STORM MANHOLE		PROPOSED CONTOUR LINE
	EXISTING DRAINAGE STRUCTURE		EXISTING STORM DRAINAGE PIPE
	PROPOSED DRAINAGE STRUCTURE		PROPOSED STORM DRAINAGE PIPE
	TEMPORARY SILT SACK		TEMPORARY SILT FENCE
	TEMPORARY INLET PROTECTION		TEMPORARY TREE PROTECTION BARRICADE
	TEMPORARY ROCK CHECK DAM		LIMITS OF GRADING/CONSTRUCTION
	TEMPORARY FILTER BERM BASIN		LINED GRASS SWALE
	TEMPORARY GRAVEL ENTRANCE		GRASS SWALE
	OUTLET PROTECTION		TEMPORARY DIVERSION SWALE



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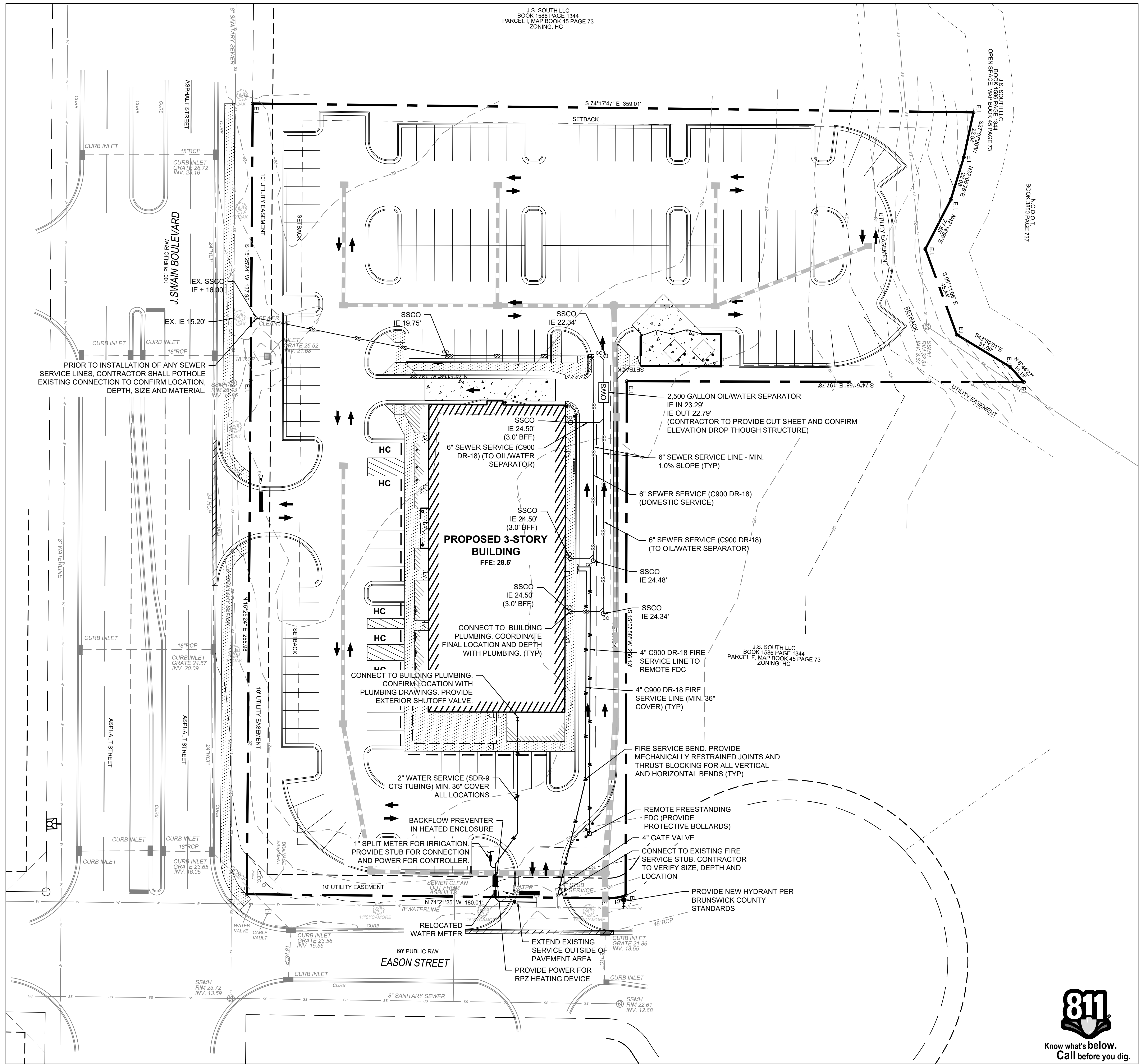
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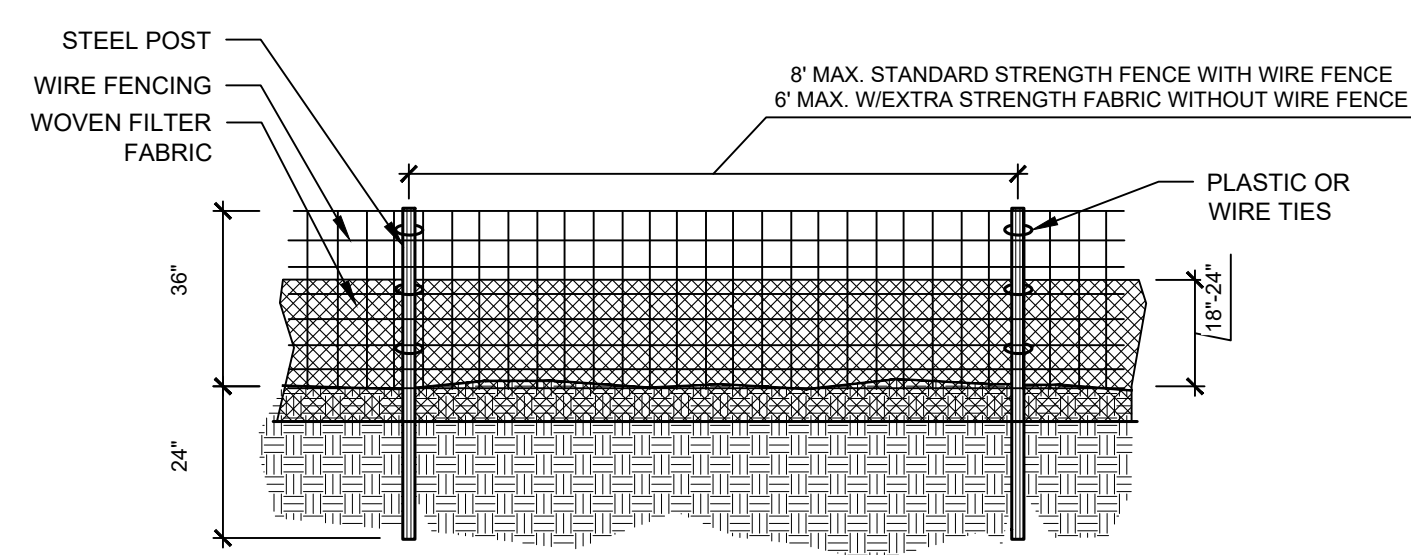
EROSION
CONTROL
PLAN

Sheet No:
C302

1. ALL UTILITY CONSTRUCTION (PRIVATE AND PUBLIC) SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODE REQUIREMENTS.
2. CONTRACTOR IS REQUIRED TO SCHEDULING ANY REQUIRED PRE-CONSTRUCTION MEETING WITH UTILITY PROVIDERS PRIOR TO INSTALLATION OF ANY UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES (STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, ETC.) PRIOR TO CONSTRUCTION. INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND ACTUAL FIELD CONDITIONS ARE FOUND.
5. MINIMUM COVER FOR ALL SANITARY SEWER LINES SHALL BE 3'-0". DUCTILE IRON PIPE SHALL BE SUBSTITUTED WHEN MINIMUM COVER CAN NOT BE MAINTAINED.
6. THE STANDARD DEPTH OF COVER FOR WATER LINES SHALL BE 3'-0" MIN. EXCEPT AT VALVE OR HYDRANT LOCATIONS, OR OTHER SPECIAL CONDITIONS.
7. THE CONNECTION TO EXISTING WATER MAINS SHALL BE PERFORMED ONLY AFTER ALL PRESSURE TESTING AND CHLORINATION ARE SUCCESSFULLY COMPLETED AND THE LOCAL REVIEW AUTHORITY HAS APPROVED THE CONNECTION. THE CONTRACTOR SHALL AVOID DISRUPTING EXISTING SERVICE.
8. REFER TO PLUMBING DRAWING SERIES FOR THE LOCATION OF WATER AND SANITARY SEWER SERVICE CONNECTIONS AT THE BUILDING.
9. UNLESS OTHERWISE NOTED, THE PHYSICAL CONNECTION BETWEEN THE SITE UTILITY LINES AND THE PIPE INSTALLED BY THE PLUMBING CONTRACTOR SHALL BE MADE BY THE SITE UTILITY CONTRACTOR.
10. PIPE LENGTHS SHOWN ON PLAN ARE THE ENGINEER'S ESTIMATE USED TO COMPUTE PIPE SLOPES AND INVERTS AND SHALL NOT BE CONSTRUED BY THE CONTRACTOR TO REPRESENT THE ACTUAL QUANTITY OF PIPE REQUIRED.
11. IF WATER LINE CROSSES OVER SANITARY SEWER WITH LESS THAN 24" INCHES VERTICAL CLEARANCE BOTH PIPES SHALL BE DUCTILE IRON 10" EACH SIDE. IF WATER CROSSES UNDER THE SEWER REGARDLESS OF CLEARANCE, BOTH PIPES SHALL BE DUCTILE IRON 10" EACH SIDE. IF WATER LINE RUNS PARALLEL TO SEWER LINE WITH LESS THAN 24" VERTICAL CLEARANCE AND LESS THAN 10' SIDE CLEARANCE BOTH PIPES SHALL BE DUCTILE IRON.
12. ALL CONSTRUCTION SHALL ADHERE TO THE BRUNSWICK COUNTY, CITY OF SOUTHPORT AND NCDEQ STANDARDS. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE MOST STRINGENT SHALL APPLY.
13. IF REQUIRED BY NUMBER 10 ABOVE, REPLACE EXISTING SEWER WITH DUCTILE IRON PIPE, CLASS 350 WORKING PRESSURE WITH GASKETED JOINTS, 10" EACH SIDE OF WATER MAIN.
14. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS REQUIRED BACKFLOW PREVENTER.
15. EACH REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY THE COUNTY AN APPROVED PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.
16. INVERTS SHOWN ARE TO CENTER OF STRUCTURE. SLOPE ACROSS BOTTOM OF EFFLUENT SEWER MANHOLES SHALL AT LEAST MATCH THE MINIMUM SLOPE OF THE EFFLUENT PIPE.
17. CONTRACTOR IS REQUIRED TO REQUEST ANY REQUIRED UTILITY INSPECTION AND PROVIDE DOCUMENTATION OF PASSING INSPECTION TO THE ENGINEER PRIOR TO USE.
18. BRUNSWICK COUNTY MUST BE ONSITE TO WITNESS THE METER RELOCATION AND ALL METER AND NEW TAP INSTALLATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WORK WITH BRUNSWICK COUNTY.
19. THE CITY OF SOUTHPORT MUST BE ONSITE TO WITNESS SEWER CONNECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WORK WITH THE CITY OF SOUTHPORT.

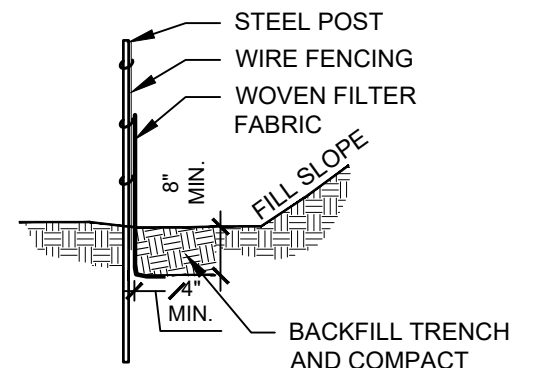
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	EXISTING IRON PIN		PROPOSED CURB AND GUTTER
	EXISTING LIGHT POLE		PROPERTY LINE
	PROPOSED LIGHT POLE		EXISTING FENCE
	EXISTING UTILITY POLE		EXISTING UNDERGROUND ELECTRIC LINE
	RIGHT-OF-WAY		EXISTING OVERHEAD ELECTRIC LINE
	EXISTING FIRE HYDRANT		EXISTING UNDERGROUND TELEPHONE LINE
	PROPOSED FIRE HYDRANT		EXISTING SANITARY SEWER LINE
	PROPOSED FIRE DEPT. CONNECTION		PROPOSED SANITARY SEWER LINE
	EXISTING WATER VALVE		EXISTING WATER LINE
	PROPOSED WATER VALVE		PROPOSED WATER LINE
	PROPOSED CHECK VALVE		EXISTING CONTOUR LINE
	PROPOSED POST INDICATOR VALVE		PROPOSED CONTOUR LINE
	EXISTING WATER METER		EXISTING STORM DRAINAGE PIPE
	PROPOSED WATER METER		PROPOSED STORM DRAINAGE PIPE
	PROPOSED BACKFLOW PREVENTER		EXISTING GAS LINE
	EXISTING SEWER MANHOLE		PROPOSED GAS LINE
	PROPOSED SEWER MANHOLE		EXISTING STORM MANHOLE
	EXISTING CLEANOUT		PROPOSED STORM MANHOLE
	PROPOSED CLEANOUT		EXISTING EASEMENT
	EXISTING DRAINAGE STRUCTURE		
	PROPOSED DRAINAGE STRUCTURE		
	EXISTING GAS VALVE		
	EXISTING GAS METER		





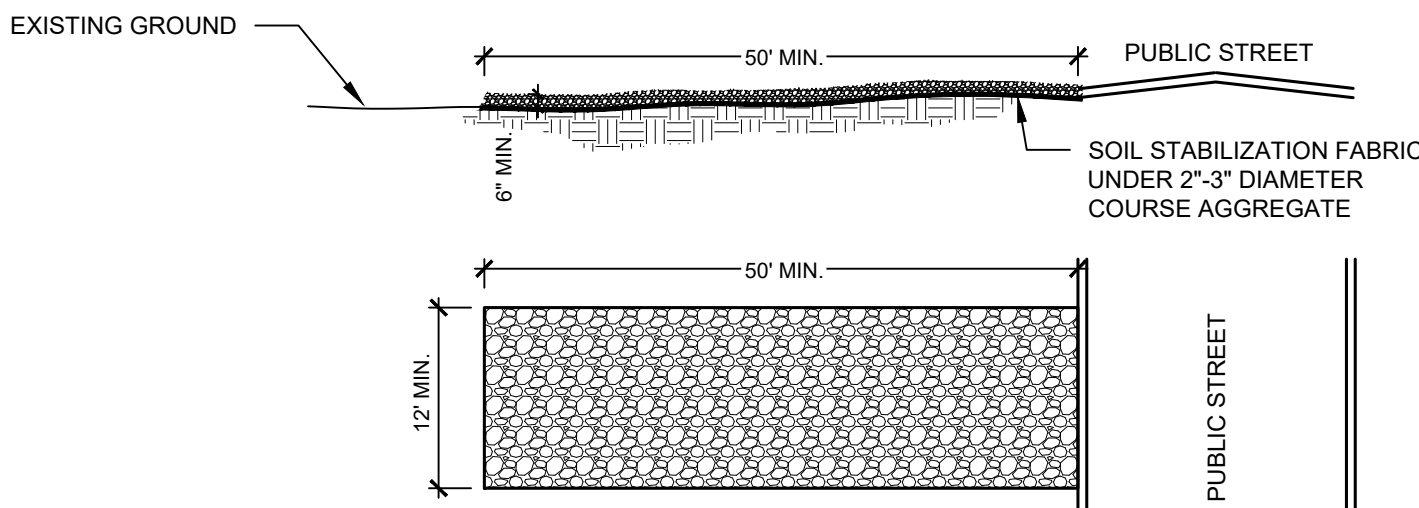
GENERAL NOTES:

1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. WOVEN FILTER FABRIC USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
3. STEEL POSTS SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4. WIRE FENCINGS SHALL BE AT LEAST #10 GAGE WITH A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
5. TURN SILT FENCE UP SLOPE AT ENDS.
6. WIRE MESH SHALL BE MIN. 1/4 GAGE WITH MAXIMUM 6" OPENINGS.
7. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE (WITHIN 5 FT.) WHEN GRADING IS ADJACENT TO SWIM BUFFERS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES).



MAINTENANCE NOTES:

1. INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL EVENT. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
2. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
3. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
4. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



NOTES:

1. A STABILIZED ENTRANCE PAD OF 2"-3" COURSE AGGREGATE SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
2. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE MAY BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN.
6. SOIL STABILIZATION FABRIC (AS SPECIFIED BY THE DESIGNER) SHALL BE USED.

CONSTRUCTION SPECIFICATIONS:

1. CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND PROPERLY GRADE IT.
2. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.
3. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.
4. USE GEOTEXTILE FABRICS BECAUSE THEY IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

MAINTENANCE:

1. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH 2-INCH STONE. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS.

SEEDING MIXTURE SPECIES RYE (GRAIN)

RATE (LB/ACRE)
120

SEEDING DATES

MOUNTAINS-AUG. 15 - DEC. 30
COASTAL PLAIN AND PIEDMONT-AUG. 15 - DEC. 30

SOIL AMENDMENTS

FOLLOW SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/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 DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

REPAIR AND RE-FERTILIZE DAMAGED AREAS IMMEDIATELY. TOPDRESS WITH 50 LB/ACRE OF NITROGEN IN MARCH. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/ACRE KOBE (PIEDMONT AND COSTAL PLAIN) OR KOREAN (MOUNTAINS) LESPEDEZA IN LATE FEBRUARY OR EARLY MARCH.

SEEDING MIXTURE SPECIES

GERMAN MILLET

RATE (LB/ACRE)
40

IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUDAGRASS MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE.

SEEDING DATES

PIEDMONT-MAY 15 - AUG. 15
MOUNTAINS-MAY 1 - AUG. 15
COASTAL PLAIN-APR. 15 - AUG. 15

SOIL AMENDMENTS

FOLLOW SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/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 DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED. REFERTILIZE, AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

TEMPORARY SEEDING RECOMMENDATIONS FOR FALL

TEMPORARY SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

TEMPORARY SEEDING RECOMMENDATIONS FOR SUMMER

SEEDING MIXTURE SPECIES

ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COSTAL PLAIN, KOREAN IN MOUNTAINS)

RATE (LB/ACRE)
50

OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXCEED BEYOND JUNE.

SEEDING DATES

MOUNTAINS-ABOVE 2,000 FEET: FEB. 15 - MAY 15
BELOW 2,000 FEET: FEB. 1 - MAY 1
PIEDMONT-JAN. 1 - MAY 1
COASTAL PLAIN-DEC. 1 - APRIL 15

SOIL AMENDMENTS

FOLLOW SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/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 DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED. REFERTILIZE, AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

TEMPORARY SEEDING RECOMMENDATIONS FOR LATE WINTER AND EARLY SPRING

TEMPORARY SEEDING RECOMMENDATIONS FOR SUMMER

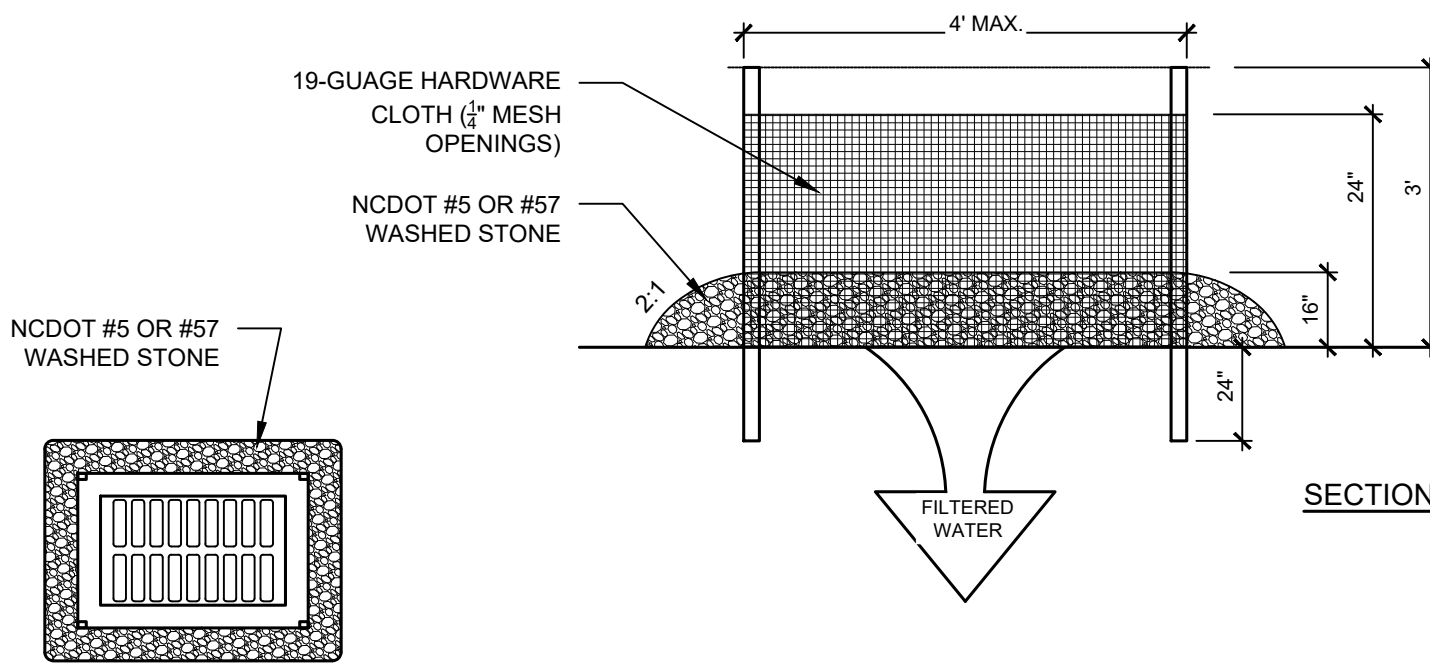


FIGURE 6.51A HARDWARE CLOTH AND GRAVEL INLET PROTECTION PLAN

CONSTRUCTION SPECIFICATIONS

1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING INLET.
2. DRIVE 4-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET. A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (NCDOT#5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUND COVER.

MAINTENANCE

INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

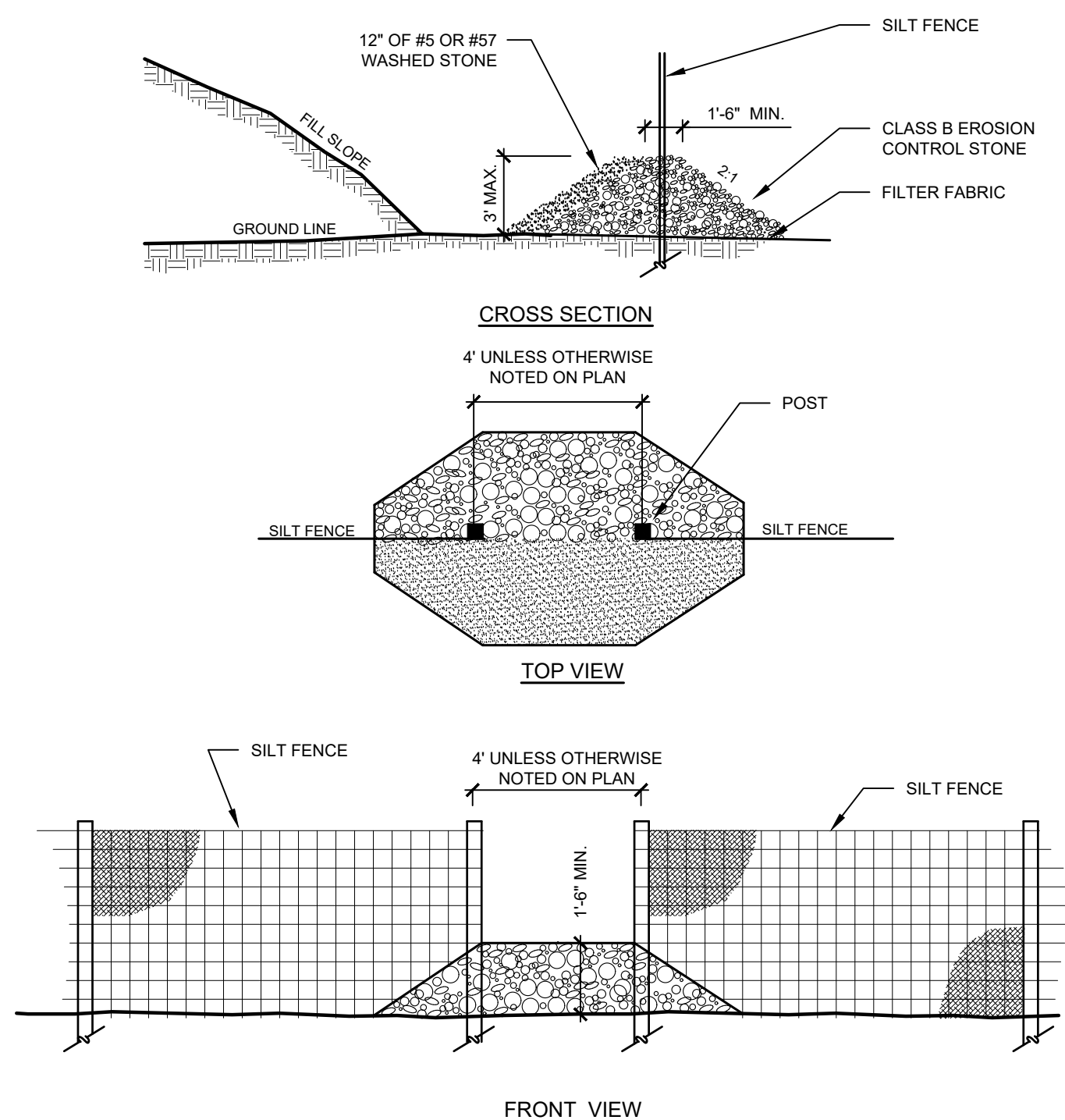
REFERENCES

1. INLET PROTECTION
2. 6.52. BLOCK AND GRAVEL INLET PROTECTION
3. 6.54. ROCK DOUGHNUT INLET PROTECTION

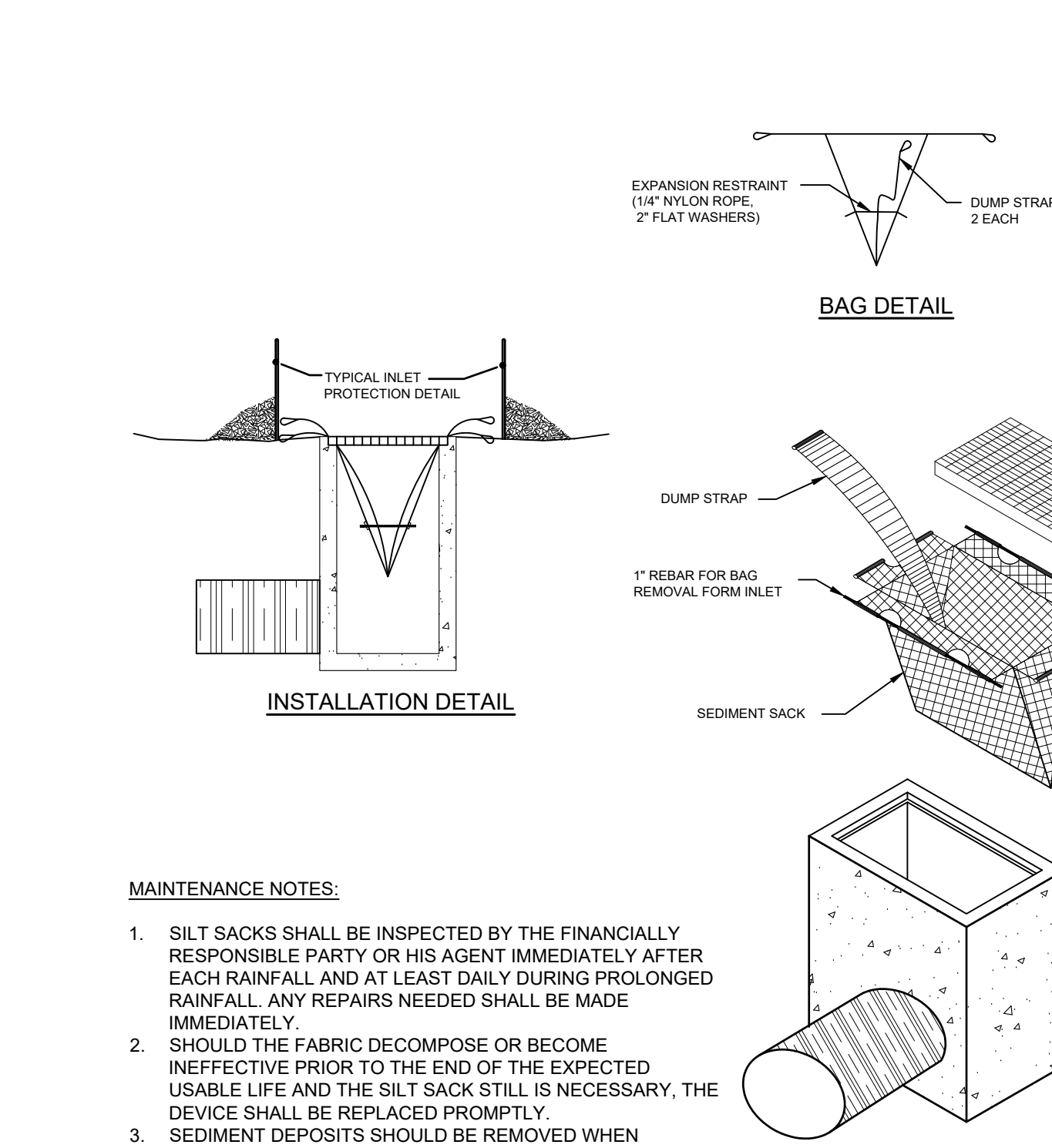
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROADS AND STRUCTURES

1 Temporary Silt Fence

NCDEQ STD. 6.62



5 Temporary Stone Dam in Silt Fence Opening N.T.S.



MAINTENANCE NOTES:

1. SILT SACKS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE SILT SACK STILL IS NECESSARY, THE DEVICE SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE SILT SACKS.

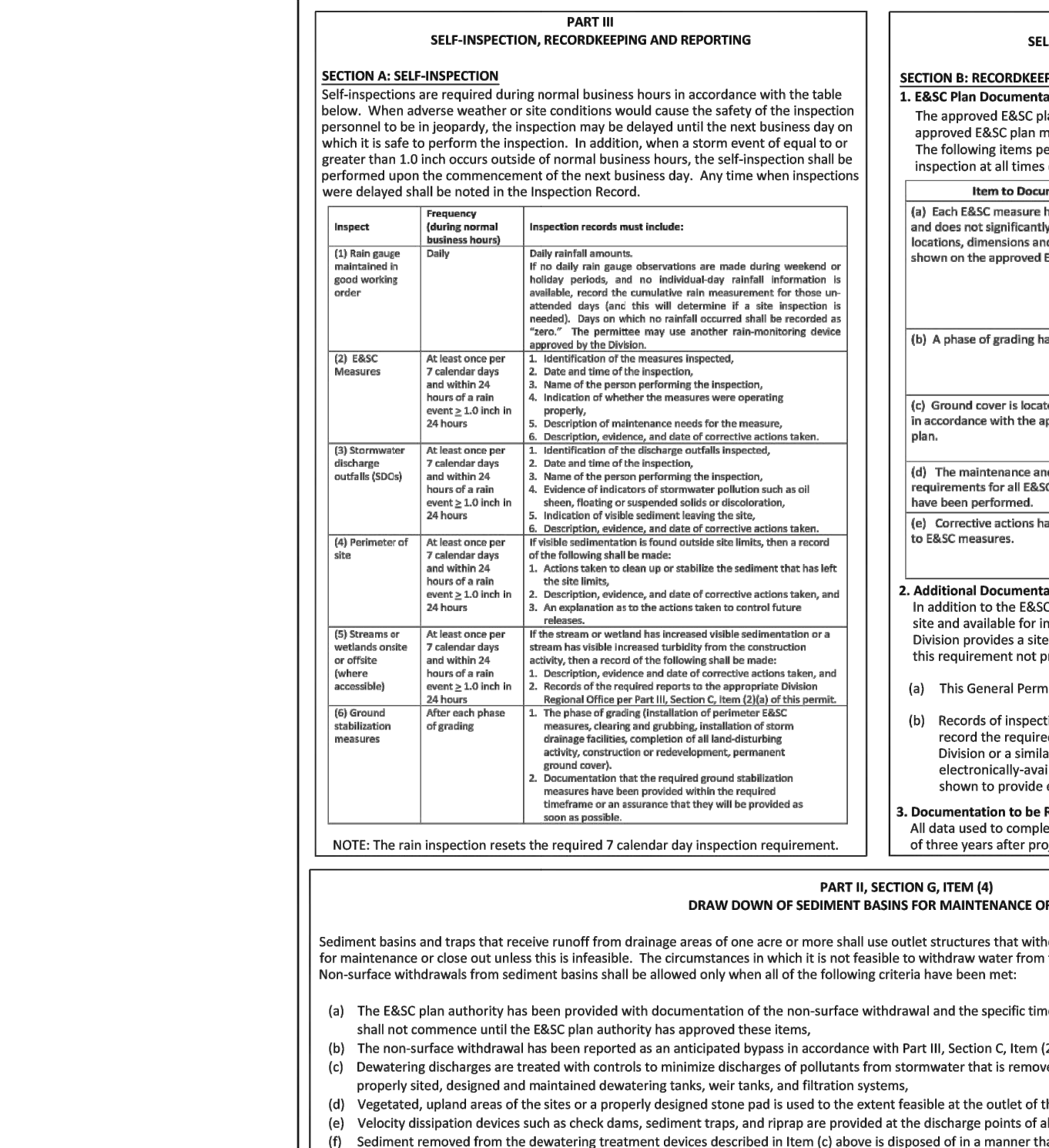
2 Temporary Gravel Construction Entrance

NCDEQ STD. 6.06



2 Temporary Gravel Construction Entrance

NCDEQ STD. 6.06



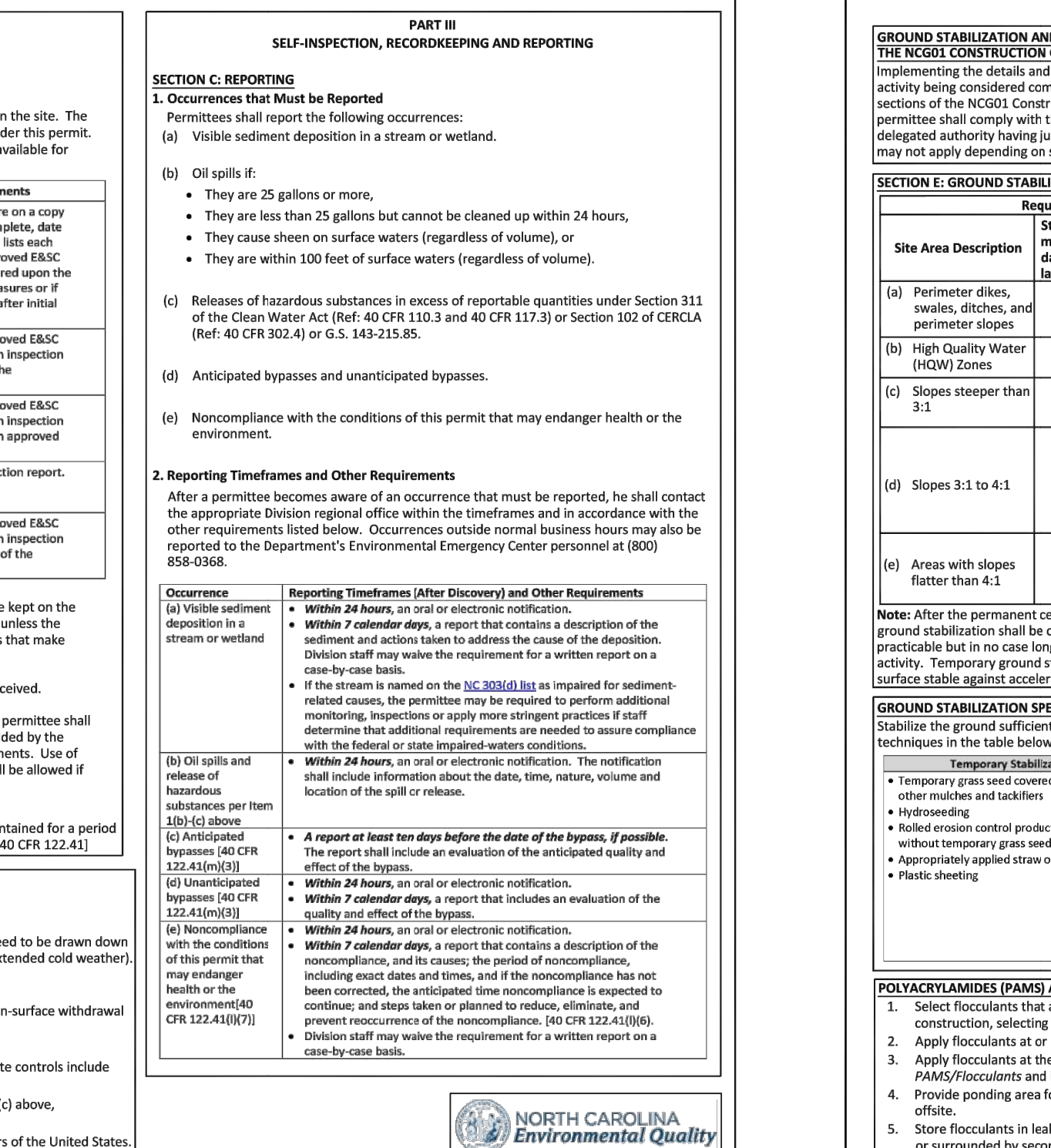
3 Seeding Specifications for Temporary Erosion Control

NCDEQ STD. 6.10



3 Seeding Specifications for Temporary Erosion Control

NCDEQ STD. 6.10



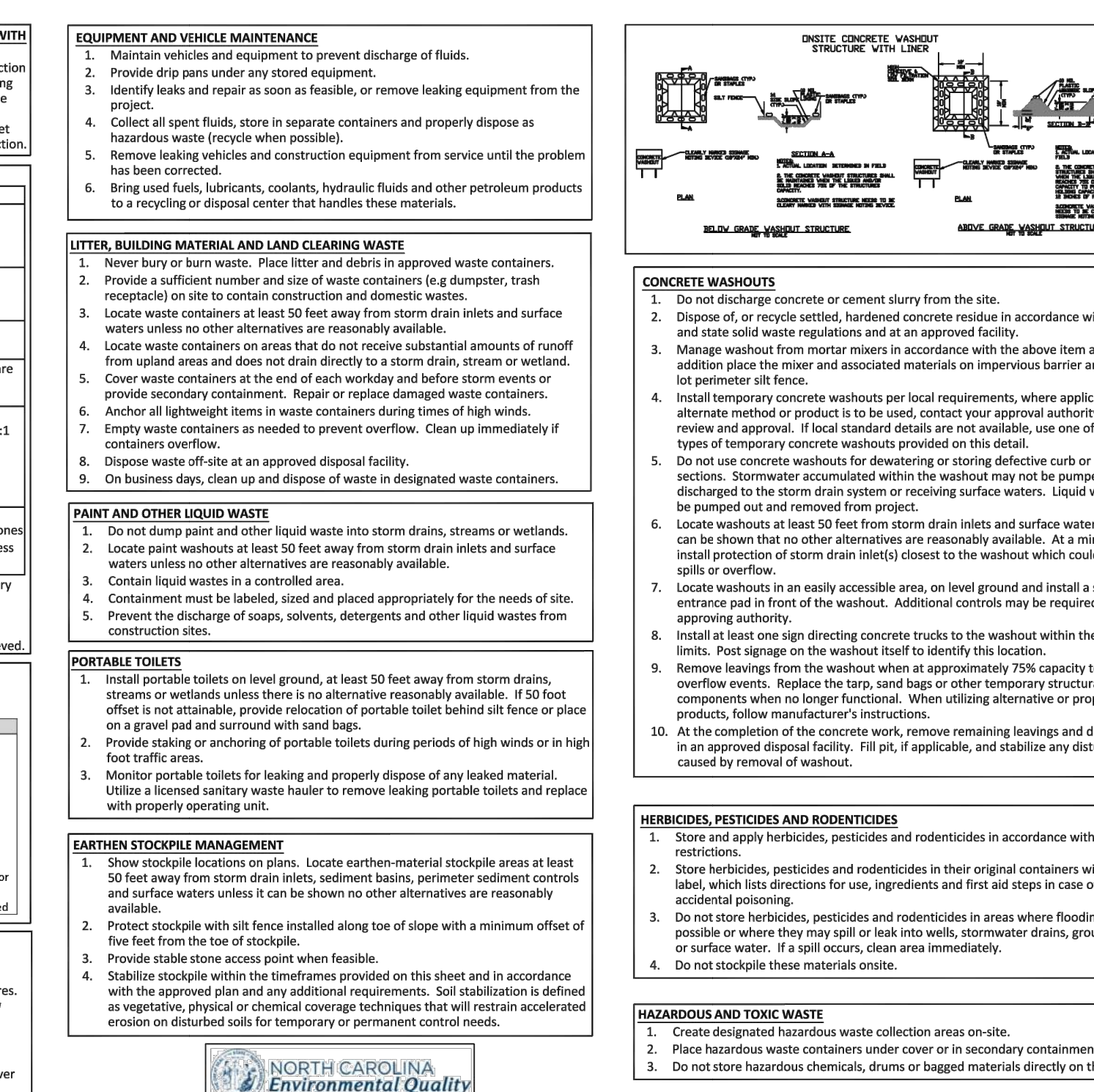
4 Hardware Cloth and Gravel Inlet Protection

NCDEQ STD. 6.51



4 Hardware Cloth and Gravel Inlet Protection

NCDEQ STD. 6.51

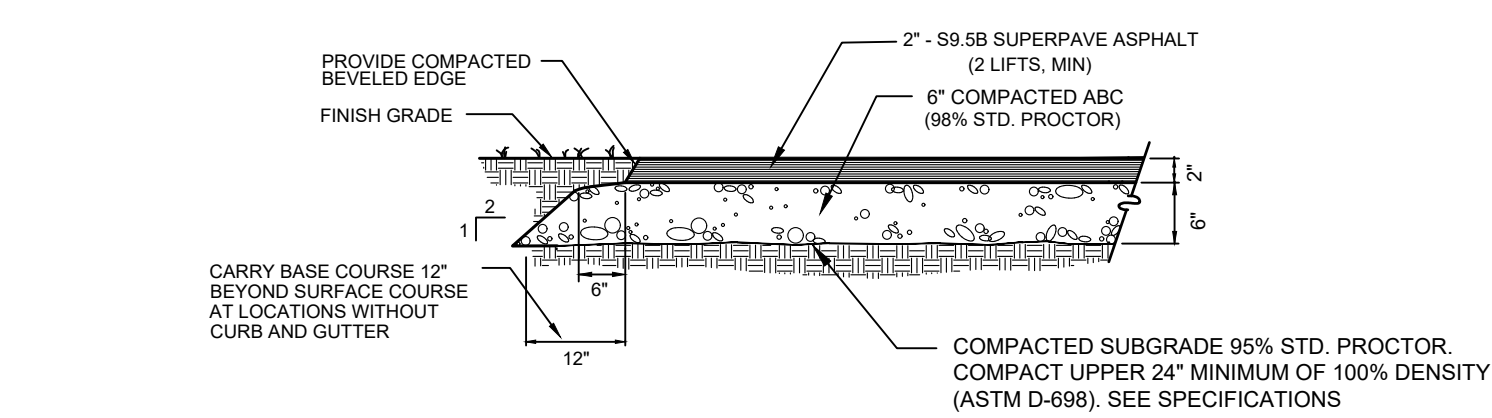


PART II SELF-INSPECTION, RECORDKEEPING AND REPORTING

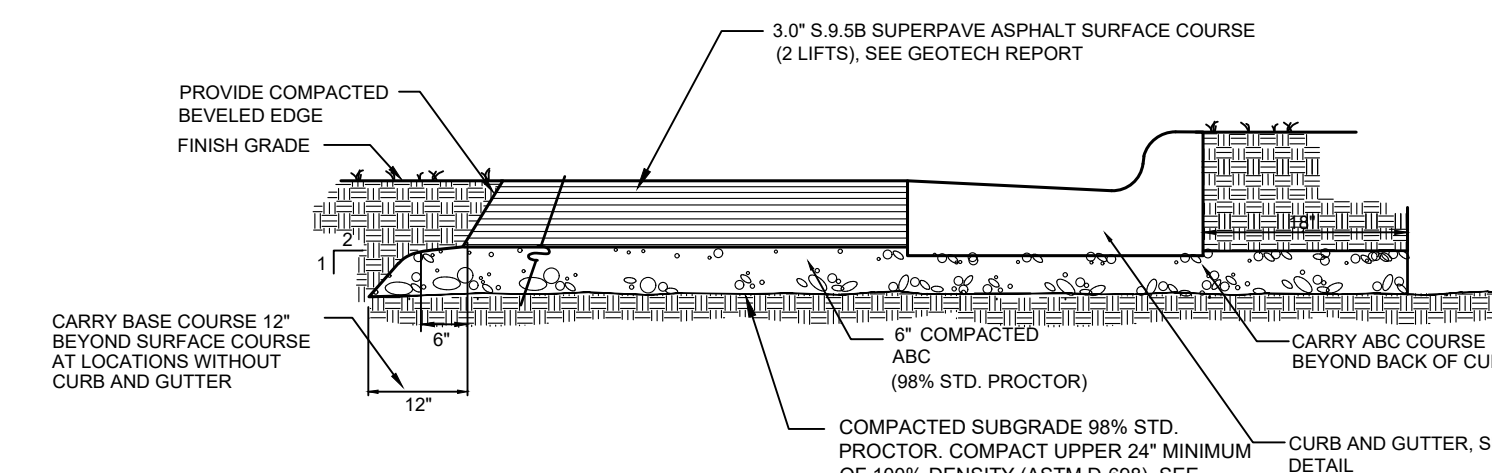
SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions prevent 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 such cases, when a storm event of 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.

Inspection	Frequency	Inspection record must include:
(1) Visual general inspection	At least once per calendar day	1. Date and time of inspection. 2. Name of the person performing the inspection. 3. Description of whether the measures were inspected. 4. Name of the person performing the inspection. 5. Description of whether the measures were inspected. 6. Name of the person performing the inspection. 7. Description of whether the measures were inspected. 8. Name of the person performing the inspection. 9. Description of whether the measures were inspected. 10. Name of the person performing the inspection. 11. Description of whether the measures were inspected. 12. Name of the person performing the inspection. 13. Description of whether the measures were inspected. 14. Name of the person performing the inspection. 15. Description of whether the measures were inspected. 16. Name of the person performing the inspection. 17. Description of whether the measures were inspected. 18. Name of the person performing the inspection. 19. 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Standard Duty Paving Section

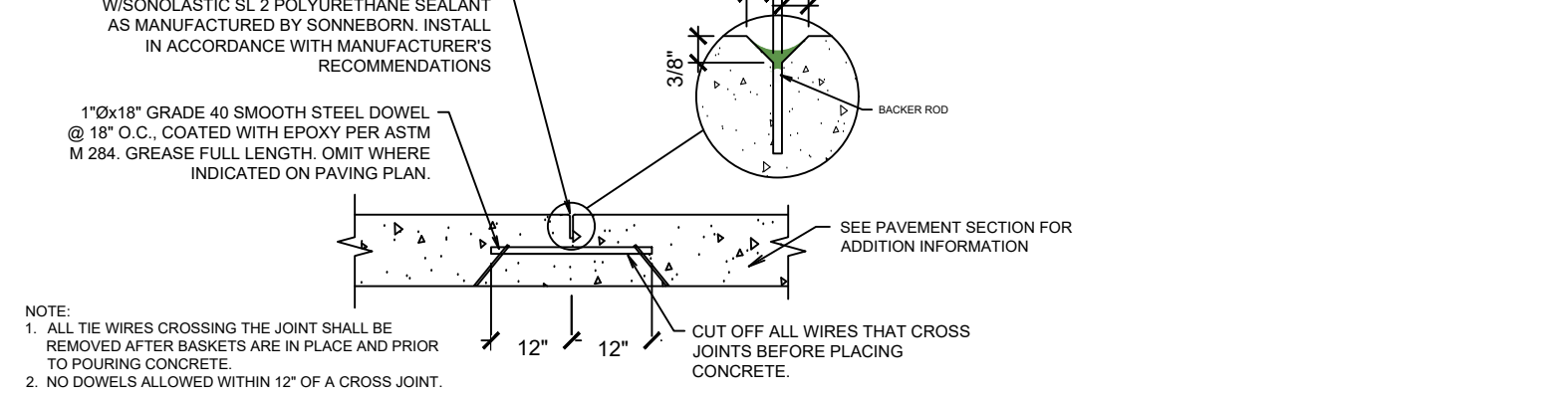


Heavy Duty Paving Section

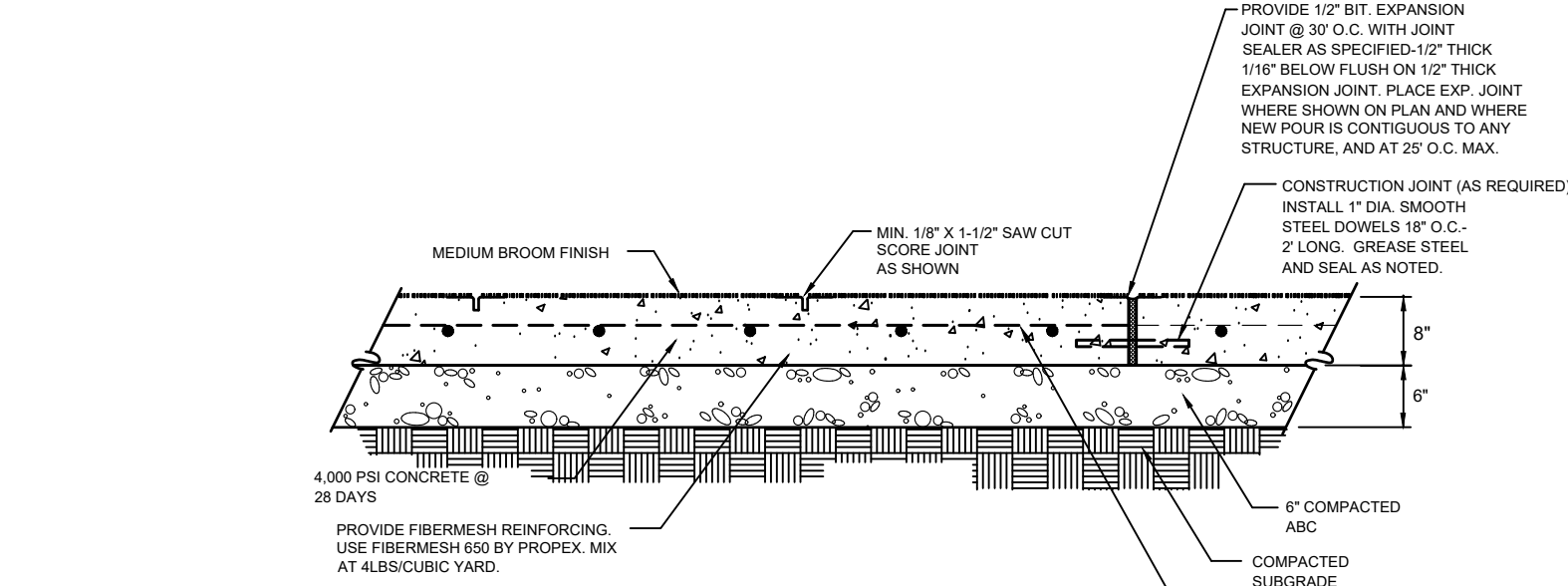
- NOTES:
1. PAVEMENT RECOMMENDATIONS PER GEOTECH REPORT BY ECS SOUTHEAST, LLP. ECS PROJECT NO. 22-32186 DATED SEPTEMBER 09, 2022.
 2. PERFORM COMPACTION IN ACCORDANCE WITH SECTION 520 OF THE MOST RECENT VERSION OF THE NCDOT STANDARD SPECIFICATION FOR ROADWAYS AND STRUCTURES.

1 Asphalt Pavement Detail

N.T.S.

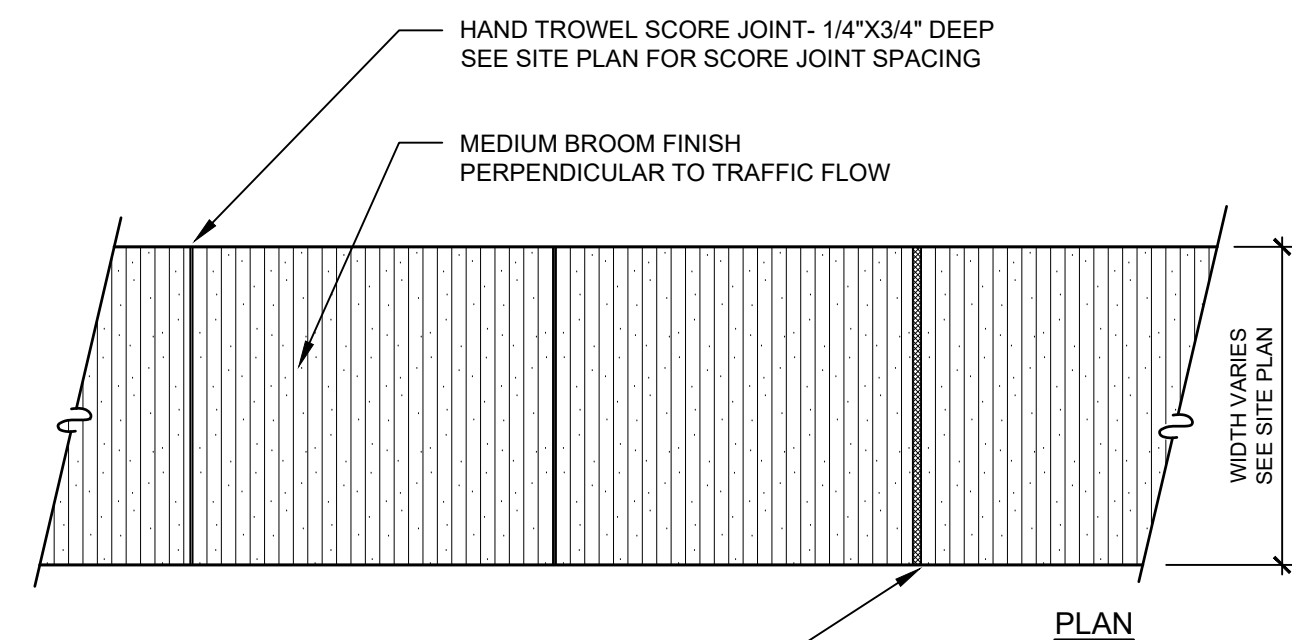


CONTRACTION JOINT DETAIL

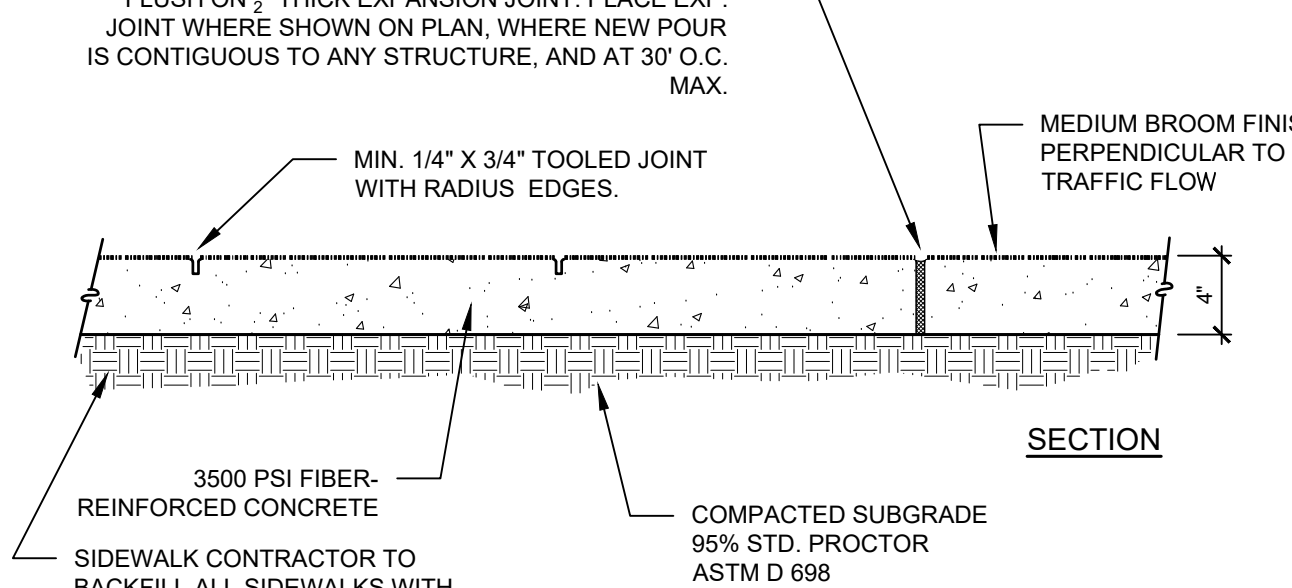


2 Concrete Paving - Heavy Duty

N.T.S.

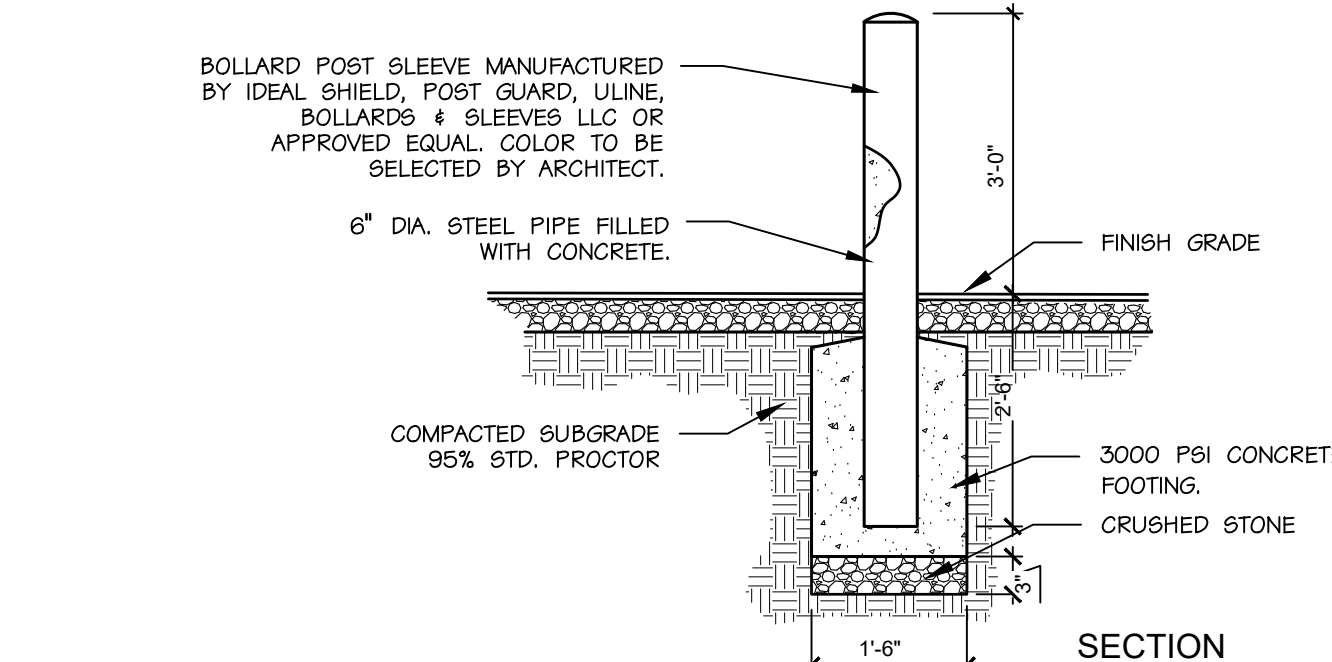


CONTRACTION JOINT DETAIL



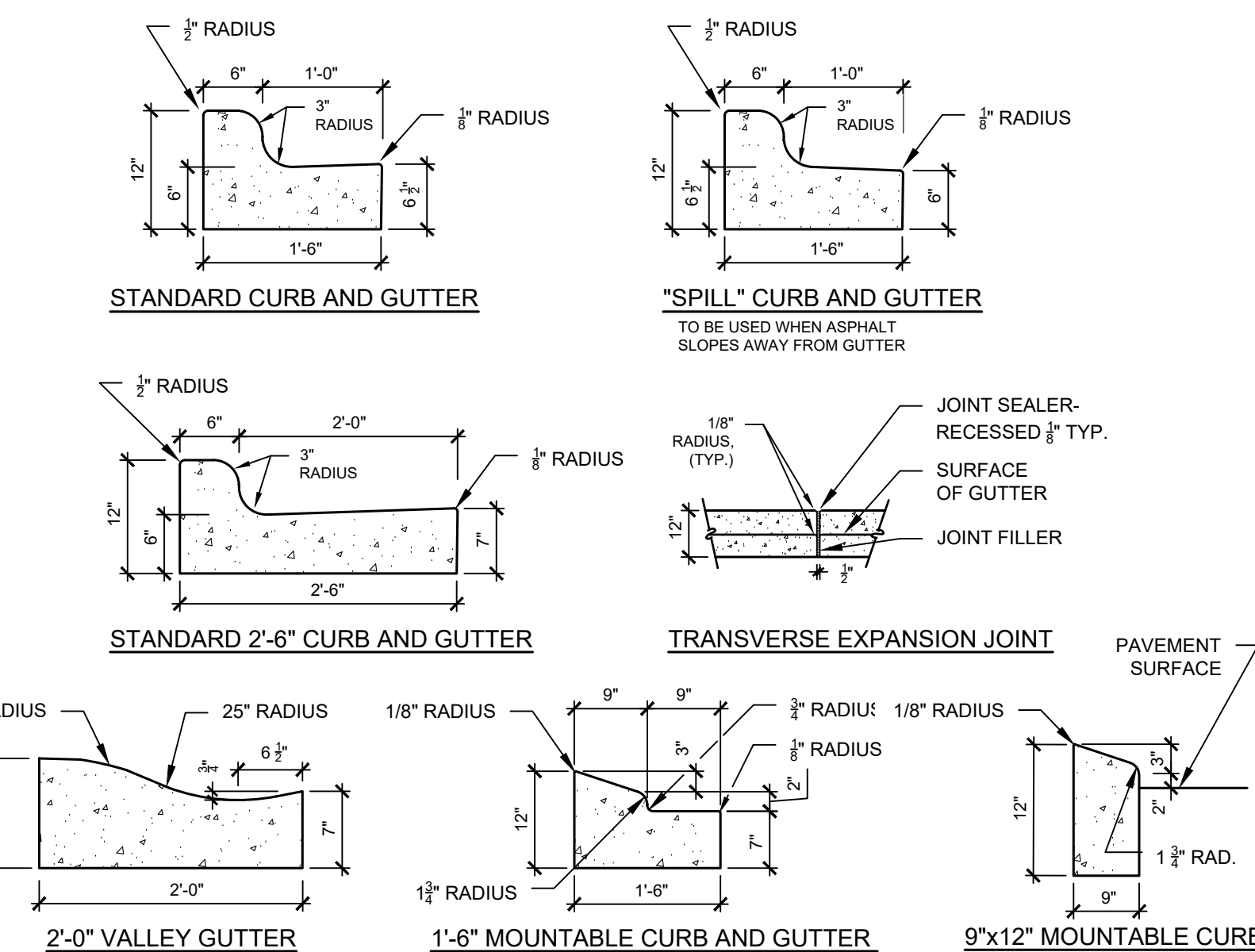
3 Concrete Sidewalk Detail

N.T.S.



CONTRACTION JOINT DETAIL

N.T.S.



- NOTES:
1. CONTRACTION JOINTS SHALL BE SPACED AT 10-FOOT INTERVALS. FOR VALLEY GUTTER, A 15-FOOT SPACING MAY BE USED WHEN A MACHINE IS USED. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
 2. CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES. A MINIMUM DEPTH OF 1 1/2" SHALL BE OBTAINED.
 3. ALL EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS, AND ADJACENT TO ALL RIGID OBJECTS. JOINTS SHALL MATCH LOCATIONS WITH JOINTS IN ADJUTING SIDEWALK.
 4. TOP 6" OF SUBGRADE BENEATH THE CURB AND GUTTER SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
 5. CURB SHALL BE DEPRESSED AT INTERSECTIONS TO PROVIDE FOR FUTURE ACCESSIBLE RAMPS.
 6. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 P.S.I. IN 28 DAYS.

5 Concrete Curb and Gutter Detail

N.T.S.

6 Flush Curb

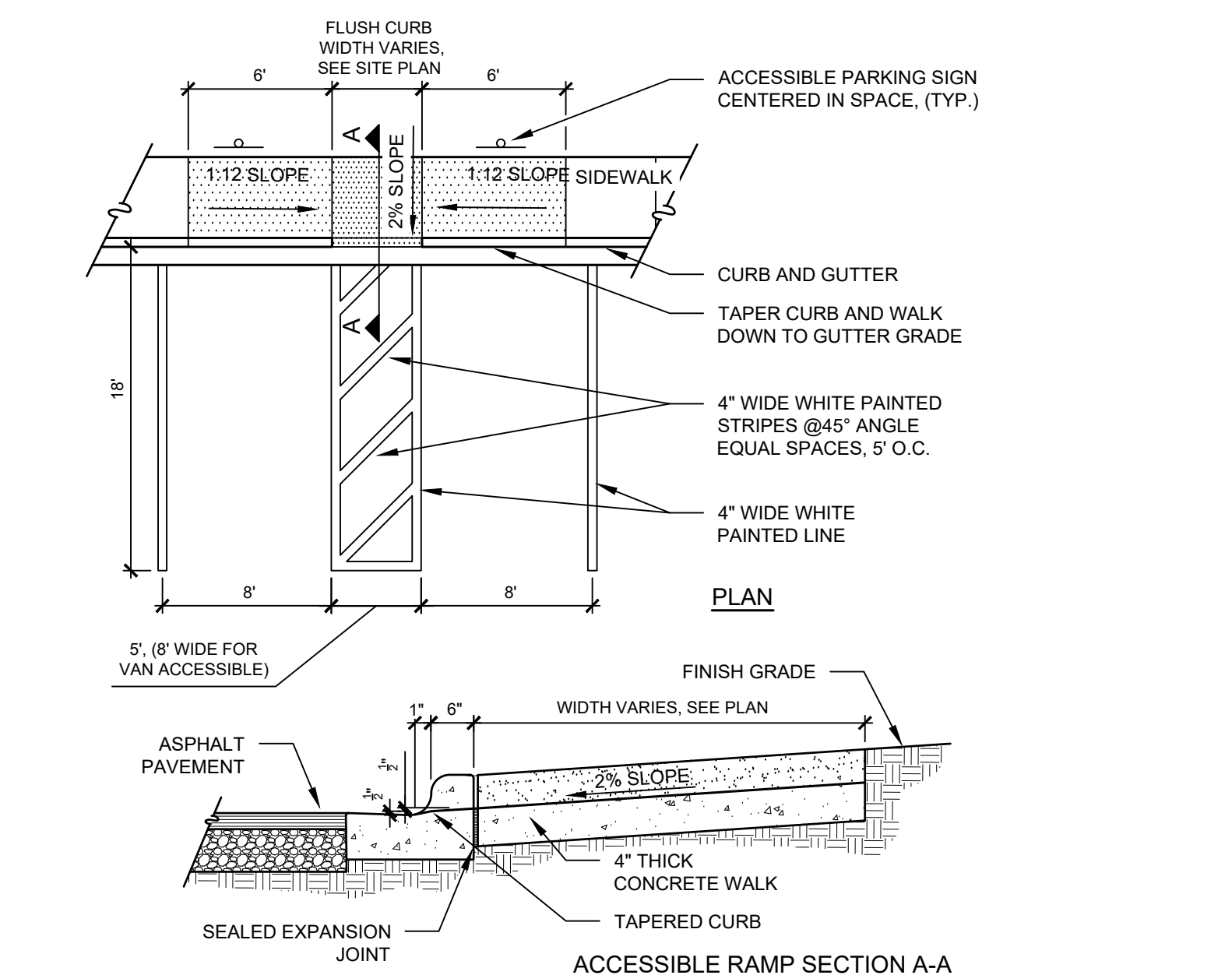
SCALE: N.T.S.

7 Curb Taper Detail

N.T.S.

8 Concrete Wheelstop Detail

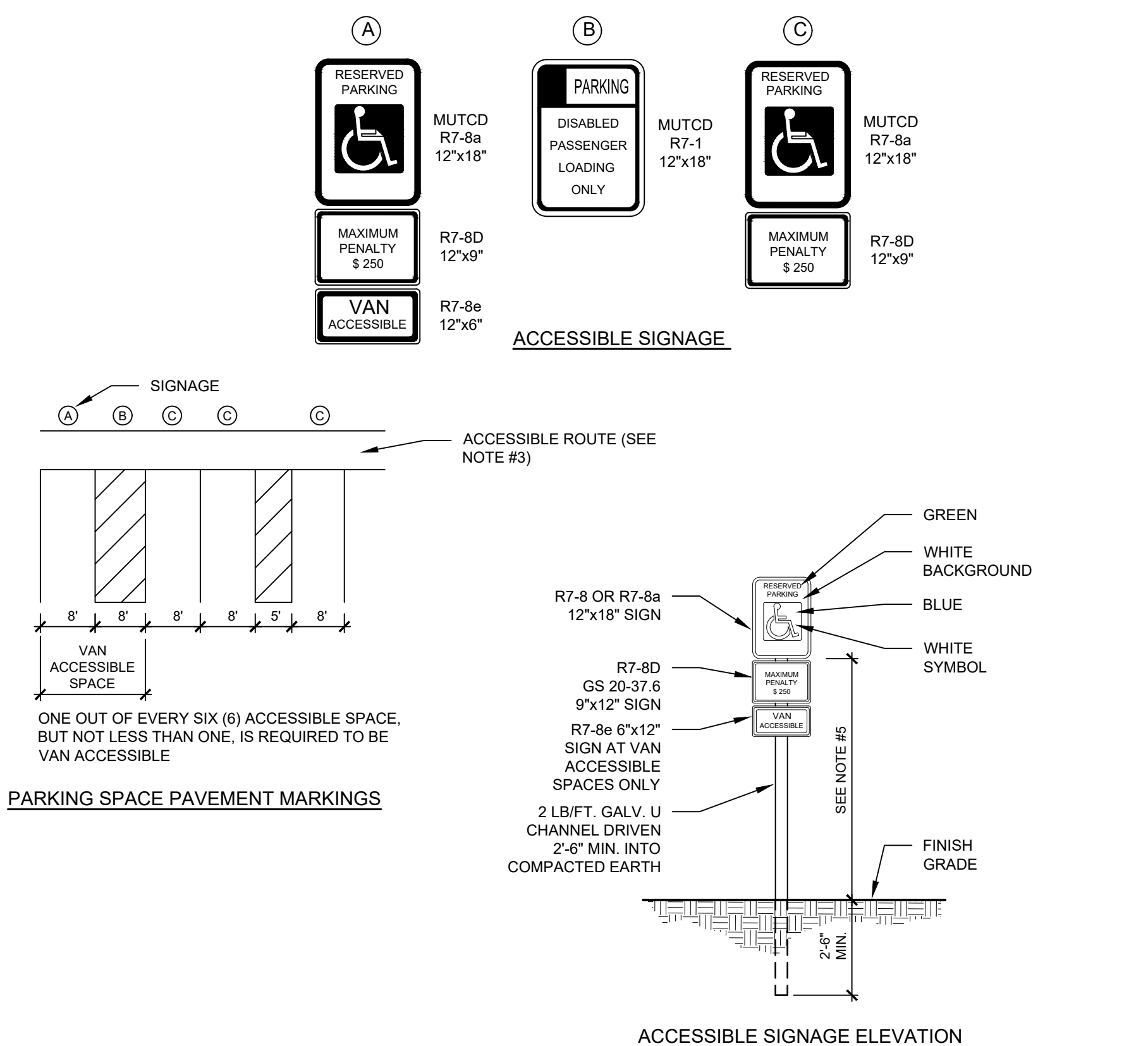
N.T.S.



- NOTES:
1. RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 1:12.
 2. GUTTER FLOW LINE AND PLAN PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA.
 3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.
 4. COORDINATE CONSTRUCTION TO COMPLY WITH LOCAL AND FEDERAL ADA STANDARDS.
 5. ALL 12"x18" ACCESSIBLE SIGNS (R7-8a AND R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
 6. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
 7. THE SURFACE OF THE RAMP SHALL BE FLUSH WITH THE FLOWLINE OF THE CURB AND GUTTER.
 8. REFER TO PLAN SHEETS FOR ALL GRADING AND RAMP LOCATIONS/CONFIGURATIONS.

9 Accessible Parking/Signage/Striping Detail

N.T.S.



9 Accessible Parking/Signage/Striping Detail

N.T.S.

10 Painted Crosswalk

N.T.S.



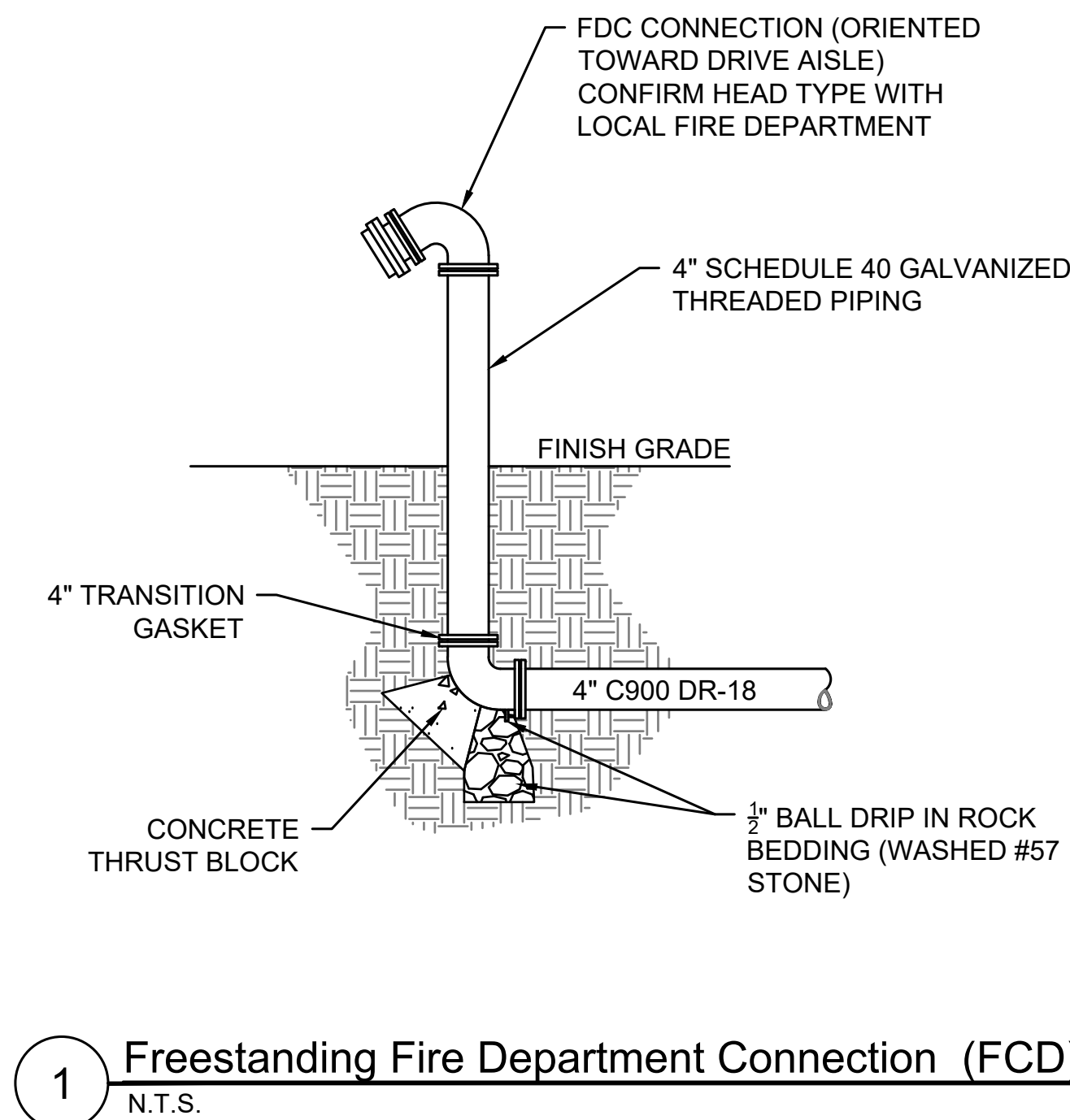


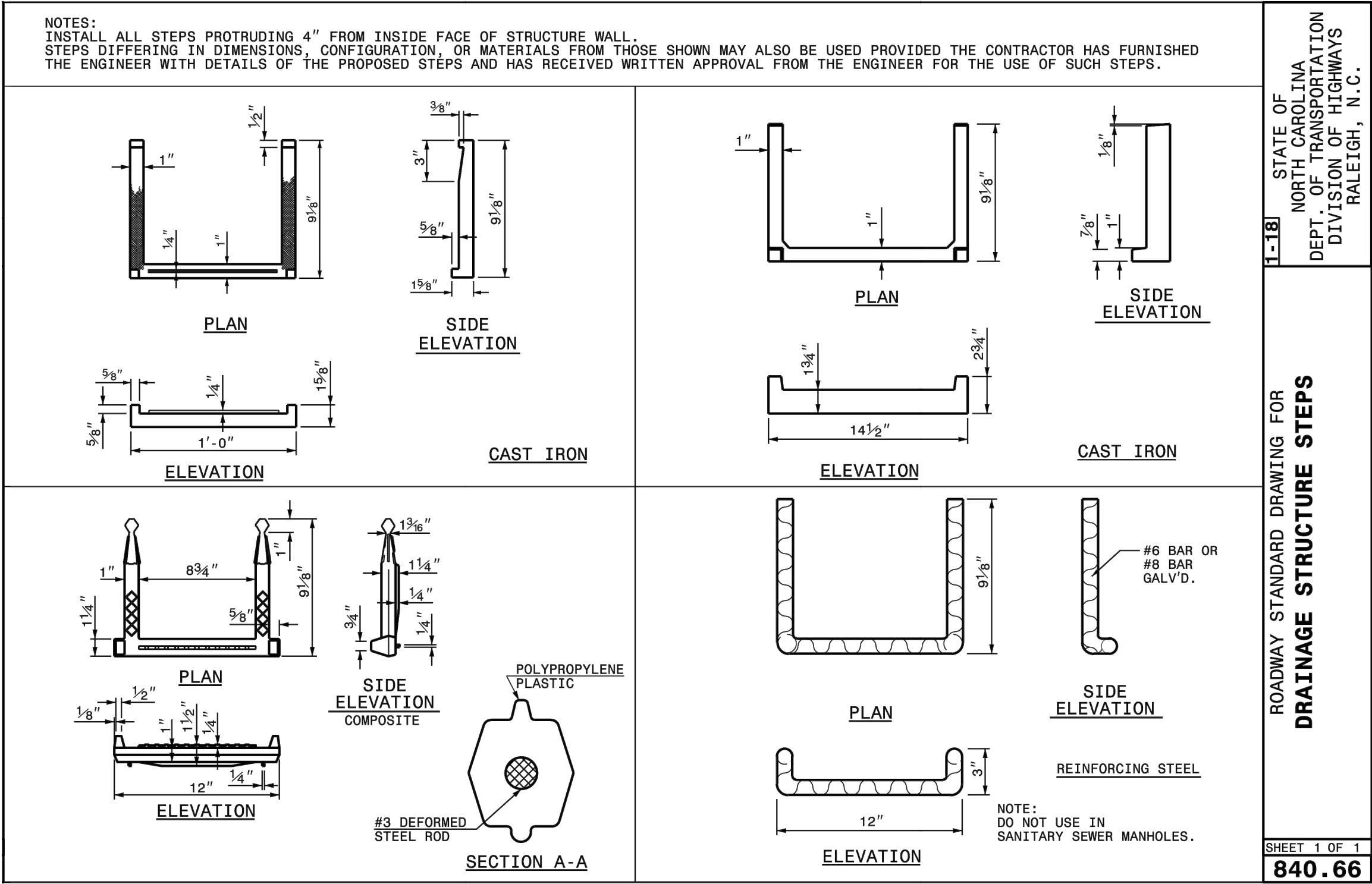
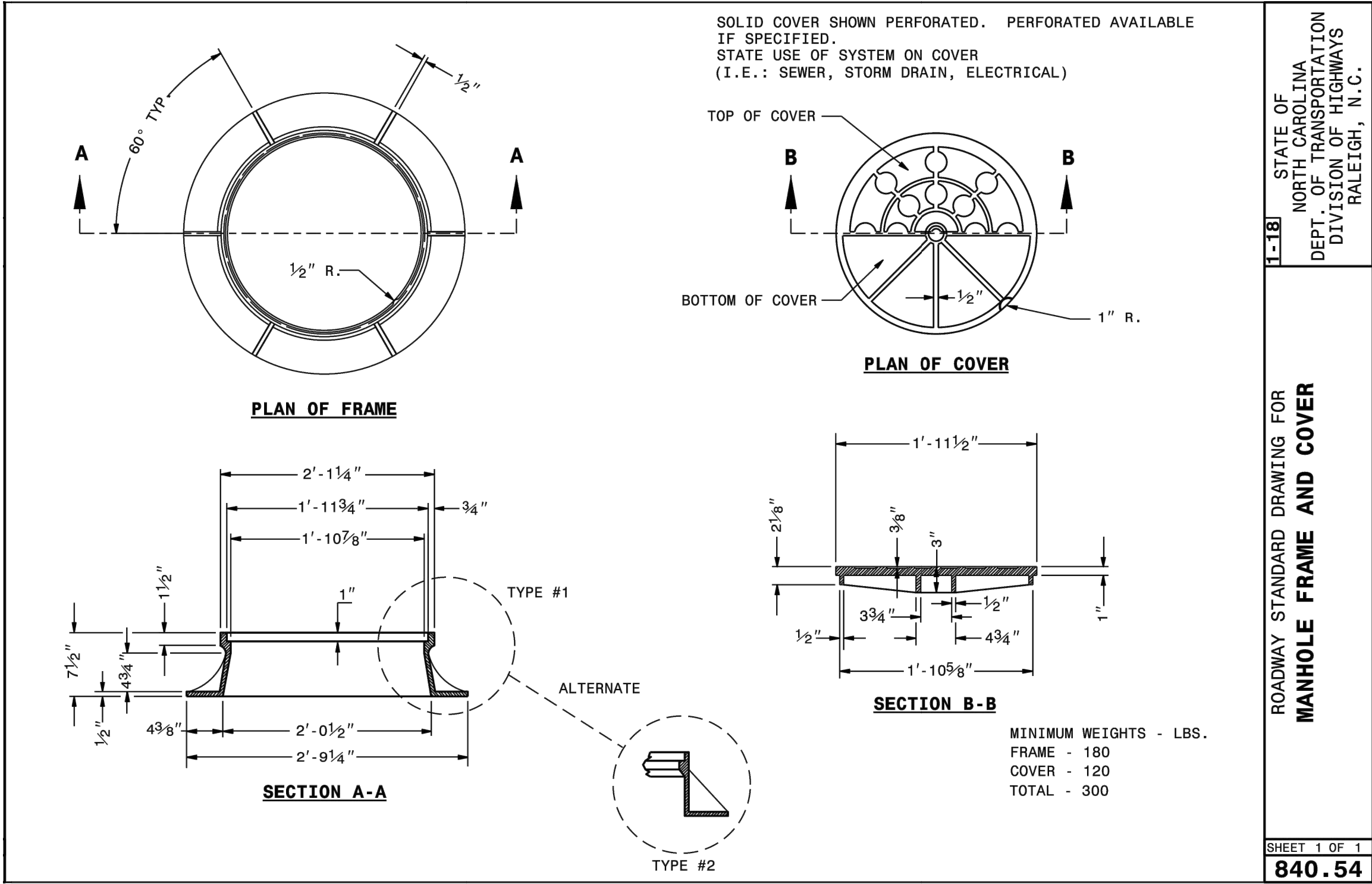
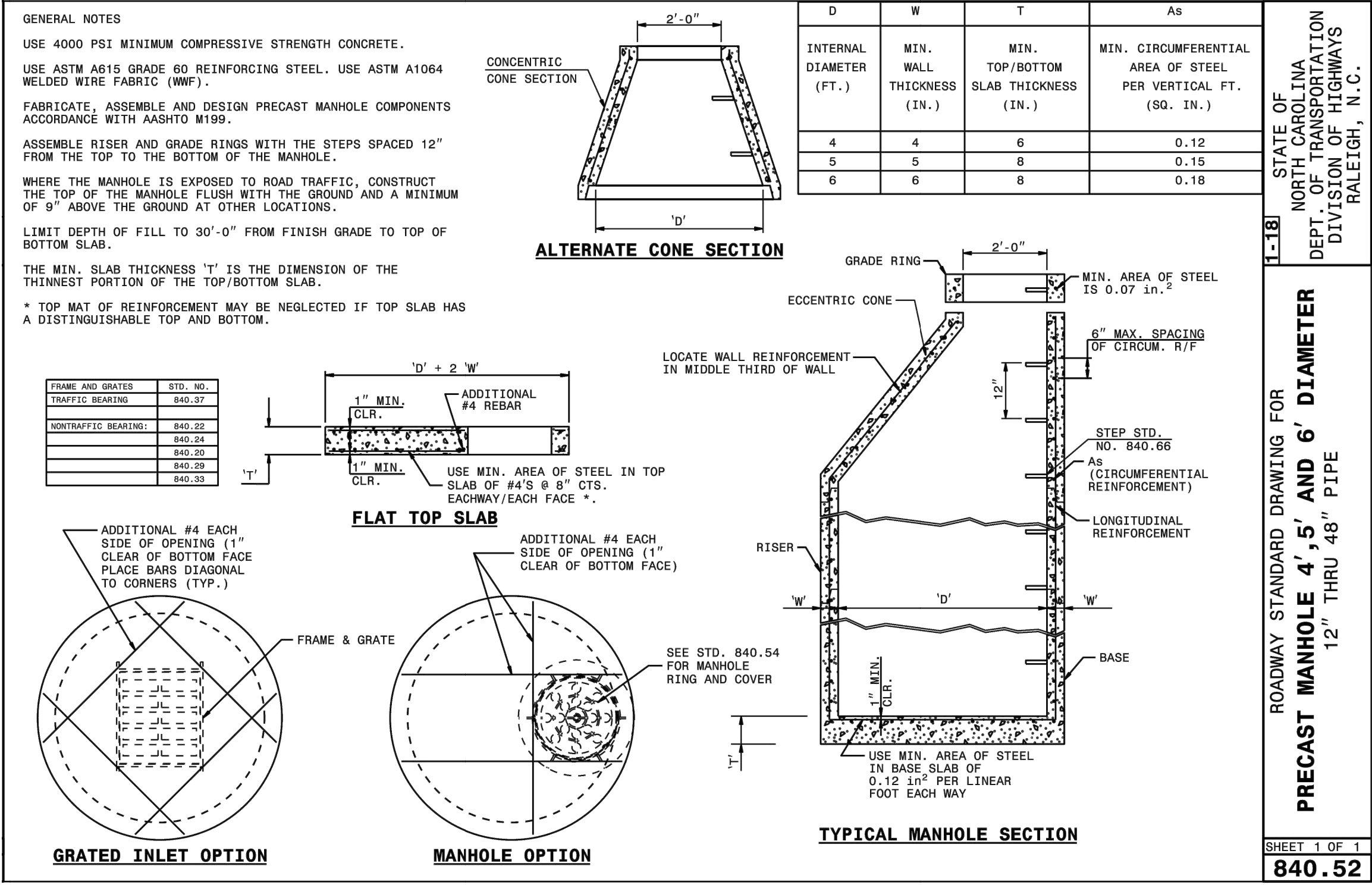
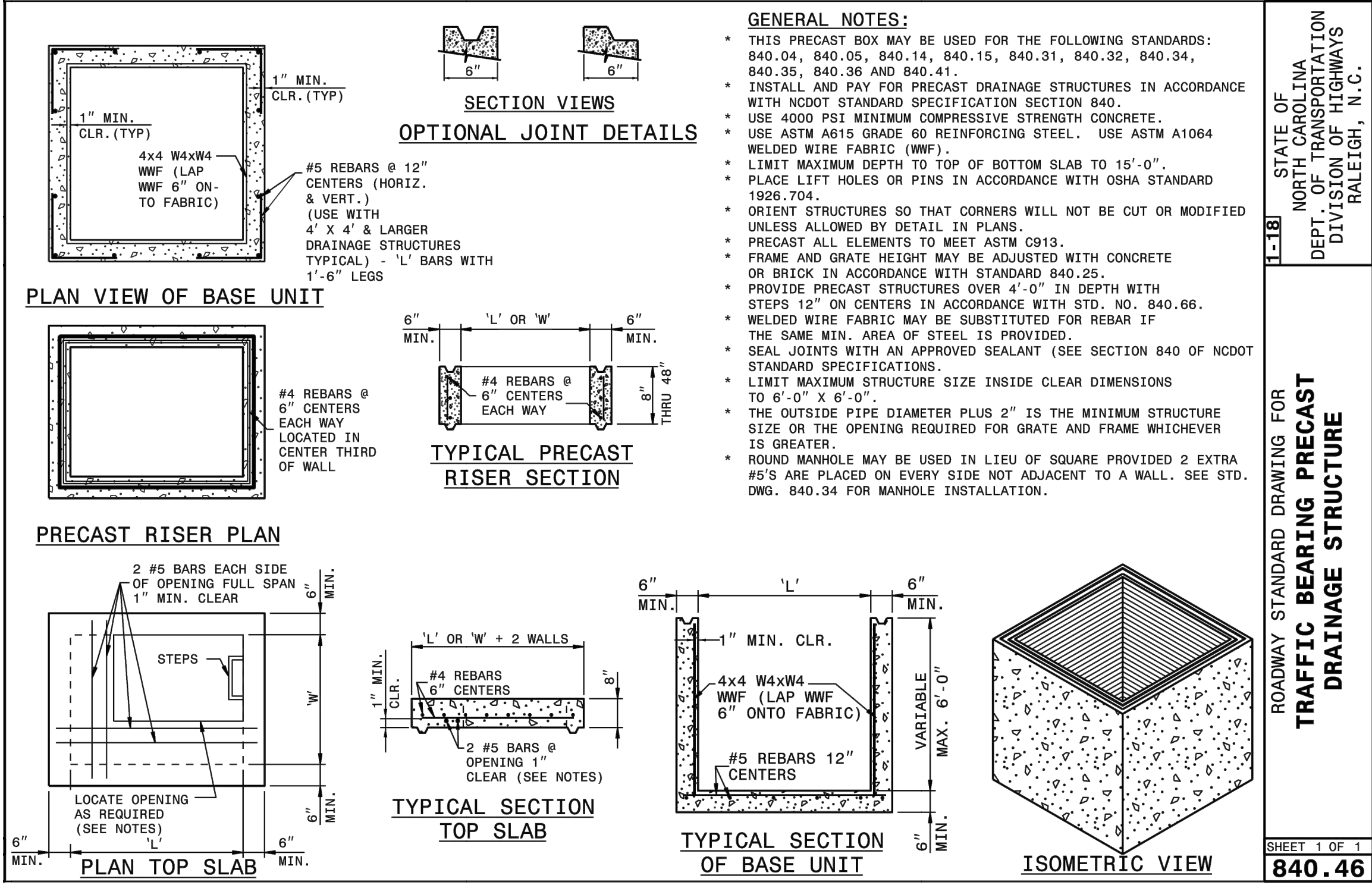
The Shoppes at Dutchman Village

**FINAL DESIGN
NOT FOR
CONSTRUCTION**

UTILITY DETAILS

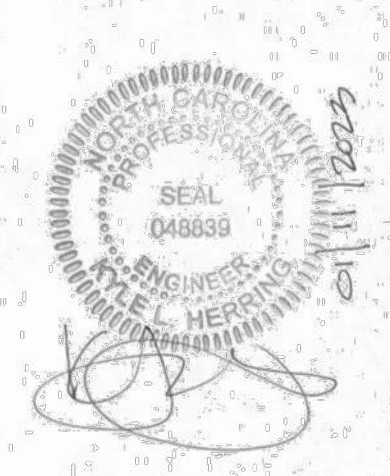
Page 34 of 50





1 NCDOT Standard Strucutre Details
N.T.S.

Seals:



Corp. NC License: F-1320

Sheet Title:

STORMDRAIN
DETAILS

Sheet No:
C503

SITE DATA:	
1. PARCEL ID: PARCEL G - 2210000209 PARCEL H - 2210000210	
2. PROJECT ADDRESS: 5020 J. SWAIN BLVD SOUTHPORT, NC	
3. PROPERTY DEED AND PLAT DB: 4945 PG: 0402 MB: 43 PG: 73-74	
4. OWNER: CPSC LAND, LLC 147 HAMMOCKS WATCH WAY HAMPSTEAD, NC 28443	
5. LAND USE: CURRENT LAND USE - VACANT PROPOSED LAND USE - COMMERCIAL LAND USE PER CITY FUTURE LAND USE PLAN - HEAVY COMMERCIAL	
6. ZONING - SOUTHPORT - HC - HIGHWAY COMMERCIAL	
7. PARCEL ACREAGE: PARCEL G - 1.11 AC PARCEL H - 1.10 AC PROPOSED RECOMBINED LOT ACREAGE - 2.21 AC (RECOMBINATION APPROVED BY CITY, RECORDING IN PROGRESS)	
8. BUILDING SETBACKS: FRONT: 25 FEET SIDE: 5 FEET REAR: 20 FEET	
9. BUILDING SIZE: 9,750 SF FOOTPRINT 29,250 SF GROSS	
10. BUILDING HEIGHT: 40' TO TOP OF STRUCTURE (1" = 4' FOR ELEVATOR, MECHANICAL EQUIPMENT AND SCREENING)	
11. PARKING REQUIREMENTS (PER UDO): GENERAL OFFICE OFFICE = 17,150 SF MINIMUM 58 SPACES RETAIL (MINOR) RETAIL SF = 3,280 SF MINIMUM 17 SPACES RESTAURANT 1 SPACE / 200 SF (FULL SERVICE & FAST-FOOD) RESTAURANT SF = 6,360 SF MINIMUM 64 SPACES TOTAL PARKING REQUIRED: 139 SPACES (INCLUDING HANDICAP) TOTAL PARKING PROVIDED: 139 SPACES (124 STANDARD, 9 COMPACT, & 5 HANDICAP)	

LANDSCAPE REQUIREMENTS:	
STREET YARDS (3.171) - 580 LF CANOPY TREES REQUIRED (1 PER 50'); 12, PROVIDED: 12 UNDERSTORY TREES REQUIRED (1 PER 20'); 29, PROVIDED: 29 SHRUBS (20 PER 100') REQUIRED: 116, PROVIDED: 116	
PARKING FACILITY LANDSCAPING (3.171) PLANTING PENINSULAS PROVIDED (1 CANOPY TREE, 6 SHRUBS PER EACH); 24 CANOPY TREES REQUIRED: 24, PROVIDED: 24 SHRUBS REQUIRED: 144, PROVIDED: 144	
GROSS PAVED AREA: 50,869 SF LANDSCAPE REQUIRED: 4,870 SF (9.6% SF X 5%) LANDSCAPE PROVIDED: 5,880 SF	
FOUNDATION PLANTING (3.171) BUILDING FACE: 218 LF X 4' 4" HT = 8,720 SF PLANTING REQUIRED: 1046 SF (8,720 SF X 12%), PROVIDED: 1,080 SF	
BUFFER YARDS: N/A	

ADDITIONAL LANDSCAPE NOTES:	
1. CANOPY AND UNDERSTORY TREES TO BE INSTALLED IN ACCORDANCE TO DETAIL 1 THIS PAGE.	
2. SHRUBS TO BE INSTALLED IN ACCORDANCE TO DETAIL 2 THIS PAGE.	
3. GROUNDCOVERS TO BE INSTALLED IN ACCORDANCE TO DETAIL 3 THIS PAGE.	
4. CONTRACTOR TO SUBMIT PHOTOS OF PLANT MATERIAL AS SHOP DRAWINGS FOR APPROVAL.	
5. ANY PROPOSED PLANT SPECIES SUBSTITUTIONS MUST BE REQUESTED IN WRITING TO THE DESIGNER OF RECORD FOR APPROVAL.	
6. PLANTING PLAN PROVIDED REPRESENTS THE MINIMUM REQUIRED FOR COMPLIANCE WITH ZONING AND IS FOR INFORMATION ONLY. FINAL DESIGN MUST BE REVIEWED, PREPARED AND SEALED BY A NC LICENSED LANDSCAPE ARCHITECT.	

NOTES:

1. REMOVE WIRE OR NYLON TRUNK FROM BALL.
2. SOAK ROOT BALL AND PLANT PNT IMMEDIATELY AFTER INSTALLATION.
3. SEE ATTACHED LANDSCAPE CONSTRUCTION STANDARDS FOR OTHER PLANTING REQUIREMENTS.
4. STAKING REQUIRED.
5. CONTRACT SEE GENERAL NOTES.
6. MINIMUM TREE SIZE: SINGLE STEM 2" CALIPER, 10'-12' TALL FOR STREET TREES, 2 1/2" CALIPER, 8'-10' IN LANDSCAPE BUFFERS.
7. MINIMUM TREE SIZE: MULTI-STEM 3-5 STEMS, 8' TALL.

ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1996, PART 1, "SHADE AND FLOWERING TREES")

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12-14'	14-16'	10"	24"
	3"	14-16'	16-18'	12"	36"
	4"	16-18'	18-20'	14"	48"
	5"	18-20'	20-22'	16"	60"

(FOR SINGLE AND MULTI-STEM TREES)

1 Tree Planting

N.T.S.

2 Shrub Planting

N.T.S.

3 Foundation Groundcover Planting Detail

N.T.S.

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	
QO	25	QUERCUS NUTTALLII / NUTTALL OAK	B & B	3" CAL	8-10' HT.	
ZG	11	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B & B	3" CAL	8-10' HT.	
UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	
AP	11	AESCULUS PAVIA / RED BUCKEYE	B & B	2" CAL	10-12' HT.	
CP	18	CORNUS FLORIDA 'CHEROKEE PRINCESS' / CHEROKEE PRINCESS DOGWOOD	B & B	2" CAL	10-12' HT.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	
HA	2	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	#5	18" MIN.	3'-5'	
IS	2	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERY HOLLY	#5	18-24"	6'-8'	
IN	231	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	#5	18" MIN.	3'-4'	
IS2	74	ILEX VOMITORIA 'SCHILLINGS' / SCHILLINGS YAUPON HOLLY	#5	18" MIN.	3'-4'	
IM	6	ITEA VIRGINICA 'MERLOT' / MERLOT SWEETSPHIRE	#1	18" MIN.	3'-4'	
NT	52	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	#1			
PA	53	PENNISETUM ALOPECUROIDES 'CASSIAN' / CASSIAN FOUNTAIN GRASS	#1			
YC	5	YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE	#5	18" MIN.	2'-4'	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPACING
LB	466 SF		LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF	PINT		

LANDSCAPE NOTES

PLANT MATERIAL

- MINIMUM TREE SIZE AT PLANTING IS 3" CALIPER DBH AND 8-10' FEET TALL FOR SINGLE-STEM CANOPY TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM. MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL. ALL UNDERSTORY TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM 2" CALIPER DBH AND AN AVERAGE MINIMUM HEIGHT OF 10 FEET.
- ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 2" DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE WILL NOT BE ACCEPTED.
- SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.

PLANTING REQUIREMENTS

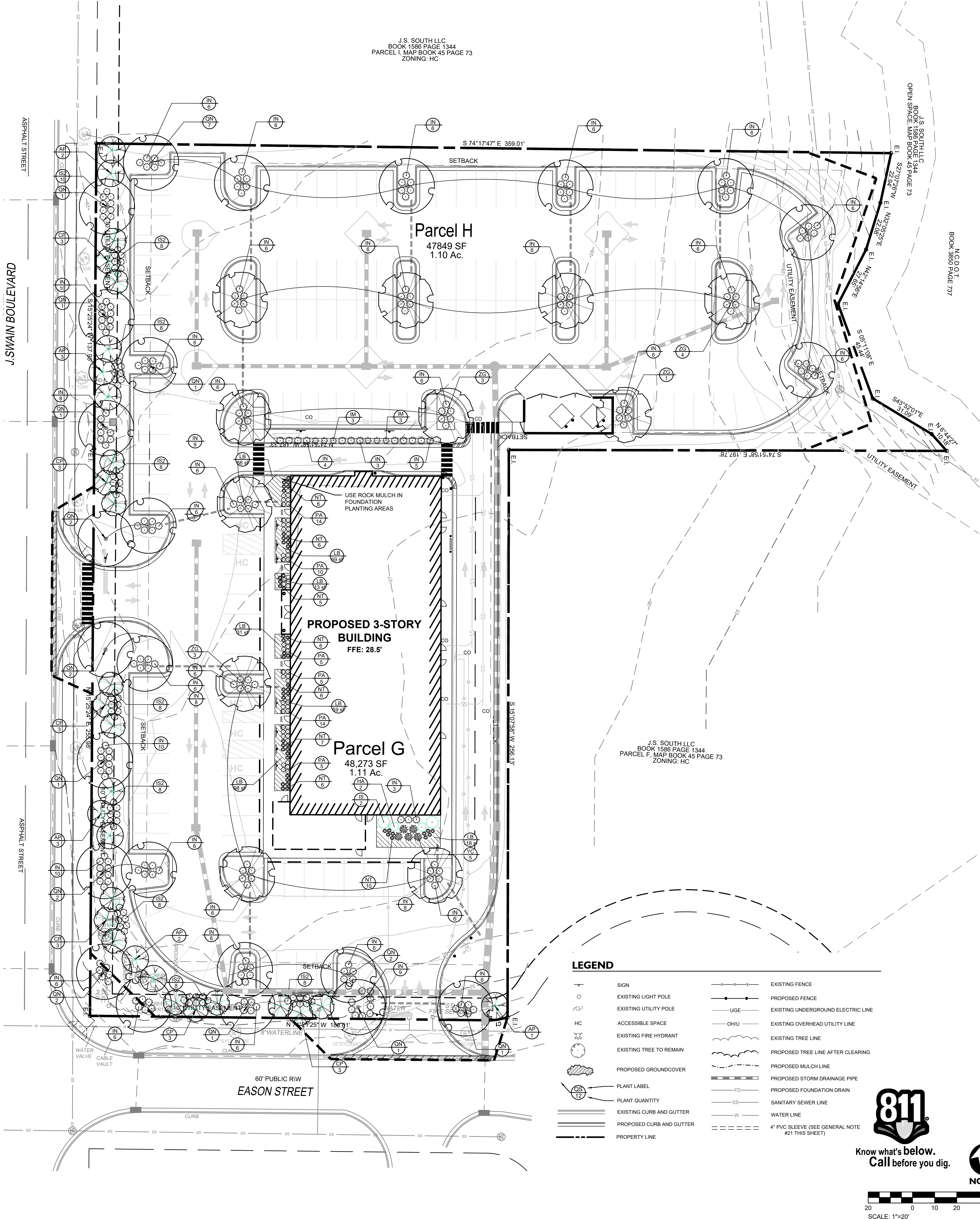
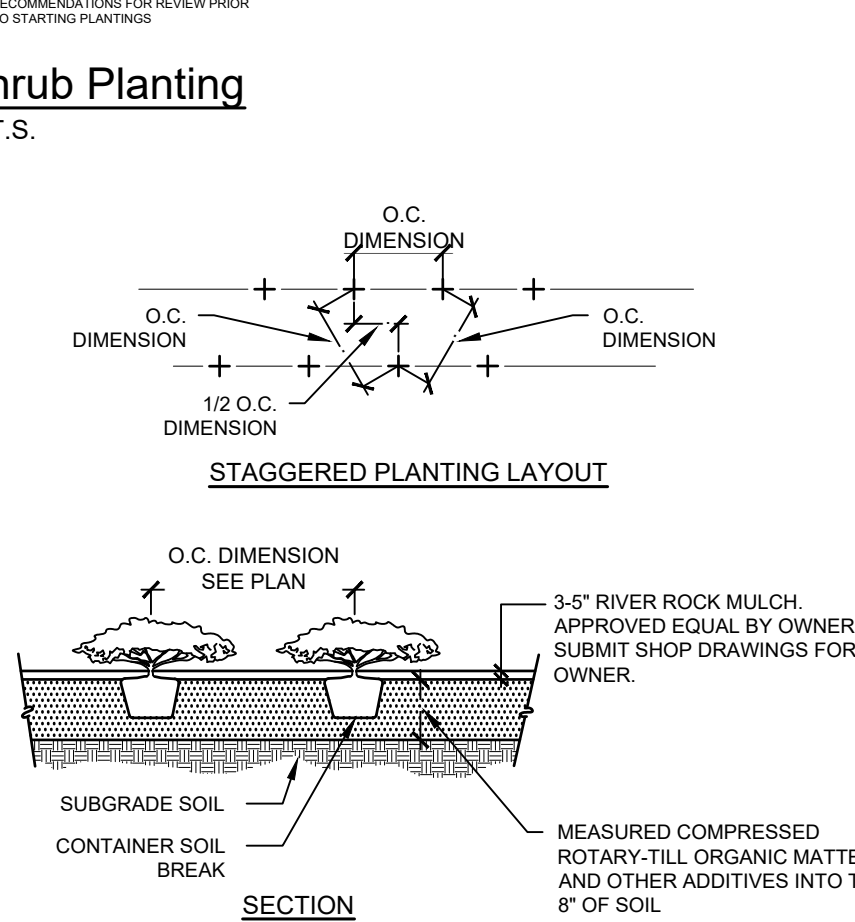
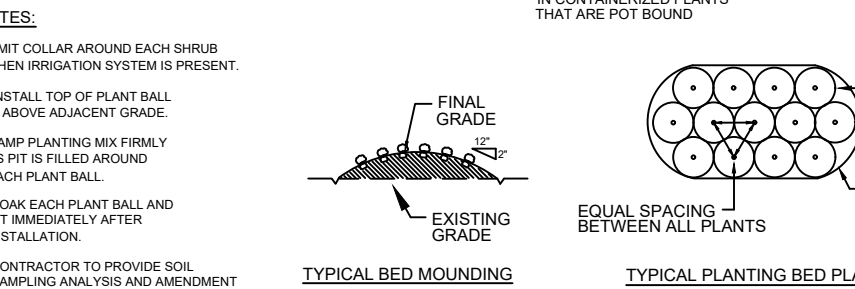
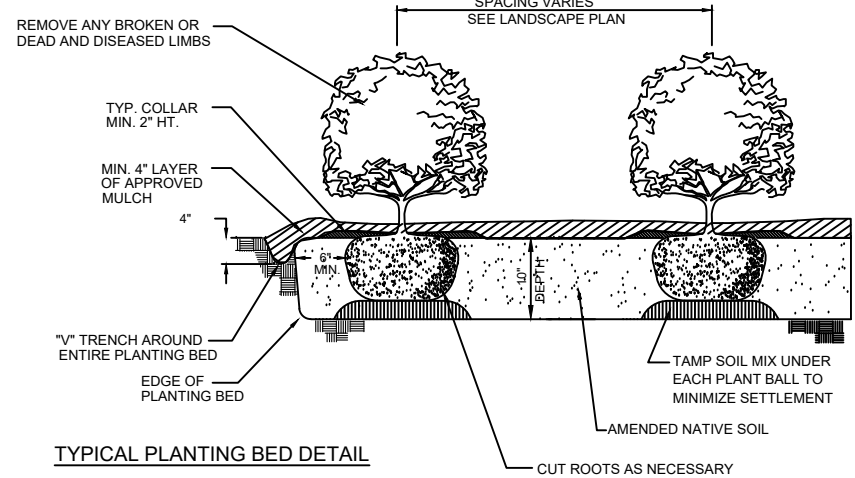
- PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE DETAILS AND SPECIFICATIONS FOR APPROVED STAKING METHOD/MATERIALS.
- ALL STRAPPING, AND TOP 1' OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- THE TOP OF ALL ROOT BALLS FOR SHRUBS & GROUNDCOVERS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GROWING CONDITIONS.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- MULCH A MINIMUM 4' FOOT AREA AROUND EACH TREE AND MULCH A CONTINUOUS AREA AROUND ALL SHRUB BEDS. AS INDICATED ON THE PLAN, MULCH SHALL BE 3-4" THICK. MULCH AROUND TREES SHALL BE TAPERED TOWARD TRUNK SO THAT NO MORE THAN 2" IS PLACED AT TREE TRUNK AS SHOWN ON DETAIL. SEE SPECIFICATIONS FOR TYPE.
- SEE EROSION CONTROL PLANS FOR TEMPORARY SEEDING PLAN.
- ALL DISTURBED AREAS SHALL BE SEEDD AND PERMANENTLY ESTABLISHED.

UTILITY ISSUES

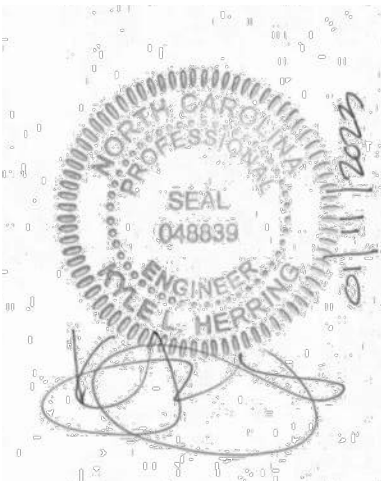
- LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 15' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED AND CLEARLY PAINTED WITHIN 10 DAYS OF ANY GROUND DISTURBING ACTIVITY. OWNER WILL NOT PAY FOR UTILITY REPAIRS DUE TO FAILURE TO MARK AND OBSERVE UTILITY LOCATIONS.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 10' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS WATER, PHONE AND ELECTRICAL LINES).

GENERAL

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUANTITY OF PLANTS SHOWN ON THE PLAN. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR ONE (1) YEAR AFTER ACCEPTANCE BY OWNER OR ALL PLANT MATERIAL.
- ALL DISTURBED AREAS SHALL BE SEEDD AS SPECIFIED.
- SEE EROSION CONTROL/GRADING PLAN FOR ADDITIONAL TREE PRESERVATION NOTES.
- CONTRACTOR TO SUBMIT IRRIGATION PLAN FOR APPROVAL PRIOR TO INSTALLATION. PROVIDE PVC SLEEVES TO LANDSCAPE AREAS IF IRRIGATIONS IS NOT INSTALLED PRIOR TO INSTALLATION OF HARDSCAPE.



Seals:



Corp. NC License: F-1320

The Shoppes at Dutchman Village

5020 J. Swain Boulevard
Southport, North Carolina

Project No: 17.000530
Date: 01.10.2023
Revisions:

FINAL DESIGN
NOT FOR
CONSTRUCTION

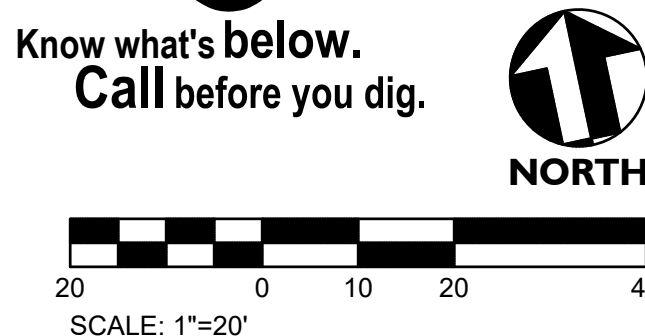
Sheet Title:

LANDSCAPE
PLAN

Sheet No:
C600



Know what's below.
Call before you dig.



January 11th, 2023

Maureen Meehan & Travis Henley
City of Southport
Development Services
1029 N. Howe Street
Southport, NC 28461

RE: **Southport Commercial – The Shoppes at Dutchman Village
Comments Received via eMail Dated 2023.01.06**

Dear Planning Staff,

See below responses to TRC comments received via email dated January 6th, 2023. Please don't hesitate to reach out direct with any additional questions or clarifications. Comments from the checklist that represented satisfactory information was provided have been omitted for clarity. See Attachment A for annotated copy of comments and corresponding response numbers.

Planning Comments:

1.1 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.

We are gathering information on previously completed traffic studies for the area and are actively coordinating with Planning Staff on the traffic study needs and information to make an assessment. The main intersection of J Swain Blvd. and NCDOT Highway 211 is already signalized and NCDOT is currently under construction on upgrades to that intersection, which includes adding additional lanes based their capacity study associated with NCDOT TIP R-5021.

Appendix A – Checklist Comments:

2.1 J Swain Eason Project, need formal name of the project

Formal project name is: The Shoppes at Dutchman Village and has been reflected on the plans.

2.2 Missing telephone number and mailing address

Telephone number and mailing address of Owner has been added to the Cover Sheet.

2.3 Missing telephone number

Telephone number has been added to the Cover Sheet

2.4 Missing map book and page number

Current MB and PG numbers have been added to the plans. Please note recombination is in progress and parcel information will be revised. (Note #3, Site Data Table, Sheets C200 & C600)

2.5 Consistently describe land use descriptions of proposed uses for building on all sheets (for example, sheet C200 vs. sheet C600, within site data tables).

Land Use and Descriptions have been revised for consistency among sheets.

2.6 Missing overall height. Max 40' is not sufficient information.

Building Height has been revised for consistency with the Architectural Drawings.

2.7 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 along J Swain Blvd as part of this project. Curb cuts at J Swain are to be made after installation of future adjacent interconnectivity. Also, additional sidewalk has been added to serve as access from the northern parking along the drive-thru area to front entry.

2.8 See note above regarding Section 3.15 of the UDO.

See response to comment 2.7 above.

2.9 The 20' rear setback needs to be labeled

20' rear setback has been labeled.

2.10 Plans provided, forwarded to City's stormwater engineer, comments are forthcoming as of 1/5/2023.

Comments will be addressed upon receipt. Please note Dutchman Village has an existing stormwater pond and collection permitted by NCDEQ (SW8 010118). NCDEQ has reviewed and approved the Offsite Permit for this project.

2.11 No identification of signage related to uses noted upon plans, any proposed signage shall conform to all applicable standards

Note added to Sheet C200 stating signage requirements. (Note #16, General Sheet Notes)

- 2.12 *Please provide, note recent changes to lighting standards within UDO and also within Code of Ordinances Chapter 4.*

Lighting Plans is in progress by BEMC. Note has been added to Sheet C200 stating lighting requirements. (Note #17, General Sheet Notes)

- 2.13 *Trees located on corner of J Swain and Eason do not appear to be notated as existing trees on site, please provide detail and/or note in appropriate location in accordance with Section 3.17 and 3.1.*

Trees (three crepe myrtles) and groundcover has been updated on the existing conditions plan (Sheet C100). We are planning to remove and replace with landscaping that is consistent with the rest of our site. No removal of any regulated trees is proposed.

- 2.14 *Please update plantings for canopy and shrubs to meet Table 3.5 and 3.7 requirements.*

We have provided species per Table 3.5 and 3.7 for all required plantings for the street yard and parking areas, with the exception of 11 canopy trees, which we have proposed as Zelkovas. This species is similar to some species in Table 3.5; however, this plant has a better survival rate for parking islands, especially in coastal areas where soils have a higher sand content.

Per 3.17G(1)b, "At least fifty 50 percent of the trees planted shall be of a canopy tree species as outlined in Table 3.5." We have proposed 13 Nuttall Oaks (54%, included in Table 3.5), and 11 Zelkovas (46%).

We are proposing some ornamental grasses (noted in shrub schedule) which are not included in 3.7, but these are in addition to what is required per the UDO. Our intent with adding the ornamental grasses is to help with consistency and uniformity of our project with other sites in the overall Dutchman Village Subdivision. All required shrubs proposed are included in Table 3.7.

Public Works Director Comments:

- 3.1 *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.*

Allocation has been confirmed for the project. Current design includes 6" main and point of connection to City main at existing service stub. New connection will be provided to main if stub is less than 6" in diameter.

City of Southport Engineer Consultant Comments:

- 4.1 *Project will include 30,000 square foot commercial development with first floor restaurant and shops and second and third floor office space. This project will be served by County water and sewer by County pump station. The project was previously part of Dutchman Village. The City maintains the sewer collection system. The City should review the proposed sewer connections for depth and material type.*

Agreed, City to review and provided comments on sewer material and connection. Contractor to confirm size, location and depth of existing service stub/main prior to installation.

Brunswick County Engineering Comments:

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

Confirmed, City of Southport owns and maintains sewer collection system.

- 5.2 *County water serves this area. Parcel G has an existing 2-inch domestic service and a 4-inch fire line stub per the county water as built.*

Current design reflects noted as-built conditions.

- 5.3 *Project is proposing to relocate the existing 2-inch water service to move it out of the proposed drive aisle. County engineering staff must be onsite and witness the water service relocation.*

Note has been added to Sheet C400 to reflect the above requirements. (Note #18, Sheet C400)

- 5.4 *Existing 4-inch fire line stub is not addressed on the site plan and must stay as is under the proposed drive aisle*

Revised plans reflect connection to existing 4" fire stub at existing location.

- 5.5 *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.*

Alfred Benesch & Company (Owner's Engineering Consultant) will prepare sewer flow rates for submission based on historical usage and NCAC 2T Rules. Alfred Benesch & Company will also submit water service meter sizes for the project.

Police Chief Comments:

6.1 *There may be comments when construction documents are available.*

Comment noted and Building Submittal forthcoming.

Fire Marshal Comments:

7.1 *No specific comments at this point – until the life safety plan is available.*
- The parking lot is sized and designed for large truck deliveries for food.

Comment noted and confirmed, parking laid out and designed to accommodate WB-40 for food truck delivery.

Building Inspector Comments:

8.1 *The handicap parking is within the current building code guidelines*

Acceptance noted.

8.1 *I am limited with comments because plans are not required to have building specifications at this level of review.*

Comment noted and building plans are forthcoming.

Please don't hesitate to reach out to me via phone, (910)473-7836, or email, kherring@benesch.com, with any further questions or comments.

Thank you,



Kyle Herring, PE
Project Manager | Wilmington, NC
p: (910) 473-7836 e: Kherring@benesch.com



City of Southport

To: Kyle Herring, P.E. Project Manager

From: Maureen Meehan, City Planner

Re: Technical Review Committee Review – Major Site Plan Review – J Swain/Eason Streets Commercial Development

Date: January 5, 2023

Application reviewed and deemed complete by Travis Henley, Director of Development Services and Maureen Meehan, City Planner.

The Technical Review Committee (TRC) met on December 20, 2022 to review the major site plan for commercial project as named, J Swain/Eason Streets Commercial Development. The following comments have been received. Additional comments may be included with changes to the site plan.

Planning Comments:

1.1

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.

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	J Swain Eason Project, need formal name of project
Developer/applicant name(s), including mailing address(es) and telephone number(s). (If Applicable).	x	Missing telephone number and mailing address

2.1

2.2

	Information Required	Major Site Plan or Special Use Permit	Staff Comments
2.3	Property owner name(s), including mailing address(es) and telephone number(s).	x	Missing telephone number
	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
2.4	Tax parcel numbers, owners, zoning classifications, and book and page numbers of the site tract and adjacent tracts.	x	Missing map book and page numbers
	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, markers, and control points.		
2.5	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	Consistently describe land use descriptions of proposed uses for building on all sheets (for example, sheet C200 vs. sheet C600, within site data tables).
2.6	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.

2.7

2.8

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
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, see page C300.
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 – 137 spaces required, 138 provided. Note section 3.14.B.1 that encourages use of alternative pervious surface materials when parking provided exceeds minimum.
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 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	N/A
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.		

Information Required		Major Site Plan or Special Use Permit	Staff Comments
2.9	Location, size, and flow direction of existing and proposed drainage courses within or immediately adjacent to the site, including culverts and storm drains.	X	Complete – part of the dutchman creek village subdivision overall stormwater permit
	Location and size of stormwater basins or other comparable stormwater management mechanisms.	X	Complete
	Location and labeling of minimum building setback lines.	X	The 20' rear setback needs to be labeled
2.10	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	Plans provided, forwarded to City's stormwater engineer, comments are forthcoming as of 1/5/2023.
2.11	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.		
	Signage.	X	No identification of signage related to uses noted upon plans, any proposed signage shall conform to all applicable standards
2.12	Outdoor Lighting Plan.	x	Please provide, note recent changes to lighting standards within UDO and also within Code of Ordinances Chapter 4.
2.13	Locations, dimensions, and size of required buffers, street yards, foundation planting, parking facility planting areas.	X	Complete
	Location, species, and size of all regulated and specimen trees as defined by this ordinance.	X	Trees located on corner of J Swain and Eason do not appear to be notated as existing trees on site, please provide detail and/or note in appropriate location 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
2.14 Location, species, dimensions, and spacing of all required landscaping materials clearly labeled and numbered and a legend.	X	Location, dimensions and spacing complete. Please update plantings for canopy and shrubs to 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	N/A
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 Director Comments:

By: Tom Stanley tstanley@cityofsouthport.com

3.1

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:

By: T Carter Hubbard, PE, WK Dickson & Co., Inc.

4.1

Project will include 30,000 square foot commercial development with first floor restaurant and shops and second and third floor office space. This project will be served by County water and sewer by County pump station. The project was previously part of Dutchman Village. The City maintains the sewer collection system. The City should review the proposed sewer connections for depth and material type.

Brunswick County Engineering Comments:

By: Wm. L. Pinnix, P.E. Director of Engineering William.pinnix@brunswickcountync.gov

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. Parcel G has an existing 2-inch domestic service and a 4-inch fire line stub per the county water as built.
3 - Project is proposing to relocate the existing 2-inch water service to move it out of the proposed drive aisle. County engineering staff must be onsite and witness the water service relocation.

5.X

4- Existing 4-inch fire line stub is not addressed on the site plan and must stay as is under the proposed drive aisle
5 - 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 tcorring@cityofsouthport.com

6.1

There may be comments when construction documents are available.

Fire Marshal Comments:

By: Madison Drew mdrew@cityofsouthport.com

7.1

No specific comments at this point – until the life safety plan is available.
- The parking lot is sized and designed for large truck deliveries for food.

Building Inspector Comments:

By: M. Kiley Barefoot kbarefoot@cityofsouthport.com

8.X

1. The handicap parking is within the current building code guidelines
2. I am limited with comments because plans are not required to have building specifications at this level of review.



PLANNING BOARD

MEMORANDUM

To: Members of the Planning Board
From: Travis Henley, Development Services Director
Re: Presentation – Conditional Zoning
Date: January 19, 2023

Background

At the request of the Planning Board's Application and Review Process Subcommittee (Chair Hodgins, F. Fiss, C. Jones), Development Services Director Travis Henley will provide a presentation on Conditional Zoning and the Conditional Rezoning Process. The goal of the presentation is to garner feedback and input from the members of the Planning Board, with any next steps dependent upon the feedback received during and after the presentation.

Requested Action of the Planning Board

To allow Development Services Director Travis Henley to provide the presentation on Conditional Zoning and provide feedback and guidance. Staff is not requesting any motion on the matter as part of this item.



2022 PLANNING AND ZONING BOARD MEMBER ROSTER

				APPOINTMENT	EXPIRATION	
1	Sue Hodgin, Chair beachsue@gmail.com	608 Cottage Point Way	(910) 477-1808	Feb. 10, 2022	3 Yr. February 2025	IN
2	Will Hewett, Vice-Chair willhewett.68@gmail.com	129 Cape Fear Drive	(910) 520-3291	August 11, 2022	3 Yr. July 2025	IN
3	Fred Fiss ffiss@bellsouth.net	216 N. Atlantic Ave.	(910) 269-6901	January 12, 2023	3 Yr. January 2026	IN
4	Christopher W. Jones cjonessy03@gmail.com	1008 Dutchman Cove SE	(910) 549-1407	March 12, 2020	3 Yr. March 2023	ETJ ALT
5	Scott Jones southportjones@gmail.com	1001 Pete's Camp Road	457-9770 (910) 471-0802 C	August 14, 2020	3 Yr. August 2023	ETJ
6	Donnie Joyner donnie.joyner@gmail.com	635 Jabbertown Road	(910) 368-7501	August 14, 2020	3 Yr. August 2023	ETJ
7	Gustavo Mibelli gemibelli@gmail.com	5995 Gray Squirrel Path	(704) 491-7879	Oct. 8, 2020	3 Yr. October 2023	IN
8	Richard Sloan saltydogrhl4@gmail.com	509 E. Moore Street	(910) 946-1771	Feb. 10, 2022	3 Yr. February 2025	IN
9	Tanya Shannon tshannon@cityofsouthport.com	1029 N. Howe Street	(910) 457-7929	Staff Deputy Clerk		
10	Travis Henley thenley@cityofsouthport.com	1029 N. Howe Street	(910) 457-7961	Staff Development Services Director		
11	Mo Meehan mmeehan@cityofsouthport.com	1029 N. Howe Street	(910) 457-7900 X 1043	Staff City Planner		

**Meetings are held on the third Thursday of every month at 6:00 pm at the Community Building.
223 E. Bay Street Southport, N.C. 28461**

2022 PLANNING BOARD ATTENDANCE

MEETING <u>DATE</u>	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug	Sept	Oct	Nov	Dec	
<u>NAME</u>													Total Absences
Sue Hodgins Chair	P	P	P	P	P	P	P	P	P	P	P	P	
Will Hewett Vice-Chair	P	P	P	P	P	P	P	P	P	P	p	P	
Fred Fiss	N/A	P	P	P	P	P	P	P	P	A	P	P	1
Christopher Jones	P	P	P	P	A	P	P	P	P	P	p	A	2
Scott Jones	P	P	P	P	P	P	P	P	P	P	P	P	
Donnie Joyner	P	P	P	P	P	P	P	P	P	P	p	P	
Maureen Meehan	P	P	A	P	P	P	P	P	R	R	R	R	1
Gustavo E. Mibelli	P	P	P	P	P	P	A	A	A	P	p	P	3
Dick Sloan	P	P	P	P	P	A	P	P	P	P	P	P	1
Tish Hatem	P	P	—	—	—	—	—	—	—	—	—	-	

P = Present
A = Absent
R= Resigned