

FISHER'S RESERVE SUBDIVISION

2025-10-21



3	PROJECT INFORMATION
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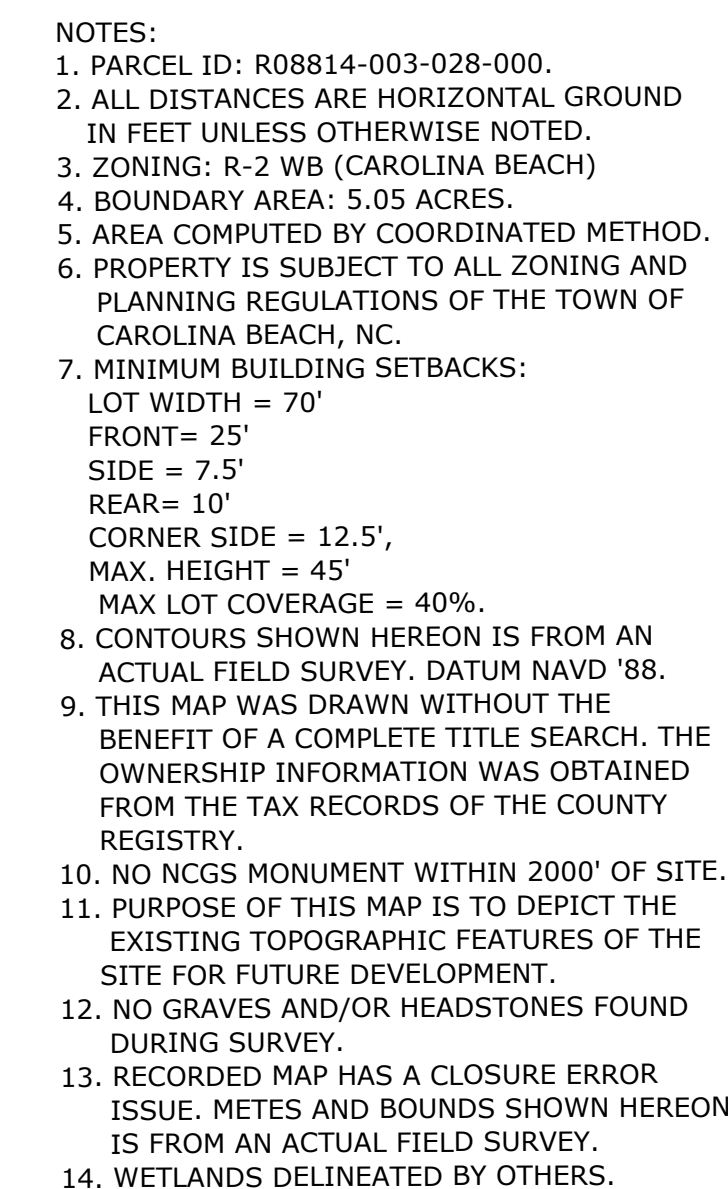
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Sheet Number	Sheet Title
--	COVER
C1.0	OVERALL SITE PLAN
C1.1	PHASE 2 PRELIMINARY PLAT
C1.2	PHASE 2 GRADING PLAN
C2.0	ENLARGED LANDSCAPE PLAN
C3.0	ENLARGED UTILITY PLAN



2025-10-21

1	SHEET INDEX
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1. ALL TREES, STUMPS, ROOT MAT, ETC. SHALL BE ENTIRELY REMOVED REGARDLESS OF DEPTH. BURIAL OF ORGANIC MATERIAL WITHIN THE PROJECT LIMITS IS NOT PERMITTED. OPEN BURNING OF DOWNED TREES AND STUMPS IS PERMITTED. HOWEVER, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. CHIPPED MATERIALS MUST BE REMOVED PRIOR TO THE PLACEMENT OF EMBANKMENT OR TOPSOIL.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE TO OBTAIN OFF-SITE SPOIL AREAS FOR DISPOSAL OF EXCESS AND/OR UNSUITABLE MATERIALS AS NECESSARY. OFF-SITE SPOIL AREAS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BY APPLICABLE REGULATORY AGENCIES AND PRIOR TO UTILIZATION BY THE CONTRACTOR. NO AREAS DESIGNATED AS WETLANDS WILL BE PERMITTED FOR USE AS A DISPOSAL SITE. THE CONTRACTOR SHALL SUBMIT DOCUMENTATION TO THE ENGINEER THAT THE DISPOSAL SITE WILL BE IMPACTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANS, PERMITS, EROSION AND SEDIMENT CONTROL MEASURES, ETC. REQUIRED BY THE APPROPRIATE REGULATORY AGENCIES FOR UTILIZING OFF-SITE SPOIL AREAS. THE CONTRACTOR SHALL CERTIFY TO THE ENGINEER THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO UTILIZING THE OFF-SITE SPOIL AREAS. ALL COSTS FOR PROCURING AND UTILIZING THE OFF-SITE SPOIL AREAS ARE TO BE INCIDENTAL TO THE BASE BID.
3. APPROVED COVERS TO PREVENT MATERIAL FROM LEAVING THE TRUCKS MUST BE INSTALLED OVER ALL LOADED TRUCKS HAULING BORROW EXCAVATED MATERIAL AND/OR FINE AGGREGATES TO OR FROM THE PROJECT SITES OVER STATE MAINTAINED ROADS. THE TRUCKS SHALL BE FULLY COVERED TO PREVENT MATERIAL FROM LEAVING THE TRUCK DURING HAULING. ANY MATERIAL COVERED, EXPOSED, OR REMOVED IN UNCOVERED TRUCKS WILL BE INCORPORATED INTO THE PROJECT OR REMOVED FROM THE SITE WITH NO ADDITIONAL PAYMENT TO THE CONTRACTOR FOR FURNISHING, REMOVING, OR PLACING THE MATERIALS INVOLVED.
4. DRIVEWAYS ARE NOT TO BE LOCATED OVER WATER METERS OR SEWER CLEANOUTS. METERS WILL NOT BE SET IF WATER METER BOXES, SEWER CLEAN-OUTS, VALVE BOXES OR OTHER APPURTENANCES ARE DAMAGED OR IMPROPERLY POSITIONED.

GENERAL INFORMATION	
DATA CLASS	VALUE
PARCEL ADDRESS	1215 ST JOSEPH STREET CAROLINA BEACH
TAX PARCEL IDENTIFICATION NUMBER	R08814-003-028-000
OWNER	BIG BIRD LAND DEVELOPMENT, LLC
DEVELOPER	BIG BIRD LAND DEVELOPMENT, LLC
CURRENT ZONING	R-2 RESIDENTIAL
PROPOSED USE	R-2 RESIDENTIAL
RESIDENTIAL USE (SF)	5.05 AC (220,175 SF)
TOTAL PROJECT AREA	5.05 AC (220,175 SF)
TOTAL LOTS / PROJECT DENSITY	13 LOTS / 2.57 DU/AC

BUILDING INFORMATION			
DATA CLASS		REQUIRED	PROPOSED
LOT SIZE (R-2 ZONING)		7,600 SF	7,000 SF MIN
DENSITY		6.2 DUA MAX	2.57 DUA
BUILDING SETBACKS			
LOT WIDTH	70'		75' AND 80'
FRONT	25'		25'
REAR	10'		10'
SIDE CORNER	7.5'		7.5'
SIDE INTERIOR	7.5'		7.5'
BUILDING HEIGHT	45' MAX		45' MAX

SITE INFORMATION		
DATA CLASS	EXISTING	PROPOSED
TOTAL IMPERVIOUS SURFACE AREA	0 SF	82,988 SF
BUA TOTAL (PER LOT = 5,000 OR 4,500 SF)	0 SF	60,500 SF
ROADWAY PAVEMENT	0 SF	17,913 SF
SIDEWALKS / PLAZA	0 SF	4,575 SF
IMPERVIOUS AREA COVERAGE	.0%	37.7 %

ROADWAY ASPHALT

2'-0" CONCRETE VALLEY CURB

SIDEWALK / DRIVEWAY APRON

24" CONCRETE FLUME

OPEN SPACE

HEAVY DUTY CONCRETE

WETLAND PRESERVATION
TO BE DEDICATED TO THE
TOWN OF CAROLINA BEACH

GENERAL NOTES:

1. UTILITIES WILL BE LOCATED WITHIN THE PUBLIC ROW AND WILL BE PUBLIC FACILITIES DEDICATED TO THE TOWN OF CAROLINA BEACH.
2. STORMWATER MANAGEMENT WILL BE TREATED ON-SITE AND WILL MEET THE STATE AND TOWN RULES AND REGULATIONS.
3. LOTS 1, 2, 7, AND 9 WILL HAVE THEIR FINISHED FLOOR ELEVATION 2-FEET ABOVE THE BASE FLOOD ELEVATION OF 11-FEET. THE DEVELOPER RETAINS THE RIGHT TO RAISE ANY, ALL, OR NONE OF THE REMAINING LOTS ABOVE BFE.
4. SIDEWALK IS PROPOSED ON BOTH SIDES OF THE STREET (4' WIDE SIDEWALKS).

OWNERS OF RECORD:
DONALD L. GRADY
17418 SPRING FOREST DRIVE
SPRING, TX 77379

LINDA GRADY SMITH
336 JOHN LEWIS GRADY ROAD
MOUNT OLIVE, NC 28365

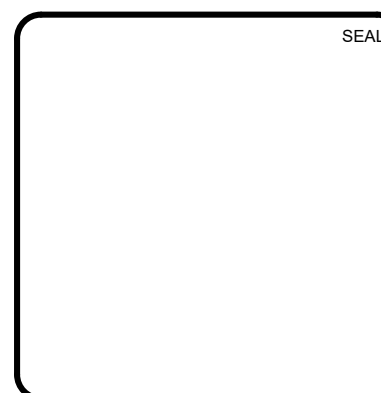
BEVERLY GRADY BROWN
P.O. BOX 161
MARS HILL, NC 28754

TOPOGRAPHIC SURVEY
FOR
HEIRS OF DONALD L. GRADY
3215 ST. JOSEPH STREET
TOWN OF CANOLLA BEACH, FEDERAL POINT TOWNSHIP
NEW HAVEN COUNTY, NORTH CAROLINA 28428
SCALE 1" = 40' DATE: FEBRUARY 14, 2024

0 40 80 120



PORT CITY
LAND SURVEYING, PLLC
FIRM LICENSE NO. P-1493
1144 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
(910) 791-0080

[illegible]

Civil Engineer:
Richard M. Collier, PE
3708 Needle Sound Way
Wilmington, NC
NC-022574

OWNER / DEVELOPER
BIG BIRD LAND DEVELOPMENT, LLC
707A ST JOSEPH ST
CAROLINA BEACH NC

FISHER'S RESERVE

1215 ST JOSEPH STREET, CAROLINA BEACH NC

OVERALL SITE PLAN

DATE:	2025-10-21
DRAWN	RMC
DESIGNED	
CHECKED	
PROJ. MGR	

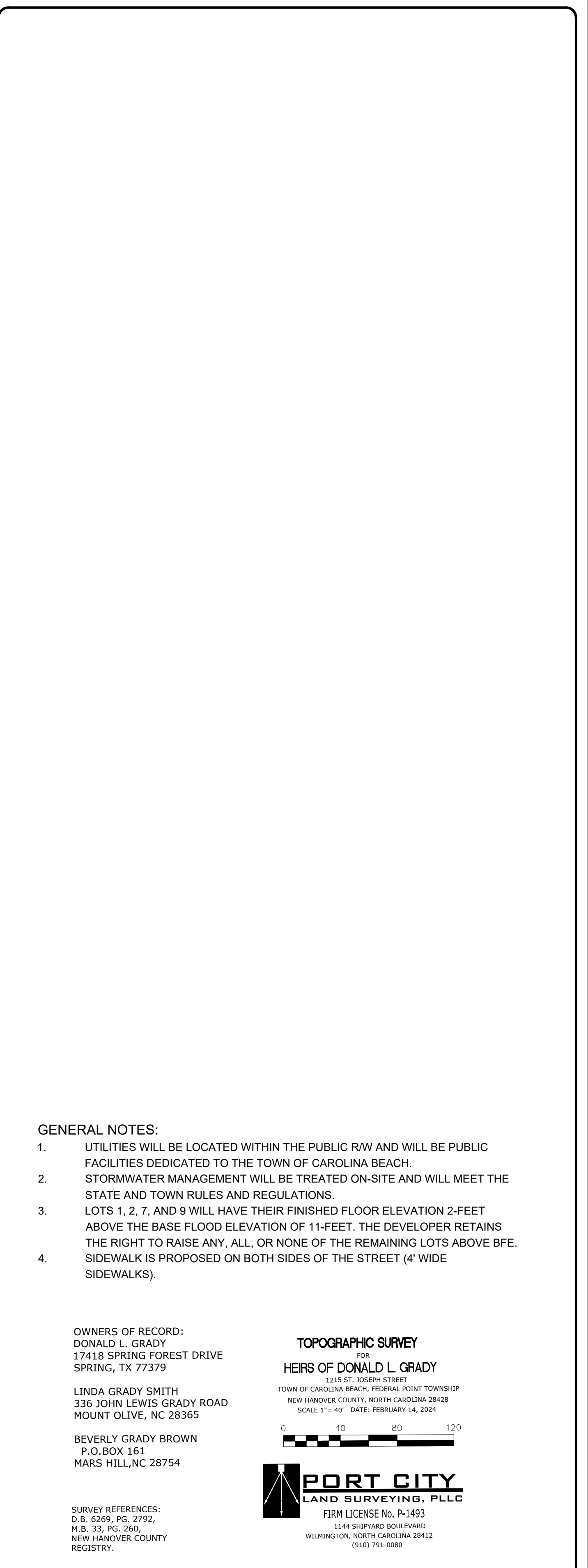
SCALE

HORIZONTAL:
1"=50'

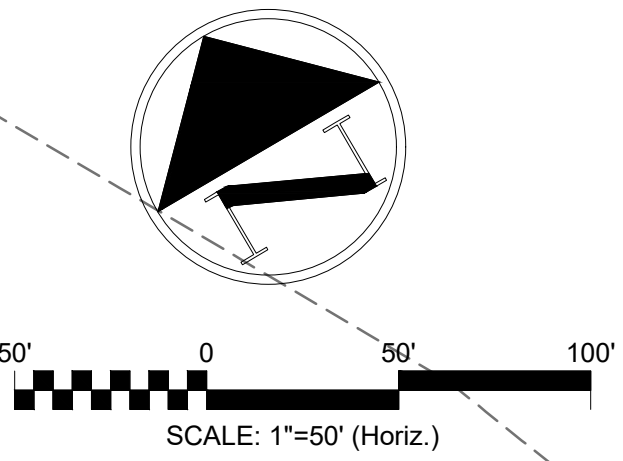
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SCALE: NTS

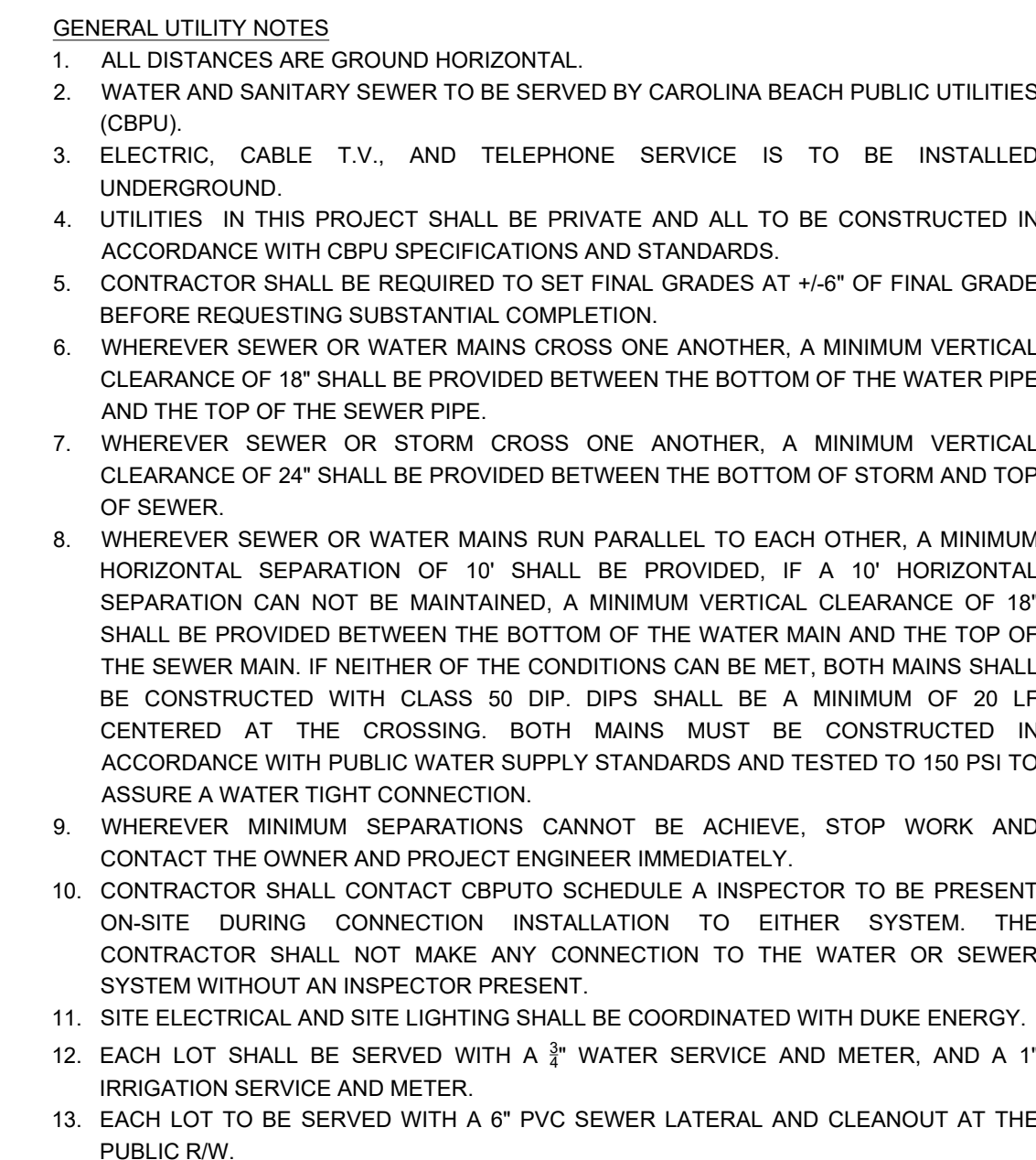
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2 PRELIMINARY PLAT - PHASE 1										SCALE: 1"=20'										1	SITE DATA TABLE										SCALE: NTS																						
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STATUS: RELEASED FOR PERMITTING



SCALE: 1"=20'

1	UTILITY NOTES
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SCALE: NTS

SCALE	C3.0
HORIZONTAL: 1"=20'	
VERTICAL: N/A	

DRAWING NUMBER

REVISION