

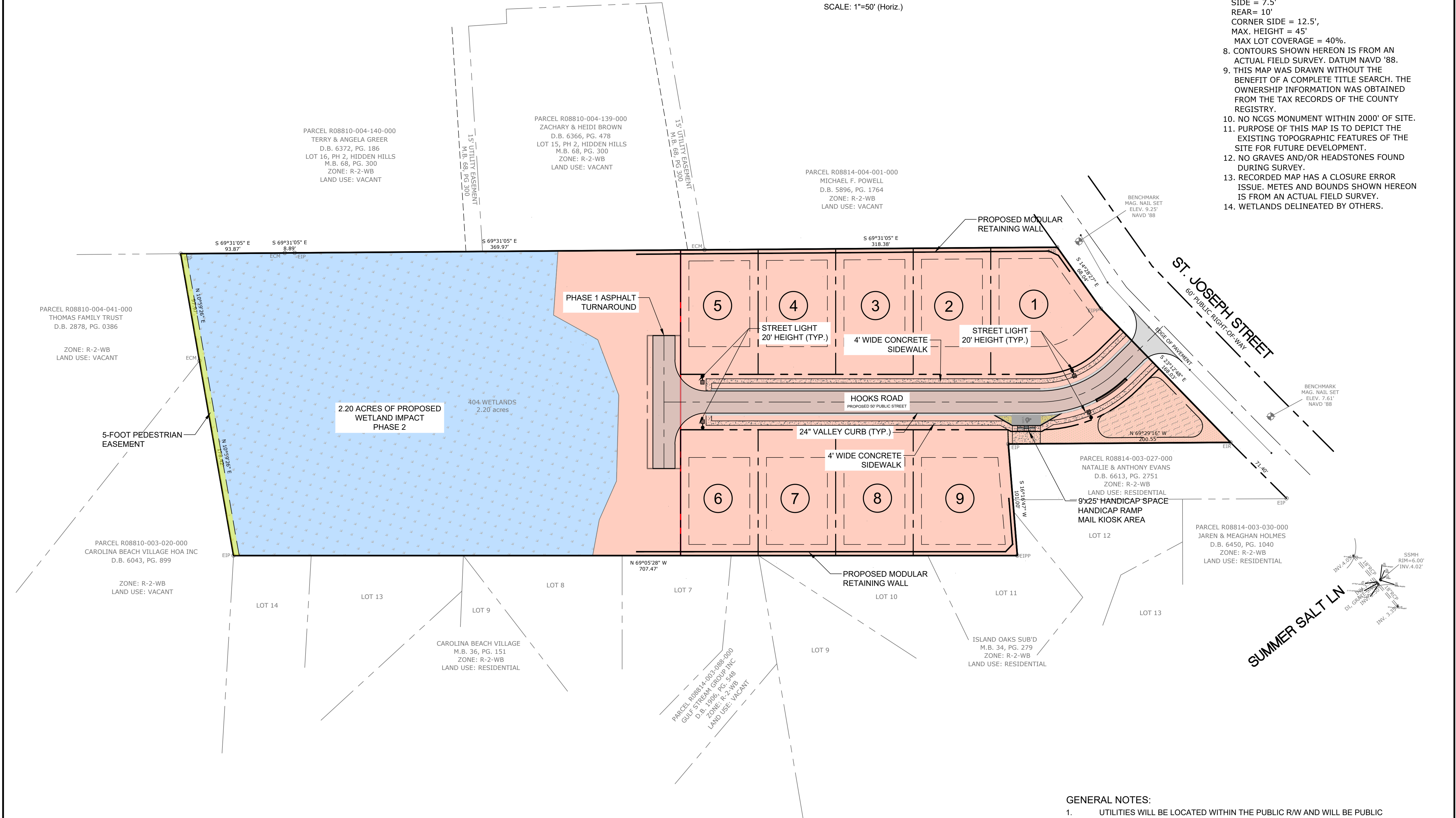
- NOTES:
1. PARCEL ID: R08814-003-028-000.
  2. ALL DISTANCES ARE HORIZONTAL GROUND IN FEET UNLESS OTHERWISE NOTED.
  3. ZONING: R-2 WB (CAROLINA BEACH)
  4. BOUNDARY AREA: 5.05 ACRES.
  5. AREA COMPUTED BY COORDINATED METHOD.
  6. PROPERTY IS SUBJECT TO ALL ZONING AND PLANNING REGULATIONS OF THE TOWN OF CAROLINA BEACH, NC.
  7. MINIMUM BUILDING SETBACKS:  
 LOT WIDTH = 70'  
 FRONT = 25'  
 SIDE = 7.5'  
 REAR = 10'  
 CORNER SIDE = 12.5',  
 MAX. HEIGHT = 45'  
 MAX LOT COVERAGE = 40%.
  8. CONTOURS SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY, DATUM NAVD '88.
  9. THIS MAP WAS DRAWN WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. THE OWNERSHIP INFORMATION WAS OBTAINED FROM THE TAX RECORDS OF THE COUNTY REGISTRY.
  10. NO NCGS MONUMENT WITHIN 2000' OF SITE.
  11. PURPOSE OF THIS MAP IS TO DEPICT THE EXISTING TOPOGRAPHIC FEATURES OF THE SITE FOR FUTURE DEVELOPMENT.
  12. NO GRAVES AND/OR HEADSTONES FOUND DURING SURVEY.
  13. RECORDED MAP HAS A CLOSURE ERROR ISSUE. METES AND BOUNDS SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY.
  14. WETLANDS DELINEATED BY OTHERS.

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	
(124,188 SF / 2.85 AC) PHASE 1 LOTS	9 LOTS
PHASE 2 LOTS	10 LOTS

BUILDING INFORMATION		
DATA CLASS	REQUIRED	PROPOSED
LOT SIZE (R-2 ZONING)	7,000 SF	7,000 SF MIN
DENSITY	6.2 DUA MAX	3.76 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	55,931 SF
BUA TOTAL (PER LOT = 5,000 OR 4,500 SF)	0 SF	32,500 SF
ROADWAY PAVEMENT	0 SF	20,046 SF
SIDEWALKS / PLAZA	0 SF	3,385 SF
IMPERVIOUS AREA COVERAGE	0%	45.0 %

Sheet List Table	
Sheet Number	Sheet Title
C1.0	OVERALL SITE PLAN
C1.1	ENLARGED SITE PLAN
C1.2	PRELIMINARY PLAT - PHASE 1
C2.0	ENLARGED LANDSCAPE PLAN
C3.0	ENLARGED UTILITY PLAN



- GENERAL NOTES:
1. UTILITIES WILL BE LOCATED WITHIN THE PUBLIC R/W 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. SIDEWALK IS PROPOSED ON BOTH SIDES OF THE STREET (4' WIDE SIDEWALKS).
  - 4.

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**  
 1215 ST. JOSEPH STREET  
 TOWN OF CAROLINA BEACH, FEDERAL POINT TOWNSHIP  
 NEW HANOVER 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) 791-0088

SURVEY REFERENCES:  
 D.B. 6269, PG. 2792,  
 M.B. 33, PG. 260,  
 NEW HANOVER COUNTY  
 REGISTRY.

2 OVERALL SITE PLAN SCALE: 1"=50'

1 SITE DATA TABLE SCALE: NTS

REV. NO.	DESCRIPTIONS	DATE



**PRELIMINARY**



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

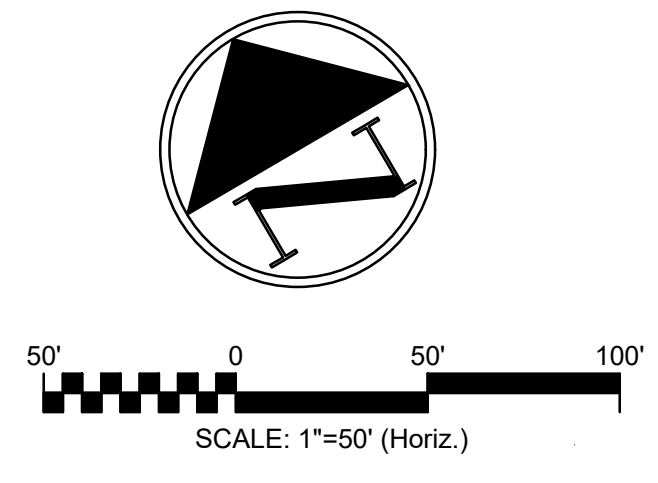
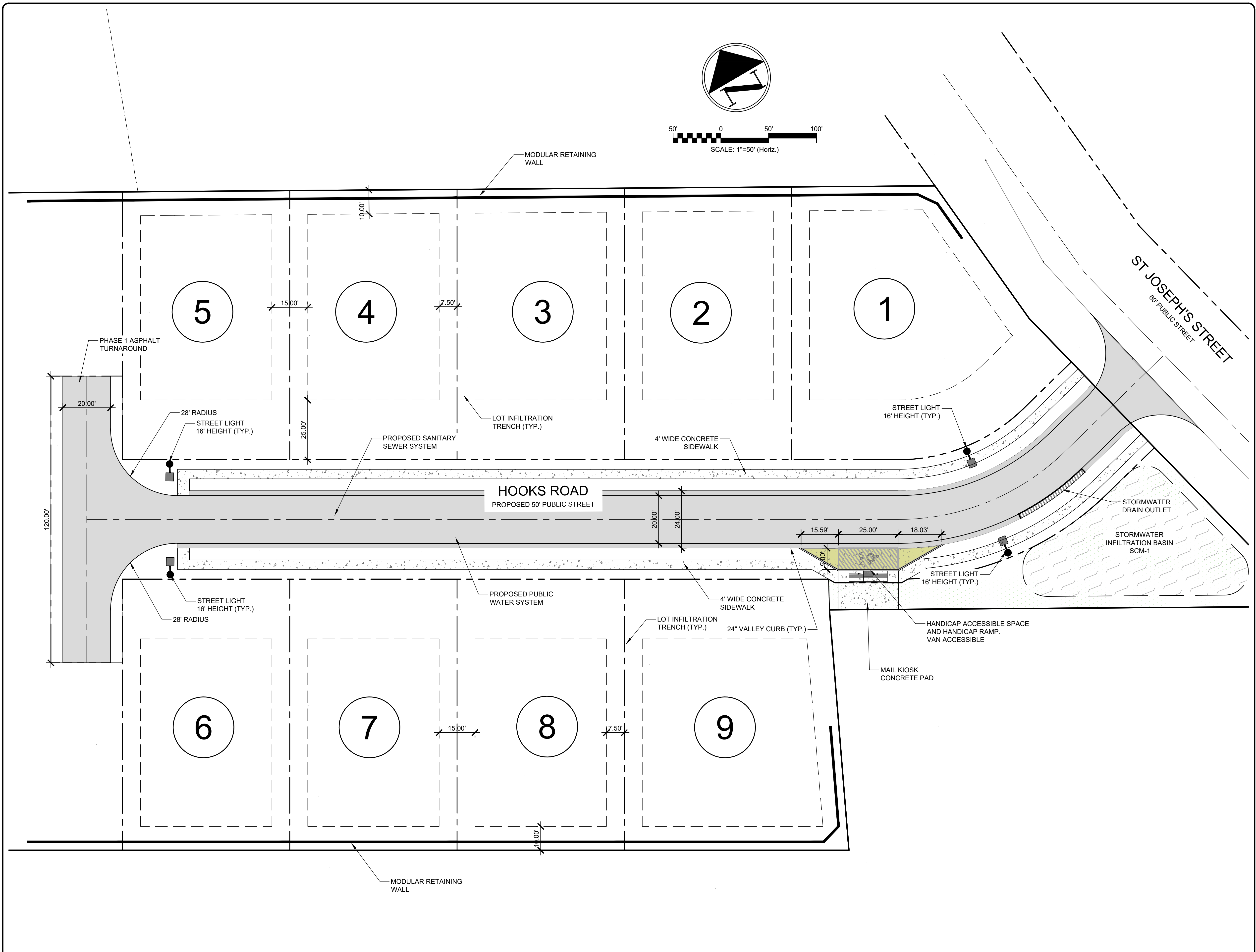
OWNER / DEVELOPER  
 BIG BIRD LAND DEVELOPMENT, LLC  
 707A ST JOSEPH ST  
 CAROLINA BEACH NC

FISHER'S RESERVE  
 1215 ST JOSEPH STREET, CAROLINA BEACH NC

**OVERALL SITE PLAN**  
 PHASE 1 AND FUTURE PHASE 2

DATE: 2025-02-07	SCALE: 1"=50'	C1.0 DRAWING NUMBER: ---- REVISION: ----
DRAWN: RMC	HORIZONTAL: 1"=50'	
DESIGNED: RMC	VERTICAL: N/A	
CHECKED: RMC		
PROJ. MGR.:		
STATUS: CB TRC PLAN SET		





GENERAL INFORMATION	
DATA CLASS	VALUE
PARCEL ADDRESS	1215 ST. JOSEPH STREET CAROLINA BEACH
TAX PARCEL IDENTIFICATION NUMBER	RO8814-003-028-000
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	19 LOTS / 3.76 DU/AC
(124,188 SF / 2.85 AC) PHASE 1 LOTS	9 LOTS
PHASE 2 LOTS	10 LOTS

BUILDING INFORMATION		
DATA CLASS	REQUIRED	PROPOSED
LOT SIZE (R-2 ZONING)	7,000 SF	7,000 SF MIN
DENSITY	6.2 DUA MAX	3.76 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	55,931 SF
BUA TOTAL (PER LOT = 5,000 OR 4,500 SF)	0 SF	32,500 SF
ROADWAY PAVEMENT	0 SF	20,046 SF
SIDEWALKS / PLAZA	0 SF	3,385 SF
IMPERVIOUS AREA COVERAGE	0%	45.0 %

**SURFACE MATERIAL LEGEND**

- ROADWAY ASPHALT
- 2'-0" CONCRETE VALLEY CURB
- SIDEWALK / DRIVEWAY APRON
- 24" CONCRETE FLUME
- OPEN SPACE
- HEAVY DUTY CONCRETE

- GENERAL NOTES:**
- UTILITIES WILL BE LOCATED WITHIN THE PUBLIC R/W AND WILL BE PUBLIC FACILITIES DEDICATED TO THE TOWN OF CAROLINA BEACH.
  - STORMWATER MANAGEMENT WILL BE TREATED ON-SITE AND WILL MEET THE STATE AND TOWN RULES AND REGULATIONS.
  - 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. SIDEWALK IS PROPOSED ON BOTH SIDES OF THE STREET (4' WIDE SIDEWALKS).

OWNERS OF RECORD:  
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BEVERLY GRADY BROWN  
 P.O. BOX 161  
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**TOPOGRAPHIC SURVEY**  
 FOR:  
**HEIRS OF DONALD L. GRADY**  
 1215 ST. JOSEPH STREET  
 TOWN OF CAROLINA BEACH, FEDERAL POINT TOWNSHIP  
 NEW HANOVER COUNTY, NORTH CAROLINA 28428  
 SCALE 1"= 40' DATE: FEBRUARY 14, 2024

**PORT CITY**  
 LAND SURVEYING, PLLC  
 FIRM LICENSE No. P-1493  
 1144 SHIPYARD BOULEVARD  
 WILMINGTON, NORTH CAROLINA 28412  
 (910) 791-0088

2 ENLARGED SITE PLAN SCALE: 1"=20'

1 SITE DATA TABLE SCALE: NTS

REV. NO.	DESCRIPTIONS / REVISIONS	DATE



**PRELIMINARY**



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

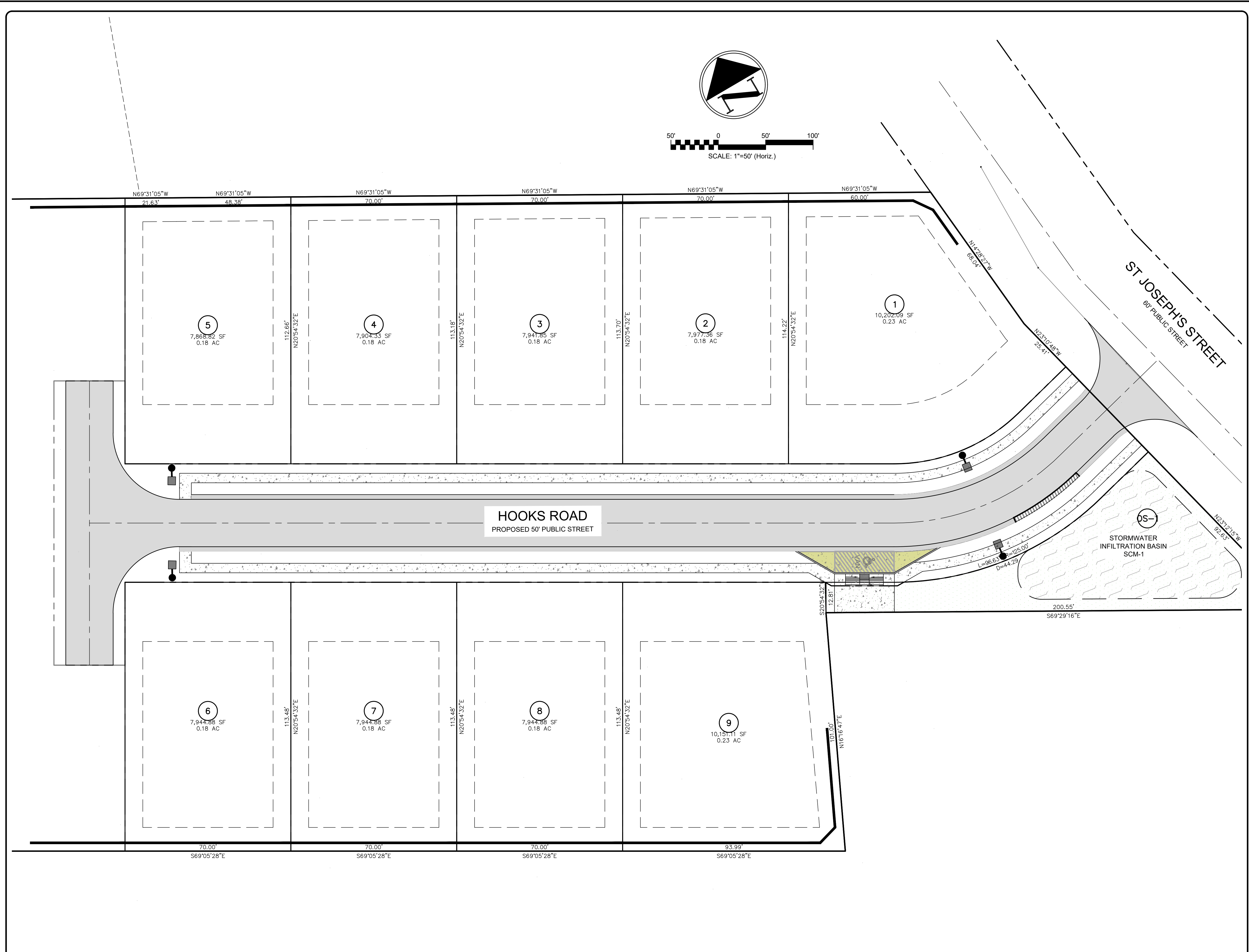
OWNER / DEVELOPER  
 BIG BIRD LAND DEVELOPMENT, LLC  
 707A ST JOSEPH ST  
 CAROLINA BEACH NC

FISHER'S RESERVE  
 1215 ST JOSEPH STREET, CAROLINA BEACH NC

**ENLARGED SITE PLAN**

DATE: 2025-02-07	SCALE: HORIZONTAL: 1"=20'	C1.1 DRAWING NUMBER: ----
DRAWN: RMC	VERTICAL: N/A	
DESIGNED: _____		
CHECKED: _____		
PROJ. MGR: _____		
STATUS: CB TRC PLAN SET		





Parcel Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
7	7943.88	366.968	113.484	S20° 54' 31.83"W
			70.000	N69° 05' 28.17"W
			113.484	N20° 54' 31.83"E
			70.000	S69° 05' 28.17"E
8	7943.88	366.968	113.484	S20° 54' 31.83"W
			70.000	N69° 05' 28.17"W
			113.484	N20° 54' 31.83"E
			70.000	S69° 05' 28.17"E
57	5712.23	459.353	92.625	S23° 12' 14.90"E
			200.548	N69° 29' 16.12"W
			12.813	N20° 54' 31.83"E
			28.199	S69° 05' 28.17"E
			96.629	N88° 45' 47.15"E
1	10202.09	398.335	27.998	N66° 37' 02.48"E
			59.999	S69° 31' 05.17"E
			68.039	S14° 28' 26.59"E
			25.407	S23° 10' 47.82"E
			28.117	S66° 37' 02.48"W
2	7977.36	367.926	57.977	S88° 45' 47.15"W
			44.573	N69° 05' 28.17"W
			114.223	N20° 54' 31.83"E
			70.002	S69° 31' 05.17"E
			114.223	S20° 54' 31.83"W
3	7940.85	366.883	70.000	N69° 05' 28.17"W
			113.701	S20° 54' 31.83"W
			70.000	N69° 05' 28.17"W
			113.180	N20° 54' 31.83"E
			70.002	S69° 31' 05.17"E
4	7904.33	365.640	70.000	S69° 31' 05.17"E
			113.180	S20° 54' 31.83"W
			70.000	N69° 05' 28.17"W
			112.658	N20° 54' 31.83"E
			70.000	S69° 05' 28.17"W
5	7867.82	364.797	112.137	N69° 05' 28.17"W
			21.606	S69° 31' 05.17"E
			48.375	S69° 31' 05.17"E
			112.658	S20° 54' 31.83"W
			70.000	N69° 05' 28.17"W
6	7943.88	366.968	113.484	S20° 54' 31.83"W
			70.000	N69° 05' 28.17"W
			113.484	N20° 54' 31.83"E
			70.000	S69° 05' 28.17"E
9	10151.11	407.117	12.813	S20° 54' 31.83"W
			101.000	S16° 16' 48.83"W
			93.986	N69° 05' 28.17"W
			113.484	N20° 54' 31.83"E
			85.634	S69° 05' 28.17"E

- GENERAL NOTES:**
- UTILITIES WILL BE LOCATED WITHIN THE PUBLIC RW AND WILL BE PUBLIC FACILITIES DEDICATED TO THE TOWN OF CAROLINA BEACH.
  - STORMWATER MANAGEMENT WILL BE TREATED ON-SITE AND WILL MEET THE STATE AND TOWN RULES AND REGULATIONS.
  - 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. SIDEWALK IS PROPOSED ON BOTH SIDES OF THE STREET (4' WIDE SIDEWALKS).

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

**TOPOGRAPHIC SURVEY**  
 OF  
**HEIRS OF DONALD L. GRADY**  
 1215 ST. JOSEPH STREET  
 TOWN OF CAROLINA BEACH, FEDERAL POINT TOWNSHIP  
 NEW HANOVER COUNTY, NORTH CAROLINA 28428  
 SCALE 1"= 40' DATE: FEBRUARY 14, 2024

**PORT CITY**  
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 FIRM LICENSE No. P-1493  
 1144 SHIPYARD BOULEVARD  
 WILMINGTON, NORTH CAROLINA 28412  
 (910) 791-0088

2 PRELIMINARY PLAT - PHASE 1

SCALE: 1"=20'

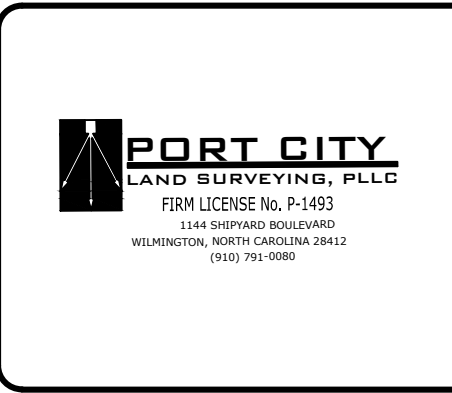
1 SITE DATA TABLE

SCALE: NTS

REV. NO.	DESCRIPTIONS	DATE



**PRELIMINARY**



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

**PRELIMINARY PLAT - PHASE 1**

DATE: 2025-02-07	SCALE: 1"=20'	C1.2 DRAWING NUMBER
DRAWN: RMC	HORIZONTAL: 1"=20'	
DESIGNED:	VERTICAL: N/A	
CHECKED:		
PROJ. MGR.		
STATUS: CB TRC PLAN SET		





**PLANT SCHEDULE**

SHADE TREES	BOTANICAL NAME
	(11) QUERCUS HEMISPHERICA LAUREL OAK
	(7) MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA

- A. ALL VEGETATION THAT IS USED TO MEET LANDSCAPING REQUIREMENTS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY ON A CONTINUING BASIS. ANY PLANTED MATERIAL WHICH BECOMES DAMAGED OR DISEASED OR DIES SHALL BE REPLACED WITHIN 60 DAYS OF THE OCCURRENCE OF SUCH CONDITION.
- B. VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THE LANDSCAPE PLANS AND IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING OR INSTALLATION.
- C. ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS, CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSEYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- D. LANDSCAPE MATERIAL PLACED IN PREPARED HOLES SHALL BE PROPERLY BACKFILLED PRIOR TO THE END OF THE WORKING DAY.
- E. ALL PREPARED GROUND COVER AND ANNUAL BED INSTALLATIONS SHALL BE PROPERLY SOAKED AND MULCHED PRIOR TO THE END OF THE DAY.
- F. LANDSCAPE ARCHITECT SHALL APPROVE ANY ON-SITE PLANT STORAGE AREA FOR ACCESSIBILITY, SHADE CONDITIONS, HEALING-IN MULCH MATERIAL AND TEMPORARY WATERING METHODS.
- G. ALL ROPE AND WRAPPING TWINE SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PARTS OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM PLANT BALLS PRIOR TO BACK FILLING.
- H. ALL PLANT MATERIAL SHALL BE PLANTED AT HEIGHTS AND WIDTHS AS ILLUSTRATED IN PLANTING DETAILS.
- I. TREE GUYING SHALL BE PERFORMED WITHIN A WEEK OF PLANTING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TREE GUYING MATERIALS AFTER THE FIRST FULL GROWING SEASON OR ONE YEAR, WHICH EVER COMES FIRST.
- J. CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO PLANTING.
- K. ANY EXPOSED OR UNCOVERED LINES SHALL BE SHOWN TO GENERAL CONTRACTOR PRIOR TO BACKFILLING.
- L. ALL MATERIALS, PLANTING AND LANDSCAPE WORK SHALL CONFORM TO THE CURRENT MUNICIPAL AUTHORITIES STANDARD SPECIFICATIONS AND DETAILS.
- M. FIRST YEAR PRUNING OF TREE CROWN SHALL BE LIMITED TO REMOVAL OF DEAD & DAMAGED WOOD.
- N. ALL TREES TO HAVE A MINIMUM 2.5" CALIPER AT THE TIME OF PLANTING, UNLESS OTHERWISE INDICATED IN THE PLANTING SPECIFICATION. CALIPER TO BE MEASURED 48" ABOVE THE ROOT BALL.
- O. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWERWATER CONNECTIONS OR AS OTHERWISE DICTATED BY LOCAL REGULATIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- P. SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
- Q. AREAS DAMAGED BY ACTIVITIES OF CONTRACTOR SHALL BE RE-ESTABLISHED TO PRE-DISTURBANCE CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- R. USE HERBICIDES, PESTICIDES, AND FERTILIZER IN A MANNER CONSISTENT WITH THE FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT AND IN ACCORDANCE WITH LABEL RESTRICTIONS.
- S. LANDSCAPE ARCHITECT OR OWNER SHALL APPROVE PLACEMENT OF TREES PRIOR TO PLANTING.

2 ENLARGED LANDSCAPE PLAN SCALE: 1"=20'

1 LANDSCAPE DATA SCALE: NTS

REV. NO.	DESCRIPTIONS	DATE



**PRELIMINARY**



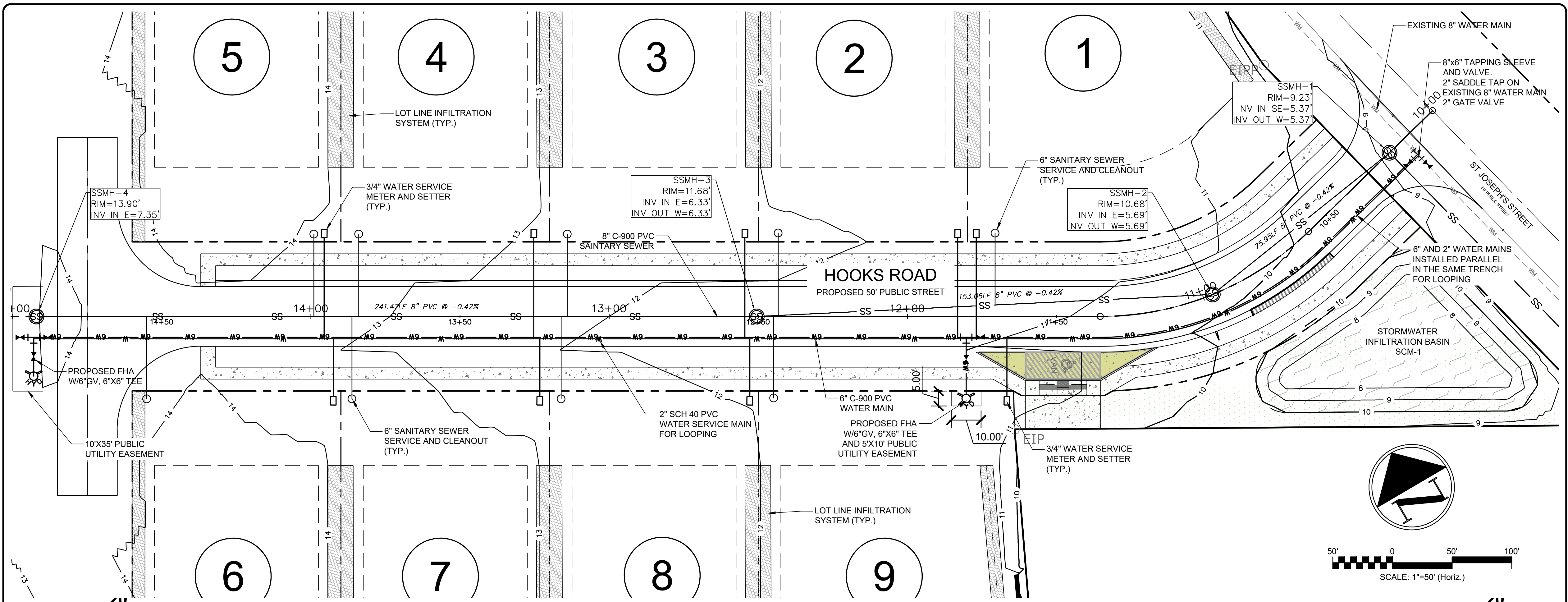
Civil Engineer:  
Richard M. Collier, PE  
3708 Needle Sound Way  
Wilmington, NC  
NC-022574

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

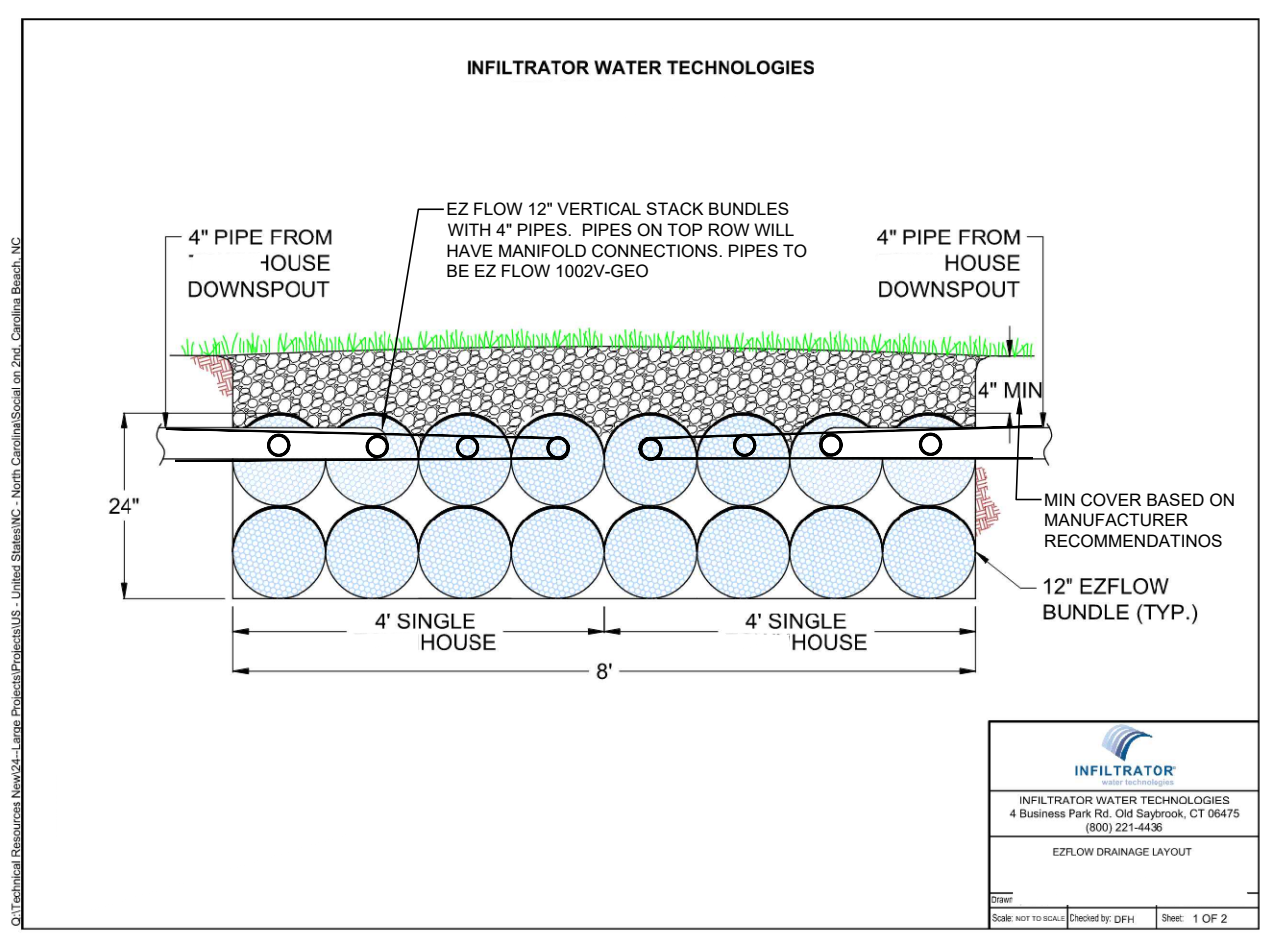
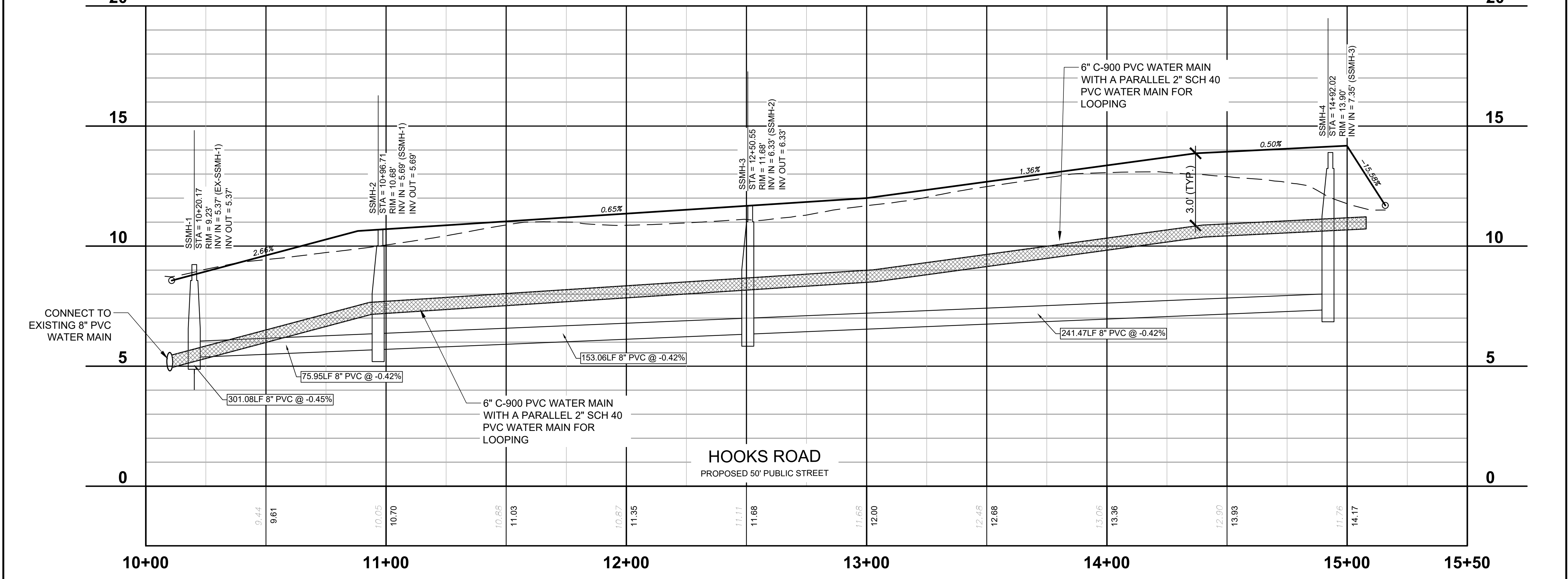
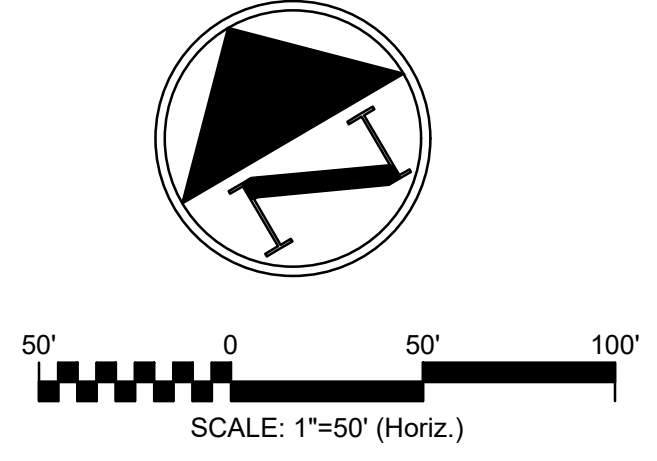
FISHER'S RESERVE  
1215 ST JOSEPH STREET, CAROLINA BEACH NC  
**ENLARGED LANDSCAPE PLAN**

DATE: 2025-02-07	SCALE: 1"=20'	C2.0 DRAWING NUMBER
DRAWN: RMC	HORIZONTAL: 1"=20'	
DESIGNED:	VERTICAL: N/A	
CHECKED:		
PROJ. MGR:		REVISION
STATUS: CB TRC PLAN SET		





- GENERAL UTILITY NOTES**
1. ALL DISTANCES ARE GROUND HORIZONTAL.
  2. WATER AND SANITARY SEWER TO BE SERVED BY CAROLINA BEACH PUBLIC UTILITIES (CBPU).
  3. ELECTRIC, CABLE T.V., AND TELEPHONE SERVICE IS TO BE INSTALLED UNDERGROUND.
  4. UTILITIES IN THIS PROJECT SHALL BE PRIVATE AND ALL TO BE CONSTRUCTED IN ACCORDANCE WITH CBPU SPECIFICATIONS AND STANDARDS.
  5. CONTRACTOR SHALL BE REQUIRED TO SET FINAL GRADES AT +/- 4" OF FINAL GRADE BEFORE REQUESTING SUBSTANTIAL COMPLETION.
  6. WHEREVER SEWER OR WATER MAINS CROSS ONE ANOTHER, A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE WATER PIPE AND THE TOP OF THE SEWER PIPE.
  7. WHEREVER SEWER OR STORM CROSS ONE ANOTHER, A MINIMUM VERTICAL CLEARANCE OF 24" SHALL BE PROVIDED BETWEEN THE BOTTOM OF STORM AND TOP OF SEWER.
  8. WHEREVER SEWER OR WATER MAINS RUN PARALLEL TO EACH OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE PROVIDED, IF A 10' HORIZONTAL SEPARATION CAN NOT BE MAINTAINED, A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE PROVIDED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER MAIN. IF NEITHER OF THE CONDITIONS CAN BE MET, BOTH MAINS SHALL BE CONSTRUCTED WITH CLASS 50 DIP. DIPS SHALL BE A MINIMUM OF 20 LF CENTERED AT THE CROSSING. BOTH MAINS MUST BE CONSTRUCTED IN ACCORDANCE WITH PUBLIC WATER SUPPLY STANDARDS AND TESTED TO 150 PSI TO ASSURE A WATER TIGHT CONNECTION.
  9. WHEREVER MINIMUM SEPARATIONS CANNOT BE ACHIEVED, STOP WORK AND CONTACT THE OWNER AND PROJECT ENGINEER IMMEDIATELY.
  10. CONTRACTOR SHALL CONTACT CBPU TO SCHEDULE AN INSPECTOR TO BE PRESENT ON-SITE DURING CONNECTION INSTALLATION TO EITHER SYSTEM. THE CONTRACTOR SHALL NOT MAKE ANY CONNECTION TO THE WATER OR SEWER SYSTEM WITHOUT AN INSPECTOR PRESENT.
  11. SITE ELECTRICAL AND SITE LIGHTING SHALL BE COORDINATED WITH DUKE ENERGY.
  12. EACH LOT SHALL BE SERVED WITH A 2" WATER SERVICE AND METER, AND A 1" IRRIGATION SERVICE AND METER.
  13. EACH LOT TO BE SERVED WITH A 6" PVC SEWER LATERAL AND CLEANOUT AT THE PUBLIC RW.



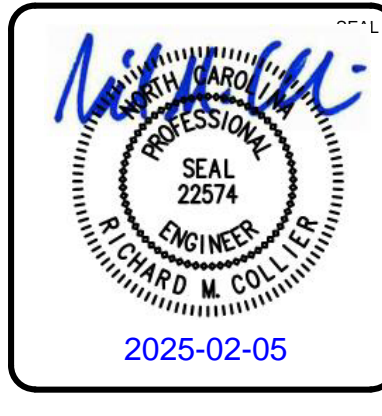
2 OVERALL UTILITY PLAN

SCALE: 1"=20'

1 UTILITY NOTES

SCALE: NTS

REV. NO.	DESCRIPTIONS	DATE



PRELIMINARY



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  
ENLARGED UTILITY PLAN

DATE: 2025-02-07	SCALE: 1"=20'	C3.0
DRAWN: RMC	HORIZONTAL: 1"=20'	DRAWING NUMBER
DESIGNED: RMC	VERTICAL: N/A	REVISION
CHECKED: RMC		
PROJ. MGR.:		
STATUS: CB TRC PLAN SET		