

TECHNICAL REVIEW COMMITTEE AGENDA
January 28, 2009

New Hanover County's Technical Review Committee (TRC) will meet on **Wednesday, January 28, 2009 at 2:00 p.m.** in the Engineering Conference Room - 105 New Hanover County Government Center, 230 Government Center Drive, to discuss the following site plan proposals.

2:00 p.m. **Item 1: Parson's Mill (Performance Plan Revisited)** – Request by John Tunstall, PE on behalf of Sanco of Wilmington for TRC to consider revisiting the public vs. private road issue for the 354 unit project located near the southwestern corner of North College and Parmele Roads. Sam Burgess will present this item.

Project Data

Zoning: **CD (R-10) Residential**
Water: **Public (CFPUA)**
Sewer: **Public (CFPUA)**
Road(s): **Public (presently), Private (proposed)**
Lots/Units: **354 (187 single family lots, 167 townhomes)**
Acreage: **107.17**
Traffic: **13,255 ADT near Parmele & N. College Rds. (04/05 WMPO data)**
LOS: **E (Traffic operation near capacity)**
Land Class: **Aquifer Resource Protection**

Parson's Mill Development History

The County's TRC preliminarily approved Parson's Mill for 354 units in November, 2006. A **one year extension** to the preliminary plan was approved by TRC on November 12, 2008. A request to convert the roads from public to private was denied by the TRC in February 13, 2008. The request was denied at that time 4-0. A letter from Mr. Tunstall is attached.

2:30 p.m. **Item 2: Subdivision Text Certificate Proposal** – Request by TRC and Planning staff to continue discussion on a new proposed Subdivision Certificate requiring Professional Engineers sign and seal preliminary plans and final plats certifying that private roads are built to minimum NCDOT standards. Sam Burgess will present this item.

History

During the past several years, the County's Technical Review Committee (TRC) has approved a number of preliminary site plans with public streets. After preliminary approval, construction plans are required to be submitted to NCDOT. In a lot of cases, the site plan drawings may be delayed/denied for a variety of reasons ranging from improper curve radii, the removal of majestic trees, the limitation/elimination of sidewalks and street trees to improper drainage due to marginal soil conditions. With these constraints,

developers have been re-approaching TRC and asking that the roads be re-designated from public to private. In order to alleviate this problem, planning staff has researched new certificate language requiring professional engineers to certify and seal plans that contain private roads indicating that they have been inspected and built to NCDOT minimum standards and requesting that the developer of the project also sign the document. At the present time, the County does not have sufficient staff to inspect private roads. This item was discussed at the TRC meeting in October and November and was continued.

Certification for Private Roads (proposed)

I (we) the developer(s) of _____ subdivision hereby state that _____ subdivision roads in the subdivision are private. Ownership and maintenance of the roads will be responsibility of the Homeowners Association. The private road Disclosure Statement for this subdivision is required to be designed, installed, inspected, and approved by a professional certified engineer for compliance to Minimum NCDOT road construction standards prior to final plat approval by the County and be recorded with each and every subsequent deed transferring ownership. Road maintenance through the homeowners association in perpetuity until such time that the roads are re-platted as public and taken over for maintenance through the North Carolina Department of Transportation. A certificate of paving Performance will also need to be signed by the PE and acknowledged by the developer (attached).

Developer(s) Name _____ Date _____

Certified Professional Engineer _____ Date _____
Seal _____

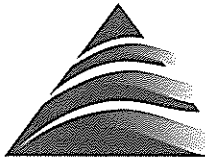
Certification for Private Roads (Secondary Certificate)

I hereby certify that all private streets as depicted hereon have been designed, installed, and inspected during construction and meet the minimum construction standards set forth by NCDOT for private roads in New Hanover County.

Developer(s) Name _____ Date _____
Surveyor or Professional Engineer _____ Date _____
Seal _____

Private Certificate History (as reviewed by TRC)

The County's TRC has met in regular session at least twice on the Private Certificate proposal. During review of the certificate, concerns were raised by TRC on the proper wording of the certificate and concerns on what to do if a road was bonded prior to construction. In some very general discussion on January 14, 2009, several members expressed interest in forming a sub-committee to examine the issue.



NORRIS, KUSKE & TUNSTALL
CONSULTING ENGINEERS, INC.

J. Phillip Norris, P.E.
John A. Kuske, III, P.E.
John S. Tunstall, P.E.
J.A. Kuske, P.E. of Counsel

January 21, 2009

Mr. Sam Burgess, Principal Developer Planner
NHC Planning Department
230 Government Center Drive, Suite 150
Wilmington, NC 28403

\$300 Fee Paid
RECEIVED
KC
1-21-09

Re: Parsons Mill Subdivision
New Hanover County
NKT Project No. 07001

Dear Mr. Burgess:

Pursuant to our meeting regarding private streets for the above referenced subdivision, please find fifteen (15) sets of plans, one (1) 11 x 17 plan, the original New Hanover County TRC Performance Residential Development application with checklist and a \$300.00 check for the processing fee. We propose that the streets be private streets to be maintained by the Property Owners Association (POA) with a public access and utility easement over the private right-of-way. The roads will be constructed to NC DOT standards.

As you are aware, this project has gone through TRC previously and we have all approvals; however, we have not submitted all of the engineering plans in order to help save the environment.

Upon determination of private streets, there will be some minor storm drain revisions that will be permitted through the New Hanover County Engineering Department. Other than that, we do not anticipate any other changes to the plans.

Please advise if you need any further information for the project.

Sincerely,

NORRIS, KUSKE & TUNSTALL
CONSULTING ENGINEERS, INC.

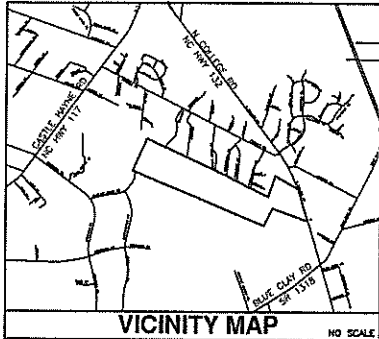
John S. Tunstall, P.E.

JST/asn

07001 01-21-09-nhc-trc-ltr

cc: Chris O'Keefe, Planning Director / NHC Planning Department
Nathan Sanders

902 Market Street • Wilmington, NC 28401-4733 • Phone: 910.343.9653 • Fax: 910.343.9604

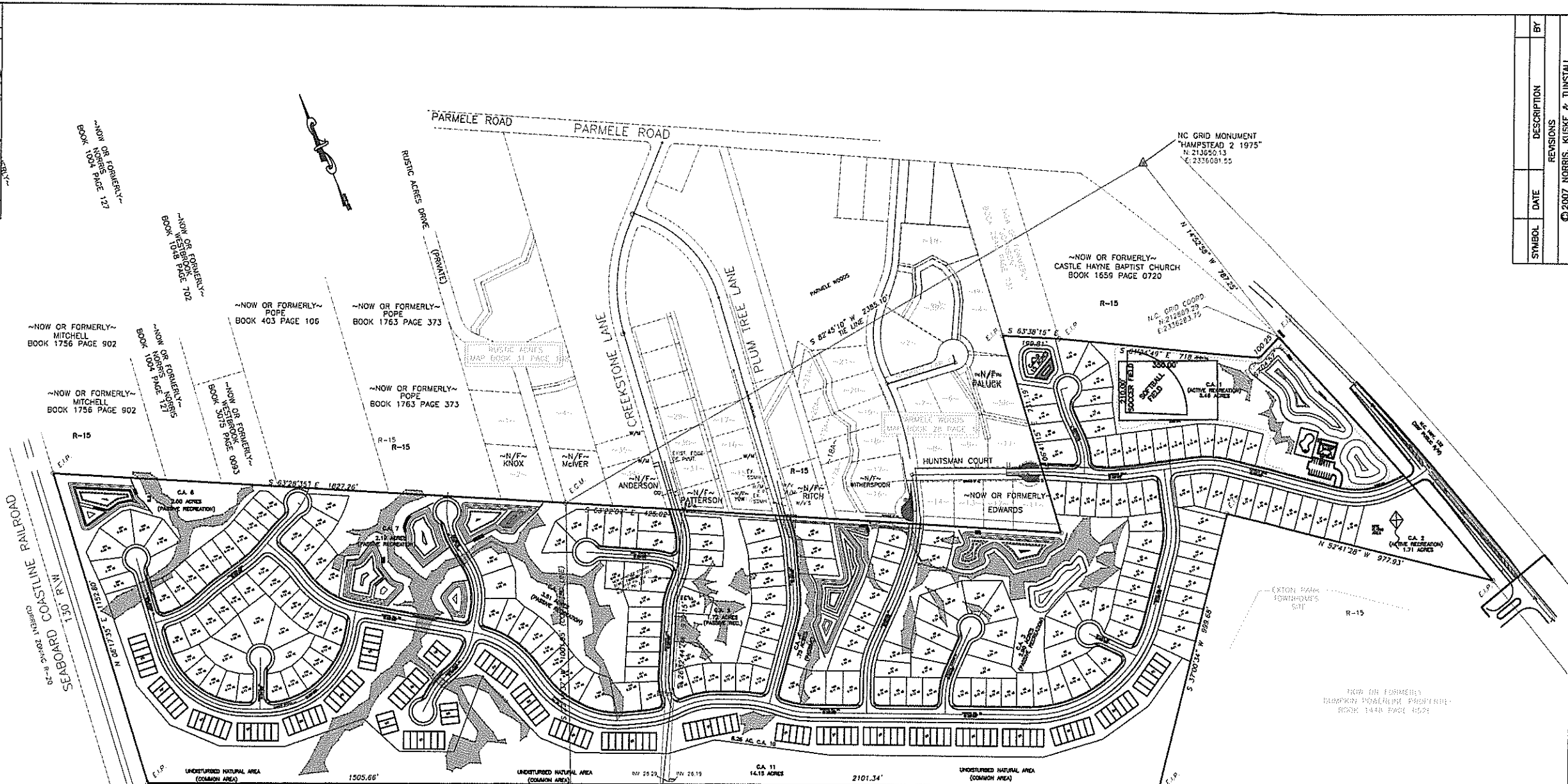


24.33'	20' S.B. BETWEEN BUILDINGS	24.33'
1.5' x 1.5'	STREET R/W	

TYPICAL TOWNHOME BUILDING
(NOT TO EXCEED 35 FT. HT. LIMIT)
NOT TO SCALE

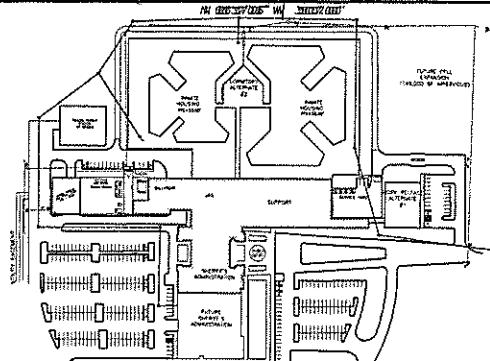
89.00'	130.00'	20.00'	58.00'
STREET R/W			

TYPICAL SINGLE FAMILY LOT
(NOT TO EXCEED 33 FT. HT. LIMIT)
NOT TO SCALE



SITE DATA FOR PARSONS MILL FARM	
TOTAL ACRES OF SITE	107.17 ACRES
ZONED R-10 (3.3 UNITS/ACRE)	333.7 UNITS ALLOWED
PROPOSED UNITS TO BE BUILT	354 TOTAL
TOTAL AREA TO BE DEVELOPED (S.F. LOTS/TOWNHOMES)	40.52 ACRES
TOTAL ACRES OF COMMON AREA (PASSIVE/ACTIVE)	42.65 ACRES
TOTAL POND AREA	8.60 ACRES
TOTAL AREA WITHIN R/W	15.4 ACRES
PROPOSED UNITS IN TOWNHOMES SITE	150 UNITS PROPOSED
PROPOSED SINGLE FAMILY LOTS	204 LOTS SHOWN
REQUIRED RECREATION SPACE (TOT. # OF UNITS x 0.03)	354 PROPOSED UNITS
PARSONS MILL FARM - 354 UNITS	10.62 ACRES REQ.
TOTAL RECREATION SPACE REQUIRED x 0.5 MUST BE ACTIVE OPEN SPACE (PARKS, TOT LOTS, SOCCER FIELDS, ETC.)	10.62 ACRES REQ. x 0.5 (ACTIVE)
	5.31 AC. REQUIRED
THE ACTIVE OPEN SPACE IS LOCATED AT THE ENTRANCE OFF HWY. 152 WITH PROPOSED AMENITIES	7.17 AC. SHOWN
THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA	
PROPOSED HOMES TO BE 3 BEDROOM	
DISTURBED AREA LIMITS	78.18 ACRES

- NOTES:**
- THIS MAP IS PRELIMINARY AND IS NOT FOR RECORDATION, SALES OR CONVEYANCE.
 - BOUNDARY AND WETLAND INFORMATION PREPARED BY MICHAEL UNDERWOOD AND ASSOCIATES.
 - TOPOGRAPHIC INFORMATION TAKEN FROM N.H. CO. TOPOGRAPHIC MAPS.
 - WETLANDS PREPARED BY MICHAEL UNDERWOOD AND ASSOCIATES.
 - AREA COMPUTED BY COORDINATE METHOD.
 - ALL ROADWAYS WILL BE PRIVATE AND WITHIN A PUBLIC ACCESS AND UTILITY EASEMENT.
 - SANITARY SEWER TO BE CONNECTED TO CFWPA SYSTEM.
 - WATER TO BE CONNECTED TO CFWPA WATER SUPPLY.
 - TAX MAP #10100-017-004-000, #10100-007-055-000.
 - SIDEWALKS ARE REQUIRED AND TO BE PLACED PER THE ZONING REQUIREMENTS.
 - APPROX. PROPOSED BEDROOMS FOR PROJECT S.F. LOTS - 3 BDRM, MULTI-FAMILY UNITS - 2BDRM.
 - STREET LIGHTS WILL BE PLACED PER THE REQUIREMENTS OF THE ZONING ORDINANCE.
 - THIS PROPERTY IS ZONED R-10.
 - ALL COMMON AREAS AND STORM WATER FACILITIES TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
 - ALL RECREATION OPEN SPACE (ACTIVE AND PASSIVE) TO BE DEDICATED TO HOMEOWNERS ASSOCIATION.
 - STORM WATER TO BE PROVIDED BY STORM WATER PONDS AND WILL BE APPROVED BY N.H. COUNTY ENGINEERING AND BY THE NORTH CAROLINA WATER QUALITY DIVISION.
 - PARKING FOR MULTI-FAMILY SITE WILL HAVE A MINIMUM OF 2 SPACES PER UNIT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - STREET CONNECTIVITY = 27 LINKS / 20 NODES = 1.35
 - SETBACK REQUIREMENTS: 10' BETWEEN S.F. STRUCTURES, 20 FT. BETWEEN MULTI-FAMILY STRUCTURES.
 - THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL 100 YR. FLOOD HAZARD AREA.
 - ALL STREETS ARE TO BE BUILT TO HCDOT STANDARDS AND ALSO MEET THE FIRE SERVICES ACCESS ROADS REQUIREMENTS.
 - NO CLASS IV SOILS ARE LOCATED ON SITE ACCORDING TO THE NEW HANOVER COUNTY SOILS MAPS.
 - A 10' NON-MUNICIPAL UTILITY EASEMENT IS RESERVED ALONG THE RIGHT OF WAY OF ALL ROADS.
 - THE TALLEST STRUCTURE NOT TO EXCEED 35 FEET.
 - CMAA LAND CLASSIFICATION: AQUIFER RESOURCE PROTECTION AREA.



(COMMON AREA DATA)

C.A. 1	5.46 ACRES (ACTIVE RECREATION)
C.A. 2	1.71 ACRES (ACTIVE RECREATION)
C.A. 3	2.90 ACRES (PASSIVE)
C.A. 4	.75 ACRES (PASSIVE)
C.A. 5	1.72 ACRES (PASSIVE)
C.A. 6	3.51 ACRES (PASSIVE)
C.A. 7	2.19 ACRES (PASSIVE)
C.A. 8	2.00 ACRES (PASSIVE)
C.A. 9	0.15 ACRES (PASSIVE)
C.A. 10	8.26 ACRES (PASSIVE TOWNHOME AREA)
C.A. 11	14.15 ACRES (UNDISTURBED NATURAL AREA)

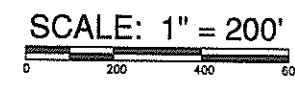
TOTAL C.A. 42.65 ACRES

DETENTION PONDS TO BE LOCATED INSIDE PERMANENT PUBLIC EASEMENT OR OTHER LEGAL INSTRUMENT TO GUARANTEE PERMANENCE OF FACILITY AND FUTURE MAINTENANCE RESPONSIBILITY. PERMANENT EASEMENT IS TO BE RECORDED WITH PROVISIONS THAT MAINTENANCE IS TO BE PERFORMED BY THE PROPERTY OWNER.

HEREBY CERTIFY THAT I AM THE OWNER OF THE PUBLIC EASEMENTS SHOWN AND DESCRIBED HEREON WHICH IS FOR THE PURPOSE OF STORM WATER DETENTION AND THAT PUBLIC EASEMENT WILL BE MAINTAINED BY THE OWNERS, HIS HEIRS, OR ASSIGNS, FOR THAT PURPOSE AT NO EXPENSE TO THE DEPARTMENT OF TRANSPORTATION.

INDEX OF SHEETS

C0	COVER SHEET	LINE 1
C1	GRADING, DRAINAGE AND EROSION CONTROL PLAN	LINE 2
C2	GRADING, DRAINAGE AND EROSION CONTROL PLAN	LINE 3
C3	GRADING, DRAINAGE AND EROSION CONTROL PLAN	LINE 4
C4	GRADING, DRAINAGE AND EROSION CONTROL PLAN	LINE 5
C5	GRADING, DRAINAGE AND EROSION CONTROL PLAN (OFF-SITE)	LINE 6
C6	GRADING, DRAINAGE AND EROSION CONTROL PLAN (OFF-SITE)	LINE 7
C7	GRADING, DRAINAGE AND EROSION CONTROL PLAN (OFF-SITE)	LINE 8
C8	UTILITY PLAN	LINE 9
C9	UTILITY PLAN	LINE 10
C10	UTILITY PLAN	LINE 11
C11	UTILITY PLAN	LINE 12
C12	LAYOUT PLAN	LINE 13
C13	LAYOUT PLAN	LINE 14
C14	LAYOUT PLAN	LINE 15
C15	LAYOUT PLAN	LINE 16
C16	NOTES AND DETAILS	LINE 17
C17	NOTES AND DETAILS	LINE 18
C18	NOTES AND DETAILS	LINE 19
C19	NOTES AND DETAILS	LINE 20
C20	NOTES AND DETAILS	LINE 21
C21	NOTES AND DETAILS	LINE 22
C22	NOTES AND DETAILS	LINE 23
C23	NOTES AND DETAILS	LINE 24
PR0	COVER SHEET (PLAN AND PROFILE)	LINE 1
PR1	HUNTSMAN DRIVE	LINE 2
PR2	DUTCH COVE COURT	LINE 3
PR3	DAFODIL DRIVE	LINE 4
PR4	PARSONS MILL DRIVE	LINE 5
PR5	PERENNIAL GARDENS COURT	LINE 6
PR6	SMALL STREAM COURT	LINE 7
PR7	BACLESBROOK DRIVE	LINE 8
PR8	PLUM TREE LANE	LINE 9
PR9	CREEKSTONE LANE	LINE 10
PR10	CHERRY GROVE DRIVE	LINE 11
PR11	CRANBERRY DRIVE	LINE 12
PR12	GRAPPEL COURT	LINE 13
PR13	FLOWERY BRANCH LANE	LINE 14
PR14	NOTES AND DETAILS	LINE 15



SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

OVERALL SITE PLAN
PARSONS MILL FARM
NEW HANOVER COUNTY
NORTH CAROLINA

OWNER:
DOUBNOV LAND CORP.
P.O. BOX 5187
WILMINGTON, N.C. 28405
910-791-1156

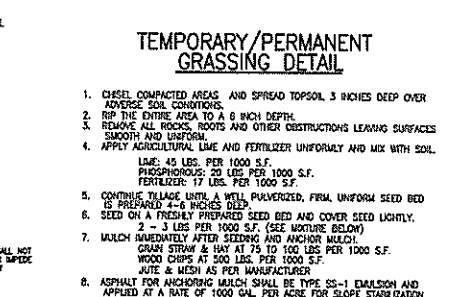
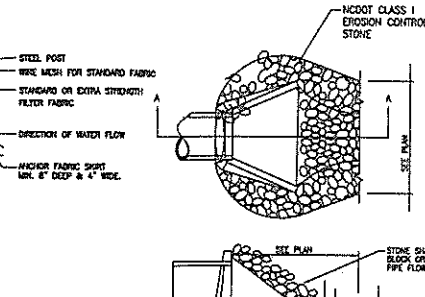
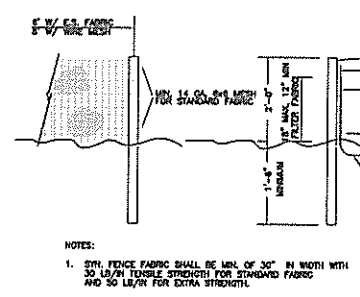
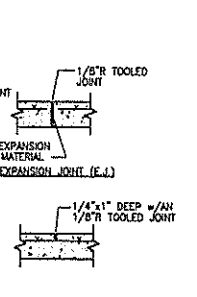
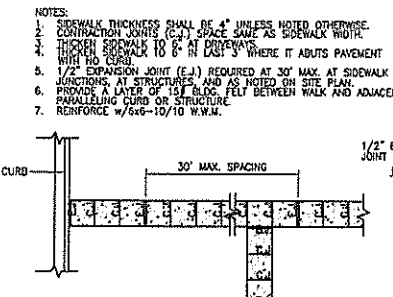
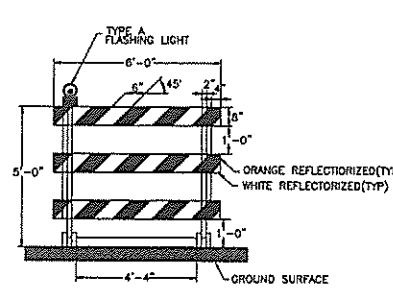
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PHONE (910) 343-9553
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office@nkteng.com

07001

DES. JST
DRA. JPN
CHK. NKS

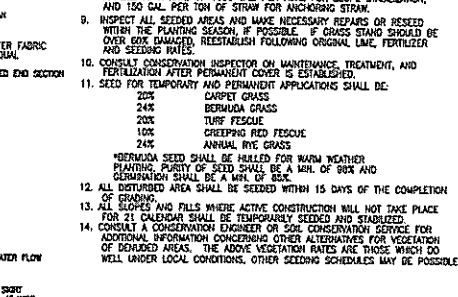
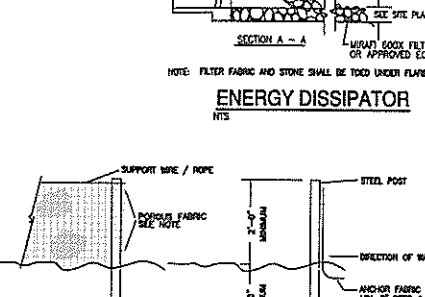
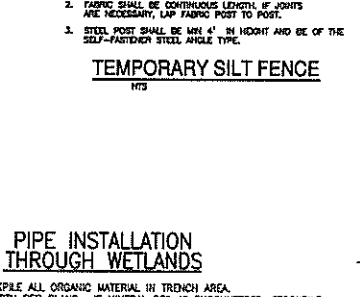
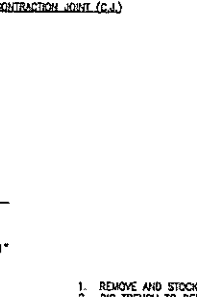
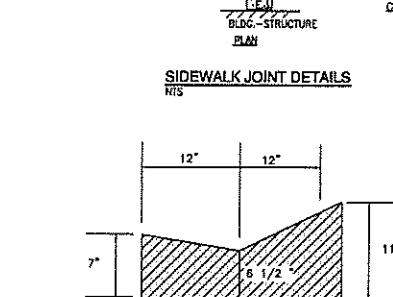
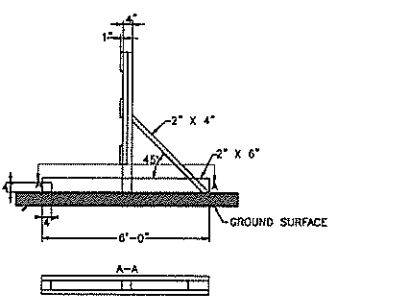
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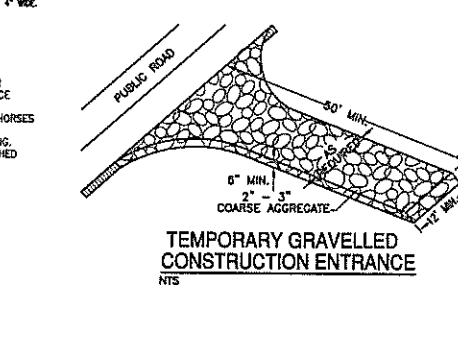
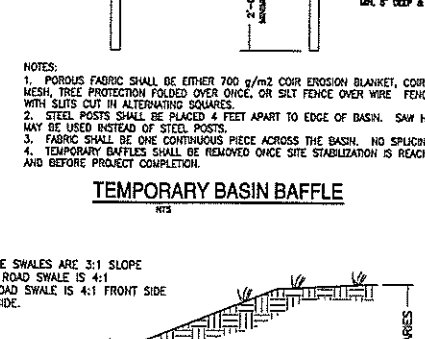
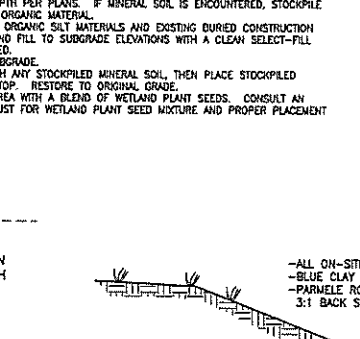
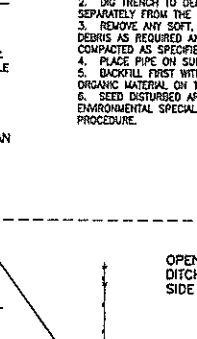
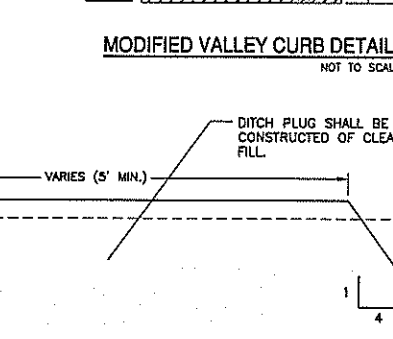
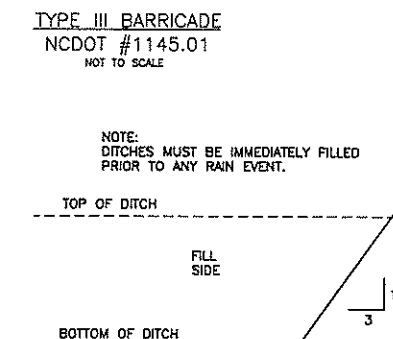
TEMPORARY/PERMANENT GRASSING DETAIL

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS.
2. RIP THE ENTIRE AREA TO A 6 INCH DEPTH.
3. REMOVE ALL ROCKS, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACES SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME AND FERTILIZER UNIFORMLY AND MIX WITH SOIL. LIME: 45 LBS. PER 1000 S.F. PHOSPHORUS: 20 LBS. PER 1000 S.F. FERTILIZER: 17 LBS. PER 1000 S.F.
5. CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM UNIFORM SEED BED IS PREPARED 4-6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY. 2 - 3 LBS PER 1000 S.F. (SEE MOISTURE BELOW).
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH: GRASS STRAW & HAY AT 75 TO 100 LBS PER 1000 S.F. WOOD CHIPS AT 500 LBS. PER 1000 S.F. MULCH & MULCH AS PER MANUFACTURER.
8. ASPHALT FOR ANCHORING MULCH SHALL BE TYPE SS-1 EMISSION AND APPLIED AT A RATE OF 1000 GAL. PER ACRE FOR SLOPE STABILIZATION, AND 150 GAL. PER TON OF STRAW FOR ANCHORING STRAW.
9. INSPECT ALL SEEDING AREAS AND MAKE NECESSARY REPAIRS OR RESEED WITHIN THE PLANTING SEASON. IF GRASS STAND SHOULD BE OVER ONE HUNDRED PERCENT REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
10. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE, TREATMENT, AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
11. SEED FOR TEMPORARY AND PERMANENT APPLICATIONS SHALL BE:
 - 20% CARPET GRASS
 - 24% BERBERIS GRASS
 - 20% TURF FESCUE
 - 10% CREEPING RED FESCUE
 - 24% ANNUAL RYE GRASS
12. POROUS SEED SHALL BE HEATED FOR WARM WEATHER PLANTING. PURITY OF SEED SHALL BE A MIN. OF 98% AND GERMINATION SHALL BE A MIN. OF 80%.
13. ALL DISTURBED AREA SHALL BE SEED WITHIN 15 DAYS OF THE COMPLETION OF SEEDING.
14. ALL DISTURBED AREAS WHERE ACTIVE CONSTRUCTION WILL NOT TAKE PLACE FOR 21 CALENDAR MONTHS SHALL BE TEMPORARILY SEEDING AND STABILIZED.
15. CONSULT A CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DISTURBED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS. OTHER SEEDING SCHEDULES MAY BE POSSIBLE.



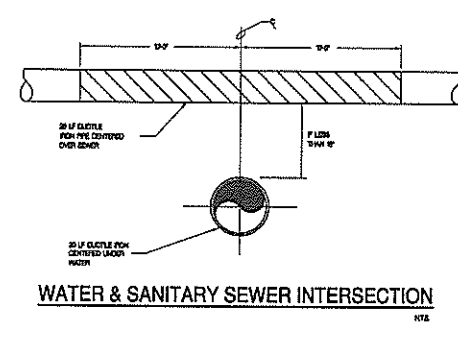
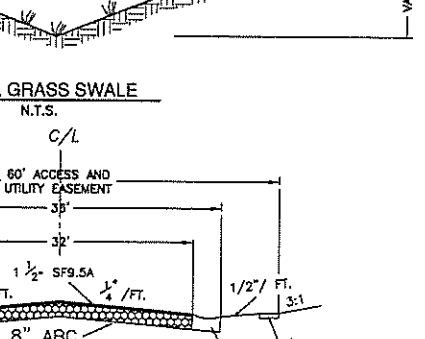
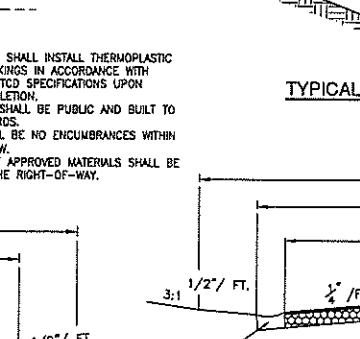
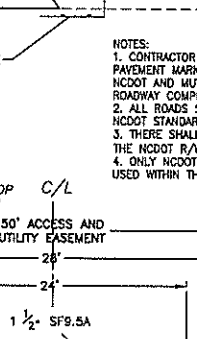
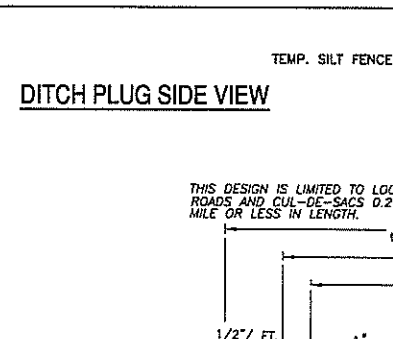
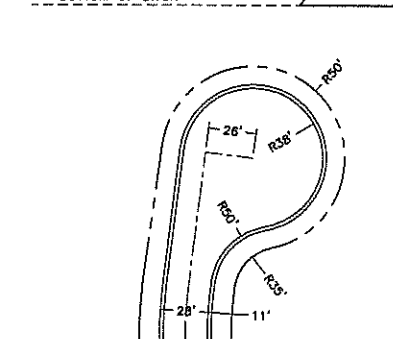
TEMPORARY BASIN BAFFLE

1. REMOVE AND STOCKPILE ALL ORGANIC MATERIAL IN TRENCH AREA.
2. DIG TRENCH TO DEPTH PER PLANS. IF MINERAL SOIL IS ENCOUNTERED, STOCKPILE SEPARATELY FROM THE ORGANIC MATERIAL.
3. REMOVE ANY SOFT, ORGANIC SILT MATERIALS AND EXISTING BURIED CONSTRUCTION DEBRIS AS REQUIRED AND FILL TO SUBGRADE ELEVATIONS WITH A CLEAN SELECT-FILL COMPACTED AS SPECIFIED.
4. PLACE PIPE ON SUBGRADE.
5. BACKFILL FIRST WITH ANY STOCKPILED MINERAL SOIL, THEN PLACE STOCKPILED ORGANIC MATERIAL ON TOP. RESTORE TO ORIGINAL GRADE.
6. SEED DISTURBED AREA WITH A BLEND OF WETLAND PLANT SEEDS. CONSULT AN ENVIRONMENTAL SPECIALIST FOR WETLAND PLANT SEED MIXTURE AND PROPER PLACEMENT PROCEDURE.



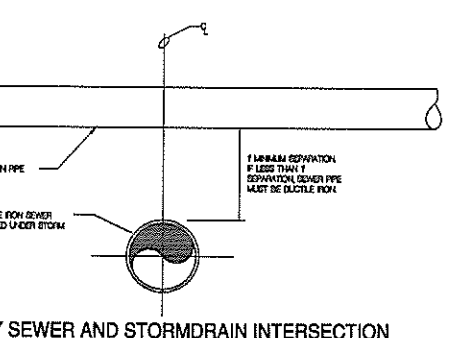
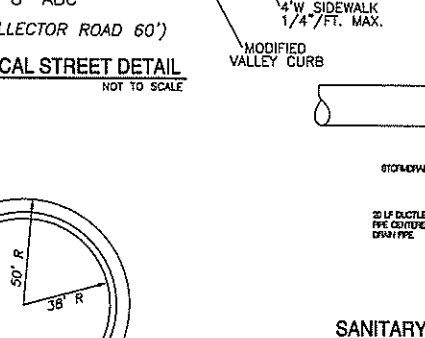
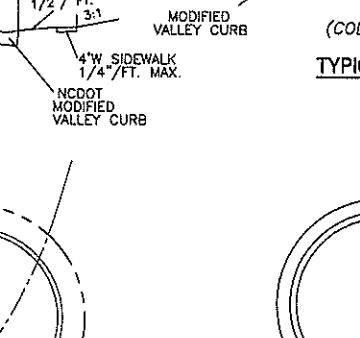
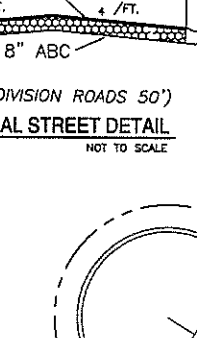
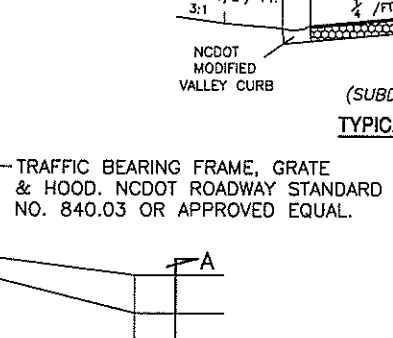
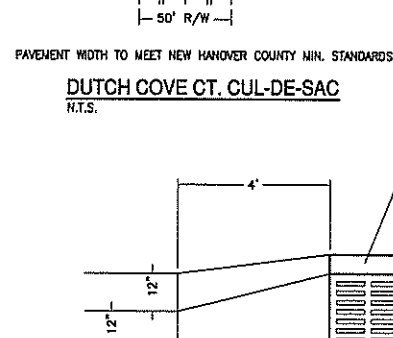
TEMPORARY GRAVELLED CONSTRUCTION ENTRANCE

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF-INCH RAINFALL.
2. ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTABLE MATERIAL SPILLED WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
3. SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, BLOCK AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
4. DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RODGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE.
5. SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES HALF FULL. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX. WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING IS USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE SEDIMENT FENCE, THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF-FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.
6. SEDIMENT WILL BE REMOVED FROM SEDIMENT TRAPS WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. THE ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR WHEN THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM BAFFLES WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED AND KEPT CLEAN WEEKLY.
7. SEDIMENT WILL BE REMOVED FROM THE SEDIMENT BASIN WHEN THE DESIGN STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS OR IF THE ROCK IS DISLODGED. BAFFLES WILL BE REPAIRED OR REPLACED IF THEY COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE. THEY WILL BE REPLACED PROMPTLY. SEDIMENT WILL BE REMOVED FROM BAFFLES WHEN DEPOSITS REACH HALF THE HEIGHT OF THE 1ST BAFFLE. FLOATING SKIMMERS WILL BE INSPECTED WEEKLY AND WILL BE KEPT CLEAN.
8. ALL SEEDING AREAS WILL BE FERTILIZED, RESEED AS NECESSARY AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.
9. FLOCCULANTS WILL BE USED TO ADDRESS TURBIDITY ISSUES. THE PUMPS, TANKS, HOSES AND INJECT SYSTEMS WILL BE CHECKED FOR PROBLEMS OR TURBID DISCHARGES DAILY.



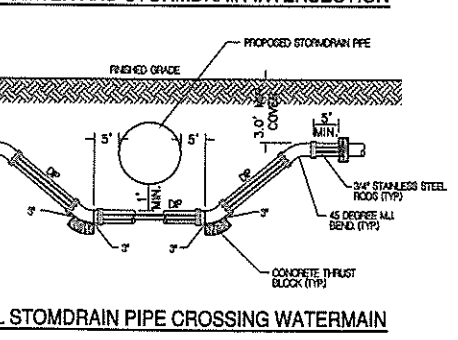
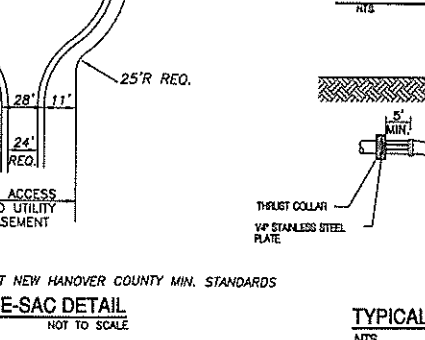
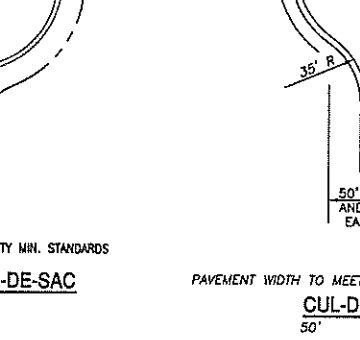
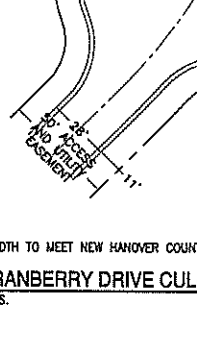
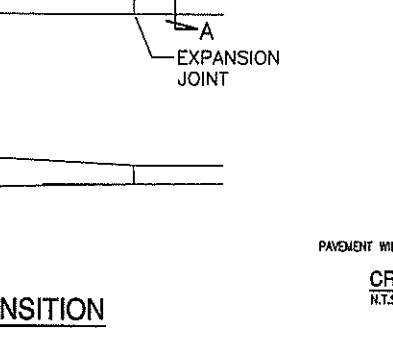
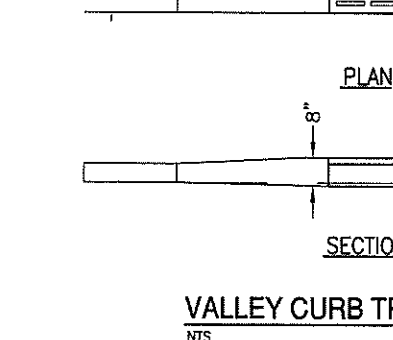
EROSION CONTROL NOTES AND MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF-INCH RAINFALL.
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TEMPORARY PERMANENT GRASSING DETAIL

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS.
2. RIP THE ENTIRE AREA TO A 6 INCH DEPTH.
3. REMOVE ALL ROCKS, ROOTS AND OTHER OBSTRUCTIONS LEAVING SURFACES SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME AND FERTILIZER UNIFORMLY AND MIX WITH SOIL. LIME: 45 LBS. PER 1000 S.F. PHOSPHORUS: 20 LBS. PER 1000 S.F. FERTILIZER: 17 LBS. PER 1000 S.F.
5. CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM UNIFORM SEED BED IS PREPARED 4-6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY. 2 - 3 LBS PER 1000 S.F. (SEE MOISTURE BELOW).
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH: GRASS STRAW & HAY AT 75 TO 100 LBS PER 1000 S.F. WOOD CHIPS AT 500 LBS. PER 1000 S.F. MULCH & MULCH AS PER MANUFACTURER.
8. ASPHALT FOR ANCHORING MULCH SHALL BE TYPE SS-1 EMISSION AND APPLIED AT A RATE OF 1000 GAL. PER ACRE FOR SLOPE STABILIZATION, AND 150 GAL. PER TON OF STRAW FOR ANCHORING STRAW.
9. INSPECT ALL SEEDING AREAS AND MAKE NECESSARY REPAIRS OR RESEED WITHIN THE PLANTING SEASON. IF GRASS STAND SHOULD BE OVER ONE HUNDRED PERCENT REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
10. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE, TREATMENT, AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
11. SEED FOR TEMPORARY AND PERMANENT APPLICATIONS SHALL BE:
 - 20% CARPET GRASS
 - 24% BERBERIS GRASS
 - 20% TURF FESCUE
 - 10% CREEPING RED FESCUE
 - 24% ANNUAL RYE GRASS
12. POROUS SEED SHALL BE HEATED FOR WARM WEATHER PLANTING. PURITY OF SEED SHALL BE A MIN. OF 98% AND GERMINATION SHALL BE A MIN. OF 80%.
13. ALL DISTURBED AREA SHALL BE SEED WITHIN 15 DAYS OF THE COMPLETION OF SEEDING.
14. ALL DISTURBED AREAS WHERE ACTIVE CONSTRUCTION WILL NOT TAKE PLACE FOR 21 CALENDAR MONTHS SHALL BE TEMPORARILY SEEDING AND STABILIZED.
15. CONSULT A CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DISTURBED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS. OTHER SEEDING SCHEDULES MAY BE POSSIBLE.



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SYMBOL	DATE	DESCRIPTION	BY

NOTES AND DETAILS
 PARSONS MILL FARM
 NEW HANOVER COUNTY
 NORTH CAROLINA

OWNER:
 DOMINION LAND CORP.
 P.O. BOX 2167
 WILMINGTON, N.C. 28405
 810-791-1196

NORRIS, KUSKE & TUNSTALL
 CONSULTING ENGINEERS, INC.
 902 MARKET STREET
 WILMINGTON, NC, 28401
 PHONE (910) 343-9653
 FAX (910) 343-9604
 office@nkteng.com

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DES. JST
 ORD. JPN
 DRWL. NKS

DATE 7/30/08

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