

Sitework Plans for



Waterford Place
Leland, NC
Brunswick County

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ORIGINAL ISSUE DATE:	PROJECT #	DRAWN BY:
08/27/2025	24027	MDS
REVISIONS:		
Δ 04/15/25 TOWN COMMENTS		
Δ 05/06/25 NEW BUILDING FOOTPRINT		
Δ 09/03/25 NEW BUILDING FOOTPRINT/TOWN COMMENTS		



Blue Ridge Engineering
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205

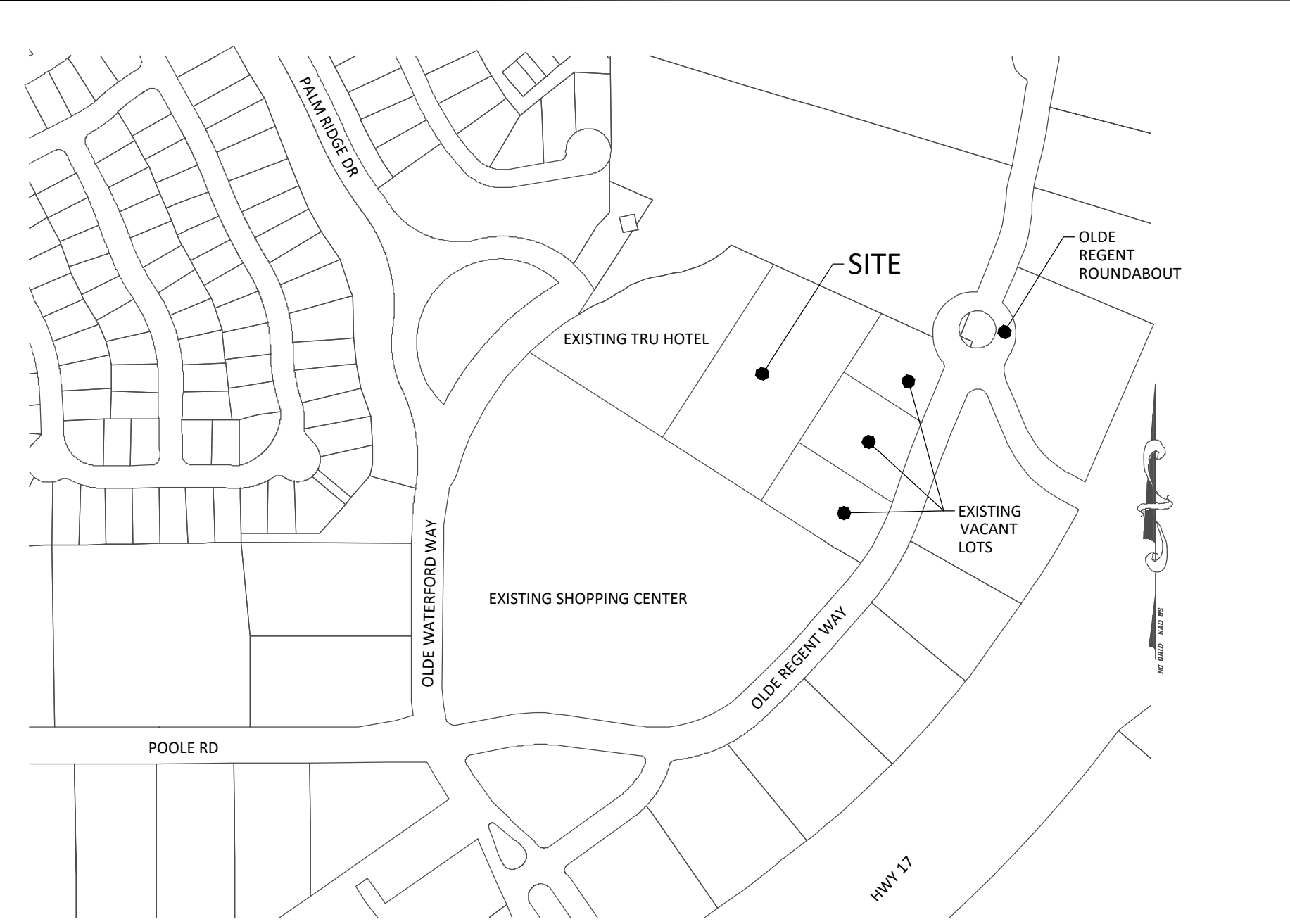
Project Narrative

This project consists of new hotel development on a 2.00 ± acre tract located on Old Waterford Way in Leland, NC. The property is a vacant parcel adjacent to an existing Tru by Hilton hotel. Development will include the hotel building structure, associated drives, stormwater pipe system, sanitary sewer and water services, other utilities, and landscaping. Access will be provided via two existing driveways and an interior access drive to the neighboring Tru by Hilton Hotel. Sanitary sewer and water service is provided by Brunswick Regional H2Go.

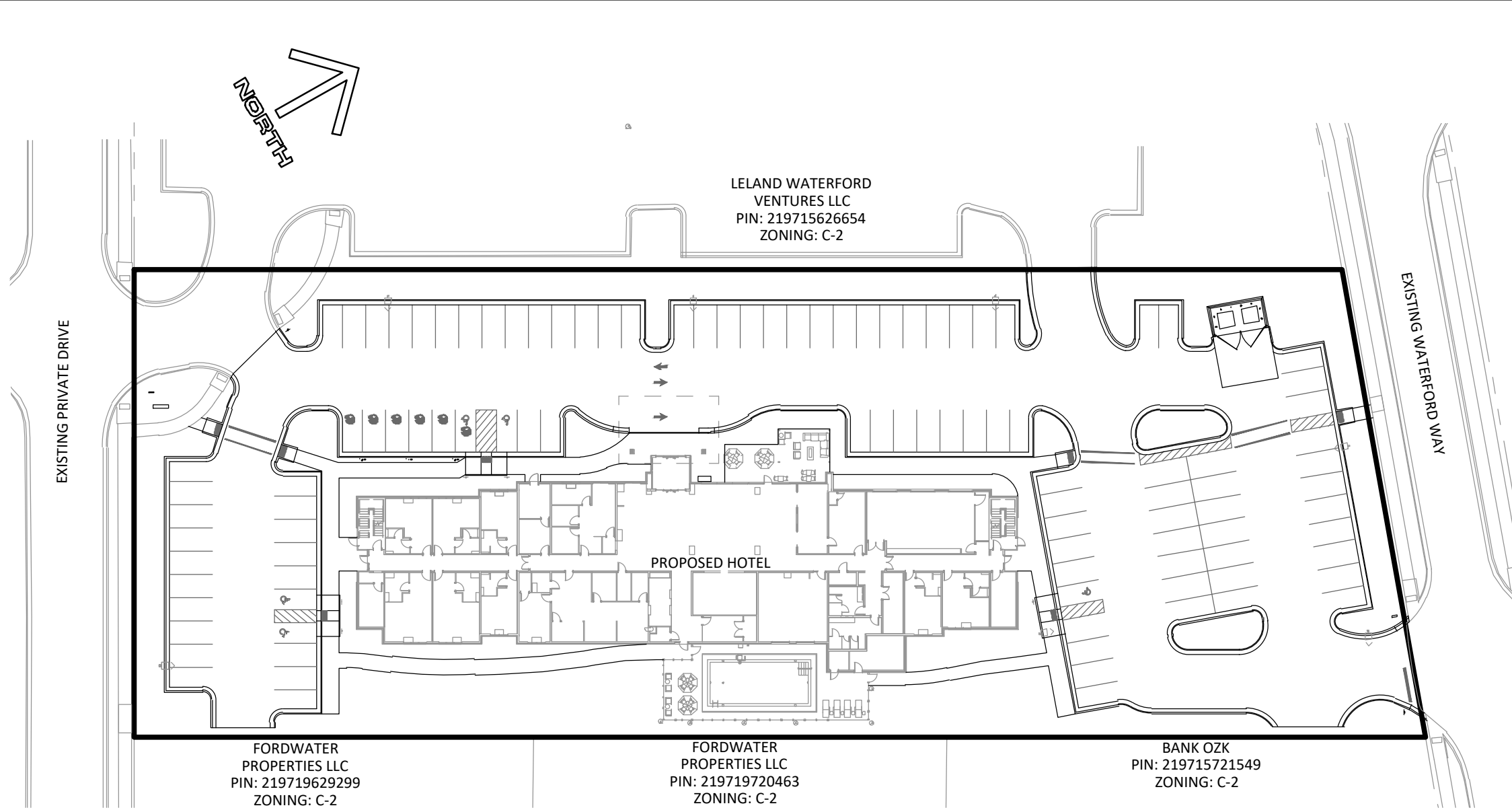
Prepared for:

Leland Hampton Ventures, LLC
3722 Shipyard Blvd, Suite C
Wilmington, NC 28403

Vicinity Map



Site Map



Drawing Index

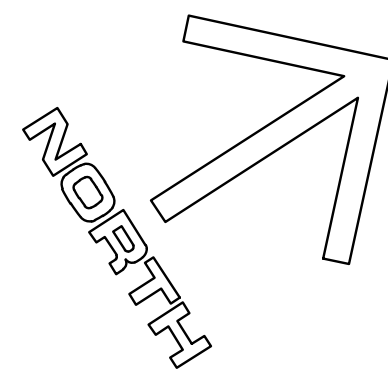
#	Sheet Title
C-1	Cover Sheet
C-2	Existing Conditions & Demolition Plan
C-3	Erosion & Sediment Control Plan - Initial Phase
C-4	Erosion & Sediment Control Plan - Final Phase
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C-6	Grading Plan
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C-8	Utility Plan
C-9	Landscape Planting Plan
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C-12	Miscellaneous Details
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Cover Sheet

Hampton Inn Hotel

Old Waterford Way
Leland, NC 28451

C-1



SITE NOTES

1. THIS IS NOT A SURVEY. INFORMATION SHOWN TAKEN FROM SURVEY PREPARED BY MICHAEL UNDERWOOD & ASSOCIATES, PA. SEE SURVEY FOR ADDITIONAL INFORMATION.
2. THIS PLAN IS TO BE USED FOR SITE DEVELOPMENT CONSTRUCTION REFERENCE ONLY. CONTRACTOR SHALL IMMEDIATELY NOTIFY BLUE RIDGE ENGINEERING IF CONDITIONS ARE ENCOUNTERED THAT ARE NOT AS SHOWN.
3. LOCATIONS OF UTILITIES SHOWN ARE BASED ON EVIDENCE OBSERVED AT THE TIME OF SURVEY. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXISTENCE AND ACTUAL LOCATION OF ALL EXISTING UTILITY LINES, AND TO PROTECT THESE LINES DURING CONSTRUCTION.
4. FLOOD HAZARD STATEMENT: THIS PROPERTY LIES WITHIN "ZONE X" OTHER AREAS, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INFORMATION OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 2197, MAP NUMBER 3720-2197-00K, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2018.

CLEARING AND GRADING NOTES

1. GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL ASSOCIATED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THIS WORK. NO WORK SHALL BE PERFORMED OUTSIDE THE DISTURBED LIMITS SHOWN ON THIS PLAN. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES. CONTRACTOR IS RESPONSIBLE FOR ALL NESHAP NOTIFICATIONS REQUIRED. ALL SUCH NOTIFICATIONS SHALL BE MADE AT LEAST TWO WEEKS PRIOR TO ANY DEMOLITION WORK.
3. ALL ASPHALT, TREES, STUMPS, BRUSH, ROOTS, STRUCTURES, WALLS, FOUNDATIONS, CURBS, TANKS, BARRELS, FLOOR SLABS, CONCRETE, METAL, SEPTIC TANKS, FENCING, SIGNS, POLES, TRASH, OTHER DEBRIS, AND UNSUITABLE FILL MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE. ALL PAVEMENT AND CONCRETE EDGES SHALL BE SAWCUT. ALL CONCRETE SHALL BE REMOVED/REPLACED TO THE NEAREST JOINT. STORM DRAINAGE BOXES, GRATES AND PIPE TO BE REMOVED MAY BE REUSED IF FOUND TO BE SUITABLE BY THE ENGINEER, UNLESS OTHERWISE NOTED.
4. CERTAIN TREES WITHIN 10 FEET OF THE TOP OF ANY CUT SLOPE MAY BE REQUIRED TO BE REMOVED AT THE DISCRETION OF THE ENGINEER. CERTAIN TREES WITHIN 5 FEET OF THE CLEARING LIMITS SHOWN ON THE DRAWINGS MAY BE REQUIRED TO BE REMOVED AT THE DISCRETION OF THE ENGINEER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY, METHODS, MEANS, PROCEDURES AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS. CONTRACTOR SHALL INSTALL ABUNDANT ORANGE SAFETY FENCING ON THE PROJECT TO PREVENT OTHERS FROM ENTERING THE WORK AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFETY FENCING AS NECESSARY FOR THE DURATION OF THE PROJECT.
6. THE LOCATION OF UTILITIES SHOWN ON THE PLANS SHALL BE CONSIDERED APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXISTENCE AND ACTUAL LOCATION OF ALL EXISTING UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL CONTACT ULOCO. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR WITHIN RIGHT-OF-WAY PRIOR TO EXCAVATION. UTILITY ADJUSTMENTS AND/OR REMOVAL/RELOCATION IS INCLUDED IN THE SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE FOR WORK ASSOCIATED WITH MAINTAINING/REPAIRING UTILITY SERVICES AS NECESSARY.

7. ALL FILL PLACED SHALL PASS A PROOF-ROLL TEST BEFORE AND AFTER INSTALLATION OF STONE BASE, SLABS OR PAVEMENTS. SUBGRADE SHALL BE INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE BASE. STONE BASE SHALL BE INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF ASPHALT. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
8. ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED. CONTRACTOR SHALL PROVIDE BLUE RIDGE ENGINEERING 48 HOURS NOTICE FOR ANY TESTING NECESSARY.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS, PERMITS, ETC. AND FOR PROPER DISPOSAL OF ANY MATERIAL REMOVED FROM THE SITE.
10. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN ON THE PLANS. ALL AREAS OF THE SITE SHALL BE SHAPED TO DRAIN TO EROSION CONTROL DEVICES.
11. THE CONTRACTOR SHALL KEEP ALL STREETS AND ROADWAYS CLEAN. THIS SHALL BE ACCOMPLISHED BY STREET SWEEPING AND WASHING AS NECESSARY ON A DAILY BASIS.
12. ALL FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. DRYING OR WETTING OF FILL MATERIAL MAY BE REQUIRED TO COMPLY WITH MOISTURE LIMITS SPECIFIED. IF NO GEOTECHNICAL STUDY HAS BEEN PERFORMED, ALL EARTHWORK PLACED SHALL BE WITHIN 5% OF OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR.
13. THE CONTRACTOR SHALL SMOOTH AND BLEND IN ALL GRADE TRANSITIONS AND PROVIDE POSITIVE DRAINAGE AROUND ALL BUILDINGS. THE TOP OF SLOPE FOR ALL CUT SLOPES SHALL BE ROUNDED. THE FINAL GRADE OF ALL CUT SLOPES SHALL BE SCARIFIED AND TRACKED AS NECESSARY FOR ESTABLISHMENT OF GROUND COVER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CLARIFICATION IS NEEDED CONCERNING THE INTENT OF THE DRAWINGS, INCLUDING SPOT GRADES, CONTOUR LINES, BREAK POINTS, DRAINAGE PATTERNS, ETC. THE CONTRACTOR SHALL DRAG AND RAKE THE ENTIRE SITE AND LEAVE THE ENTIRE SITE IN A CLEAN, NEAT, SMOOTH CONDITIONS SUITABLE FOR MOWING.
14. SLOPES IN HANDICAP PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
15. THIS PROJECT MAY INCLUDE MATERIAL TO BE IMPORTED/EXPORTED TO/FROM THIS SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING AND APPROVALS REQUIRED FOR ANY OFF-SITE BORROW AREAS OR WASTE AREAS.
16. CONTRACTOR SHALL MAINTAIN A STAMPED APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.

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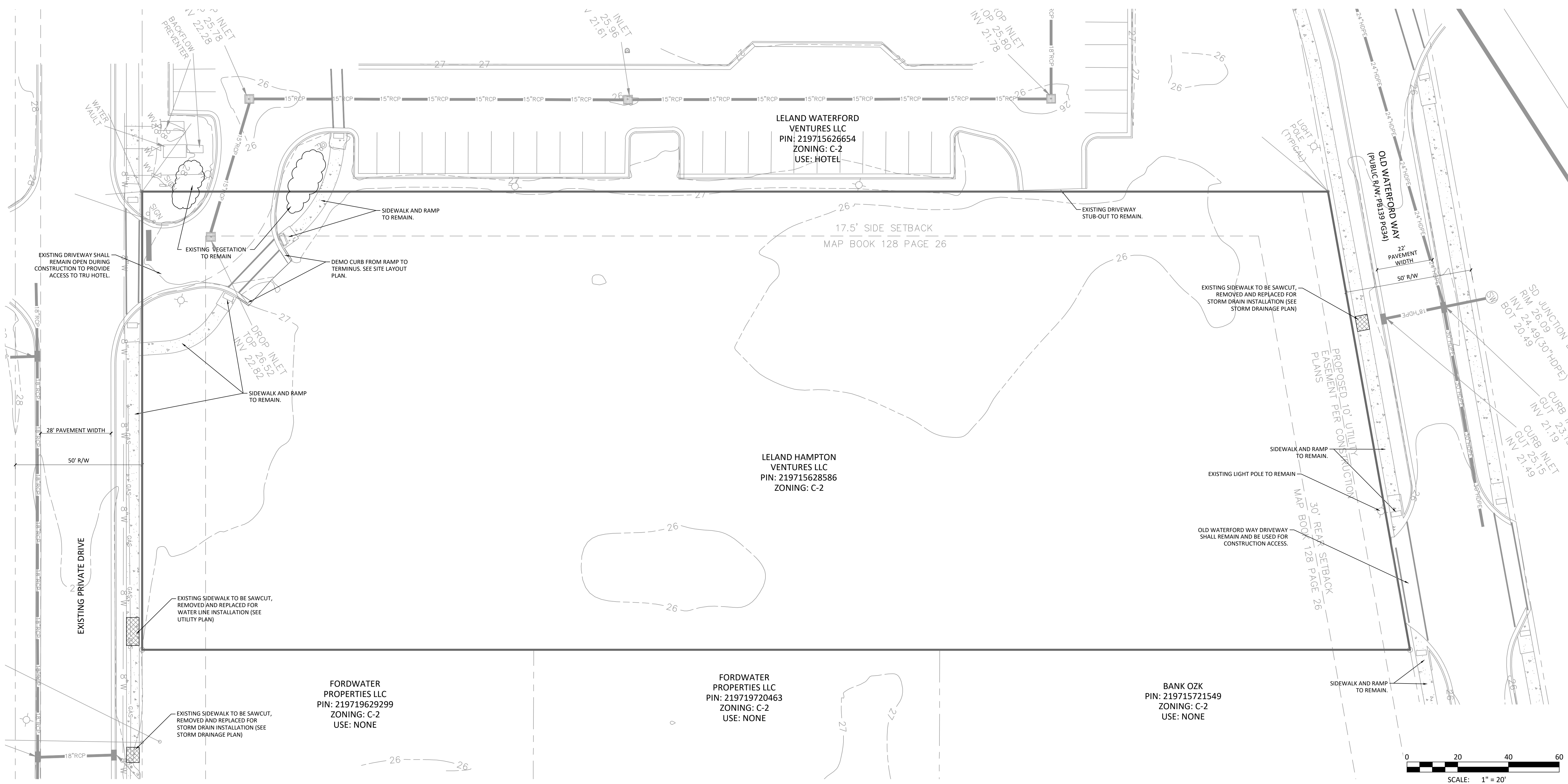
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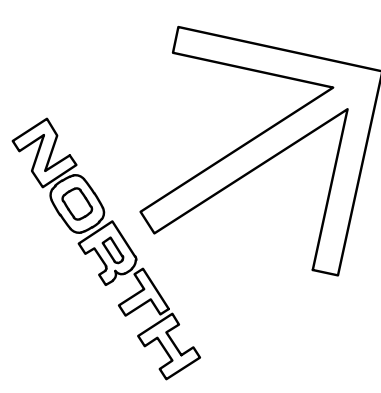
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Existing Conditions & Demolition Plan
Hampton Inn Hotel
Old Waterford Way
Leland, NC 28451

SHEET
C-2

PERMIT SET - NOT FOR CONSTRUCTION





EROSION & SEDIMENT CONTROL NOTES

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL ASSOCIATED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THIS WORK. NO WORK SHALL BE PERFORMED OUTSIDE THE DISTURBED LIMITS SHOWN ON THIS PLAN. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
2. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR IF CONSTRUCTION ACTIVITY CEASES FOR LONGER THAN 7 DAYS. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL NCDENR INSPECTION REPORTS AND RECORD KEEPING AS REQUIRED. CONTRACTOR SHALL SUPPLY AND INSTALL A RAIN GAUGE ON SITE.
4. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A RAINFALL EXCEEDING 0.5 INCHES DURING A 24-HOUR PERIOD OR MORE FREQUENTLY IF REQUIRED BY GOVERNING NPDES GENERAL PERMIT. ANY REPAIRS OR MAINTENANCE DETERMINED NECESSARY SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF INSPECTION AND REPORT.
5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO PREVENT SEDIMENT FROM REACHING ANY EXISTING WATER BODIES OR WETLANDS. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING GROUND COVER ON ALL DISTURBED AREAS, INCLUDING ALL SLOPES. ALL SLOPES SHALL BE HYDRO-SEEDED WITH TACKLIFIER ADDED. EROSION CONTROL MATTING SHALL ALSO BE PROVIDED ON ALL SLOPES STEEPER THAN 2:1 AND ON ANY OTHER AREAS AS NECESSARY TO PREVENT EROSION AND ESTABLISH GROUND COVER. ANY AREA THAT SHOWS DISTRESS SHALL BE MATTED.
7. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN ON THE PLANS. ALL AREAS OF THE SITE SHALL BE SHAPED TO DRAIN TO EROSION CONTROL DEVICES. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
8. SILT FENCE STONE OUTLETS SHALL BE INSTALLED IF NECESSARY EVERY 100LF AND AT LOW POINTS ALONG THE SILT FENCE. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAP(S) OR BASIN(S) BEFORE REACHING 25% FULL AND FROM SILT FENCE BEFORE IT IS 33% FULL.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, METHODS, PROCEDURES, AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS.
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11. THE CONTRACTOR SHALL KEEP ALL STREETS AND ROADWAYS CLEAN AT ALL TIMES. THIS SHALL BE ACCOMPLISHED BY STREET SWEEPING AND WASHING AS NECESSARY ON A DAILY BASIS.
12. CONTRACTOR SHALL MAINTAIN AN APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.
13. CONTRACTOR SHALL CONTACT EROSION CONTROL DEPARTMENT PRIOR TO REMOVAL OF ANY SEDIMENT CONTROL MEASURES.

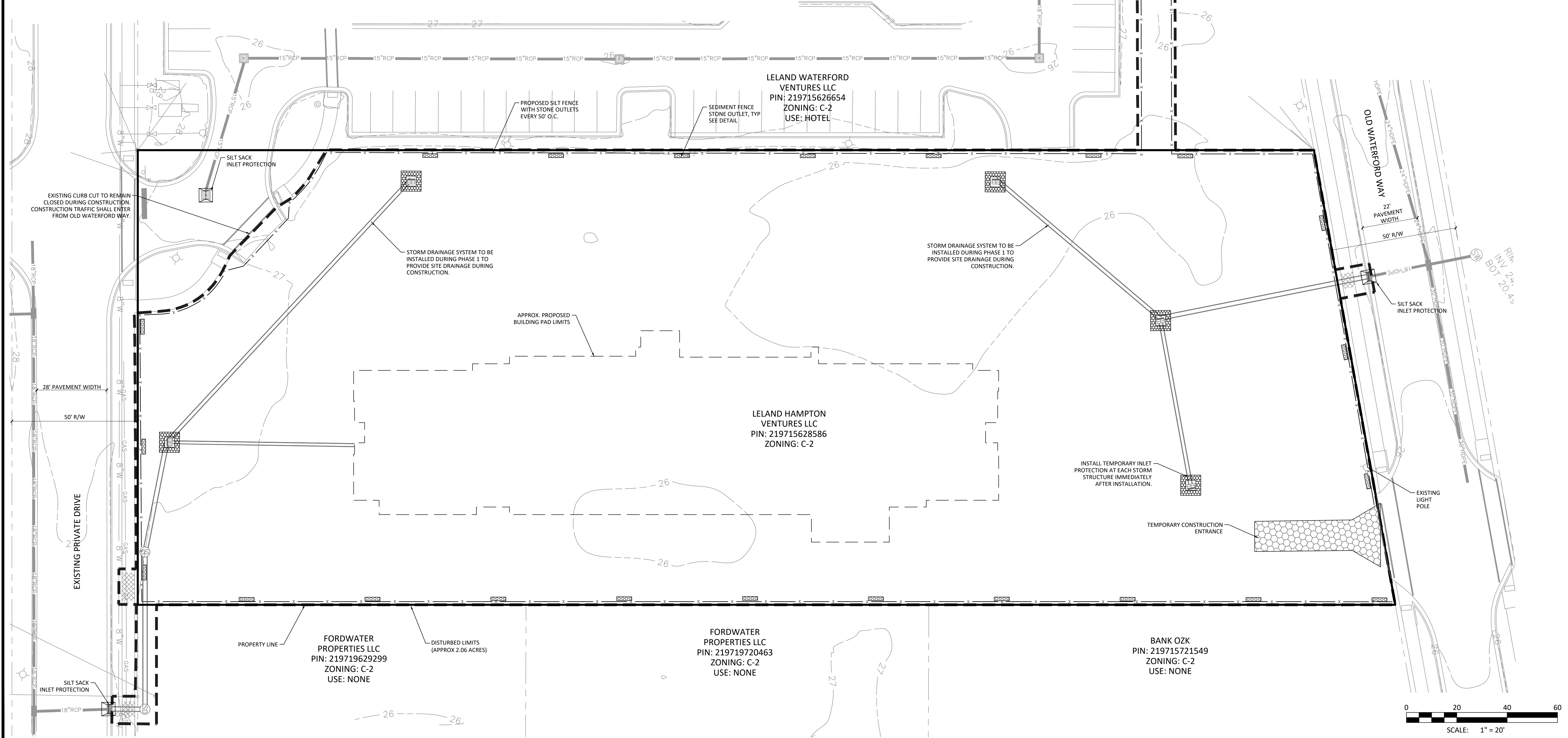
EROSION & SEDIMENT CONTROL SEQUENCE

INITIAL PHASE

1. PRIOR TO LAND DISTURBING ACTIVITIES A PRE-CONSTRUCTION MEETING SHALL BE HELD ON-SITE WITH THE CONTRACTOR AND SUBCONTRACTOR(S) PERFORMING THE WORK. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER OF MEETING DATE AND TIME AT LEAST 48 HOURS PRIOR.
2. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE AND PERIMETER SEDIMENT FENCE AS SHOWN. INSTALL SEDIMENT FENCE STONE OUTLETS.
3. CONSTRUCT STORM DRAINAGE AS SHOWN TO PROVIDE ADEQUATE DRAINAGE DURING CONSTRUCTION. IMMEDIATELY INSTALL INLET PROTECTION AT EACH INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM.
4. COMMENCE STRIPPING AND DEMOLITION OPERATIONS. THIS WORK SHALL BE PERFORMED ONLY IN AREAS WHERE EARTHWORK WILL COMMENCE WITHIN 7 DAYS.
5. PREPARE BUILDING PAD, SHAPE SITE TO DRAIN TO NEW INLET PROTECTION DEVICES.
6. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY. ALL STORMWATER SHALL DRAIN TO AN APPROVED SEDIMENT CONTROL DEVICE.
7. IMPLEMENT TEMPORARY OR PERMANENT STABILIZATION FOR ALL AREAS OF THE SITE WHERE ACTIVITY HAS CEASED FOR MORE THAN 7 DAYS.
8. PROVIDE OWNER WITH COPIES OF ALL INSPECTIONS AND RECORDS, WEEKLY.

LEGEND

- DISTURBED LIMITS
- SEDIMENT FENCE
- STONE/WIRE MESH INLET PROTECTION
- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY SILT SACK INLET PROTECTION



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Professional Engineer Seal for David Staley, State of North Carolina, License #35800.

09/03/2025

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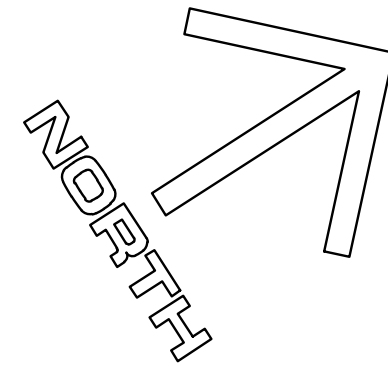
Erosion & Sediment Control Plan - Initial Phase

Hampton Inn Hotel

Old Waterford Way
Leland, NC 28451

SHEET

C-3



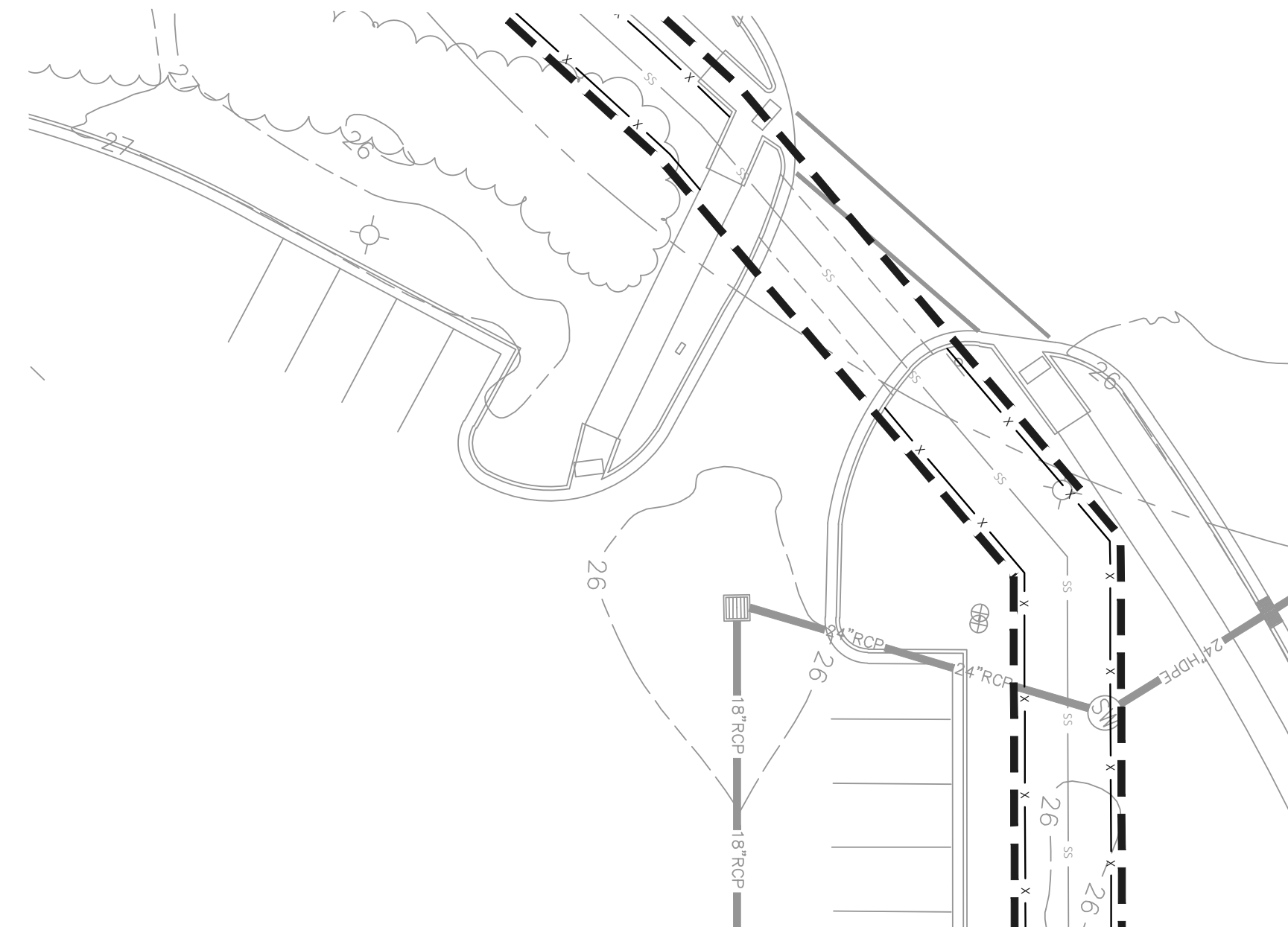
EROSION AND SEDIMENT CONTROL SEQUENCE

FINAL PHASE

1. COMMENCE SITE GRADING, MAINTAIN PERIMETER PROTECTION MEASURES, INLET PROTECTION, AND SHAPE AREAS TO DRAIN TO SEDIMENT CONTROL DEVICES.
2. INSTALL ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES AS NECESSARY.
3. PROVIDE OWNER WITH COPIES OF ALL INSPECTIONS AND RECORDS, WEEKLY.
4. IMPLEMENT TEMPORARY OR PERMANENT STABILIZATION FOR ALL AREAS OF THE SITE WHERE GRADING ACTIVITY HAS CEASED FOR MORE THAN 7 DAYS.
5. FINALIZE PAVEMENT SUB-GRADE PREPARATION. MAINTAIN TEMPORARY CONSTRUCTION ENTRANCE UNTIL STONE BASE IS INSTALLED.
6. INSTALL CURB AND GUTTER. INLET PROTECTION MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. REPLACE ANY REMOVED INLET PROTECTION AT THE END OF EACH DAY.
7. COMPLETE FINAL GRADING, BACKFILLING AND PERMANENT SEEDING, PLANTING AND MULCHING STABILIZATION. REPAIR ANY RUTTING OR WASHOUTS OF SLOPES AND OTHER AREAS UNTIL FINAL STABILIZATION IS ACHIEVED.
8. INSTALL STONE BASE MATERIAL AS REQUIRED FOR PAVEMENT. IF NECESSARY, REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES IMMEDIATELY PRIOR TO PLACING STABILIZED BASE COURSE. INLET PROTECTION WITHIN PARKING AREAS MAY BE CONVERTED TO SILT BAG INLET PROTECTION DURING STONE BASE INSTALLATION.
9. INSTALL PAVEMENT. INLET PROTECTION IS TO REMAIN AT ALL INLETS UNTIL CONTRIBUTING AREA ACHIEVES FINAL STABILIZATION AND/OR ALL POTENTIAL POLLUTANT SOURCES ARE ELIMINATED.
10. INSPECT AND CLEAN STORM DRAINAGE SYSTEM. BMP INSPECTIONS, MAINTENANCE, RECORD KEEPING AND SITE POSTING SHALL CONTINUE UNTIL FINAL STABILIZATION.
11. COORDINATE WITH OWNER AS NECESSARY TO "CLOSE OUT" OR "TURN OVER" MAINTENANCE RESPONSIBILITY ON THE PROJECT.

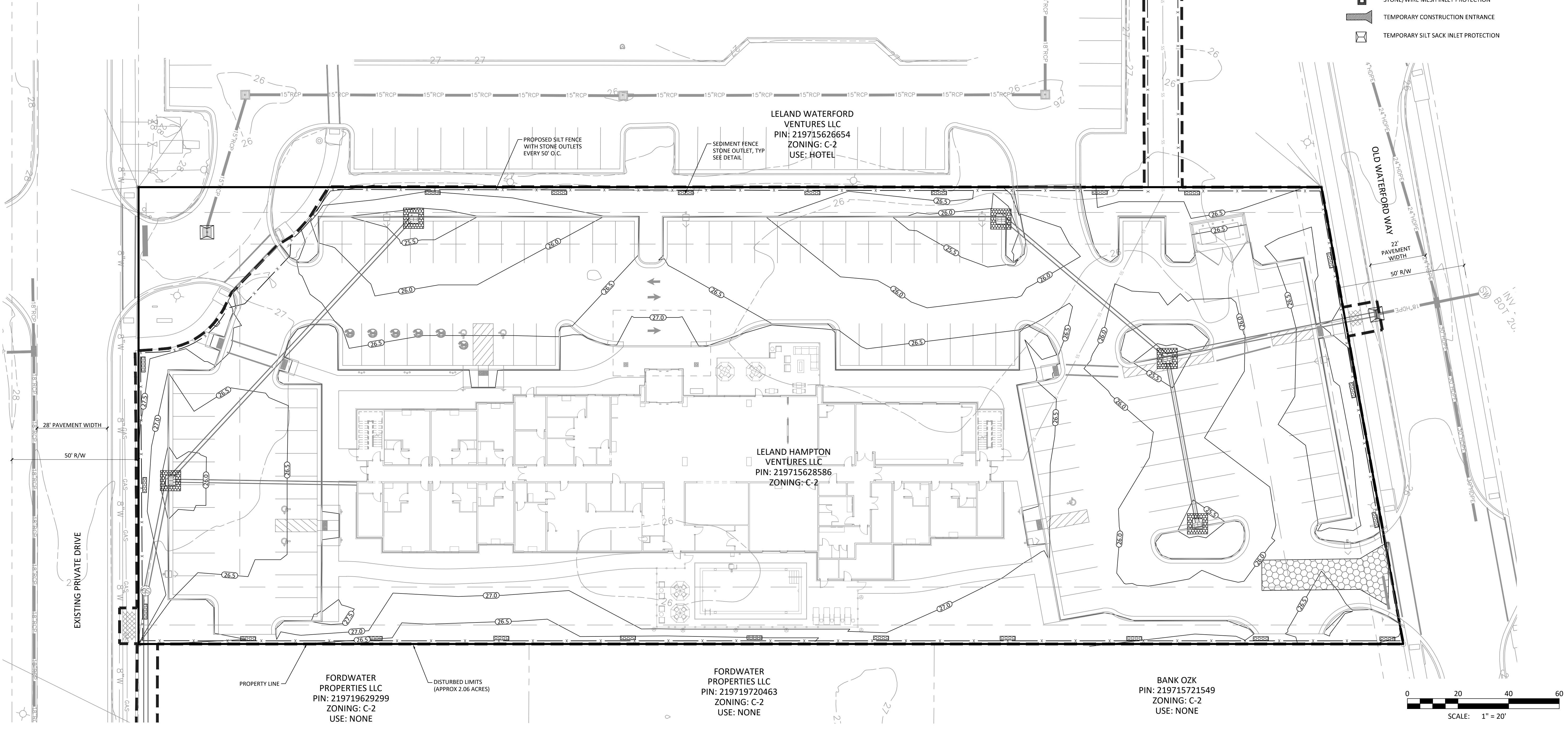
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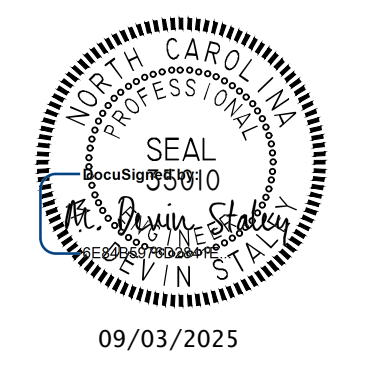
SANITARY SEWER CONTINUATION INSET
SCALE: 1" = 20'

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 - TEMPORARY CONSTRUCTION ENTRANCE
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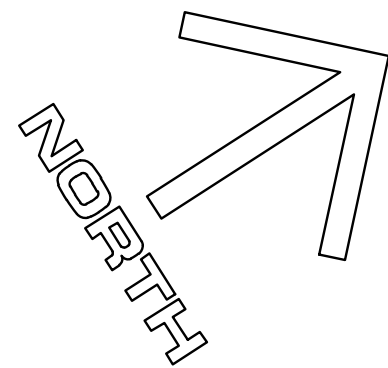


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SITE DATA

GENERAL
LATITUDE 34°13'12.07"N
LONGITUDE 78° 1'4.54"W

PARCEL ID: 0470003811
PIN: 219715628586
PROPOSED LOT SIZE 2.00 AC.

ZONING C-2

PROPOSED USE
USE HOTEL (101 ROOMS)

PARKING:
REQUIRED 101 SPACES (1 PER ROOM)
PROVIDED 103 SPACES

IMPERVIOUS AREA: 1.50 AC. or 65,493 SF (75.1%)

SETBACKS
FRONTYARD SETBACK*: 25' MINIMUM + BUILDING HEIGHT
SIDE SETBACK*: 7.5' MINIMUM + BUILDING HEIGHT
REAR SETBACK*: 20' MINIMUM + BUILDING HEIGHT
BLDG HEIGHT: 55' MAX.*

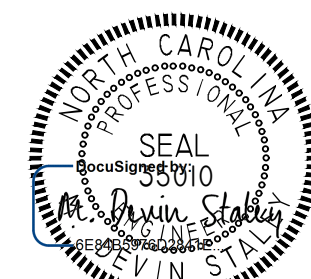
*SETBACKS INCREASED BY 15' FOR PROPOSED BUILDING HEIGHT ABOVE THE MINIMUM 40' TO 55'.

SITE LAYOUT NOTES

1. THIS IS NOT A PROPERTY SURVEY. SEE SURVEY FOR BOUNDARY INFORMATION.
2. ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES, NCDOT STANDARDS AND OWNER SPECIFICATIONS. ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH MUTCD STANDARD.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, METHODS, PROCEDURES AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS IN COMPLIANCE WITH MUTCD AND NCDOT STANDARDS. CONTRACTOR SHALL NOTIFY NCDOT, OWNER, AND ENGINEER AT LEAST 72 HOURS IN ADVANCE OF ANY LANE CLOSURE OR TRAFFIC SHIFT.
4. ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED. CONTRACTOR SHALL PROTECT THE WORK UNTIL SUCH TIME THAT THE PROJECT IS APPROVED AND OPENED TO TRAFFIC.
5. SUBGRADE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE BASE. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
6. STONE BASE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
7. PAVING CONTRACTOR SHALL PROVIDE A CERTIFIED ROADWAY QUALITY CONTROL TECHNICIAN WITH A NUCLEAR GAGE AT ALL TIMES ASPHALT IS BEING PLACED. IF REQUESTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ASPHALT CORE SAMPLES FOR VERIFICATION OF COMPACTION AND THICKNESS.
8. SLOPES IN HANDICAP PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
9. CONTRACTOR SHALL MAINTAIN AN APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.

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DRAWN BY:	MDS
PROJECT #	24027
ORIGINAL ISSUE DATE:	08/27/2025
REVISIONS:	04/15/25 TOWN COMMENTS 05/06/25 NEW BUILDING FOOTPRINT 09/03/25 NEW BUILDING FOOTPRINT/TOWN COMMENTS



09/03/2025

Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
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Prepared for:
Leland Hampton Ventures, LLC
3722 Shipyard Blvd, Suite C
Wilmington, NC 28403

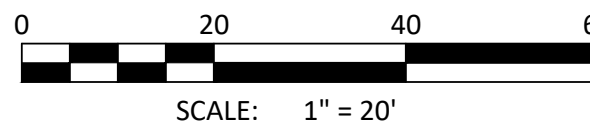
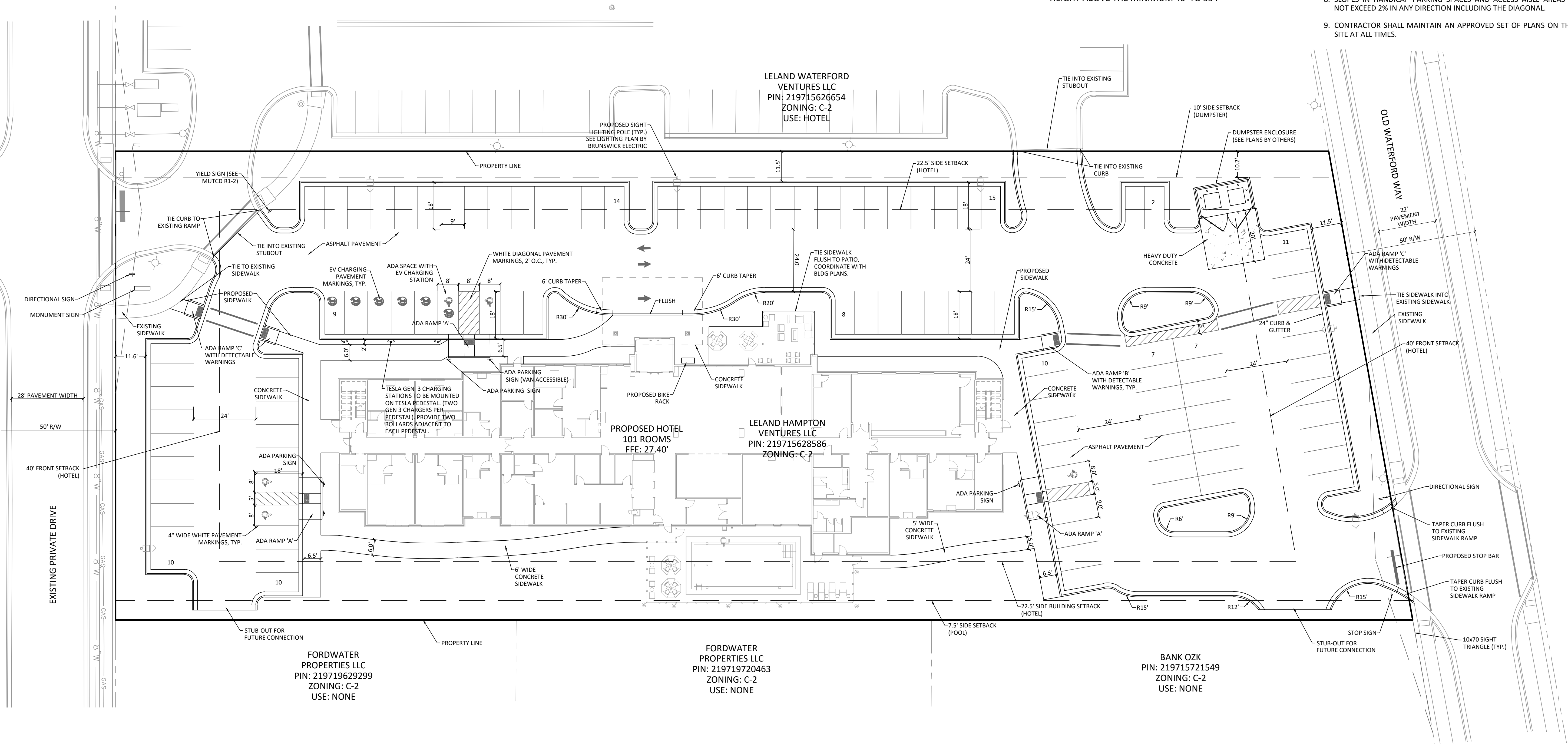
Site Layout Plan

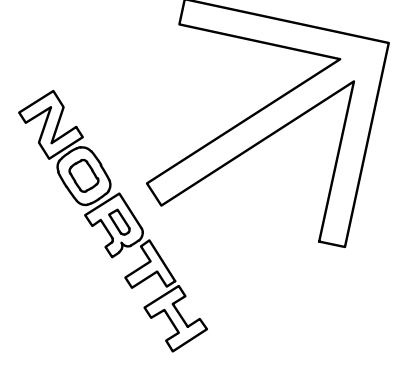
Hampton Inn Hotel
Old Waterford Way
Leland, NC 28451

SHEET

C-5

PERMIT SET - NOT FOR CONSTRUCTION

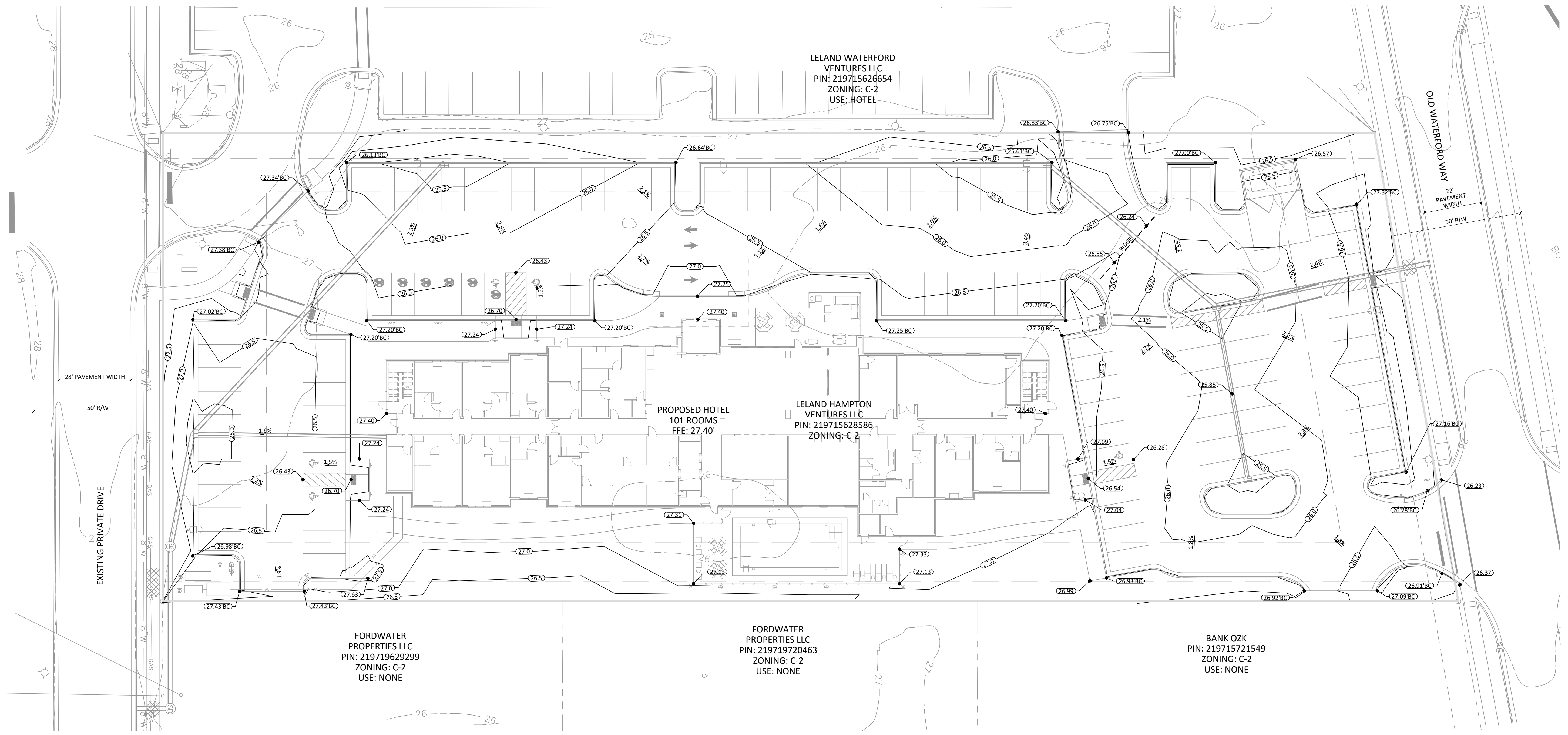


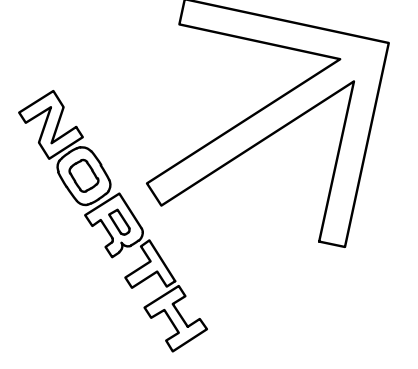


CLEARING AND GRADING NOTES

1. GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL ASSOCIATED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THIS WORK. NO WORK SHALL BE PERFORMED OUTSIDE THE DISTURBED LIMITS SHOWN ON THIS PLAN. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL ORDINANCES. CONTRACTOR IS RESPONSIBLE FOR ALL NESHAP NOTIFICATIONS REQUIRED. ALL SUCH NOTIFICATIONS SHALL BE MADE AT LEAST TWO WEEKS PRIOR TO ANY DEMOLITION WORK.
3. ALL ASPHALT, TREES, STUMPS, BRUSH, ROOTS, STRUCTURES, WALLS, FOUNDATIONS, CURBS, TANKS, BARRELS, FLOOR SLABS, CONCRETE, METAL, SEPTIC TANKS, FENCING, SIGNS, POLES, TRASH, OTHER DEBRIS, AND UNSUITABLE FILL MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE. ALL PAVEMENT AND CONCRETE EDGES SHALL BE SAWCUT. ALL CONCRETE SHALL BE REMOVED/REPLACED TO THE NEAREST JOINT. STORM DRAINAGE BOXES, GRATES AND PIPE TO BE REMOVED MAY BE REUSED IF FOUND TO BE SUITABLE BY THE ENGINEER, UNLESS OTHERWISE NOTED.
4. CERTAIN TREES WITHIN 10 FEET OF THE TOP OF ANY CUT SLOPE MAY BE REQUIRED TO BE REMOVED AT THE DISCRETION OF THE ENGINEER. CERTAIN TREES WITHIN 5 FEET OF THE CLEARING LIMITS SHOWN ON THE DRAWINGS MAY BE REQUIRED TO BE REMOVED AT THE DISCRETION OF THE ENGINEER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY, METHODS, MEANS, PROCEDURES AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS. CONTRACTOR SHALL INSTALL ABUNDANT ORANGE SAFETY FENCING ON THE PROJECT TO PREVENT OTHERS FROM ENTERING THE WORK AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFETY FENCING AS NECESSARY FOR THE DURATION OF THE PROJECT.
6. THE LOCATION OF UTILITIES SHOWN ON THE PLANS SHALL BE CONSIDERED APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXISTENCE AND ACTUAL LOCATION OF ALL EXISTING UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL CONTACT ULOCO. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR WITHIN RIGHT-OF-WAY PRIOR TO EXCAVATION. UTILITY ADJUSTMENTS AND/OR REMOVAL/RELOCATION IS INCLUDED IN THE SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE FOR WORK ASSOCIATED WITH MAINTAINING/REPAIRING UTILITY SERVICES AS NECESSARY.

7. ALL FILL PLACED SHALL PASS A PROOF-ROLL TEST BEFORE AND AFTER INSTALLATION OF STONE BASE, SLABS OR PAVEMENTS. SUBGRADE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE BASE. STONE BASE SHALL BE INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF ASPHALT. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
8. ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS, PERMITS, ETC. AND FOR PROPER DISPOSAL OF ANY MATERIAL REMOVED FROM THE SITE.
10. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN ON THE PLANS. ALL AREAS OF THE SITE SHALL BE SHAPED TO DRAIN TO EROSION CONTROL DEVICES.
11. THE CONTRACTOR SHALL KEEP ALL STREETS AND ROADWAYS CLEAN. THIS SHALL BE ACCOMPLISHED BY STREET SWEEPING AND WASHING AS NECESSARY ON A DAILY BASIS.
12. ALL FILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. DRYING OR WETTING OF FILL MATERIAL MAY BE REQUIRED TO COMPLY WITH MOISTURE LIMITS SPECIFIED. IF NO GEOTECHNICAL STUDY HAS BEEN PERFORMED, ALL EARTHWORK PLACED SHALL BE WITHIN 5% OF OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR.
13. THE CONTRACTOR SHALL SMOOTH AND BLEND IN ALL GRADE TRANSITIONS AND PROVIDE POSITIVE DRAINAGE AROUND ALL BUILDINGS. THE TOP OF SLOPE FOR ALL CUT SLOPES SHALL BE ROUNDED. THE FINAL GRADE OF ALL CUT SLOPES SHALL BE SCARIFIED AND TRACKED AS NECESSARY FOR ESTABLISHMENT OF GROUND COVER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CLARIFICATION IS NEEDED CONCERNING THE INTENT OF THE DRAWINGS, INCLUDING SPOT GRADES, CONTOUR LINES, BREAK POINTS, DRAINAGE PATTERNS, ETC. THE CONTRACTOR SHALL DRAG AND RAKE THE ENTIRE SITE AND LEAVE THE ENTIRE SITE IN A CLEAN, NEAT, SMOOTH CONDITIONS SUITABLE FOR MOWING.
14. SLOPES IN ADA PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
15. THIS PROJECT MAY INCLUDE MATERIAL TO BE IMPORTED/EXPORTED TO/FROM THIS SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING AND APPROVALS REQUIRED FOR ANY OFF-SITE BORROW AREAS OR WASTE AREAS.
16. CONTRACTOR SHALL MAINTAIN A STAMPED APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.





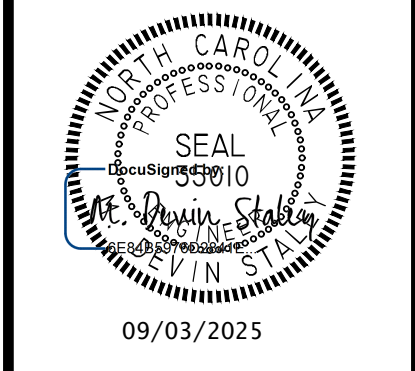
STORM DRAINAGE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY, METHODS, MEANS, PROCEDURES AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS.
2. THE LOCATION OF UTILITIES SHOWN ON THE PLANS SHALL BE CONSIDERED APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXISTENCE AND ACTUAL LOCATION OF ALL EXISTING UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL CONTACT ULOCO.
3. DURING STORM DRAIN PIPING INSTALLATION, PIPE ENDS SHALL BE PROTECTED OVERNIGHT WITH FILTER FABRIC, WASHED STONE, OR OTHER APPROPRIATE MEASURES TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM SHOULD A RAINFALL EVENT OCCUR.
4. ALL BACKFILL IN UTILITY TRENCHES SHALL BE TESTED. ALL BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRYING OR WETTING OF FILL MATERIAL MAY BE REQUIRED TO COMPLY WITH MOISTURE LIMITS SPECIFIED. IF NO GEOTECHNICAL STUDY HAS BEEN PERFORMED, ALL EARTHWORK PLACED SHALL BE WITHIN 5% OF OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR.
5. ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED.

6. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST AND SHALL CONFORM TO NCDOT STANDARD #840, UNLESS OTHERWISE APPROVED BY THE ENGINEER. ALL DRAINAGE STRUCTURES AND PIPING SHALL BE DESIGNED FOR HEAVY DUTY TRAFFIC LOADING.
7. ALL STORM DRAIN BOX INVERTS SHALL BE GROUTED OR FILLED WITH CONCRETE SO THAT THERE IS NO SUMP WITH STANDING WATER UPON COMPLETION.
8. WHERE PIPE CONNECTIONS ARE MADE AT BOXES, VOID SPACES SHALL BE GROUTED SOLID WITH MINIMUM 6" MASONRY/GROUT.
9. ALL STORM DRAINAGE PIPE SHALL BE ADS HP STORM GRAY POLYPROPYLENE (ADS HP STORM) PER ASTM F2881 WITH WATERTIGHT JOINTS. INSTALLATION AND FILL HEIGHTS SHALL CONFORM TO MANUFACTURER'S GUIDELINES AND ASTM D2321. SEE HP STORM INSTALLATION GUIDE STD 1301B. REINFORCED CONCRETE PIPE, CLASS III, MAY BE SUBSTITUTED WITH DESIGN ENGINEER'S APPROVAL. ANY OTHER SUBSTITUTIONS SHALL BE APPROVED BY THE DESIGN ENGINEER. STORM DRAINAGE BOXES AND GRATES MAY BE REUSED IF FOUND TO BE SUITABLE BY THE ENGINEER, UNLESS OTHERWISE NOTED.
10. CONCRETE ANCHOR FOOTINGS SHALL BE INSTALLED ON ALL STORM DRAINAGE PIPING EXCEEDING 20% SLOPE.
11. ALL CATCH BASIN FRAMES, GRATES, AND HOODS SHALL CONFORM TO NCDOT STANDARD #840.03, TYPE E, UNLESS OTHERWISE NOTED. ALL JUNCTION BOX MANHOLE FRAMES AND COVERS SHALL CONFORM TO NCDOT STANDARD #840.54, UNLESS OTHERWISE NOTED. ALL PIPE PLUGS SHALL CONFORM TO NCDOT STANDARD #840.71, UNLESS OTHERWISE NOTED.

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Δ 04/15/25	TOWN COMMENTS
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Δ 09/03/25	NEW BUILDING FOOTPRINT/TOWN COMMENTS



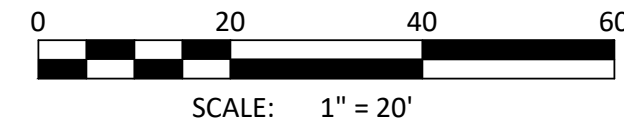
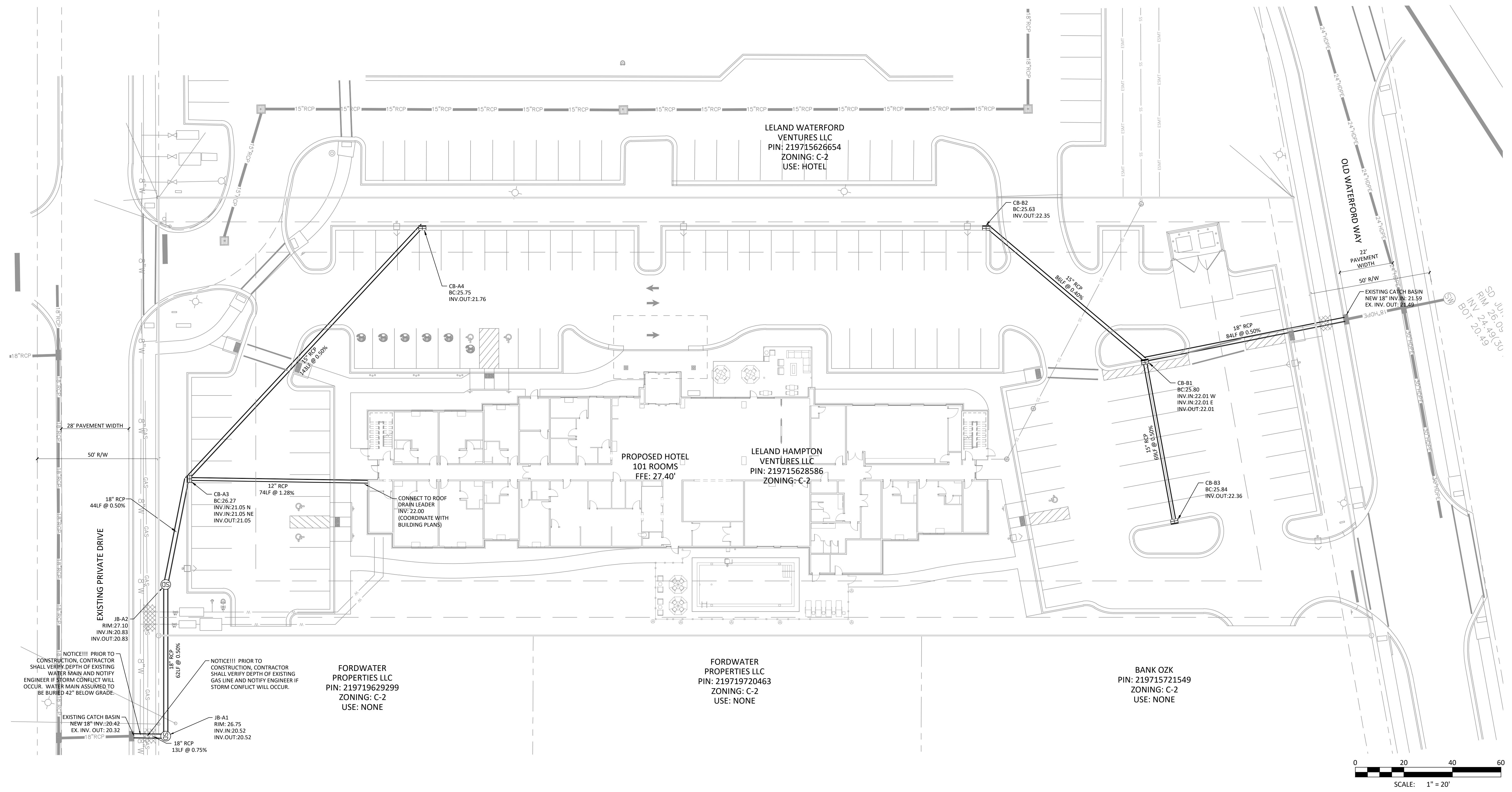
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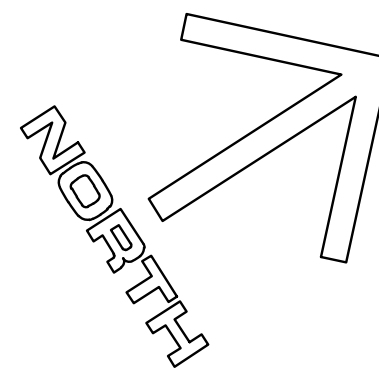
Prepared for:
Leland Hampton Ventures, LLC
3722 Shipyard Blvd, Suite C
Wilmington, NC 28403

Storm Drainage Plan
Hampton Inn Hotel
Old Waterford Way
Leland, NC 28451

SHEET
C-7

PERMIT SET - NOT FOR CONSTRUCTION





BUFFER YARD PLANTING LIST			
SYM.	QTY	NAME	SIZE AT PLANTING
	11	Acer rubrum Red Maple	8' MIN. HEIGHT 2.5" MIN. CALIPER
	10	Quercus virginiana Live Oak	8' MIN. HEIGHT 2.5" MIN. CALIPER
	11	Ulmus parvifolia Chinese Elm	8' MIN. HEIGHT 2.5" MIN. CALIPER
	12	Myrica cerifera Southern Wax Myrtle	8' MIN. HEIGHT 2.5" MIN. CALIPER
	15	Ilex x Emily Bruner Emily Bruner Holly	8' MIN. HEIGHT 2.5" MIN. CALIPER
	42	rhododendron simsii 'red ruffle' Red Ruffle Azalea	5 GALLON
	48	pittosporum tobira 'wheelers dwarf' Dwarf Yaupon Holly	5 GALLON
	51	loropetalum fire fringe flower loropetalum chinense var. rubrum	5 GALLON

PARKING LOT PLANTING LIST			
SYM.	QTY	NAME	SIZE AT PLANTING
	3	Quercus virginiana Live Oak	8' MIN. HEIGHT 2.5" MIN. CALIPER
	3	Acer rubrum Red Maple	8' MIN. HEIGHT 2.5" MIN. CALIPER

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LANDSCAPING REQUIREMENTS

PARKING LOT REQUIREMENTS:

CANOPY TREES

9
(39,319 SF X 35% = 13,762SF
/1600 PER LARGE TREE=8.6)

PROVIDED:
CANOPY TREES

9
(9 LARGE TREES * 1,600 SF =
14,400 SF)

BUFFER YARD REQUIREMENTS:

NORTHWEST BUFFER YARD (370LF)
REQUIRED:

15 CANOPY TREES (3.7X4)
15 UNDERSTORY TREES (3.7X4)
67 SHRUBS (3.7X18)

PROVIDED:

15 CANOPY TREES
15 UNDERSTORY TREES
67 SHRUBS

SOUTHEAST BUFFER YARD (408LF)
REQUIRED:

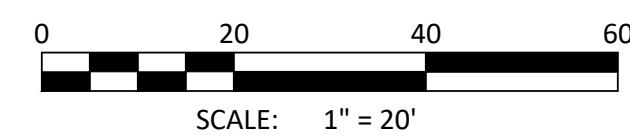
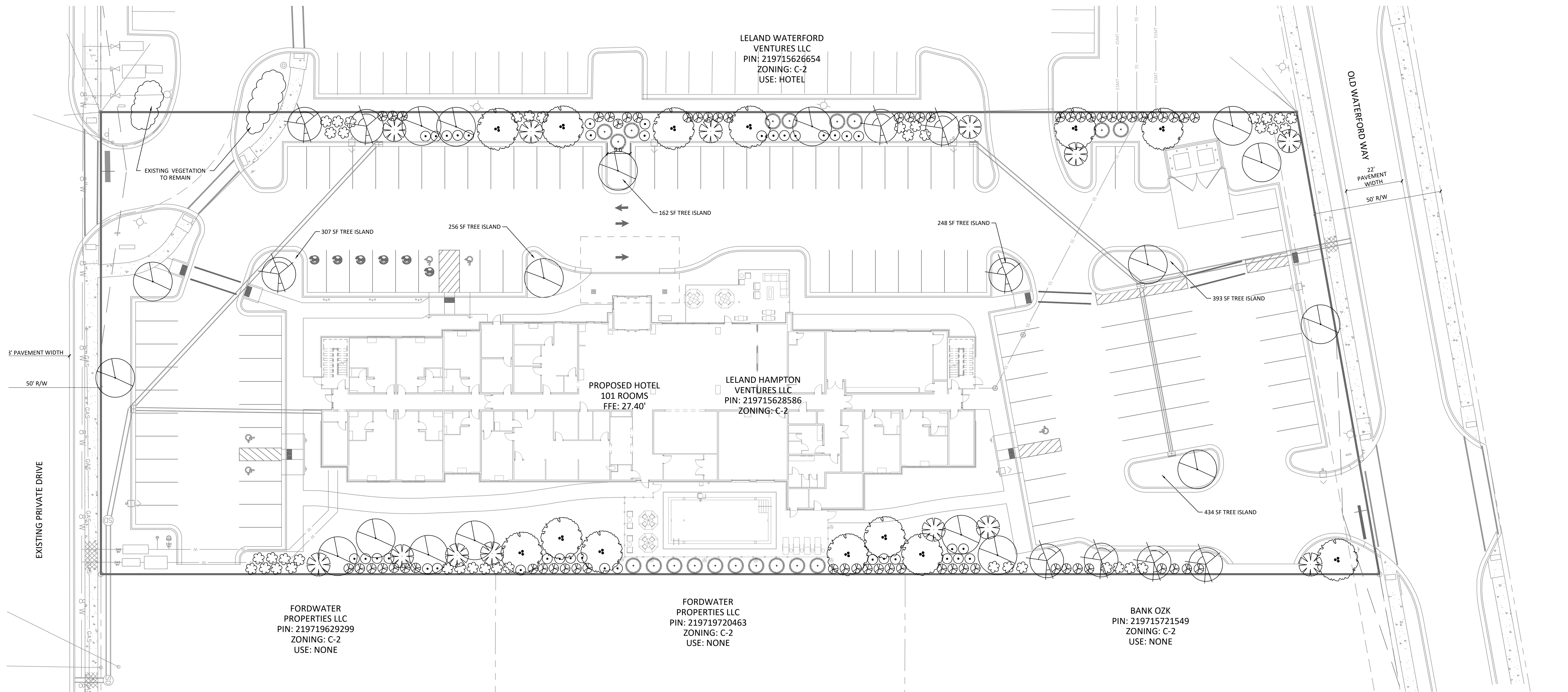
17 CANOPY TREES (4.1X4)
17 UNDERSTORY TREES (4.1X4)
74 SHRUBS (4.1X18)

PROVIDED:

17 CANOPY TREES
17 UNDERSTORY TREES
74 SHRUBS

LANDSCAPING NOTES

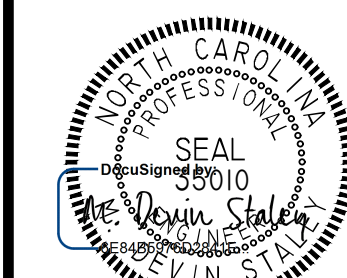
- ALL TREES, SHRUBS, AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANTING BEDS SHALL RECEIVE 4" OF DOUBLE-GROUND HARDWOOD BARK MULCH. ALL AREAS OTHER THAN PLANT BEDS SHALL BE SODDED OR SEEDED AS SPECIFIED.
- ALL TREES IN LAWN AREAS SHALL RECEIVE 8" DIAMETER MULCH RING, 4" DEPTH.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING AND BACKFILLING. ALL PLANTS SHALL BE SOAKED WITH WATER IMMEDIATELY AFTER PLANTING. AN 4" DIAMETER MULCH RING (MIN. 4" DEPTH) SHALL BE INSTALLED AROUND ALL TREES.
- LOCATIONS OF UTILITIES SHOWN ARE BASED ON EVIDENCE OBSERVED AT THE TIME OF SURVEY. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXISTENCE AND ACTUAL LOCATION OF ALL EXISTING UTILITY LINES, AND TO PROTECT THESE LINES DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL PLANTINGS FOR ONE YEAR AFTER INSTALLATION AND SHALL REPLACE PLANTINGS AS NECESSARY.
- TREES AND SHRUBS TO BE TRANSPLANTED SHALL BE TRANSPLANTED AS SOON AS POSSIBLE AFTER CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, STORAGE, WATERING, PLANTING, AND MAINTENANCE OF EXISTING TREES AND SHRUBS TO BE TRANSPLANTED.



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Landscape Planting Plan

Hampton Inn Hotel

Old Waterford Way
Leland, NC 28451

SHEET

C-9

PERMIT SET - NOT FOR CONSTRUCTION

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

SECTION E: GROUND STABILIZATION

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

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

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
- Temporary grass seed covered with straw or other mulches and tackifiers - Hydroseeding - Roller erosion control products with or without temporary grass seed - Appropriately applied straw or other mulch - Plastic sheeting	- Permanent grass seed covered with straw or other mulches and tackifiers - Geotextile fabrics such as permanent soil reinforcement matting - Hydroseeding - Shrubs or other permanent plantings covered with mulch - Uniform and evenly distributed ground cover sufficient to restrain erosion - Structural methods such as concrete, asphalt or retaining walls - Roller erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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

EQUIPMENT AND VEHICLE MAINTENANCE

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

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

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

PAINT AND OTHER LIQUID WASTE

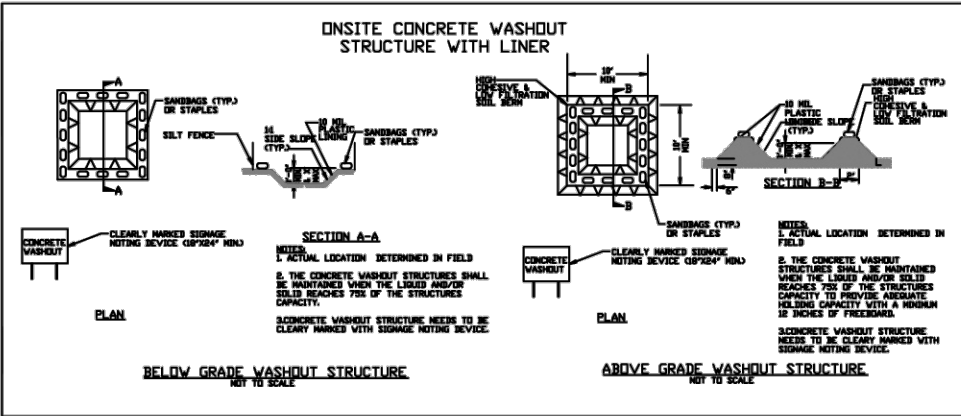
- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled,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

PORTABLE TOILETS

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

EARTHEN STOCKPILE MANAGEMENT

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



CONCRETE WASHOUTS

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

HERBICIDES, PESTICIDES AND RODENTICIDES

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

HAZARDOUS AND TOXIC WASTE

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

NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION

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

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

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

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

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

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

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION B: RECORDKEEPING

1. E&SC Plan Documentation

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

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

2. Additional Documentation to be Kept on Site

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

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

3. Documentation to be Retained for Three Years

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

PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

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

2. Reporting Timeframes and Other Requirements

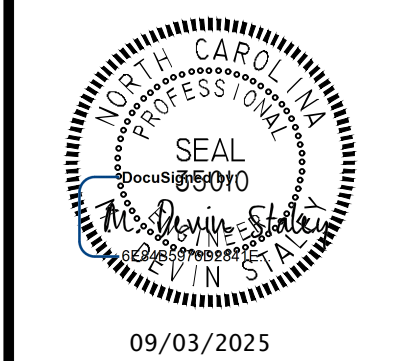
After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental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

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	- Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. - If the stream is named on the NC 303(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring. Inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired-waters conditions.
(b) Oil spills and release of hazardous substances per Item 3(b)-(c) above	Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release.
(c) Anticipated bypasses (40 CFR 122.41(m)(3))	A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(d) Unanticipated bypasses (40 CFR 122.41(m)(3))	- Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment (40 CFR 122.41(l)(6))	- Within 24 hours, an oral or electronic notification. - Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. (40 CFR 122.41(l)(6)). - Division staff may waive the requirement for a written report on a case-by-case basis.



NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19



Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205



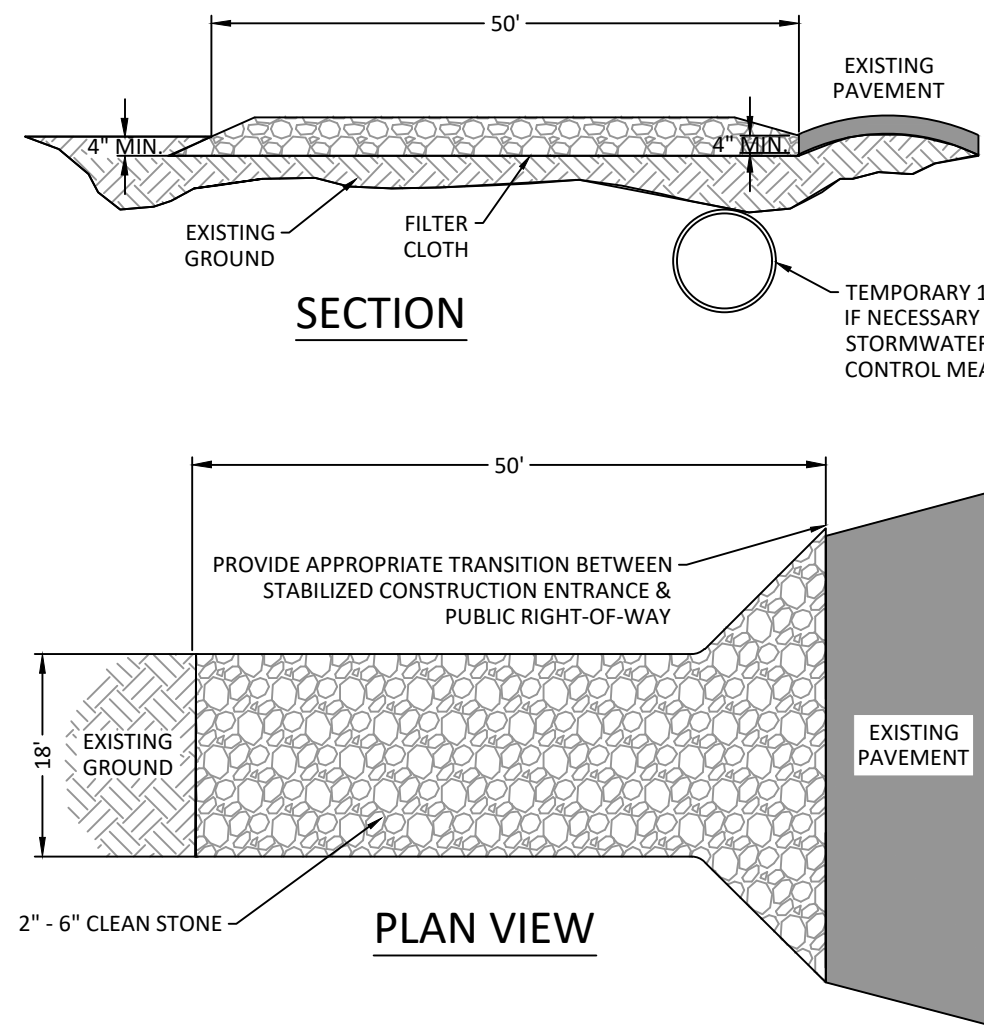
Leland Hampton Ventures, LLC
3722 Shipyard Blvd, Suite C
Wilmington, NC 28403

Prepared for:

NCGO1 Notes
Hampton Inn Hotel
Old Waterford Way
Leland, NC 28451

SHEET

C-10

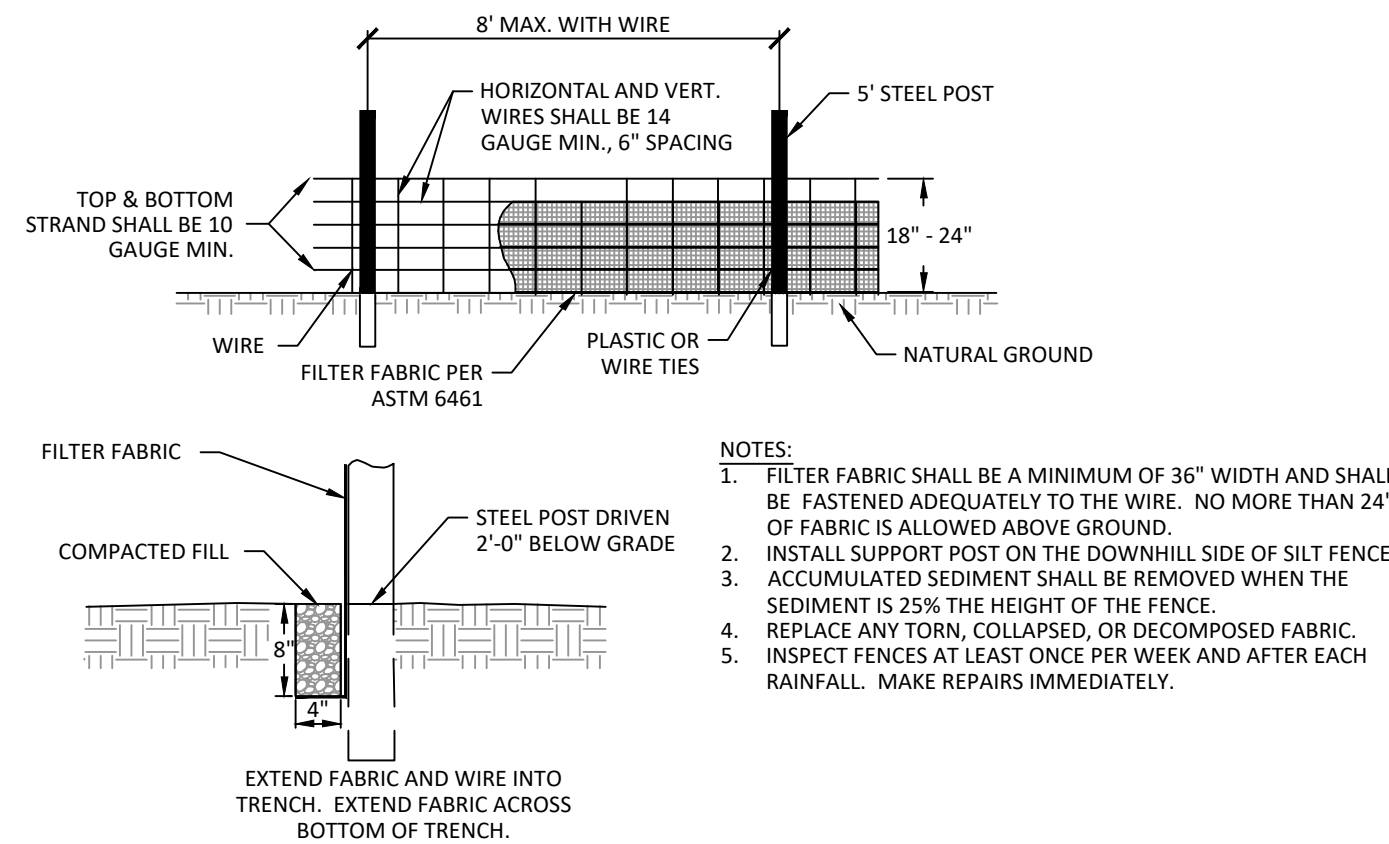


1 TEMPORARY CONSTRUCTION ENTRANCE

C-11 SCALE: NTS

CONSTRUCTION SPECIFICATIONS

- STONE - USE CLASS 'A' STONE (2 - 6 INCH STONE)
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- PROVIDE GEOTEXTILE FOR DRAINAGE BENEATH STONE.



2 SEDIMENT FENCE

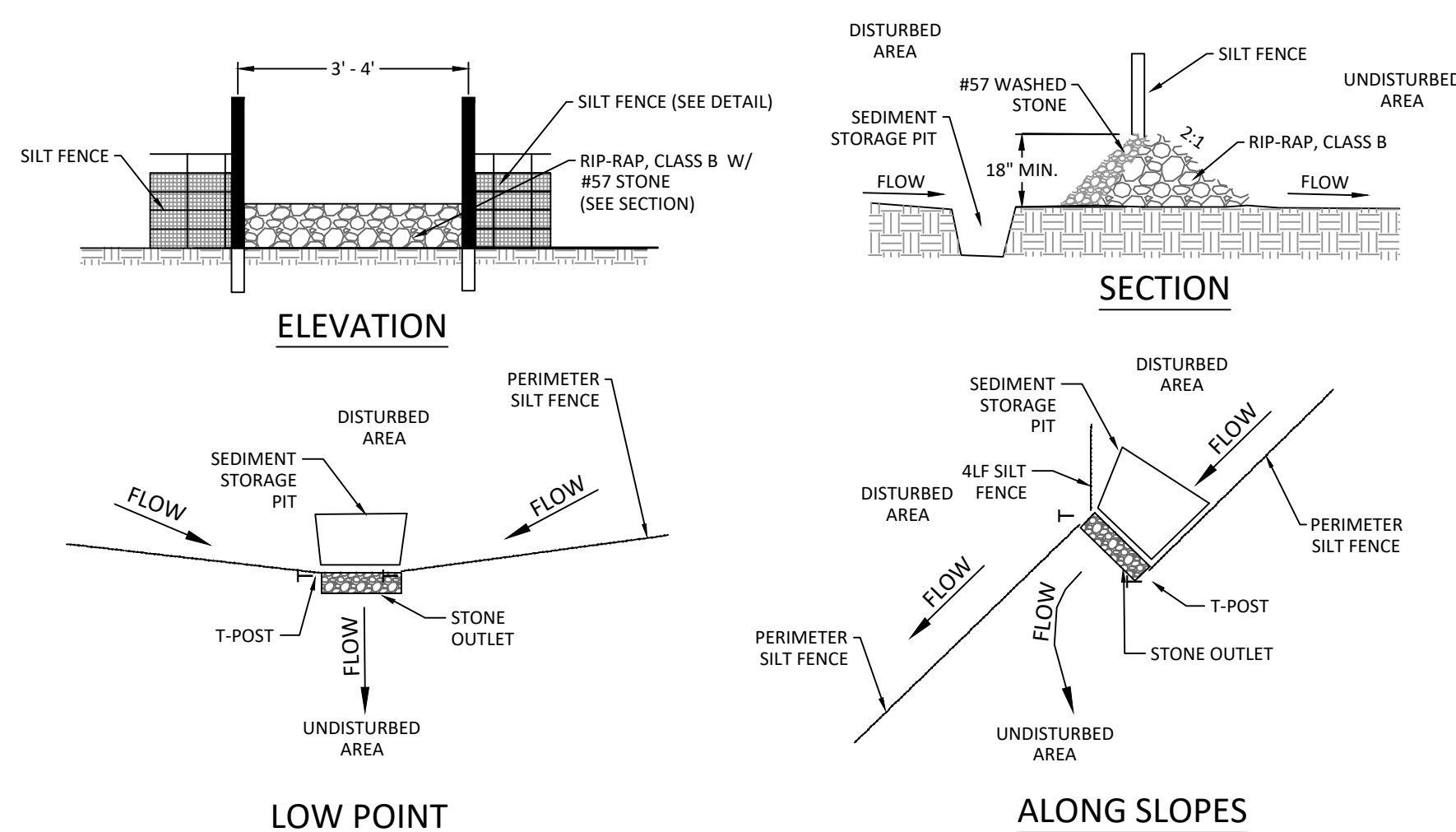
C-11 SCALE: NTS

- NOTES:
- FILTER FABRIC SHALL BE A MINIMUM OF 36" WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE. NO MORE THAN 24" OF FABRIC IS ALLOWED ABOVE GROUND.
 - INSTALL SUPPORT POST ON THE DOWNHILL SIDE OF SILT FENCE.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT IS 25% THE HEIGHT OF THE FENCE.
 - REPLACE ANY TORN, COLLAPSED, OR DECOMPOSED FABRIC.
 - INSPECT FENCES AT LEAST ONCE PER WEEK AND AFTER EACH RAINFALL. MAKE REPAIRS IMMEDIATELY.

3 SEEDING SPECIFICATIONS

C-11 SCALE: NTS

COASTAL PLAIN					
TEMPORARY SEEDING SCHEDULE					
DATES	SPECIES	RATE (LB / ACRE)	SOIL ADDITIVES	RATE (LB / ACRE)	
DECEMBER 01- APRIL 15	RYE (GRAIN)	120	AGRICULTURAL LIMESTONE	2,000	
		50	FERTILIZER 10-10-10	750	
			STRAW	4,000	
APRIL 15 - AUGUST 15	GERMAN MILLET OR SUDANGRASS	40	AGRICULTURAL LIMESTONE	2,000	
		50	FERTILIZER 10-10-10	750	
			STRAW	4,000	
AUGUST 15 - DECEMBER 30	RYE (GRAIN)	120	AGRICULTURAL LIMESTONE	2,000	
			FERTILIZER 10-10-10	1,000	
			STRAW	4,000	
PERMANENT SEEDING SCHEDULE - DRY SANDS					
DATES	SPECIES	RATE (LB / ACRE)	SOIL ADDITIVES	RATE (LB / ACRE)	
APRIL 01 - JULY 15	PENSACOLA BAHIAGRASS	50	AGRICULTURAL LIMESTONE	3,000	
	COMMON BERMUDAGRASS	30	FERTILIZER 10-10-10	500	
	GERMAN MILLET	10	GRAIN STRAW	4,000	
		10			
PERMANENT SEEDING SCHEDULE - SOILS WITH GOOD MOISTURE RETENTION					
BEST DATES	POSSIBLE DATES	SPECIES	RATE (LB / ACRE)	SOIL ADDITIVES	RATE (LB / ACRE)
FEBRUARY 15 - MARCH 20 & SEPTEMBER 01 - 30	FEBRUARY 15 - APRIL 30 & SEPTEMBER 01 - OCTOBER 31	TALL FESCUE	80	AGRICULTURAL LIMESTONE	3,000 - 5,000
		COMMON BERMUDAGRASS	50	FERTILIZER 10-10-10	1,000
			30	GRAIN STRAW	4,000
			10		

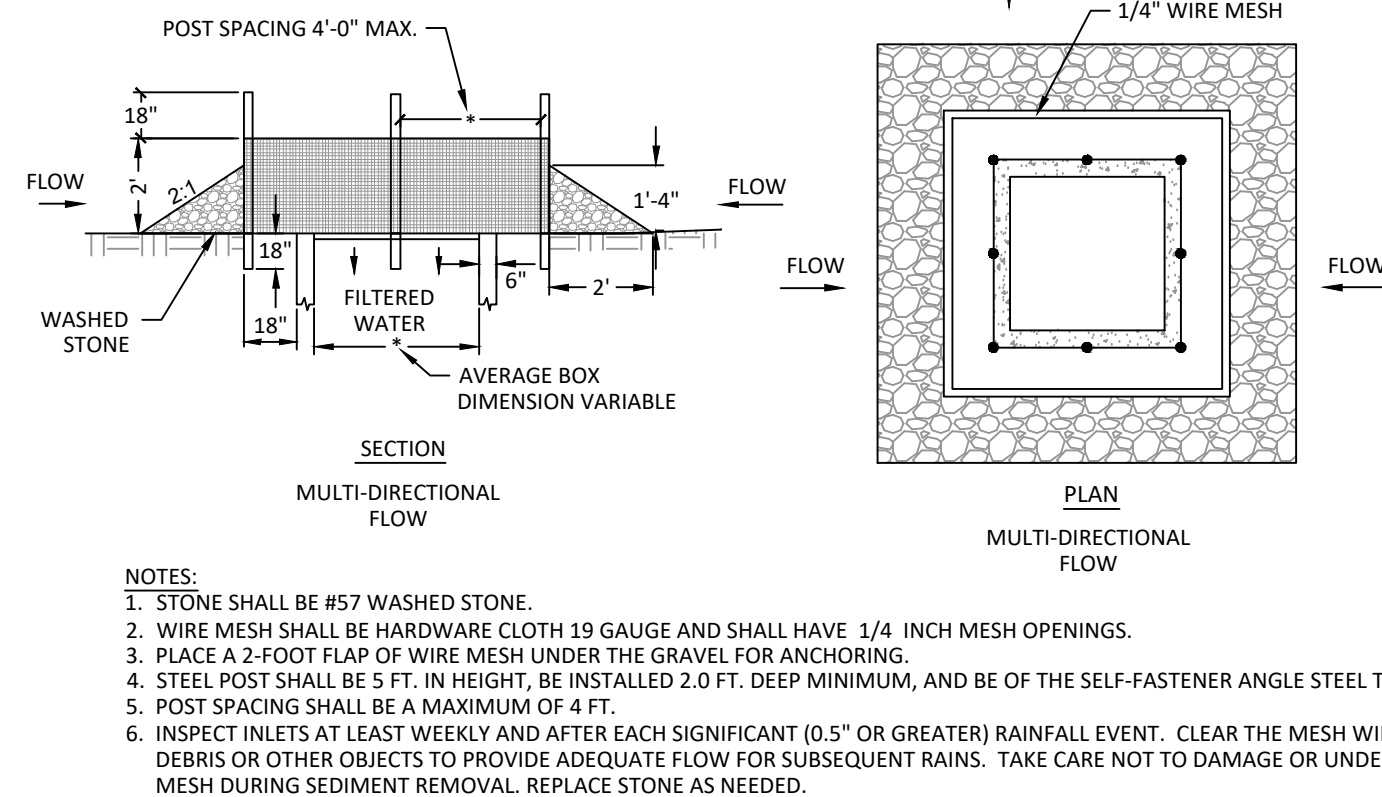


4 SILT FENCE STONE OUTLET

C-11 SCALE: NTS

NOTES:

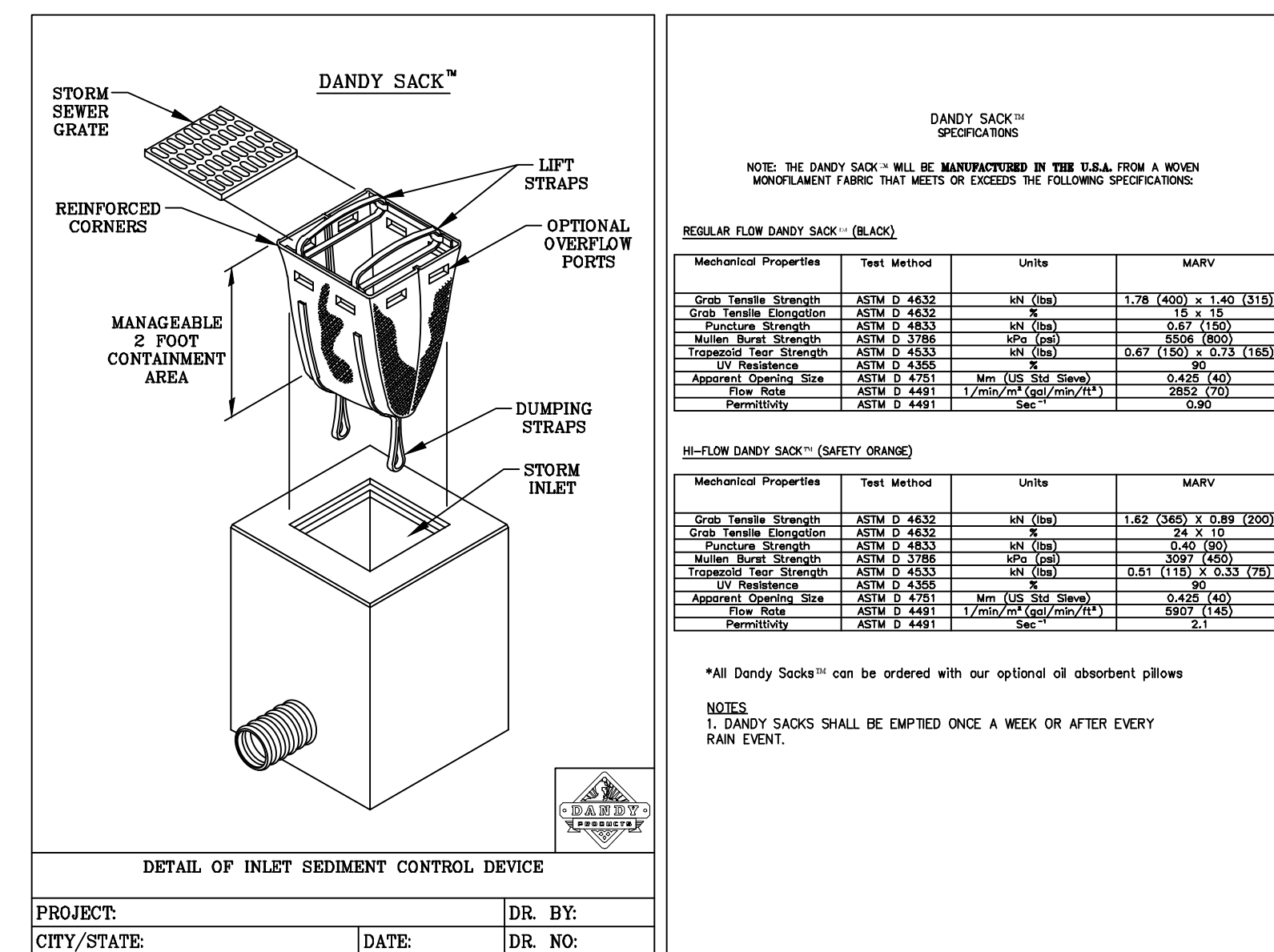
- INSTALL AT ALL LOW POINTS AND ALONG PERIMETER SILT FENCE AS NECESSARY TO PREVENT STORM WATER FROM BEING COLLECTED AND CONCENTRATED AND TO ALLOW FILTERED STORM WATER TO RELEASE THROUGH STONE OUTLETS.
- STORM WATER FLOW SHALL BE DIRECTED TO THE STONE OUTLETS WHERE INSTALLED.
- EXCAVATED SEDIMENT STORAGE PITS SHALL BE CLEANED OUT WHEN 50% FULL.



5 INLET PROTECTION

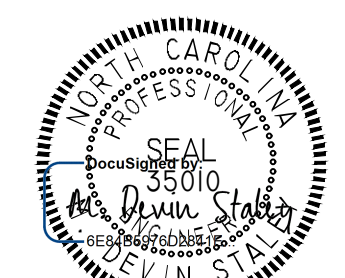
C-11 SCALE: NTS

- NOTES:
- STONE SHALL BE #57 WASHED STONE.
 - WIRE MESH SHALL BE HARDWARE CLOTH 19 GAUGE AND SHALL HAVE 1/4" INCH MESH OPENINGS.
 - PLACE A 2-FOOT FLAP OF WIRE MESH UNDER THE GRAVEL FOR ANCHORING.
 - STEEL POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED 2.0 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
 - POST SPACING SHALL BE A MAXIMUM OF 4 FT.
 - INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (0.5" 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.



6 SILT/DANDY SACK

C-11 SCALE: NTS



Blue Ridge Engineering, LLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
Firm #P-0205



Leland Hampton Ventures, LLC
3722 Shipyard Blvd, Suite C
Wilmington, NC 28403

Prepared for:

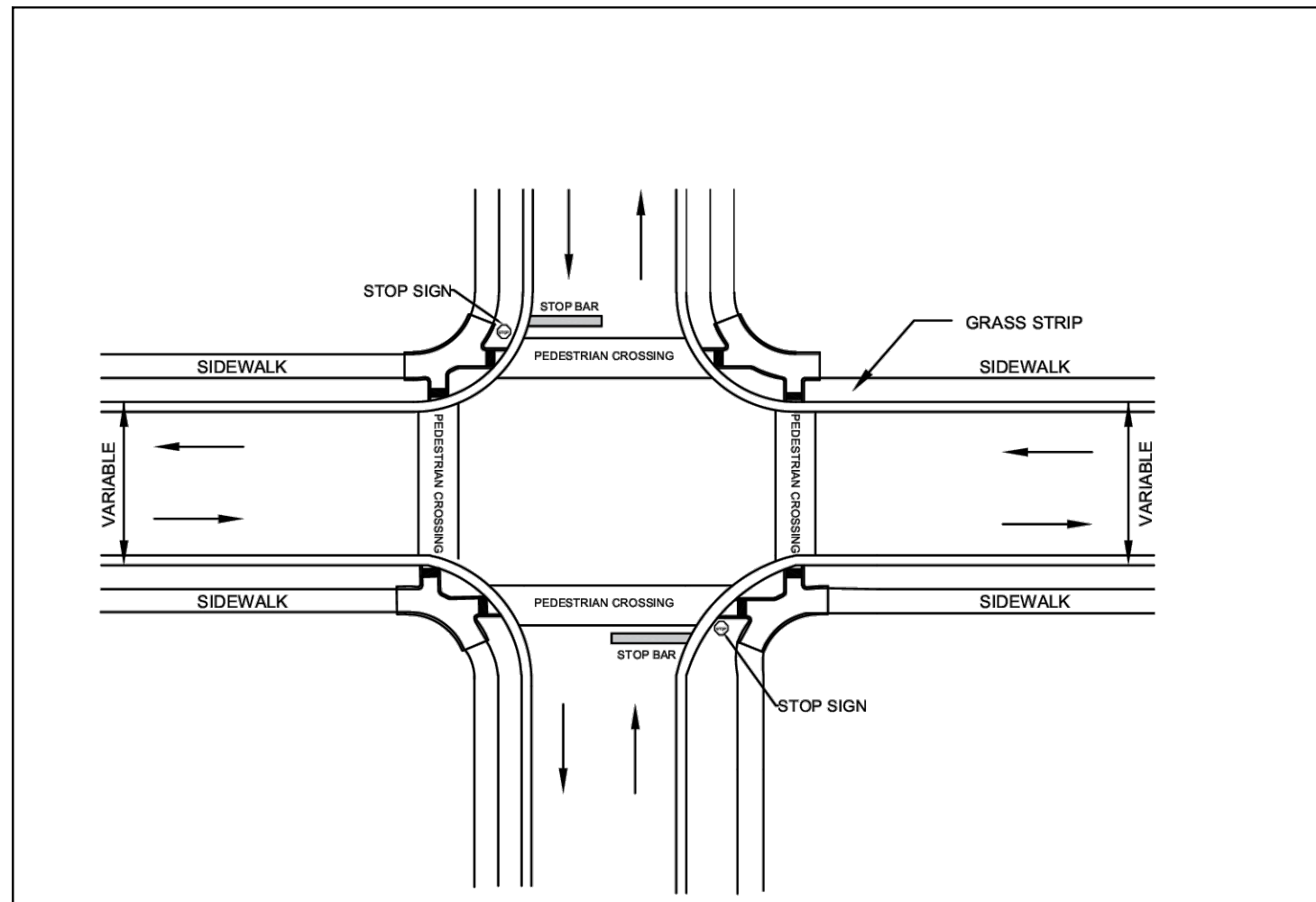
Erosion & Sediment Control Details

Hampton Inn Hotel
Old Waterford Way
Leland, NC 28451

SHEET

C-11

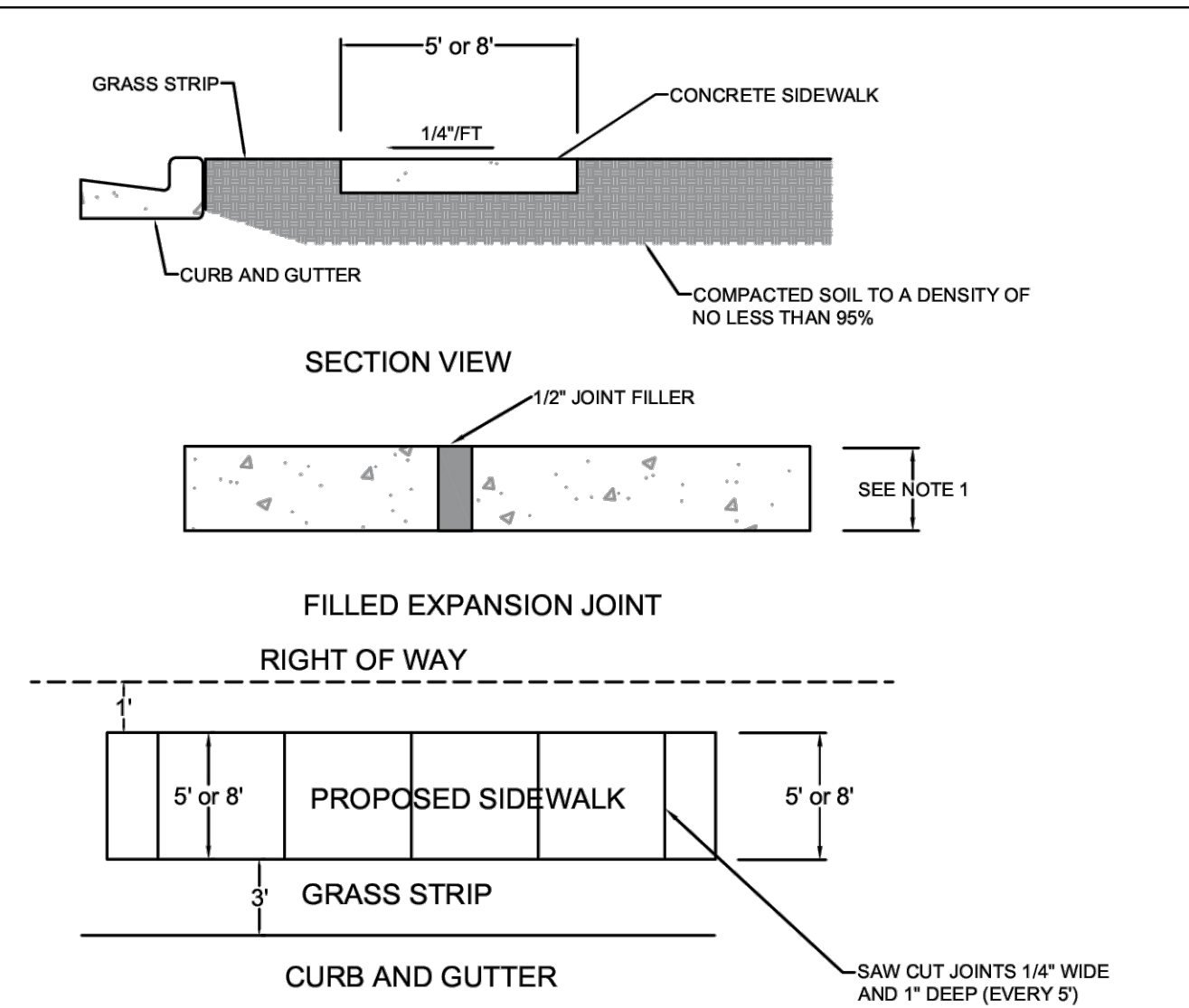
PERMIT SET - NOT FOR CONSTRUCTION



LOCATION OF CURB RAMP, PEDESTRIAN CROSSWALKS, AND STOP BARS

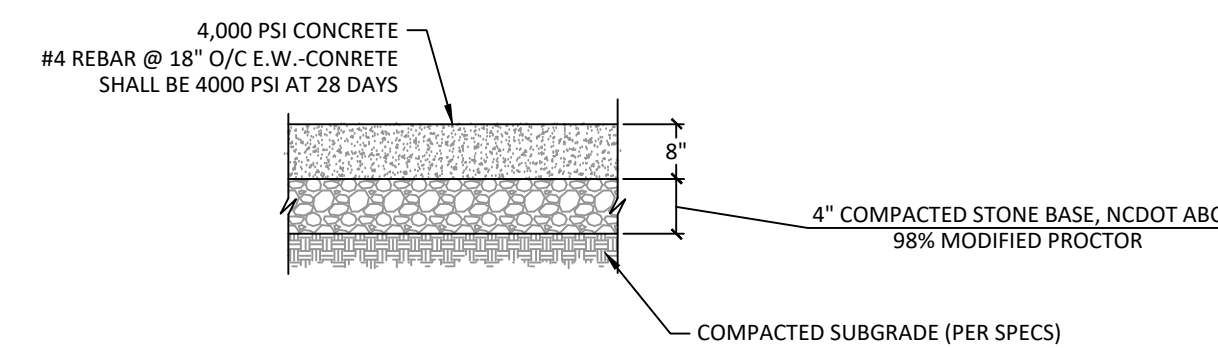
- NOTES:
1. CURB RAMPS AT MARKED CROSSWALKS MUST BE ENTIRELY WITHIN THE CROSSWALK.
 2. RAMPS MUST MEET CURRENT ADA ACCESSIBILITY STANDARDS.
 3. STOP BARS MUST BE INSTALLED PER NC DOT STANDARDS.
 4. STOP BARS MUST BE INSTALLED IN FRONT OF CROSSWALK.
 5. ALL PAVEMENT MARKINGS MUST MEET MUTCD STANDARDS.

SECTION: STREETS	CURB RAMP LOCATIONS AT INTERSECTION WITH TWO RESIDENTIAL STREETS	PUBLIC SERVICES DEPARTMENT
DATE: 2021		
DRAWN BY: JWP		
CHECKED BY: TOWN PSD		
SCALE: NOT TO SCALE		
		DETAIL NO. ST - 07

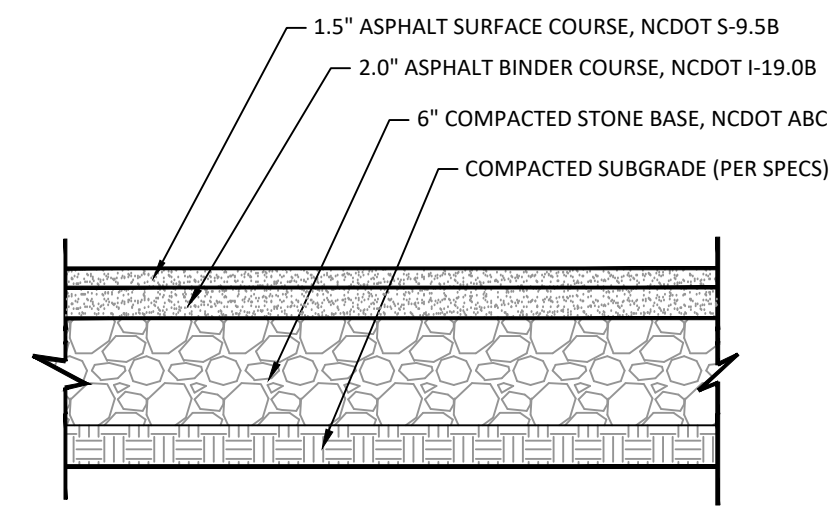


- NOTES:
1. SIDEWALK DEPTH SHALL BE 4" EXCEPT AT DRIVEWAYS WHERE THE DEPTH SHALL BE 6".
 2. THE DISTANCE BETWEEN FILLED EXPANSION JOINTS SHALL BE 50' MAX.
 3. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH 3,000 PSI CONCRETE.
 4. ALL MANHOLES, WATER VALVES AND METER BOXES MUST BE LOCATED OUTSIDE OF THE SIDEWALK AREA.
 5. ALL SIDEWALK REPAIRS SHOULD BE FROM CONTRACTION JOINT TO CONTRACTION JOINT.
 6. THE SIDEWALK WIDTH SHALL BE DETERMINED BY TOWN STAFF.

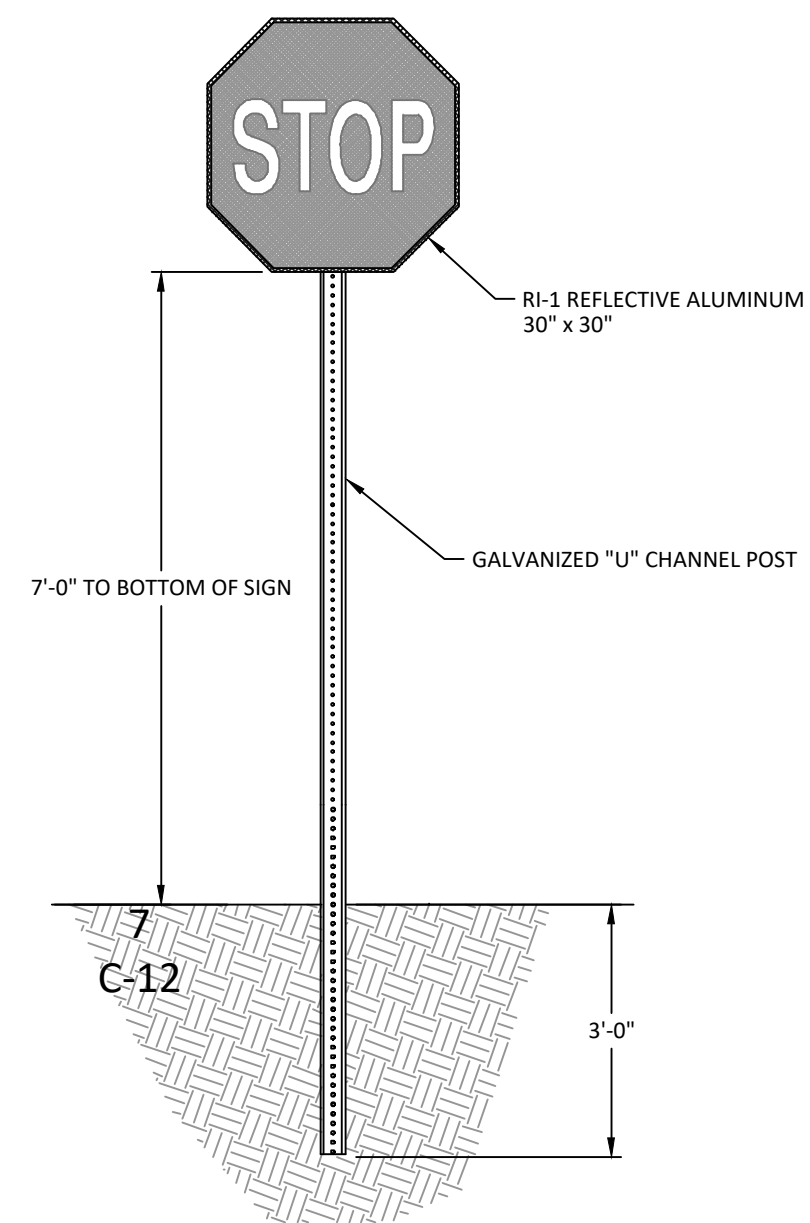
SECTION: STREETS	5' AND 8' WIDE CONCRETE SIDEWALK	PUBLIC SERVICES DEPARTMENT
DATE: 2021		
DRAWN BY: JWP		
CHECKED BY: TOWN PSD		
SCALE: NOT TO SCALE		
		DETAIL NO. ST - 13



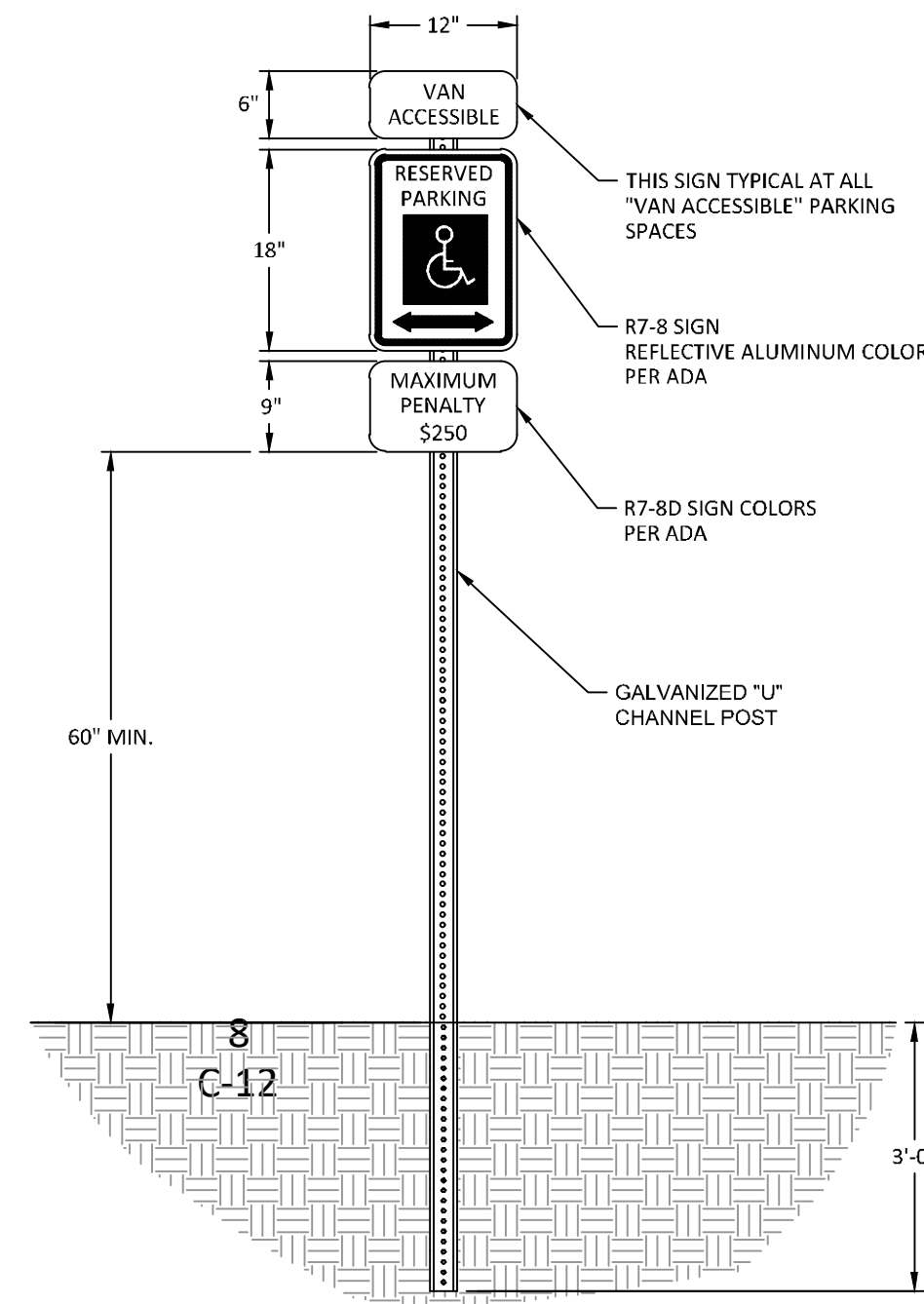
5 HEAVY DUTY CONCRETE PAVEMENT
SCALE: NTS
*PAVEMENT SECTION SELECTION BY OWNER



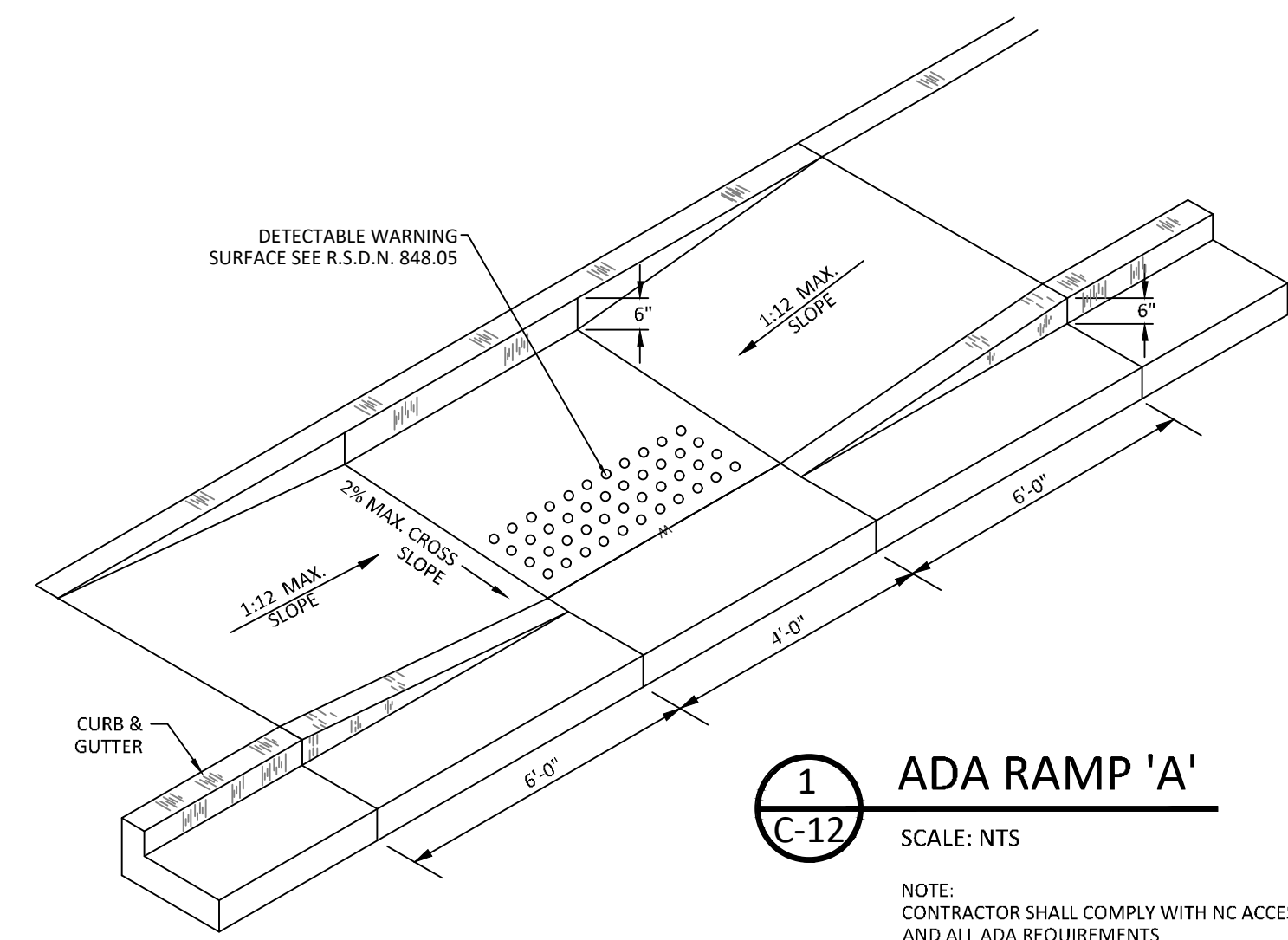
6 ASPHALT PAVEMENT
SCALE: NTS



STOP SIGN
SCALE: NTS

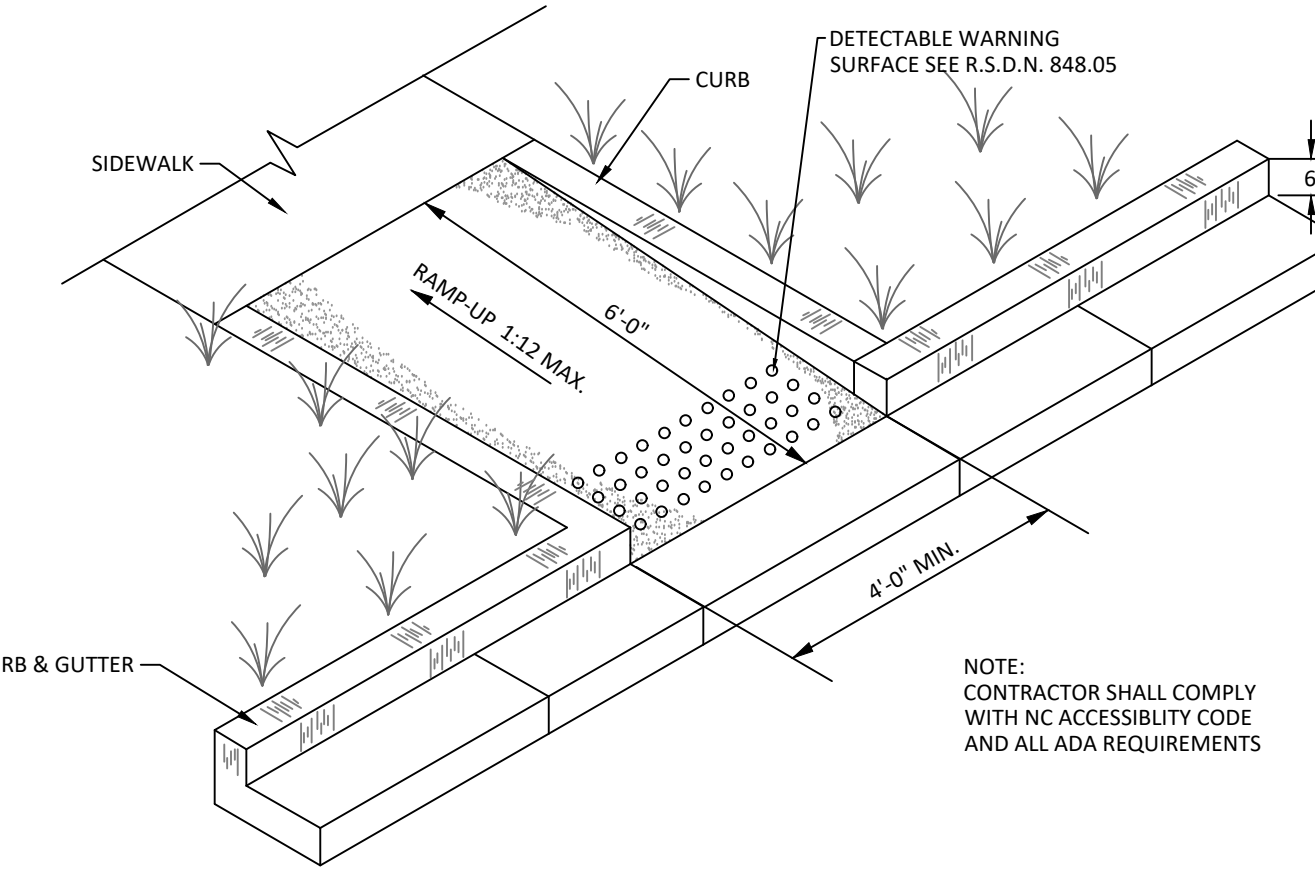


HANDICAPPED SIGN
SCALE: NTS



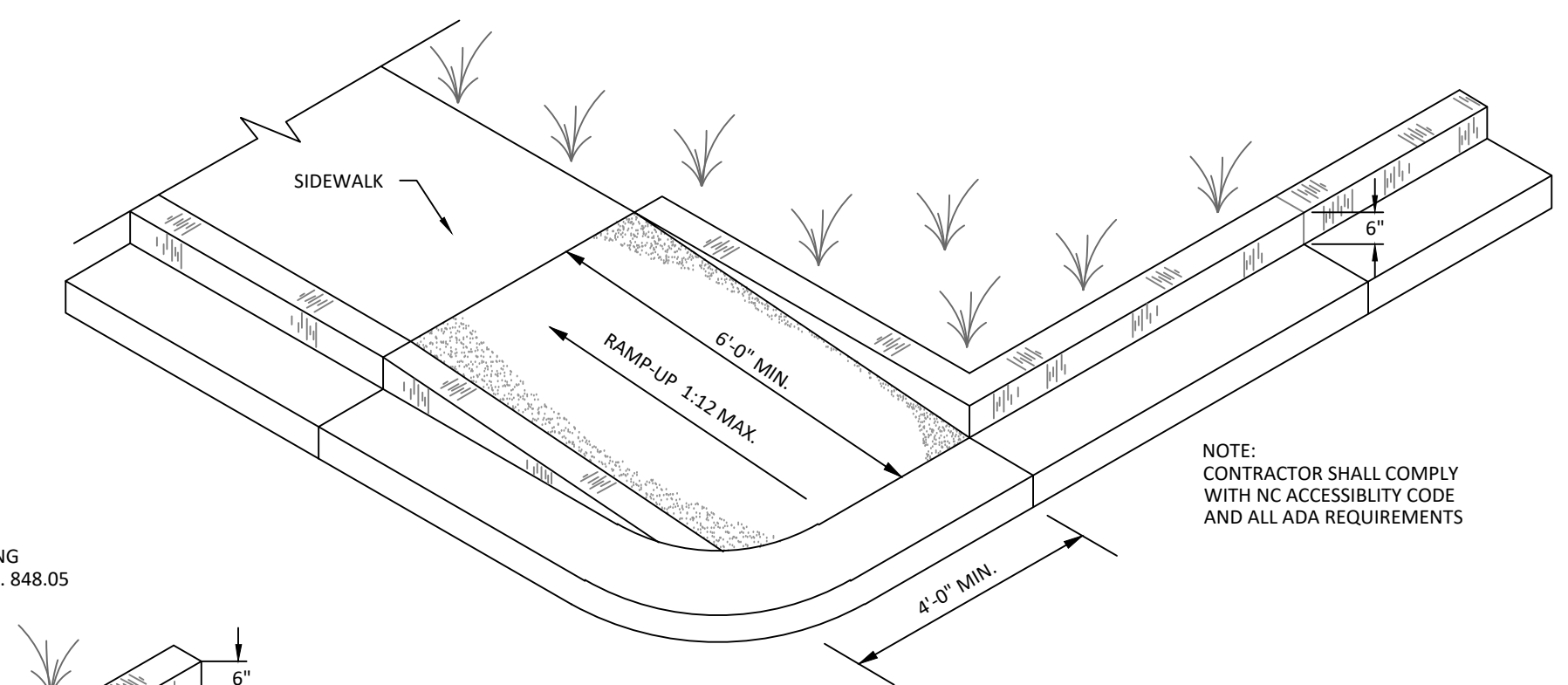
1 ADA RAMP 'A'
SCALE: NTS

NOTE: CONTRACTOR SHALL COMPLY WITH NC ACCESSIBILITY CODE AND ALL ADA REQUIREMENTS



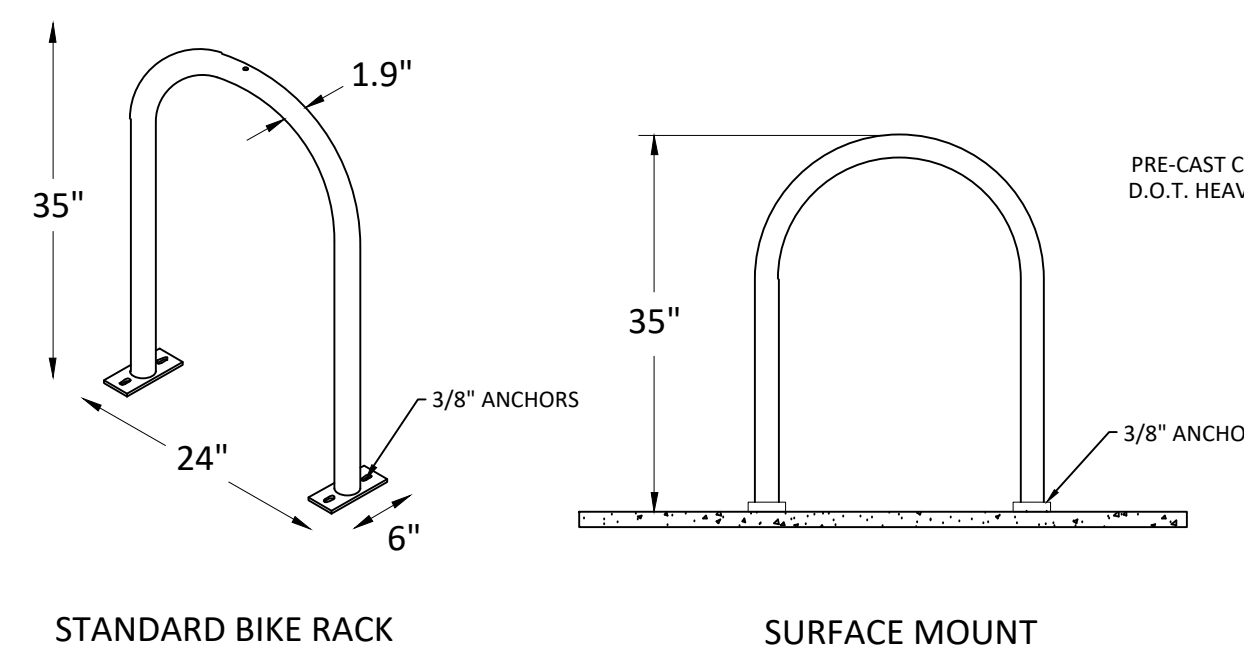
3 ADA RAMP 'C'
SCALE: NTS

NOTE: CONTRACTOR SHALL COMPLY WITH NC ACCESSIBILITY CODE AND ALL ADA REQUIREMENTS

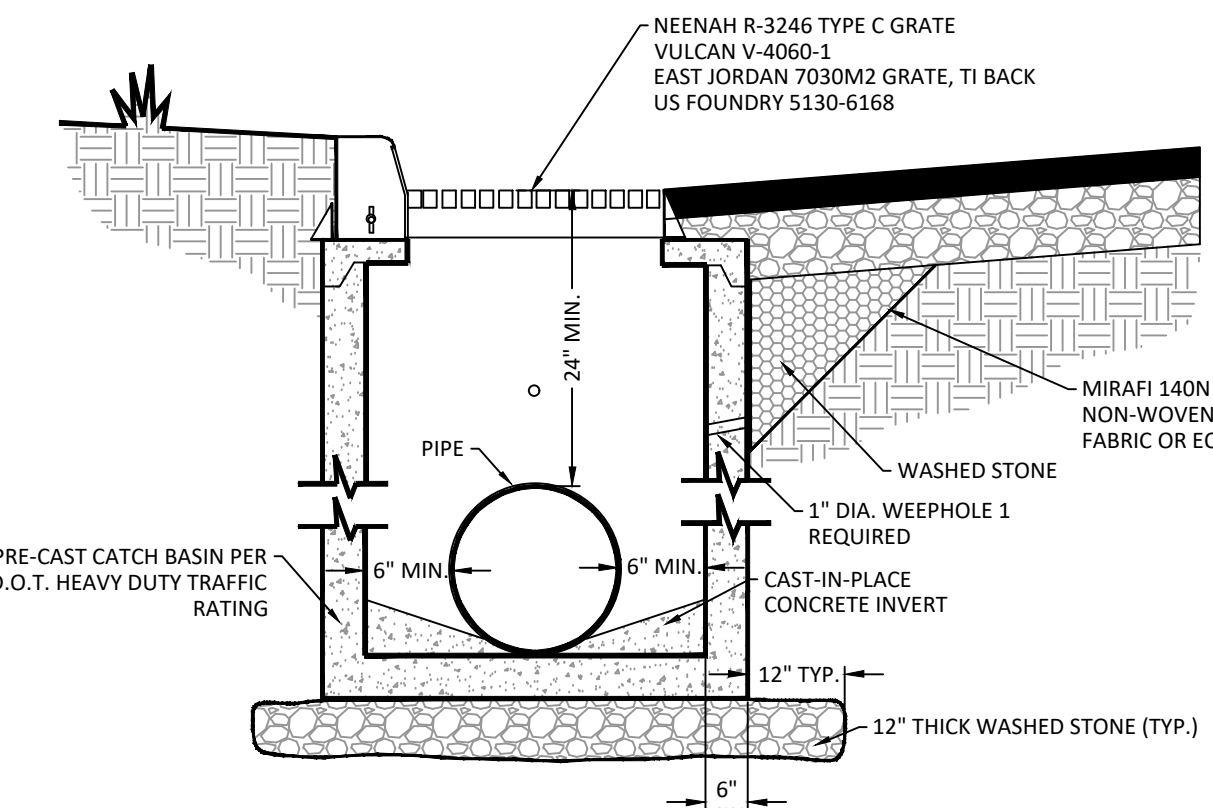


2 ADA RAMP 'B'
SCALE: NTS

NOTE: CONTRACTOR SHALL COMPLY WITH NC ACCESSIBILITY CODE AND ALL ADA REQUIREMENTS



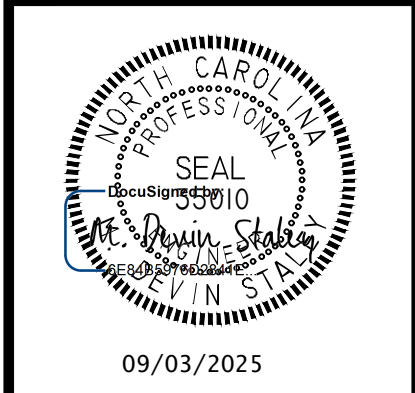
9 INVERTED "U" BIKE RACK DETAIL
SCALE: NTS



4 CURB INLET
SCALE: NTS

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ORIGINAL ISSUE DATE:	08/27/2025
PROJECT #:	24027
DRAWN BY:	MDS
REVISIONS:	
04/15/25	TOWN COMMENTS
05/06/25	NEW BUILDING FOOTPRINT
09/03/25	NEW BUILDING FOOTPRINT/TOWN COMMENTS



Blue Ridge Engineering PLLC
924 Main Street - Suite 200
North Wilkesboro, NC 28659
336.838.2500
www.ridge.blue
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Miscellaneous Details
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SHEET

C-12

PERMIT SET - NOT FOR CONSTRUCTION

