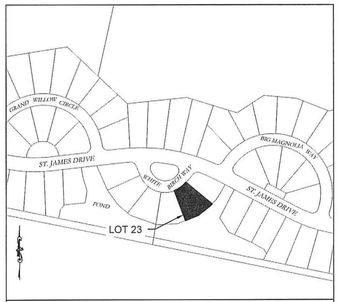


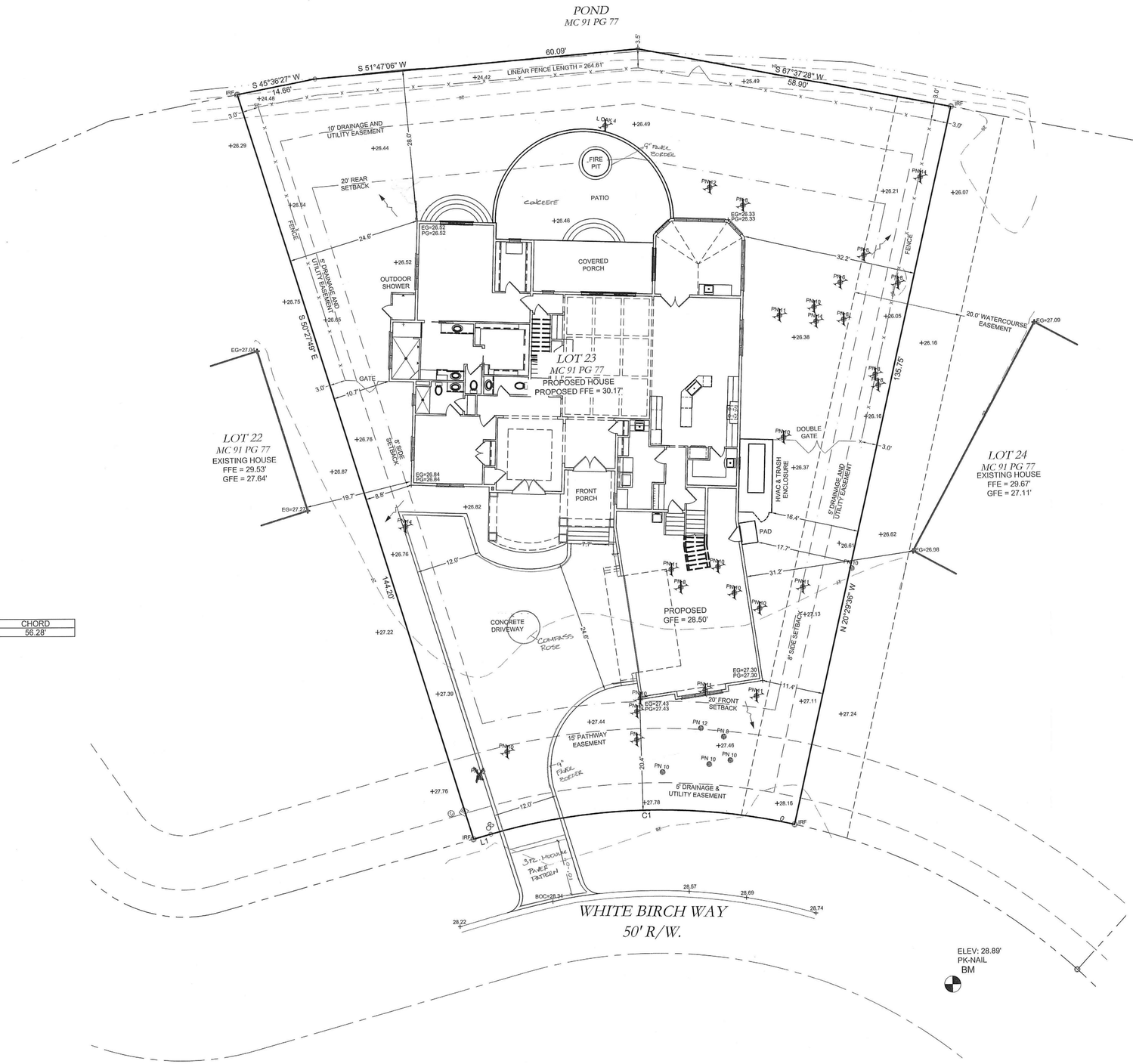
VICINITY MAP
(NOT TO SCALE)

NOTES

1. AREA CALCULATED BY COORDINATE METHOD.
2. ALL ELEVATIONS ARE NAVD 88.
3. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN BY FEMA PANEL NUMBER 3720205600K IN BRUNSWICK COUNTY WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.
4. UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
5. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
6. CONTOUR INTERVALS = 1'
7. FIELD WORK COMPLETED ON APRIL 27TH, 2022.
8. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE TOWARDS REAR OF PARCEL.
9. ALL GUTTER DOWNSPOUTS TO DIRECT WATER FLOW TO LEFT AND RIGHT SIDE OF PROPERTY.
10. CONTRACTOR TO GRADE FOR POSITIVE DRAINAGE TO PROPOSED SIDE SWALES.
11. SWALES ALONG SIDE YARD SLOPE TO DRAINAGE EASEMENT.
12. IN LIEU OF SIDE DITCHES DIRECTING ROOF DRAIN STORMWATER CONTRACTOR MAY REPLACE WITH DRAINAGE BUBBLER DEVICES WHILE DIRECTING SURFACE STORMWATER FLOW TOWARDS STREET.
13. PROVIDE AND INSTALL SILT FENCE AROUND PERIMETER OF CONSTRUCTION.

CURVE	ARC	RADIUS	CHORD BEARING	CHORD
C1	56.85'	115.00'	N 55°20'37" E	56.28'

LINE	BEARING	DISTANCE
L1	N 41°10'50" E	3.30'



GRAPHIC SCALE
1"=10'
0 10 20 30

ST. JAMES PLANTATION POA
SITE PLAN
APPROVED
WITH CONDITIONS
See letter dated _____

PROTECT 1 GREEN HIGHLIGHTED TREE

LEGEND:

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
	IRON ROD SET
CMF	CONCRETE MONUMENT FOUND
PKF	PK NAIL FOUND
PKS	PK NAIL SET
TV	TV RISER
TR	TRANSFORMER
	TELEPHONE RISER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	CLEAN-OUT
S	SANITARY SEWER MANHOLE
D	STORM DRAINAGE MANHOLE
W	WELL
	CURB INLET
	CATCH BASIN
	GAS METER
	TREES
18	EXISTING CONTOUR
	ESMT LINE
	ADJOINER PROPERTY LINE
	SETBACK LINE
	POND LINE

LOT DATA
PAR ID: 235BI022
PIN: 205608986600
ADDRESS: 3857 WHITE BIRCH WAY (LOT 23)
OWNER: BRUCE & BONNIE CUNNINGHAM
ZONING: EPUD (ST JAMES)
DEED: 4234, PAGE: 432
PLAT: 91, PAGE: 77

LOT AREA = 13,503 SQ. FT. ±, 0.31 AC. ±

IMPERVIOUS SURFACE AREA FOR THIS LOT = 6,084± SQ. FT.
HOUSE = 3,571± SQ. FT.
CONCRETE DRIVE & SIDEWALK = 1,566± SQ. FT.
FRONT PORCH & STEPS = 267± SQ. FT.
HVAC & TRASH ENCLOSURE = 83± SQ. FT.
OUTDOOR SHOWER = 23± SQ. FT.
PAD = 12± SQ. FT.
PATIO = 562± SQ. FT.

MAX. IMPERVIOUS ALLOWABLE - 7,000 SQ. FT.

CERTIFICATE OF ACCURACY AND MAPPING

I, JOSHUA A. EXLINE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 25TH DAY OF APRIL, A.D., 2023.

I, JOSHUA A. EXLINE, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JOSHUA A. EXLINE, PLS LICENSE NO. L-5421

REVISIONS:

CLIENT INFORMATION:
J. SATTERWHITE

PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

TOPOGRAPHIC SITE PLAN
3857 WHITE BIRCH WAY (LOT 23)
THE GROVES/SEC. 22/LOTS 1-7,9-24,&70-87
PIN: 205608986600 - M.C. 91, PG. 77
LOCKWOOD FOLLY TOWNSHIP
BRUNSWICK COUNTY, N.C.

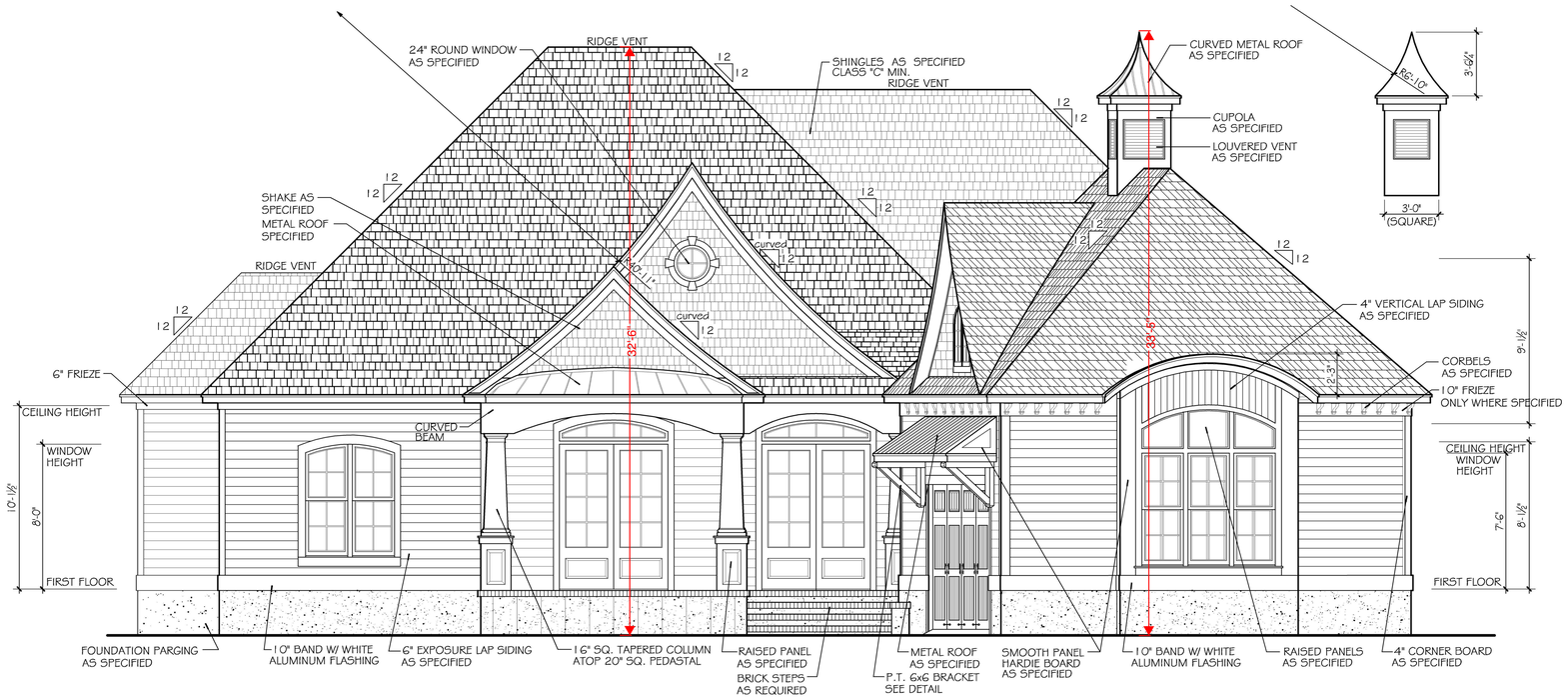
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL APPROVAL:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 04/25/2023
SCALE: 1"=10'
DESIGNED: CFG
DRAWN: JAE
CHECKED:

SEAL
NORTH CAROLINA PROFESSIONAL SEAL L-5421 LAND SURVEYOR JOSHUA A. EXLINE

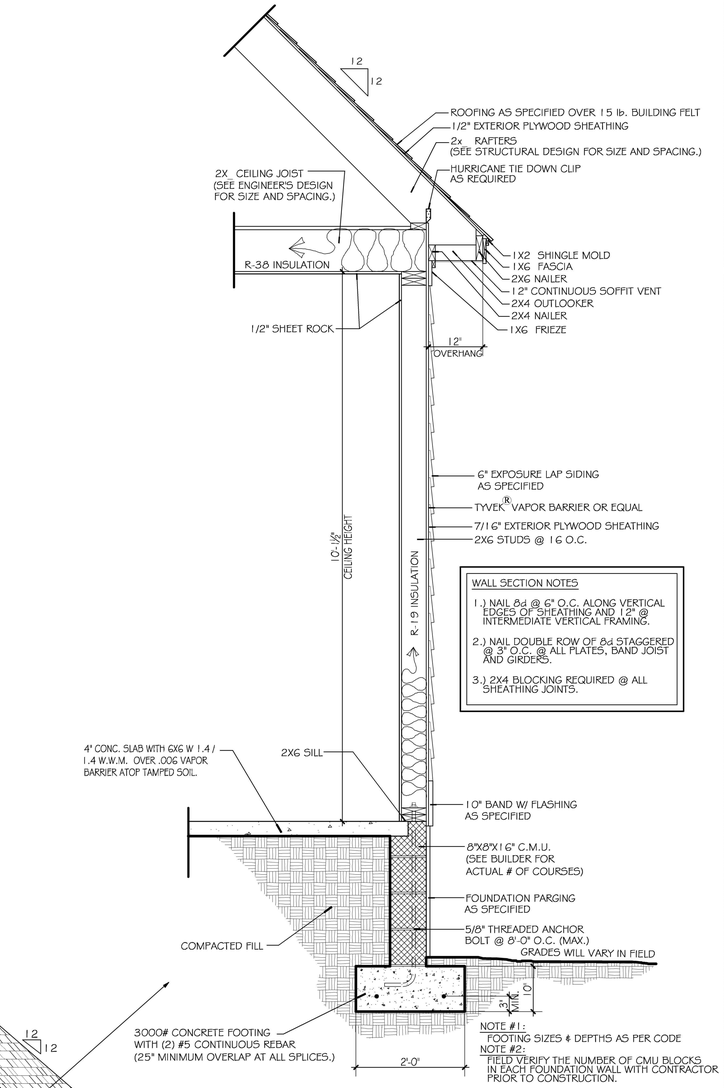
SV-1

PEI JOB#: 20290.PE



FRONT ELEVATION

SCALE : 1/4"= 1'-0"



WALL SECTION NOTES

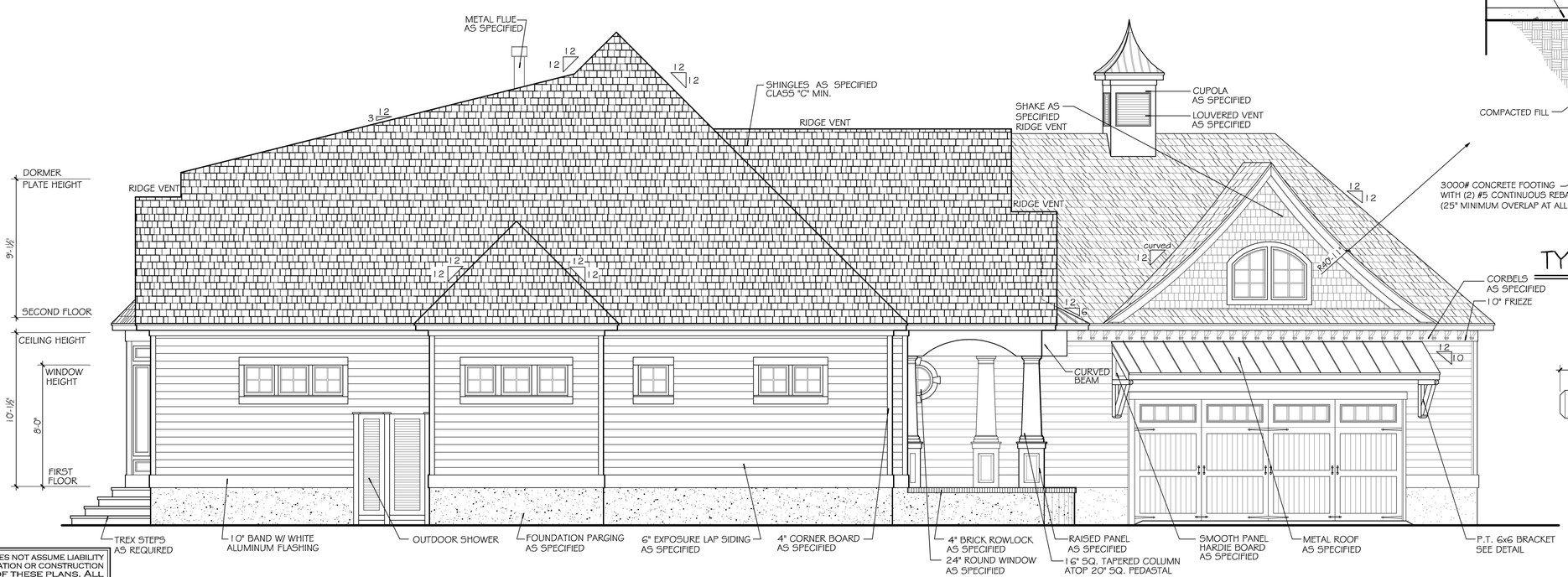
1.) NAIL 8d @ 6" O.C. ALONG VERTICAL EDGES OF SHEATHING AND 12" @ INTERMEDIATE VERTICAL FRAMING.

2.) NAIL DOUBLE ROW OF 8d STAGGERED @ 3" O.C. @ ALL PLATES, BAND JOIST AND GIRDERS.

3.) 2X4 BLOCKING REQUIRED @ ALL SHEATHING JOINTS.

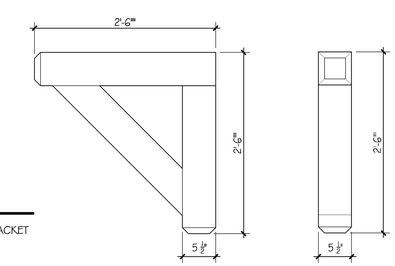
TYPICAL WALL SECTION

SCALE : 3/4"= 1'-0"



LEFT SIDE ELEVATION

SCALE : 1/4"= 1'-0"



BRACKET DETAIL

SCALE : 1"= 1'-0"

CRD, INC. DOES NOT ASSUME LIABILITY FOR ANY DEVIATION OR CONSTRUCTION METHODS OF THESE PLANS. ALL INFORMATION, PLANS, SPECIFICATIONS AND DESIGNS IN THESE DRAWINGS ARE THE PROPERTY OF CRD, INC ANY UNAUTHORIZED USE OR DUPLICATION OF THESE DRAWINGS MAY BE AN INFRINGEMENT OF COPYRIGHT LAWS AND IS STRICTLY PROHIBITED.

CORNERSTONE Residential Designs, Inc.
LUMINA STATION - 1908 EASTWOOD ROAD - SUITE #129
WILMINGTON, NC - 28403 - 910-256-6053

JCC 3.8.23

FINAL PLANS 3.9.23

Cunningham Residence
Jack Satterwhite Builder Inc.
St. James Plantation
3857 White Birch Way St James, NC 28461

ST. JAMES PLANTATION

©Copyright CRD,Inc.• 2023

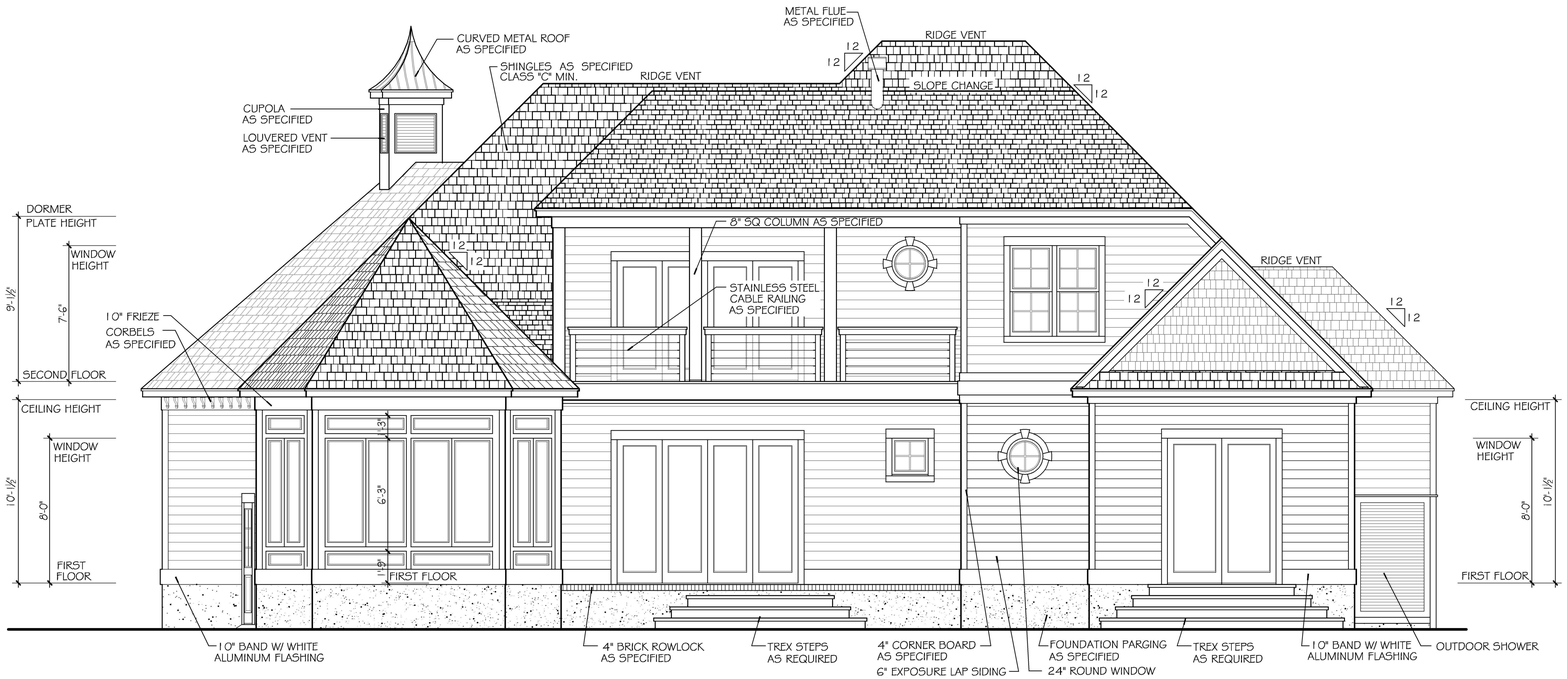
REVISIONS	BY

DRAWN BY: AH

DATE: 4.21.21

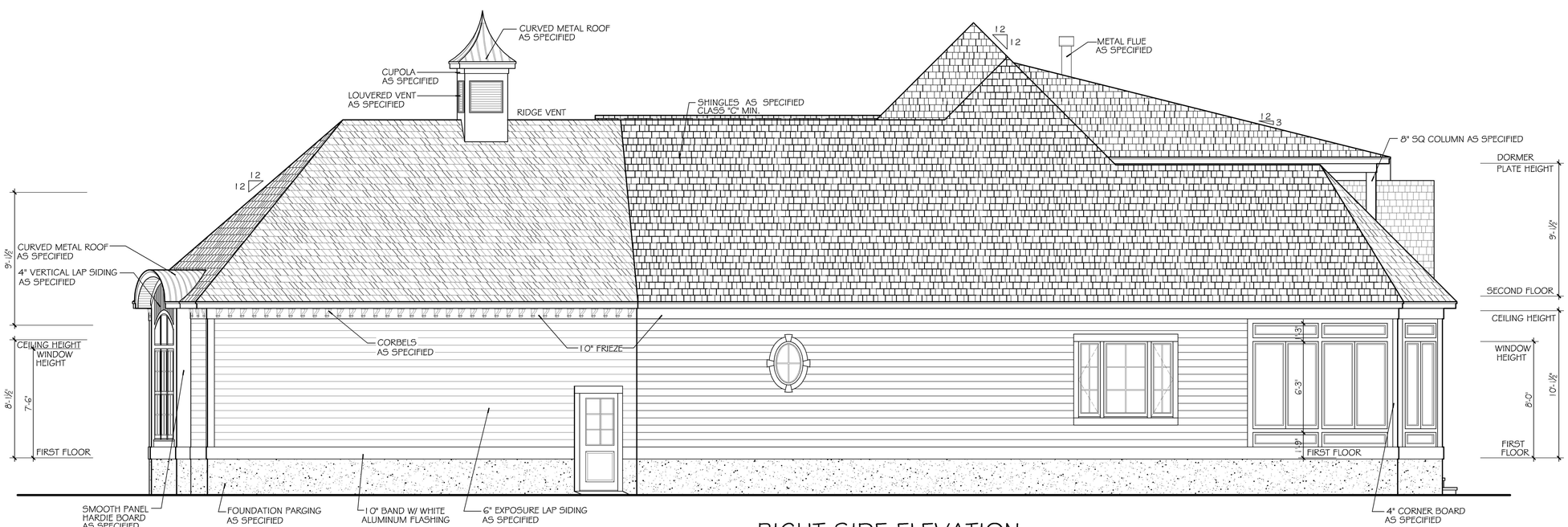
PLAN:

SHEET 1 OF 6 SHEETS



REAR ELEVATION

SCALE : 1/4"= 1'-0"



RIGHT SIDE ELEVATION

SCALE : 1/4"= 1'-0"

CRD, INC. DOES NOT ASSUME LIABILITY FOR ANY DEVIATION OR CONSTRUCTION METHODS OF THESE PLANS. ALL INFORMATION, PLANS, SPECIFICATIONS AND DESIGNS IN THESE DRAWINGS ARE THE PROPERTY OF CRD, INC ANY UNAUTHORIZED USE OR DUPLICATION OF THESE DRAWINGS MAY BE AN INFRINGEMENT OF COPYRIGHT LAWS AND IS STRICTLY PROHIBITED.

CORNERSTONE Residential Designs, Inc.
LUMINA STATION · 1908 EASTWOOD ROAD · SUITE R29
WILMINGTON, NC · 28403 · 910-256-6053

JCC 3.8.23

FINAL PLANS 3.9.23

Cunningham Residence
Jack Satterwhite Builder Inc.
St. James Plantation
3857 White Birch Way St James, NC 28461

ST. JAMES PLANTATION

©Copyright CRD,Inc. • 2023

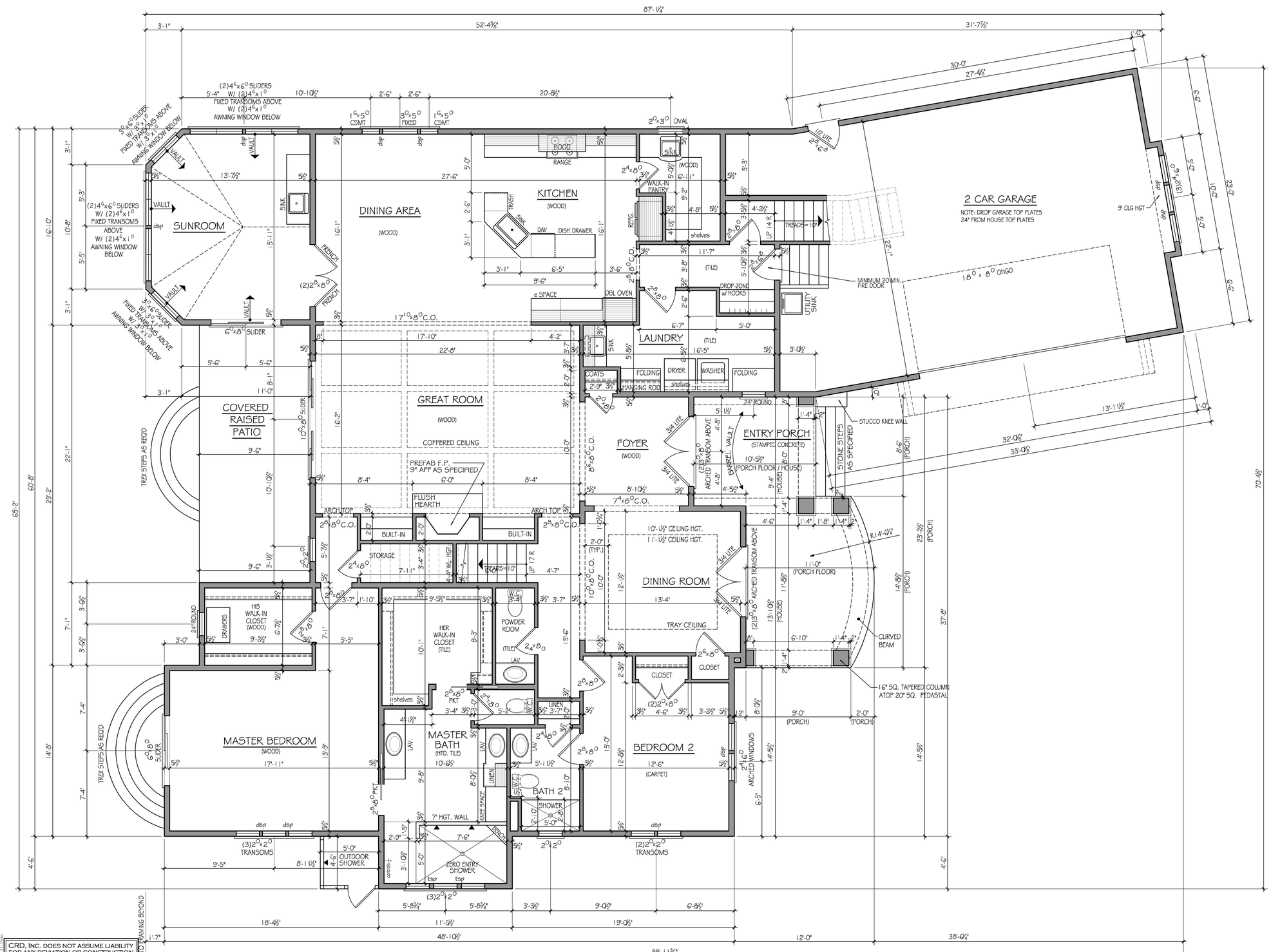
REVISIONS	BY

DRAWN BY: AH

DATE: 4.21.21

PLAN:

SHEET 2 OF 6 SHEETS



GENERAL NOTES:

1.) REFER TO NORTH CAROLINA STATE BUILDING CODE FOR STUD WALL DESIGN.

2.) TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS ACCORDING TO N.C.S.B.C.

3.) GARAGE WALLS ADJACENT TO HEATED SPACE TO BE SHEET ROCKED OR SEE N.C.S.B.C.

4.) ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS AS REQUIRED IN N.C.S.B.C.

5.) DIMENSIONS ARE FROM FACE OF FRAMING UNLESS NOTED OTHERWISE.

6.) ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.

7.) ALL EXTERIOR WALLS TO BE 2x6

SQUARE FOOTAGE CALCULATIONS

HEATED SQ. FT.

FIRST FLOOR	2764 SQ. FT.
SECOND FLOOR	857 SQ. FT.
TOTAL HEATED SQ. FT.	3621 SQ. FT.

UNHEATED SQ. FT.

UNCONDITIONED STORAGE	382 SQ. FT.
GARAGE	775 SQ. FT.
ENTRY PORCH	245 SQ. FT.
COVERED PATIO	210 SQ. FT.
UPPER COVERED PORCH	213 SQ. FT.
TOTAL UNHEATED SQ. FT.	1825 SQ. FT.

FIRST FLOOR PLAN

10'-1 1/2" CEILING HEIGHT U.N.O. SCALE: 1/4"=1'-0"

CRD, INC. DOES NOT ASSUME LIABILITY FOR ANY DEVIATION OR CONSTRUCTION METHODS OF THESE PLANS. ALL INFORMATION, PLANS, SPECIFICATIONS AND DESIGNS IN THESE DRAWINGS ARE THE PROPERTY OF CRD, INC AND UNAUTHORIZED USE OR DUPLICATION OF THESE DRAWINGS MAY BE AN INFRINGEMENT OF COPYRIGHT LAWS AND IS STRICTLY PROHIBITED.

CORNERSTONE Residential Designs, Inc.
LUMINA STATION · 1908 EASTWOOD ROAD · SUITE #129
WILMINGTON, NC · 28403 · 910-256-6053

JCC 3.8.23

FINAL PLANS 3.9.23

Cunningham Residence
Jack Satterwhite Builder Inc.
St. James Plantation
3857 White Birch Way St James, NC 28461

ST. JAMES PLANTATION

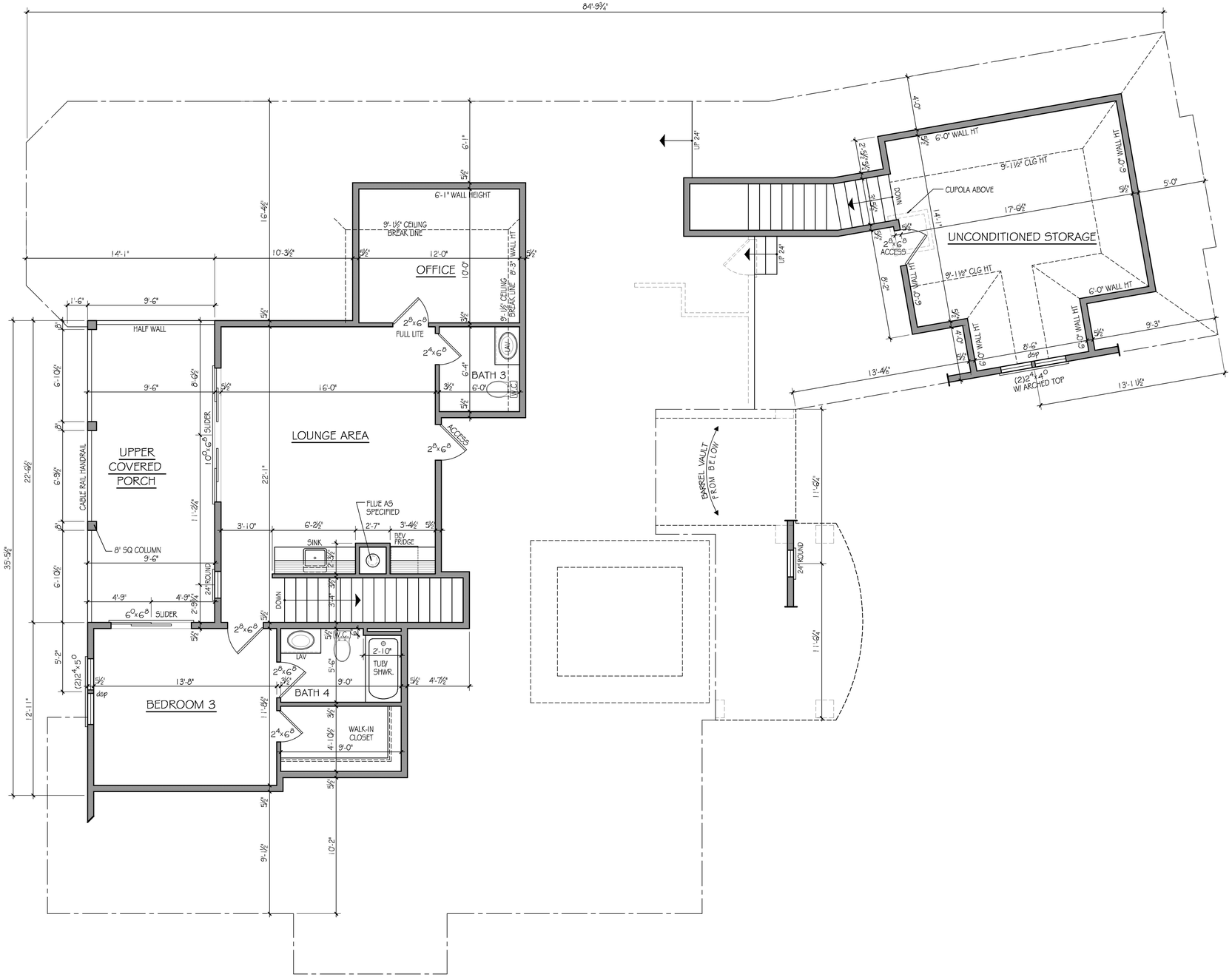
REVISIONS	BY

DRAWN BY: AH

DATE: 4.21.21

PLAN:

SHEET 3 OF 6 SHEETS



GENERAL NOTES:

1.) REFER TO NORTH CAROLINA STATE BUILDING CODE FOR STUD WALL DESIGN.

2.) TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS ACCORDING TO N.C.S.B.C.

3.) GARAGE WALLS ADJACENT TO HEATED SPACE TO BE SHEET ROCKED OR SEE N.C.S.B.C.

4.) ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS AS REQUIRED IN N.C.S.B.C.

5.) DIMENSIONS ARE FROM FACE OF FRAMING UNLESS NOTED OTHERWISE.

6.) ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.

CORNERSTONE Residential Designs, Inc.
LUMINA STATION · 1908 EASTWOOD ROAD · SUITE #129
WILMINGTON, NC · 28403 · 910-256-6053

JCC 3.8.23

FINAL PLANS 3.9.23

Cunningham Residence
Jack Satterwhite Builder Inc.
St. James Plantation
3857 White Birch Way St James, NC 28461

ST. JAMES PLANTATION

REVISIONS	BY

DRAWN BY: AH

DATE: 4.21.21

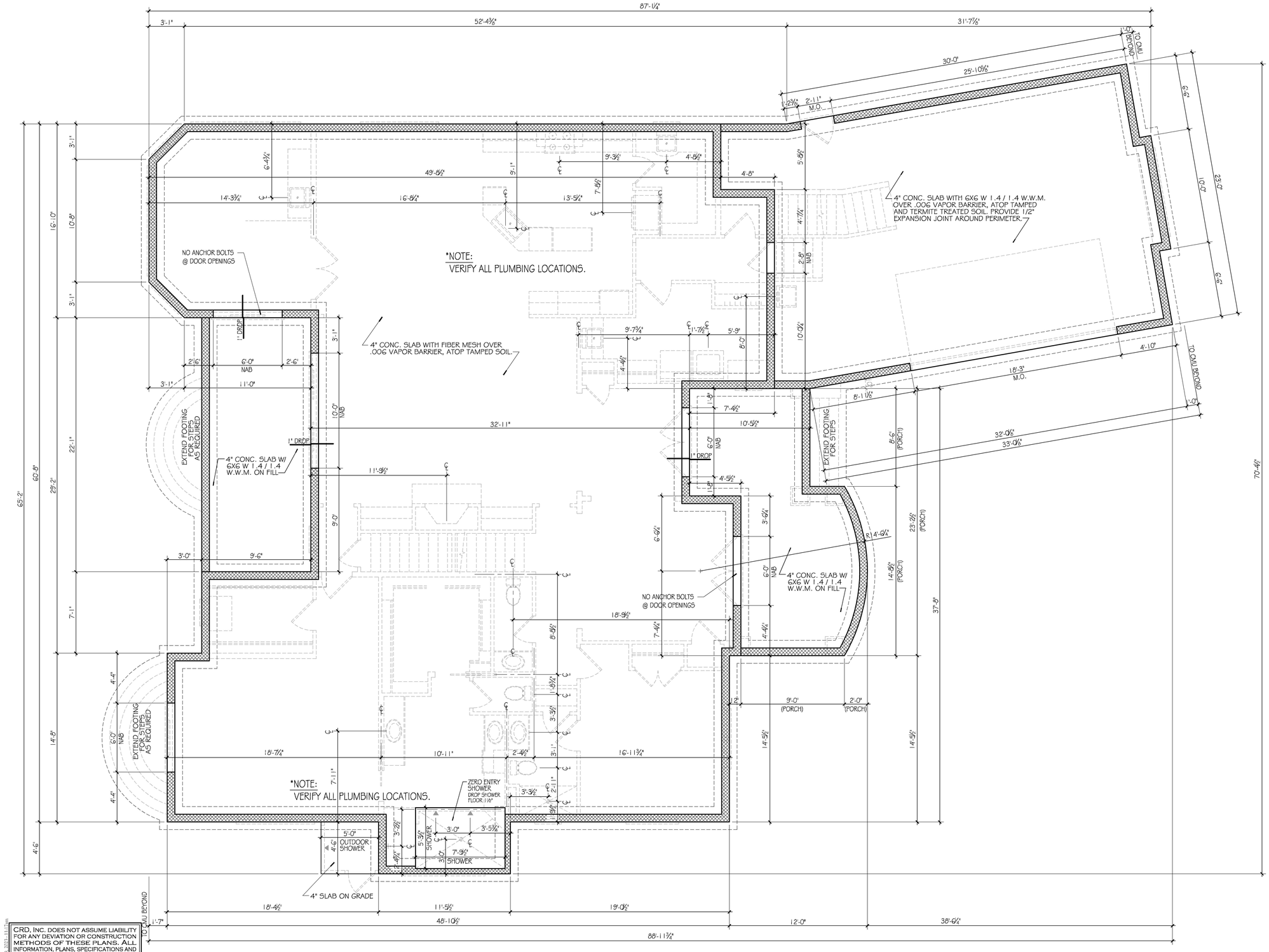
PLAN:

SHEET 4 OF 6 SHEETS

SECOND FLOOR PLAN

9'-1 1/2" CEILING HEIGHT — SCALE: 1/4"= 1'-0"

CRD, INC. DOES NOT ASSUME LIABILITY FOR ANY DEVIATION OR CONSTRUCTION METHODS OF THESE PLANS. ALL INFORMATION, PLANS, SPECIFICATIONS AND DESIGNS IN THESE DRAWINGS ARE THE PROPERTY OF CRD, INC ANY UNAUTHORIZED USE OR DUPLICATION OF THESE DRAWINGS MAY BE AN INFRINGEMENT OF COPYRIGHT LAWS AND IS STRICTLY PROHIBITED.



CRD, INC. DOES NOT ASSUME LIABILITY FOR ANY DEVIATION OR CONSTRUCTION METHODS OF THESE PLANS. ALL INFORMATION, PLANS, SPECIFICATIONS AND DESIGNS IN THESE DRAWINGS ARE THE PROPERTY OF CRD, INC ANY UNAUTHORIZED USE OR DUPLICATION OF THESE DRAWINGS MAY BE AN INFRINGEMENT OF COPYRIGHT LAWS AND IS STRICTLY PROHIBITED.

FOUNDATION NOTES:

1). See truss plans or Engineered plans for additional foundation and footing requirements and specifications.
2). Notify contractor of any plan discrepancies.
3). Verify plumbing fixture locations.
4). Dimensions are from face of CMU U.N.O.
5). ⊙ ⅝" All Threaded Rod @ 96" O.C. (max.) & within 24 inches of every corner.

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

CORNERSTONE Residential Designs, Inc.
LUMINA STATION - 1908 EASTWOOD ROAD - SUITE R29
WILMINGTON, NC - 28403 - 910-256-6053

JCC 3.8.23

FINAL PLANS 3.9.23

Cunningham Residence
Jack Satterwhite Builder Inc.
St. James Plantation
3857 White Birch Way St James, NC 28461

ST. JAMES PLANTATION

©Copyright CRD,Inc.- 2023

REVISIONS	BY

DRAWN BY: AH

DATE: 4.21.21

PLAN:

SHEET 5 OF 6 SHEETS

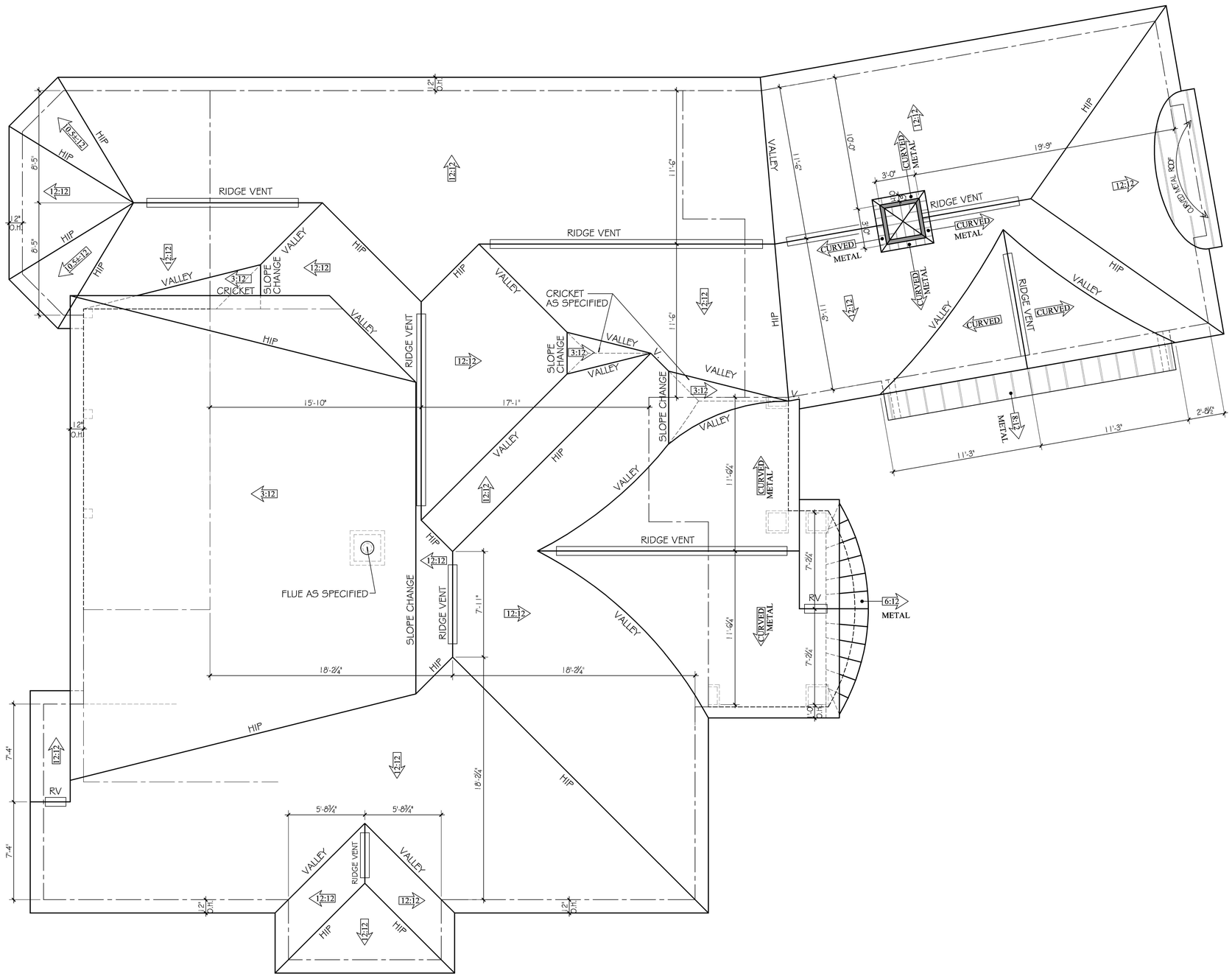
ROOF FRAMING NOTES:

1.) DIMENSIONS ARE FROM FACE OF FRAMING UNLESS NOTED OTHERWISE.

2.) ROOF RAFTERS SHALL BE DESIGNED AND ENGINEERED BY MANUFACTURE.

3.) VERIFY ALL STRUCTURAL INFORMATION AND SPECIFICATIONS.

4.) 12" OVERHANG FROM EXTERIOR VENEER TYPICAL U.N.O.



ATTIC VENTILATION REQUIREMENTS:

4024+/- SQ.FT. TO VENTILATE

$\frac{4024}{300}$ = 13.41 SQ. FT. OF INLET & OUTLET VENTILATION REQUIRED

*0.07 INLET SQ. FT. PER LINEAR FT. VENT X 302 LINEAR FEET OF VENT= 21.14 SQ. FT. OF VENT PROVIDED

*0.11 OUTLET SQ. FT. PER LINEAR FT. OF VENT X 123.5 LINEAR FEET OF VENT= 13.89 FT. OF VENT PROVIDED

*NOTE:

THE CALCULATIONS SHOWN CONSIDER VENTILATORS (50% MIN.-80% MAX. SQ.. FT.) USED AT LEAST 3 FEET ABOVE THE CORNICE VENTS. CATHEDRAL CEILINGS SHALL HAVE A MINIMUM 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

ROOF PLAN

SCALE: 1/4"= 1'-0"

CRD, INC. DOES NOT ASSUME LIABILITY FOR ANY DEVIATION OR CONSTRUCTION METHODS OF THESE PLANS. ALL INFORMATION, PLANS, SPECIFICATIONS AND DESIGNS IN THESE DRAWINGS ARE THE PROPERTY OF CRD, INC ANY UNAUTHORIZED USE OR DUPLICATION OF THESE DRAWINGS MAY BE AN INFRINGEMENT OF COPYRIGHT LAWS AND IS STRICTLY PROHIBITED.

CORNERSTONE Residential Designs, Inc.
LUMINA STATION - 1908 EASTWOOD ROAD - SUITE #129
WILMINGTON, NC - 28403 - 910-256-6053

JCC 3.8.23

FINAL PLANS 3.9.23

Cunningham Residence
Jack Satterwhite Builder Inc.
St. James Plantation
3857 White Birch Way St James, NC 28461

ST. JAMES PLANTATION

©Copyright CRD,Inc. - 2023

REVISIONS	BY

DRAWN BY: AH

DATE: 4.21.21

PLAN:

SHEET 6 OF 6 SHEETS

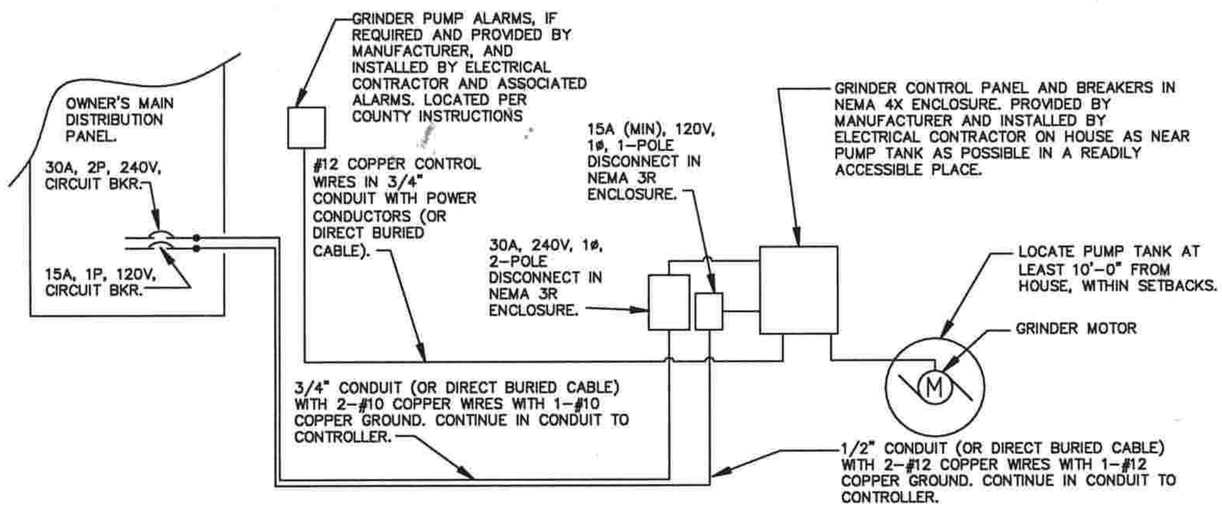
ELECTRICAL MATERIALS & SPECIFICATIONS

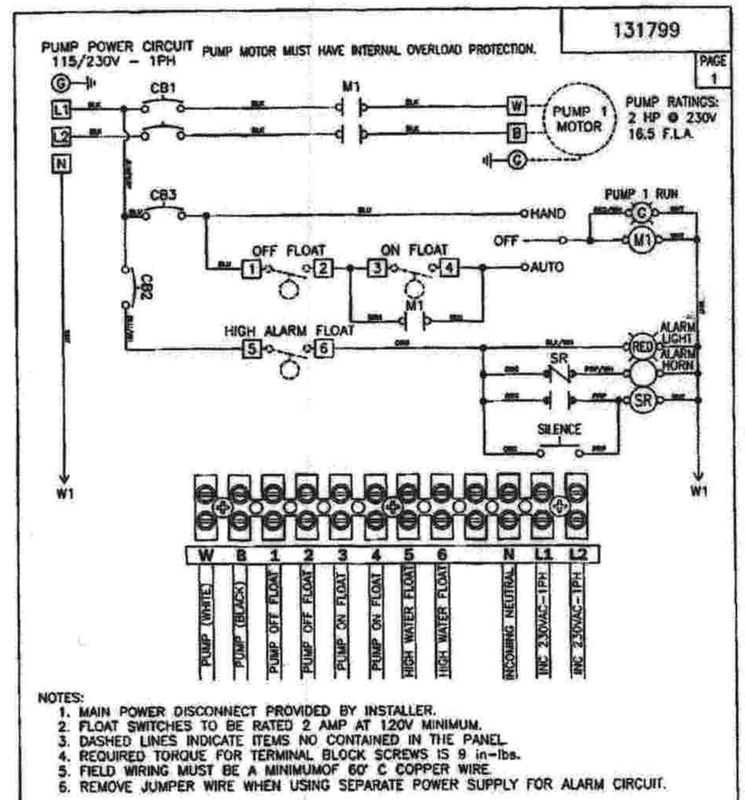
1. FURNISH ALL NECESSARY MATERIALS, TOOLS AND LABOR AND INSTALL A COMPLETE AND FULLY OPERABLE WIRING SYSTEM AS INDICATED OR REASONABLY IMPLIED. ALL MATERIALS SHALL BE NEW, FREE OF DEFECTS AND BE UL LISTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE N.E.C., LOCAL CODES AND ORDINANCES AND THE REQUIREMENTS OF THE UTILITY COMPANY. LOCAL CODES SHALL GOVERN IN THE EVENT OF A CONFLICT.
3. THE CONTRACTOR SHALL APPLY FOR AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC.
4. ALL CONDUCTORS SHALL BE 75–DEGREE COPPER (THWN–THHN OR XHHW–XHW) IF INSTALLED IN NON–METALLIC CONDUITS OR WET LOCATION DIRECT BURIED 75–DEGREE COPPER, WET LOCATION RATED TYPE (UF–SE) PER THE N.E.C.
5. ALL POWER AND ALARM WIRING SHALL BE INSTALLED AT A DEPTH OF 24", MINIMUM BELOW FINISHED GRADE.
6. PROVIDE A COPPER EQUIPMENT GROUNDING CONDUCTOR IN ALL BRANCH CIRCUIT AND FEEDER CONDUITS, SIZED PER N.E.C. TABLE 250.122. BOND ALL ELECTRICAL EQUIPMENT, OUTLET BOXES, GROUNDING TYPE RECEPTACLES, ETC., IN ACCORDANCE WITH N.E.C. ARTICLE 250.
7. ALL POWER WIRING AND CONNECTIONS TO GRINDER PUMP EQUIPMENT SHALL BE PROVIDED BY THIS CONTRACTOR.

ELECTRICAL MATERIALS & SPECIFICATIONS (CONT.):

8. THE CONTRACTOR SHALL WARRANTY ALL NEW EQUIPMENT, MATERIALS AND LABOR FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OR FIRST BENEFICIAL USE BY THE OWNER, WHICHEVER COMES FIRST.
9. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE SCOPE OF WORK. NO CREDIT WILL BE GIVEN FOR SITUATIONS THAT SHOULD HAVE BEEN EVIDENT DURING THE SITE INSPECTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REQUEST CLARIFICATION OF ITEMS IN QUESTION ON THE ELECTRICAL DRAWINGS ASSOCIATED WITH THIS PROJECT PRIOR TO BID. NO CREDIT WILL BE GIVEN FOR ITEMS THAT ARE LOGICALLY REQUIRED, BUT NOT DETAILED.
11. DO NOT DIMENSION FROM THESE DRAWINGS. SEE ARCHITECTURAL DRAWINGS OR OWNER FOR EXACT LOCATIONS. DETAILS ON THESE DRAWINGS ARE FOR WIRING INFORMATION ONLY.
12. IF DIRECT BURIED CABLE IS USED, THE FIRST 6" OF BACKFILL SHALL BE FREE OF ROCKS OR OTHER RUBBLE. SAND BACKFILL IS PREFERRED.
13. WIRING FROM CONTROLLER AND PUMP WIRING BY OTHERS.

SEE BARNES SIMPLEX PUMP SCHEMATIC THIS SHEET FOR TYPICAL PUMP PANEL DIAGRAM AND WIRING.





NOTES:
1. MAIN POWER DISCONNECT PROVIDED BY INSTALLER.
2. FLOAT SWITCHES TO BE RATED 2 AMP AT 120V MINIMUM.
3. DASHED LINES INDICATE ITEMS NO CONTAINED IN THE PANEL.
4. REQUIRED TORQUE FOR TERMINAL BLOCK SCREWS IS 9 in–lbs.
5. FIELD WIRING MUST BE A MINIMUMOF 60° C COPPER WIRE.
6. REMOVE JUMPER WIRE WHEN USING SEPARATE POWER SUPPLY FOR ALARM CIRCUIT.

BARNES PUMPS	CHANGES	TOLERANCES	DRAWN BY	DATE	SCHEMATIC, ELECTRICAL SIMPLEX
	F	DECIMALS .XXX = ±.005 .XX = ±.010		06/14/11	
	E		MATERIAL SPECIFICATION:		
	D	FRACTIONAL 1/2 = ±1/64	AS NOTED		SCALE: FULL / PART NO. 131799
	C	ANGLES X° = ±1/2°			
	B				
	A				

SYMBOL	DATE	DESCRIPTION	BY
		REVISIONS	

© 2021 COASTAL RIVER ENGINEERING

ENGLISH RESIDENCE GRINDER PLAN
2760 CHERRY BARK CIRCLE (LOT 157)
WOODLANDS PARK/EVERGREEN LANDING
LOCKWOOD FOLLY TWNSHP, BRUNSWICK CO., NC
SERVICE AT SAME ADDRESS

CLIENT:
KENT HOMES
1721 ALLENS LANE
WILMINGTON, NC 28403

COASTAL RIVER ENGINEERING, PLLC
9263 DEER SPRING LANE
CHARLOTTE, NC, 28210
PHONE: (910) 575-4213
CORP. LICENSE NO. P-0791

210301-18

DES. JLL
CKD. JLL
DRWN. CEB
DATE 09.22.21

NORTH CAROLINA PROFESSIONAL SEAL 031367 ENGINEER JAMES L. LEWIS JR.
9/22/21

E1