



US Army Corps
Of Engineers
Wilmington District

PUBLIC NOTICE

Issue Date: 30 May 2008

Comment Deadline: 30 June 2008

Corps Action ID #: 200801712

The Wilmington District, Corps of Engineers (Corps) has received an application from River Dell Company, Inc. seeking Department of the Army authorization for 0.122 acres of permanent impacts wetlands, 0.005 acres of temporary impacts to wetlands, 1,439 linear feet of permanent impacts to streams, and 220 linear feet of temporary impacts to streams associated with the construction of a residential and commercial development, known as The Village at Flowers Plantation, located east of Clayton, in Johnston County, North Carolina.

Specific plans and location information are described below and shown on the attached plans. This Public Notice and all attached plans are also available on the Wilmington District Web Site at www.saw.usace.army.mil/wetlands

Applicant: Ms. Rebecca Flowers
River Dell Company, Inc.
4880 NC 42 East
Clayton, North Carolina 27527

Agent: Mr. Bob Zarzecki and Ms. Debbie Edwards
Soil and Environmental Consultants, PA
11010 Raven Ridge Road
Raleigh, North Carolina 27614

Authority

The Corps will evaluate this application and decide whether to issue, conditionally issue, or deny the proposed work pursuant to applicable procedures Section 404 of the Clean Water Act.

Location

The project site is located on all four quadrants of the intersection of Buffalo Rd (SR1003) and NC Hwy 42, East of Clayton, Johnston County, NC.

Existing Site Conditions

The site indicated for the proposed 1200 acre Village at Flowers Plantation is currently comprised of mostly undeveloped farm fields and wooded land, along with a fair amount of existing development that had no impacts to waters of the US. The site contains 3 large ponds, approximately 73,000 linear feet of streams and approximately 107.4 acres of wetlands. The waters are located within the Mill Creek and Buffalo Creek Watershed within the Neuse River Basin Cataloging Unit No. 03020201. The wetlands are typically dominated by sweet gum, American elm, willow oak, swamp chestnut oak, black willow, southern arrowwood, greenbrier and Japanese honeysuckle.

Applicant's Stated Purpose

The purpose of the project is to construct the infrastructure that will support the residential and commercial development of The Village at Flowers Plantation. The community will feature a range of residential housing, commercial development, two schools, and several other amenities.

Project Description

The project would involve constructing 17 road crossings on stream features that separate upland areas within the project boundaries. The applicant has stated that these crossings are necessary to access high ground. Crossing numbers 1, 2, 5, 18, and 19 are proposed for a collector road approved by Johnston County (Neuse River Parkway). Crossing numbers 7, 10, 11, 12, 13, 14, 16 and 17 are proposed to be in compliance with the Johnston County Subdivision Ordinance Sec. 14-226(6), requiring a paved second entrance for subdivisions proposing 201 lots or more.

Mitigation Discussion

The applicant has proposed to mitigate at a 2:1 ratio for impacts to 684 linear feet of stream and at a 1:1 ratio for impacts to 339 linear feet of stream through payment to the Ecosystem Enhancement program in the amount necessary to perform restoration to 1707 linear feet of warm water stream in the Neuse River Basin (cataloging unit 03020202).

Other Required Authorizations

This notice and all applicable application materials are being forwarded to the appropriate State agencies for review. The Corps will generally not make a final permit decision until the North Carolina Division of Water Quality (NCDWQ) issues, denies, or waives State certification required by Section 401 of the Clean Water Act (PL. 92-500). The receipt of the application and this public notice combined with appropriate application fee at the North Carolina Division of Water Quality central office in Raleigh will constitute initial

receipt of an application for a 401 Water Quality Certification. A waiver will be deemed to occur if the NCDWQ fails to act on this request for certification within sixty days of the date of the receipt of this notice in the NCDWQ Central Office. Additional information regarding the Clean Water Act certification may be reviewed at the NCDWQ Central Office, 401 Oversight and Express Permits Unit, 2321 Crabtree Boulevard, Raleigh, North Carolina 27604-2260. All persons desiring to make comments regarding the application for certification under Section 401 of the Clean Water Act should do so in writing delivered to the North Carolina Division of Water Quality (NCDWQ), 1650 Mail Service Center, Raleigh, North Carolina 27699-1650 Attention: Ms Cyndi Karoly by June 20, 2008.

Essential Fish Habitat

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The Corps' initial determination is that the proposed project will not adversely impact EFH or associated fisheries managed by the South Atlantic or Mid Atlantic Fishery Management Councils or the National Marine Fisheries Service.

Cultural Resources

The Corps has consulted the latest published version of the National Register of Historic Places and is not aware that any registered properties, or properties listed as being eligible for inclusion therein are located within the project area or will be affected by the proposed work. Presently, unknown archeological, scientific, prehistoric, or historical data may be located within the project area and/or could be affected by the proposed work.

Endangered Species

The Corps has reviewed the project area, examined all information provided by the applicant and consulted the latest North Carolina Natural Heritage Database. Based on available information, the Corps has determined pursuant to the Endangered Species Act of 1973, that the proposed project will have no effect on federally listed endangered or threatened species or their formally designated critical habitat.

Evaluation

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects

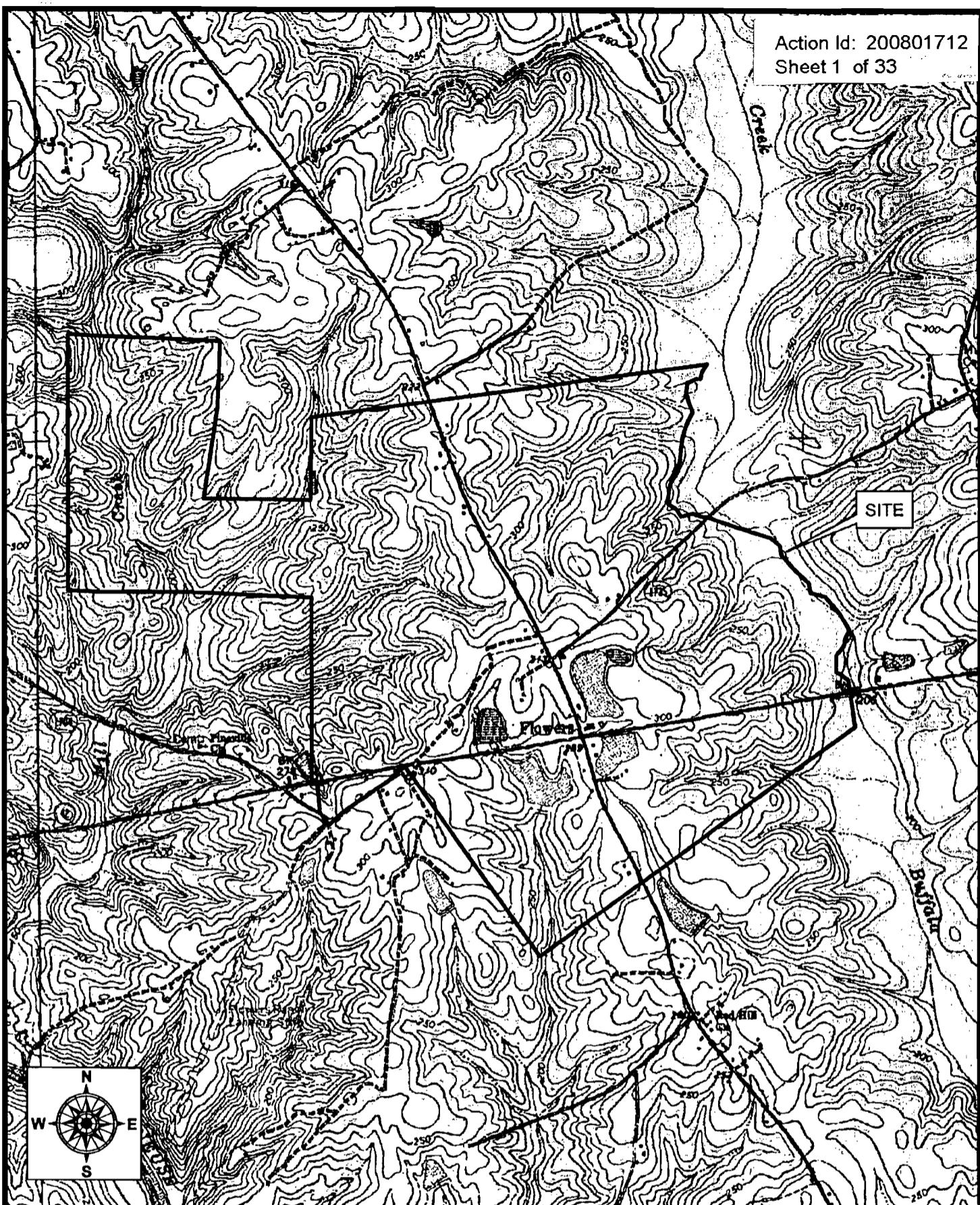
thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values (in accordance with Executive Order 11988), land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving the discharge of dredged or fill materials in waters of the United States, the evaluation of the impact of the activity on the public interest will include application of the Environmental Protection Agency's 404(b)(1) guidelines.

Commenting Information

The Corps of Engineers is soliciting comments from the public; Federal, State and local agencies and officials, including any consolidate State Viewpoint or written position of the Governor; Indian Tribes and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing shall be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Written comments pertinent to the proposed work, as outlined above, will be received by the Corps of Engineers, Wilmington District, until 5pm, June 30, 2008. Comments should be submitted to Mr. Thomas Brown, (919) 554-4884, Ext. 22.



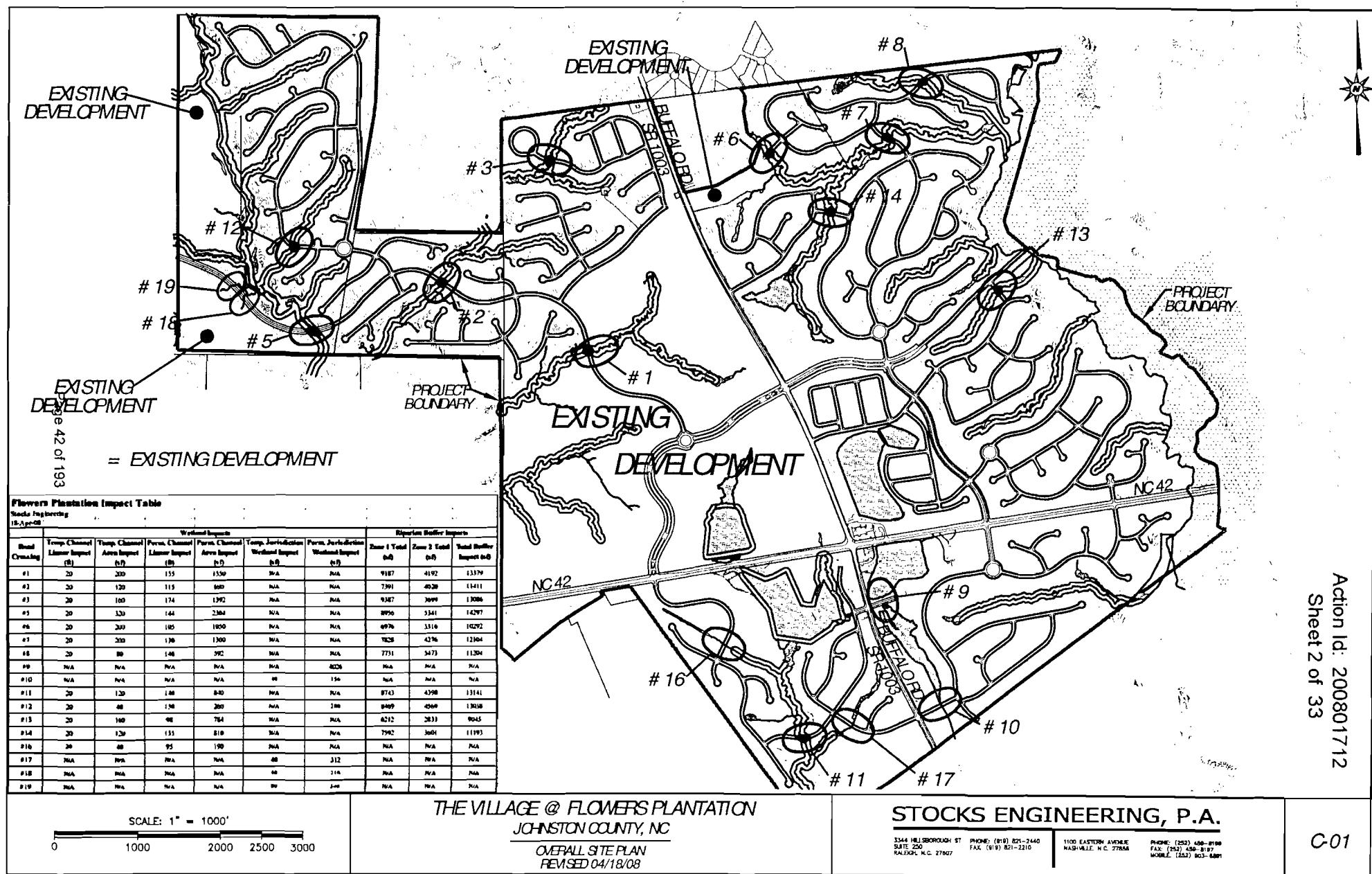
Project No. 8658.W4	Scale: 1" = 2000'
Project Mgr. BZ/DE	Drawn By: MM
Date: 04/03/08	

USGS TOPOGRAPHIC MAP
FLOWERS SITE
JOHNSTON COUNTY, NC

SOURCE:
FLOWERS
USGS QUADRANGLE
DATED:1999

S &
E C

11010 Raven Ridge Rd.
Raleigh, NC 27614
919-846-5900



FLOWERS PLANTATION PROPOSED BUFFER CROSSINGS PERMIT APPLICATION

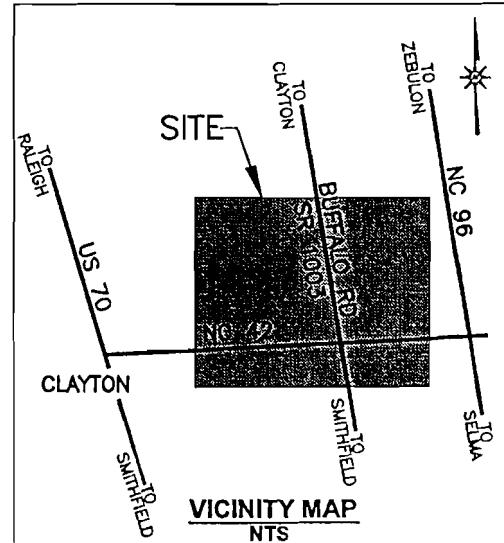
Johnston County, North Carolina

INDEX

- C-01 OVERALL SITE PLAN
- C-02 JUSTIFICATION EXHIBIT
- C-01A CROSSING #1 - DETAILED SITE PLAN
- C-01B CROSSING #1 - DETAILS
- C-02A CROSSING #2 - DETAILED SITE PLAN
- C-02B CROSSING #2 - DETAILS
- C-02C CROSSING #2 - PHOTOS
- C-03A CROSSING #3 - DETAILED SITE PLAN
- C-03B CROSSING #3 - DETAILS
- C-03C CROSSING #3 - PHOTOS
- C-05A CROSSING #5 - DETAILED SITE PLAN
- C-05B CROSSING #5 - DETAILS
- C-05C CROSSING #5 - PHOTOS
- C-06A CROSSING #6 - DETAILED SITE PLAN
- C-06B CROSSING #6 - DETAILS
- C-06C CROSSING #6 - PHOTOS
- C-07A CROSSING #7 - DETAILED SITE PLAN
- C-07B CROSSING #7 - DETAILS
- C-07C CROSSING #7 - PHOTOS
- C-08A CROSSING #8 - DETAILED SITE PLAN
- C-08B CROSSING #8 - DETAILS
- C-08C CROSSING #8 - PHOTOS
- C-09A CROSSING #9 - DETAILED SITE PLAN
- C-09B CROSSING #9 - DETAILS
- C-09C CROSSING #9 - PHOTOS
- C-10A CROSSING #10 - DETAILED SITE PLAN
- C-10B CROSSING #10 - DETAILS
- C-10C CROSSING #10 - PHOTOS
- C-11A CROSSING #11 - DETAILED SITE PLAN
- C-11B CROSSING #11 - DETAILS
- C-11C CROSSING #11 - PHOTOS
- C-12A CROSSING #12 - DETAILED SITE PLAN
- C-12B CROSSING #12 - DETAILS
- C-12C CROSSING #12 - PHOTOS
- C-13A CROSSING #13 - DETAILED SITE PLAN
- C-13B CROSSING #13 - DETAILS
- C-13C CROSSING #13 - PHOTOS
- C-14A CROSSING #14 - DETAILED SITE PLAN
- C-14B CROSSING #14 - DETAILS
- C-14C CROSSING #14 - PHOTOS
- C-16A CROSSING #16 - DETAILED SITE PLAN
- C-16B CROSSING #16 - DETAILS
- C-17A CROSSING #17 - DETAILED SITE PLAN
- C-17B CROSSING #17 - DETAILS
- C-18A CROSSINGS #18 & 19 - DETAILED SITE PLAN
- C-18B CROSSINGS #18 & 19 - DETAILS

INDEX (CONT.)

- CALCS DRAINAGE AREAS AND DISCHARGES
- CULVERT CALCULATIONS
- LEVEL SPREADER CALCULATIONS
- DITCH CALCULATIONS



Civil Engineering:

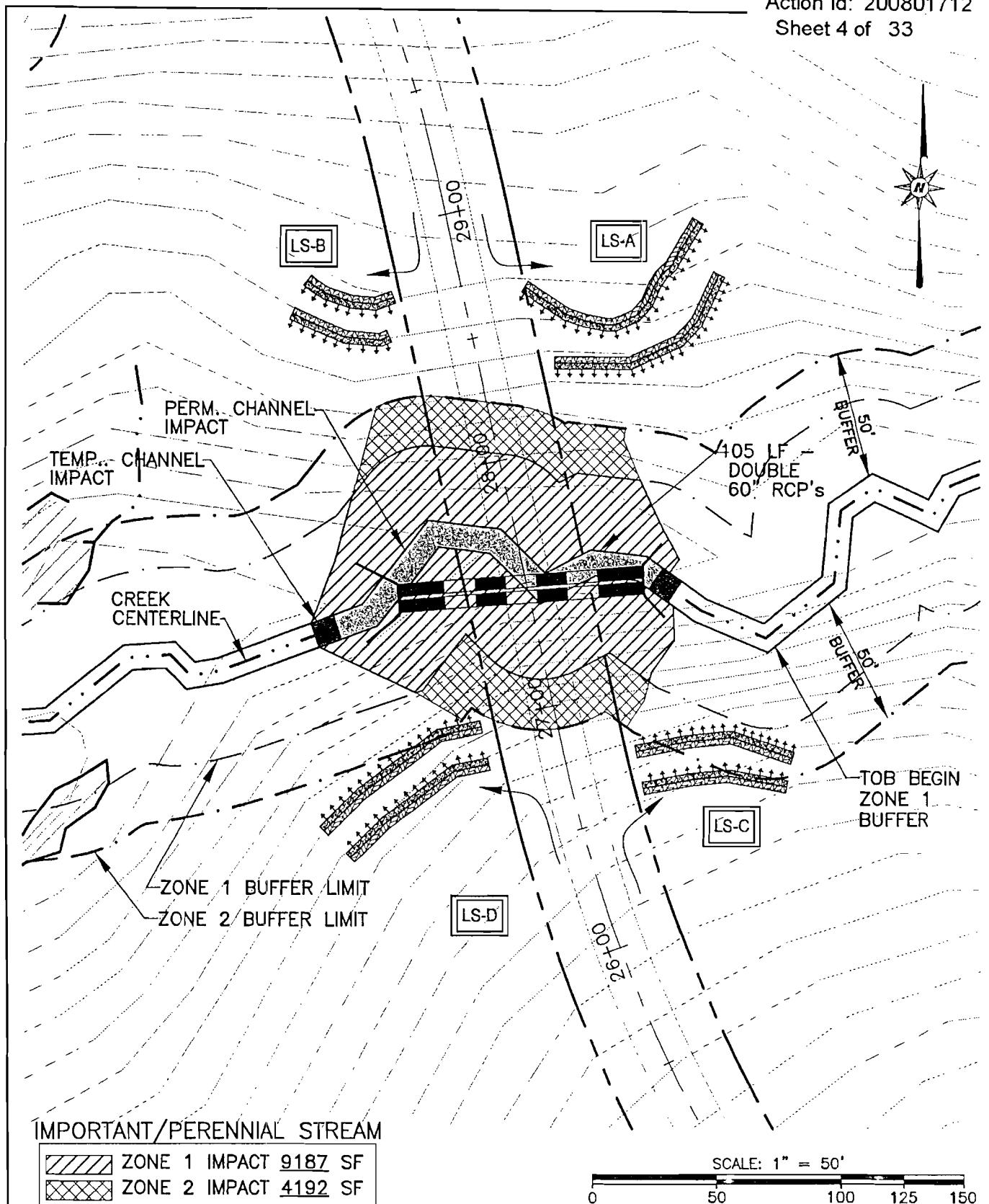
Stocks Engineering, P.A.
3344 Hillsborough Street, Suite 250
Raleigh, NC 27607
919.821.2440 (v)
919.821.2210 (f)
email: psmith@stocksengineering.com
Contact: Paul Smith, PE

Owner:

The Riverdell Company
4880 NC 42 East
Clayton, NC 27520
919.553.3084 (v)
Contact: Rebecca Flowers
Page 43 of 193

Environmental:

S & EC
11010 Raven Ridge Road
Raleigh, NC 27614
919.846.5900 (v)
919.846.9467 (f)
Contact: Kevin Martin



STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

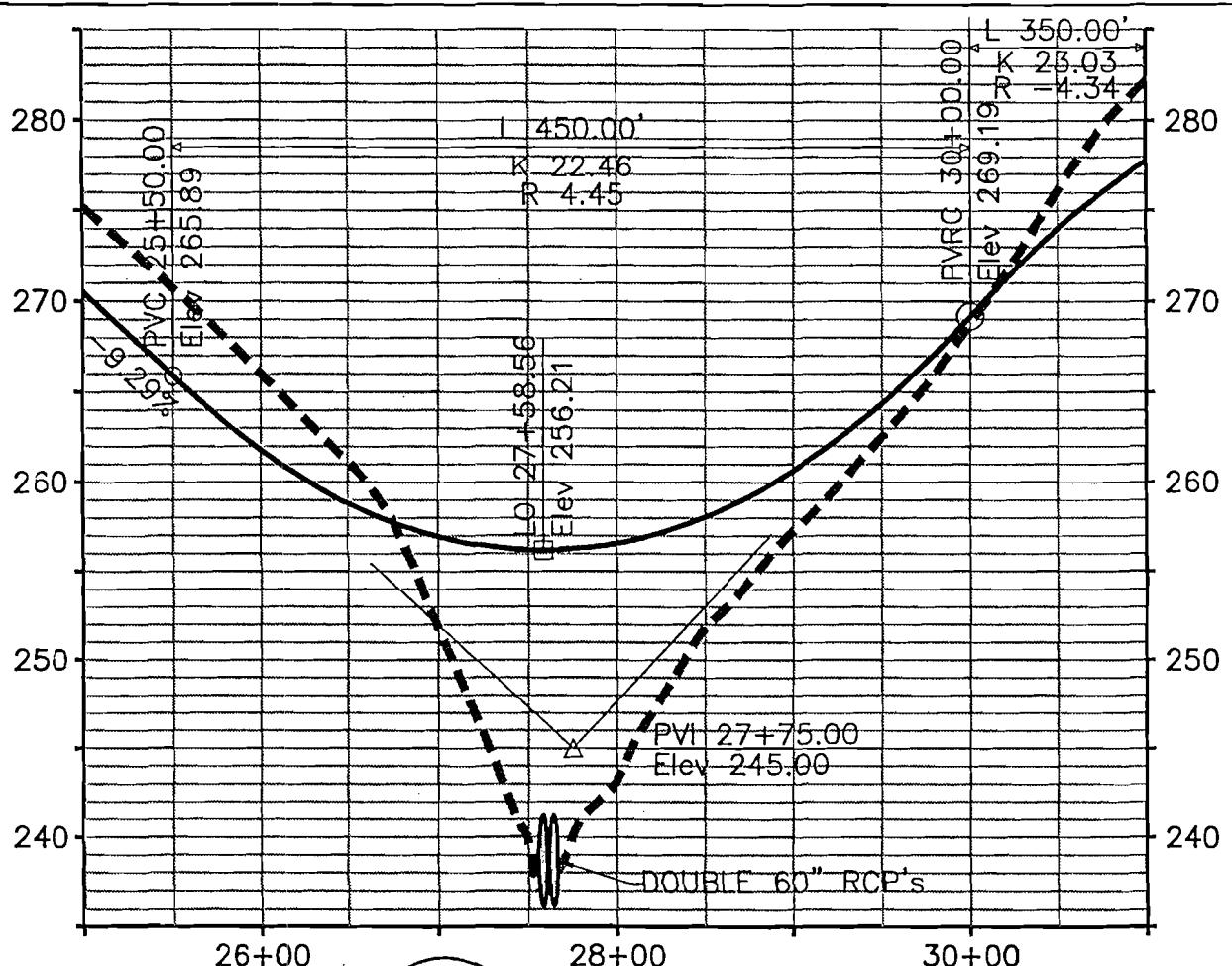
PHONE: (252) 459-8198
FAX: (252) 459-8187

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

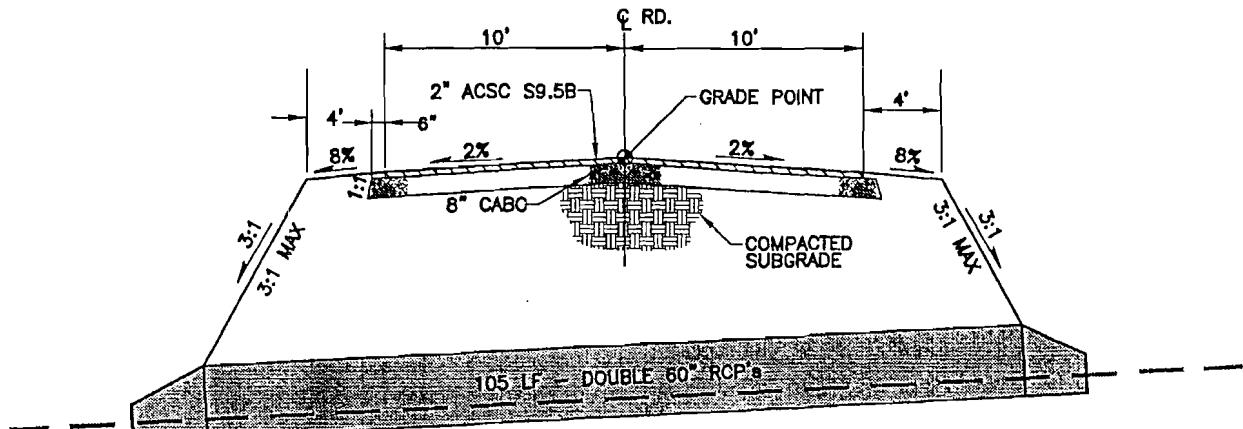
**CROSSING #1 - DETAILED SITE PLAN
APRIL 2008**

Page 44 of 193

C-01A



CROSSING #1 PROFILE
C-01B SCALE: HORIZ.: 1"=100'
 VERT.: 1"=10'



TYPICAL SECTION
C-01B SCALE: N.T.S.

Action Id: 200801712
Sheet 5 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, NC 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

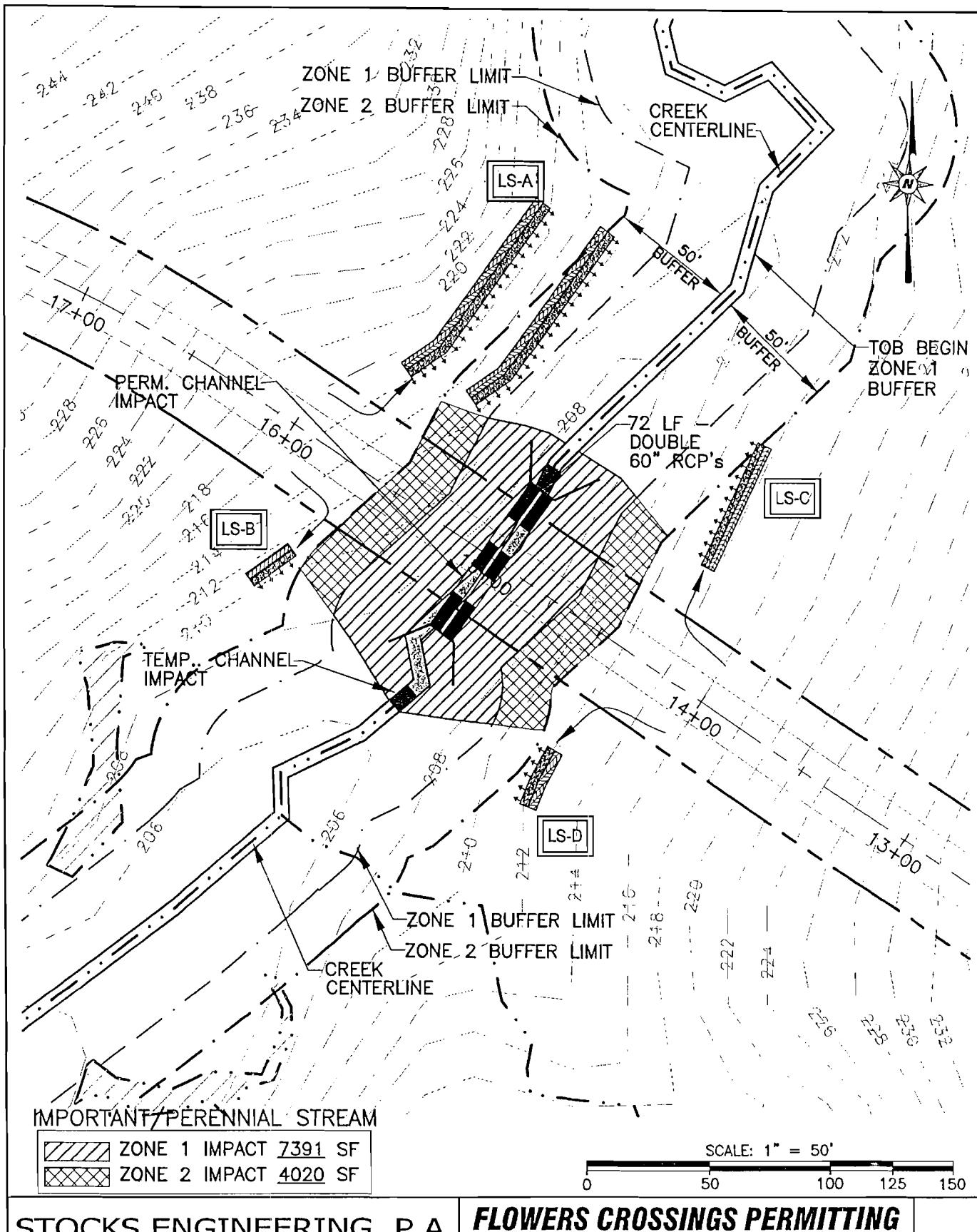
1100 EASTERN AVENUE
NASHVILLE, NC 27856

PHONE: (252) 459-8196
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #1 - DETAILS
APRIL 2008**

C-01B



STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST. PHONE: (919) 821-2440
SUITE 250 FAX: (919) 821-2210

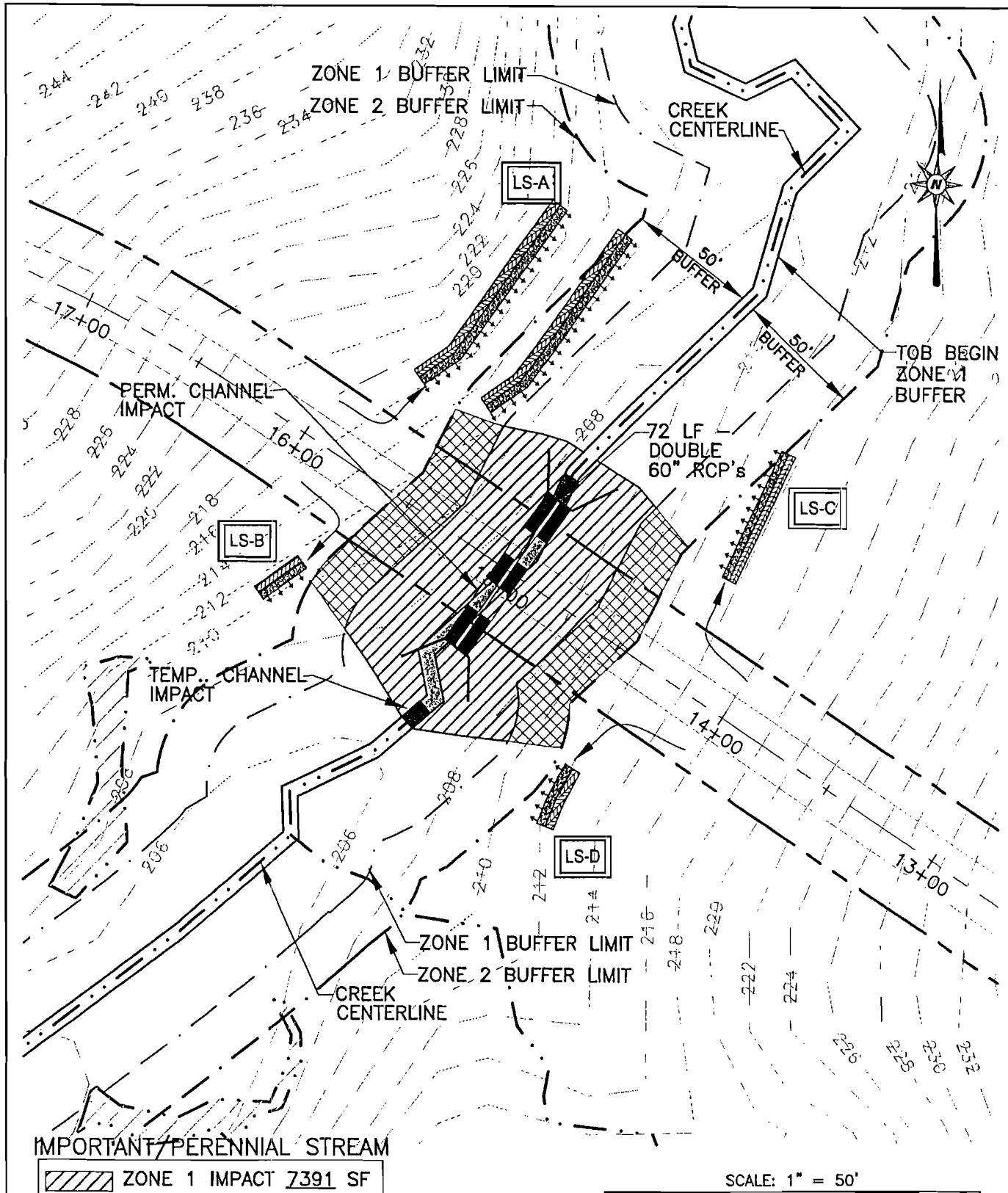
1100 EASTERN AVENUE PHONE: (252) 459-8198
NASHVILLE, N.C. 27856 FAX: (252) 459-8197

FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC

CROSSING #2 - DETAILED SITE PLAN
APRIL 2008

Page 46 of 193

C-02A



STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

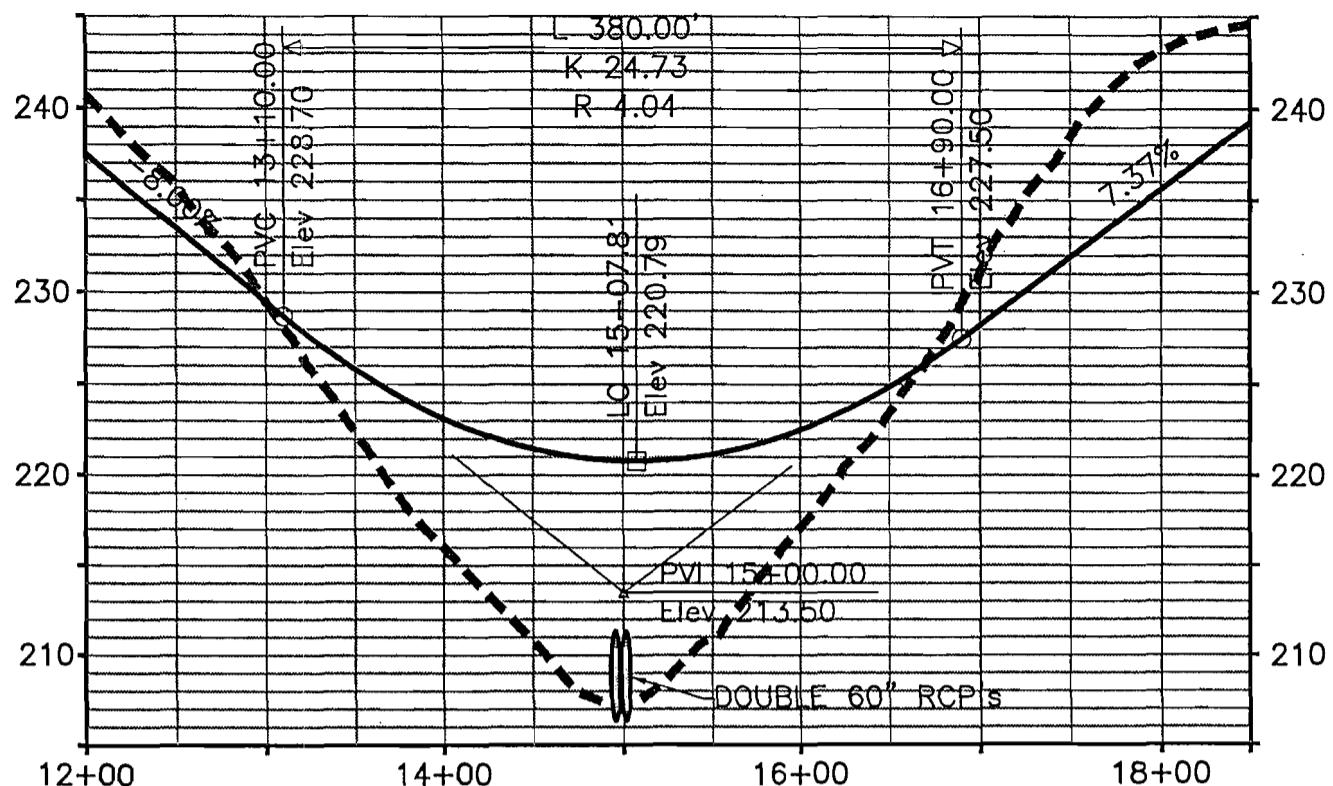
PHONE: (252) 459-8196
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #2 - DETAILED SITE PLAN
APRIL 2008**

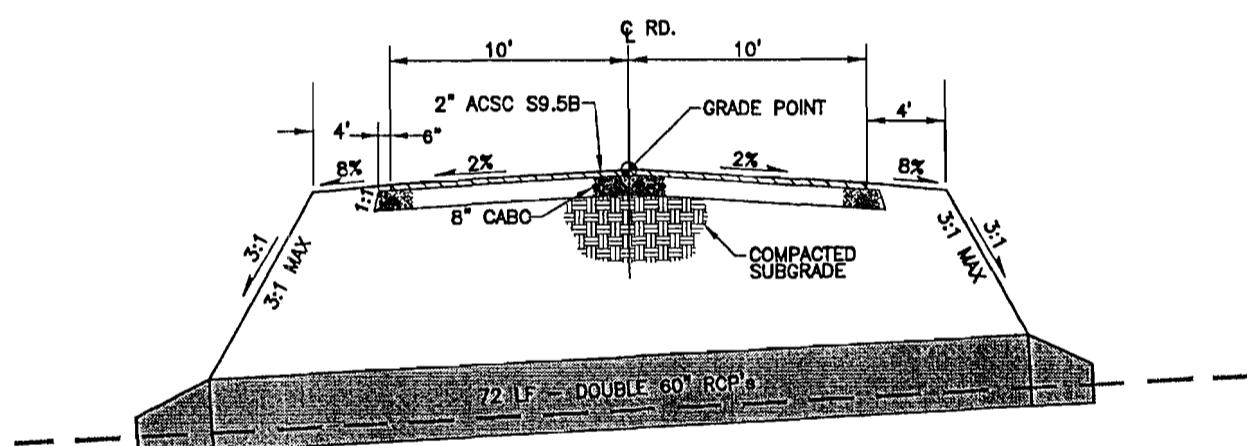
Page 46 of 193

C-02A



1 CROSSING #2 PROFILE

C-02B SCALE: HORIZ.: 1"=100'
VERT.: 1"=10'



2 TYPICAL SECTION

C-02B SCALE: N.T.S.

Action Id: 200801712
Sheet 7 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, NC 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

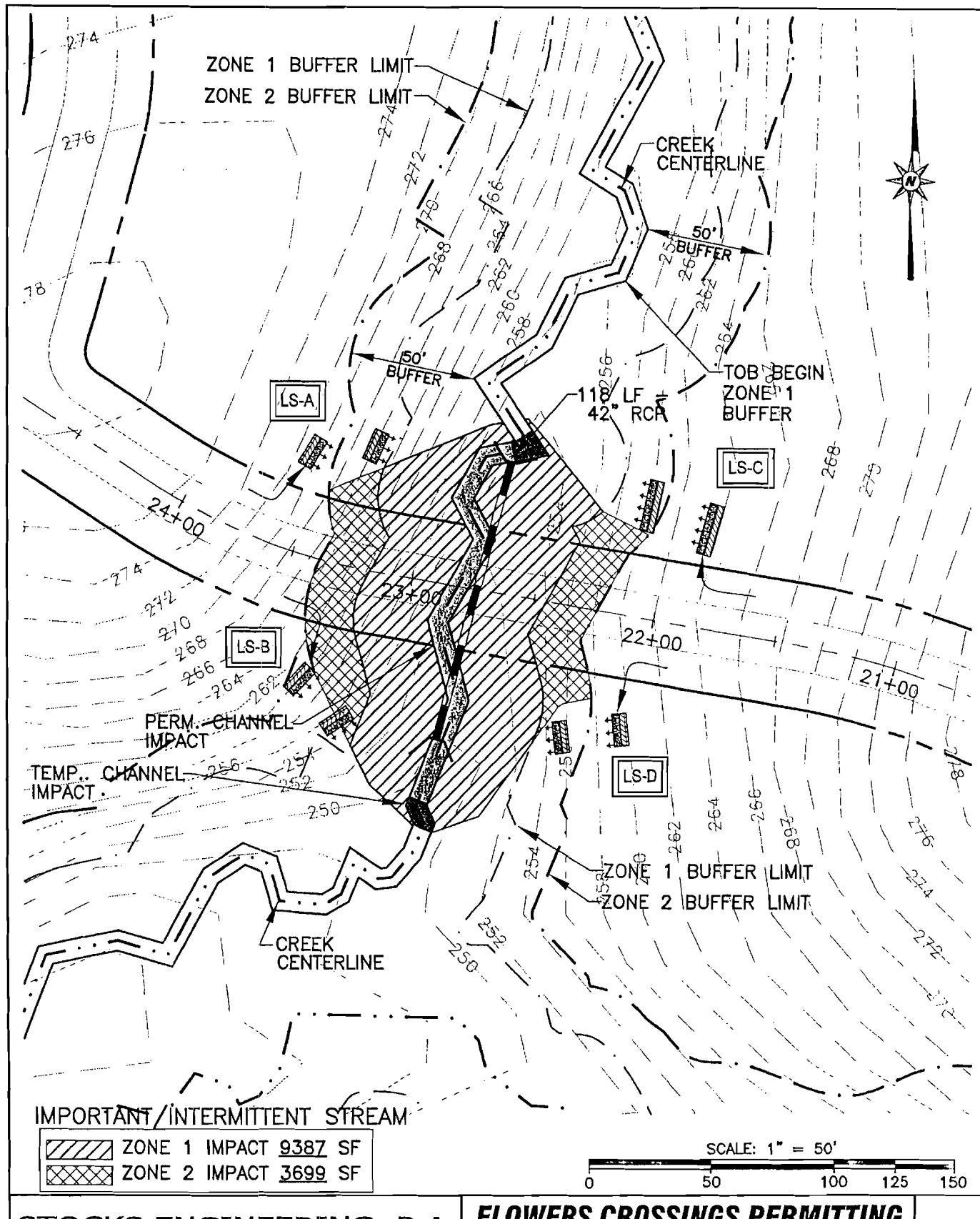
1100 EASTERN AVENUE
NASHVILLE, NC 27658

PHONE: (252) 459-8196
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

CROSSING #2 - DETAILS
APRIL 2008

C-02B



STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

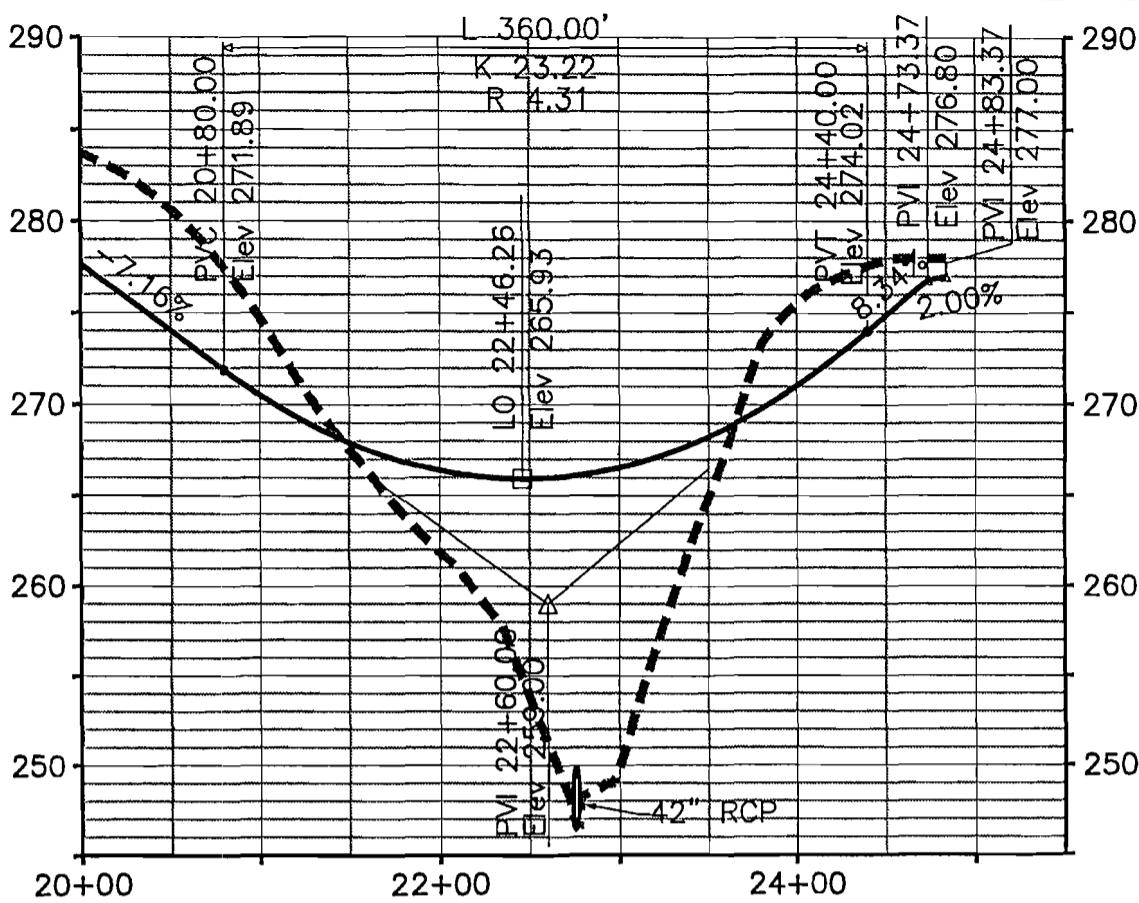
PHONE: (704) 459-8196
FAX: (704) 459-8197

FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC

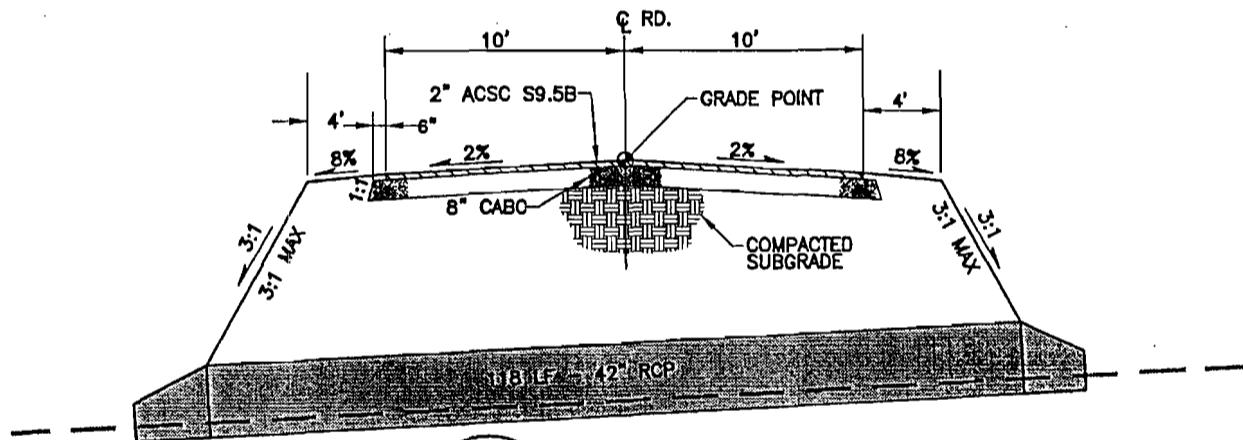
CROSSING #3 - DETAILED SITE PLAN
APRIL 2008

Page 48 of 193

C-03A



1 C-03B CROSSING #3 PROFILE
 SCALE: HORIZ.: 1"=100'
 VERT.: 1"=10'



2 **TYPICAL SECTION**

C-03B **SCALE:** **N.T.S.**

Action Id: 200801712
Sheet 9 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

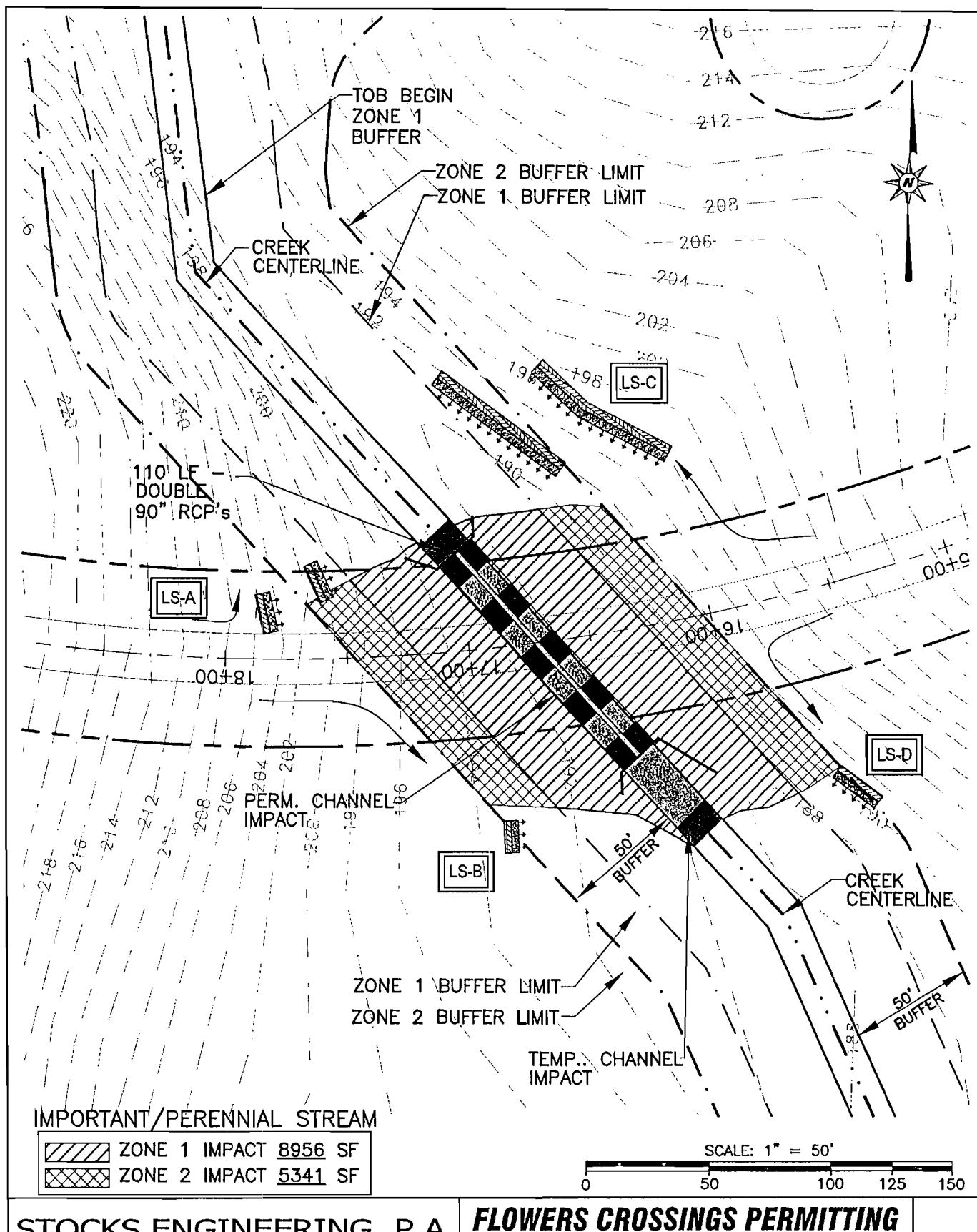
1100 EASTERN AVENUE
NASHVILLE, N.C. 27656

PHONE: (252) 459-8196
FAX: (252) 459-8197

FLOWERS CROSSINGS PERMITTING

JOHNSTON COUNTY, NC

G-03B



STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27656

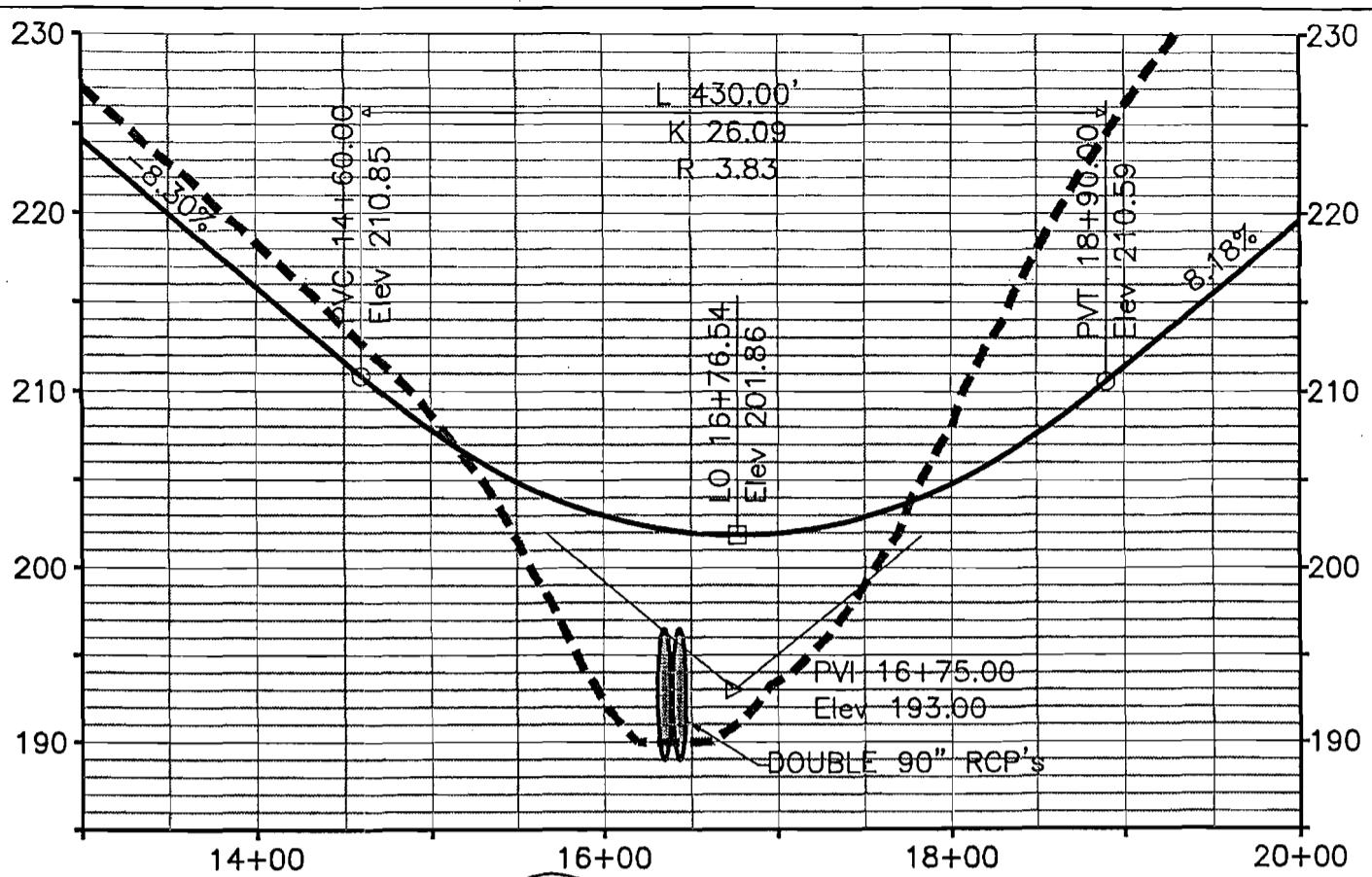
PHONE: (252) 459-8196
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #5 - DETAILED SITE PLAN
APRIL 2008**

Page 50 of 193

C-05A



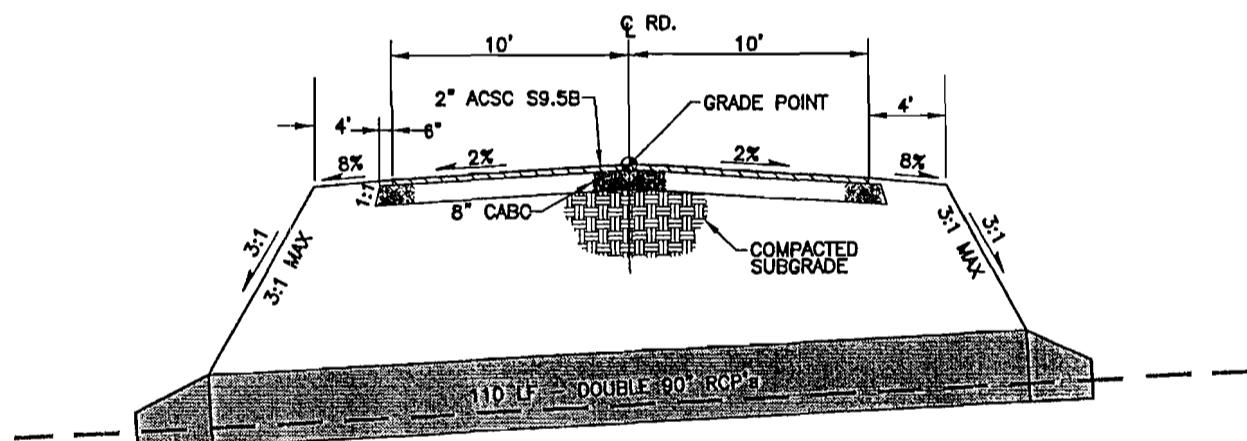
1 CROSSING #5 PROFILE

C-05B

SCALE:

HORIZ.: 1"=100'

VERT.: 1"=10'



2 TYPICAL SECTION

C-05B

SCALE: N.T.S.

Action Id: 200801712
Sheet 11 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

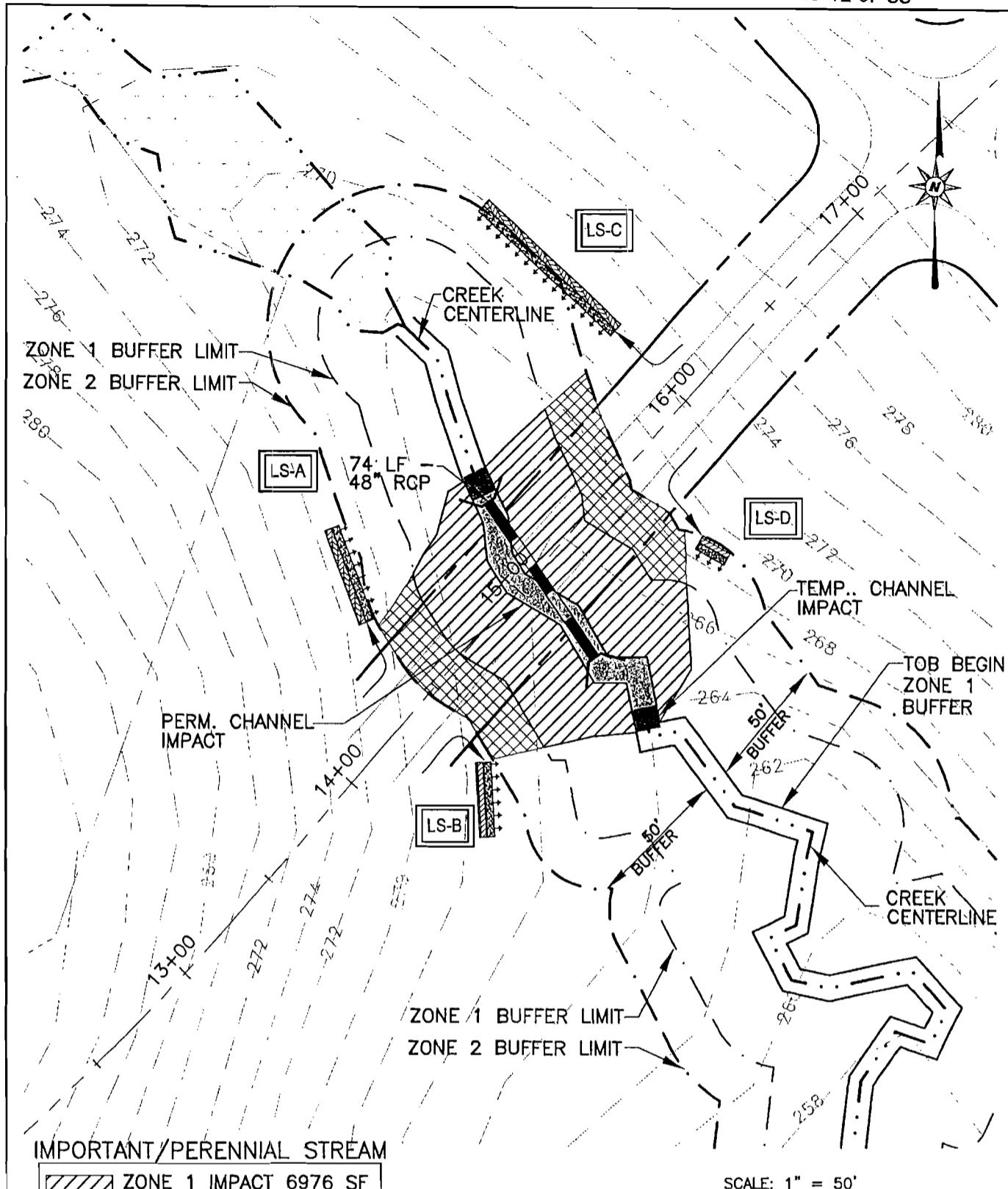
1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

PHONE: (252) 459-8198
FAX: (252) 459-8197

FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC

CROSSING #5 - DETAILS
APRIL 2008

C-05B



STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

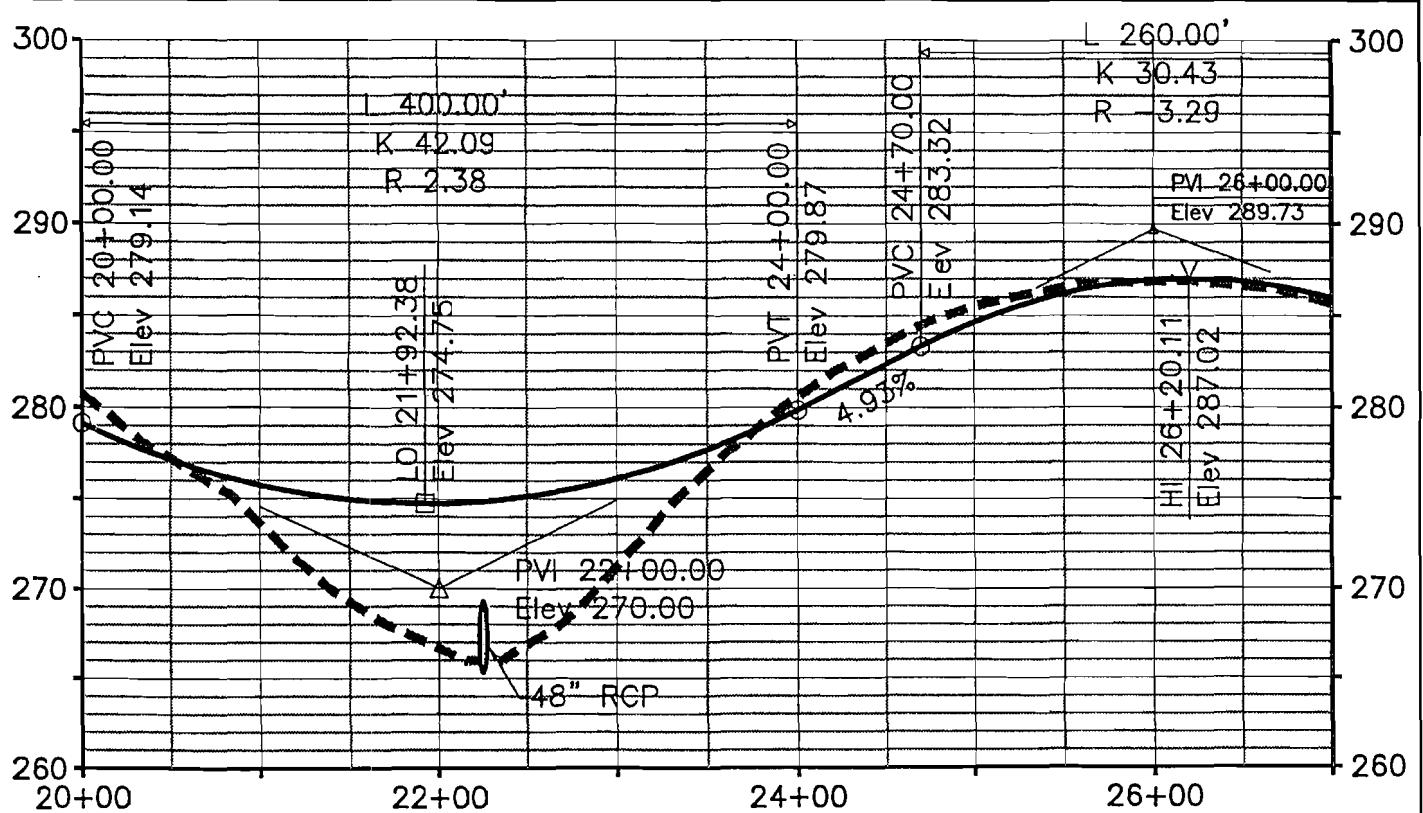
PHONE: (252) 459-8196
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #6 - DETAILED SITE PLAN
APRIL 2008**

Page 52 of 193

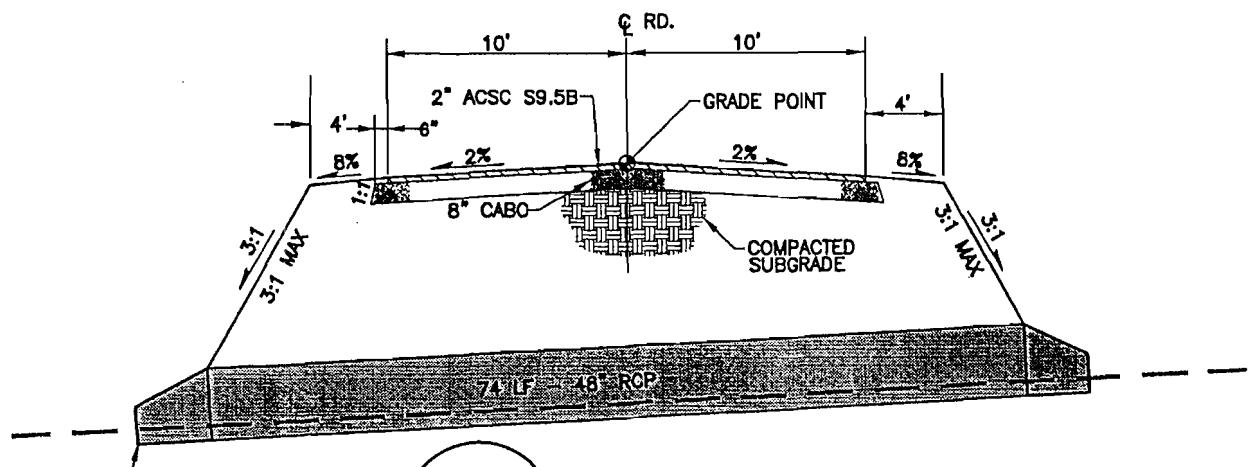
C-06A



1
C-06B

CROSSING #6 PROFILE

SCALE: HORIZ.: 1"=100'
VERT.: 1"=10'



2
C-06B

TYPICAL SECTION

SCALE: N.T.S.

Action Id: 200801712
Sheet 13 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, NC 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, NC 27658

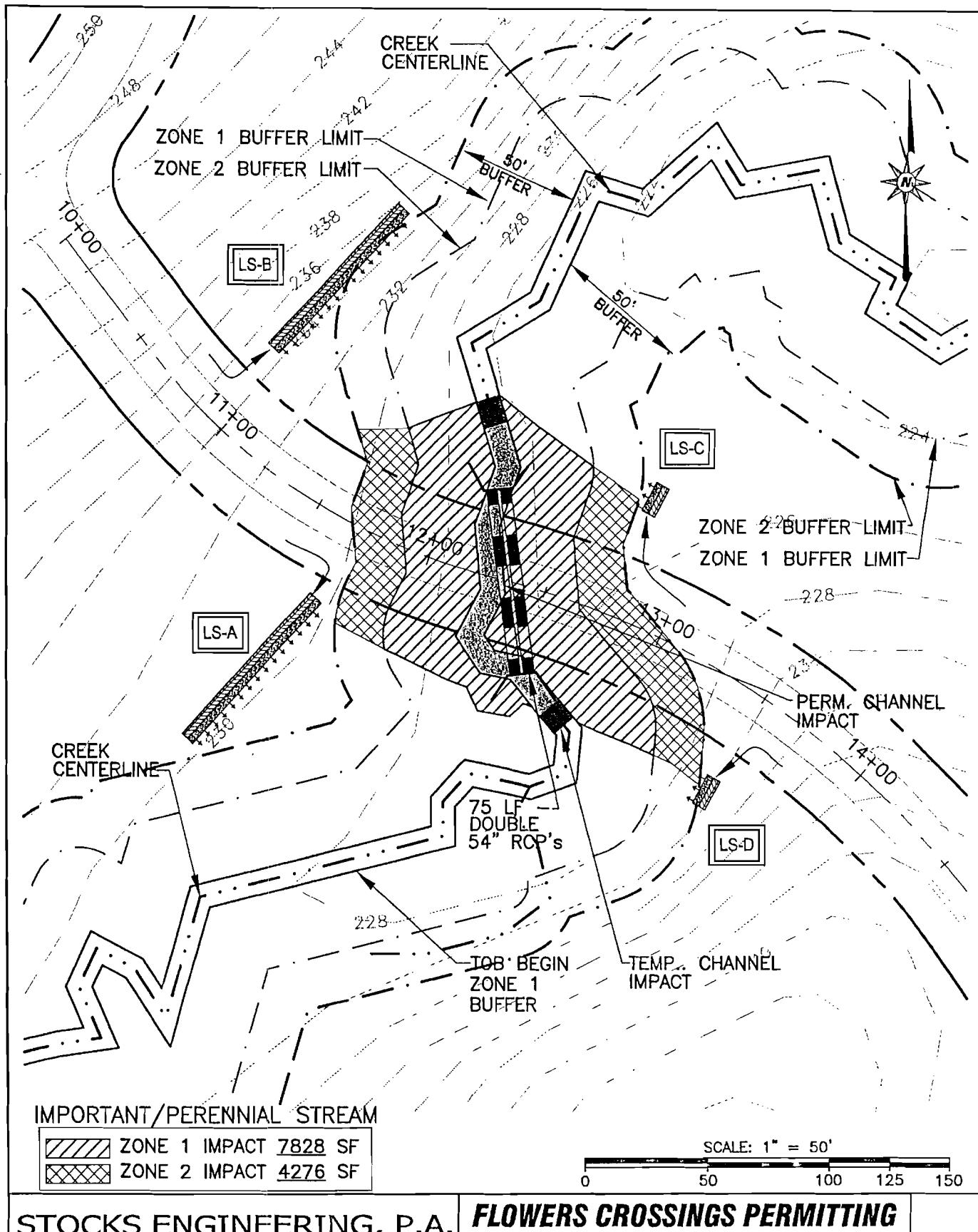
PHONE: (252) 459-8198
FAX: (252) 459-8197

Page 53 of 193

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #6 - DETAILS
APRIL 2008**

C-06B



STOCKS ENGINEERING, P.A.

3344 E. BULLSBOROUGH ST.
SUITE 220
RALEIGH, NC 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, NC 27856

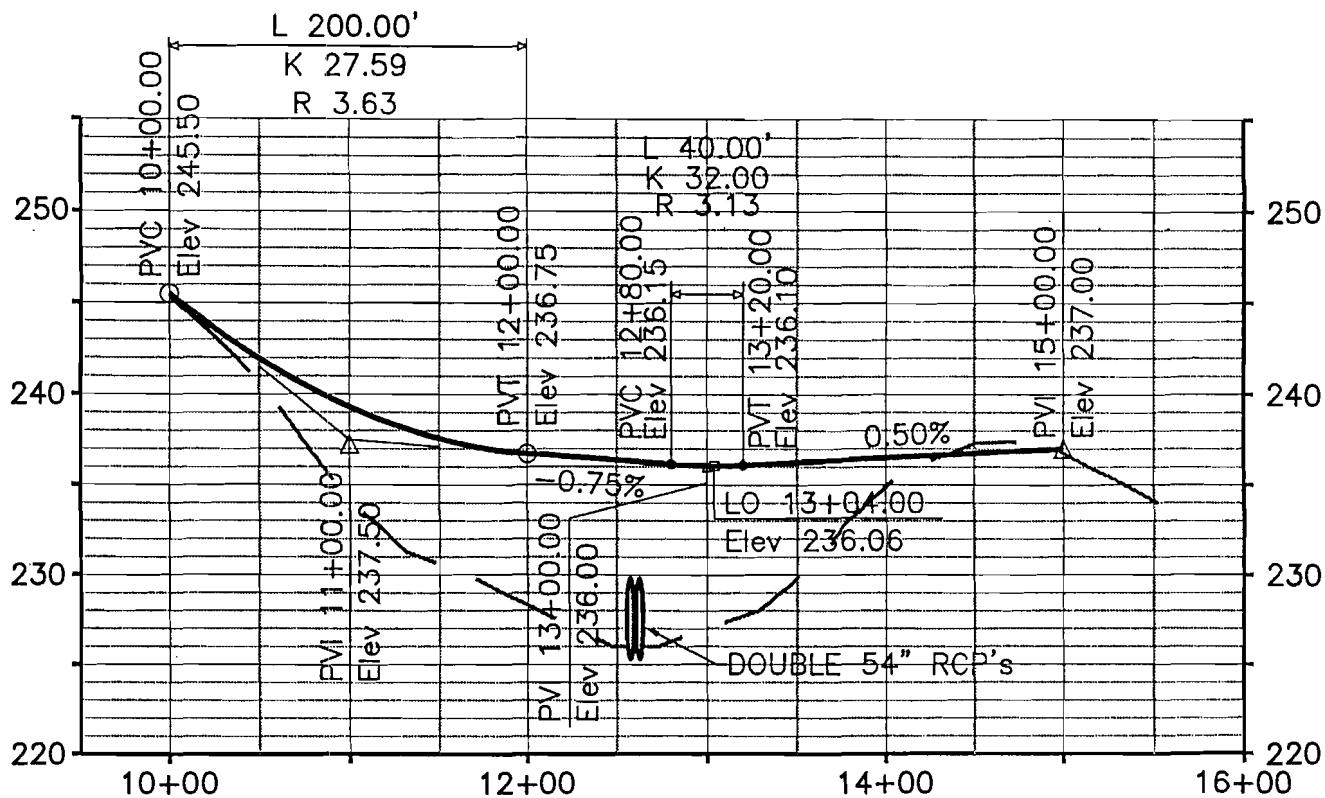
PHONE: (252) 459-8196
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #7 - DETAILED SITE PLAN
APRIL 2008**

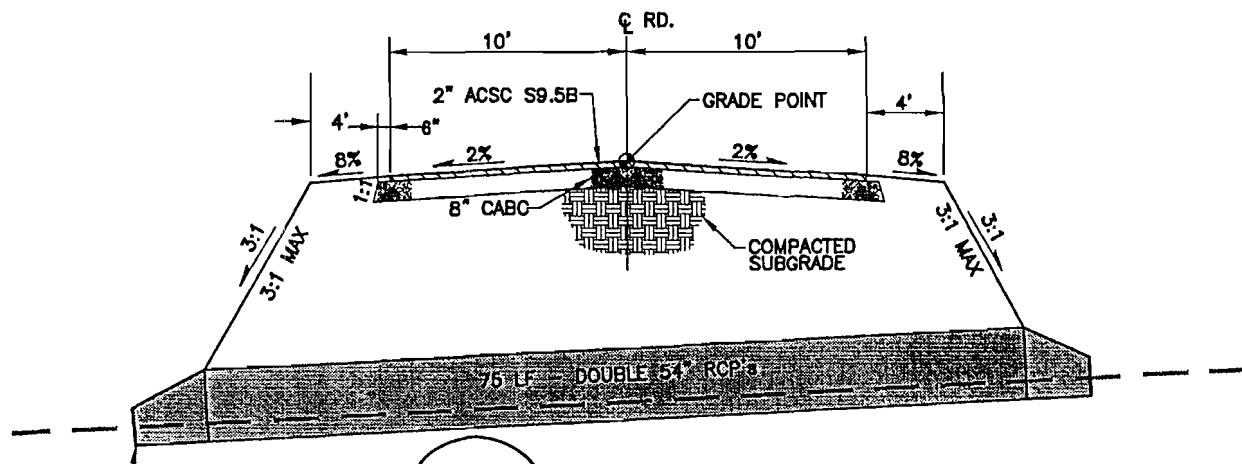
Page 54 of 193

C-07A



1
C-07B

SCALE: HORIZ.: 1"=100'
VERT.: 1"=10'



2
C-07B

SCALE: N.T.S.

Action Id: 200801712
Sheet 15 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

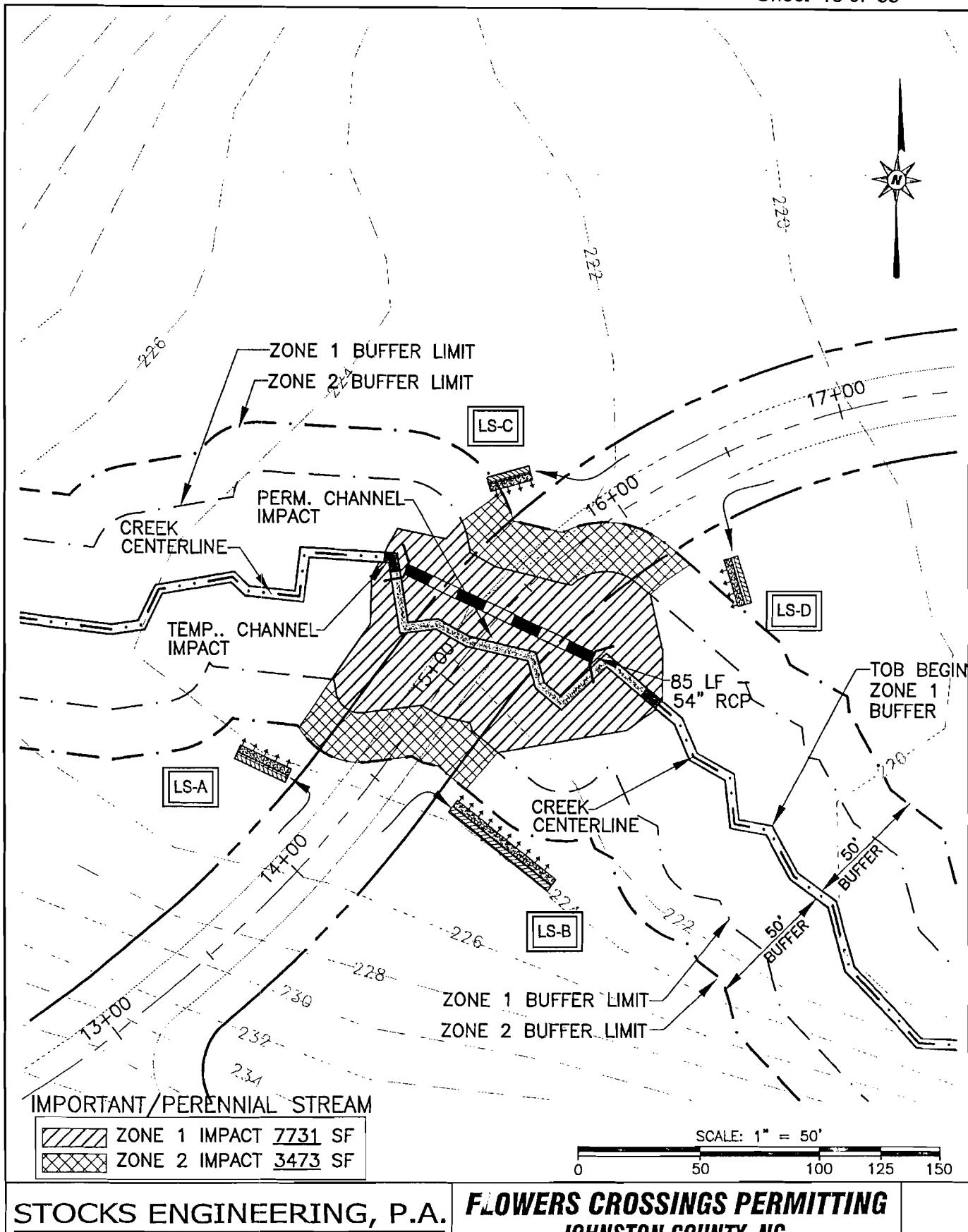
1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

PHONE: (252) 459-8196
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #7 - DETAILS
APRIL 2008**

C-07B



STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

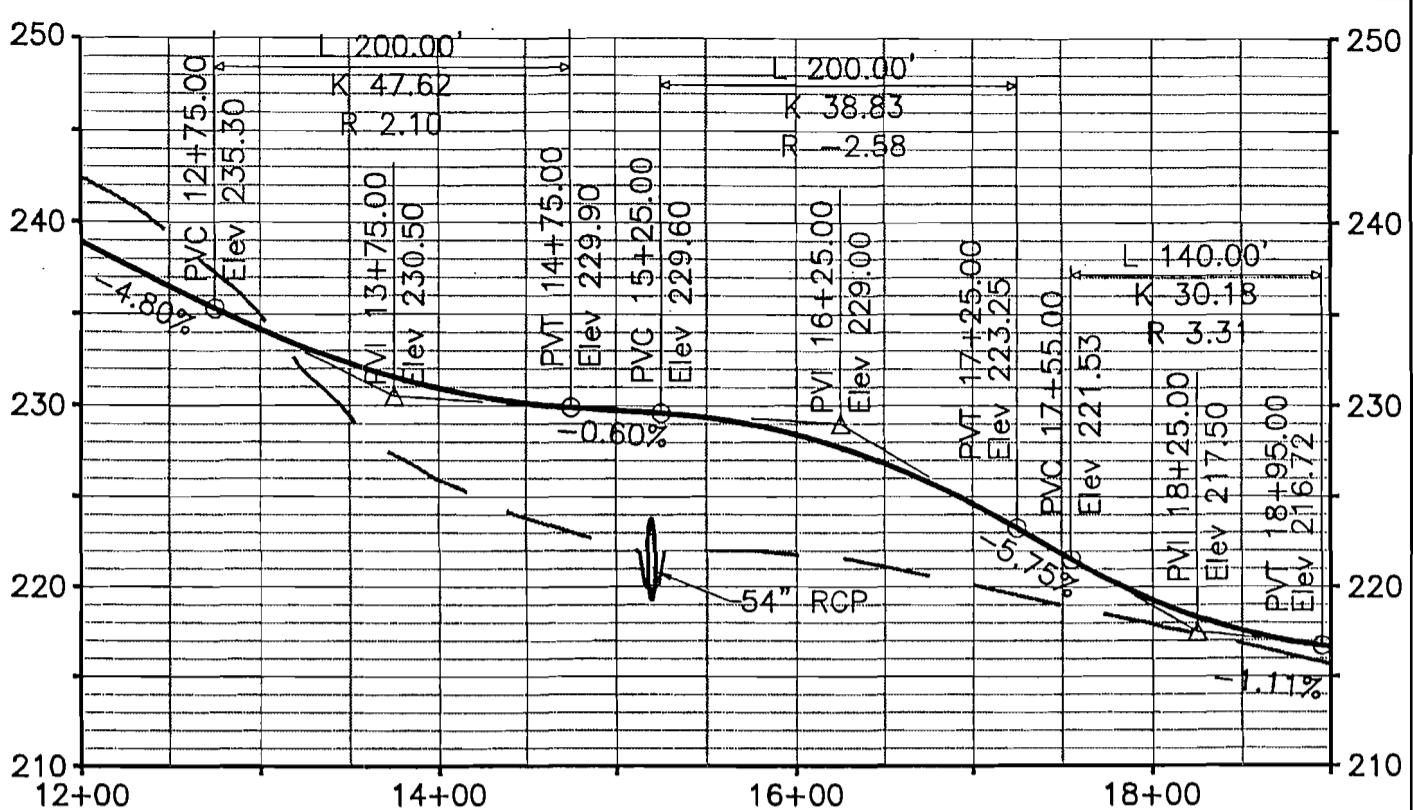
PHONE: (252) 459-8198
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #8 - DETAILED SITE PLAN
APRIL 2008**

Page 56 of 193

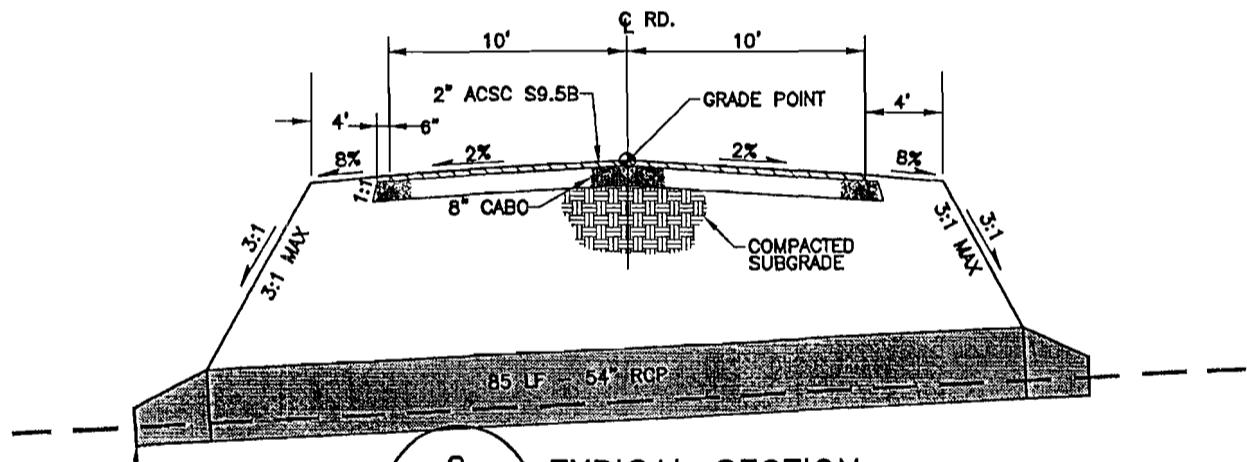
C-08A



1
C-08B

CROSSING #8 PROFILE

SCALE: HORIZ.: 1"=100'
VERT.: 1"=10'



2
C-08B

TYPICAL SECTION

SCALE: N.T.S.

Action Id: 200801712
Sheet 17 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 230
RALEIGH, NC 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, NC 27856

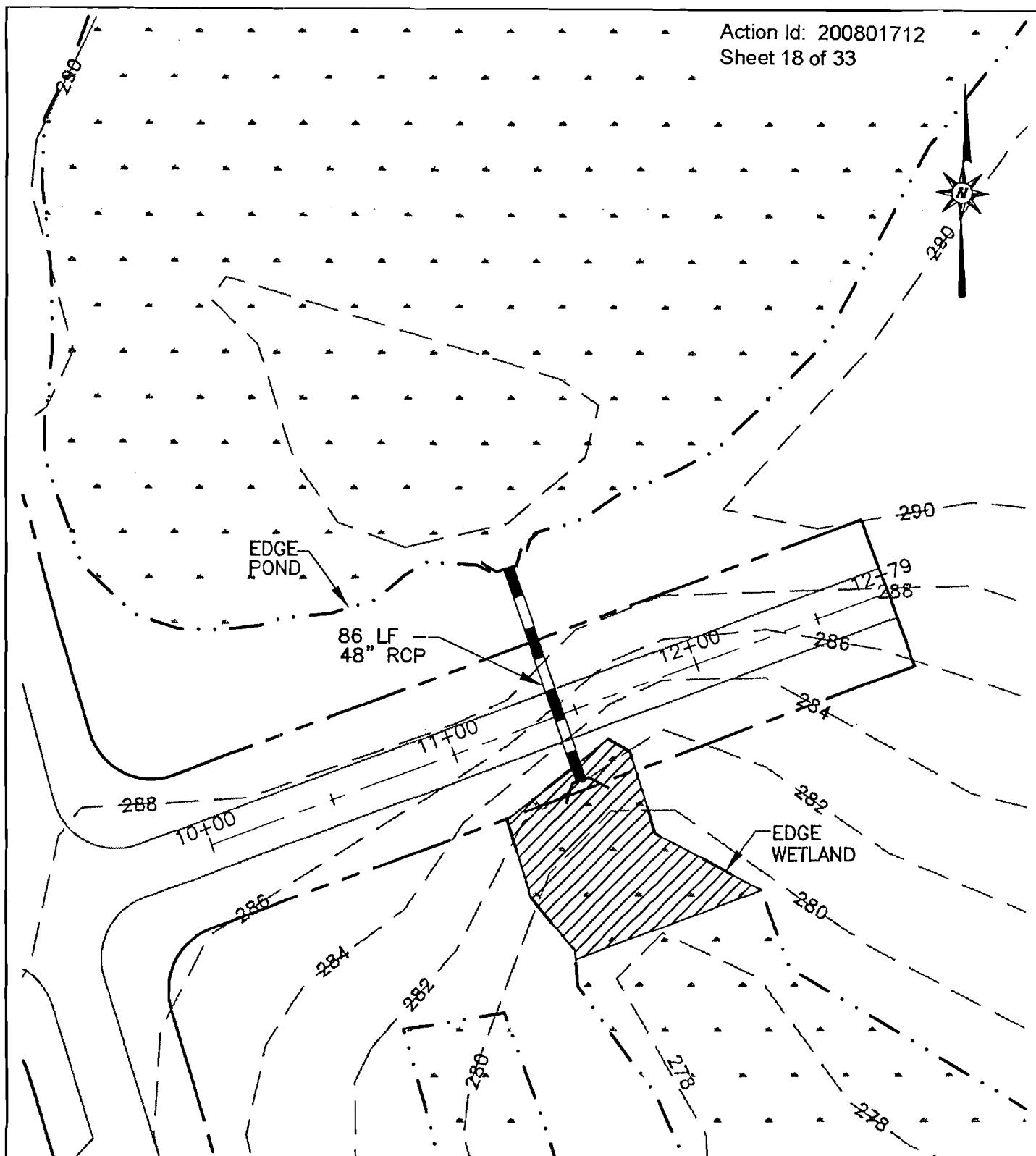
PHONE: (252) 459-8196
FAX: (252) 459-8197

Page 57 of 193

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #8 - DETAILS
APRIL 2008**

C-08B



JURISDICTIONAL WETLAND IMPACT 4026 SF

SCALE: 1" = 50'

0 50 100 125 150

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

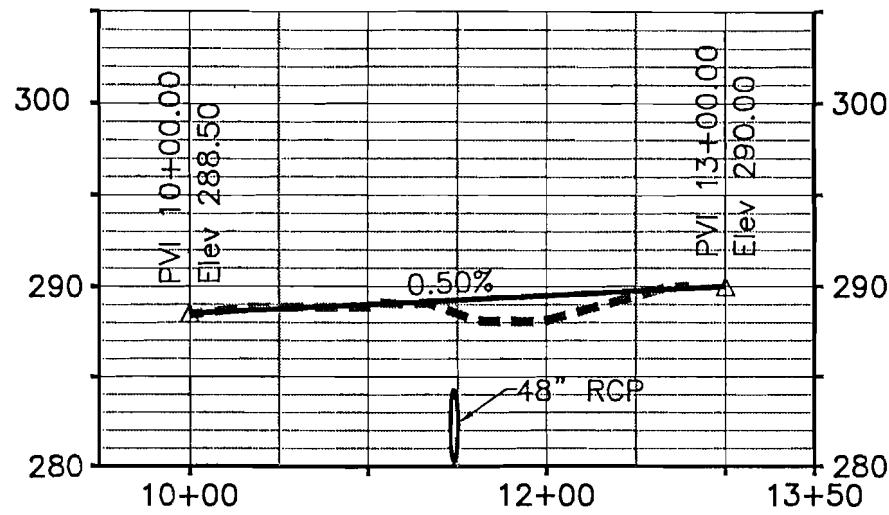
1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

PHONE: (252) 459-8198
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

Page 58 of **CROSSING #9 - DETAILED SITE PLAN
APRIL 2008**

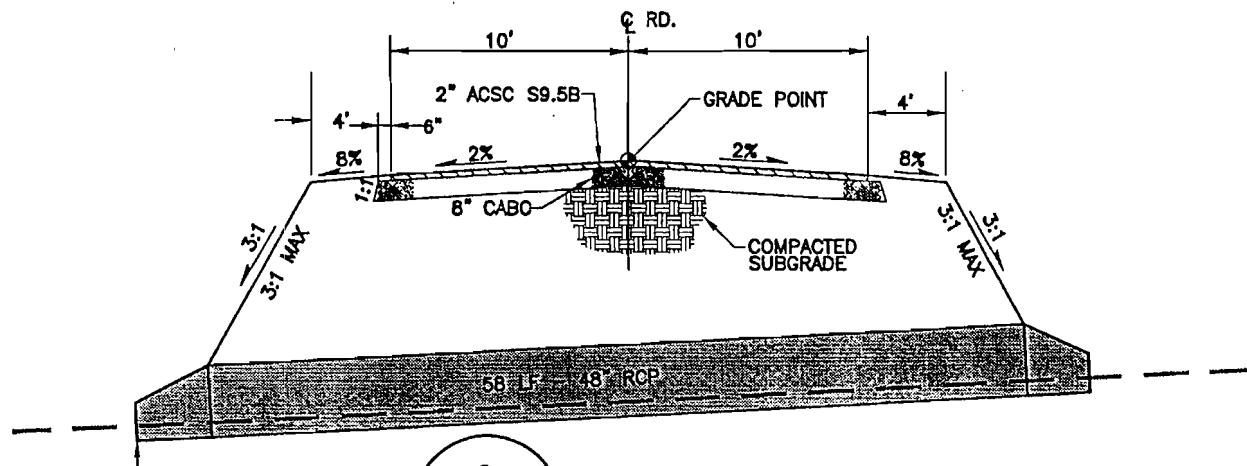
C-09A



1
C-09B

CROSSING #9 PROFILE

SCALE: HORIZ.: 1"=100'
VERT.: 1"=10'



2
C-09B

TYPICAL SECTION

SCALE: N.T.S.

Action Id: 200801712
Sheet 19 of 33

STOCKS ENGINEERING, P.A.

3544 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27036

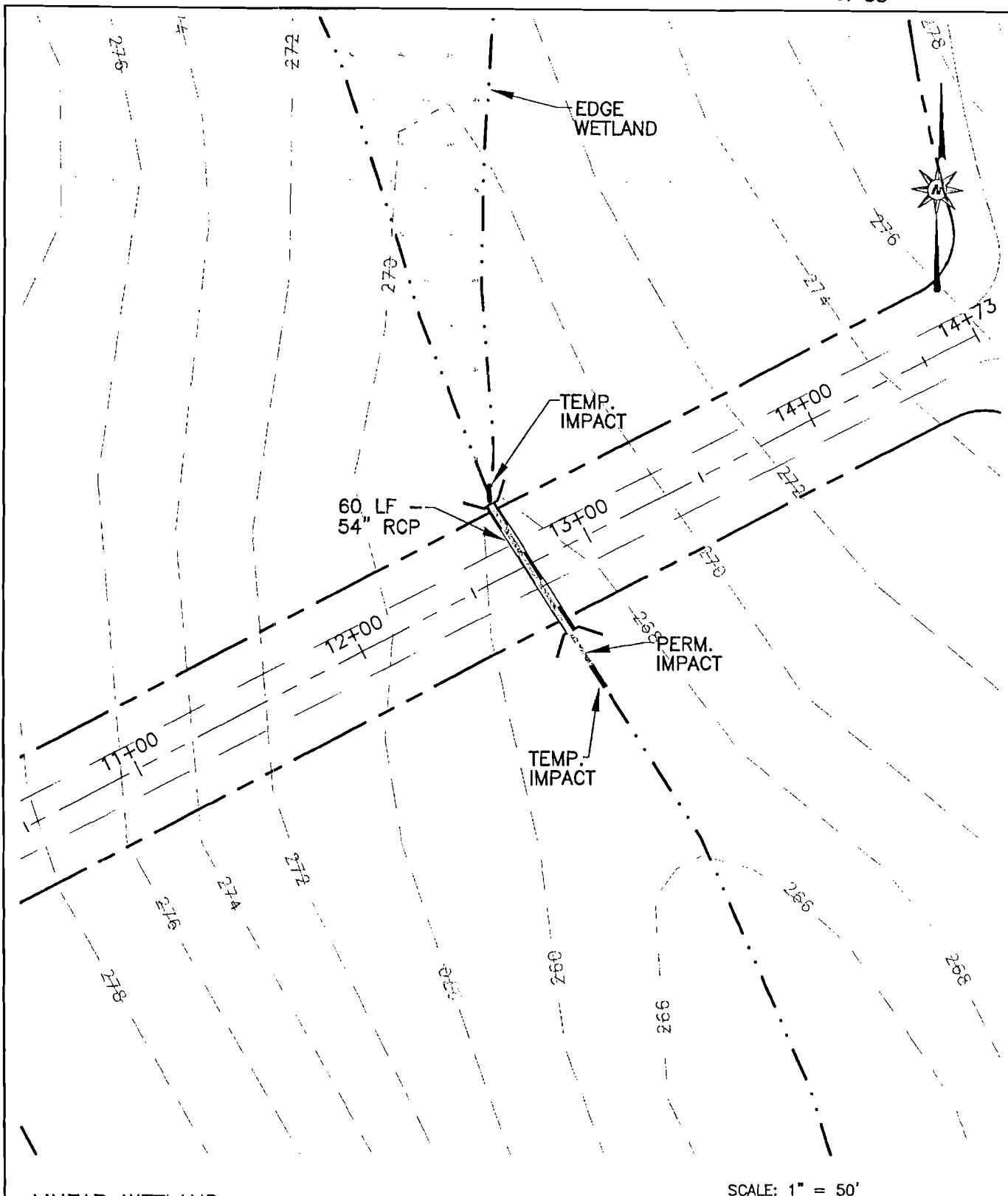
PHONE: (252) 459-8198
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

Page 59 of 193

**CROSSING #9 - DETAILS
APRIL 2008**

C-09B



LINEAR WETLAND

SCALE: 1" = 50'

G-10A

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607
PHONE: (919) 821-2440
FAX: (919) 821-2210

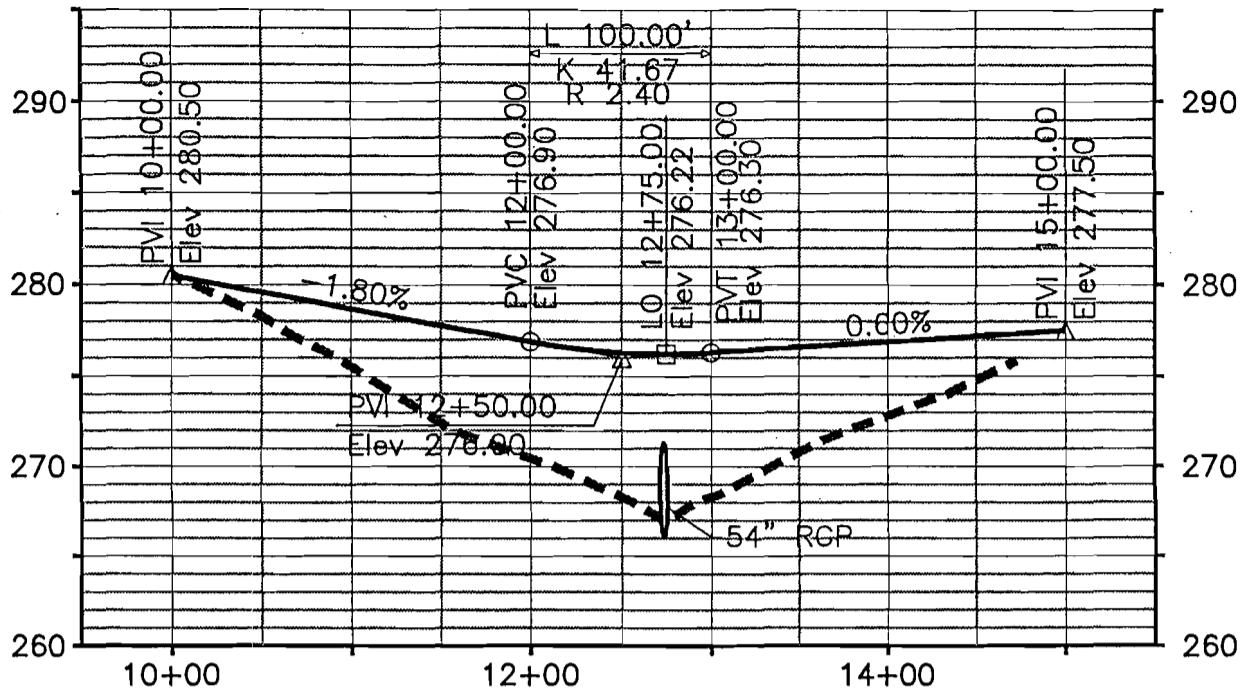
3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607
PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

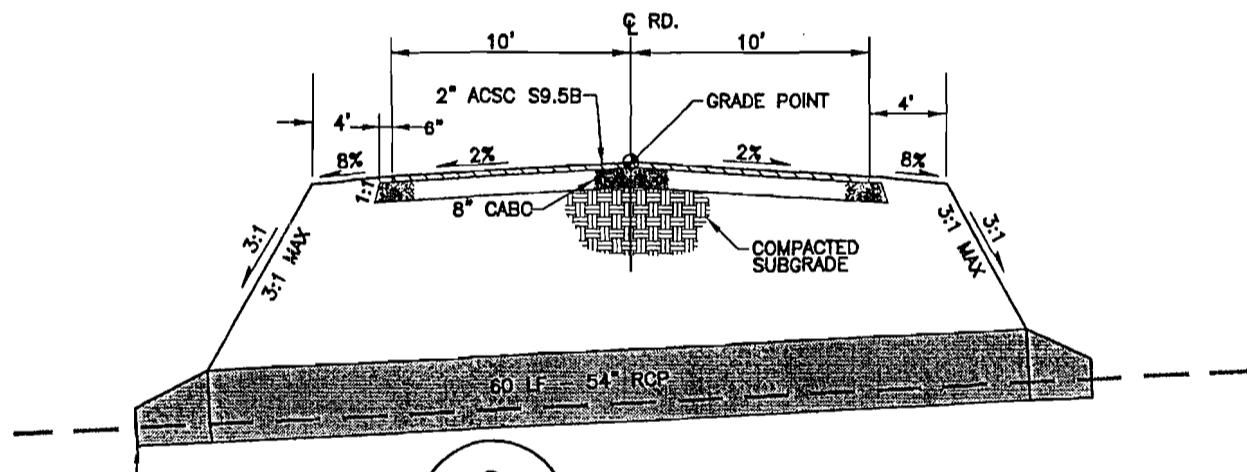
PHONE: (252) 459-8196
FAX: (252) 459-8197

FLOWERS CROSSINGS PERMITTING JOHNSTON COUNTY, NC

CROSSING #10 - DETAILED SITE PLAN
Page 60 of 193 **APRIL 2008**



1 CROSSING #10 PROFILE
C-10B SCALE: HORIZ.: 1"=100'
VERT.: 1"=10'



2 TYPICAL SECTION
C-10B SCALE: N.T.S.

Action Id: 200801712
Sheet 21 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

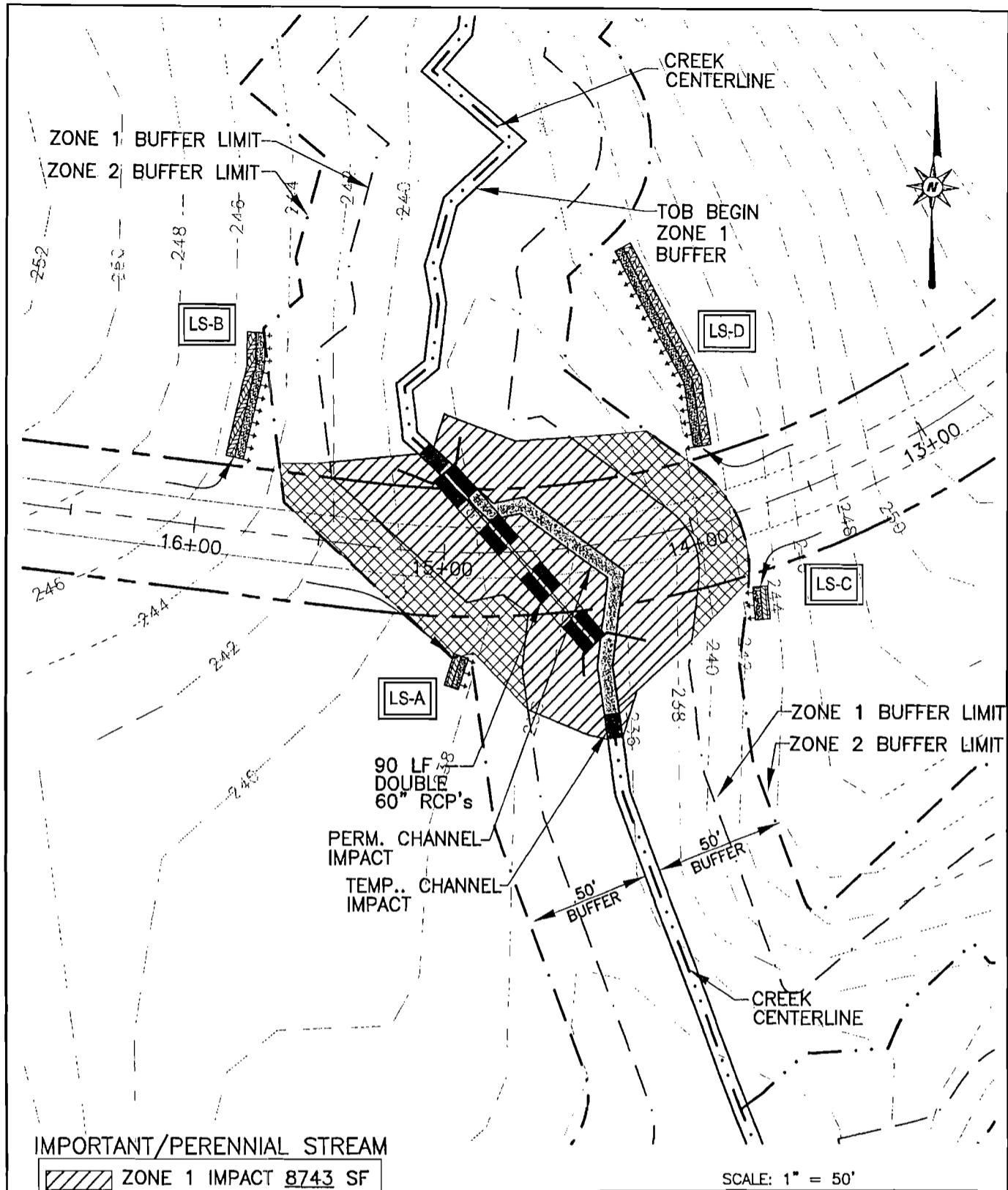
1100 EASTERN AVENUE
NASHVILLE, N.C. 27656

PHONE: (252) 459-8108
FAX: (252) 459-8187

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #10 - DETAILS
APRIL 2008**

C-10B



STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

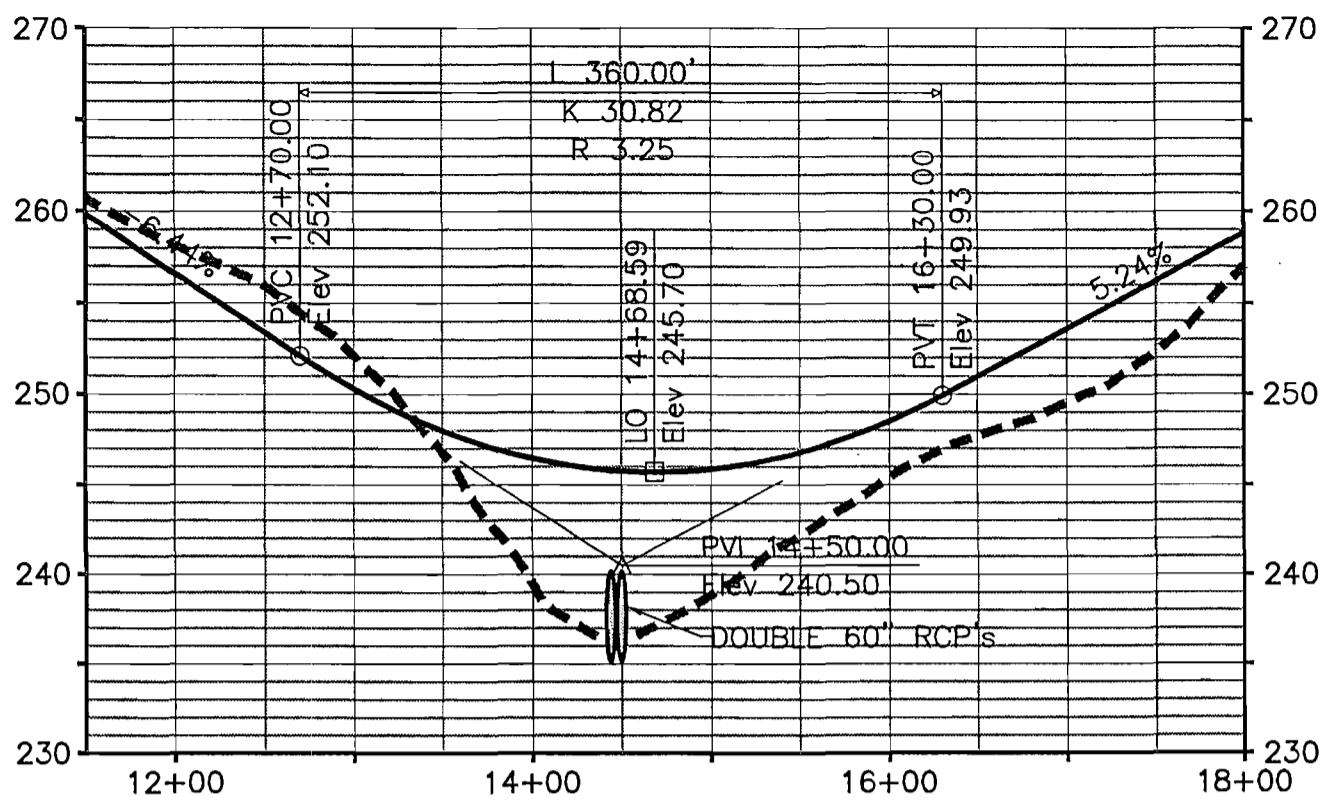
PHONE: (252) 459-8198
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #11 - DETAILED SITE PLAN
APRIL 2008**

Page 62 of 193

C-11A



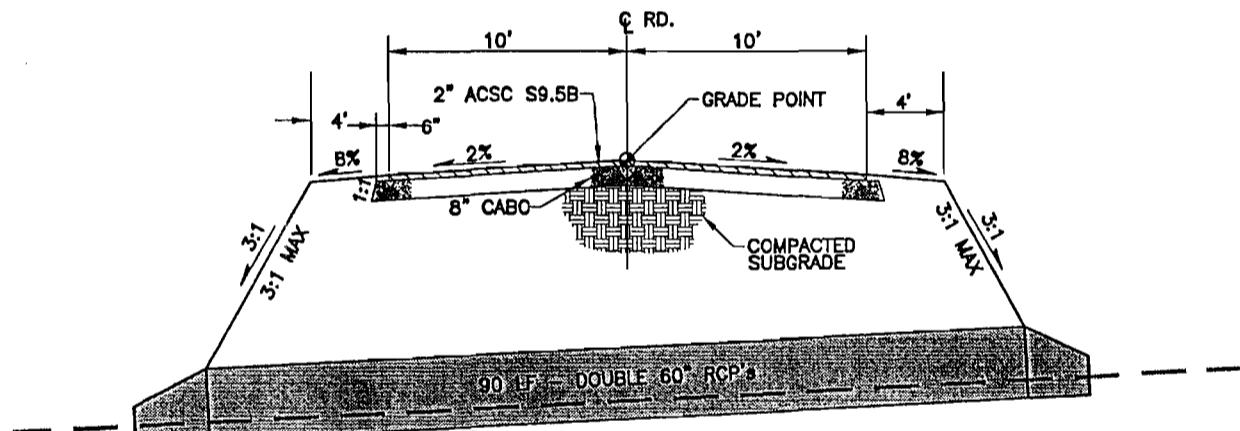
1 CROSSING #11 PROFILE

C-11B

SCALE:

HORIZ.: 1"=100'

VERT.: 1"=10'



2

TYPICAL SECTION

C-11B

SCALE: N.T.S.

Action Id: 200801712
Sheet 23 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

110 EASTERN AVENUE

NASHVILLE, N.C. 27856

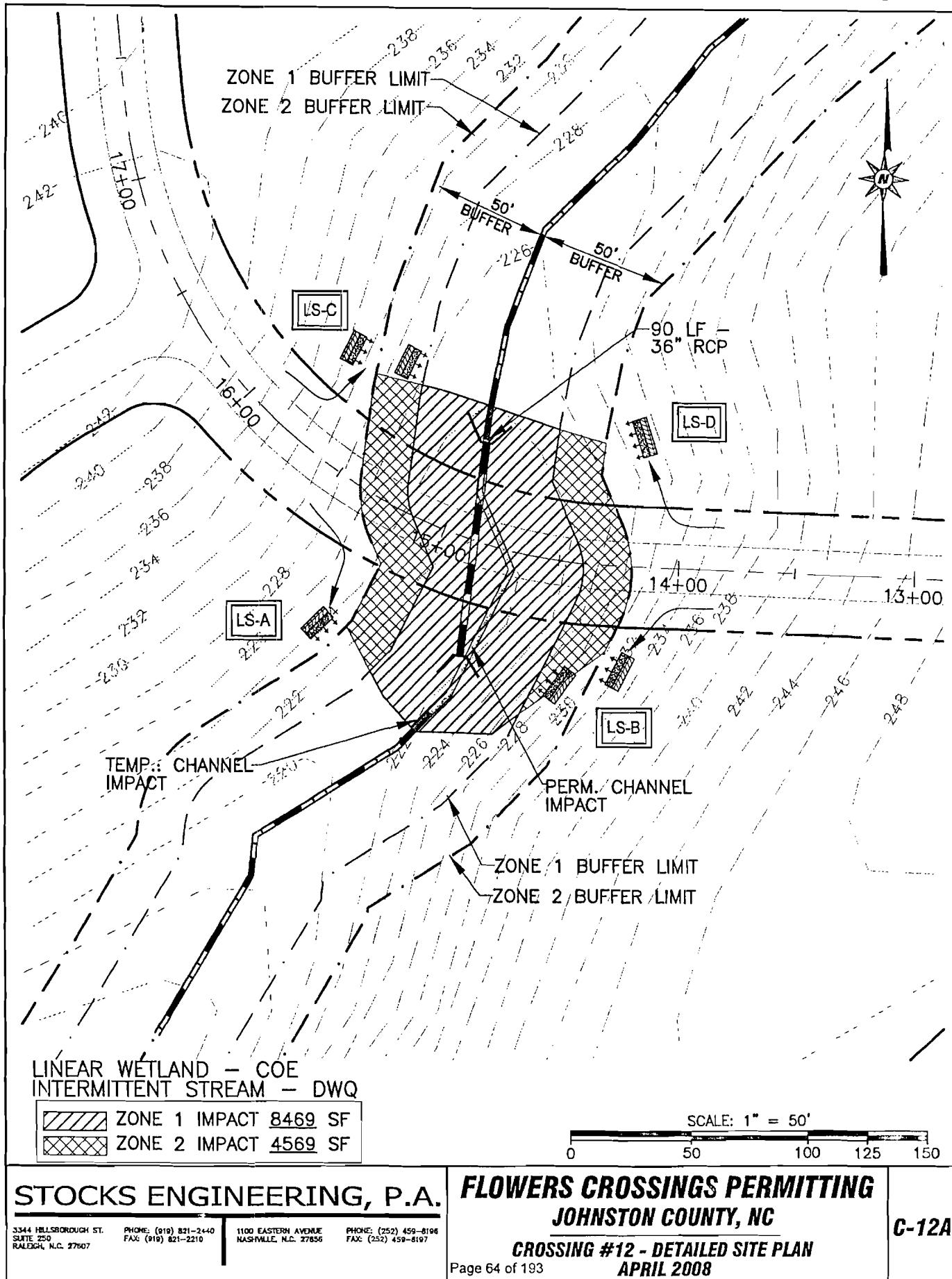
PHONE: (252) 459-8198

FAX: (252) 459-8197

FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC

CROSSING #11 - DETAILS
APRIL 2008

C-11B



STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

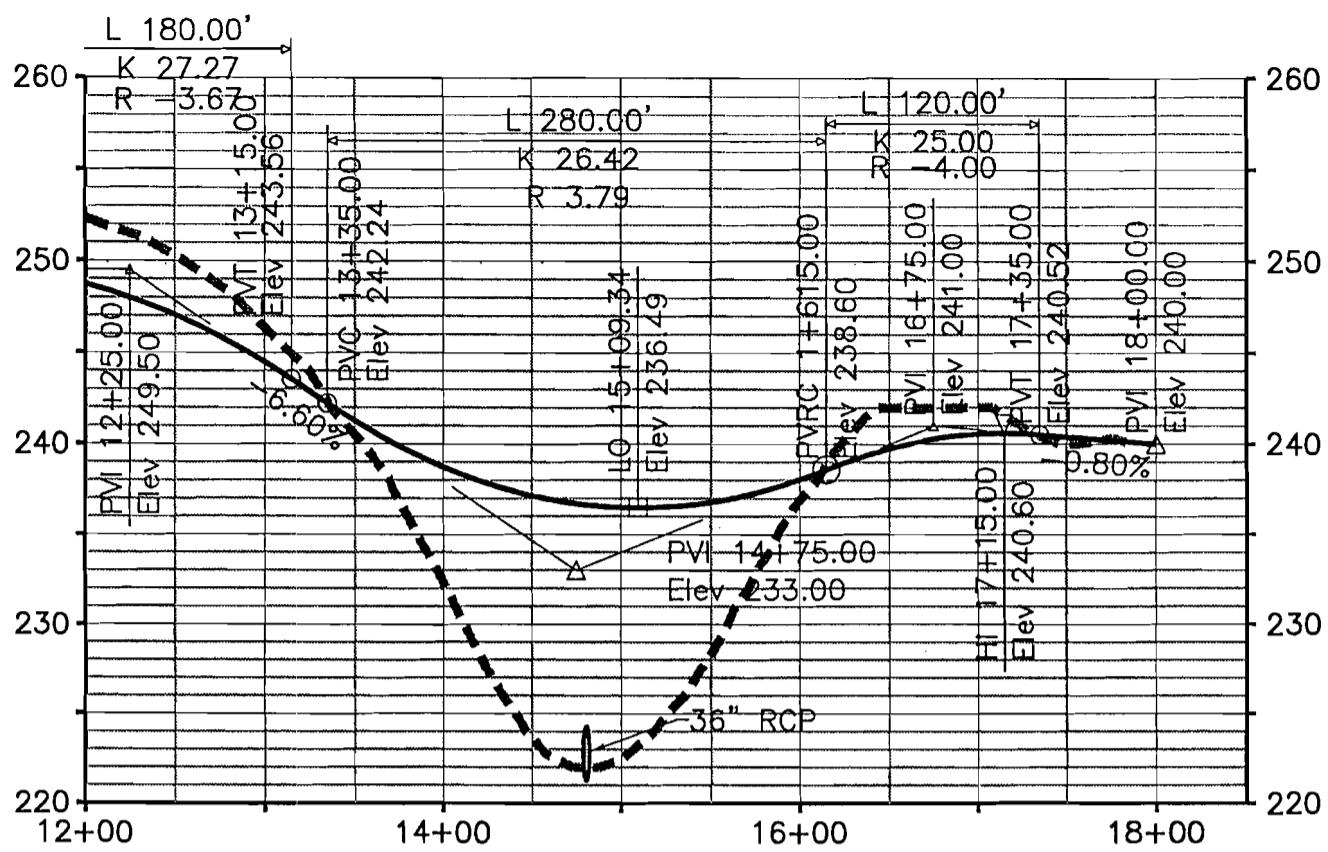
1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

PHONE: (252) 459-8196
FAX: (252) 459-8197

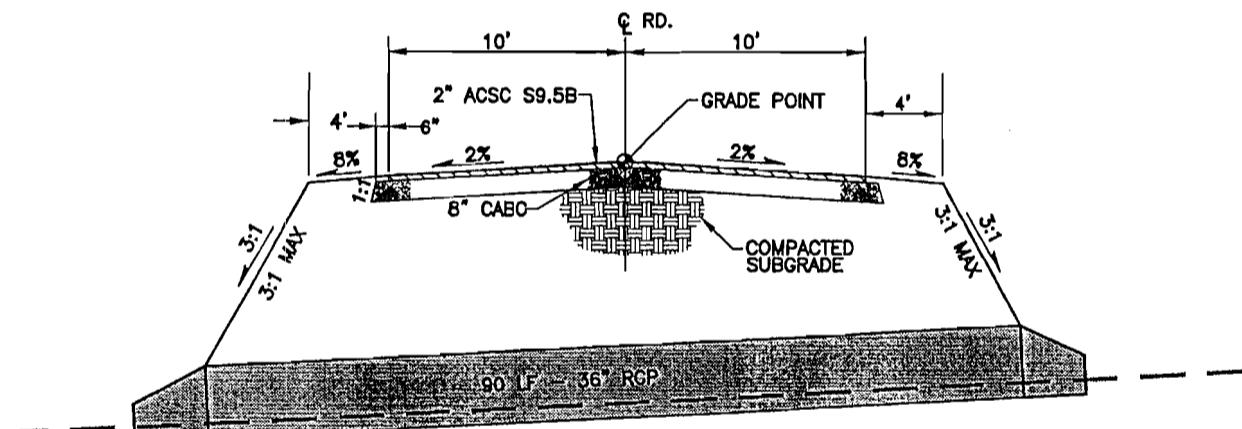
FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC

CROSSING #12 - DETAILED SITE PLAN
APRIL 2008
Page 64 of 193

C-12A



1 CROSSING #12 PROFILE
C-12B SCALE: HORIZ.: 1"=100'
 VERT.: 1"=10'



2 TYPICAL SECTION
C-12B SCALE: N.T.S.

Action Id: 200801712
Sheet 25 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

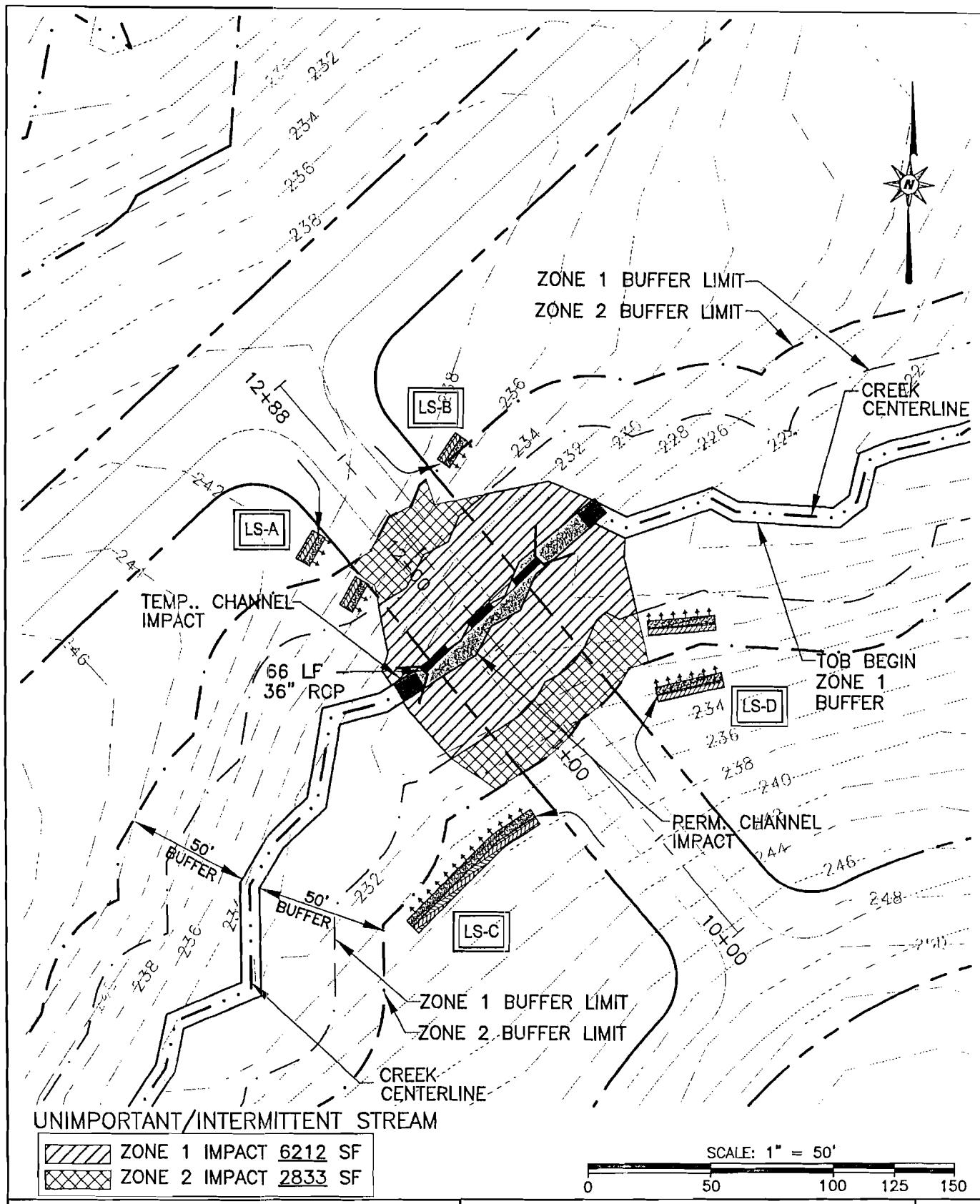
PHONE: (252) 459-8196
FAX: (252) 459-8187

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #12 - DETAILS
APRIL 2008**

Page 65 of 193

C-12B



STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27858

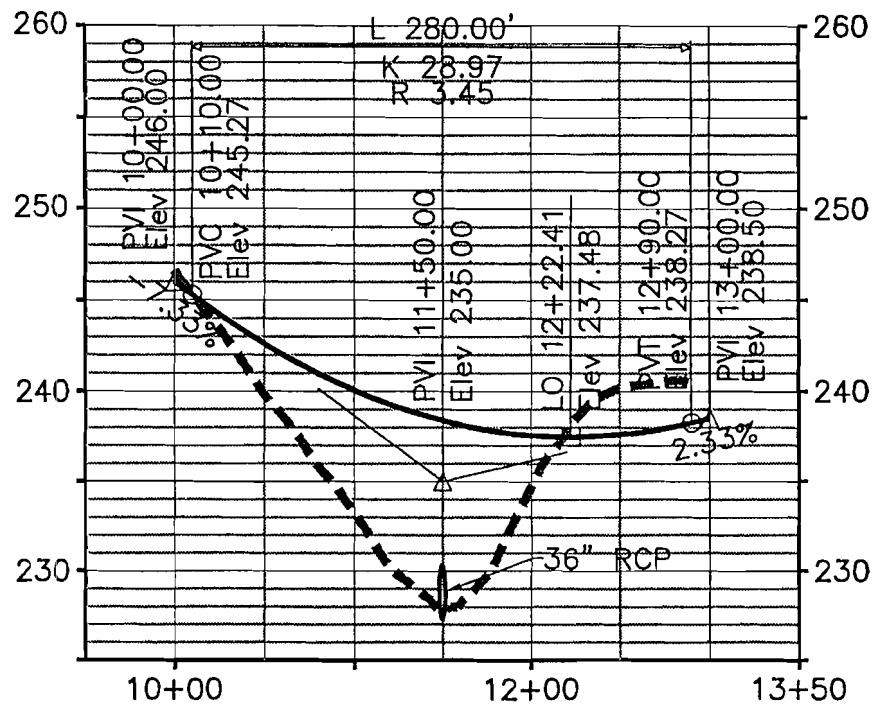
PHONE: (252) 459-8186
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

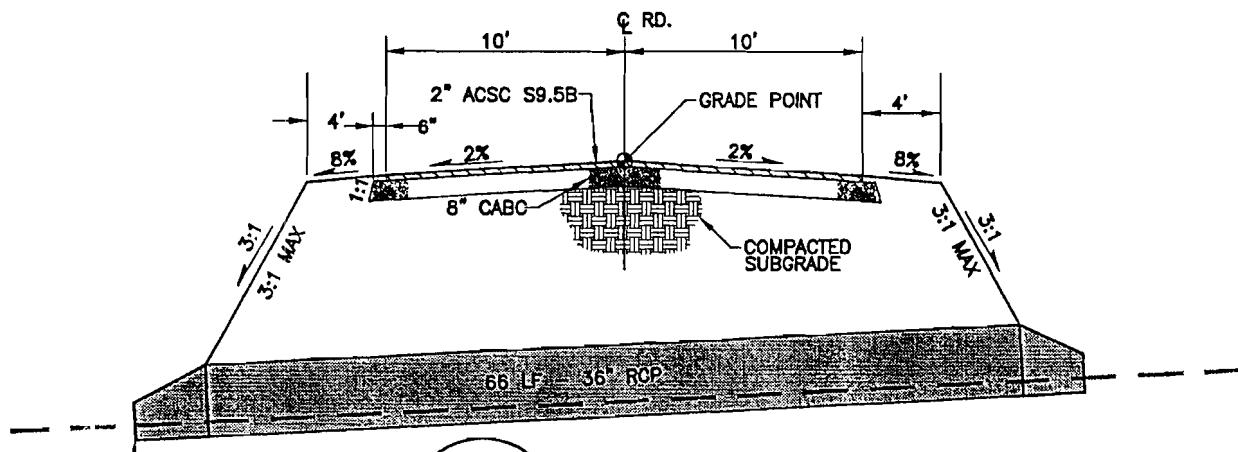
**CROSSING #13 - DETAILED SITE PLAN
APRIL 2008**

Page 66 of 193

C-13A



1 CROSSING #13 PROFILE
C-13B SCALE: HORIZ.: 1"=100'
VERT.: 1"=10'



2 TYPICAL SECTION
C-13B SCALE: N.T.S.

Action Id: 200801712
Sheet 27 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27858

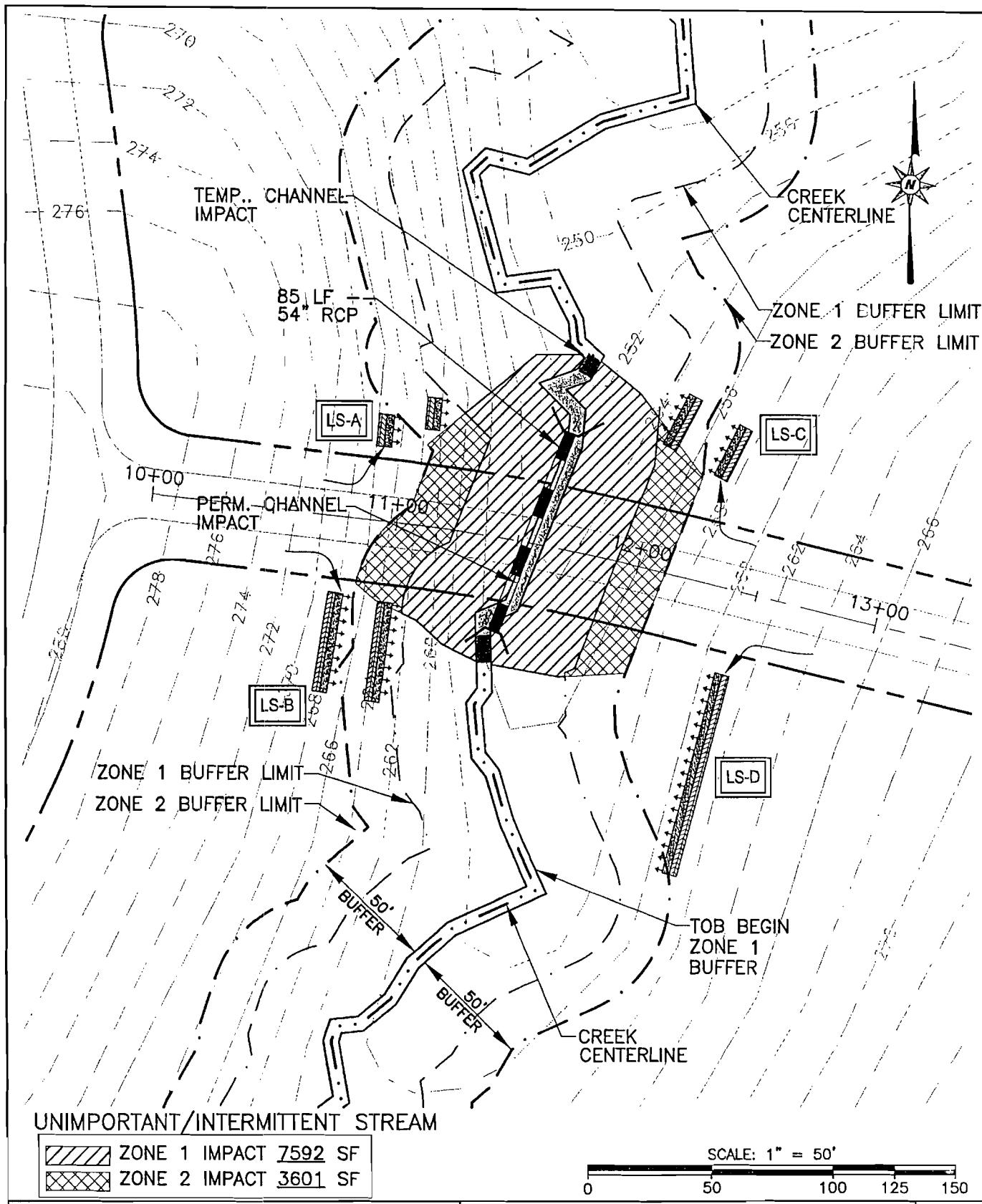
PHONE: (252) 459-5196
FAX: (252) 459-8187

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

Page 67 of 193

**CROSSING #13 - DETAILS
APRIL 2008**

C-13B



STOCKS ENGINEERING, P.A.

3344 MILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

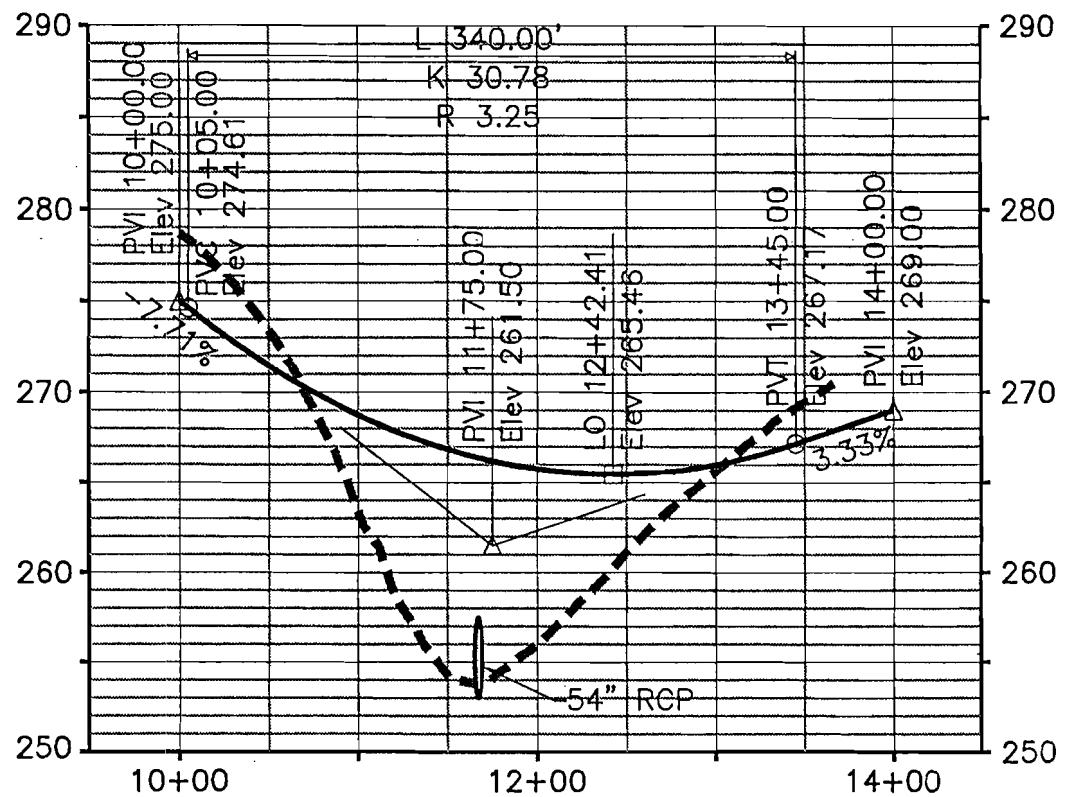
PHONE: (252) 459-6198
FAX: (252) 459-8187

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

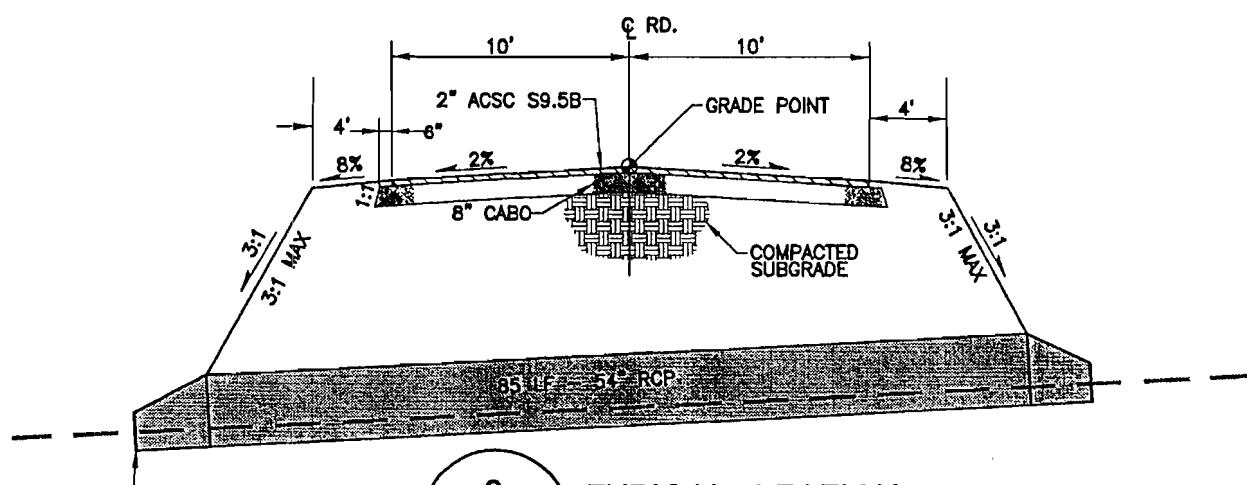
**CROSSING #14 - DETAILED SITE PLAN
APRIL 2008**

Page 68 of 193

C-14A



1 CROSSING #14 PROFILE
C-14B SCALE: HORIZ.: 1"=100'
VERT.: 1"=10'



2 TYPICAL SECTION
C-14B SCALE: N.T.S.

Action Id: 200801712
Sheet 29 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, NC 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

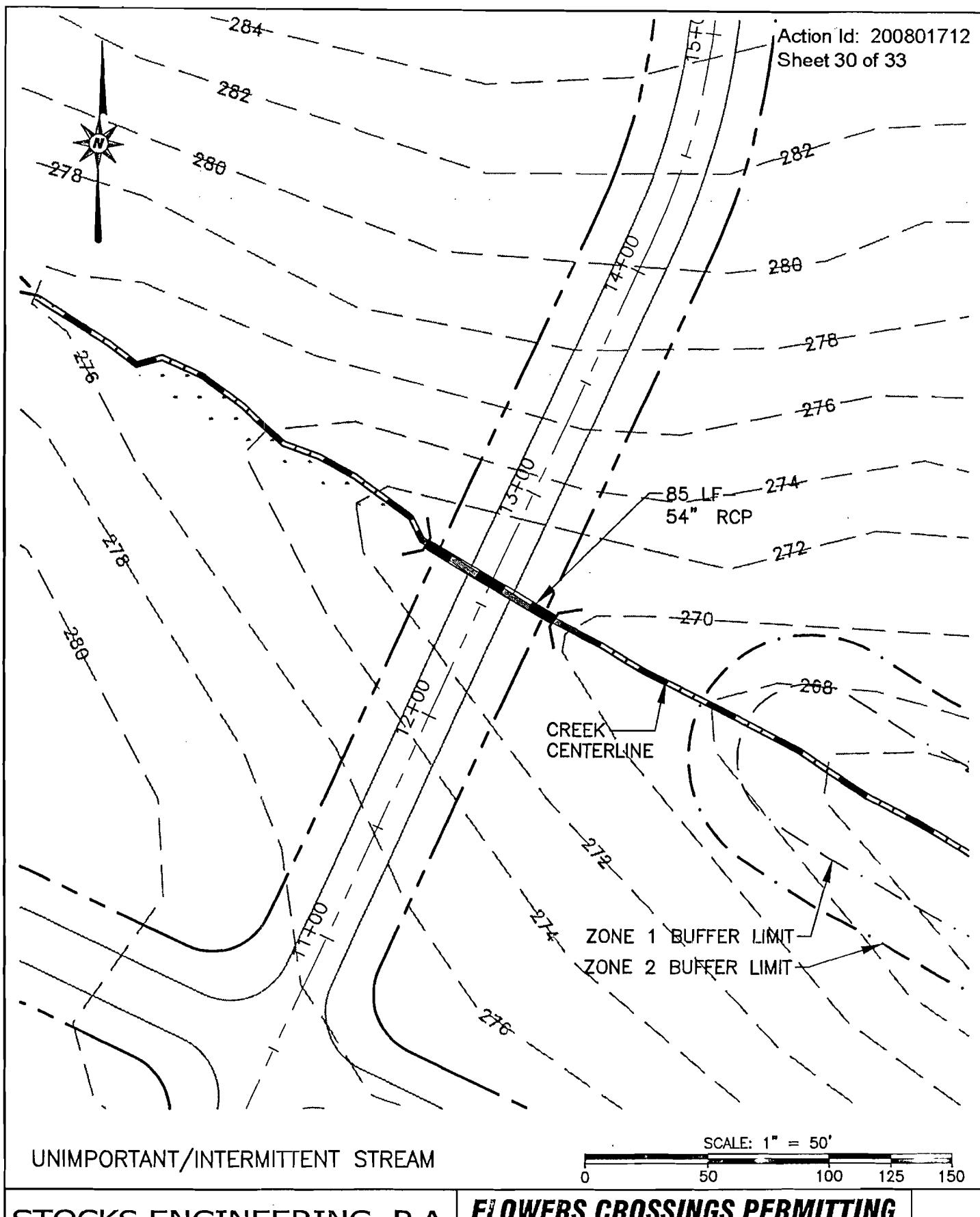
1100 EASTERN AVENUE
NASHVILLE, NC 27856

PHONE: (252) 459-8198
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

**CROSSING #14 - DETAILS
APRIL 2008**

C-14B



STOCKS ENGINEERING, P.A.

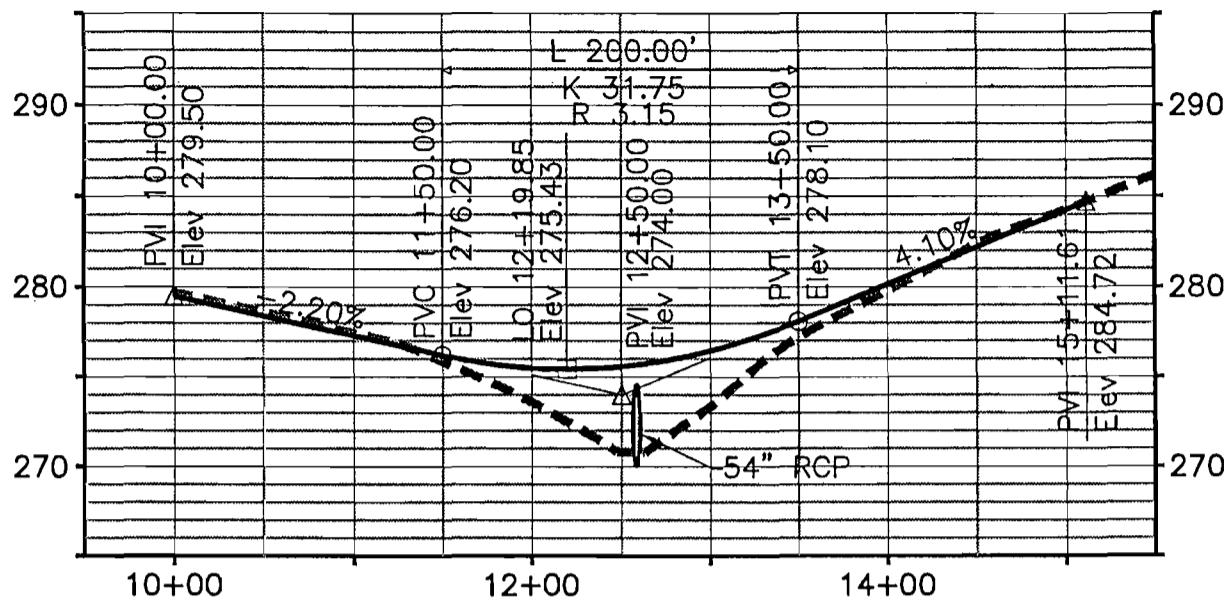
3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607
PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27603
PHONE: (252) 459-8196
FAX: (252) 459-8197

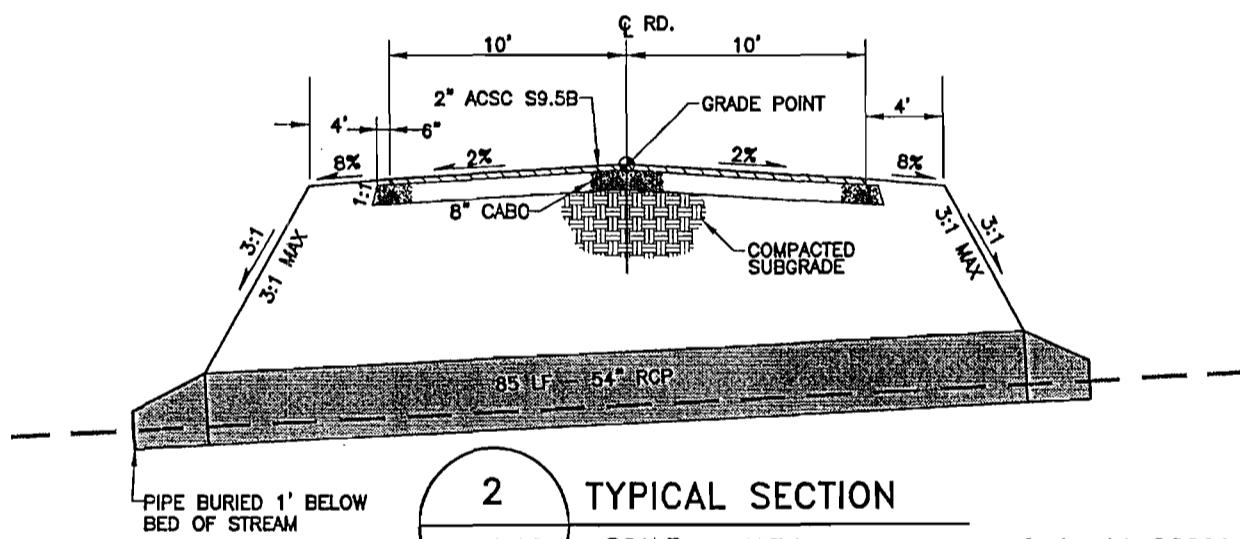
**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

Page 70 of **CROSSING #16 - DETAILED SITE PLAN
APRIL 2008**

C-16A



CROSSING #16 PROFILE
C-16B SCALE: HORIZ.: 1"=100'
 VERT.: 1"=10'



TYPICAL SECTION
C-16B SCALE: N.T.S.

Action Id: 200801712
 Sheet 31 of 33

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
 SUITE 250
 RALEIGH, N.C. 27607

PHONE: (919) 821-2440
 FAX: (919) 821-2210

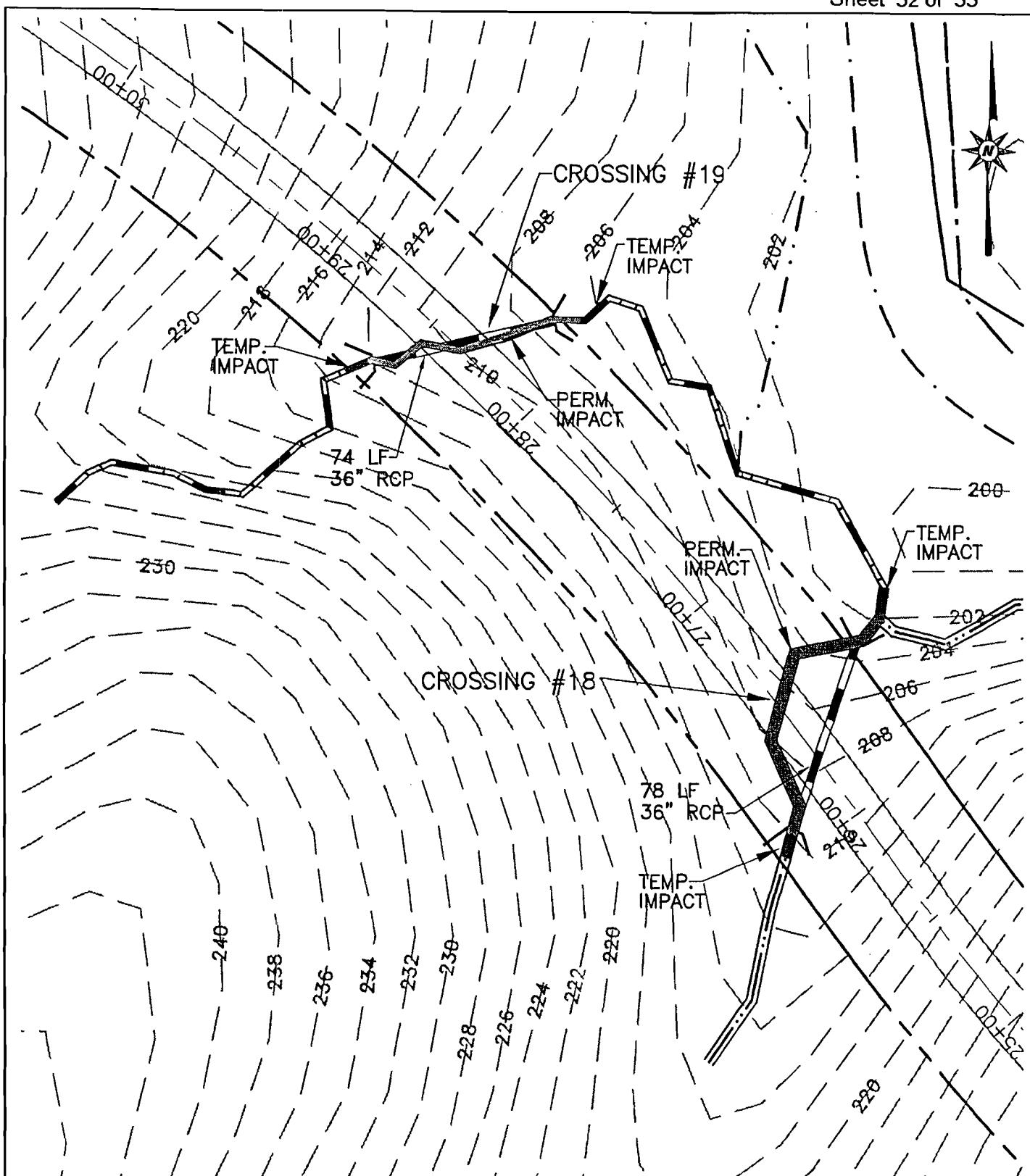
1100 EASTERN AVENUE
 NASHVILLE, N.C. 27856

PHONE: (252) 459-8106
 FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
 JOHNSTON COUNTY, NC**

**CROSSING #16 - DETAILS
 APRIL 2008**

C-16B



LINEAR WETLAND - CROSSING #18
LINEAR WETLAND - CROSSING #19

SCALE: 1" = 50'
0 50 100 125 150

STOCKS ENGINEERING, P.A.

3344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

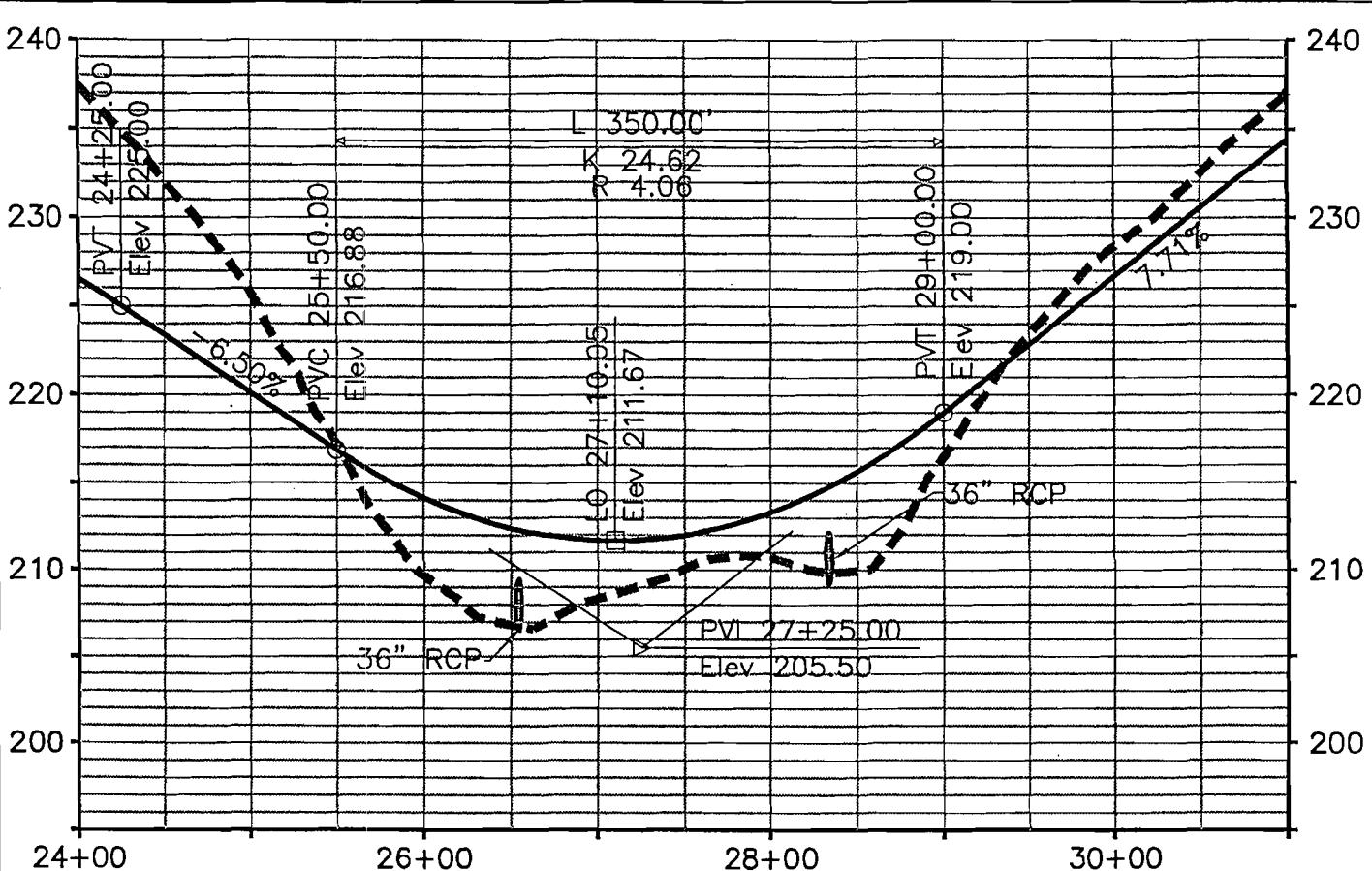
1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

PHONE: (252) 459-8196
FAX: (252) 459-8197

**FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC**

Page **CROSSINGS #18 & #19 - DETAILED SITE PLAN
APRIL 2008**

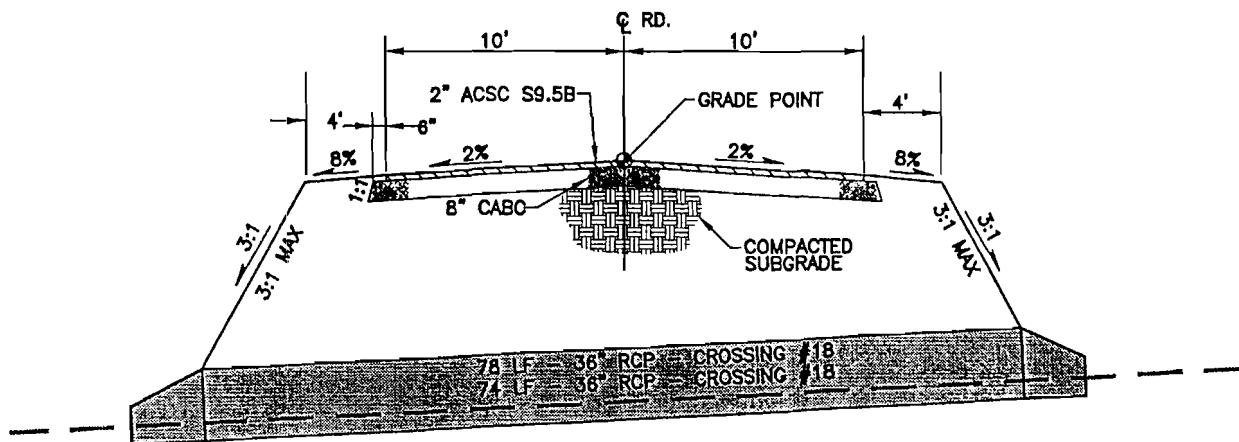
C-18A



1
C-18B

CROSSINGS #18 & 19 PROFILE

SCALE: HORIZ.: 1"=100'
VERT.: 1"=10'



2
C-18B

TYPICAL SECTION

SCALE: N.T.S.

Action Id: 200801712
Sheet 33 of 33

STOCKS ENGINEERING, P.A.

5344 HILLSBOROUGH ST.
SUITE 250
RALEIGH, N.C. 27607

PHONE: (919) 821-2440
FAX: (919) 821-2210

1100 EASTERN AVENUE
NASHVILLE, N.C. 27856

PHONE: (252) 459-8196
FAX: (252) 459-8197

FLOWERS CROSSINGS PERMITTING
JOHNSTON COUNTY, NC

CROSSINGS #18 & 19 - DETAILS
APRIL 2008

C-18B