

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Lanes Ferry Phase 1C Application Information Major Subdivision Application

Case Number: SUBMAJ 2023-94

Application Type: Major Subdivision

Applicant: HCT Pender, LLC

Owners: HCT Pender, LLC

Location: Located approximately 1.32 miles from I-40 along NC Hwy 210 across from Moore Town RD.

Property ID #(s): 3245-84-0109-0000

Description: Request for approval of a Major Subdivision Application for a residential development consisting of 259 single-family and townhome units.

Current Zoning: PD, Planned Development

Technical Review Committee Meeting

Thursday, August 3, 2023

Board of County Commissioners/Planning Board Meeting

N/A

Application Materials

Application Package

Site Plan

APPLICATION PACKAGE

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Planned Development & Residential Mixed Zoning Districts Preliminary Plat Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. _____ **Pre-submittal Meeting**
Date of Meeting 6/13/23
2. _____ **Signed Application**
3. _____ **Payment**
\$500 plus \$10 per lot for the first 100 lots/units, \$5 per lot thereafter
4. _____ **Paper Plan Sets**
Two (2) 24 x 36, Fifteen (15) 11 x 17
5. _____ **Digital Submission**
For all documents submitted in paper copy, please bring a digital copy with paper submission.
6. _____ **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the of the perimeter of the project bounds.
7. _____ **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage.
8. _____ **Permits**
Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or site specific conditions.
9. _____ **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.4, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.
(See Preliminary Plat Checklist)

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant C. Heide Trask, Jr. Date 6/28/23
Printed Name C. Heide TRASK, JR

Staff Initials:	_____
Date:	_____

APPLICATION FOR SUBDIVISION

THIS SECTION FOR OFFICE USE

Application No.	SUB 2023-94	Date	07/11/2023
Application Fee	\$ 2,295.00	Invoice Number:	00034442
Master Plan Hearing Date		Preliminary Plat Hearing Date	

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	HCT Pender, LLC	Owner's Name:	same
Applicant's Address:	2511 S. Canterbury Rd	Owner's Address:	
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	
Phone Number:	910.791.6707 (rep. Paramounte Engineering)	Phone Number:	
Email Address:	aengebretson@paramounte-eng.com	Email Address:	

Legal relationship of applicant to landowner: owner

SECTION 2: PROJECT INFORMATION

Preliminary Plat	<input type="checkbox"/> Residential <i>RP, PD, RM, MH District</i>	<input checked="" type="checkbox"/> Mixed Use <i>PD</i>	
Subdivision Type	<input checked="" type="checkbox"/> Major (11 lots or more)	<input type="checkbox"/> Minor (10 lots or less)	
Property Identification Number (PIN):	3245-84-0109-0000		
Zoning Classification:	PD	Total property acreage:	+987.95 Total Ac, +221.86 Ac Ph +39.20 Ac Total Ph 1C
Number of Lots:	Phase 1C: 259	Acreage to be disturbed:	+39.20 Ac Total Ph 1C
Water Provider:	Pender County Utilities	Wastewater Provider:	On-Site Wastewater Plant

Additional Information:

SECTION 3: SIGNATURES

Applicant's Signature	<i>C. Heide Trask, Jr.</i>	Date:	<i>6/28/23</i>
Applicant's Printed Name:	<i>C. Heide TRASK, JR.</i>	Date:	<i>6/28/23</i>
Owner's Signature	<i>C. Heide Trask, Jr.</i>	Date:	<i>6/28/23</i>
Owner's Printed Name:	<i>C. Heide TRASK, JR.</i>	Date:	<i>6/28/23</i>

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

<input checked="" type="checkbox"/>	Subdivision Fees: \$500 + \$10/lot-unit for the first 100 lots/units; \$5/lot-unit thereafter (Major Subdivision) \$150 + \$10 per lot (Minor Subdivision)	Total Fee Calculation: \$ 2295.00
Attachments Included with Application: (Please include # of copies)		



Lanes Ferry Phase 1C Narrative:

Preliminary Plat:

The proposed development on Pender County parcel is currently zoned a PD for the entire 987.95 acre tract with a total unit count of 2695 units. To date, there are 3 phases of Phase 1 with two previous preliminary plat submittals. Phase 1A includes 50 lots, Phase 1B (called Phase 1 when originally submitted) has 165 lots outside of the 1A lots, and Phase 1C requests an addition of 259 units. The current total Phase 1 tally is 474 units. The PD master plan allocates 514 units in Phase 1. Phase 1C consists of 259 single family lots (\pm 39.20 acres) on the northern side of Hwy 210. This section offers 134 single family units and 125 townhome units.

Open space for Phase 1C is shared with the rest of Phase 1. Phase 1C will be immediately adjacent to an amenity pond, not required for stormwater. As such, the pond's nature trail and picnic area/pond overlook will be available for recreation can be used for active recreation contributing to the whole of Phase 1's open space.

The entire development will be served by an on-site wastewater treatment facility that is currently permitted and being renewed as shown in previously provided information. Water will be provided by Pender County Utilities with the developer constructing the necessary infrastructure (line sizes and hydrant spacing) to tie into the existing system.

The proposed development will employ regional type stormwater facilities to capture runoff from the proposed impervious area as required by state and county regulations and good engineering practice. A traffic impact analysis is approved and required improvements will be installed as approved.

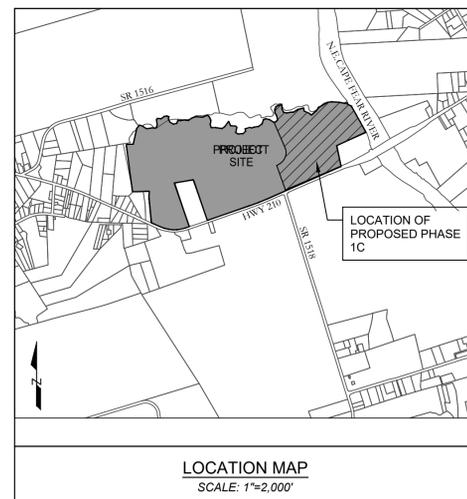
SITE PLAN(S)

LANE'S FERRY LANDING PHASE 1C

NC HWY 210
 PENDER COUNTY, NORTH CAROLINA

MDP & PRELIMINARY PLAT
 JULY 2023

APPLICANT:
 HCT PENDER, LLC
 2511 S CANTERBURY ROAD
 WILMINGTON, NC 28403



LANE'S FERRY LANDING PHASE 1C

PROJECT # 17239.PE

JULY 7, 2023

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
SV-1	SURVEY
INDEX	PRELIMINARY PLAT INDEX
C-2.0 - C-2.5	PRELIMINARY PLAT

PROJECT CONSULTANTS

DEVELOPER	ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT	SURVEYOR
HCT PENDER, LLC 2511 S CANTERBURY ROAD WILMINGTON, NC 28403	PARAMOUNTE ENGINEERING, INC. 122 CINEMA DR., WILMINGTON NC 28403 (910) 791-6707	PARAMOUNTE ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403
GEORGE JOHNSON, (910) 762-6557	CIVIL ENGINEER: TIM CLINKSCALES, PE, PLS LANDSCAPE ARCHITECT: ALLISON ENGBRETSON, RLA	JOSH TAYLOR, PLS (910-791-6707)

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
 1-800-632-4949

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING AND COMMUNITY
 DEVELOPMENT
 ATTN: DANIEL ADAMS
 PH: 910-259-0231

PENDER COUNTY UTILITIES (WATER & SEWER)
 ATTN: KENNETH KEEL, PE DIRECTOR
 PH: 910-259-1521

PIEDMONT NATURAL GAS
 ATTN: CARL PAQUET
 PH: 910-350-2242

DUKE ENERGY
 ATTN: KEVIN LEATHERWOOD
 PH: 910-602-4304

EMERGENCY DIAL 911
 POLICE - FIRE - RESCUE

BELL SOUTH
 ATTN: STEVE DAYVAULT
 PH: 910-341-0741

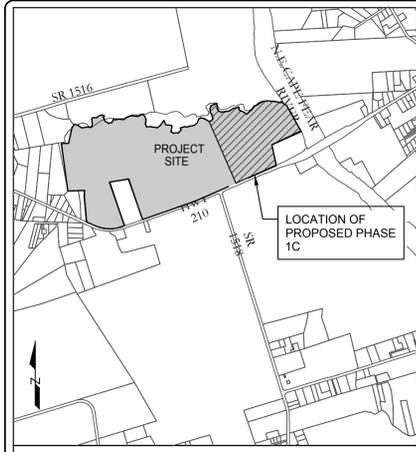
TIME WARNER CABLE
 PH: 910-763-4638

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

PREPARED BY:

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





Phase 1 Density Calculations	
Grand Unit Total	474
Total Phase 1A & 1B (78.96 AC) Single Family Units	215
Total Phase 1C Units	259
Total Phase 1 Site Acreage	221.86
Total Wetland Acreage (approx.)	17.95
Total Phase 1 Open Space (all phases)	46.70
Total Open Space Acreage Required (Number of Lots x 0.03)	14.22
Areas to Subtract From Site Acreage	
Total Non-Residential	0.00
Total Wetlands on Lots	0.00
Total ROW	25.39
Dedicated Total Active Open Space	16.43
Dedicated Total Passive Open Space	12.00
Undedicated Open Space	18.27
Total Ph. 1A & 1C Dedicated Active Open Space	9.875
Total Ph. 1A & 1C Dedicated Passive Open Space	4.985
Total Area Subtracted from Total Site Acreage Land Acreage	53.12
Total Developable Land Acreage	168.75
Max. Allowable Units From Approved MDP for Phase 1	514.00
Total Proposed Density Units/Acre	2.8

Phase 1C Density Calculations	
Grand Unit Total (Ph. 1C)	259
Total Phase 1C Single Family Units	134
Total Ph. 1C Townhome Units	125
Phase 1C Site Acreage (approx. area outside of amenity pond & surrounding area)	39.20
Total Phase 1C Site Acreage (approx.)	63.02
Total Phase 1C Wetland Acreage (approx.)	11.20
Total Open Space Acreage Required (Number of Lots x 0.03)	7.77
Areas to Subtract From Site Acreage	
Total Non-Residential	0.00
Total Wetlands on Lots	0.00
Total ROW	7.69
Dedicated Total Active Open Space	6.650
Dedicated Total Passive Open Space	1.760
Undedicated Open Space	16.10
Total Area Subtracted from Total Site Acreage Land Acreage	16.10
Total Developable Land Acreage	46.92
Total Proposed Density Units/Acre	5.5

SINGLE FAMILY TABULATIONS - PHASE 1C	
TOTAL UNITS:	259 UNITS TOTAL
SINGLE FAMILY UNITS:	134 SF UNITS
TOWNHOUSE UNITS:	125 UNITS
PHASE 1C OPEN SPACE REQUIREMENTS	
TOTAL OPEN SPACE:	± 0.03 AC/259 DU = ± 7.77 ACRES
DEDICATED ACTIVE SPACE:	MINIMUM 50% = ± 3.885 ACRES
DEDICATED PASSIVE SPACE:	MAXIMUM 50% = ± 3.885 ACRES
UNDEDICATED OPEN SPACE:	
OPEN SPACE KEY	
1 UNDEDICATED OPEN SPACE	± 0.95 AC
2 DEDICATED ACTIVE OPEN SPACE	± 0.75 AC
3 DEDICATED ACTIVE OPEN SPACE	± 0.23 AC
4 DEDICATED ACTIVE OPEN SPACE	± 3.71 AC
5 DEDICATED ACTIVE OPEN SPACE	± 0.98 AC
6 DEDICATED PASSIVE OPEN SPACE	± 0.33 AC
7 DEDICATED ACTIVE OPEN SPACE	± 0.98 AC
8 DEDICATED PASSIVE OPEN SPACE	± 1.10 AC
9 DEDICATED PASSIVE OPEN SPACE	± 0.33 AC
10 UNDEDICATED OPEN SPACE	± 3.16 AC
11 UNDEDICATED OPEN SPACE	± 5.75 AC
TOTAL OPEN SPACE PROVIDED:	± 18.27 AC

RECREATION UNITS NOTE
 A COST ESTIMATE TOTALING \$25,000 FOR ALL ACTIVE RECREATION IMPROVEMENTS HAS BEEN PROVIDED TO PENDER COUNTY STAFF AT THE TIME OF THIS SUBMITTAL. THIS ESTIMATE WILL COMPLY WITH THE REQUIRED (2.5) RECREATIONAL UNIT TOTALING AT LEAST \$25,000 AS PER PENDER COUNTY UDO. PROPOSED WALKING TRAIL WILL MEET OR EXCEED THE \$25,000 REQUIREMENT.

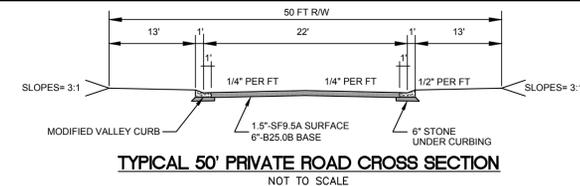
MDP NOTE
 PHASE 1C AND ALL PHASES WILL MEET THE NOTES AND CONDITIONS FROM THE APPROVED MDP.

STREETLIGHT NOTES
 1. STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY, AND BASED ON PENDER UDO SPECIFICATIONS. FINAL DESIGN, LOCATIONS, AND CALCULATIONS WILL BE PROVIDED BY DUKE ENERGY.

UTILITIES
 1. WATER SERVICE SHALL BE PROVIDED THROUGH A PUBLIC DISTRIBUTION SYSTEM TO BE OWNED AND OPERATED BY PENDER COUNTY UTILITIES AND BUILT TO CONFORM WITH PENDER COUNTY STANDARDS AND SPECIFICATIONS.
 2. SANITARY SEWER SERVICE SHALL BE PROVIDED THROUGH CONSTRUCTION OF WASTEWATER COLLECTION SYSTEM, AN ON-SITE WASTEWATER TREATMENT FACILITY TO BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION (HOA) HAS BEEN DESIGNED AND PERMITTED. IF CONSTRUCTED AS CURRENTLY PERMITTED, THE HOA SHALL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE PUMP STATIONS, FORCE MAINS, AND SANITARY SEWER LINES AND WASTEWATER TREATMENT FACILITY. PERMIT CASE NUMBER 03-16-18-0001.
 3. WASTE WATER PERMIT NUMBER W0003710. HOWEVER, IF OTHER WASTEWATER OPTIONS BECOME AVAILABLE, THE DEVELOPER MAY EXPLORE THE OPTIONS. THE DEVELOPER WILL COORDINATE ANY CHANGES / SEEK APPROVALS WITH THE APPLICABLE COUNTY AGENCIES AS REQUIRED IF A CHANGE TO THE CURRENT PERMITTED SYSTEM IS PROPOSED.
 4. ALL WATER AND SANITARY SEWER SYSTEMS WILL BE DESIGNED TO MEET COUNTY AND STATE REQUIREMENTS. FINAL CONSTRUCTION PLANS WILL BE SUBMITTED TO BOTH AGENCIES FOR REVIEW AND PERMITS TO CONSTRUCT SHALL BE OBTAINED PRIOR TO UTILITY INSTALLATION.
 5. ALL WATER LINES SHALL BE SIZED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS. THE EXISTING WATER MAIN LOCATED ALONG THE RIGHT OF WAY OF NC HIGHWAY 210 IS 36" DUCTILE IRON PIPE.
 6. IF UTILITIES REQUIRE AN EASEMENT A 20-FT UTILITY EASEMENT WILL BE CENTERED ALONG UTILITIES UNLESS OTHERWISE NOTED.

STORMWATER
 1. STORMWATER DESIGN SHALL BE COMPLIANT WITH PENDER COUNTY UDO.
 2. THE PLAN AND FACILITIES SHALL PROVIDE FOR A DRAINAGE SYSTEM FOR THESE AREAS THAT WILL ACCOMMODATE THE TEN-YEAR STORM EVENT WITHOUT FLOODING OR SUBSTANTIAL PONDING OF WATER IN THE AREAS INCLUDED IN THE PLAN.
 3. FULL PERMIT APPROVALS TO BE PROVIDED TO COUNTY WHEN RECEIVED.
 4. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND COUNTY STORMWATER STANDARDS. EACH LOT WILL BE ALLOCATED 5,500 SF OF IMPERVIOUS COVERAGE WITH THE EXCEPTION OF LOT 30 WHICH WILL BE ALLOCATED 8,500 SF.
 5. PER PENDER COUNTY UDO, SECTION 4.4.4.H.
 6. A DRAINAGE PLAN THAT WILL INCLUDE ALL PORTIONS OF THE DEVELOPMENT SHALL BE SUBMITTED. THIS PLAN SHALL BE PREPARED AND SEALED BY A REGISTERED ENGINEER. THE PLAN AND FACILITIES SHALL PROVIDE FOR A DRAINAGE SYSTEM FOR THESE AREAS THAT WILL ACCOMMODATE THE TEN-YEAR STORM EVENT WITHOUT FLOODING OR SUBSTANTIAL PONDING OF WATER IN THE AREAS INCLUDED IN THE PLAN. THE PLAN MUST ALSO ACCOMMODATE ANY DISCHARGE FROM PROPERTIES IN UPLAND PORTIONS OF THE DRAINAGE BASIN THAT FLOWS THROUGH THE PROPERTY FOR THE SAME STORM EVENT FOR THE TYPE DEVELOPMENT FOR WHICH THAT PROPERTY IS ZONED. THE BOUNDARY OF ANY DRAINAGE AREA ON A PORTION OF THE SITE AND/OR UPLAND FROM THE SITE AND DRAINAGE AREAS BETWEEN STORMWATER DISCHARGE POINTS FROM THE SITE TO THE RECIPIENT PERENNIAL STREAM SHALL BE SHOWN ON A MAP (COPY OF 7.5 MIN. USGS QUAD OR SIMILAR MAP). ANY DRAINAGE FACILITY RECEIVING STORMWATER DISCHARGE FROM THE DEVELOPMENT SHALL HAVE THE CAPACITY TO CARRY THE ANTICIPATED STORMWATER FLOW FROM AREAS THAT DISCHARGE THROUGH THEM FOR THE 10 YEAR STORM EVENT FROM THE POINT OF DISCHARGE AT THE DEVELOPMENT TO THE RECIPIENT PERENNIAL STREAM WITHOUT OVER FLOWING THE STREAM BANKS. THE LOCATION, SIZE AND/OR CAPACITY OF ALL STRUCTURES INCLUDED IN THE DRAINAGE SYSTEM AND RECEIVING DISCHARGE FROM THE DEVELOPMENT TO THE RECIPIENT PERENNIAL STREAM SHALL BE SHOWN ON THE PLAN AND CALCULATIONS USED IN DESIGNING THE DRAINAGE SYSTEM SHALL BE SUBMITTED IN A LEGIBLE FORMAT. THIS PLAN MAY BE INCLUDED IN THE STREET AND DRAINAGE PLAN. STORMWATER MANAGEMENT PLAN OR ON THE PRELIMINARY PLAT, AS LONG AS THE DESIGN PROFESSIONAL CERTIFIES THAT THE SPECIFIC DRAINAGE PLAN SUBMITTED COMPLIES WITH THESE REQUIREMENTS AND THE INFORMATION REQUIRED IS SHOWN OR SUBMITTED.

FIRE NOTES
 1. PER CHAPTER 5 OF NCSFC, FIRE SERVICE ACCESS ROAD MUST BE ALL WEATHER SURFACE, PROVIDED FOR ALL BUILDINGS/STRUCTURES AND EXTEND TO WITHIN 50 FEET OF ALL STRUCTURES AND EXTERIOR WALLS.
 2. FIRE SERVICE ACCESS ROADS MUST BE UNOBSTRUCTED 20' WIDTH, MINIMUM.
 3. CUL-DE-SAC TURN AROUNDS MUST BE MINIMUM 80' DIAMETER.
 4. ANY GATED COMMUNITY ACCESS, SHALL BE INSTALLED WITH EMERGENCY APPARATUS SIREN NOTIFIER FOR EMERGENCY OPENING.
 5. ALL STRUCTURES SHALL BE COMPLIANT WITH AND HAVE ADDRESS NOTIFICATION, VISIBLE FROM STREET, NOT LESS THAN 6" WITH MINIMUM STROKE WIDTH OF 1/2".
 6. WHERE NECESSARY (COMMUNITY BUILDINGS, POOL HOUSES) WILL BE REQUIRED TO INSTALL A KNOX KEY BOX.
 7. MUST HAVE FIRE HYDRANTS NO LESS THAN EVERY 400', UNOBSTRUCTED W/ 3' CLEAR RADIUS.
 8. REQUIRED VEGETATIVE PLANTINGS CANNOT OBSTRUCT 20' CLEAR ACCESS ROAD WIDTH, MAINTAIN 13.5' IN HEIGHT.



PROJECT ROAD NOTES
 1. ALL ROADS WILL BE CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
 2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS WILL HAVE A 30' RADIUS MINIMUM. ALL OTHER RADIUS ON THE PROJECT WILL BE 25' MIN.
 3. STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLE TRAFFIC TO INCLUDE DURING CONSTRUCTION AND MEET PENDER COUNTY STREET SIGN SPECIFICATIONS.
 4. TRAFFIC IMPROVEMENTS TO BE PHASED AND CONSTRUCTED AS PER RECOMMENDATIONS IDENTIFIED IN SUBMITTED TIA AND AGREED ON BY THE WMPD.
 5. PRIVATE STREETS ARE DESIGNED TO NCDOT STANDARDS AND ALL LOTS SHALL BE ACCESSIBLE TO PENDER COUNTY EMERGENCY SERVICE VEHICLES, WITH CLEARANCE TO TREES OVER THE ROADWAY FROM 13.5' IN HEIGHT BY 20' IN WIDTH.

LAND DISTURBANCE NOTE:
 SITE EXCEEDS ONE ACRE IN DISTURBANCE, ALL STATE PERMITS WILL HAVE TO BE SECURED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

FEMA NOTE:
 PORTIONS OF THIS PARCEL ARE LOCATED WITHIN THE 100-YEAR FLOOD ZONE 'AE-8.5' AS INDICATED ON FEMA FIRM MAPS PANEL NO. 37203-24500-J BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007. PRELIMINARY MAPS INDICATE AN AE ZONE BASE FLOOD ELEVATION OF 10'. EFFECTIVE MAPS WILL BE CONSULTED AT THE TIME OF CONSTRUCTION TO ASSURE ANY DEVELOPMENT COMPLIES WITH THE MOST CURRENT FEMA REQUIREMENTS.

WETLAND NOTE:
 DELINEATED WETLANDS ON SITE APPROVED 8/10/21

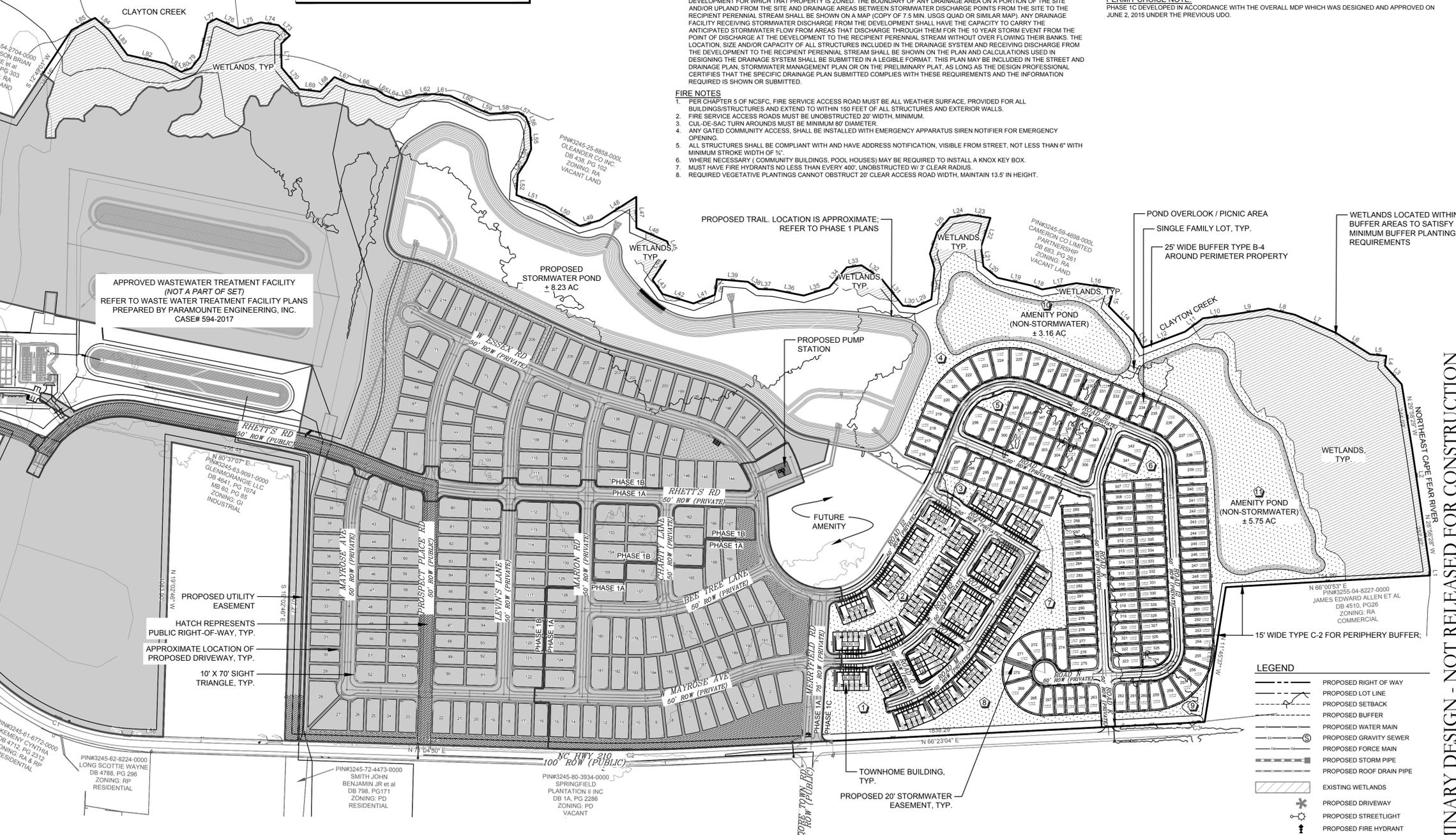
SURVEY NOTE:
 THE BOUNDARY SURVEY WAS PERFORMED BY PARAMOUNT ENGINEERING, INC. AND SEALED BY CHRISTOPHER J. GAGNE ON 5/18/17.

PERMIT CHOICE NOTE:
 PHASE 1C DEVELOPED IN ACCORDANCE WITH THE OVERALL MDP WHICH WAS DESIGNED AND APPROVED ON JUNE 2, 2015 UNDER THE PREVIOUS UDO.

SITE INFORMATION
 OWNER INFORMATION: HCT PENDER, LLC, 2511 S. CANTERBURY RD WILMINGTON, NC 28403
 PIN: 3245-84-0109-0000
 DB/PG: DB 4664 PG 1201
 CURRENT ZONING: PD
 UNDEVELOPED FARM LAND
 PROPOSED USE: MIXED USE
 HOUSING TYPE (PHASE 1 C): SINGLE FAMILY DWELLINGS - DETACHED CONVENTIONAL & ATTACHED TOWNHOMES
 TOTAL PHASE 1 AREA: ± 221.86 ACRES
 TOTAL PHASE 1C AREA: ± 39.20 ACRES

DIMENSIONAL REQUIREMENTS (PER MDP)
SINGLE FAMILY LOTS
 MINIMUM LOT SIZE: 3,500 SF
 MINIMUM LOT FRONTAGE: 20' STANDARD LOT
 25' CORNER LOT
 FRONT YARD SETBACK: 5' MINIMUM
 SIDE YARD SETBACK: 5' MINIMUM
 CORNER SIDE YARD SETBACK: 5' MINIMUM
 REAR SETBACK: 5' MINIMUM
 CHORD: 20' MINIMUM
 MAXIMUM HEIGHT: 35'

TOWNHOME LOTS
 MINIMUM LOT SIZE: 1,400 SF
 MINIMUM LOT FRONTAGE / BLDG: 20' STANDARD LOT
 25' CORNER LOT
 FRONT YARD SETBACK: 5' MINIMUM
 SIDE YARD SETBACK: 5' MINIMUM
 CORNER SIDE YARD SETBACK: 5' MINIMUM
 REAR SETBACK: 15' MINIMUM
 CHORD: 20' MINIMUM
 MAXIMUM HEIGHT: 45'



APPROVED WASTEWATER TREATMENT FACILITY (NOT A PART OF SET)
 REFER TO WASTE WATER TREATMENT FACILITY PLANS PREPARED BY PARAMOUNT ENGINEERING, INC. CASE# 594-2017

PROPOSED UTILITY EASEMENT
 HATCH REPRESENTS PUBLIC RIGHT-OF-WAY, TYP.
 APPROXIMATE LOCATION OF PROPOSED DRIVEWAY, TYP.
 10' X 70' SIGHT TRIANGLE, TYP.

LEGEND
 - - - - - PROPOSED RIGHT OF WAY
 - - - - - PROPOSED LOT LINE
 - - - - - PROPOSED SETBACK
 - - - - - PROPOSED BUFFER
 - - - - - PROPOSED WATER MAIN
 - - - - - PROPOSED GRAVITY SEWER
 - - - - - PROPOSED FORCE MAIN
 - - - - - PROPOSED STORM PIPE
 - - - - - PROPOSED ROOF DRAIN PIPE
 - - - - - EXISTING WETLANDS
 - - - - - PROPOSED DRIVEWAY
 - - - - - PROPOSED STREETLIGHT
 - - - - - PROPOSED FIRE HYDRANT

Certification of Submission Phase 1C
 A copy of this plat has been submitted, approval is subject to review; this does not constitute an approval.

Pender County Utilities: _____ Date: _____
 Pender County Environmental Health: _____ Date: _____
 Pender County Addressing Coordinator: _____ Date: _____
 Pender County Fire Marshal: _____ Date: _____

Certification of Preliminary Plat Approval
 Preliminary Plat Approval by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff: _____ Date: _____

REVISIONS:

CLIENT INFORMATION:
 HCT PENDER, LLC
 2511 S Canterbury Road
 Wilmington, NC 28403

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

OVERALL SITE PLAN
PHASE 1C PRELIMINARY PLAT
LANE'S FERRY LANDING
ROCKY POINT
 PENDER COUNTY, NORTH CAROLINA

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

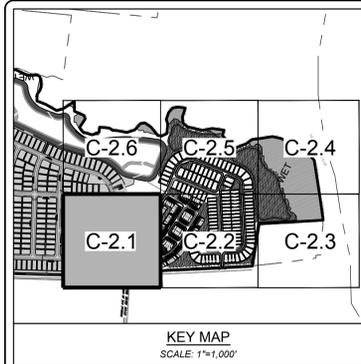
PROJECT STATUS:
 CONCEPTUAL LAYOUT: 07/23/23
 FINAL DESIGN: 11/20/23
 RELEASED FOR CONSTRUCTION: 11/20/23

DRAWING INFORMATION:
 DATE: 07/23/23
 SCALE: 1" = 200'
 DRAWN BY: JAH
 CHECKED BY: JAH

SEAL:
 NORTH CAROLINA PROFESSIONAL ENGINEER
 SEAL
 028847
 JAH
 07/07/23

C-2.0

PEI JOB#: 23121.PE



LEGEND

- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED BUFFER
- PROPOSED WATER MAIN
- PROPOSED GRAVITY SEWER
- PROPOSED FORCE MAIN
- PROPOSED STORM PIPE
- PROPOSED ROOF DRAIN PIPE
- EXISTING WETLANDS
- PROPOSED DRIVEWAY
- PROPOSED STREETLIGHT
- PROPOSED FIRE HYDRANT

PHASE 1C BUFFER PLANT SCHEDULES

PLANT SCHEDULE PHASE 1C STREET YARD

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	LGM	28	Magnolia g. 'Little Gem' Dwarf Southern Magnolia	4' HT
	SRO	14	Quercus falcata Southern Red Oak	2' cal

BUFFER A-3 CALCULATIONS
 REQUIRED: 25' WIDTH; (1) CANOPY TREE AND (2) UNDERSTORY TREES PER 100'
 BUFFER LINEAR CANOPY UNDERSTORY
 TYPE FT TREES TREES
 A-3 1,364' 14 (1/100)' 28 (2/100)'

PLANT SCHEDULE PHASE 1C BUFFER C-2

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	WM	79	Myrica cerifera Wax Myrtle	4' HT
	LO	10	Quercus virginiana Southern Live Oak	2' cal

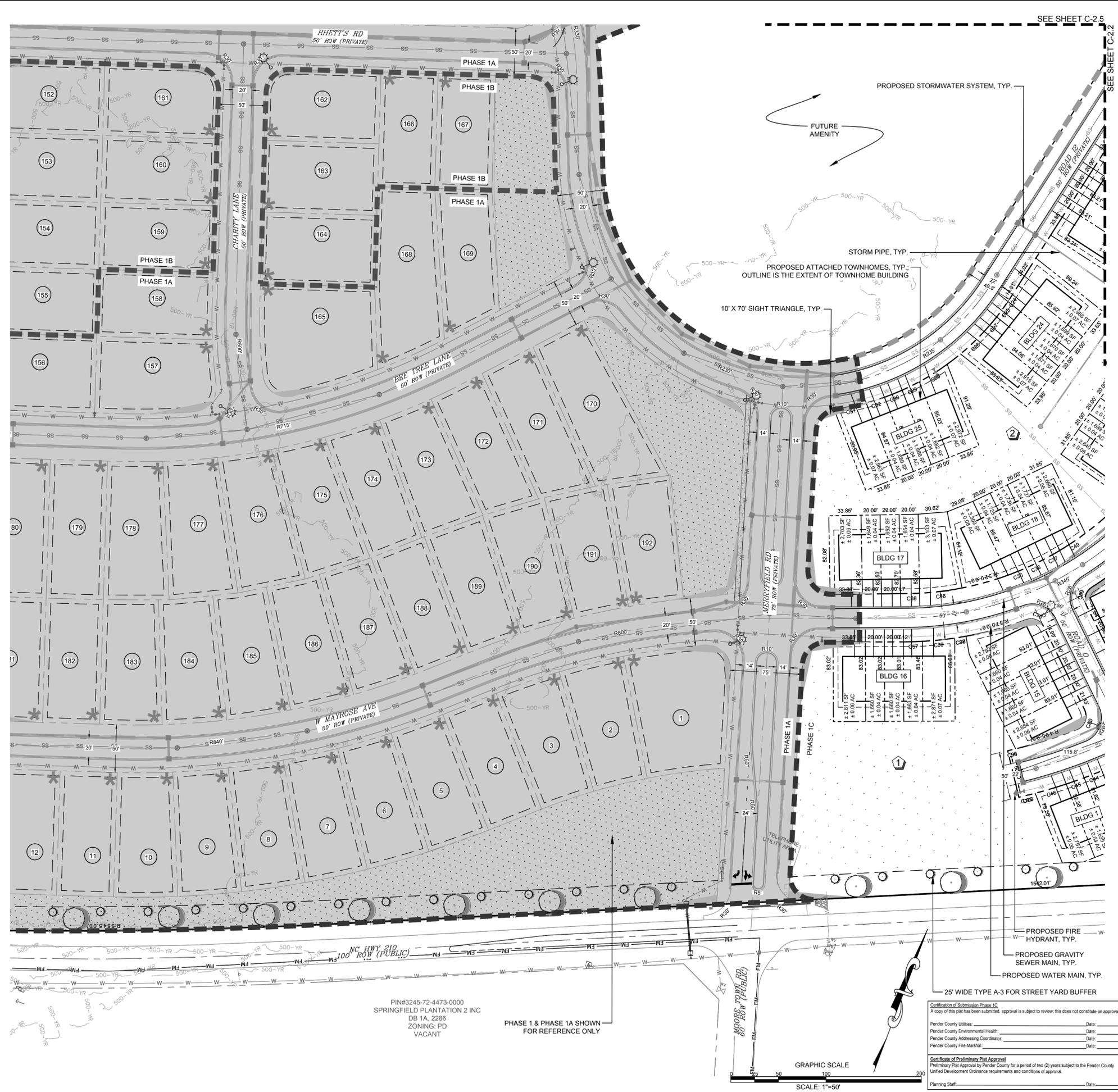
BUFFER C-2 CALCULATIONS
 REQUIRED: 15' WIDTH; EVERGREEN HEDGE TO A HEIGHT OF 8' WITHIN 4 YEARS
 (1) CANOPY AND (4) UNDERSTORY TREES PER 100' OUTSIDE OF WETLANDS
 BUFFER LINEAR CANOPY UNDERSTORY
 TYPE FT TREES TREES
 C-2 945' 10 (1/100)' 38 (4/100)'
 WAX MYRTLES ARE BOTH EVERGREEN HEDGE & UNDERSTORY TREES

BUFFER PLANTING NOTE:
 PROPOSED PLANTING PLAN & PLANT SCHEDULES SHOWN INDICATE THE MINIMUM QUANTITY OF SHADE AND UNDERSTORY TREES NECESSARY TO MEET THE BUFFER PLANTING REQUIREMENT. CONTRACTOR SHALL VERIFY EXISTING TREES IN FIELD AND MAY REDUCE THE NUMBER OF TREES TO BE PLANTED AT A ONE-TO-ONE RATIO WITH EXISTING TREES WHICH SATISFY THE REQUIREMENT, PER PENDER COUNTY UDO 8.1.5(B)(1)

OPEN SPACE KEY

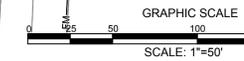
	UNDEDICATED OPEN SPACE	±0.95 AC
	DEDICATED ACTIVE OPEN SPACE	±0.75 AC
	DEDICATED ACTIVE OPEN SPACE	±0.23 AC
	DEDICATED ACTIVE OPEN SPACE	±3.71 AC
	DEDICATED ACTIVE OPEN SPACE	±0.98 AC
	DEDICATED PASSIVE OPEN SPACE	±0.33 AC
	DEDICATED ACTIVE OPEN SPACE	±0.98 AC
	DEDICATED PASSIVE OPEN SPACE	±1.10 AC
	DEDICATED PASSIVE OPEN SPACE	±0.33 AC
	UNDEDICATED OPEN SPACE	±3.16 AC
	UNDEDICATED OPEN SPACE	±5.75 AC

TOTAL OPEN SPACE PROVIDED: ±18.27 AC



PIN#3245-72-4473-0000
 SPRINGFIELD PLANTATION 2 INC
 DB 1A, 2286
 ZONING: PD
 VACANT

PHASE 1 & PHASE 1A SHOWN FOR REFERENCE ONLY



Certification of Submission Phase 1C
 A copy of this plat has been submitted, approval is subject to review; this does not constitute an approval.
 Pender County Utilities: _____ Date: _____
 Pender County Environmental Health: _____ Date: _____
 Pender County Addressing Coordinator: _____ Date: _____
 Pender County Fire Marshal: _____ Date: _____

Certificate of Preliminary Plat Approval
 Preliminary Plat Approval by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.
 Planning Staff: _____ Date: _____

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

NO.	DESCRIPTION

CLIENT INFORMATION:
HCT PENDER, LLC.
 2511 S Canterbury Road
 Wilmington, NC 28403

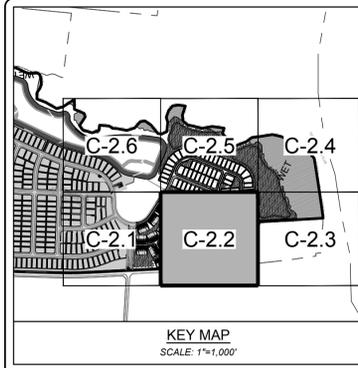
PARAMOUNT ENGINEERING, INC.
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6760 (F)
 NC License #: C-2846

PRELIMINARY PLAT
 PHASE 1C PRELIMINARY PLAT
 LANE'S FERRY LANDING
 ROCKY POINT
 PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS:
 CONCEPTUAL LAYOUT:
 FINAL DESIGN LAYOUT:
 RELEASED FOR CONSTRUCTION:
 DRAWING INFORMATION:
 DATE: 07/27/23
 SCALE: 1"=50'
 DRAWING NO: 23121.PE
 CHECKED: TGC



C-2.1
 PEI JOB#: 23121.PE



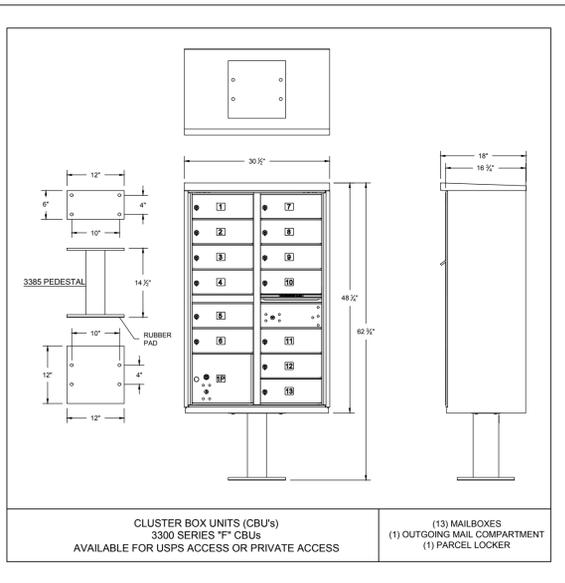
KEY MAP
SCALE: 1"=1,000'

OPEN SPACE KEY

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TOTAL OPEN SPACE PROVIDED:		±18.27 AC

- LEGEND**
- PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED SETBACK
 - PROPOSED BUFFER
 - PROPOSED WATER MAIN
 - PROPOSED GRAVITY SEWER
 - PROPOSED FORCE MAIN
 - PROPOSED STORM PIPE
 - PROPOSED ROOF DRAIN PIPE
 - EXISTING WETLANDS
 - PROPOSED DRIVEWAY
 - PROPOSED STREETLIGHT
 - PROPOSED FIRE HYDRANT

- PROPOSED GRAVITY SEWER MAIN, TYP.
- PROPOSED TOWNHOMES, TYP.
- PROPOSED WATER MAIN, TYP.
- PROPOSED STORMWATER SYSTEM, TYP.
- PROPOSED FIRE HYDRANT, TYP.
- STREETLIGHT, TYP. REFER TO STREETLIGHT NOTES ON SHEET C-2.0
- 10' X 70' SIGHT TRIANGLE, TYP.



PIN#3245-72-4473-0000
RIVER ROCK FARM LLC A NC LTD
DB 1835, PG 225
ZONING: PD
VACANT LAND

PROPOSED 20' STORMWATER EASEMENT
SINGLE FAMILY LOT, TYP.
25' WIDE TYPE A-3 FOR STREET YARD BUFFER

GRAPHIC SCALE
SCALE: 1"=50'

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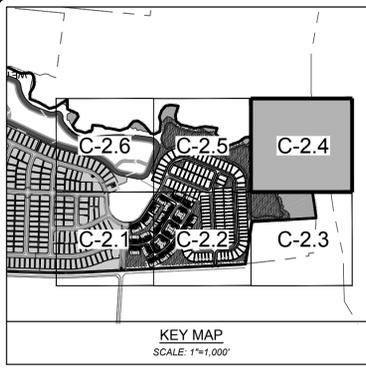
PROJECT STATUS:
CONCEPTUAL LAYOUT: _____
FINAL DESIGN LAYOUT: _____
RELEASED FOR CONSTRUCTION: _____

DRAWING INFORMATION:
DATE: 07/23/23
SCALE: 1"=50'
DRAWN BY: AHE
CHECKED BY: TCC

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER
TIMOTHY G. CLANKS
028847
07/07/23

C-2.2

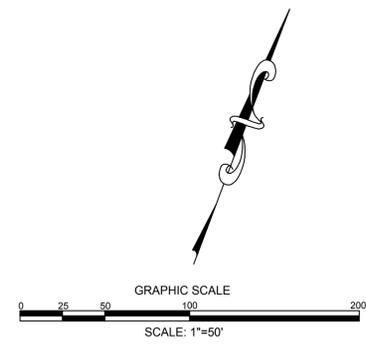
PEI JOB#: 23121.PE



- LEGEND**
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Certification of Submission Phase 1A
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REVISIONS:

CLIENT INFORMATION:
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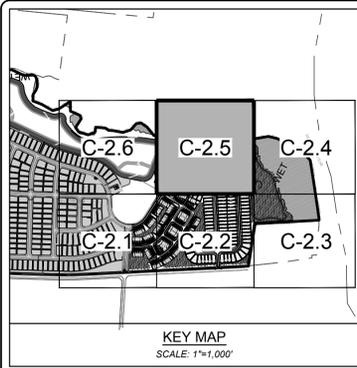
PRELIMINARY PLAT
PHASE 1C PRELIMINARY PLAT
LANE'S FERRY LANDING
ROCKY POINT
PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS
 CONCEPT LAYOUT: _____
 FINAL DESIGN LAYOUT: _____
 RELEASED FOR CONSTRUCTION: _____

DRAWING INFORMATION
 DATE: 07/27/23
 SCALE: 1"=50'
 DRAWN BY: G. CLANKINS
 CHECKED: TGC



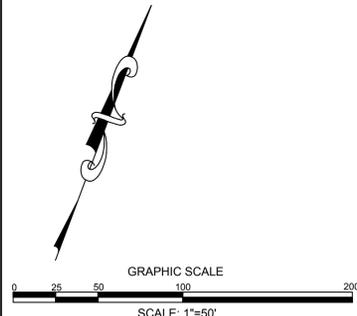
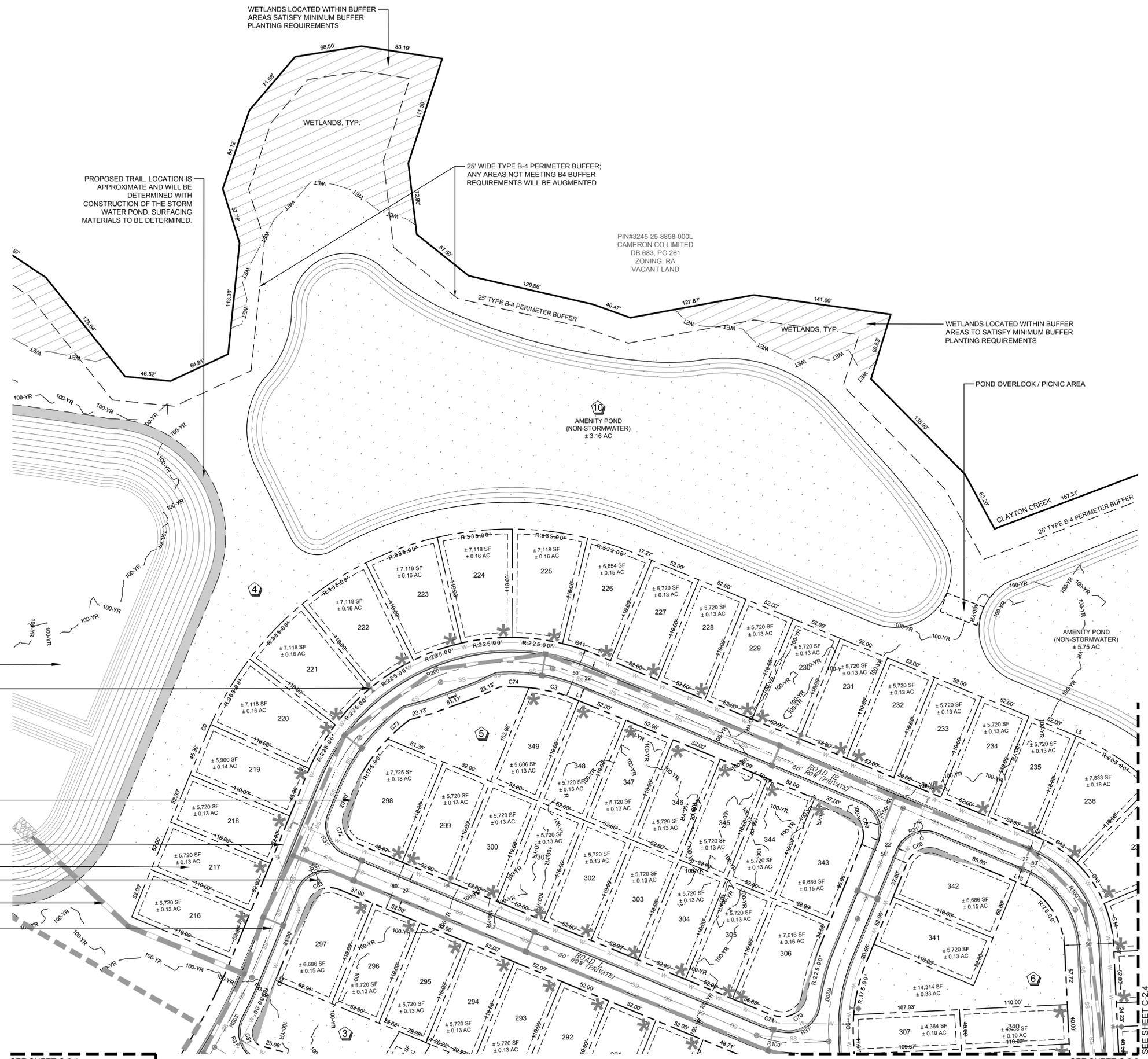
C-2.4
 PEI JOB#: 23121.PE



- LEGEND**
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SEE SHEET C-2.1

SEE SHEET C-2.2

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CHECKED: TCC



C-2.5
PEI JOB#: 23121.PE