

# 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](http://www.pendercountync.gov)

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## Lanes Ferry Phase 3 Application Information Major Subdivision

**Case Number:** SUBMAJ 2024-118

**Application Type:** Major Subdivision

**Applicant:** Springfield Plantation II, Inc.

**Owners:** Springfield Plantation II, Inc.

**Location:** At the intersection of NC HWY 210 and Moore Town Road, the parcel is on the westbound side of NC HWY 210. The parcel also fronts Rebecca Kennedy Road

**Property ID #(s):** 3245-80-3934-0000

**Description & Total Area of Project:** Phase 3 of a residential project consisting of 1,075 single-family detached units across approximately 444 acres

**Current Zoning:** PD

**Technical Review Committee Meeting:** 11/7

**Board of County Commissioners/Planning Board Meeting:** N/A

### Application Materials

Application Package

Site Plan

# Pender County Planning and Community Development



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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 MDP Approved 12.03.20
2. \_\_\_\_\_ **Signed Application**
3. To be invoiced **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, Four (4) 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. H. Trask, Jr.*

Date \_\_\_\_\_

Printed Name

C. H. TRASK, JR.

Staff Initials: \_\_\_\_\_

Date: \_\_\_\_\_

# APPLICATION FOR SUBDIVISION

## THIS SECTION FOR OFFICE USE

Application No.	<b>SUB</b>	Date	
Application Fee	\$	Invoice Number:	
Master Plan Hearing Date		Preliminary Plat Hearing Date	

### SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Springfield Plantation II, Inc.	Owner's Name:	Same
Applicant's Address:	2511 Canterbury Road	Owner's Address:	
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	
Phone Number:	910-791-6707 (Paramounte Engineering rep)	Phone Number:	
Email Address:	jcirello@paramounte-eng.com	Email Address:	

**Legal relationship of applicant to landowner:**

### 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):	3245-80-3934-0000	
Zoning Classification:	PD	Total property acreage: ± 443.93 ac
Number of Lots:	Phase 3 - 1,075 lots shown (240 future)	Acreage to be disturbed: ± 443.93 ac
Water Provider:	Pender County Utilities	Wastewater Provider: Wastewater Plant in Ph1

**Additional Information:**

### SECTION 3: SIGNATURES

Applicant's Signature	<i>C. H. Trask, Jr.</i>	Date:	10/2/24
Applicant's Printed Name:	C. H. TRASK, JR.	Date:	10/2/24
Owner's Signature	<i>C. H. Trask, Jr.</i>	Date:	10/2/24
Owner's Printed Name:	C. H. TRASK, JR.	Date:	10/2/24

### 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 type="checkbox"/>	<b>Subdivision Fees:</b> \$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: \$
<b>Attachments Included with Application: (Please include # of copies)</b>		

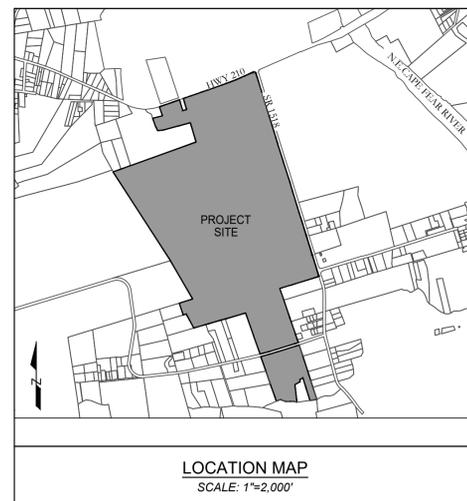
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____	<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		<b>Check:</b> <input type="checkbox"/> Check # _____		
Application received by:					Date:	
Application completeness approved by:					Date:	
Date scheduled for public hearing:						

# LANE'S FERRY LANDING PHASE 3

NC HWY 210  
 PENDER COUNTY, NORTH CAROLINA

PRELIMINARY PLAT  
 OCTOBER 2024

APPLICANT:  
 SPRINGFIELD PLANTATION II, LLC  
 2511 S CANTERBURY ROAD  
 WILMINGTON, NC 28403



**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: ANTHONY COLON, PE DIRECTOR  
 PH: 910-259-1521

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

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

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

EMERGENCY DIAL 911  
 POLICE - FIRE - RESCUE

TIME WARNER CABLE  
 PH: 910-763-4638

LANE'S FERRY LANDING PHASE 3

PROJECT # 17239.PE

OCTOBER 4, 2024

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
SV-1	EXISTING CONDITIONS
INDEX	PRELIMINARY PLAT SHEET INDEX
PP-0 THRU PP-22	PRELIMINARY PLAT

PROJECT CONSULTANTS

DEVELOPER  
 SPRINGFIELD PLANTATION II, INC.  
 2511 S CANTERBURY ROAD  
 WILMINGTON, NC 28403  
 GEORGE JOHNSON, (910) 762-6557

ENGINEER/ LAND PLANNER/ LANDSCAPE ARCHITECT  
 PARAMOUNTE ENGINEERING, INC.  
 122 CINEMA DR., WILMINGTON NC 28403  
 (910) 791-6707  
 CIVIL ENGINEER: TIM CLINKSCALES, PE, PLS  
 LANDSCAPE ARCHITECT: JIM CIRELLO, RLA

SURVEYOR  
 PARAMOUNTE ENGINEERING, INC.  
 122 CINEMA DRIVE  
 WILMINGTON, NC 28403  
 JOSH TAYLOR, PLS (910-791-6707)

REVISIONS

NO.	DATE	DESCRIPTION

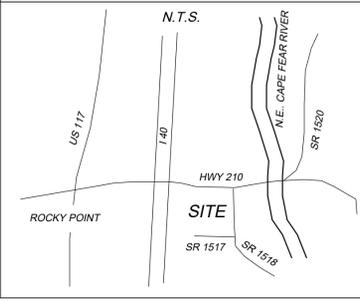
PREPARED BY:

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



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

LOCATION MAP



LEGEND:

- IFF IRON PIPE FOUND
- IRP IRON ROD FOUND
- IRS IRON ROD SET
- PKF PK NAIL FOUND
- PKS PK NAIL SET
- CMF CONCRETE MONUMENT FOUND
- CP COMPUTED POINT
- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- RIGHT OF WAY
- 100-YR FLOOD LINE



REVISIONS:

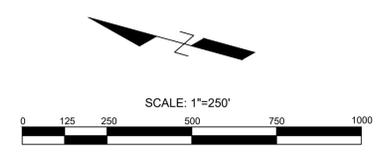
CLIENT INFORMATION:  
 RIVER ROCKS FARM, LLC  
 2511 S. CANTERBURY ROAD  
 WILMINGTON, NC 28403

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

EXISTING CONDITIONS PLAN  
 LANES FERRY LANDING PHASE 3  
 ROCKY POINT TOWNSHIP  
 PENDER COUNTY, NC

PROJECT STATUS:  
 CONCEPT LAYOUT:  
 FINAL DESIGN:  
 RELEASED FOR CONSTRUCTION:  
 DRAWING INFORMATION:  
 DATE: 10.04.24  
 SCALE: 1"=250'

SEAL  
 SV-1  
 PEI JOB#: 17239.PE





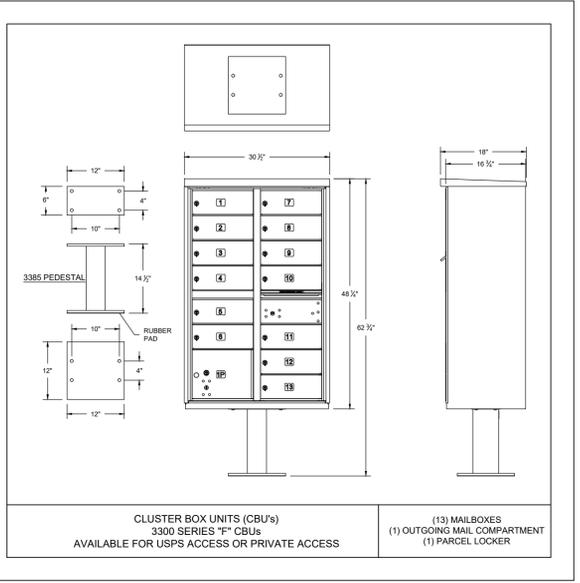
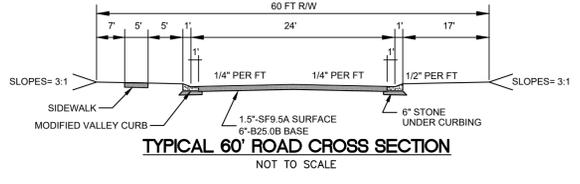
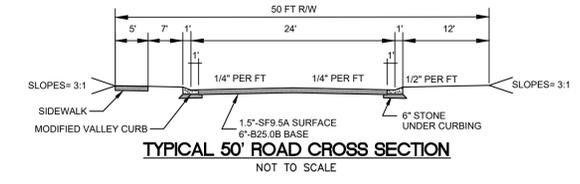
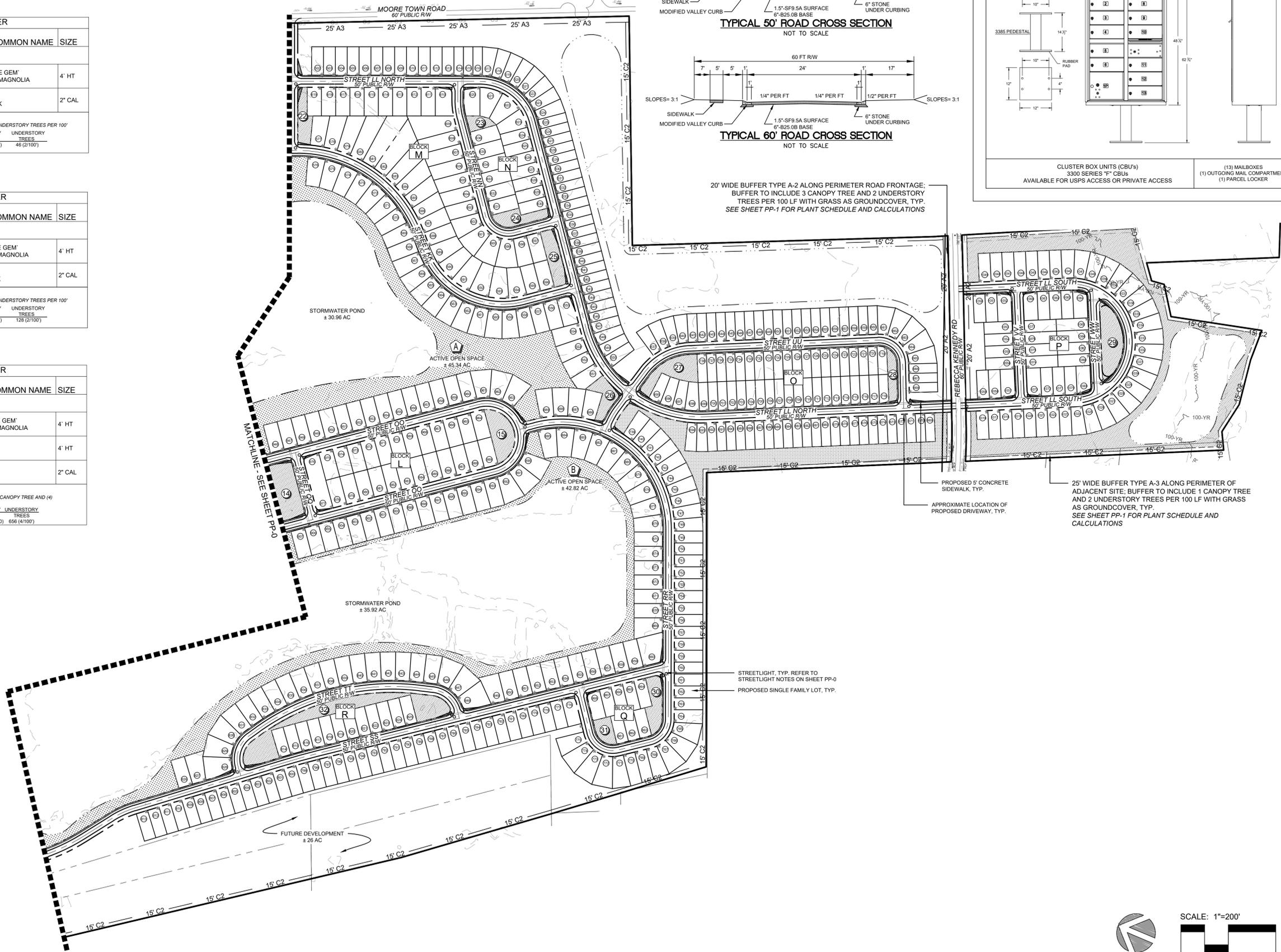


**BUFFER PLANTING NOTE:**  
 PROPOSED PLANTING PLAN & PLANT SCHEDULES SHOWN INDICATE THE MINIMUM QUANTITY OF SHADE AND UNDERSTORY TREES NECESSARY TO MEET THE BUFFER PLANTING REQUIREMENT. CONTRACTOR SHALL VERIFY EXISTING TREES IN FIELD AND MAY REDUCE THE NUMBER OF TREES TO BE PLANTED AT A ONE-TO-ONE RATIO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

PLANT SCHEDULE PH3 A-2 BUFFER			
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	47	MAGNOLIA G. 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	4' HT
	70	QUERCUS FALCATA SOUTHERN RED OAK	2" CAL
<b>BUFFER A-2 CALCULATIONS</b> REQUIRED: 20' WIDTH; (3) CANOPY TREE AND (2) UNDERSTORY TREES PER 100'			
	BUFFER TYPE	LINEAR FT	CANOPY TREES
	A-2	2,300	69 (1/100)
			46 (2/100)

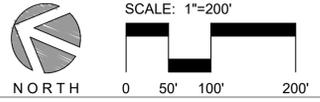
PLANT SCHEDULE PH3 A-3 BUFFER			
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	131	MAGNOLIA G. 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	4' HT
	66	QUERCUS FALCATA SOUTHERN RED OAK	2" CAL
<b>BUFFER A-3 CALCULATIONS</b> REQUIRED: 25' WIDTH; (1) CANOPY TREE AND (2) UNDERSTORY TREES PER 100'			
	BUFFER TYPE	LINEAR FT	CANOPY TREES
	A-3	6,346	64 (1/100)
			128 (2/100)

PLANT SCHEDULE PH3 C-2 BUFFER			
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	291	MAGNOLIA G. 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	4' HT
	1,584	MYRICA CERIFERA WAX MYRTLE	4' HT
	127	QUERCUS FALCATA SOUTHERN RED OAK	2" CAL
<b>BUFFER B-4 CALCULATIONS</b> REQUIRED: 25' WIDTH BY EVERGREEN HEDGE; (1) CANOPY TREE AND (4) UNDERSTORY TREES PER 100'			
	BUFFER TYPE	LINEAR FT	CANOPY TREES
	C-4	16,395	164 (1/100)
			656 (4/100)



20' WIDE BUFFER TYPE A-2 ALONG PERIMETER ROAD FRONTAGE. BUFFER TO INCLUDE 3 CANOPY TREE AND 2 UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUND COVER, TYP. SEE SHEET PP-1 FOR PLANT SCHEDULE AND CALCULATIONS

25' WIDE BUFFER TYPE A-3 ALONG PERIMETER OF ADJACENT SITE; BUFFER TO INCLUDE 1 CANOPY TREE AND 2 UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUND COVER, TYP. SEE SHEET PP-1 FOR PLANT SCHEDULE AND CALCULATIONS



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<b>CLIENT INFORMATION:</b> RIVER ROCK FARM, LLC 2511 S. CANTERBURY ROAD WILMINGTON, NC 28403	
<b>PARAMOUNTE ENGINEERING, INC.</b> 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846	
<b>PRELIMINARY PLAT OVERALL SITE PLAN</b> LANE'S FERRY LANDING PHASE 3 ROCKY POINT PENDER COUNTY, NORTH CAROLINA	
<b>PROJECT STATUS:</b> CONCEPTUAL LAYOUT: FINAL DESIGN LAYOUT: RELEASED FOR CONSTRUCTION:	<b>DRAWING INFORMATION:</b> DATE: 10/24/24 SCALE: 1" = 200' DRAWING NO.: 1000000000 CHECKED: TCC
SEAL	<b>PP-1</b> PEI JOB#: 17239.PE







MOORE TOWN ROAD  
60' PUBLIC R/W

25' WIDE BUFFER TYPE A-3 ALONG PERIMETER OF ADJACENT SITE; BUFFER TO INCLUDE 1 CANOPY TREE AND 2 UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUNDCOVER, TYP. SEE SHEET PP-1 FOR PLANT SCHEDULE AND CALCULATIONS

10x70 SIGHT TRIANGLE, TYP.

STREET LL NORTH  
50' PUBLIC R/W

STREET JK  
50' PUBLIC R/W

STREET LN  
50' PUBLIC R/W

STREET LL NORTH  
50' PUBLIC R/W

STORMWATER POND  
± 30.96 AC

STORMWATER POND  
± 10.69 AC

A  
ACTIVE OPEN SPACE  
± 45.34 AC

24  
PASSIVE OPEN SPACE  
± 0.27 AC

25  
PASSIVE OPEN SPACE  
± 0.32 AC

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22  
PASSIVE OPEN SPACE  
± 0.27 AC

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23  
PASSIVE OPEN SPACE  
± 0.13 AC

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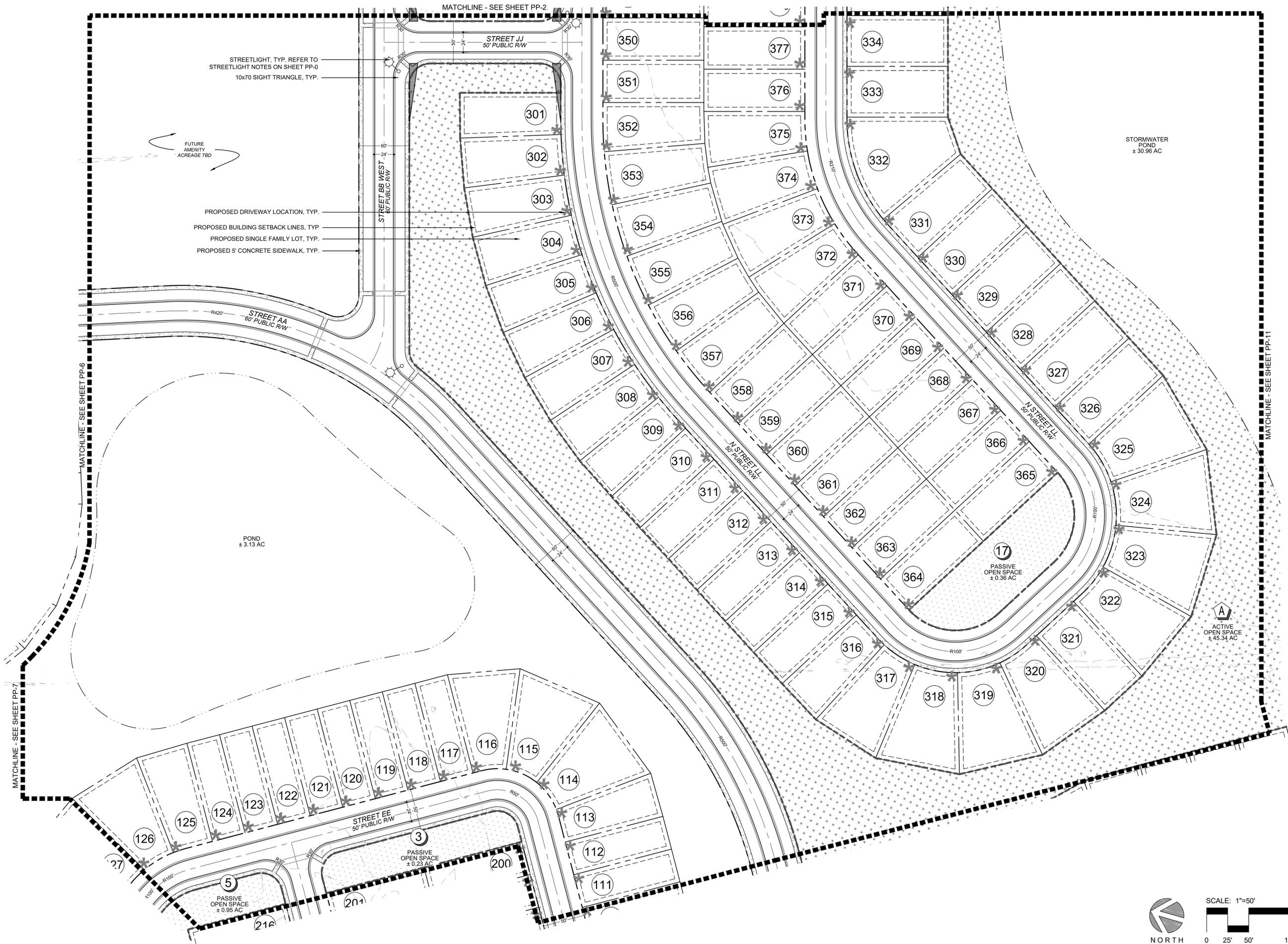
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STREETLIGHT, TYP. REFER TO STREETLIGHT NOTES ON SHEET PP-0  
 10x70 SIGHT TRIANGLE, TYP.

FUTURE AMENITY ACREAGE TBD

PROPOSED DRIVEWAY LOCATION, TYP.  
 PROPOSED BUILDING SETBACK LINES, TYP.  
 PROPOSED SINGLE FAMILY LOT, TYP.  
 PROPOSED 5' CONCRETE SIDEWALK, TYP.

REVISIONS:

CLIENT INFORMATION:  
 RIVER ROCK FARM, LLC  
 2511 S. CANTERBURY ROAD  
 WILMINGTON, NC 28403

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 (910) 791-6707 (O) (910) 791-6760 (F)  
 NC License #: C-2846

PRELIMINARY PLAT  
 LANE'S FERRY LANDING PHASE 3  
 ROCKY POINT  
 PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS  
 CONCEPT LAYOUT:  
 FINAL DESIGN LAYOUT:  
 RELEASED FOR CONSTRUCTION:  
 DATE: 10/24/24  
 SCALE: 1"=50'  
 DRAWN BY: JRC  
 CHECKED BY: TTC

SEAL

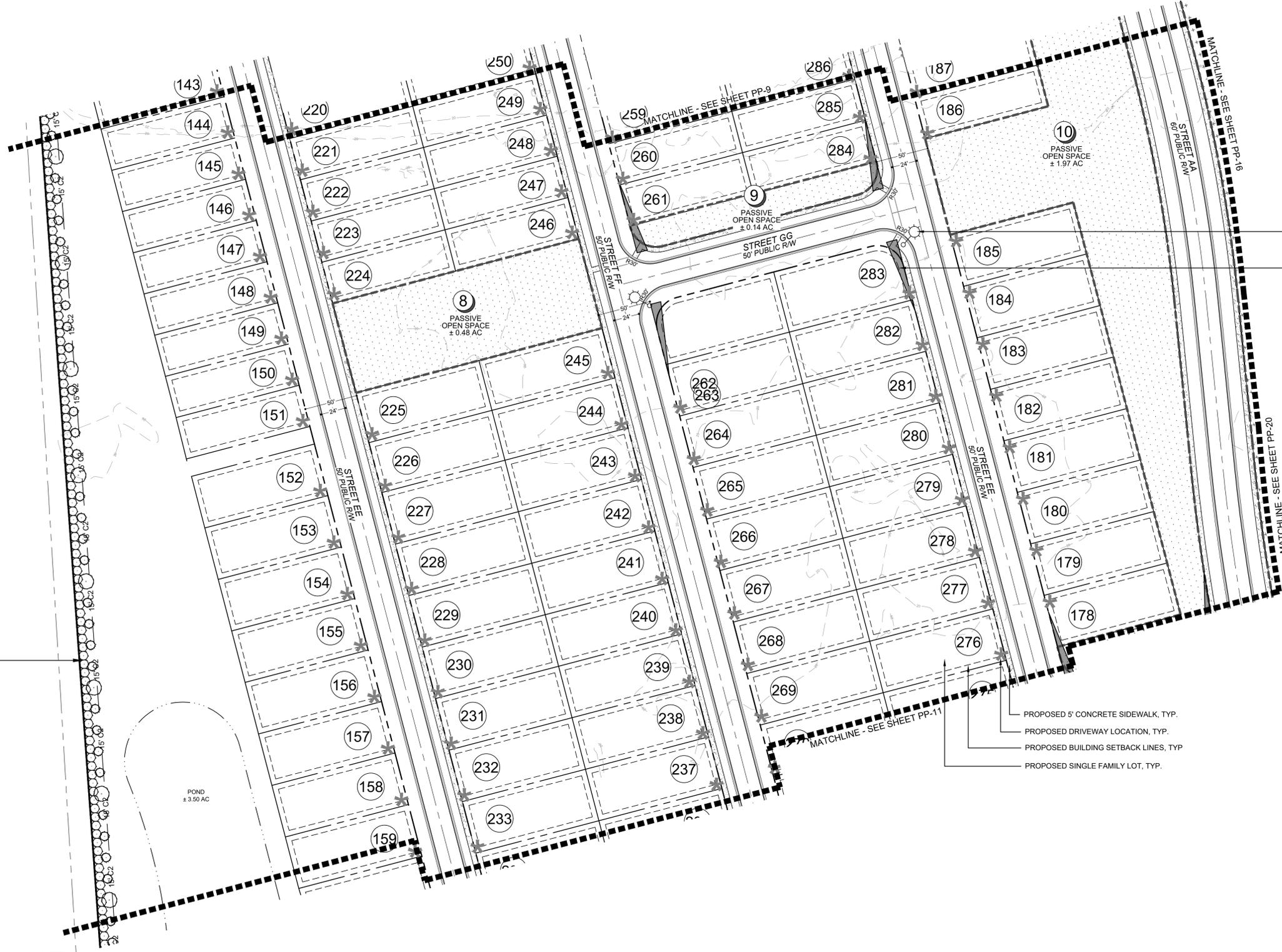
PP-8

PEI JOB#: 17239.PE

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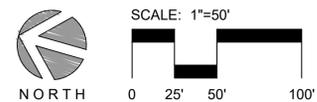


15' WIDE BUFFER TYPE C-2 ALONG PERIMETER OF ADJACENT SITE, BUFFER TO INCLUDE 6' HGT. EVERGREEN HEDGE AND 1 CANOPY TREE AND 4 UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUND COVER, TYP.



STREETLIGHT, TYP. REFER TO STREETLIGHT NOTES ON SHEET PP-0  
10x70 SIGHT TRIANGLE, TYP.

PROPOSED 5' CONCRETE SIDEWALK, TYP.  
PROPOSED DRIVEWAY LOCATION, TYP.  
PROPOSED BUILDING SETBACK LINES, TYP.  
PROPOSED SINGLE FAMILY LOT, TYP.



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NO.	DATE	DESCRIPTION

CLIENT INFORMATION:  
RIVER ROCK FARM, LLC  
2511 S. CANTERBURY ROAD  
WILMINGTON, NC 28403

**PARAMOUNTE**  
ENGINEERING, INC.  
122 Cinema Drive  
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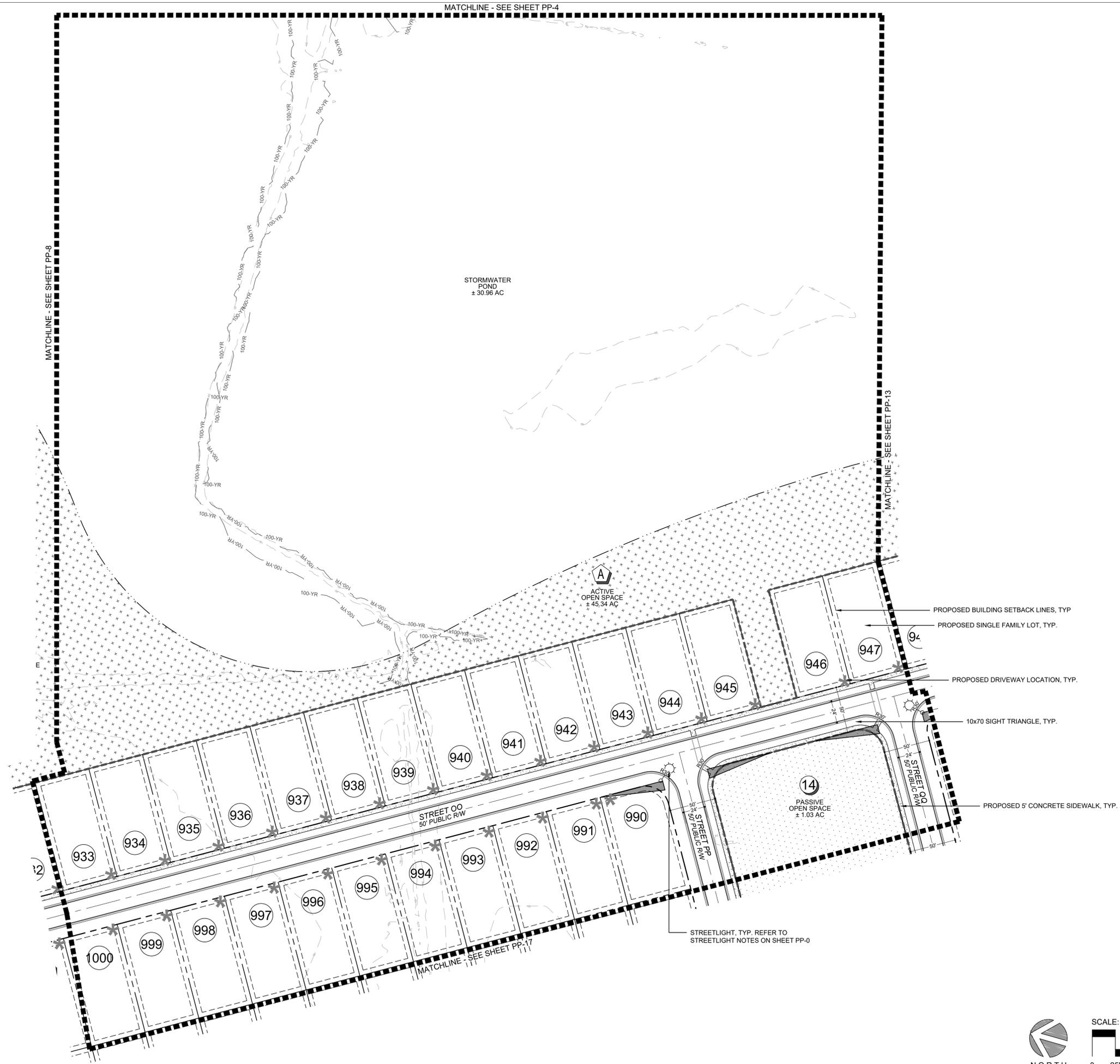
PRELIMINARY PLAT  
LANE'S FERRY LANDING PHASE 3  
ROCKY POINT  
PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS:  
CONCEPTUAL LAYOUT:  
PRELIMINARY LAYOUT:  
FINAL DESIGN LAYOUT:  
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DATE: 10/24/24  
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DRAWN BY: JRC  
CHECKED: TTC

SEAL

PP-10  
PEI JOB#: 17239.PE





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NO.	DATE	DESCRIPTION

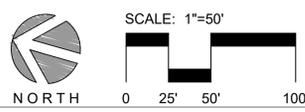
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 WILMINGTON, NC 28403

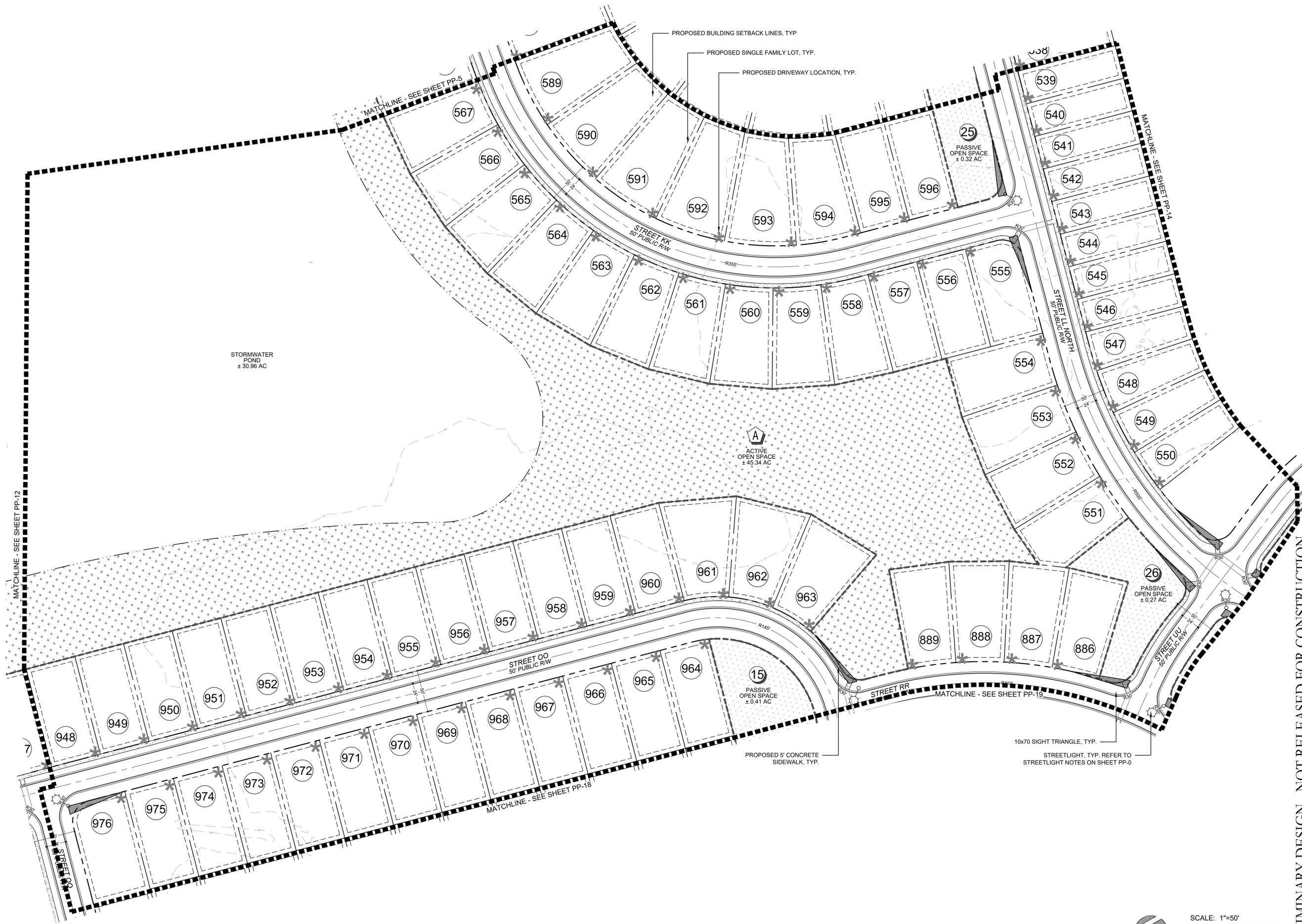
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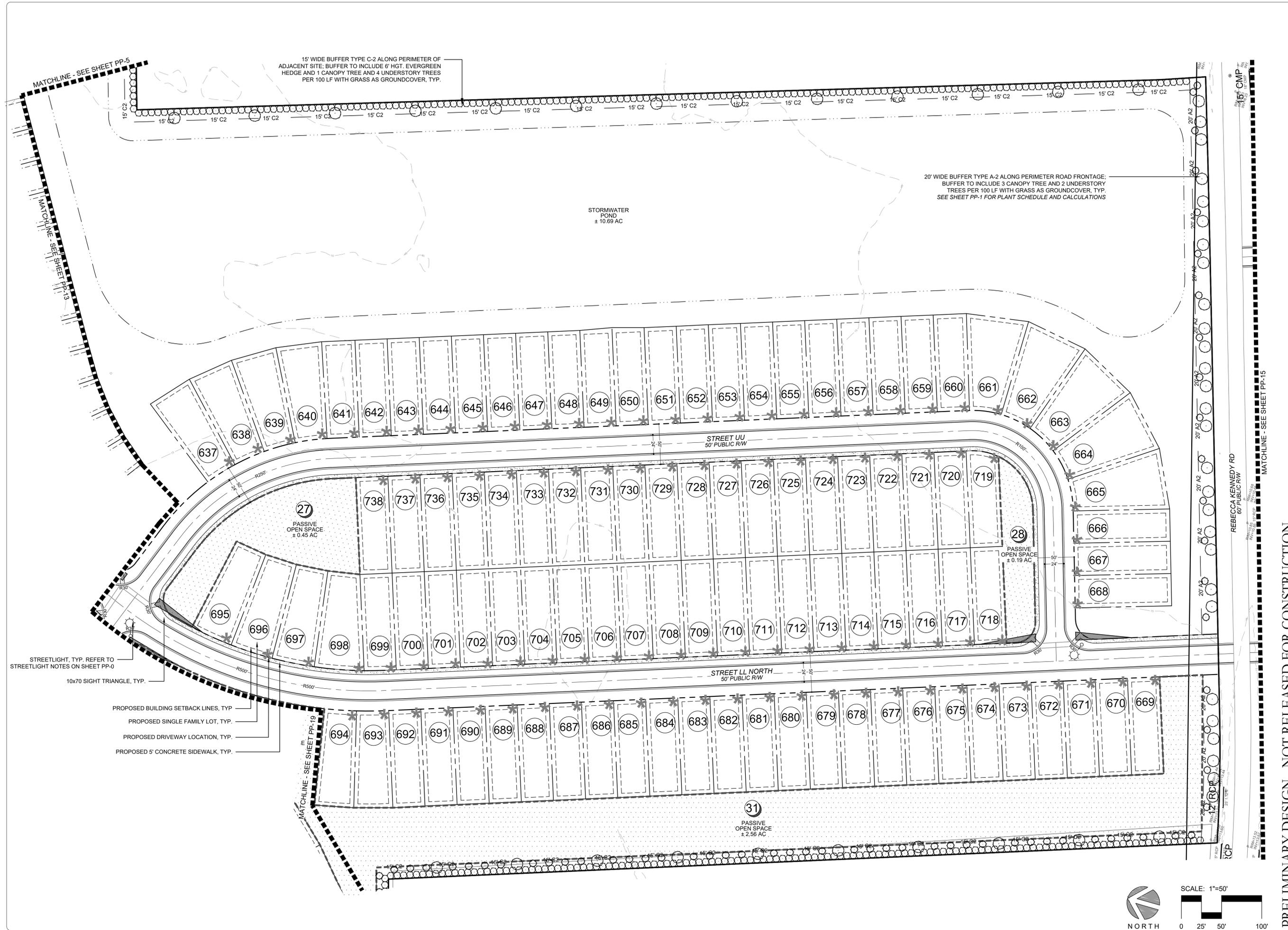
**PRELIMINARY PLAT**  
**LANE'S FERRY LANDING PHASE 3**  
**ROCKY POINT**  
 PENDER COUNTY, NORTH CAROLINA

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 DRAWN BY: JRC  
 CHECKED BY: TTC

SEAL  
**PP-12**  
 PEI JOB#: 17239.PE







15' WIDE BUFFER TYPE C-2 ALONG PERIMETER OF ADJACENT SITE; BUFFER TO INCLUDE 6' HGT. EVERGREEN HEDGE AND 1 CANOPY TREE AND 4 UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUNDCOVER, TYP.

20' WIDE BUFFER TYPE A-2 ALONG PERIMETER ROAD FRONTAGE; BUFFER TO INCLUDE 3 CANOPY TREE AND 2 UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUNDCOVER, TYP. SEE SHEET PP-1 FOR PLANT SCHEDULE AND CALCULATIONS

STORMWATER POND  
± 10.69 AC

27  
PASSIVE OPEN SPACE  
± 0.45 AC

28  
PASSIVE OPEN SPACE  
± 0.19 AC

31  
PASSIVE OPEN SPACE  
± 2.56 AC

STREET UU  
50' PUBLIC R/W

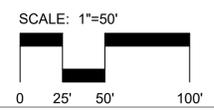
STREET LL NORTH  
50' PUBLIC R/W

REBECCA KENNEDY RD  
60' PUBLIC R/W

STREETLIGHT, TYP. REFER TO STREETLIGHT NOTES ON SHEET PP-0

10x70 SIGHT TRIANGLE, TYP.

- PROPOSED BUILDING SETBACK LINES, TYP.
- PROPOSED SINGLE FAMILY LOT, TYP.
- PROPOSED DRIVEWAY LOCATION, TYP.
- PROPOSED 5' CONCRETE SIDEWALK, TYP.



NO.	DESCRIPTION

CLIENT INFORMATION:  
**RIVER ROCK FARM, LLC**  
2511 S. CANTERBURY ROAD  
WILMINGTON, NC 28403

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

**PRELIMINARY PLAT**  
LANE'S FERRY LANDING PHASE 3  
ROCKY POINT  
PENDER COUNTY, NORTH CAROLINA

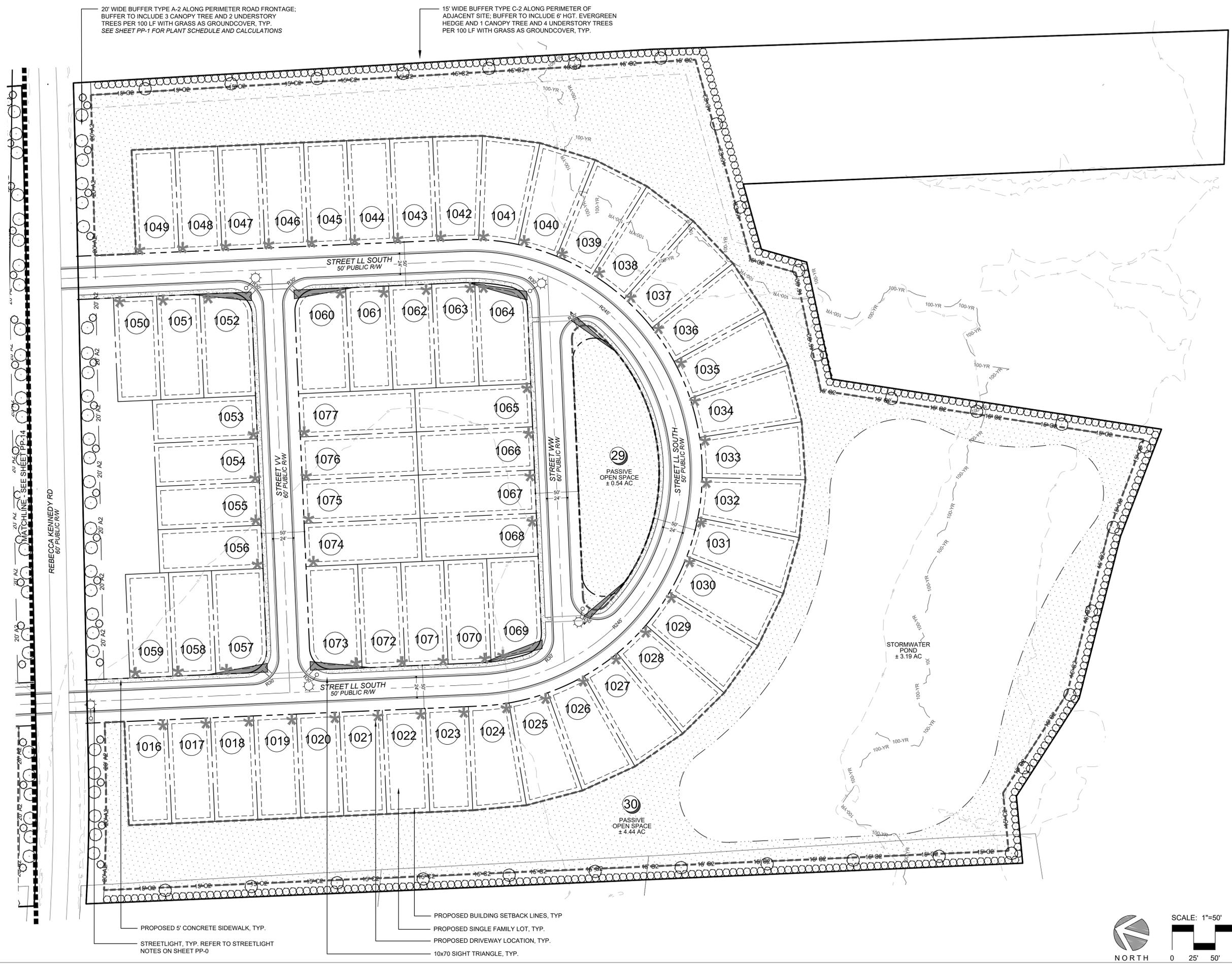
PROJECT STATUS	
CONCEPTUAL LAYOUT:	
FINAL DESIGN LAYOUT:	
RELEASED FOR CONSTRUCTION:	

SEAL

DRAWING INFORMATION  
DATE: 10/04/24  
SCALE: 1"=50'  
DRAWN BY: JRC  
CHECKED: TTC

**PP-14**  
PEI JOB#: 17239.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

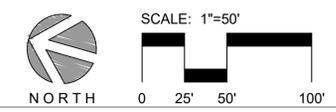


20' WIDE BUFFER TYPE A-2 ALONG PERIMETER ROAD FRONTAGE; BUFFER TO INCLUDE 3 CANOPY TREE AND 2 UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUND COVER, TYP. SEE SHEET PP-1 FOR PLANT SCHEDULE AND CALCULATIONS

15' WIDE BUFFER TYPE C-2 ALONG PERIMETER OF ADJACENT SITE; BUFFER TO INCLUDE 6' HGT. EVERGREEN HEDGE AND 1 CANOPY TREE AND 4 UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUND COVER, TYP.

PROPOSED 5' CONCRETE SIDEWALK, TYP.  
STREETLIGHT, TYP. REFER TO STREETLIGHT NOTES ON SHEET PP-0

PROPOSED BUILDING SETBACK LINES, TYP.  
PROPOSED SINGLE FAMILY LOT, TYP.  
PROPOSED DRIVEWAY LOCATION, TYP.  
10x70 SIGHT TRIANGLE, TYP.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NO.	DATE	REVISIONS:

CLIENT INFORMATION:  
**RIVER ROCK FARM, LLC**  
2511 S. CANTERBURY ROAD  
WILMINGTON, NC 28403

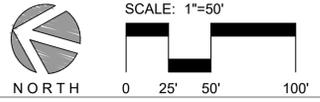
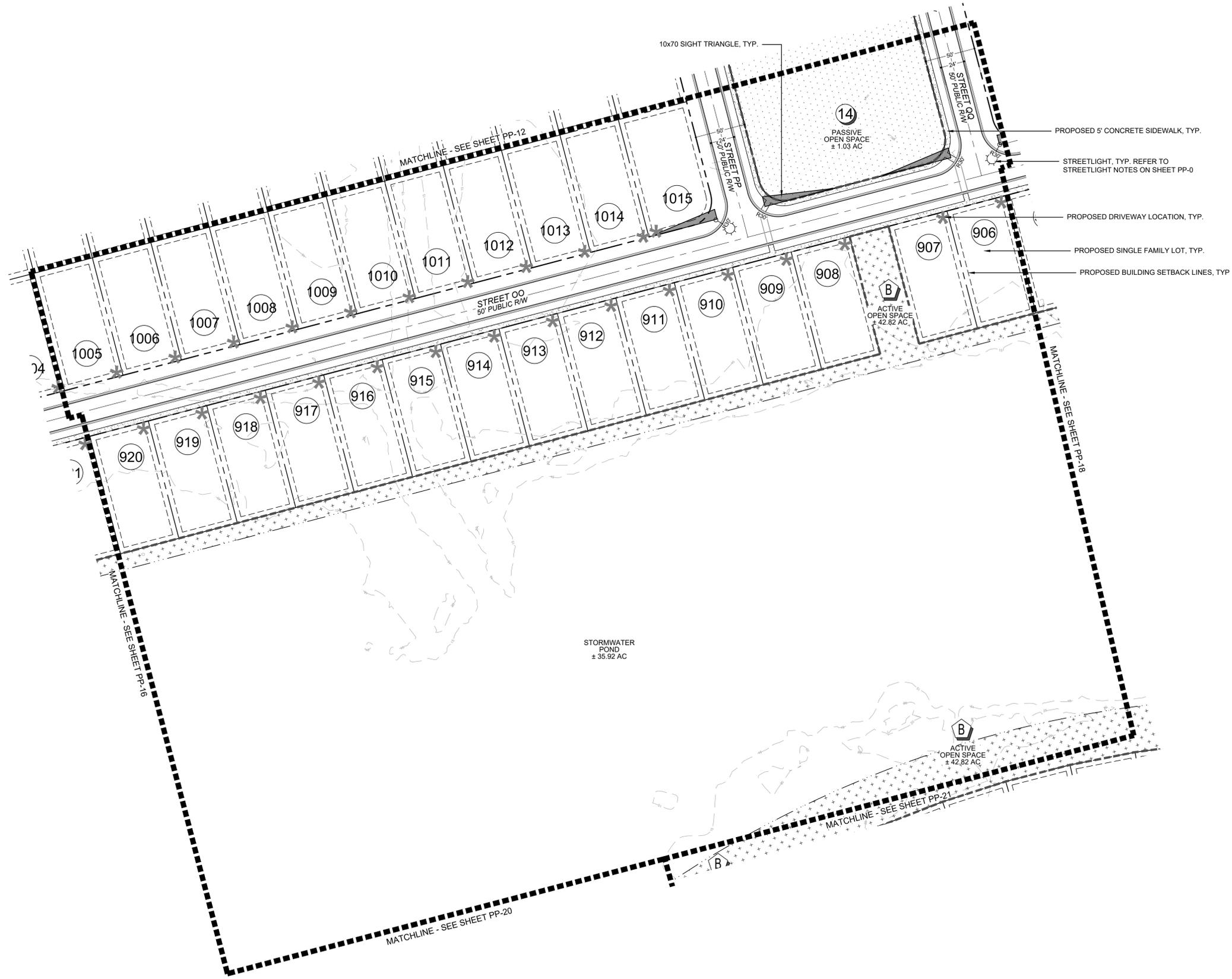
**PARAMOUNTE**  
ENGINEERING, INC.  
122 Cinema Drive  
Wilmington, North Carolina 28403  
(910) 791-6707 (O) (910) 791-6760 (F)  
NC License #: C-2846

PROJECT STATUS:  
CONCEPT LAYOUT:  
FINAL DESIGN LAYOUT:  
RELEASED FOR CONSTRUCTION:  
**PRELIMINARY PLAT**  
LANE'S FERRY LANDING PHASE 3  
ROCKY POINT  
PENDER COUNTY, NORTH CAROLINA

DRAWING INFORMATION:  
DATE: 10/24/24  
SCALE: 1"=50'  
DRAWN BY: JRC  
CHECKED: TTC

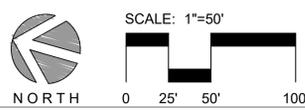
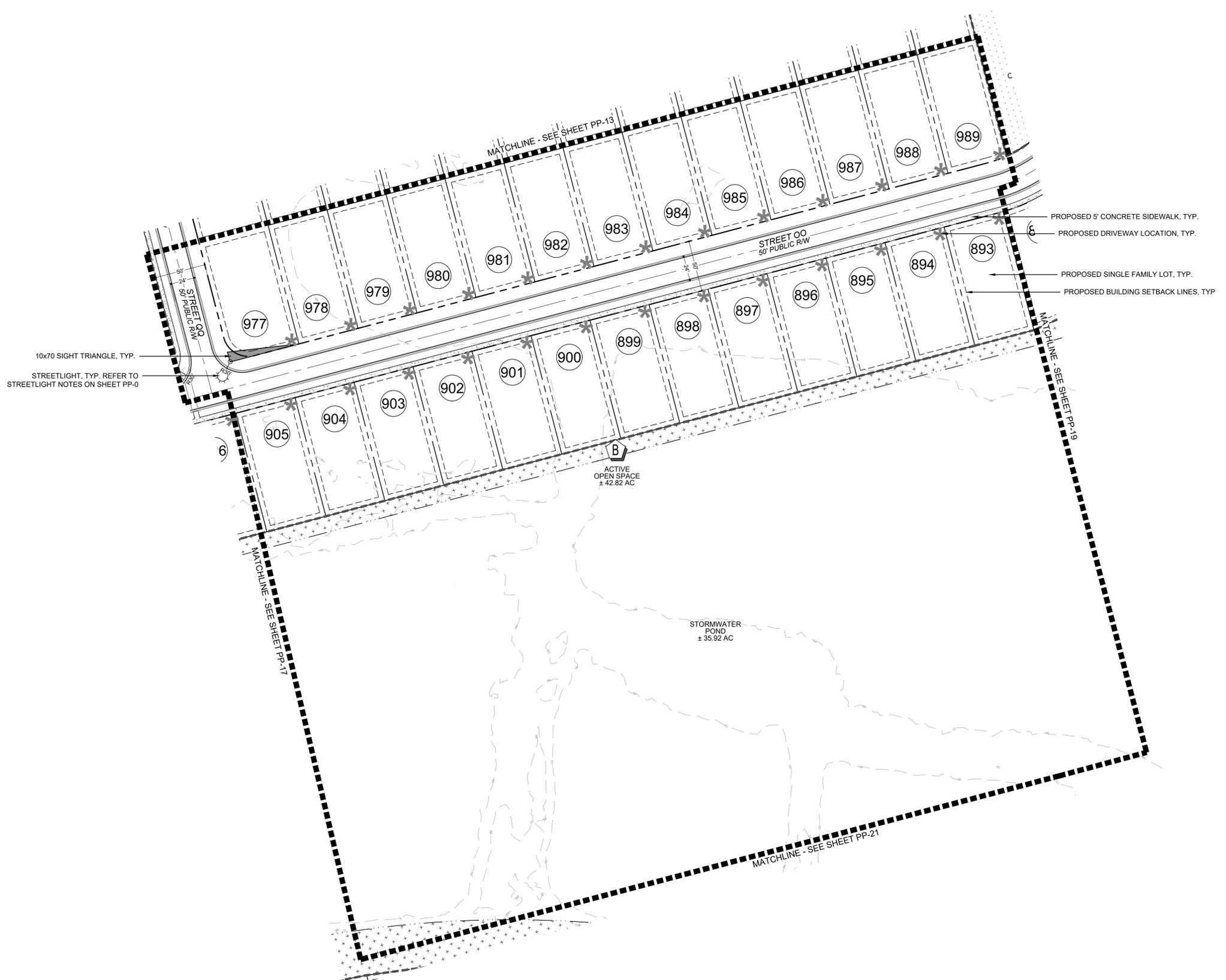
SEAL  
**PP-15**  
PEI JOB#: 17239.PE





PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>PROJECT STATUS</p> <p>CONCEPTUAL LAYOUT: [ ]</p> <p>FINAL DESIGN LAYOUT: [ ]</p> <p>RELEASED FOR CONSTRUCTION: [ ]</p>		<p>CLIENT INFORMATION:</p> <p><b>RIVER ROCK FARM, LLC</b>          2511 S. CANTERBURY ROAD          WILMINGTON, NC 28403</p>
<p>SEAL</p>		
<p>DRAWING INFORMATION</p> <p>DATE: 10/04/24</p> <p>SCALE: 1"=50'</p> <p>DRAWN BY: [ ]</p> <p>CHECKED BY: [ ]</p>		<p>CLIENT INFORMATION:</p> <p><b>PARAMOUNT ENGINEERING, INC.</b>          122 Cinema Drive          Wilmington, North Carolina 28403          (910) 791-6707 (O) (910) 791-6760 (F)          NC License #: C-2846</p>
<p>PRELIMINARY PLAT</p> <p>LANE'S FERRY LANDING PHASE 3          ROCKY POINT          PENDER COUNTY, NORTH CAROLINA</p>		
<p>PP-17</p>		<p>PEI JOB#: 17239.PE</p>



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NO.	DATE	REVISIONS:

CLIENT INFORMATION:  
**RIVER ROCK FARM, LLC**  
 2511 S. CANTERBURY ROAD  
 WILMINGTON, NC 28403

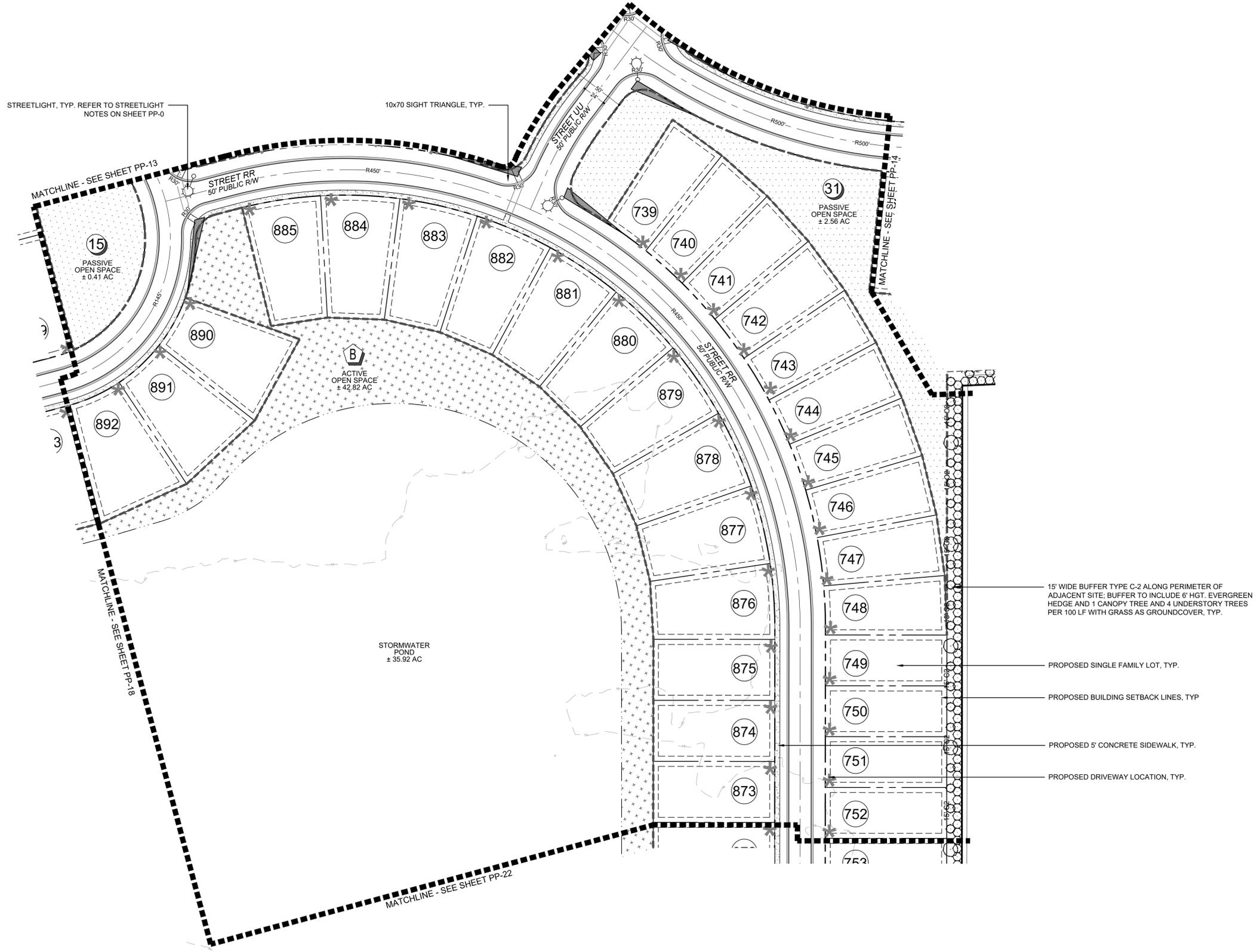
**PARAMOUNTE**  
 ENGINEERING, INC.  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6760 (F)  
 NC License #: C-2846

**PRELIMINARY PLAT**  
**LANE'S FERRY LANDING PHASE 3**  
**ROCKY POINT**  
 PENDER COUNTY, NORTH CAROLINA

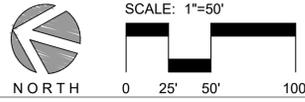
PROJECT STATUS  
 CONCEPT LAYOUT:  
 PRELIMINARY LAYOUT:  
 FINAL DESIGN:  
 RELEASED FOR CONSTRUCTION:  
 DRAWING INFORMATION  
 DATE: 10/24/24  
 SCALE: 1"=50'  
 DRAWN BY: JRC  
 CHECKED BY: TTC

SEAL

**PP-18**  
 PEI JOB#: 17239.PE



- 15' WIDE BUFFER TYPE C-2 ALONG PERIMETER OF ADJACENT SITE; BUFFER TO INCLUDE 6' HGT. EVERGREEN HEDGE AND 1 CANOPY TREE AND 4 UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUNDCOVER, TYP.
- PROPOSED SINGLE FAMILY LOT, TYP.
- PROPOSED BUILDING SETBACK LINES, TYP.
- PROPOSED 5' CONCRETE SIDEWALK, TYP.
- PROPOSED DRIVEWAY LOCATION, TYP.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NO.	DATE	REVISIONS

CLIENT INFORMATION:  
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 2511 S. CANTERBURY ROAD  
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**PARAMOUNTE**  
 ENGINEERING INC.  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6760 (F)  
 NC License #: C-2846

**PRELIMINARY PLAT**  
**LANE'S FERRY LANDING PHASE 3**  
**ROCKY POINT**  
 PENDER COUNTY, NORTH CAROLINA

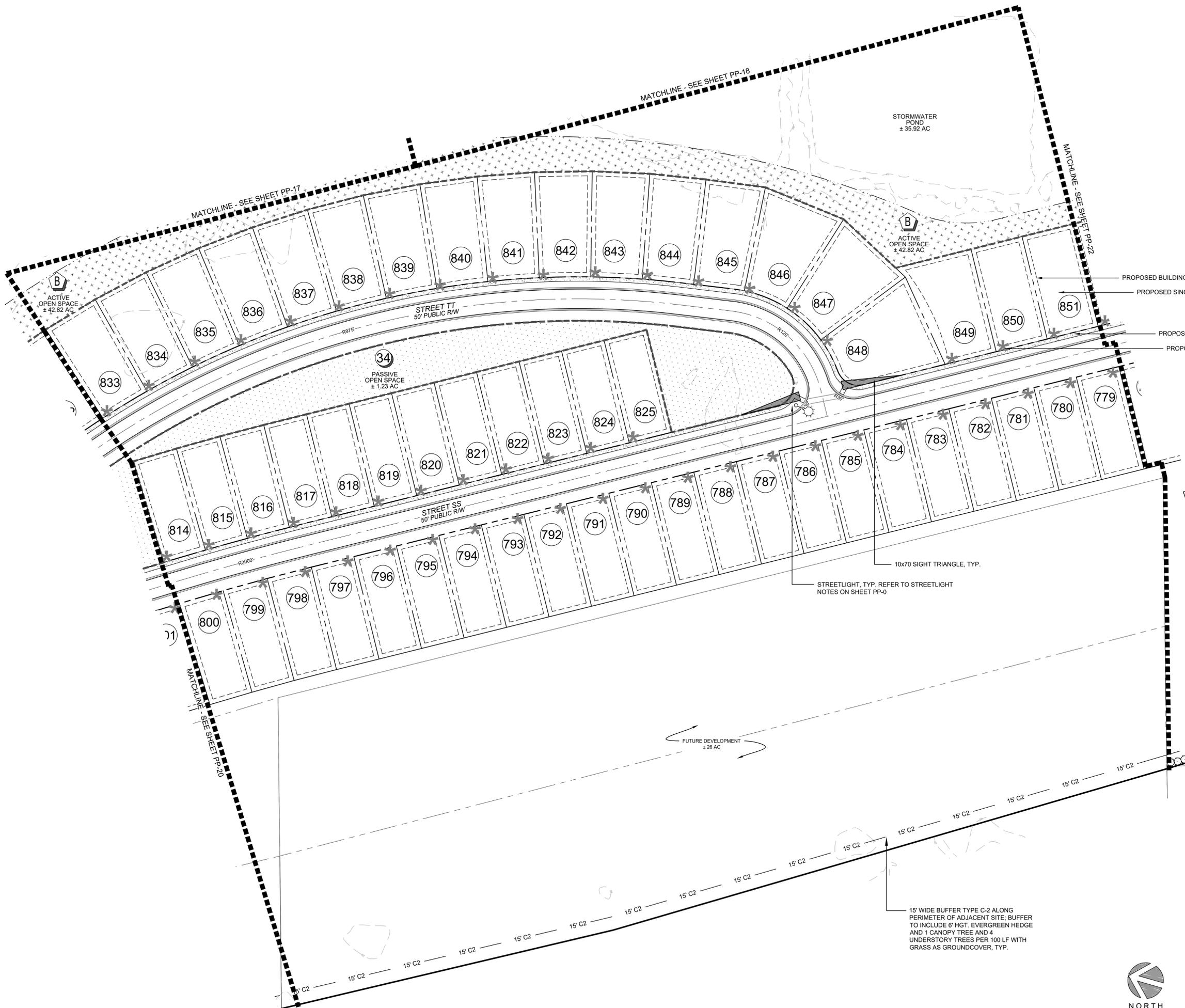
PROJECT STATUS	DRAWING INFORMATION
CONCEPTUAL LAYOUT:	DATE: 10/04/24
PRELIMINARY LAYOUT:	SCALE: 1" = 50'
FINAL DESIGN:	DRAWN BY: JRC
RELEASED FOR CONSTRUCTION:	CHECKED: TTC

SEAL

**PP-19**

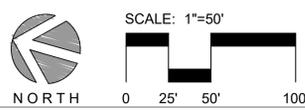
PEI JOB#: 17239.PE





- PROPOSED BUILDING SETBACK LINES, TYP.
- PROPOSED SINGLE FAMILY LOT, TYP.
- PROPOSED 5' CONCRETE SIDEWALK, TYP.
- PROPOSED DRIVEWAY LOCATION, TYP.

15' WIDE BUFFER TYPE C-2 ALONG PERIMETER OF ADJACENT SITE; BUFFER TO INCLUDE 6' HGT. EVERGREEN HEDGE AND 1 CANOPY TREE AND 4 UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUND COVER, TYP.



NO.	REVISIONS:

CLIENT INFORMATION:  
**RIVER ROCK FARM, LLC**  
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 122 Cinema Drive  
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**PRELIMINARY PLAT**  
 LANE'S FERRY LANDING PHASE 3  
 ROCKY POINT  
 PENDER COUNTY, NORTH CAROLINA

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

DRAWING INFORMATION	
DATE:	10/04/24
SCALE:	1" = 50'
DRAWN BY:	ARC
CHECKED BY:	TCC

SEAL

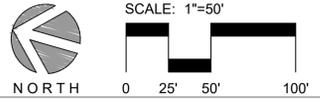
**PP-21**

PEI JOB#: 17239.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



- 15' WIDE BUFFER TYPE C-2 ALONG PERIMETER OF ADJACENT SITE. BUFFER TO INCLUDE 6' HGT. EVERGREEN HEDGE AND 1 CANOPY TREE AND 4 UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUNDCOVER, TYP.
- PROPOSED BUILDING SETBACK LINES, TYP
- PROPOSED SINGLE FAMILY LOT, TYP.
- PROPOSED DRIVEWAY LOCATION, TYP.
- PROPOSED 5' CONCRETE SIDEWALK, TYP.
- STREETLIGHT, TYP. REFER TO STREETLIGHT NOTES ON SHEET PP-0
- 10x70 SIGHT TRIANGLE, TYP.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

CLIENT INFORMATION:  
**RIVER ROCK FARM, LLC**  
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PRELIMINARY PLAT  
 LANE'S FERRY LANDING PHASE 3  
 ROCKY POINT  
 PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS:  
 CONCEPTUAL LAYOUT:  
 PRELIMINARY LAYOUT:  
 FINAL DESIGN LAYOUT:  
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 DRAWING INFORMATION:  
 DATE: 10/04/24  
 SCALE: 1" = 50'  
 DRAWN BY: JRC  
 CHECKED BY: TTC

SEAL

PP-22  
 PEI JOB#: 17239.PE