

APPLICATION PACKAGE

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

DR Horton, Inc. Development Information Conditional Rezoning

Case Number: REZONE 2023-51

Application Type: Conditional Rezoning

Applicant: DR Horton, Inc.

Owners: Mary Beth Morgan Carlson

Location: The subject properties are located on the west side of US Hwy 17, north of the intersection of US Hwy 17 and Pandy Ann Lane in the Topsail Township.

Property ID #(s): 3271-64-5893-0000;3271-65-9054-0000.

Description: Request for the approval of a Conditional Zoning Map Amendment to rezone two tracts referred to as the Carlson Tracts, totaling approximately 20.13 acres of land, from RP, Residential Performance zoning district to PD-CZ, Planned Development Conditional zoning district.

Current Zoning: RP, Residential Performance

Proposed Zoning: PD-CZ, Planned Development Conditional Zoning

Public Hearings

- **Planning Board**
 - **July 11, 2023**, at 7:00 PM in the auditorium at the Pender County Hampstead Annex, 15060 US HWY 17, Hampstead.
- **Board of County Commissioners** (Tentatively Scheduled per Planning Board Disposition).
 - **August 21, 2023**, at 4:00 PM in the Pender County Public Assembly Room 805 S. Walker Street, Burgaw, NC.

Application Materials

- Application Package

Staff Review

- Staff Report for the July 11, 2023, Planning Board meeting to be uploaded once

- Project Narrative
- Boundary Survey/Proposed Site Plan

distributed to Planning Board members for review.

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CONDITIONAL REZONING

Intent

- A. Conditional zoning districts hereby included are to allow for the consideration of certain uses that are permitted uses in the underlying zoning district but due to their nature may not be appropriate for a particular location.
- B. A conditional zoning district is intended for a development that has a high level of certainty of being constructed and the most commonly expected application will contain a specified use or uses on small and large scale projects.
- C. Although, it is not intended to be used for speculative purposes, a conditional zoning district applicant may include as part of the application, a list of uses which will not be developed on the property.
- D. All uses listed as part of any application must be in the same format and description as listed in the Table of Permitted Uses.
- E. The following zoning district categories are approved to be assigned conditional zoning districts: PD, RP, RM, GB, OI, IT, IG (Reference Article 4 for Zoning District Descriptions).

Application

Except as provided herein, all applications to establish a conditional zoning district must follow the regulations prescribed in this section in addition to the standard rezoning process as described in Section 3.3, Rezoning of this Ordinance.

Public Input Meeting

Prior to scheduling a public hearing on the rezoning application, **the applicant must conduct one public input meeting and file a report of the results with the Administrator.**

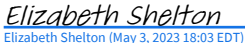

1. The report for the public hearing will include a summary of the public input meeting.
2. The applicant shall mail a notice for the public input meeting to adjoining property owners not less than ten (10) days prior to the scheduled meeting.
3. The notice shall include the time, date and location of the meeting as well as a description of the proposal.
4. The applicant's report of the meeting shall include:
 - a. A copy of the letter announcing the meeting.
 - b. A list of adjoining property owners contacted.
 - c. An attendance roster.
 - d. A summary of the issues discussed.
 - e. The results of the meeting including changes to the project's proposal, if any.

Review

When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:

1. The application's consistency to the general policies and objectives of the adopted Land Use Plan.
2. The potential impacts and/or benefits on the surrounding area, adjoining properties.
3. The report of results from the public input meeting.

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD	Date	
Application Fee	\$	Invoice Number:	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	DR Horton, Inc.	Owner's Name:	Carlson, Mary Beth Morgan
Applicant's Address:	4049 Belle Terre Blvd.	Owner's Address:	8139 Market Street
City, State, & Zip	Myrtle Beach, SC 29579	City, State, & Zip	Wilmington, NC 28411
Phone Number:	843 737 2904	Phone Number:	
Email Address:	WHRiddick@drhorton.com	Email Address:	
Legal relationship of applicant to landowner: Purchaser / Developer			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3271-64-5893-0000 3271-65-9054-0000	Total property acreage:	20.13
Current Zoning District:	RP	Proposed Zoning District:	PD-CZ
Project Address or Location:	11471 US Hwy 17, Wilmington, NC 28411		
Proposed Uses to be Considered (Include NAICS Code):			
Commercial office space (236220), townhomes (236117)			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
Single-family residences (236117)			
SECTION 3: SIGNATURES			
Applicant's Signature	 <small>Elizabeth Shelton (May 3, 2023 18:03 EDT)</small>	Date:	05/03/2023
Applicant's Name Printed	Elizabeth Shelton	Date:	
Owner's Signature	 <small>Mary Beth Morgan Carlson (May 4, 2023 10:17 EDT)</small>	Date:	05/04/2023
Owner's Name Printed	Mary Beth Morgan Carlson	Date:	
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. 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. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda 			

Conditional (Zoning Map) Amendment Checklist

<input type="checkbox"/>	Signed application form					
<input type="checkbox"/>	Application fee					
<input type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings & tax abstract, all adjacent property owners, including property owners directly across any road or road easement, & owners of the property under consideration for rezoning.					
<input type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.					
<input type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries that are to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.					
<input type="checkbox"/>	12 (11"x17") map copies to be distributed to the Planning Board					
<input type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners					
<input type="checkbox"/>	Digital (.pdf) submission of all application materials					
<input type="checkbox"/>	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)					
<input type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.					
<input type="checkbox"/>	All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application					
<input type="checkbox"/>	<p>A generalized site development plan shall include the following items:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. <input type="checkbox"/> A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. <input type="checkbox"/> All existing easements, reservations and rights of way. <input type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. <input type="checkbox"/> For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures. <input type="checkbox"/> If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. <input type="checkbox"/> All proposed setbacks, buffers, screening and landscaping. <input type="checkbox"/> Phasing. <input type="checkbox"/> Signage. <input type="checkbox"/> Outdoor lighting. <input type="checkbox"/> Current zoning district designation and current land use status. <input type="checkbox"/> Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert. 					
Office Use Only						
ZMA-CD Fees: (<i>\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter</i>)	Total Fee Calculation: \$					
Attachments Included with Application: (Please include # of copies)						
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
Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		Check: <input type="checkbox"/> Check # _____		
Application received by:						Date:
Application completeness approved by:						Date:
Dates scheduled for public hearing:		<input type="checkbox"/> Planning Board:		<input type="checkbox"/> Board of Commissioners:		

Conditional Rezoning Standards Checklist

When submitting a conditional rezoning application, the site plan and supporting materials must provide proposed standards for a variety of standards which are guided by the zoning district. This may be by requesting custom standards or by requesting the existing standards of an existing general use zoning district. Please provide proposed standards for:

<input type="checkbox"/>	Maximum density
<input type="checkbox"/>	Setbacks (Front, side, rear, corner)
<input type="checkbox"/>	Minimum lot width/Minimum chord length at the right-of-way for cul de sacs
<input type="checkbox"/>	Structure separation
<input type="checkbox"/>	Minimum lot size
<input type="checkbox"/>	Maximum building height
<input type="checkbox"/>	Permitted uses (Including NAICS code)
<input type="checkbox"/>	Buffer standards (Depth, number and type of vegetation per 100 linear feet)
<input type="checkbox"/>	Sign standards to the extent that the UDO's requirements are zoning district-specific

Where desired, the applicant must explicitly request varying standards for different uses within the conditional zoning district.

Conditional rezoning applications may not be used to vary from the general standards of the ordinance, including but not limited to:

- Traffic Impact Analysis thresholds
- Stormwater regulations
- Open space/recreational unit requirements
- Street design standards
- Off-street parking standards
- HOA requirements
- Water and wastewater requirements

The Pender County Planning Board and Board of County Commissioners may approve or deny the request entirely, or approve with modifications. Additionally, In approving a petition for the reclassification of property to a conditional zoning district, the Planning Board may recommend, and the Board of Commissioners request that the applicant add reasonable and appropriate conditions to the approval of the petition.

PROJECT NARRATIVE



ENGINEERS

SURVEYORS

PLANNERS

May 5, 2023

M&C 04245-0038 (40)

Pender County Planning
805 South Walker Street
Burgaw, NC 28425

**RE: Carlson Tracts
(Conditional Zoning Map Amendment)**

Pender County Planning Department:

We submit the following to serve as the application narrative required as part of the Conditional Zoning Map Amendment submission for the Carlson tracts.

The applicant, DR Horton, Inc., is applying for approval for a Conditional Zoning Map Amendment for two tracts of land referred to as the Carlson Tracts. The Pender County Parcel Identification Numbers (PINs) for the two tracts are: 3271-64-5893-0000 and 3271-65-9054-0000, with combined acreage of approximately 20.13 acres.

Current parcel information is as follows:

Owner	Owner Address	PIN	Zoning	Acreage
Carlson, Mary Beth Morgan	8139 Market Street Wilmington, NC 28411	3271-64-5893-0000	RP	10.6*
Carlson, Mary Beth Morgan	8139 Market Street Wilmington, NC 28411	3271-65-9054-0000	RP	10.19*
			Total:	± 20.13

*Per Pender County GIS (1/3/23)

DR Horton, Inc. is in contract with the property owner to purchase both tracts, contract documentation is included in this application package.

This Conditional Zoning Map Amendment is for the Carlson Tract to be amended from Residential Performance (RP) to Planned Development Conditional Zoning (PD-CZ) zoning designation.

243 North Front Street
Wilmington, NC 28401

This request is being made for proposed uses of Commercial Office Space (NAICS Code 236220) and Townhomes (NAICS Code 236117). Refer to the Generalized Site Development plans included in the application package for site specific information.

910.343.1048

Fax 910.251.8282

www.mckimcreed.com

The present land use classification of the two parcels is Medium Density Residential and Neighborhood Mixed Use. It is our understanding that if approved, the Future Land Use Plan will automatically be revised to reflect the proposed land use and intensity (density). No additional submittal process will be needed.

Respectfully,
McKIM & CREED, INC.

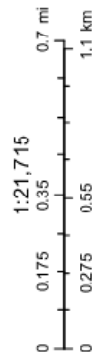
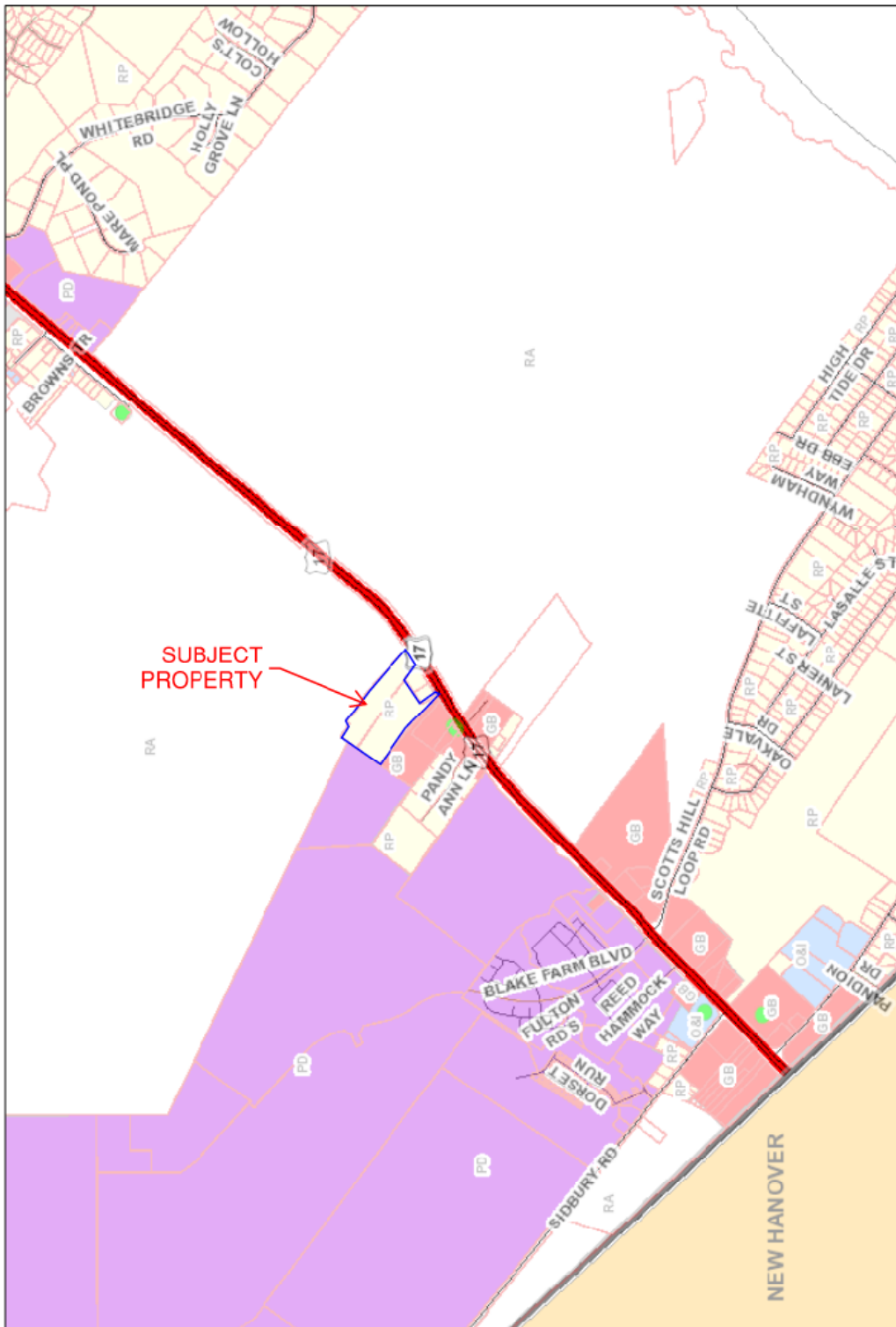


Trae H. Livick, PE
Project Engineer

Enclosure: Exhibit A: Carlson Tract – Present Zoning Vicinity Map

EXHIBIT A

Carlson Tract - Pender County Zoning

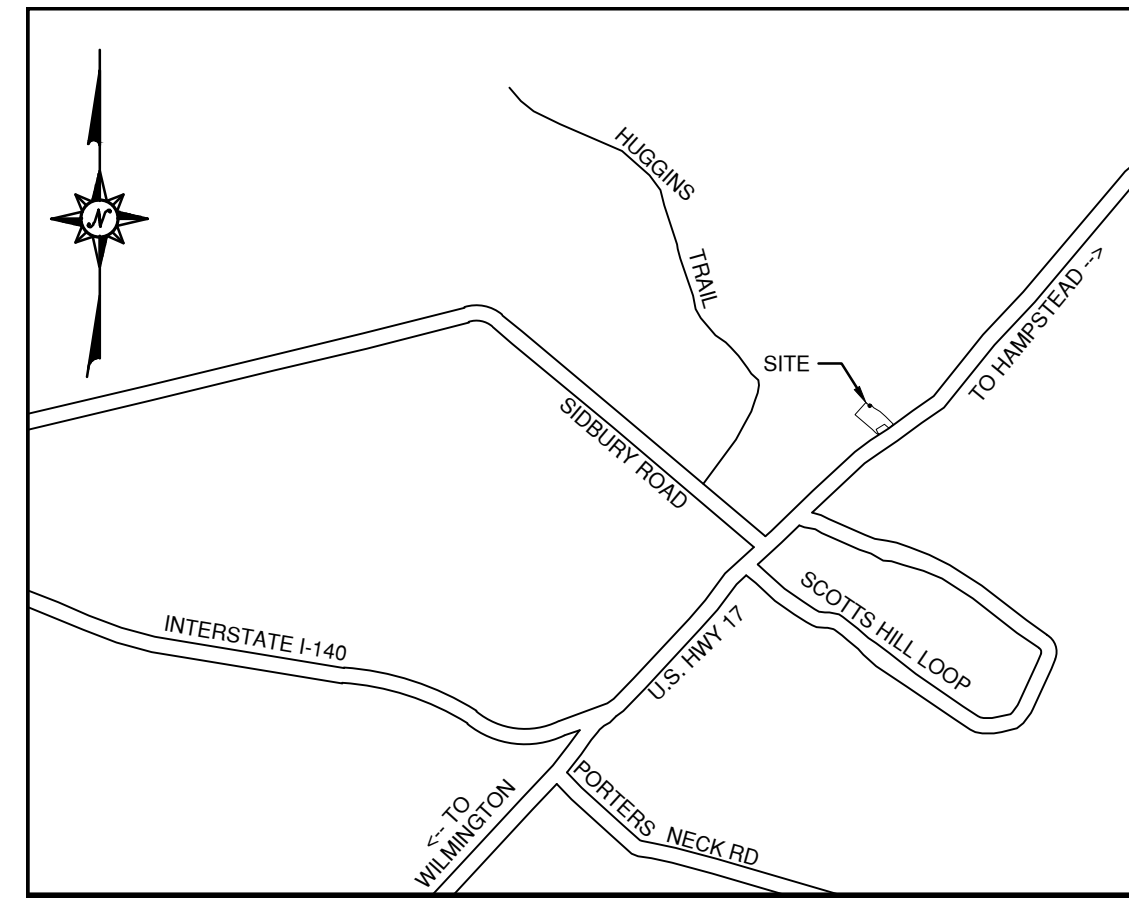


SITE PLAN(S)

CARLSON TRACT

PENDER COUNTY CONDITIONAL REZONING

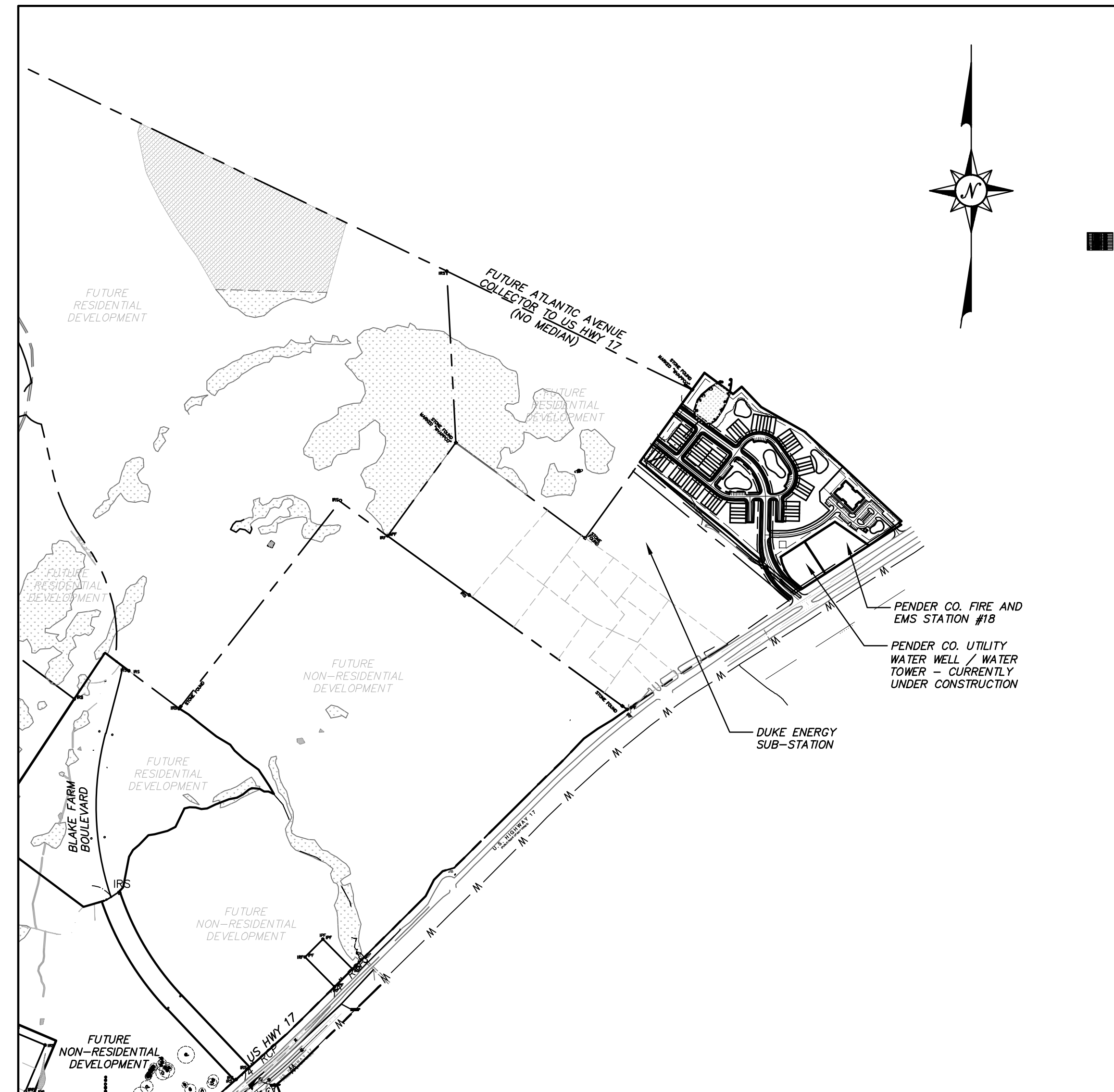
MAY 5, 2023



VICINITY MAP - NOT TO SCALE

COUNTY AND AGENCY CONTACTS

- A. Pender County
Planning Department
805 S Walker Street
Burgaw, NC 28425
(910)341-3255
Contact: Travis Henley
Email: thenley@pendercountync.gov
- B. NCDENR
Sediment and Erosion Control
127 N Cardinal Dr.
Wilmington, NC 28405
(910) 796-7215
Contact: Dan Sams
Email: dan.sams@ncdenr.gov
- C. Pender County Public Utilities
605 E Fremont St
Burgaw, NC 28425
(910) 259-0212
Contact: Kenny Keel
Email: kkeel@pendercountync.gov
- D. NCDENR
Division of Environmental Health
Public Water Supply Section
1634 Mail Service Center
Raleigh, NC 27699-1634
(919) 707-9051
- E. Pluris Hampstead, LLC
Sanitary Sewer
1095 NC-210
Sneads Ferry, NC 28460
(910) 328-6277
Contact: Randy Hoffer
Email: rhoffer@plurisusa.com
- F. NCDOT Division 3 - District 1
299 Wilmington Hwy
Jacksonville, NC 28540
(910) 455-3777
- G. NCDENR
Division of Water Quality
127 Cardinal Drive Ext.
Wilmington, NC 28405
(910) 796-7387
Contact: Dean Hunkele
Email: Dean.Hunkele@ncdenr.gov



NOT TO SCALE

SHEET INDEX	
SHEET TITLE	DESCRIPTION
C1.0	COVER
C2.0	EXISTING CONDITIONS
C3.0	GENERAL SITE DEVELOPMENT PLAN
C3.1	ROAD SECTIONS

PROJECT DATA

NAME OF PROJECT:
CARLSON TRACT
PENDER COUNTY, NORTH CAROLINA

OWNER / DEVELOPER:
D.R. HORTON
131 RACINE DR, SUITE 201
WILMINGTON, NC 28403
PHONE: (910) 742-7946
CONTACT: ELIZABETH (LIBBY) SHELTON

PREPARED BY:
MCKIM & CREED, INC
243 NORTH FRONT ST
WILMINGTON, NC 28401
PHONE: (910)343-1048
FAX: (910)251-8282
CONTACT: RICHARD COLLIER, PE / TRAE LIVICK
EMAIL: RCOLLIER@MCKIMCREED.COM; TLIVICK@MCKIMCREED.COM



131 Racine Drive, Suite 201
Wilmington, North Carolina 28403
Phone: (843) 709-0752



243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048
Fax: (910)251-8282
License: F-1222
www.mckimcreed.com



Know what's below.
Call before you dig.

LINE	BEARING	DISTANCE
1	S 09°29'35" W	11.61
2	S 21°25'33" W	55.62
3	S 51°49'22" W	75.23
4	S 53°49'32" W	75.23
5	S 56°25'38" W	52.87
6	N 57°47'43" W	30.41
7	N 57°47'43" W	30.41
8	N 05°28'20" W	46.54
9	N 18°05'28" E	67.30
10	N 49°21'04" E	62.16
11	N 49°21'04" E	62.16
11.2	N 56°48'50" E	58.05

PIN: 3271-55-4396-0000
 PENDER, 1164 LLC
 DEED REFERENCE: 00560087
 PLAT REFERENCE: PD
 ZONED: PD
 LAND USE CLASS: MED DENSITY RES

PIN: 3281-15-7192-0000
 CORRETT, WILBUR R
 DEED REFERENCE: 1A/6521
 PLAT REFERENCE: 00260113
 ZONED: RA
 LAND USE CLASS: MED DENSITY RES

PIN: 3281-15-7192-0000
 CORRETT, WILBUR R
 DEED REFERENCE: 1A/6521
 PLAT REFERENCE: 00260113
 ZONED: RA
 LAND USE CLASS: MED DENSITY RES

PIN: 3281-15-7192-0000
 CORRETT, WILBUR R
 DEED REFERENCE: 1A/6521
 PLAT REFERENCE: 00260113
 ZONED: RA
 LAND USE CLASS: NEIGHBORHOOD MIXED USE

(SMALL STRIP OF LAND ALONG THIS AREA)
 PIN: 3271-64-4637-0000
 DUKE ENERGY PROGRESS INC
 DEED REFERENCE: 4263/120
 PLAT REFERENCE: NOPLAT
 ZONED: GB
 LAND USE CLASS: MED DENSITY RES

BARN ENCROACHMENT
 LOCATED ACROSS LINE TO SW
 CORNER AND ACROSS LINE TO SW
 CORNER

PIN: 3271-64-0682-0000
 DUKE ENERGY PROGRESS INC
 DEED REFERENCE: 4263/120
 PLAT REFERENCE: NOPLAT
 ZONED: GB
 LAND USE CLASS: MED DENSITY RES

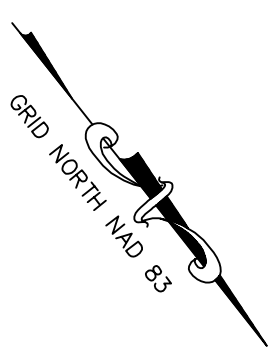
PIN: 3271-64-5893-0000
 CARLSON, MARY BETH MORGAN
 DEED REFERENCE: 4687/200
 ZONED: RP
 LAND USE CLASS: MED DENSITY RES

PIN: 3271-65-9054-0000
 CARLSON, MARY BETH MORGAN
 DEED REFERENCE: 3920/157
 ZONED: RP
 LAND USE CLASS: MED DENSITY RES

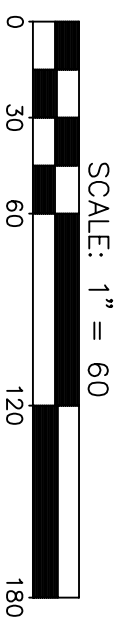
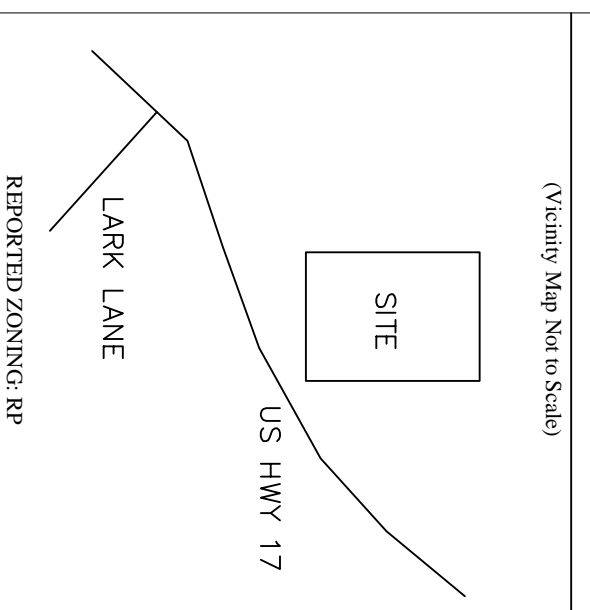
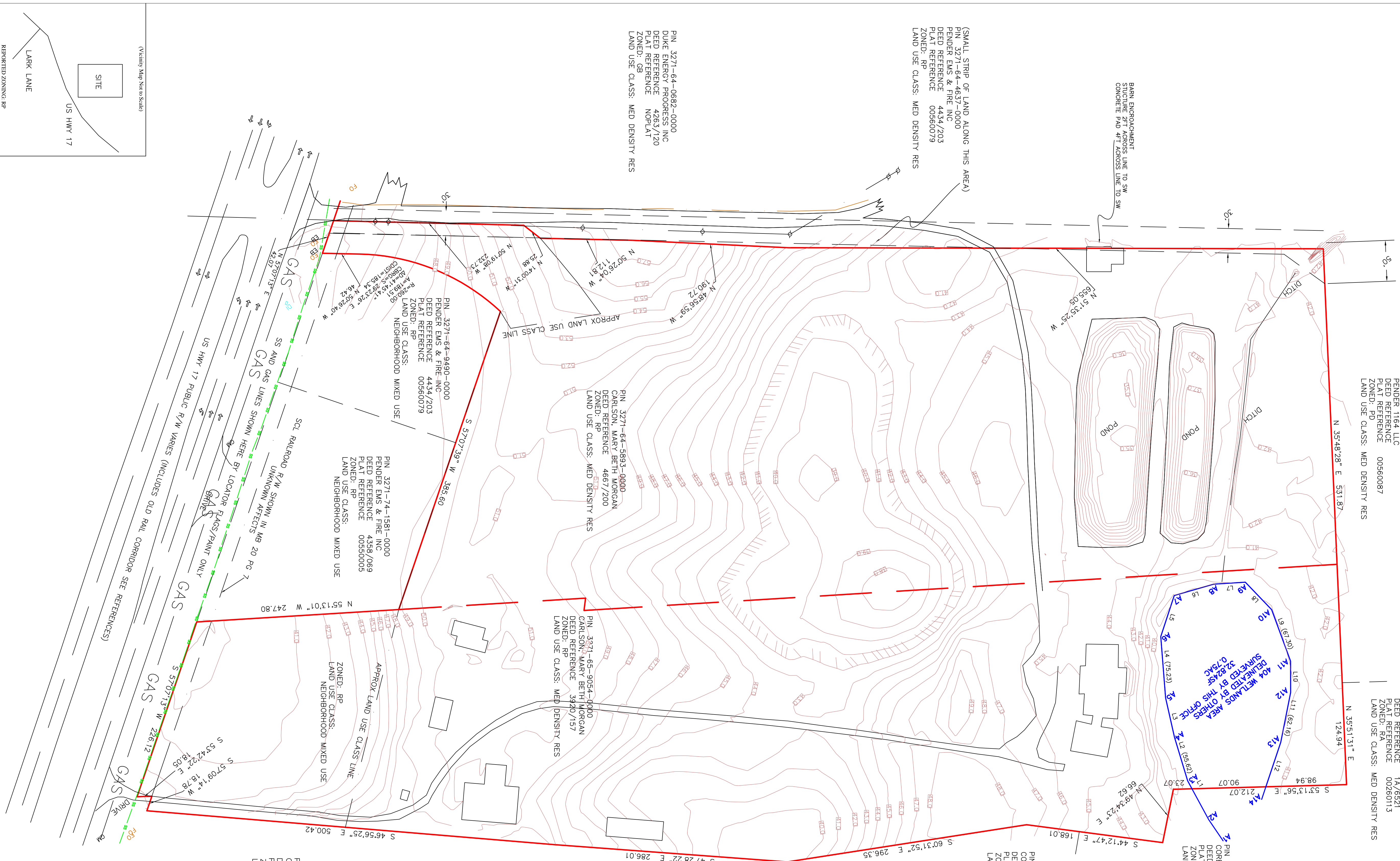
PIN: 3271-64-9480-0000
 PENDER EMS & FIRE ASSN
 DEED REFERENCE: 4434/203
 PLAT REFERENCE: 00560079
 ZONED: RP
 LAND USE CLASS: NEIGHBORHOOD MIXED USE

PIN: 3271-74-1581-0000
 PENDER EMS & FIRE INC
 DEED REFERENCE: 4358/069
 PLAT REFERENCE: 00555005
 ZONED: RP
 LAND USE CLASS: NEIGHBORHOOD MIXED USE

PIN: 3281-15-7192-0000
 CORRETT, WILBUR R
 DEED REFERENCE: 1A/6521
 PLAT REFERENCE: 00260113
 ZONED: RA
 LAND USE CLASS: NEIGHBORHOOD MIXED USE



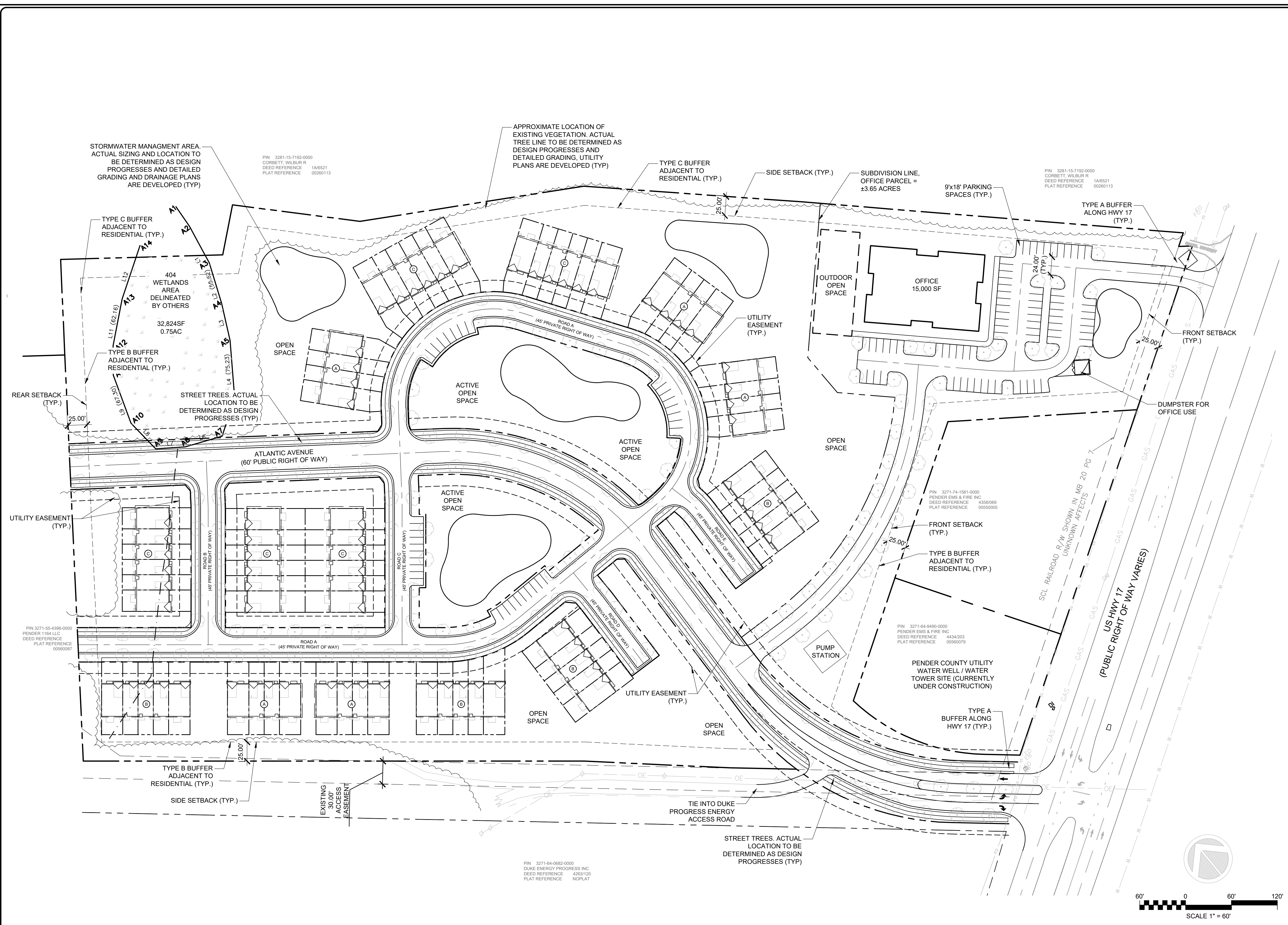
- LEGEND:
- DI = DROP INLET
 - EB = ELECTRICAL BOX
 - EP = EXISTING IRON PIPE
 - FR = FERTILIZER REBAR
 - FO = FIBER OPTIC
 - GM = GAS MARKER
 - HB = HOTBOX
 - HO = HOTBOX
 - OP = OVERHEAD POWER LINE
 - PAT = PATIO
 - PO = PORCH
 - POE = POWER POLE
 - RO = ROOF
 - SC = SEWER CLEANOUT
 - SCF = SCREENED-IN PORCH
 - SSMH = SANITARY SEWER MANHOLE
 - WM = WATER METER



MCKIM & CREED
 243 NORTH FRONT STREET
 WILMINGTON, NORTH CAROLINA 28401
 TELEPHONE: (910) 343-1048
 FAX: (910) 251-8282
 NORTH CAROLINA FIRM LICENSE NUMBER: F-1222

EXISTING CONDITIONS EXHIBIT
 FOR
D.R. HORTON, INC
 CARLSON TRACT
 TOPSAIL TOWNSHIP, PENDER COUNTY, NC

JOB NUMBER: _____
 SCALE: _____
 CAD NUMBER: _____
 PLS. _____
 PARTY CHIEF: _____
 CAD TECH: _____
 FIELD BOOK/PAGE: _____
 DRAWING NUMBER: _____
SHEET 1 OF 1



SITE DATA TABLE		
GENERAL INFORMATION		
PROPERTY OWNER:	MARY BETH MORGAN CARLSON	
PARCEL ID:	3271-64-5893-0000 3271-65-9054-0000	
CURRENT ZONING:	RP (RESIDENTIAL PERFORMANCE)	
CURRENT LAND USE:	MEDIUM DENSITY RESIDENTIAL / NEIGHBORHOOD MIXED USE	
PROPOSED ZONING:	PD-CZ (PLANNED DEVELOPMENT CONDITIONAL ZONING)	
TOTAL ACREAGE (OVERALL DEVELOPMENT):	20.13	
PROPOSED USE:	COMMERCIAL OFFICE SPACE / TOWNHOMES	
BUILDING HEIGHTS		
OFFICE:	30'	
TOWNHOMES:	40'	
RESIDENTIAL BUILDING TYPE	NUMBER OF BUILDINGS	NUMBER OF UNITS
BUILDING A 4 UNITS PER BUILDING ± 45'x96'	5	20
BUILDING B 5 UNITS PER BUILDING ± 45'x118'	4	20
BUILDING C 6 UNITS PER BUILDING ± 45'x136'	5	30
TOTAL NUMBER OF UNITS:	70	
APPROXIMATE TOWNHOME LOT SIZES:		
INTERIOR UNIT:	20' WIDTH X 95' DEPTH	
END UNIT:	28' WIDTH X 95' DEPTH	
TOWNHOME BUILDING SETBACKS:		
	FRONT	25'-0"
	SIDE	0'-0"
	REAR	25'-0"
	MIN. SEPARATION	13'-0"
SECTION 7.10 OFF-STREET PARKING AND LOADING REQUIREMENTS		
REQUIRED:	1 PER 300 SF OFFICE SPACE (MIN.)	
PROPOSED:	1 PER 300 SF OFFICE SPACE (MIN.)	

- NOTES:**
- SITE PLAN IS GENERAL IN NATURE.
 - TRAFFIC IMPACT ANALYSIS: SCOPE HAS BEEN APPROVED AND THE ANALYSIS IS IN PROGRESS.
 - JURISDICTIONAL DETERMINATION IS IN PROGRESS.
 - REFER TO PLAN FOR PROPOSED SETBACKS, BUFFERS, SCREENING & LANDSCAPING INFORMATION.
 - REFER TO PLAN FOR OPEN SPACE INFORMATION.
 - DEVELOPMENT IS PROPOSED AS A SINGLE PHASE.
 - SIGNAGE WILL BE IN COMPLIANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ARTICLE 9.
 - LIGHTING WILL BE IN COMPLIANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ARTICLE 7.11.
 - COLLECTOR ROAD RIGHT OF WAY IS 60' WIDE (TYPICAL).
 - LOCAL ROAD RIGHT OF WAY IS 45' WIDE (TYPICAL).
 - ACTUAL EXISTING TREE LINE TO BE DETERMINED AS DESIGN PROGRESSES AND DETAILED GRADING, UTILITY PLANS ARE DEVELOPED.
 - ACTUAL STREET TREE LOCATIONS TO BE DETERMINED AS DESIGN PROGRESSES AND DETAILED LANDSCAPE PLANS ARE DEVELOPED.
 - BUILDING FOOTPRINTS AND DETAILED PARKING/SITE LAYOUT TO BE DETERMINED DURING SPECIFIC SITE PLAN REVIEW AS PART OF THE TECHNICAL REVIEW PROCESS.

2 SITE PLAN

1 NOTES

REV. NO.	DESCRIPTIONS / REVISIONS	DATE

SEAL

PRELIMINARY DESIGN
NO FOR CONSTRUCTION

MCKIM & CREED

243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048, Fax: (910)251-8282

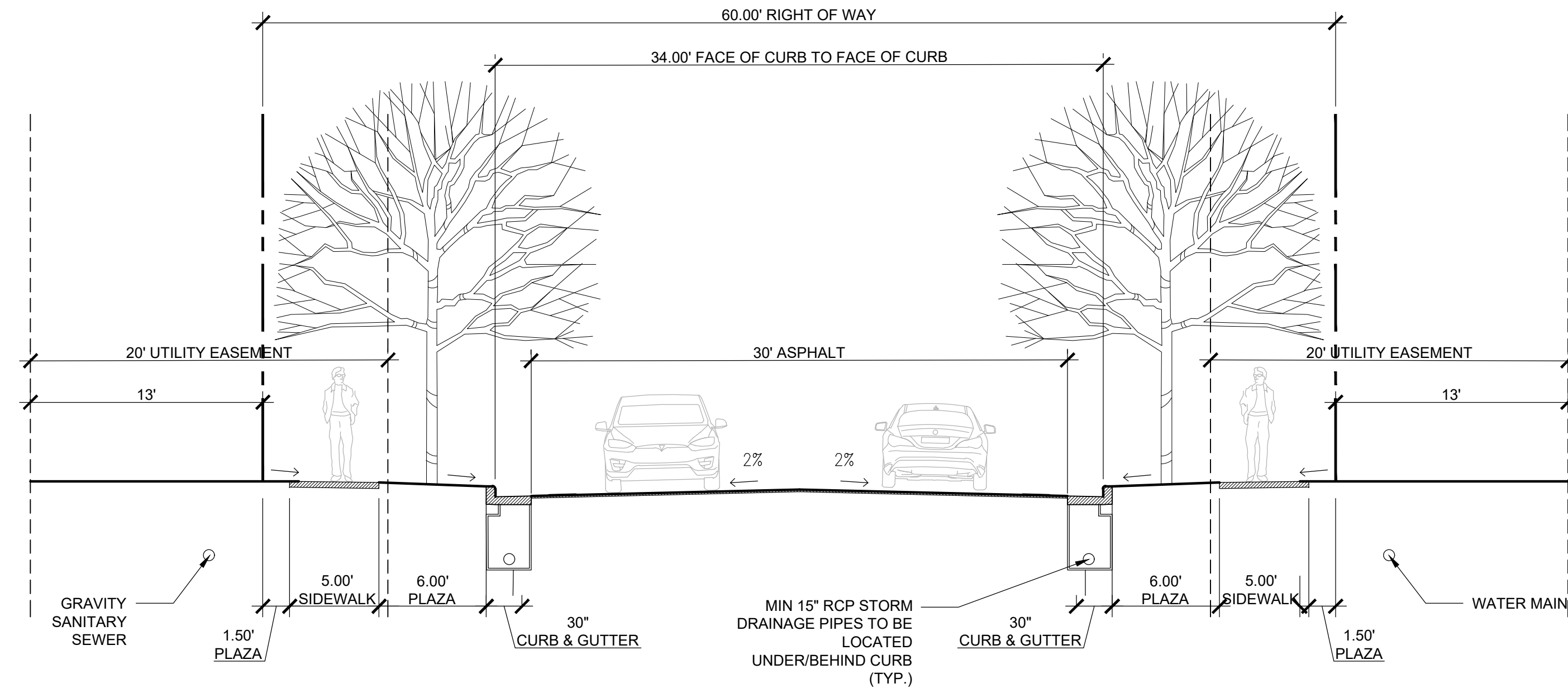
NC LIC. No. F-1222
www.mckimcreed.com

D-R HORTON DHI
America's Builder

CARLSON TRACT
TOPSAIL TOWNSHIP
PENDER COUNTY NORTH CAROLINA

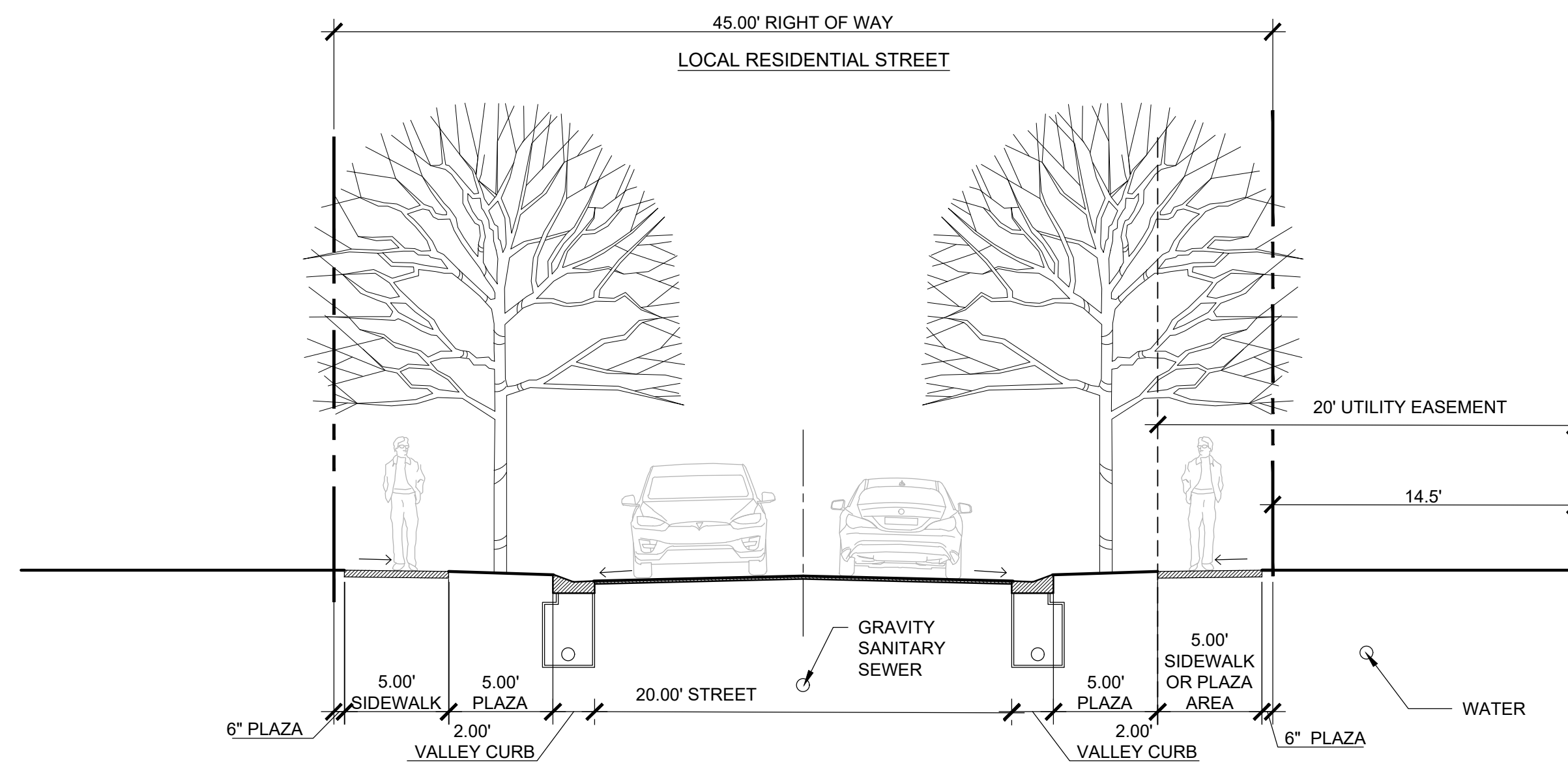
GENERAL SITE DEVELOPMENT PLAN

DATE:	05/05/2023	SCALE:	HORIZONTAL: 1" = 40'-0" VERTICAL: -	C3.0 DRAWING NUMBER
MCE PROJ. #	04245-0033			
DRAWN	AJW/TL			
DESIGNED	TL/TSM			
CHECKED	TL/TSM			
PROJ. MGR.	TSM			
STATUS: CONDITIONAL REZONING				



2 COLLECTOR STREET CROSS SECTION - 60' RIGHT OF WAY

NTS

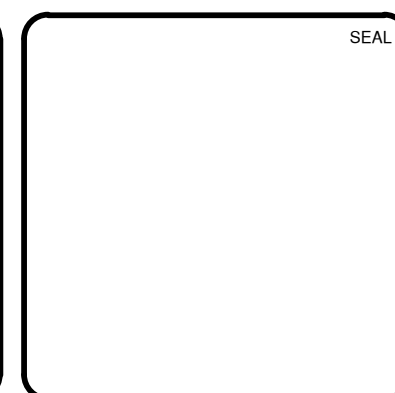


NOTES:
1. REFER TO SITE PLAN, SHEET 3.0 FOR STREET LOCATIONS.

1 LOCAL RESIDENTIAL STREET CROSS SECTION - 45' RIGHT OF WAY

NTS

REV. NO.	DESCRIPTIONS	DATE



PRELIMINARY DESIGN
NOT FOR
CONSTRUCTION

MCKIM & CREED
243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048, Fax: (910)251-8282
NC LIC. No. F-1222
www.mckimcreed.com

D-R HORTON DHI
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CARLSON TRACT
TOPSAIL TOWNSHIP
PENDER COUNTY NORTH CAROLINA
ROAD SECTIONS

DATE:	05/05/2023
MCE PROJ. #	04245-0033
DRAWN	AJW/TL
DESIGNED	TL/TSM
CHECKED	TL/TSM
PROJ. MGR.	TSM

SCALE	C3.1
HORIZONTAL:	--
VERTICAL:	--
DRAWING NUMBER	----
REVISION	----

STATUS: CONDITIONAL REZONING