

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

Application Information Preliminary Plat – Lanes Ferry Phase I

Case Number: SUBMAJ 2024-106

Application Type: Pre-liminary Plat

Applicant: HCT Pender, LLC

Owners: HCT Pender, LLC

Location: Along NC HWY 210 across from the intersection of Moore Town Road and NC Hwy 210

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

Description: Major subdivision application for a residential development consisting of 513 total units – 388 single-family detached and 125 single-family attached residential dwelling units.

Current Zoning: PD, Planned Development

Technical Review Committee Meeting: 04/04/2024

Board of County Commissioners/Planning Board Meeting: X

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 February 6, 2024
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. Heide Trask, Jr.

Date 2/28/24

Printed Name C. Heide Trask, Jr.

Staff Initials:	_____
Date:	_____

APPLICATION FOR SUBDIVISION

THIS SECTION FOR OFFICE USE			
Application No.	SUB SUBMAJ 2024-106	Date	3.1.24
Application Fee	\$ 3,565.00	Invoice Number:	38854
Master Plan Hearing Date		Preliminary Plat Hearing Date	TRC 4.4.24

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	HCT Pender, LLC	Owner's Name:	same
Applicant's Address:	2511 S Canterbury Road	Owner's Address:	
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	
Phone Number:	910-791-6707 (rep. Paramounte Engineering)	Phone Number:	
Email Address:	jcirello@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 ac Parent Parcel ± 221.86 ac Phase 1
Number of Lots:	Phase 1 - 513 Lots / Units	Acreage to be disturbed: ± 221.86 ac
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:	2/28/24
Applicant's Printed Name:	<i>C. Heide TRASK, JR. - MANAGER HCT Pender LLC</i>	Date:	2/28/24
Owner's Signature	<i>C. Heide Trask, Jr.</i>	Date:	2/28/24
Owner's Printed Name:	<i>C. Heide TRASK, JR. MANAGER HCT Pender LLC</i>	Date:	2/28/24

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"/>	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: \$ 3,565.00
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:	Daniel Adams				Date:	
Application completeness approved by:	Taylor Davis				Date: 3.1.24	
Date scheduled for public hearing:	TRC 4.4.24					

NARRATIVE



Lanes Ferry Phase 1 Preliminary Plat Narrative

The proposed development on Pender County parcel 3245-84-0109-0000 is currently zoned PD. It is part of an overall ± 987.95 acre tract with an approved MDP which allows for a total unit count of 2,695 units.

This Phase 1 submittal encompasses the entire portion of the project north of Highway 210.

Two Phase 1 Preliminary Plat packages have previously been submitted for separate areas within the boundary of this submittal:

- Phase 1A included 50 lots and was approved in July 2022
- Phase 1C included 134 single family units and 125 townhome units and was submitted in July 2023, for which a TRC meeting was held. Comments received during that review are addressed in this submittal

This submittal proposed 513 total units consisting of 388 single family units and 125 townhome units. Phase 1 was approved for 514 units as part of the overall Lanes Ferry MDP

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.

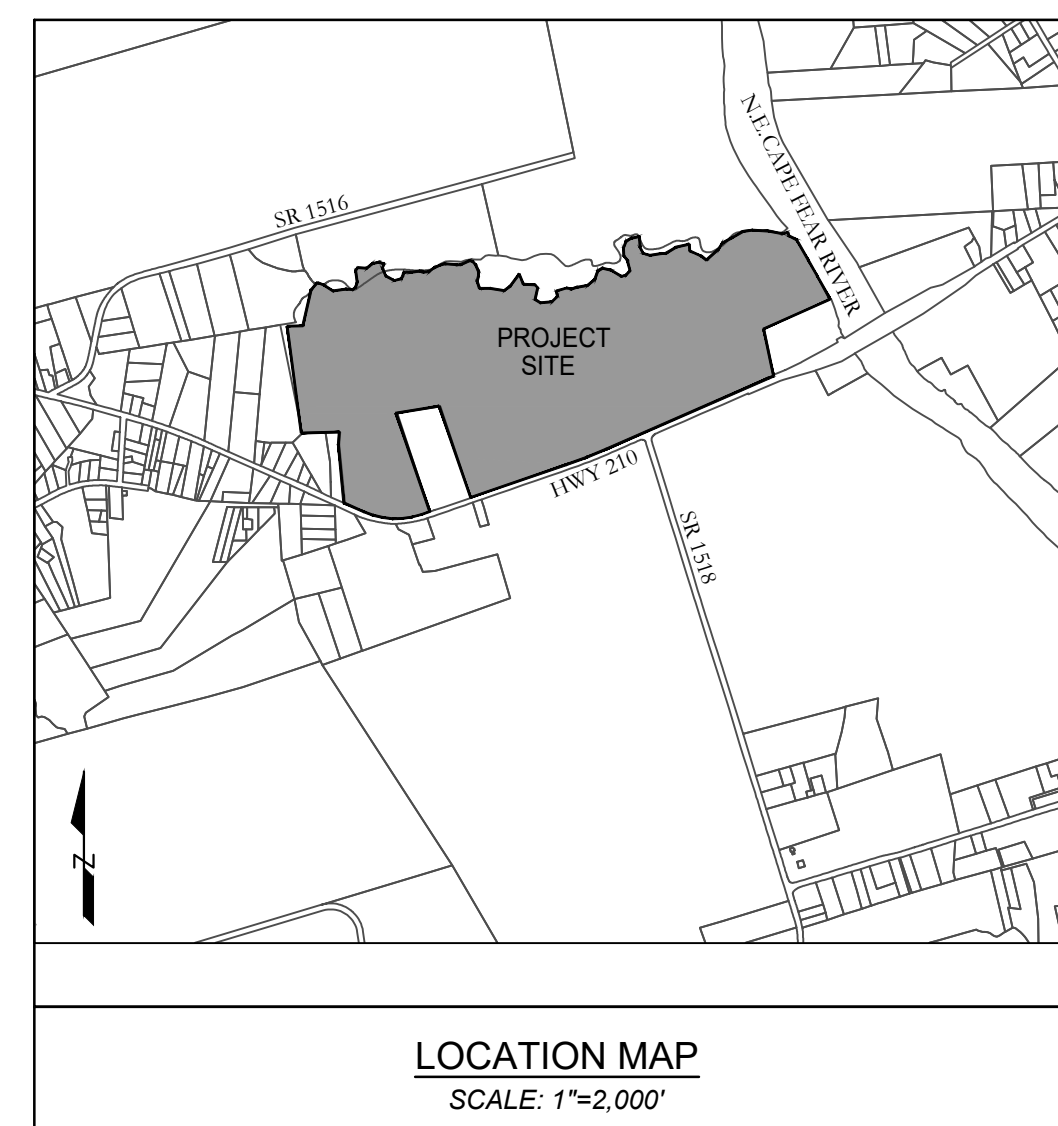
SITE PLAN(S)

LANE'S FERRY LANDING PHASE 1

NC HWY 210
 PENDER COUNTY, NORTH CAROLINA

PRELIMINARY PLAT
 MARCH 2024

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



LOCATION MAP
 SCALE: 1"=2,000'

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

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 1

PROJECT # 17239.PE

MARCH 1, 2024

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
SV-1	SURVEY
INDEX	PRELIMINARY PLAT INDEX
PP-1 THRU PP-12	PRELIMINARY PLAT

PROJECT CONSULTANTS

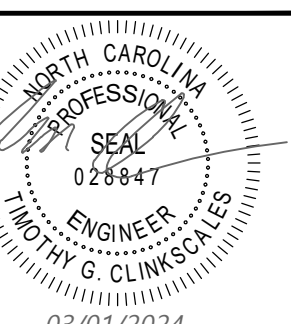
DEVELOPER
 HCT PENDER, LLC
 2511 S CANTERBURY ROAD
 WILMINGTON, NC 28403
 GEORGE JOHNSON, (910) 762-6557

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)

PREPARED BY:

PARAMOUNTE
 ENGINEERING, INC.
 122 Cinema Drive Wilmington, North Carolina 28405
 (910) 791-6707 (O) (910) 791-6760 (F)
 NC License #: C-2846



FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

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)

PLANT SCHEDULE 25' A-3 BUFFER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	62	MAGNOLIA G. 'LITTLE GEM'	4' HT
	31	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 3,224' 33 (1/100)' 65 (2/100)'

PLANT SCHEDULE 25' B-4 BUFFER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	146	QUERCUS FALCATA SOUTHERN RED OAK	2" CAL

BUFFER B-4 CALCULATIONS
 REQUIRED: 25' WIDTH, (1) CANOPY TREE AND (2) UNDERSTORY TREES PER 100'
 BUFFER LINEAR CANOPY UNDERSTORY
 TYPE FT TREES TREES
 B-4 4,750' 124 (2/100)'

PLANT SCHEDULE 15' C-2 BUFFER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	79	MYRICA CERIFERA WAX MYRTLE	4' HT
	10	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	2" CAL

BUFFER C-2 CALCULATIONS
 REQUIRED: 15' WIDTH, EVERGREEN HEDGE TO A HEIGHT OF 6' 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

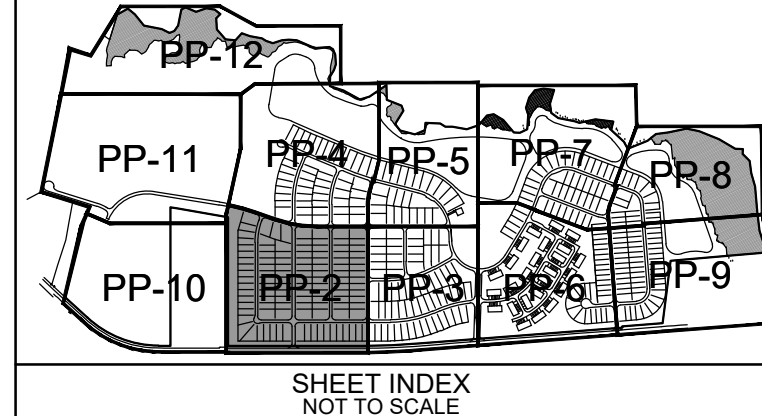
PLANT SCHEDULE 20' C-3 BUFFER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	376	MYRICA CERIFERA WAX MYRTLE	4' HT
	31	QUERCUS FALCATA SOUTHERN RED OAK	2" CAL

BUFFER C-3 CALCULATIONS
 REQUIRED: 25' WIDTH, (1) CANOPY TREE PER 100' AND EVERGREEN HEDGE
 BUFFER LINEAR CANOPY
 TYPE FT TREES
 C-3 1,470' 15 (1/100)'

20' UTILITY EASEMENT
 20' WIDE BUFFER TYPE C-3 AROUND PERIMETER OF ADJACENT SITE; BUFFER TO INCLUDE 6' HGT. EVERGREEN HEDGE AND 1 CANOPY TREE PER 100 LF WITH GRASS AS GROUNDCOVER, TYP. SEE SHEET C-2.1 FOR PLANT SCHEDULE AND CALCULATIONS

25' WIDE TYPE A-3 FOR STREET YARD BUFFER



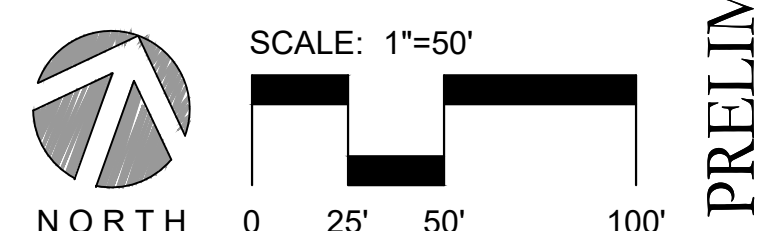
OPEN SPACE KEY

1	UNDEDICATED OPEN SPACE	±2.34 AC
2	DEDICATED ACTIVE OPEN SPACE	±1.92 AC
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8	DEDICATED PASSIVE OPEN SPACE	±4.24 AC
9	DEDICATED PASSIVE OPEN SPACE	±1.00 AC
10	UNDEDICATED OPEN SPACE	±0.78 AC
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14	DEDICATED ACTIVE OPEN SPACE	±0.21 AC
15	DEDICATED ACTIVE OPEN SPACE	±0.16 AC
16	DEDICATED ACTIVE OPEN SPACE	±0.33 AC
17	DEDICATED PASSIVE OPEN SPACE	±12.83 AC
TOTAL OPEN SPACE PROVIDED:		±30.80 AC

PROPOSED GRAVITY SEWER MAIN, TYP.
 PROPOSED SEWER MANHOLE, TYP.
 PROPOSED DRIVEWAY LOCATION, TYP.

PROPOSED STORM PIPE, TYP.
 PROPOSED STORM DRAIN, TYP.
 10x70 SIGHT TRIANGLE, TYP.

PROPOSED SINGLE FAMILY LOT, TYP.
 PROPOSED BUILDING SETBACK LINES, TYP.



REVISIONS:

CLIENT INFORMATION:
 HCT PENDER, LLC.
 2511 S. Canterbury Road
 Wilmington, NC 28403
 (910) 791-6707 (O) (910) 791-6760 (F)
 NC License #: C-2846

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
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 NC License #: C-2846

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

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

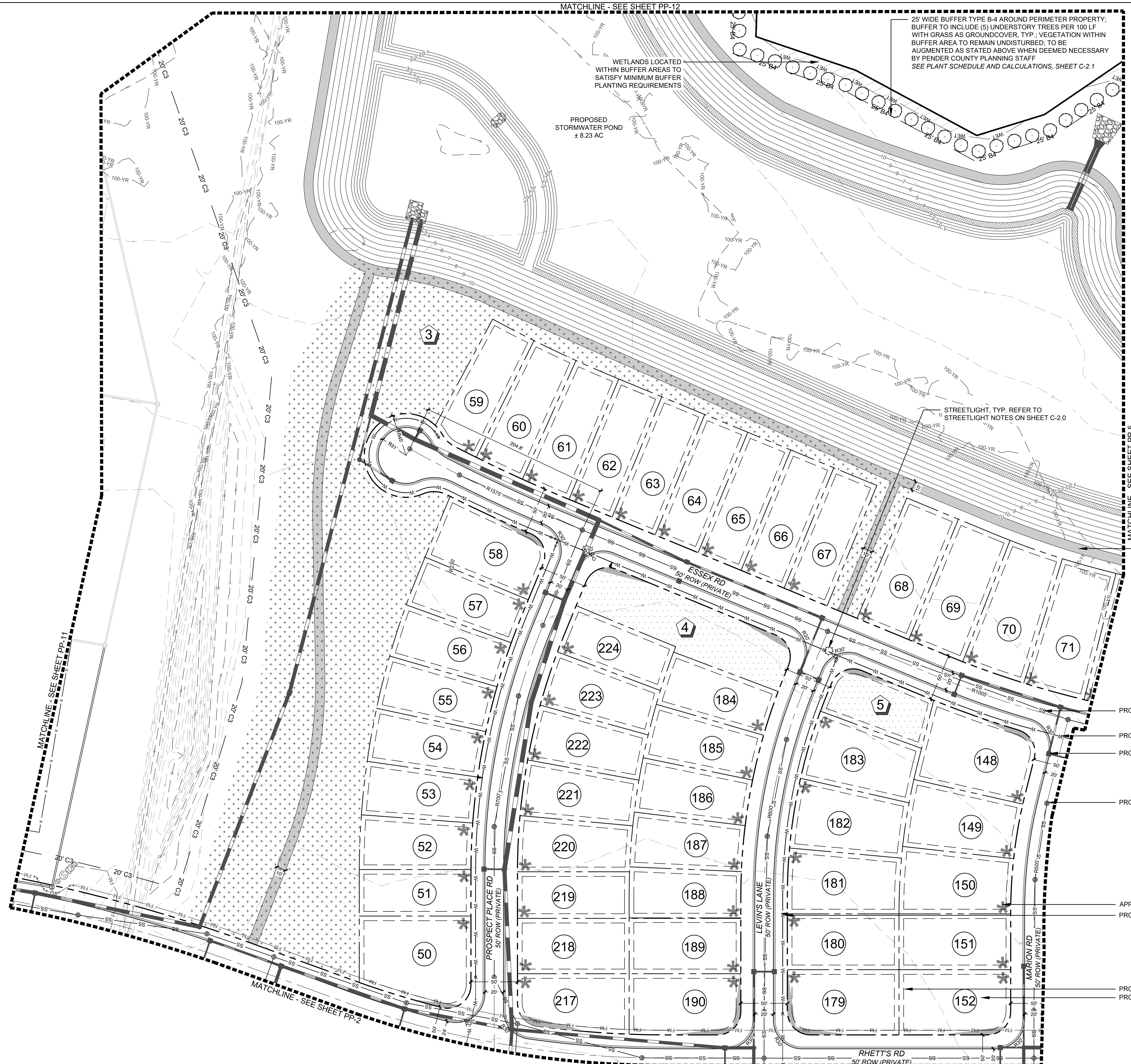
DRAWING INFORMATION:
 DATE: 03/01/24
 SCALE: 1" = 50'
 DRAWING: PEI
 CHECKED: JTC

SEAL

PP-2

PEI JOB#: 17239.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



25' WIDE BUFFER TYPE B-4 AROUND PERIMETER PROPERTY; BUFFER TO INCLUDE (5) UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUND COVER, TYP.; VEGETATION WITHIN BUFFER AREA TO REMAIN UNDISTURBED; TO BE AUGMENTED AS STATED ABOVE WHEN DEEMED NECESSARY BY PENDER COUNTY PLANNING STAFF. SEE PLANT SCHEDULE AND CALCULATIONS, SHEET C-2.1

WETLANDS LOCATED WITHIN BUFFER AREAS TO SATISFY MINIMUM BUFFER PLANTING REQUIREMENTS

PROPOSED STORMWATER POND ± 8.23 AC

STREETLIGHT, TYP. REFER TO STREETLIGHT NOTES ON SHEET C-2.0

PROPOSED TRAIL. LOCATION IS APPROXIMATE AND WILL BE DETERMINED WITH CONSTRUCTION OF THE STORM WATER POND. SURFACING MATERIALS TO BE DETERMINED.

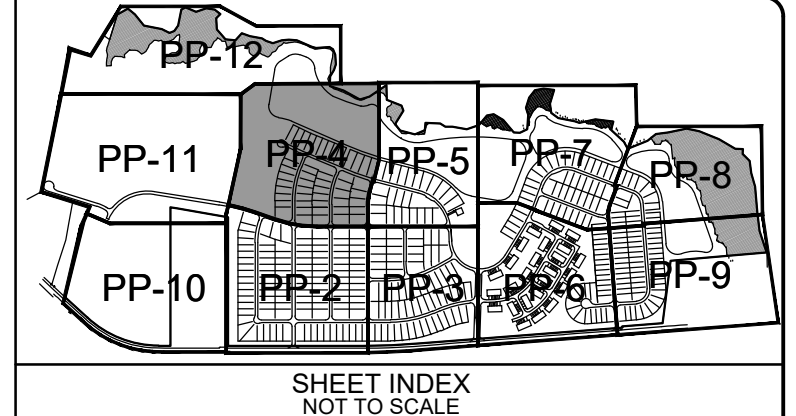
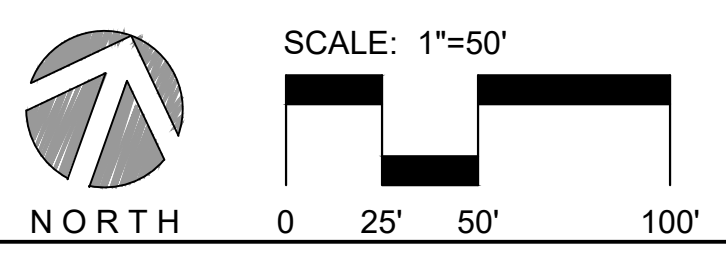
PROPOSED GRAVITY SEWER MAIN, TYP.
 PROPOSED WATER MAIN, TYP.
 PROPOSED STORM DRAIN, TYP.
 PROPOSED SEWER MANHOLE, TYP.

APPROXIMATE LOCATION OF PROPOSED DRIVEWAY, TYP.
 PROPOSED FIRE HYDRANT, TYP.

PROPOSED BUILDING SETBACKS, TYP.
 PROPOSED SINGLE FAMILY LOT, TYP.

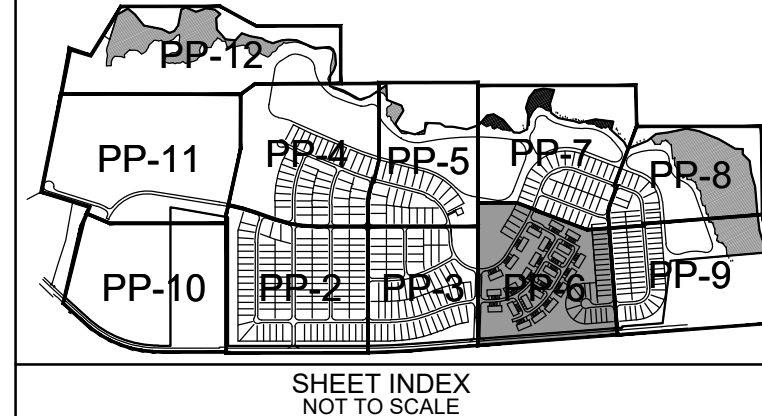
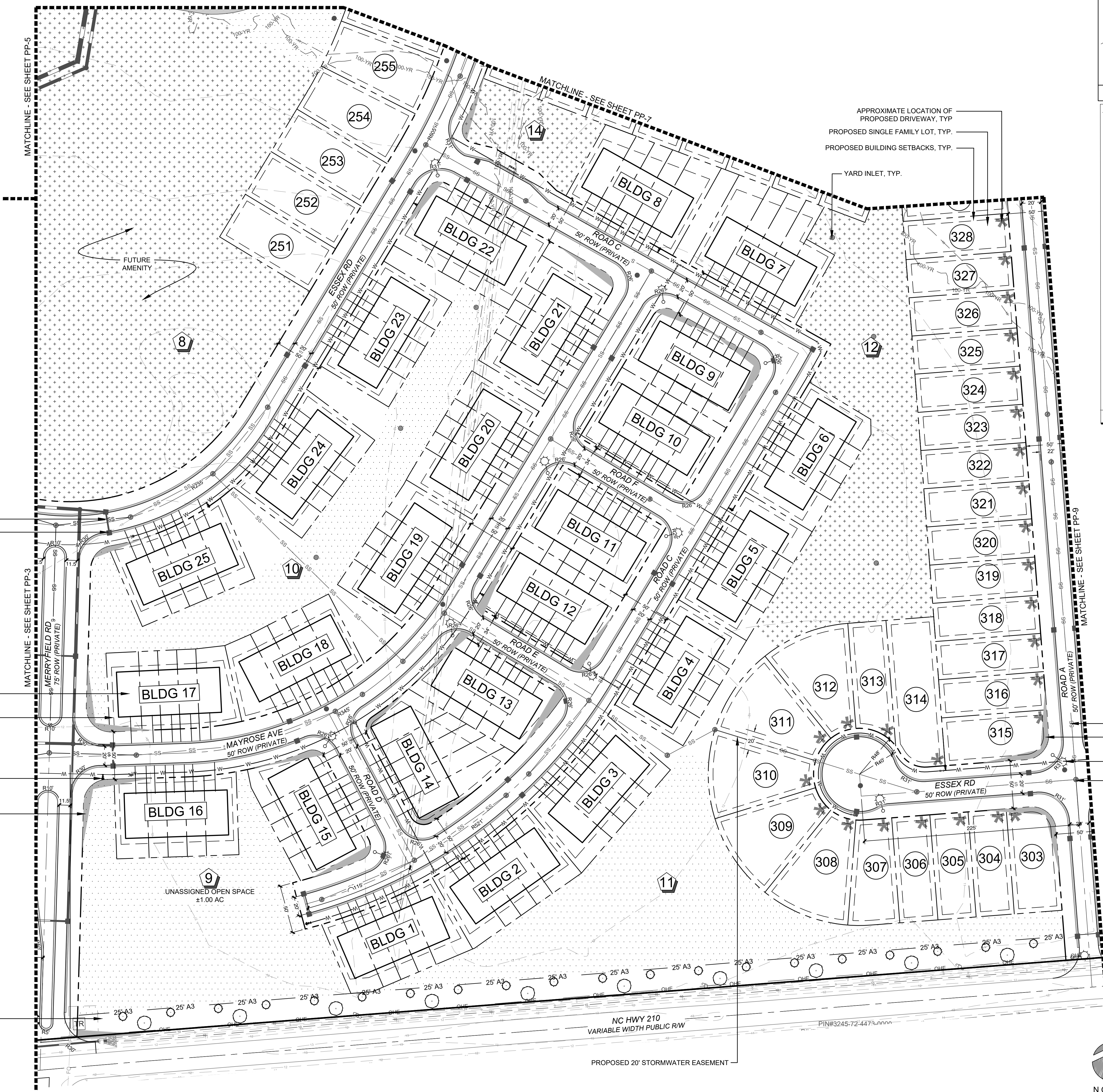
SHEET INDEX NOT TO SCALE

OPEN SPACE KEY		
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PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>REVISIONS:</p>	<p>CLIENT INFORMATION:</p> <p>PARAMOUNT ENGINEERING 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846</p>
<p>PROJECT STATUS:</p> <p>CONCEPTUAL LAYOUT: FINAL DESIGN: RELEASED FOR CONSTRUCTION:</p>	<p>PRELIMINARY PLAT</p> <p>LANE'S FERRY LANDING PHASE 1 ROCKY POINT PENDER COUNTY, NORTH CAROLINA</p>
<p>DRAWING INFORMATION:</p> <p>DATE: 03.01.24 SCALE: 1"=50' DRAWN BY: JAC CHECKED: TCC</p>	<p>PP-4</p> <p>PEI JOB#: 17239.PE</p>

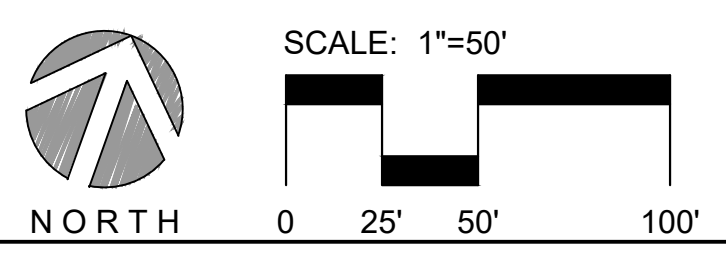


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- PROPOSED STORM PIPE, TYP.
- PROPOSED STORM DRAIN, TYP.
- PROPOSED ATTACHED TOWNHOMES, TYP.; OUTLINE IS THE EXTENT OF TOWNHOME BUILDING
- PROPOSED BUILDING SETBACK LINES, TYP.
- PROPOSED FIRE HYDRANT, TYP.
- 10x70 SIGHT DISTANCE TRIANGLE, TYP.
- 25' WIDE TYPE A-3 FOR STREET YARD BUFFER

- PROPOSED GRAVITY SEWER MAIN, TYP.
- 10x70 SIGHT TRIANGLE, TYP.
- STREETLIGHT, TYP. REFER TO STREETLIGHT NOTES ON SHEET C-2.0
- PROPOSED SEWER MANHOLE, TYP.



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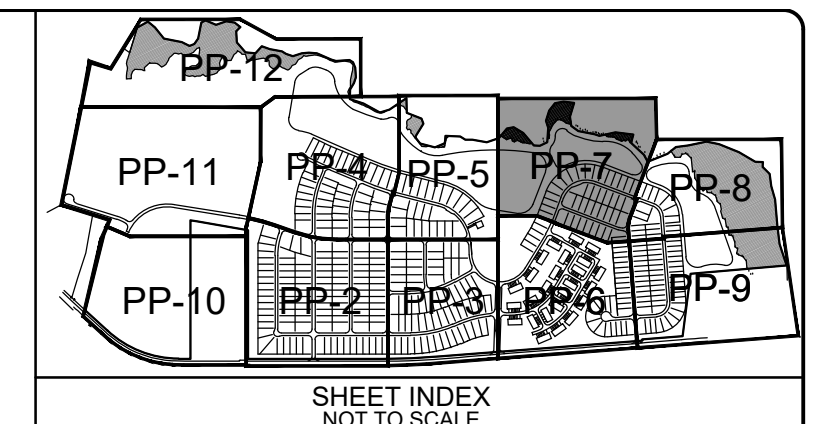
PARAMOUNT ENGINEERING
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PRELIMINARY PLAT
 LANE'S FERRY LANDING PHASE 1
 ROCKY POINT
 PENDER COUNTY, NORTH CAROLINA

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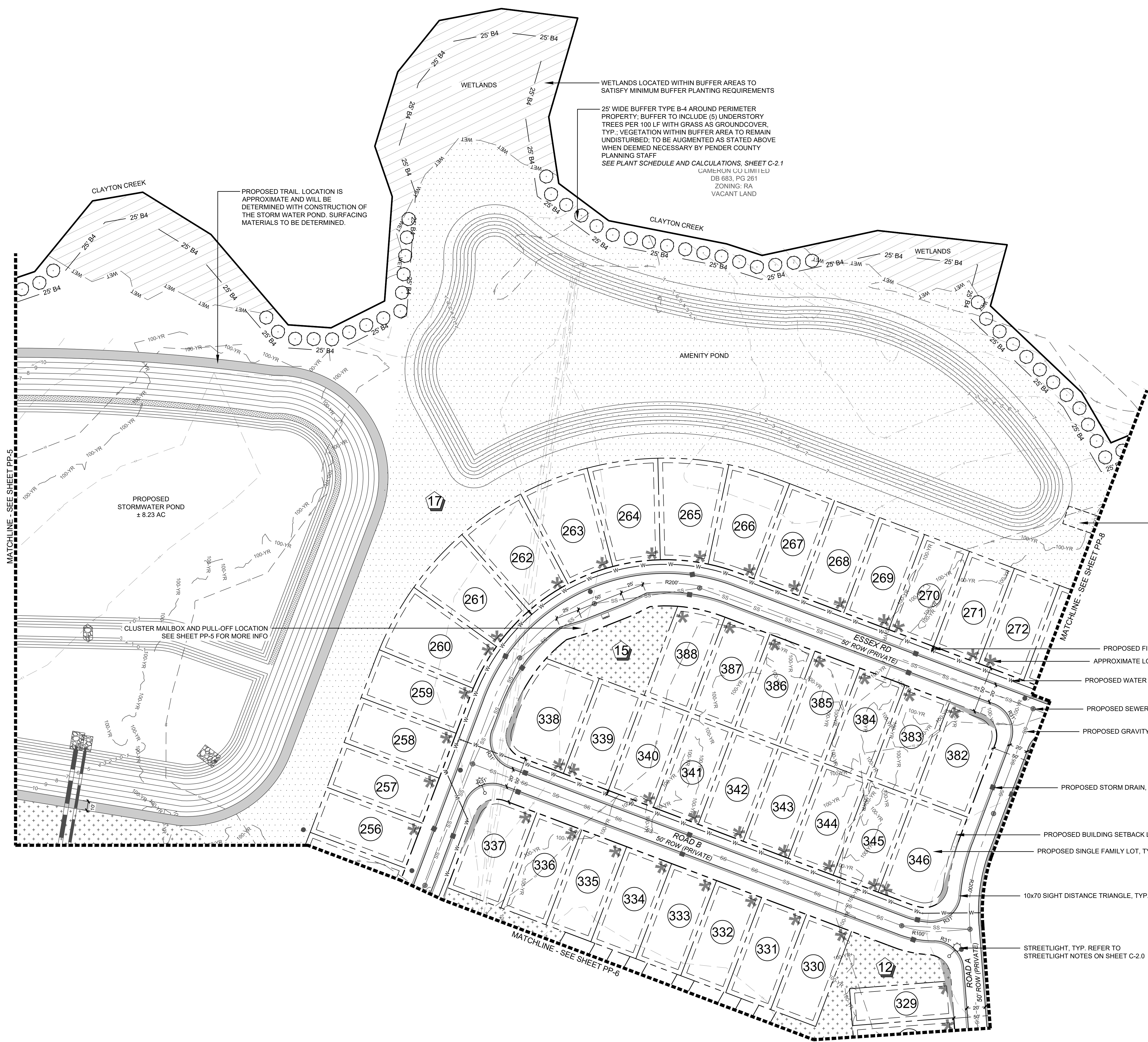
SEAL

PP-6
 PEI JOB#: 17239.PE



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25' WIDE BUFFER TYPE B-4 AROUND PERIMETER PROPERTY; BUFFER TO INCLUDE (5) UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUND COVER. TYP. VEGETATION WITHIN BUFFER AREA TO REMAIN UNDISTURBED; TO BE ADJUSTED AS STATED ABOVE WHEN DEEMED NECESSARY BY PENDER COUNTY PLANNING STAFF
SEE PLANT SCHEDULE AND CALCULATIONS, SHEET C-2.1
CAMERON CO LIMITED
DB 683, PG 261
ZONING: RA
VACANT LAND

PROPOSED TRAIL LOCATION IS APPROXIMATE AND WILL BE DETERMINED WITH CONSTRUCTION OF THE STORM WATER POND. SURFACING MATERIALS TO BE DETERMINED.

PROPOSED STORMWATER POND ± 8.23 AC

CLUSTER MAILBOX AND PULL-OFF LOCATION SEE SHEET PP-5 FOR MORE INFO

POND OVERLOOK / PICNIC AREA

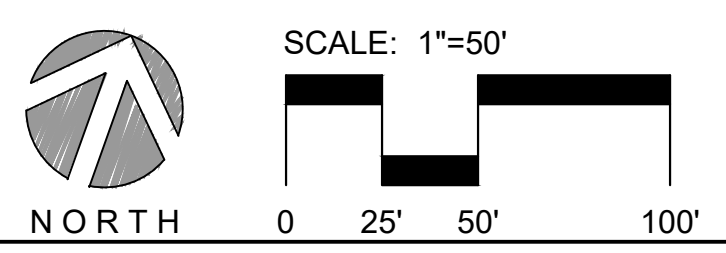
- PROPOSED FIRE HYDRANT, TYP.
- APPROXIMATE LOCATION OF PROPOSED DRIVEWAY, TYP.
- PROPOSED WATER MAIN, TYP.
- PROPOSED SEWER MANHOLE, TYP.
- PROPOSED GRAVITY SEWER MAIN, TYP.

- PROPOSED STORM DRAIN, TYP.
- PROPOSED BUILDING SETBACK LINES, TYP.
- PROPOSED SINGLE FAMILY LOT, TYP.

10x70 SIGHT DISTANCE TRIANGLE, TYP.

STREETLIGHT, TYP. REFER TO STREETLIGHT NOTES ON SHEET C-2.0

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



REVISIONS:

CLIENT INFORMATION:

PARAMOUNT
ENGINEERING

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

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

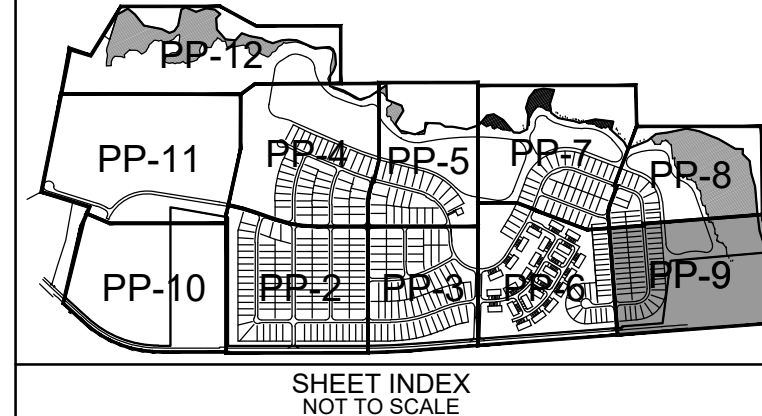
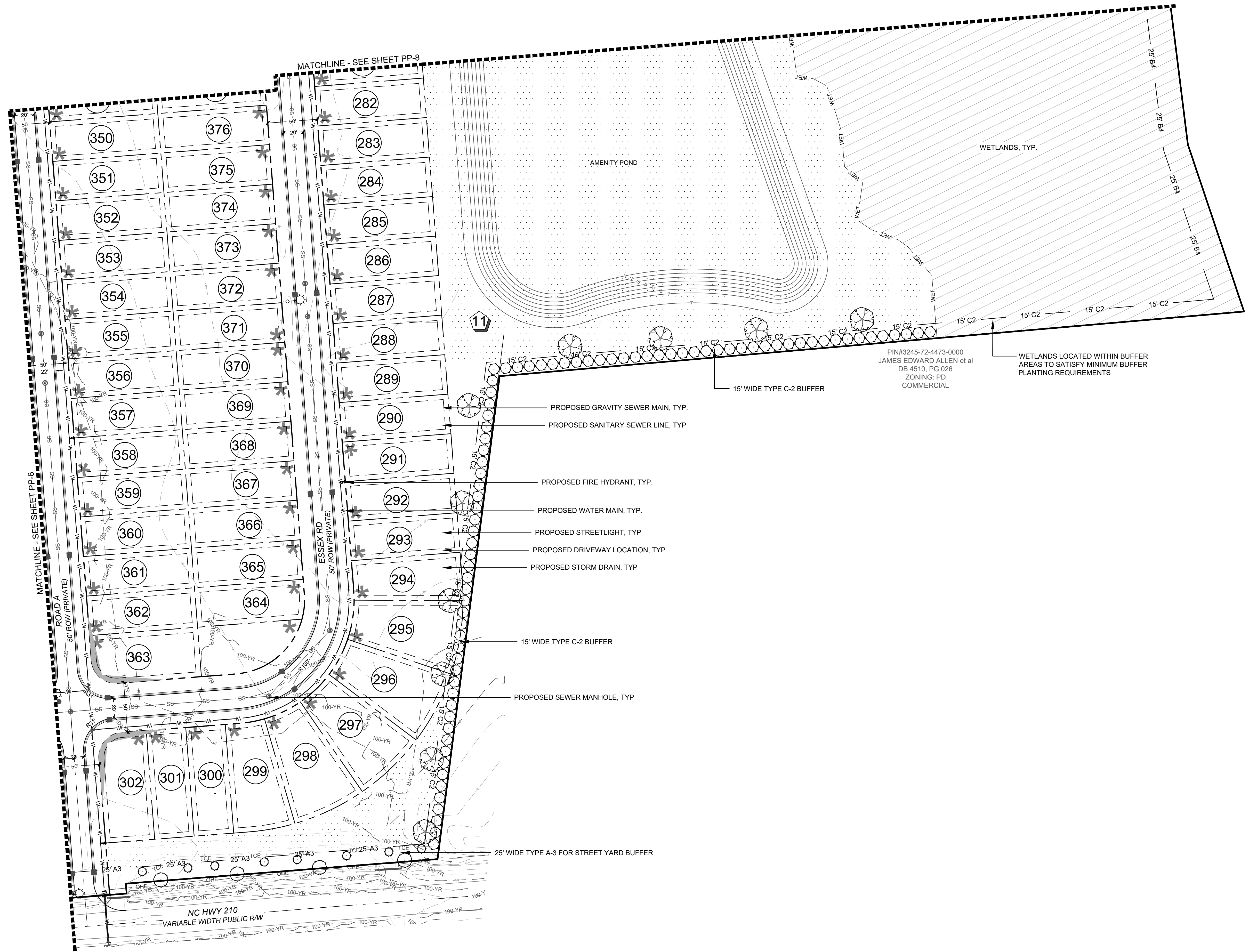
PRELIMINARY PLAT
LANE'S FERRY LANDING PHASE 1
ROCKY POINT
PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS:
CONCEPTUAL LAYOUT:
FINAL DESIGN LAYOUT:
RELEASED FOR CONSTRUCTION:
DRAWING INFORMATION:
DATE: 03.01.24
SCALE: 1"=50'
DRAWN BY: [blank]
CHECKED: [blank]

SEAL

PP-7

PEI JOB#: 17239.PE



SHEET INDEX NOT TO SCALE

OPEN SPACE KEY		
1	UNDEDICATED OPEN SPACE	±2.34 AC
2	DEDICATED ACTIVE OPEN SPACE	±1.92 AC
3	DEDICATED ACTIVE OPEN SPACE	±2.92 AC
4	DEDICATED ACTIVE OPEN SPACE	±0.29 AC
5	DEDICATED ACTIVE OPEN SPACE	±0.14 AC
6	DEDICATED PASSIVE OPEN SPACE	±0.39 AC
7	DEDICATED ACTIVE OPEN SPACE	±0.36 AC
8	DEDICATED PASSIVE OPEN SPACE	±4.24 AC
9	DEDICATED PASSIVE OPEN SPACE	±1.00 AC
10	UNDEDICATED OPEN SPACE	±0.78 AC
11	UNDEDICATED OPEN SPACE	±1.40 AC
12	DEDICATED ACTIVE OPEN SPACE	±1.16 AC
13	UNDEDICATED OPEN SPACE	±0.33 AC
14	DEDICATED ACTIVE OPEN SPACE	±0.21 AC
15	DEDICATED ACTIVE OPEN SPACE	±0.16 AC
16	DEDICATED ACTIVE OPEN SPACE	±0.33 AC
17	DEDICATED PASSIVE OPEN SPACE	±12.83 AC
TOTAL OPEN SPACE PROVIDED:		±30.80 AC

PIN#3245-72-4473-0000
 JAMES EDWARD ALLEN et al
 DB 4510, PG 026
 ZONING: PD
 COMMERCIAL

WETLANDS LOCATED WITHIN BUFFER AREAS TO SATISFY MINIMUM BUFFER PLANTING REQUIREMENTS

REVISIONS:

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

PARAMOUNT
 ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6760 (F)
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PRELIMINARY PLAT
 LANE'S FERRY LANDING PHASE 1
 ROCKY POINT
 PENDER COUNTY, NORTH CAROLINA

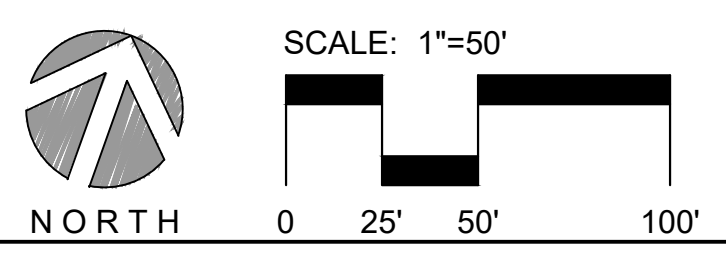
PROJECT STATUS:
 CONCEPTUAL LAYOUT:
 FINAL DESIGN LAYOUT:
 RELEASED FOR CONSTRUCTION:
 DRAWING INFORMATION:
 DATE: 08/01/24
 SCALE: 1"=50'
 DRAWN BY: JRC
 CHECKED: JTC

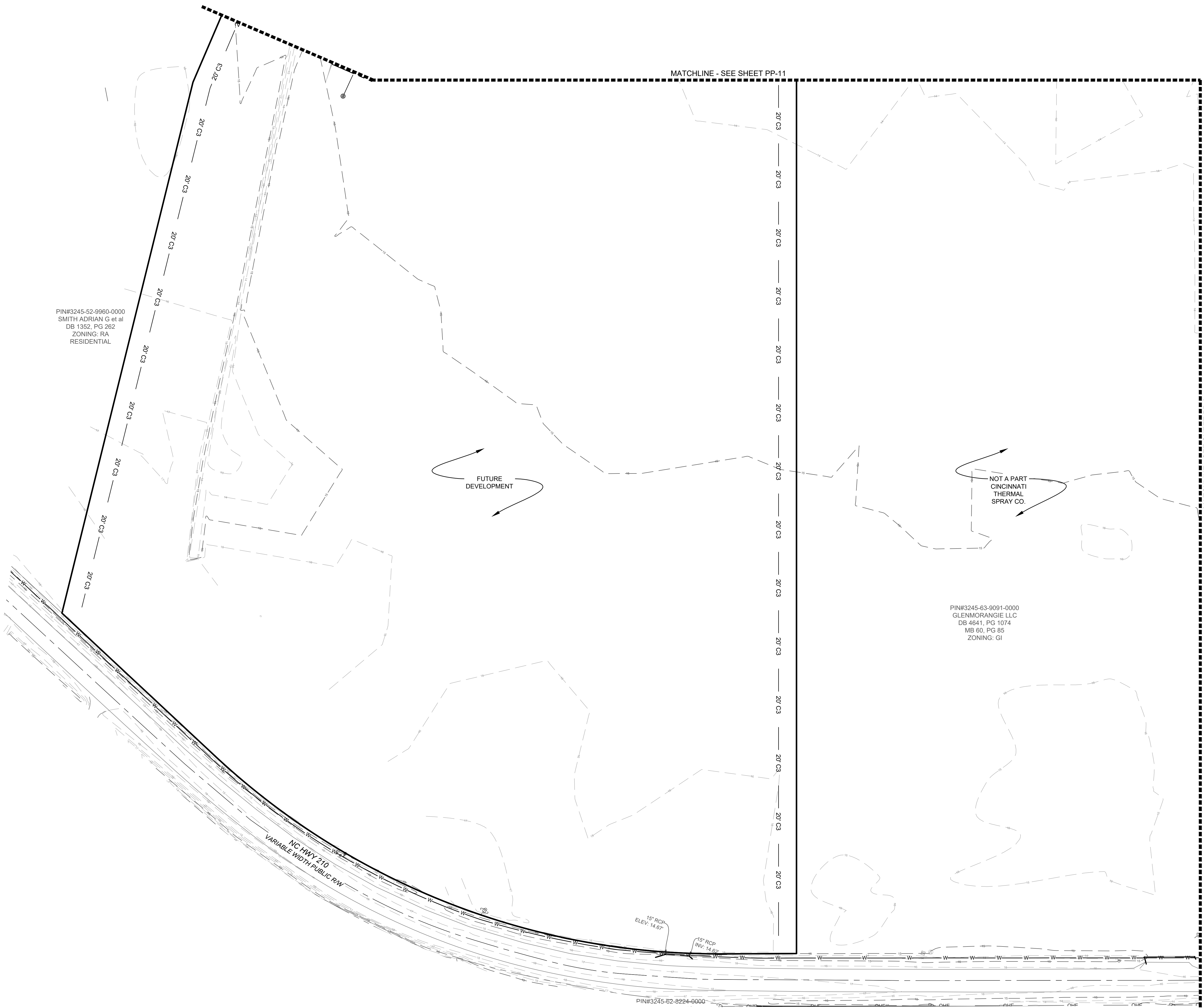
SEAL

PP-9

PEI JOB#: 17239.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION





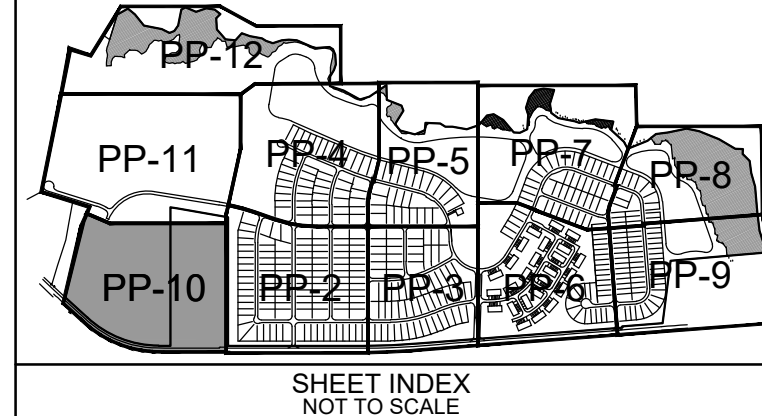
PIN#3245-52-9960-0000
SMITH ADRIAN G et al
DB 1352, PG 262
ZONING: RA
RESIDENTIAL

PIN#3245-63-9091-0000
GLENMORANGIE LLC
DB 4641, PG 1074
MB 60, PG 85
ZONING: GI

15' RCP
ELEV: 14.67'

15' RCP
HW: 14.62'

PIN#3245-52-8224-0000



SHEET INDEX
NOT TO SCALE

OPEN SPACE KEY		
1	UNDEDICATED OPEN SPACE	±2.34 AC
2	DEDICATED ACTIVE OPEN SPACE	±1.92 AC
3	DEDICATED ACTIVE OPEN SPACE	±2.92 AC
4	DEDICATED ACTIVE OPEN SPACE	±0.29 AC
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16	DEDICATED ACTIVE OPEN SPACE	±0.33 AC
17	DEDICATED PASSIVE OPEN SPACE	±12.83 AC
TOTAL OPEN SPACE PROVIDED:		±30.80 AC

REVISIONS:

NO.	DATE	DESCRIPTION

CLIENT INFORMATION:
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 1
ROCKY POINT
PENDER COUNTY, NORTH CAROLINA

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

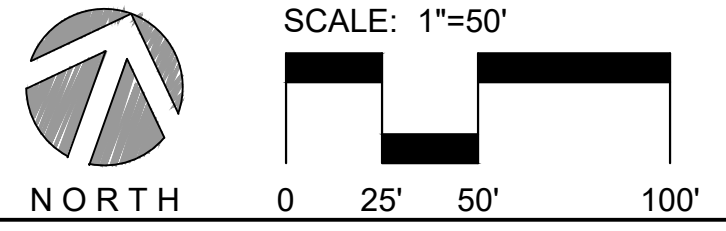
DRAWING INFORMATION:
DATE: 03/01/24
SCALE: 1"=50'
DRAWN BY: JRC
CHECKED: TJC

SEAL

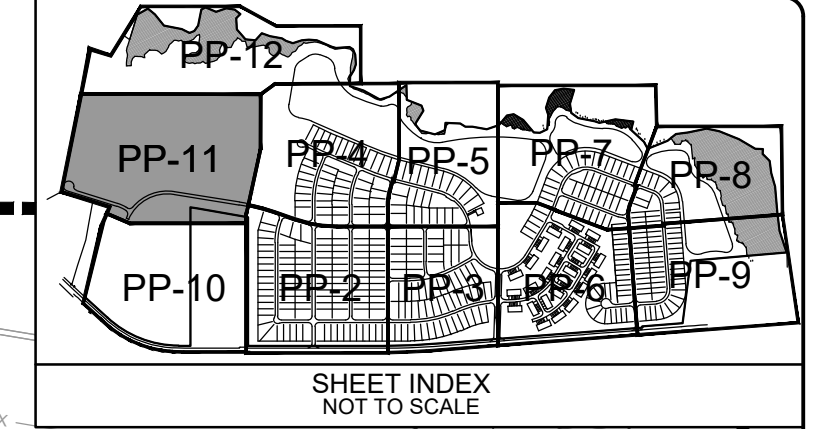
PP-10

PEI JOB#: 17239.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



MATCHLINE - SEE SHEET PP-12



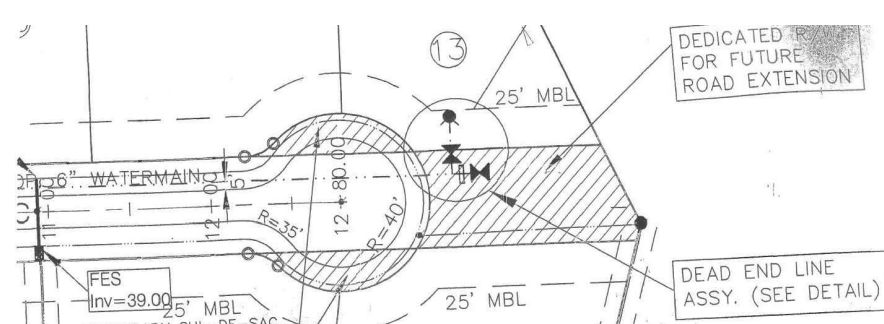
20' WIDE BUFFER TYPE C-3 AROUND PERIMETER OF WASTEWATER TREATMENT SITE; BUFFER TO INCLUDE 6' HGT. EVERGREEN HEDGE AND 1 CANOPY TREE PER 100 LF WITH GRASS AS GROUND COVER, TYP. REFER TO WASTEWATER TREATMENT FACILITY PLANS PREPARED BY PARAMOUNT ENGINEERING, INC., CASE# 594-2017

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

20' WIDE BUFFER TYPE C-3 AROUND PERIMETER OF ADJACENT SITE; BUFFER TO INCLUDE 6' HGT. EVERGREEN HEDGE AND 1 CANOPY TREE PER 100 LF WITH GRASS AS GROUND COVER, TYP. SEE SHEET C-2.1 FOR PLANT SCHEDULE AND CALCULATIONS

TEMPORARY CUL-DE-SAC FOR POTENTIAL FUTURE CONNECTION TO ADJACENT PROPERTY; SEE DETAIL BELOW

AREA TO BE REVERT BACK TO WASTEWATER TREATMENT FACILITY AT TIME OF RIGHT OF WAY EXTENSION

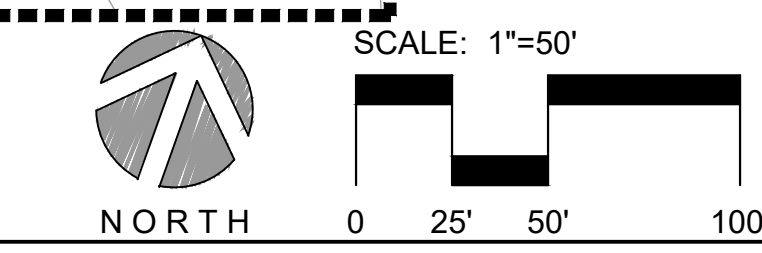


NOTE: TEMPORARY CUL-DE-SAC DESIGN ON ROAD J SHALL BE COMPLIANT WITH PENDER COUNTY LDCO. DESIGN SHALL BE CONSISTENT WITH THE STANDARD GRAPHIC REPRESENTATION SHOWN ABOVE, PROVIDED BY PENDER COUNTY.

FUTURE DEVELOPMENT

NOT A PART CINCINNATI THERMAL SPRAY CO.

PROPOSED FORCE MAIN, TYP.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
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Wilmington, NC 28403

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

PROJECT STATUS:
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DATE: 03/24/2024
SCALE: 1"=50'
DRAWN BY: JAC
CHECKED: JAC

SEAL

PP-11

PEI JOB#: 17239.PE

