Pender County

Agenda

Pender County Technical Review Committee Meeting
Thursday, April 4, 2024 @ 9:00 AM
Pender County Public Assembly Room

		Presenter	Page
1.	CALL TO ORDER		
2.	CASES		
	SUBMAJ 2024-106 SUBMAJ 2024-106 - Pdf		3 - 21
	SDP 2024-379 SDP 2024-379 - Pdf		23 - 29
	SDP 2024-385 SDP 2024-385 - Pdf		31 - 41
	REZONE 2024-66 REZONE 2024-66 - Pdf		43 - 48
	SDP 2024-380 SDP 2024-380 - Pdf		49 - 55
	MDP 2024-64 MDP 2024-65 - Pdf		57 - 69
	MDP 2024-65 MDP 2024-65 - Pdf		71 - 84

Pender County
Lanes Ferry Phase 1

TO:	Technical Review Committee
FROM:	Taylor Davis
DATE:	April 4, 2024
SUBJECT:	SUBMAJ 2024-106

SUMMARY:
Major subdivision application for a residential development consisting of 513 total units – 388 single-family detached and125 single-family attached residential dwelling units.

ACTION REQUESTED:
Case to be reviewed by the TRC.

ATTACHMENTS:
1. Application
2. Site Plan

Pender County
Planning and Community Development

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

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

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	☐ **Residential** *RP, PD, RM, MH District*	☒ **Mixed Use** *PD*	
Subdivision Type	☒ Major (11 lots or more)	☐ 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	C. Heide Trask Jr.	**Date:**	2/28/24
Applicant's Printed Name:	C. Heide Trask Jr. - Manager HCT Pender LLC	**Date:**	2/28/24
Owner's Signature	C. Heide Trask, Jr.	**Date:**	2/28/24
Owner's Printed Name:	C. Heide Trask, Jr. Manager HCT Pender LLC	**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

☐	**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	☐ Y ☐ N	Plan Sets	# of large	# of 11X17	Other documents/Reports	☐ Y ☐ N
Payment Method:	**Cash :** ☐ **$**_____		**Credit Card:** ☐ Master Card ☐ Visa		**Check:** ☐ 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					

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

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

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

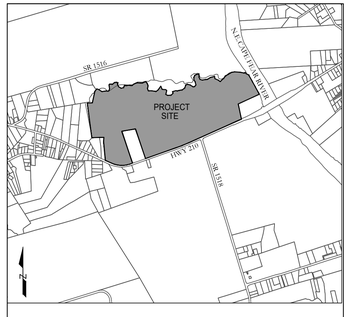
EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

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

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

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

TIME WARNER CABLE
PH: 910-763-4638



LOCATION MAP
SCALE: 1"=2,000'

FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION

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 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

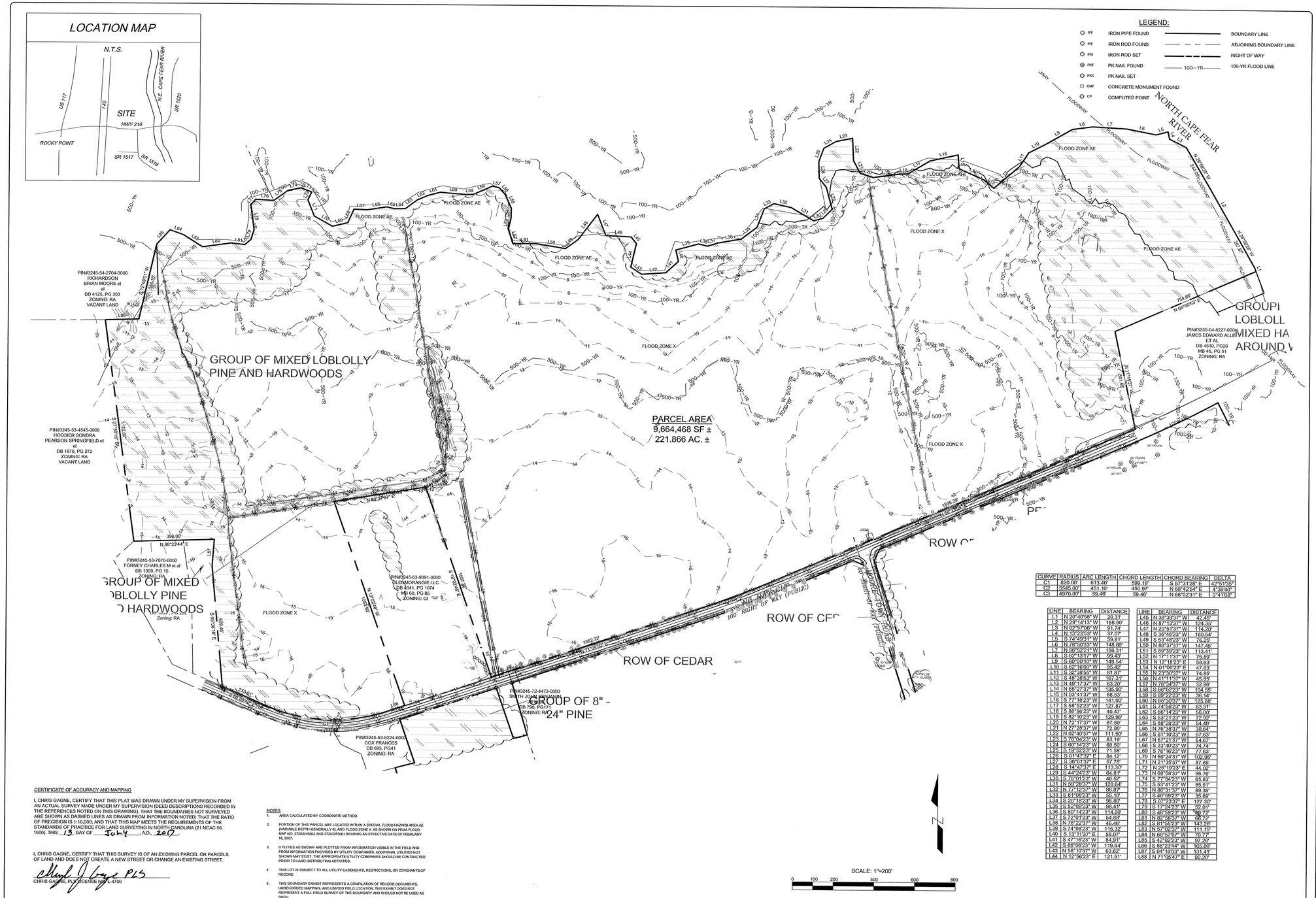
NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY G. CLINKSCALES
03/01/2024

LOCATION MAP

N.T.S.

LEGEND:

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	820.00'	613.40'	599.19'	S 8°7'31"E	42°51'50"
C2	5545.00'	451.10'	450.97'	N 68°42'54" E	4°39'40"
C3	4970.00'	59.46'	59.46'	N 66°02'31" E	0°41'08"

LINE	BEARING	DISTANCE
L1	N 20°40'58" W	20.31'
L2	N 29°14'13" W	188.90'
L3	N 82°57'06" W	91.74'
L4	N 13°23'53" W	37.07'
L5	S 74°49'11" W	59.91'
L6	N 78°50'33" W	148.69'
L7	N 88°55'21" W	168.31'
L8	S 82°13'17" W	99.43'
L9	S 60°00'10" W	149.54'
L10	S 62°16'00" W	95.42'
L11	S 32°38'55" W	81.87'
L12	S 48°38'53" W	167.31'
L13	N 49°17'37" W	63.20'
L14	N 65°27'37" W	135.90'
L15	N 03°43'37" W	68.15'
L16	S 77°18'23" W	141.00'
L17	S 68°52'23" W	127.87'
L18	S 89°56'23" W	40.47'
L19	S 82°10'23" W	129.98'
L20	N 72°17'37" W	67.50'
L21	N 27°28'37" W	72.89'
L22	N 02°40'37" W	111.50'
L23	S 78°04'23" W	83.19'
L24	S 60°14'23" W	68.50'
L25	S 18°52'23" W	71.58'
L26	S 01°47'37" E	84.12'
L27	S 38°01'37" E	57.76'
L28	S 14°47'37" E	113.30'
L29	S 44°24'23" W	64.81'
L30	S 75°01'23" W	46.62'
L31	N 59°28'37" W	128.64'
L32	N 77°12'37" W	86.87'
L33	S 61°08'23" W	55.10'
L34	S 20°18'23" W	98.80'
L35	S 52°09'23" W	98.41'
L36	S 80°14'23" W	114.60'
L37	S 72°01'23" W	54.88'
L38	N 78°22'37" W	46.46'
L39	S 74°38'23" W	115.32'
L40	S 13°11'37" E	58.07'
L41	S 47°16'23" W	84.91'
L42	S 86°06'23" W	119.64'
L43	N 56°10'37" W	63.62'
L44	N 12°50'23" E	121.51'

LINE	BEARING	DISTANCE
L45	N 38°39'37" W	42.49'
L46	N 8°11'37" W	124.35'
L47	N 20°51'37" W	114.20'
L48	S 36°46'23" W	160.64'
L49	S 53°48'23" W	76.25'
L50	N 89°37'37" W	147.49'
L51	S 89°39'23" W	113.41'
L52	N 17°11'37" W	75.89'
L53	N 12°18'23" E	58.63'
L54	N 01°00'23" E	47.63'
L55	N 23°30'37" W	74.85'
L56	N 41°11'37" W	45.85'
L57	N 76°34'37" W	32.96'
L58	S 86°02'23" W	104.55'
L59	S 89°22'23" W	36.14'
L60	N 85°30'37" W	125.68'
L61	S 74°56'23" W	63.51'
L62	S 66°14'23" W	58.00'
L63	S 53°21'23" W	72.92'
L64	S 88°28'23" W	54.49'
L65	N 75°38'37" W	38.64'
L66	S 81°10'23" W	97.63'
L67	N 87°11'37" W	64.67'
L68	S 23°40'23" W	74.74'
L69	S 76°16'23" W	77.63'
L70	N 60°24'37" W	102.95'
L71	N 21°39'37" W	87.65'
L72	N 25°19'23" E	44.02'
L73	N 69°58'37" W	56.76'
L74	S 77°54'23" W	65.83'
L75	S 53°41'23" W	85.51'
L76	N 86°31'37" W	89.38'
L77	S 40°59'23" W	35.69'
L78	S 07°23'37" E	127.30'
L79	S 17°24'23" W	52.01'
L80	S 48°59'23" W	99.77'
L81	N 82°56'37" W	68.72'
L82	S 81°55'23" W	143.26'
L83	N 57°02'37" W	111.15'
L84	N 69°57'07" W	70.77'
L85	S 42°02'23" W	97.26'
L86	S 85°23'44" W	165.06'
L87	S 04°18'03" W	131.41'
L88	N 71°05'47" E	90.20'

NOTES

1. AREA CALCULATED BY COORDINATE METHOD.
2. PORTION OF THIS PARCEL ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AE (VARIABLE DEPTH-GENERALLY 8), AND FLOOD ZONE X. AS SHOWN ON FEMA FLOOD MAP NO. 3720324500J AND 3720325500J BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007.
3. UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTRACTED PRIOR TO LAND DISTRIBUTING ACTIVITIES.
4. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
5. THIS BOUNDARY EXHIBIT REPRESENTS A COMPILATION OF RECORD DOCUMENTS, UNRECORDED MAPPING, AND LIMITED FIELD LOCATION. THIS EXHIBIT DOES NOT REPRESENT A FULL FIELD SURVEY OF THE BOUNDARY AND SHOULD NOT BE USED AS SUCH.

CERTIFICATE OF ACCURACY AND MAPPING

I, CHRIS GAGNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING). THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 13 DAY OF July, A.D., 2017.

I, CHRIS GAGNE, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

CHRIS GAGNE, PLS LICENSE NO. L-4700

SCALE: 1"=200'

0 100 200 400 600 800

REVISIONS:

CLIENT INFORMATION:

RIVER ROCKS FARMS, LLC
2511 S. CANTERBURY ROAD
WILMINGTON, NC 28403

PARAMOUNTE ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)

BOUNDARY EXHIBIT
LANES FERRY LANDING

ROCKY POINT TOWNSHIP
NEW HANOVER COUNTY, NC

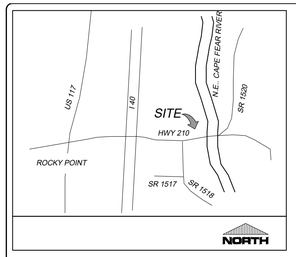
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY PLAT:
FINAL DESIGN:
RELEASED FOR CONST:

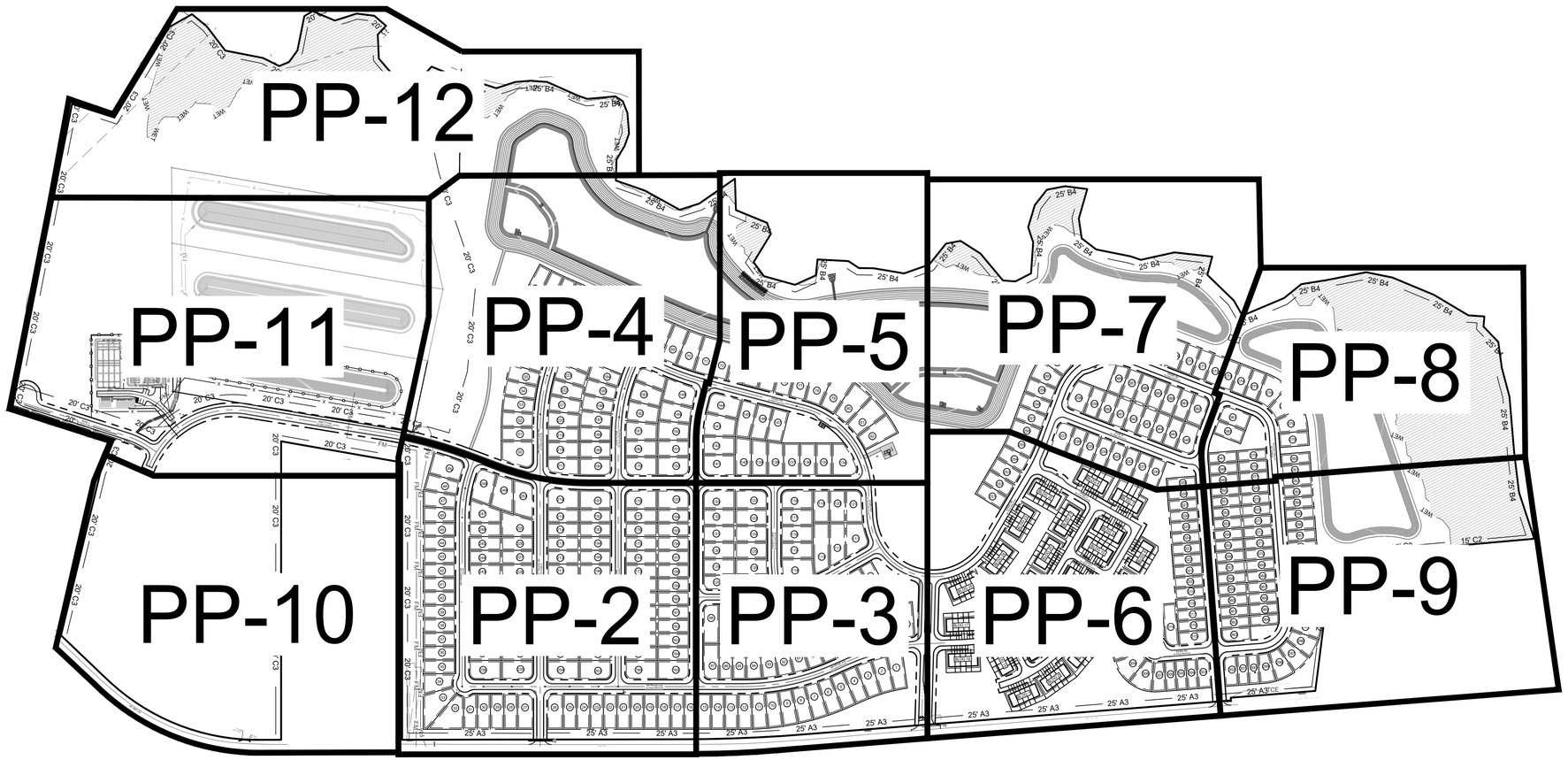
DRAWING INFORMATION
DATE: 5/10/17
SCALE: 1"=200'
DESIGNED: CG
DRAWN: CG
CHECKED:

SEAL
CHRIS GAGNE SEAL L-4700 LICENSED LAND SURVEYOR STATE OF NORTH CAROLINA
7/13/17

SV-1

PEI JOB#: 17239.PE





PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

Certification of Submission Phase 1
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: _____

NORTH

SCALE: 1"=200'
0 100' 200' 400'

REVISIONS:

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

PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) 910-794-6760 (F)
NC Licenses # C-2846

PRELIMINARY PLAT

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

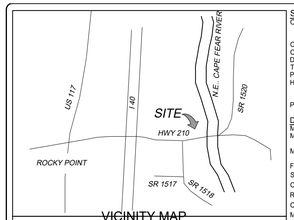
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 01.17.24
SCALE: 1" = 200'
DESIGNED: JRC
DRAWN: JRC
CHECKED: TGC

SEAL

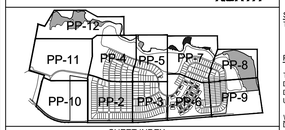
INDEX

PEI JOB#: 17239.PE



VICINITY MAP
NOT TO SCALE

NORTH



SHEET INDEX
NOT TO SCALE

SITE INFORMATION

OWNER / APPLICANT INFORMATION:	HCT PENDER, LLC. 2511 S. CANTERBURY RD WILMINGTON, NC 28403
CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	P2345-84-0109-0000
DB/PG:	DB 3574 PG 289
TOWNSHIP:	ROCKY POINT
PROPOSED USE:	MIXED USE
HOUSING TYPE:	SINGLE FAMILY DWELLING - DETACHED CONVENTIONAL & ATTACHED TOWNHOMES
PHASE 1 ACREAGE:	± 221.86 ACRES

DIMENSIONAL REQUIREMENTS

MINIMUM LOT SIZE:	3,500 SF
MINIMUM LOT WIDTH:	20' STANDARD LOT 25' CORNER LOT
MINIMUM LOT FRONTAGE:	20' STANDARD LOT 25' CORNER LOT
FRONTYARD SETBACK:	5' MINIMUM
SIDEYARD SETBACK:	5' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM
REAR SETBACK:	5' MINIMUM
CHORD:	20' MINIMUM
MAXIMUM HEIGHT:	35'
MIN. STRUCTURE SEPARATION:	20'
DENSITY:	NOT TO EXCEED 5 DU/AC OR AS APPROVE ON MDP

SINGLE FAMILY TABULATIONS - PHASE 1

TOTAL UNITS:	513 UNITS TOTAL
SINGLE FAMILY UNITS:	*388 SF UNITS*
TOWNHOUSE UNITS:	*125 UNITS*

PHASE 1 OPEN SPACE REQUIREMENTS

	REQUIRED:	PROVIDED:
TOTAL OPEN SPACE:	± 0.03 AC/ 513 DU = ± 15.39 ACRES	± 17.45 ACRES
DEDICATED ACTIVE SPACE:	MINIMUM 50% = ± 7.70 ACRES	± 7.70 ACRES
DEDICATED PASSIVE SPACE:	MAXIMUM 50% = ± 7.70 ACRES	± 7.70 ACRES
UNDEDICATED OPEN SPACE:		± 6.37 ACRES

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

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. 3720J-0450-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.

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

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

MDP NOTE:
PHASE 1A AND ALL PHASES WILL MEET THE NOTES AND CONDITIONS FROM THE APPROVED MDP FROM 12/3/20

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

HISTORICAL AREA NOTES:
1. NO HISTORICAL AREAS HAVE BEEN FOUND ON THIS SITE.

Phase 1 Density Calculations

Grand Unit Total	**513**
Total Single Family Lots	**388**
Total Townhome Units	**125**
Total Phase 1 Site Acreage	**221.86**
Total Wetland Acreage (approx.)	**17.95**
Total Phase 1 Open Space	**46.70**
Total Open Space Acreage Required (Number of Lots x 0.03)	**15.39**
Areas to Subtract From Site Acreage	
Total Non-Residential	**0.00**
Wetlands Acreage (17.95 ac wetlands-dedicated passive open space 7.695 ac)	**10.26**
Total Right of Way Acreage	**23.58**
Dedicated Active Open Space	**7.695**
Dedicated Passive Open Space	**7.695**
Total Area Subtracted from Total Site Acreage Land Acreage	**49.23**
Total Developable Land Acreage	**172.64**
Max. Allowable Units From Approved MDP for Phase 1	**513.00**
Total Proposed Density Units/ Acre	**3.0**

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

LANDSCAPE NOTES

1. ALL BUFFERS TO COMPLY WITH APPROVED MASTER DEVELOPMENT PLAN CONDITIONS AND WITH ALL STANDARDS FOR BUFFERS AS PER ARTICLE 8 OF THE PENDER COUNTY UDO. SEE SHEETS, THIS SET

RECREATIONAL UNITS NOTE

1. 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.

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.

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 150 FEET OF ALL STRUCTURES AND EXTERIOR WALLS.
2. FIRE SERVICE ACCESS ROADS MUST BE UNOBSTRUCTED 20 FOOT WIDTH, MINIMUM.
3. CUL-DE-SAC TURN AROUNDS MUST BE MINIMUM 80 FOOT ACROSS.
4. 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 INCHES WITH MINIMUM STROKE WIDTH OF ½".
6. WHERE NECESSARY (COMMUNITY BUILDINGS, POOL HOUSES) MAY BE REQUIRED TO INSTALL A KNOX KEY BOX.
7. MUST HAVE FIRE HYDRANTS NO LESS THAN EVERY 400 FEET, UNOBSTRUCTED W/ 3 FOOT CLEAR RADIUS.
8. REQUIRED VEGETATIVE PLANTINGS CANNOT OBSTRUCT 20 FOOT CLEAR ACCESS ROAD WIDTH, 13.5 FOOT IN HEIGHT.

PROJECT ROAD NOTES

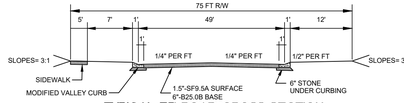
1. ALL ROADS WILL BE CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS WILL HAVE A 30' RADIUS MINIMUM. ALL OTHER RADII ON THE PROJECT WILL BE 25' MIN.
3. STREET NAME SIGNS SHALL BE INSTALLED AS SOON 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 WMPO.
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.

STORMWATER

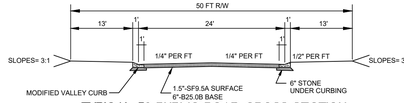
1. STORMWATER DESIGN SHALL BE COMPLIANT WITH PENDER COUNTY UDO
2. THE PLAN AND FACILITIES SHALL PROVIDE FOR A DRAINAGE SYSTEM FOR THESE AREAS THAT WILL ACCOMMODATE THE TEN-YEAR STORM EVENT WITHOUT FLOODING OR SUBSTANTIAL PONDING OF WATER IN THE AREAS INCLUDED IN THE PLAN.
3. FULL PERMIT APPROVALS TO 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 6.4.C.4.H:
   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 THEIR 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.

UTILITIES

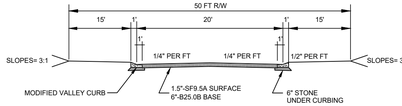
1. WATER SERVICE SHALL BE PROVIDED THROUGH A PUBLIC DISTRIBUTION SYSTEM TO BE OWNED AND OPERATED BY PENDER COUNTY AND BUILT TO CONFORM WITH PENDER COUNTY STANDARDS AND SPECIFICATIONS.
2. SANITARY SEWER SERVICE SHALL BE PROVIDED THROUGH CONSTRUCTION OF COLLECTION SYSTEM. AN ON-SITE WASTEWATER TREATMENT FACILITY TO BE OWNED AND OPERATED BY THE HOMEOWNER'S 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 REFERENCE SPECIAL USE PERMIT CASE NUMBER 07-05-16-1E AND WASTE WATER PERMIT NUMBER WI0033710. 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.
3. 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.
4. ALL WATER LINES SHOWN WILL 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.
5. IF UTILITIES REQUIRE AN EASEMENT A 20-FT UTILITY EASEMENT WILL BE CENTERED ALONG UTILITIES.



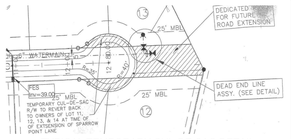
TYPICAL 75' ROAD CROSS SECTION
NOT TO SCALE



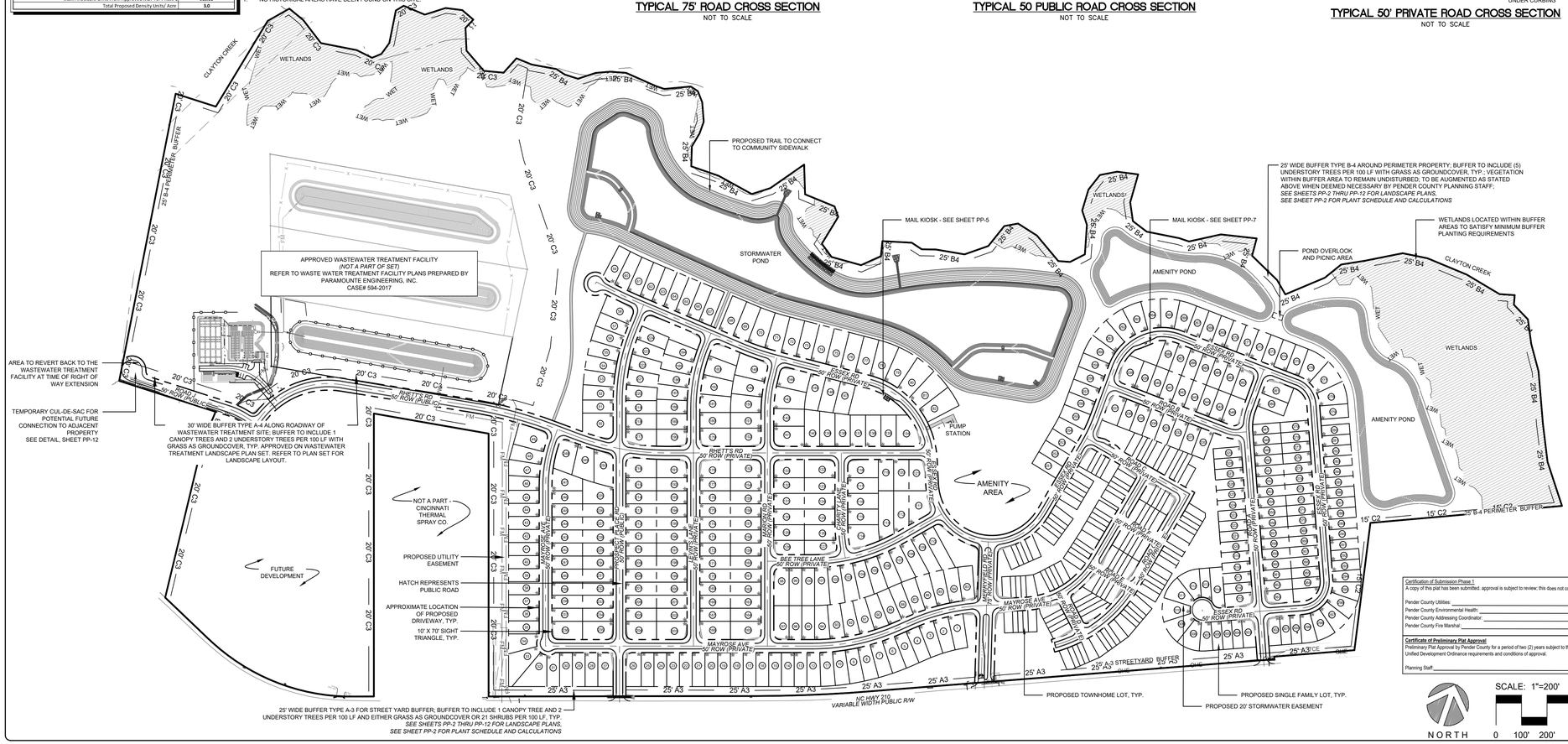
TYPICAL 50 PUBLIC ROAD CROSS SECTION
NOT TO SCALE



TYPICAL 50' PRIVATE ROAD CROSS SECTION
NOT TO SCALE



TYPICAL TEMPORARY CUL-DE-SAC DETAIL
NOT TO SCALE
NOTE: TEMPORARY CUL-DE-SAC DESIGN ON ROAD J SHALL BE COMPLIANT WITH PENDER COUNTY UDO. DESIGN SHALL BE CONSISTENT WITH THE STANDARD GRAPHIC REPRESENTATION SHOWN ABOVE. PROVIDED BY PENDER COUNTY.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

Certification of Submission Phase 1
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: _____

REVISIONS:

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

PARAMOUNTE
ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 794-6760 (F)
NC License #: C-2846

PRELIMINARY PLAT

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

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
SCALE: 1"=200'
DESIGNED: JRC
DRAWN: JRC
CHECKED: TGC
01.7.22

SEAL

PP-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 25' A-3 BUFFER			
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	62	MAGNOLIA G. 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	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 TYPE	LINEAR FT.	CANOPY TREES	UNDERSTORY 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 TYPE	LINEAR FT.	UNDERSTORY TREES
C-4	4,730'	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 TYPE	LINEAR FT.	CANOPY TREES	UNDERSTORY 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 TYPE	LINEAR FT.	CANOPY 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

MATCHLINE - SEE SHEET PP-10

MATCHLINE - SEE SHEET PP-9

FIRE HYDRANT, TYP.

PROPOSED WATER MAIN, TYP.

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

MATCHLINE - SEE SHEET PP-3

MATCHLINE - SEE SHEET PP-2

RHETT'S RD
50' ROW (PRIVATE)

MAYROSE AVE
50' ROW (PRIVATE)

PROSPECT PLACE RD
50' ROW (PUBLIC)

LEVI'MS LANE
50' ROW (PRIVATE)

MARON RD
50' ROW (PRIVATE)

NC HWY 210
VARIABLE WIDTH PUBLIC R/W

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.

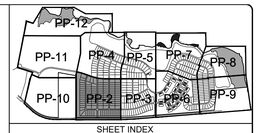
PROPOSED SINGLE FAMILY LOT, TYP.

PROPOSED BUILDING SETBACK LINES, TYP

25' WIDE TYPE A-3 STREET YARD BUFFER

SCALE: 1"=50'

NORTH 0 25' 50' 100'



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
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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
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TOTAL OPEN SPACE PROVIDED:		±30.80 AC

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

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

PARAMOUNTE ENGINEERING, INC
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(910) 791-6707 (O) (910) 794-6760 (F)
NC License #: C-2846

PRELIMINARY PLAT

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

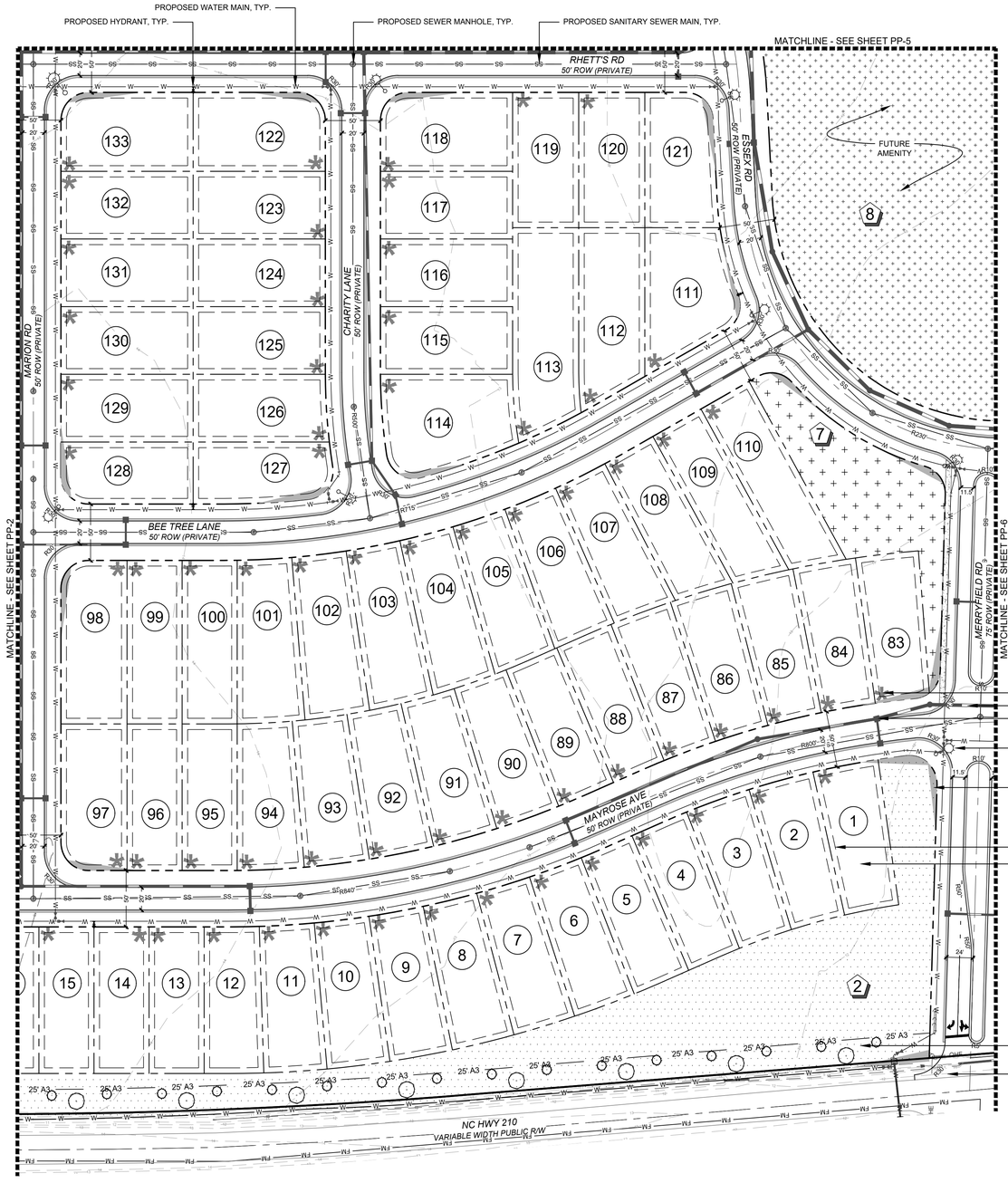
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

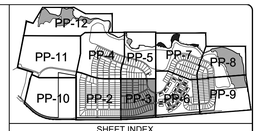
DRAWING INFORMATION
03.01.24
SCALE: 1" = 50'
DESIGNED: JMC
DRAWN: TDC
CHECKED:

SEAL

PP-2

PEI JOB#: 17239.PE





SHEET INDEX
NOT TO SCALE

OPEN SPACE KEY

1	UNDEDICATED OPEN SPACE	±2.34 AC
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PRELIMINARY PLAT

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

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
03.31.26
SCALE: 1"=50'
DESIGNED: JRC
DRAWN: TDC
CHECKED:

SEAL

PP-3

PEI JOB#: 17239.PE

MATCHLINE - SEE SHEET PP-12

MATCHLINE - SEE SHEET PP-11

MATCHLINE - SEE SHEET PP-2

MATCHLINE - SEE SHEET PP-3

WETLANDS LOCATED WITHIN BUFFER AREAS TO SATISFY MINIMUM BUFFER PLANTING REQUIREMENTS

PROPOSED STORMWATER POND ± 8.23 AC

25' WIDE BUFFER TYPE B-4 AROUND PERIMETER PROPERTY; BUFFER TO INCLUDE (5) UNDERSTORY TREES PER 100 LF WITH GRASS AS GROUNDCOVER, 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

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.

ESSEX RD
50' ROW (PRIVATE)

PROSPECT PLACE RD
50' ROW (PRIVATE)

LEVIN'S LANE
50' ROW (PRIVATE)

MARION RD
50' ROW (PRIVATE)

RHETT'S RD
50' ROW (PRIVATE)

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.

SCALE: 1"=50'

NORTH 0 25' 50' 100'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

SHEET INDEX
NOT TO SCALE

OPEN SPACE KEY

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(910) 791-6707 (O) (910) 794-6760 (F)
NC License #: C-2846

PRELIMINARY PLAT

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

PROJECT STATUS
CONCEPTUAL LAYOUT
PRELIMINARY LAYOUT
FINAL DESIGN
RELEASED FOR CONST

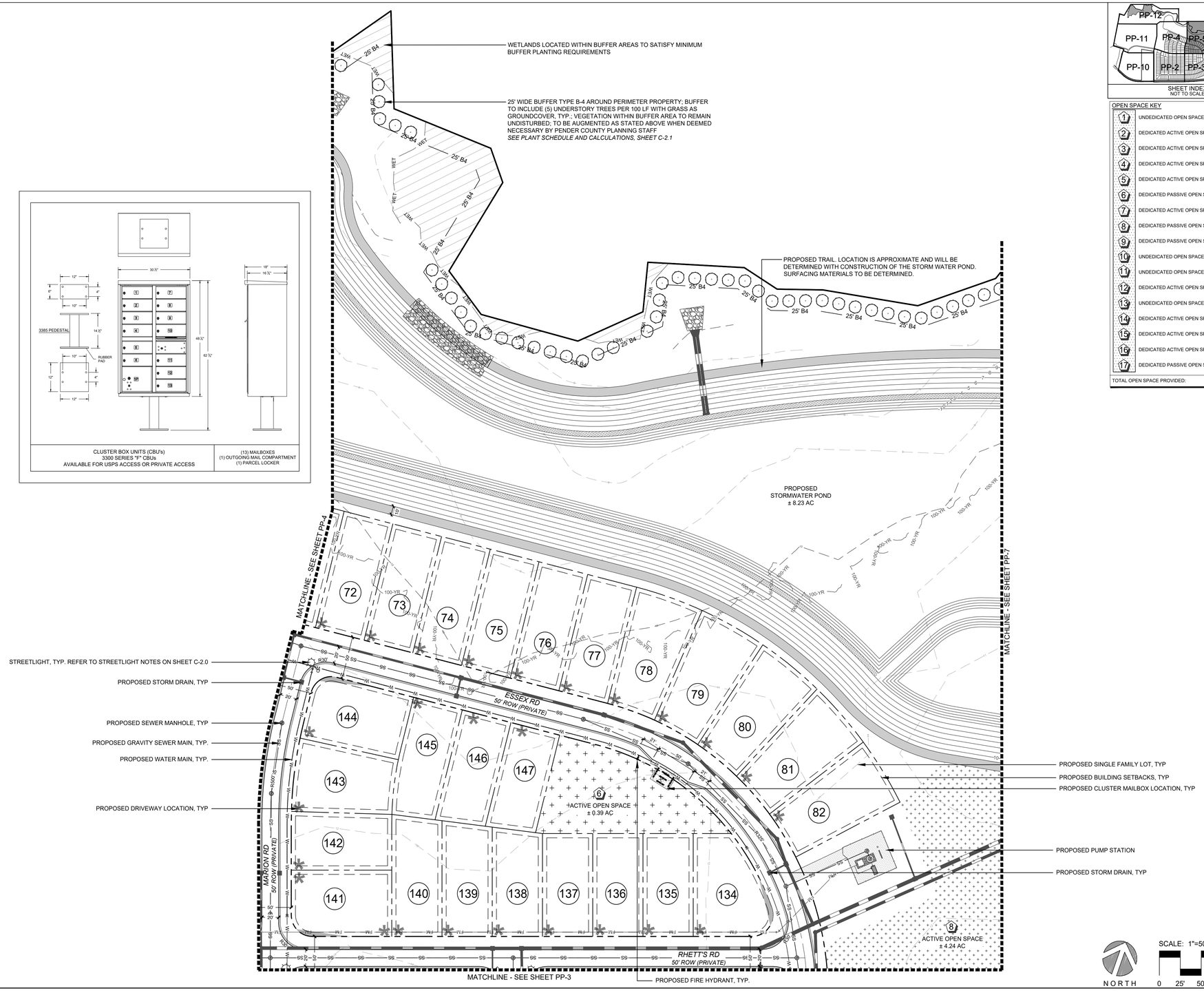
DRAWING INFORMATION
03.01.22
SCALE: 1" = 50'
DESIGNED: JRC
DRAWN: TGC
CHECKED:

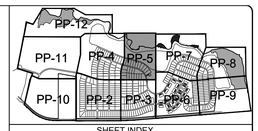
SEAL

PP-4

PEI JOB#: 17239.PE

CLUSTER BOX UNITS (CBU's) 3300 SERIES "F" CBUs AVAILABLE FOR USPS ACCESS OR PRIVATE ACCESS	(13) MAILBOXES (1) OUTGOING MAIL COMPARTMENT (1) PARCEL LOCKER





SHEET INDEX
NOT TO SCALE

OPEN SPACE KEY

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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

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

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

PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 794-1607 (O) (910) 794-6760 (F)
NC License # C-2846

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

PROJECT STATUS
CONCEPTUAL LAYOUT
PRELIMINARY PLAT
FINAL DESIGN
RELEASED FOR CONST

DRAWING INFORMATION
03.21.22
SCALE:
DESIGNED: JMC
DRAWN: JMC
CHECKED: TGC

SEAL

PP-5

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
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Wilmington, NC 28403

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(910) 791-6707 (O) 910-794-6760 (F)
NC License #: C-2846

PRELIMINARY PLAT

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

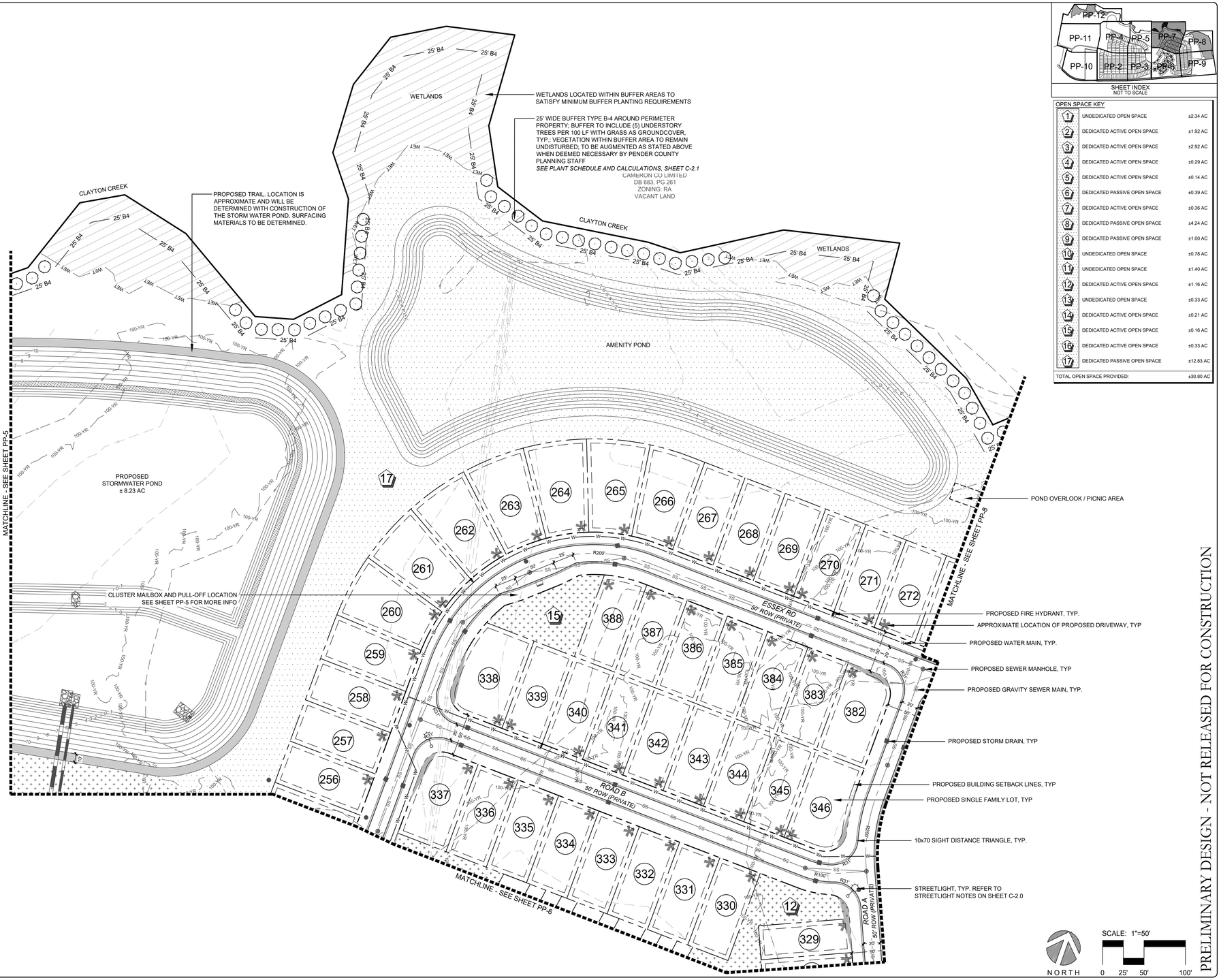
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY PLAT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 02.19.20
SCALE: 1" = 50'
DESIGNED: JRC
DRAWN: TGC
CHECKED:

SEAL

PP-6

PEI JOB#: 17239.PE



SHEET INDEX
NOT TO SCALE

OPEN SPACE KEY

1	UNDEDICATED OPEN SPACE	±2.34 AC
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PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
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Wilmington, NC 28403

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NC License # C-2846

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

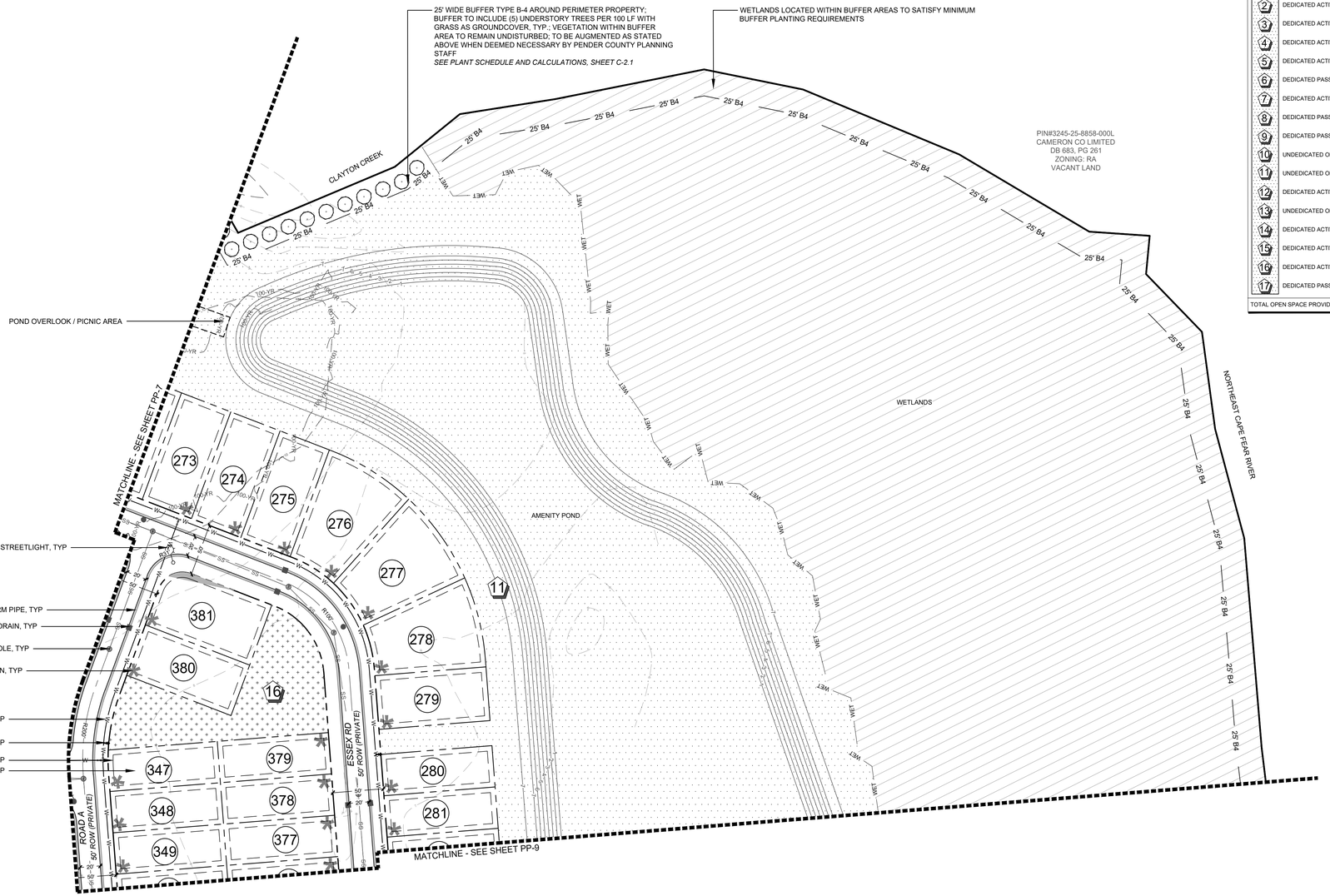
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FINAL DESIGN:
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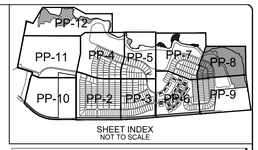
DRAWING INFORMATION
03.01.24
SCALE: 1"=50'
DESIGNED: JRC
DRAWN: JRC
CHECKED: TDC

SEAL

PP-7

PEI JOB#: 17239.PE





SHEET INDEX
NOT TO SCALE

OPEN SPACE KEY

1	UNDEDICATED OPEN SPACE	±2.34 AC
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TOTAL OPEN SPACE PROVIDED:		±30.80 AC

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NORTH

SCALE: 1"=50'
0 25' 50' 100'

REVISIONS:

CLIENT INFORMATION:
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Wilmington, NC 28403

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(910) 791-6707 (O) (910) 794-6760 (F)
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PRELIMINARY PLAT
LANE'S FERRY LANDING PHASE 1
ROCKY POINT
PENDER COUNTY, NORTH CAROLINA

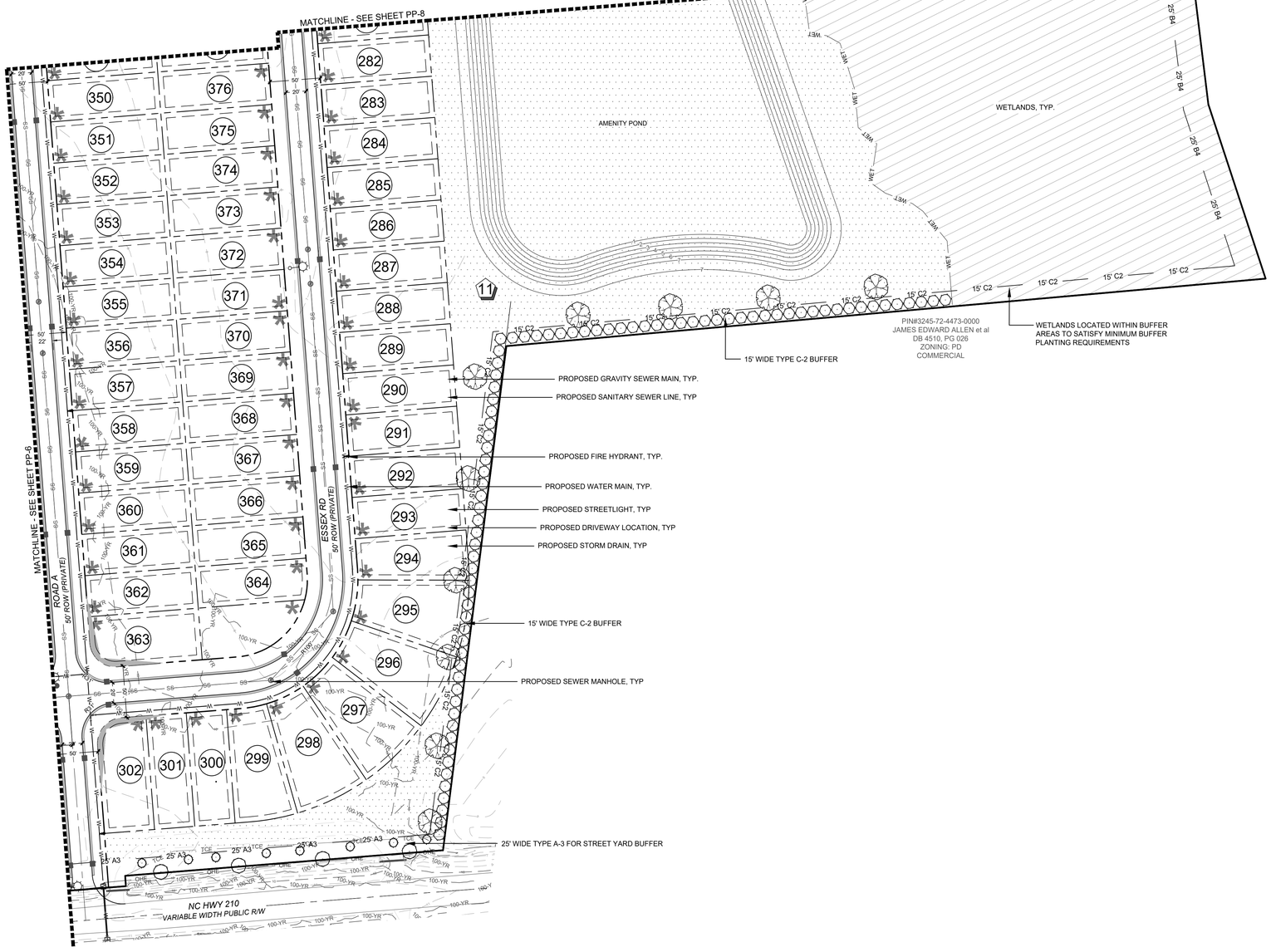
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CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

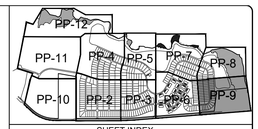
DRAWING INFORMATION
03.01.24
1" = 50'
JRC
TGC
DATE:
SCALE:
DESIGNED:
DRAWN:
CHECKED:

SEAL

PP-8

PEI JOB#: 17239.PE





SHEET INDEX
NOT TO SCALE

OPEN SPACE KEY

1	UNDEDICATED OPEN SPACE	±2.34 AC
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17	DEDICATED PASSIVE OPEN SPACE	±12.83 AC
TOTAL OPEN SPACE PROVIDED:		±30.80 AC

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NORTH

SCALE: 1"=50'
0 25' 50' 100'

REVISIONS:

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

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

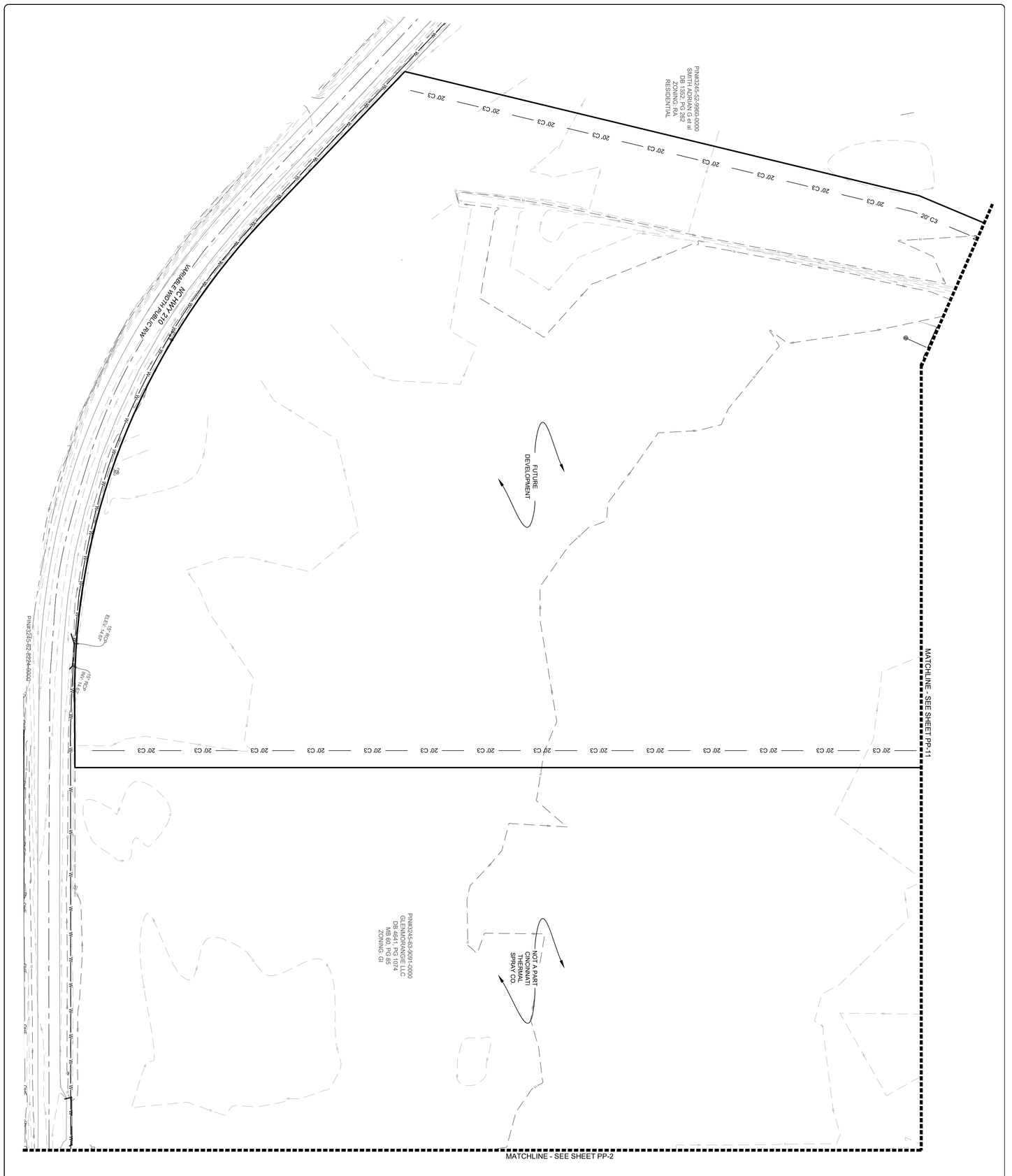
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
03.31.24
SCALE: 1"=50'
DESIGNED: JRC
DRAWN: JRC
CHECKED: TGC

SEAL

PP-9

PEI JOB#: 17239.PE



NORTH

0 25' 50' 100'

SCALE: 1"=50'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

OPEN SPACE KEY		
1	UNDEDICATED OPEN SPACE	±2.34 AC
2	DEDICATED ACTIVE OPEN SPACE	±1.50 AC
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17	DEDICATED PASSIVE OPEN SPACE	±12.87 AC
TOTAL OPEN SPACE PROVIDED:		±30.80 AC

SHEET INDEX
NOT TO SCALE

PP-1 PP-2 PP-3 PP-4 PP-5 PP-6 PP-7 PP-8 PP-9 PP-10 PP-11 PP-12

PP-10

PEI JOB# 17238.PE

SEAL

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 03.01.24
SCALE: 1" = 50'
DESIGNED: JRC
DRAWN: JRC
CHECKED: TGC

PRELIMINARY PLAT

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

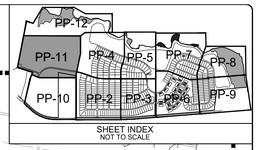
PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

CLIENT INFORMATION:

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

REVISIONS:

MATCHLINE - SEE SHEET PP-12



SHEET INDEX
NOT TO SCALE

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 GROUNDCOVER, TYP.
REFER TO WASTEWATER TREATMENT FACILITY PLANS PREPARED BY PARAMOUNTE ENGINEERING, INC.; CASE# 594-2017

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

ROAD J
50' ROW (PUBLIC)

RHETT'S RD
50' ROW (PUBLIC)

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

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

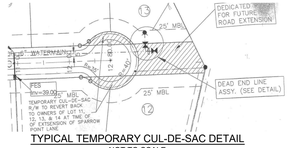
FUTURE DEVELOPMENT

NOT A PART CINCINNATI THERMAL SPRAY CO.

PROPOSED FORCE MAIN, TYP.

MATCHLINE - SEE SHEET PP-10

MATCHLINE - SEE SHEET PP-4



TYPICAL TEMPORARY CUL-DE-SAC DETAIL
NOT TO SCALE
NOTE: TEMPORARY CUL-DE-SAC DESIGN ON ROAD J SHALL BE COMPLIANT WITH PENDER COUNTY UDO. DESIGN SHALL BE CONSISTENT WITH THE STANDARD GRAPHIC REPRESENTATION SHOWN ABOVE, PROVIDED BY PENDER COUNTY.

NORTH
SCALE: 1"=50'
0 25' 50' 100'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

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

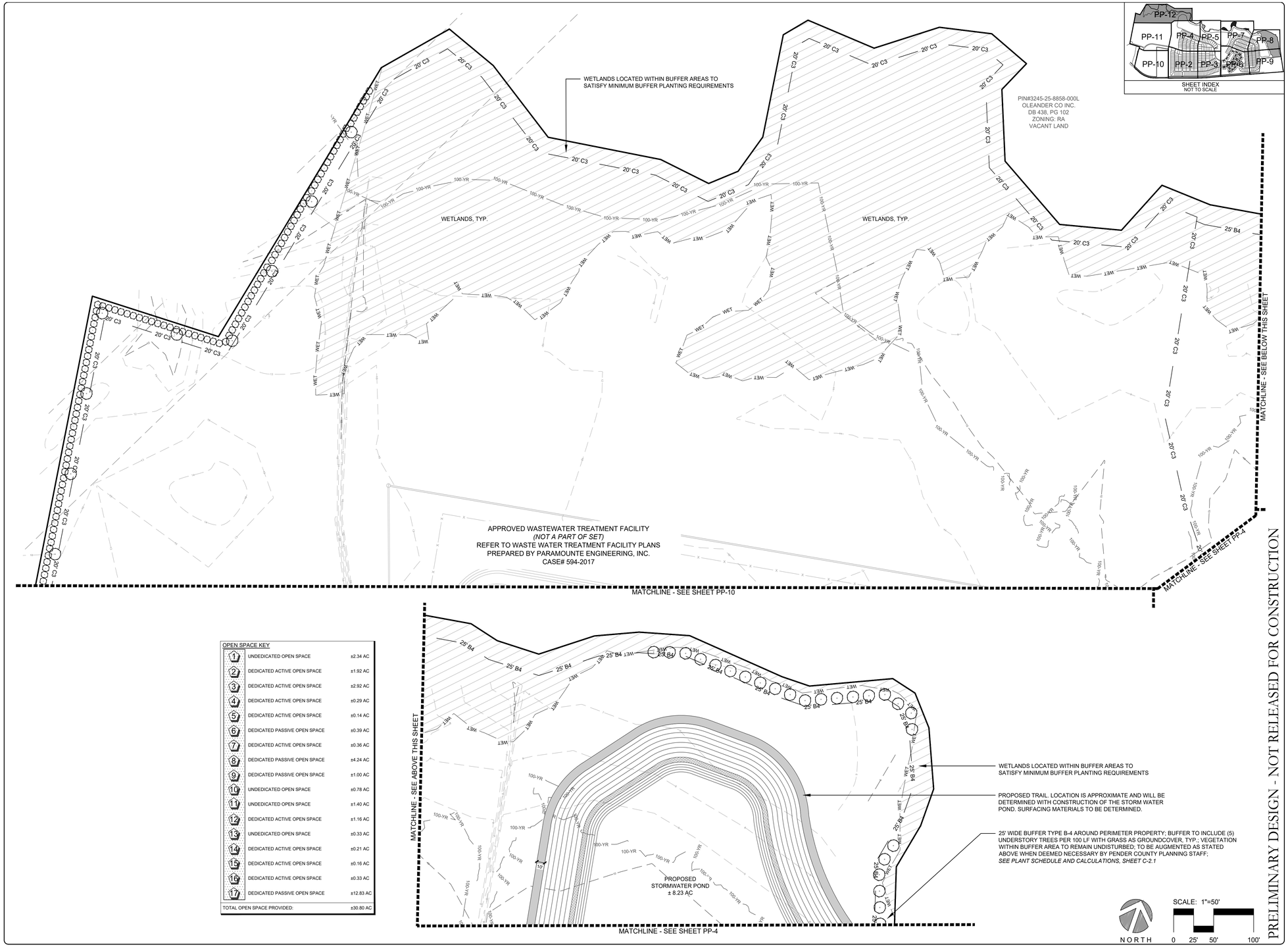
PROJECT STATUS
CONCEPTUAL LAYOUT
PRELIMINARY PLAT
FINAL DESIGN
RELEASED FOR CONST

DRAWING INFORMATION
02.01.22
AS SHOWN
JMC
TGC
SCALE:
DESIGNED:
DRAWN:
CHECKED:

SEAL

PP-11

PEI JOB#: 17239.PE



OPEN SPACE KEY

1	UNDEDICATED OPEN SPACE	±2.34 AC
2	DEDICATED ACTIVE OPEN SPACE	±1.92 AC
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REVISIONS:

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ENGINEERING
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PRELIMINARY PLAT

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

PROJECT STATUS
CONCEPTUAL LAYOUT
PRELIMINARY PLAT
FINAL DESIGN
RELEASED FOR CONST.

DRAWING INFORMATION
07.17.20
AS
JRC
AS
TGC
DATE:
SCALE:
DESIGNED:
DRAWN:
CHECKED:

SEAL

PP-12

PEI JOB#: 17239.PE

Pender County
Renovation Church

TO:	Technical Review Committee
FROM:	Taylor Davis
DATE:	April 4, 2024
SUBJECT:	SDP 2024-379

SUMMARY:
Plans for a church campus with offices, daycare, and outdoor recreation area

ACTION REQUESTED:
Case to be reviewed by the TRC.

ATTACHMENTS:
1. Application
2. Site Plan

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

MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date: 7.29.24	**Permit Number:**	**Permit Fee:** 250	**Invoice Number:** 00038832
***Zoning Approval ONLY: YES / NO**		**Final Zoning Compliance Approved: YES / NO / N/A**	
Type of Site Development Plan:	☑ Major	☐ Minor	SDP 2024-379

SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Renovation Church	**Property Owner's Name:**	Renovation Church
Applicant's Address:	16579 HWY 17	**Property Owner's Address:**	16579 HWY 17
City, State, & Zip	P.O. Box 1129, Hampstead, NC 28443	**City, State, & Zip**	P.O. Box 1129, Hampstead, NC 28443
Phone Number:	910-787-1525	**Phone Number:**	910-787-1525
Email Address:	jonathan@renochurch.org	**Email Address:**	jonathan@renochurch.org
Legal relationship of applicant to landowner:	The applicant and land owner are the same		

SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	4204-63-4576-0000, 4204-64-4115-0000, 4204-62-4957-0000, 4204-62-2745-0000	**Total property acreage:**	24.79 ac
Zoning:	GB	**Acreage to be disturbed:**	21.0 ac
Water Provider:	Pender County	**Wastewater Provider:**	Pluris
Directions to Site:	Site is at the corner of HWY 17 & Sloop Point Road		

Lot Size:	17.69 ac	**Sq Ft of Building:**	36,540 sf	**Building Height:**	31 ft
Setbacks	**Front:** 500 ft	**Side:** 128 ft		**Rear:** 180 ft	
NAICS Code/Use:	813110				
Business Name:	Renovation Church				
Describe activities to be undertaken on project site:	The site will be cleared and graded for a new church, a pond will be constructed along with a driveway connection to HWY 17 and Sloop Point Road				

Ownership:	**Number of Employees:**		**Number of Members:**		**Seating Capacity:**	
☒ **Private** ☐ **Public**	10		1,300		832	

If the applicant is not the owner of the property, a notarized letter from the property owner may be required

**Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...*

SECTION 4: ADDITIONAL COMMENTS			
SECTION 5: SIGNATURES			
Applicant's Signature		**Date:**	2/14/24
Applicant's Name Printed	Jonathan Cockrell	**Date:**	
Owner's Signature		**Date:**	2/14/24
Owner's Name Printed	Jonathan Cockrell	**Date:**	
Planning Staff:		**Date:**	

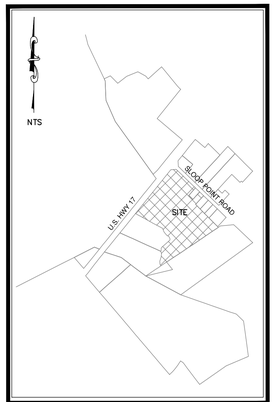
Page 2

Site Development For

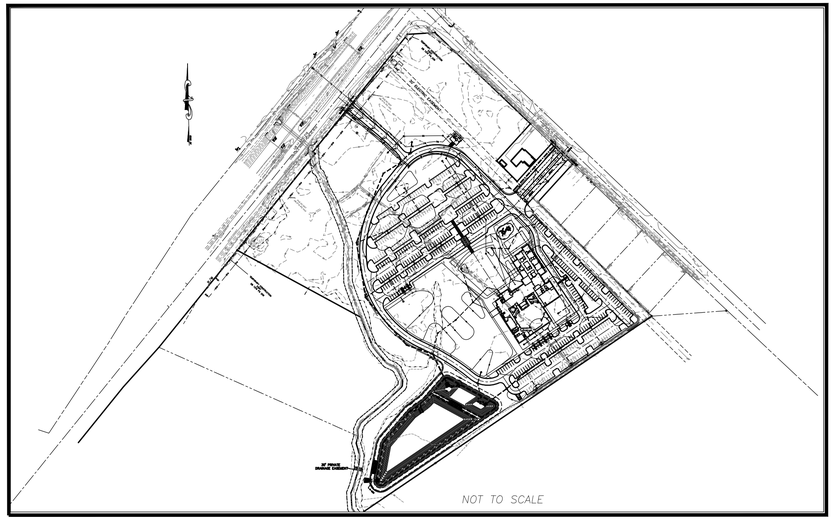
RENOVATION CHURCH

JUNE, 2023

PENDER COUNTY, NORTH CAROLINA



VICINITY MAP



LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY		
EASEMENT		
STREAM		
STRUCTURE		
MINOR CONTOURS	8	8
MAJOR CONTOURS	10	10
GAS LINE	G	G
OVERHEAD POWER	OHP	
WATER LINE	W	W
SANITARY SEWER LINE	SS	SS
SANITARY SEWER MANHOLE	Ⓢ	Ⓢ
STORM DRAINAGE PIPE		
STORM DRAINAGE STRUCTURE		
TREE	11" OAK	
CONCRETE		
SILT FENCE		SF
TREE PROTECTION FENCE		TP
FIRE HYDRANT ASSEMBLY		
DISTURBED LIMITS LINE		DL
PERVIOUS PAVEMENT		

OWNER

RENOVATION CHURCH
PO BOX 1189
HAMPSTEAD, NC 28443
TEL: 910-389-8600
lenny@renochurch.com

PORT CITY CONSULTING
ENGINEERS, PLLC
6216 STONEBRIDGE ROAD
WILMINGTON, NC 28409
910-599-1744 LICENSE No. P-1032
mark@portcityeng.com

NORTH CAROLINA
PROFESSIONAL
SEAL
019742
ENGINEER
MARK N. HARGROVE

11/20/2023

INDEX OF SHEETS

SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2	EXISTING CONDITIONS
SHT C-3	SITE PLAN
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SHT L-1	ZONING CONFORMANCE PLAN
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SHT L-3	PLANTING PLAN
SHT L-4	PLANTING DETAILS & SPECIFICATIONS
SHT L-5	PHASING PLAN
SHT E-001	ELECTRICAL LOAD SUMMARY, RISER, DETAILS, SCHEDULES AND LOAD SUMMARY
SHT E-002	ELECTRICAL WIRING DIAGRAM
SHT E-003	ELECTRICAL CONTROL PANEL AND DETAILS

SITE DATA TABLE

GENERAL NOTES:

1. PENDER COUNTY PARCEL NO.:
   PIN# 4204-63-4576-0000
   4204-64-4115-0000
   4204-62-4957-0000
   4204-62-2745-0000
2. TOTAL AREA: 24.79 AC.±
3. EXISTING ZONING: GB
4. PROPERTY OWNER:

   RENOVATION CHURCH
   PO BOX 1129
   HAMPSTEAD, NC 28443 (910-389-8600)

DEVELOPMENT DATA:

Total Tract Area = 24.79 ac +/-

Totals Disturbed Area = 17.0 ac

Setbacks:
Front Yard – 25 ft
Side Yard – 10 ft
Rear Yard – 10 ft

Maximum Height: 40 ft

POWER: DUKE ENERGY – JON MARSTON (910) 602-4346
AT&T (BELLSOUTH): JAMES BATSON 910-452-5300
SPECTRUM: ROBERT JOHN 910-216-4494
PENDER COUNTY PUBLIC UTILITIES: (910) 259-0212
PLURIS: (910) 327-2880

NOTE:
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH PENDER COUNTY, PLURIS & THE STATE OF NORTH CAROLINA

COORDINATION NOTES

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ANY/ALL PERMITS REQUIRED FOR CONSTRUCTION OF THESE PLANS.
2. ALL WORK IS TO BE IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA.
3. THE CONTRACTOR IS TO ESTABLISH AND CHECK ALL HORIZONTAL AND VERTICAL CONTROLS TO BE USED WITH THE PROJECT. IN ADDITION, THE CONTRACTOR IS TO COMPUTE THE LAYOUT OF THE ENTIRE SITE PLAN IN ADVANCE OF BEGINNING ANY WORK ASSOCIATED WITH THE SUBJECT PLANS. CONTRACTOR SHALL EMPLOY A PROFESSIONAL SURVEYOR TO PERFORM SITE IMPROVEMENT STAKEOUT(S).
4. ANYTIME WORK IS PERFORMED OFF-SITE OR WITHIN AN EXISTING EASEMENT, THE CONTRACTOR IS TO NOTIFY THE HOLDER OF SAID EASEMENT AS TO THE NATURE OF PROPOSED WORK, AND TO FOLLOW ANY GUIDELINES OR STANDARDS WHICH ARE ASSOCIATED WITH OR REFERENCED IN THE RECORDED EASEMENT.

GENERAL NOTES:

1. EXISTING TOPOGRAPHY, BOUNDARY AND UTILITIES, HAVE BEEN PREPARED BY FIELD SURVEY BY MICHAEL UNDERWOOD AND ASSOCIATES, PA.
2. REASONABLE CARE HAS BEEN EXERCISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF ALL EXISTING UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF DITCHING OPERATIONS BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES. IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF TRENCHING OPERATIONS SO AS TO ELIMINATE OR MINIMIZE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING LOSS OF UTILITY REVENUES. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
3. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
4. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAGMEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE DOT.
5. ALL MATERIAL CLEARED OR DEMOLISHED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. ALL WORK BY THE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE OWNER ACCEPTS THE WORK.
7. CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL CENTER AT 1 (800) 632-4949 AND ALLOW THE CENTER TO LOCATE EXISTING UTILITIES BEFORE DIGGING.
8. CONTRACTOR SHALL REMOVE ASPHALT, AGGREGATE BASE COURSE, AND CONCRETE CURB & GUTTER WITHIN LIMITS OF DEMOLITION AS SHOWN ON PLAN.

DEMOLITION NOTES

1. CONTRACTOR TO COORDINATE WITH THE OWNER TO PROPERLY MAINTAIN OR RELOCATE EXISTING SERVICE CONNECTIONS WHEN NECESSARY
2. CONTRACTOR IS TO WALK THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS WILL BE PERFORMED BY THE CONTRACTOR AND WILL BE UNCLASSIFIED EXCAVATION.
3. DEMOLITION SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND OFFSITE DISPOSAL OF CONCRETE PADS, CONCRETE DITCHES, FOUNDATIONS, SLABS, STEPS, AND STRUCTURES; ABANDONED UTILITIES, BUILDINGS, PAVEMENTS AND ALL MATERIALS CLEARED AND STRIPPED TO THE EXTENT NECESSARY AS DIRECTED BY THE SOILS ENGINEER FOR THE INSTALLATION OF THE NEW IMPROVEMENTS AND WITHIN THE LIMITS OF CLEARING AND GRADING AND AS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED. DAMAGE TO PROPERTIES OF OTHERS DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT NO COST TO OWNER.
5. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM SEWER UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
6. EXISTING UTILITIES NOT INTENDED FOR DEMOLITION SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION
7. ALL EXISTING IMPROVEMENTS INDICATED OR REQUIRED TO BE DEMOLISHED SHALL INCLUDE REMOVAL FROM THE PROPERTY AND PROPER DISPOSAL.
8. CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING OVER HEAD AND UNDERGROUND UTILITIES INCLUDING CABLE, GAS, TELEPHONE AND ELECTRIC AND ANY OTHER UTILITIES THROUGH THE SITE WITH THE RESPECTIVE COMPANIES.
9. PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTERS AND SIDEWALKS TO BE DEMOLISHED.
10. ALL DEMOLITION WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AS WELL AS OSHA REGULATIONS.
11. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATIONS OF THE MAINS BY DIGGING TEST PITS BY HAND.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL NOTES:

1. CLEAR AND REMOVE FROM SITE ALL TREES, ROOTS, ROOT MAT, ETC. FROM THE AREA WITHIN DESIGNATED CLEARING LIMITS.
2. PLANT GRASS OVER ALL GRADED AREAS AS SHOWN IN THE TABLE ON THIS SHEET OF CEASE OF ANY GRADING ACTIVITY.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND RESTORING TO PRE-CONSTRUCTION CONDITIONS ANY AREAS OUTSIDE THE PROJECT LIMITS THAT MAY INADVERTENTLY BE DAMAGED DUE TO THE FAILURE OF THE EROSION MEASURES
4. DURING GRADING AND AFTER GRADING HAS BEEN COMPLETED, CONTRACTOR SHALL CONTINUE TO MAINTAIN PERMANENT AND TEMPORARY EROSION CONTROL MEASURES UNTIL FINAL INSPECTION AND APPROVAL BY NEW HANOVER COUNTY.
5. WATER, FERTILIZE, MOW AND MAINTAIN SPRIGGED, SODDED AND PLANTED AREAS UNTIL FINAL APPROVAL BY NEW HANOVER COUNTY.
6. ANY BORROW MATERIAL BROUGHT ONTO SITE MUST BE FROM A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.
7. ANY EXCESS MATERIAL REMOVED FROM SITE MUST BE HAULED TO A LEGALLY OPERATED MINE OR OTHER APPROVED SOURCE.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. ALL CONSTRUCTION ENTRANCES WILL BE PERIODICALLY TOP DRESSED WITH AN ADDITIONAL 2 INCHES OF #4 STONE TO MAINTAIN PROPER DEPTH. ANY SEDIMENT THAT IS TRACKED INTO THE STREET WILL BE IMMEDIATELY REMOVED.
3. SEDIMENT WILL BE REMOVED BEHIND THE SEDIMENT FENCE WHEN IT BECOMES 0.5 FEET DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. SILT FENCE STAKES WILL BE SPACED 6 FEET APART UNLESS A WIRE BACKING IS USED WITH 8 FOOT STAKE SPACING.
4. INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.
5. INSPECT INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

   INSPECT SILT SACKS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1/2 INCH OR GREATER) RAINFALL EVENT. CLEAR THE SILT SACK OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE THE SILT SACK DURING SEDIMENT REMOVAL. REPLACE AS NEEDED.
6. INSPECT SKIMMER SEDIMENT BASINS AS LEAST WEEKLY AND AFTER EACH SIGNIFICANT (ONE-HALF INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE BASIN TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT ACCUMULATES TO ONE-HALF THE HEIGHT OF THE FIRST BAFFLE. PULL THE SKIMMER TO ONE SIDE SO THAT THE SEDIMENT UNDERNEATH IT CAN BE EXCAVATED. EXCAVATE THE SEDIMENT FROM THE ENTIRE BASIN, NOT JUST AROUND THE SKIMMER OR THE FIRST CELL. MAKE SURE VEGETATION GROWING IN THE BOTTOM OF THE BASIN DOES NOT HOLD DOWN THE SKIMMER. REPAIR THE BAFFLES IF THEY ARE DAMAGED. RE-ANCHOR THE BAFFLES IF WATER IS FLOWING UNDERNEATH OR AROUND THEM.

   IF THE SKIMMER IS CLOGGED WITH TRASH AND THERE IS WATER IN THE BASIN, USUALLY JERKING ON THE ROPE WILL MAKE THE SKIMMER BOB UP AND DOWN AND DISLODGE THE DEBRIS AND RESTORE FLOW. IF THIS DOES NOT WORK, PULL THE SKIMMER OVER TO THE SIDE OF THE BASIN AND REMOVE THE DEBRIS. ALSO CHECK THE ORIFICE INSIDE THE SKIMMER TO SEE IF IT IS CLOGGED; IF SO REMOVE THE DEBRIS.

   IF THE SKIMMER ARM OR BARREL PIPE IS CLOGGED, THE ORIFICE CAN BE REMOVED AND THE OBSTRUCTION CLEARED WITH A PLUMBER'S SNAKE OR BY FLUSHING WITH WATER. BE SURE AND REPLACE THE ORIFICE BEFORE REPOSITIONING THE SKIMMER. CHECK FABRIC LINED SPILLWAY FOR DAMAGE AND MAKE ANY REPAIRS WITH FABRIC THAT SPANS THE FULL WIDTH OF THE SPILLWAY. CHECK THE EMBANKMENT, SPILLWAYS AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. MAKE ALL NECESSARY REPAIRS IMMEDIATELY. REMOVE ALL TRASH AND THERE DEBRIS FROM THE SKIMMER AND POOL AREAS. FREEZING WEATHER CAN RESULT IN ICE FORMING IN THE BASIN. SOME SPECIAL PRECAUTIONS SHOULD BE TAKEN IN THE WINTER TO PREVENT THE SKIMMER FROM PLUGGING WITH ICE..
7. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABLIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABLIZED WITHIN 15 WORKING DAYS.

PERMANENT SEEDING SCHEDULE

Seeding Mixture

SPECIES	RATE (LB/ACRE)
CAROLINA COASTAL SEED MIX (BLEND)	200
20.35% GULF ANNUAL RYEGRASS	
30.30% BROWNTOP MILLET	
29.75% FAWN TALL FESCUE	
9.65% CREEPING RED FESCUE	
7.45% UNHULLED BERMUDAGRASS	
0.55% CENTIPEDEGRASS	

Seeding Dates
MARCH – JUNE

Soil Amendments
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 300 LB/ACRE 10-10-10 FERTILIZER.

CHECK WITH OWNER PRIOR TO APPLYING. ALL CHEMICALS MUST BE PREAPPROVED BY GE.

Mulch
DO NOT MULCH.

Maintenance By Owner
FERTILIZE VERY SPARINGLY LB/ACRE NITROGEN IN SPRING WITH NO PHOSPHORUS. CENTIPEDE GRASS CANNOT TOLERATE HIGH PH OR EXCESS FERTILIZER.

TEMPORARY SEEDING-LATE WINTER/EARLY SPRING

Seeding Mixture

WINTER AND EARLY SPRING

SPECIES
Rye (GRAIN)
ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)

OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.

SUMMER

SPECIES	RATE (LB/ACRE)
GERMAN MILLET	120
	50

FALL

SPECIES	RATE (LB/ACRE)
RYE (GRAIN)	40

Seeding dates
COASTAL PLAIN – DEC.1-APR. 15 – LATE WINTER AND EARLY SPRING
APRIL 15 – AUG. 15 – SUMMER
AUG. 15 – DEC. 30 – FALL

Soil amendments
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

Mulch
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

Maintenance
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

GENERAL GRADING NOTES

1. REASONABLE CARE HAS BEEN EXEROISED IN SHOWING THE LOCATION OF EXISTING UTILITIES ON THE PLANS. THE EXACT LOCATION OF SUCH UTILITIES IS NOT KNOWN IN ALL CASES. THE CONTRACTOR SHALL EXPLORE THE AREA AHEAD OF THE DITCHING OPERATION BY OBSERVATIONS, ELECTRONIC DEVICES, HAND DIGGING AND BY PERSONAL CONTACT WITH THE UTILITY COMPANIES IN ORDER TO LOCATE EXISTING UTILITIES IN ADVANCE OF THE TRENCHING OPERATIONS SO AS TO AVOID AND PREVENT DAMAGE TO THE EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST RESULTING FROM ANY DAMAGE TO THE EXISTING UTILITY LINES INCLUDING BUT NOT LIMITED TO REPAIRS AND LOSS SERVICE REVENUE. CONTRACTOR SHALL ARRANGE FOR TEMPORARY SUPPORT OF EXISTING UTILITIES, SUCH AS POLES, CONDUITS, FIBER OPTIC CABLES, TELEPHONE CABLES, WATER LINES, ETC...
2. CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS AND INTERPRETATIONS OF THE DEPARTMENT OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT.
3. CONTRACTOR SHALL PLAN AND CONSTRUCT WORK SO AS TO CAUSE MINIMUM INCONVENIENCE TO THE OWNER AND THE PUBLIC. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN AT ALL TIMES DURING THE PROGRESS OR TEMPORARY SUSPENSION OF WORK, SUITABLE BARRIERS, FENCES, SIGNS OR OTHER ADEQUATE PROTECTION, INCLUDING FLAG MEN AND WATCHMEN AS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC AS WELL AS THOSE ENGAGED IN THE CONSTRUCTION WORK. CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "CONSTRUCTION AND MAINTENANCE OPERATIONS SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE NCDOT.
4. ALL MATERIAL CLEARED AND GRUBBED BY THE CONTRACTOR IN ORDER TO CONSTRUCT THE WORK, SUCH AS TREES, VEGETATION, FENCING, ETC... SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF-SITE OR BURNED IF PROPER PERMITS ARE RECEIVED.

SITE NOTES

1. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH THE RESPECTIVE UTILITY.
5. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE GIVEN TO THE OWNER FOR REVIEW, NO DEPARTURES FROM THE CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE PERMISSION OF THE OWNER.
10. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COST HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE OTHER OBSTRUCTIONS OR FROM DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. CONTACT NORTH CAROLINA ONE CALL" TOLL FREE 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NONSUBSCRIBING UTILITIES.
11. ALL PERMITS RELATIVE TO PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION
12. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY, AND LOCAL CODES.
13. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
14. ALL DIMENSIONS AND RADII ARE TO OUTSIDE FACE OF BUILDING OR TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
16. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

GENERAL STORM SEWER NOTES

1. ALL STORM SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENDER COUNTY AND THE STATE OF NORTH CAROLINA REQUIREMENTS AS SPECIFIED ON THE DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
2. BEDDING FOR ALL STORM SEWER PIPE SHALL BE AS SPECIFIED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND MANUFACTURER SPECIFICATIONS.
3. ALL STORM SEWER PIPES TO BE HDPE ADS N-12 OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED.
4. ALL STORM SEWER PIPES SHOWN AS RCP ON THE PLANS SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76, UNLESS INDICATED OTHERWISE ON PLANS.

GENERAL FIRE MARSHALL NOTES:

1. BUILDING WILL REQUIRE SPRINKLER AND FIRE ALARM PURSUANT TO NCSFC, NFPA 13 & 72.
2. FIRE EXTINGUISHERS IN COMMON AREAS PURSANT TO NCSFC CHAP. 9.
3. PURSUANT TO 905.3.1, THE BUILDING IS ABOVE 30 FT AND WILL REQUIRE A STANDPIPE SYSTEM. POOL/CLUBHOUSE WILL BE REQUIRED TO HAVE SPRINKLER, ALARM AND EMERGENCY CALL BOX
4. BUILDING WILL REQUIRE A BDA DUE TO SIZE, CONSTRUCTION MATERIALS AND MULTIPLE FLOOR LEVELS PURSUANT TO NCSFC SECTION 510.
5. A HYDRANT WILL BE NEED TO BE WITHIN 100 FT OF THE FDC FOR THE STANDPIPE SYSTEM AND THE STANDPIPE WILL NEED TO BE ACCESSIBLE ON ALL FOUR FLOORS PLUS THE INNER COURTYARD.
6. A KNOX BOX WILL NEED TO BE PROVIDED FOR KEY ACCESS TO ALL COMMON AREAS.

EXISTING UTILITY NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
2. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

UTILITY CONTACTS:

1. CONTACT THE NORTH CAROLINA ONE CALL CENTER PRIOR TO DOING AND DIGGING. 1-800-632-4949

   DUKE ENGERY: JOHN ELLIOT – john.elliott@pgnmail.com

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY CONTRACTOR 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 THREE WORKING DAYS, BUT NOT MORE THAN TWELVE WORKING DAYS PRIOR TO ANY EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT 1-800-632-4949 or 811

EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

MARK N. HARGROVE PROFESSIONAL SEAL 019742 ENGINEER
11/20/2023

No.	Revision	Date	By

Designer	Scale
MNH	AS SHOWN
Drawn By	Date
MNH	JUNE, 2023
Checked By	Job No.
MNH	

RENOVATION CHURCH

PENDER COUNTY NORTH CAROLINA

RENOVATION CHURCH
PO BOX 1189
HAMPSTEAD, NC 28443

PORT CITY CONSULTING ENGINEERS, PLLC
6216 STONEBRIDGE ROAD
WILMINGTON, NC 28409
910-599-1744 LICENSE No. P-1032

GENERAL NOTES

Sheet No. C-1



LINE	BEARING	DISTANCE
L5	S 21°37'36" E	42.77'
L6	N 23°12'26" W	62.34'
L7	N 37°11'31" W	26.83'
L8	N 41°38'40" W	51.39'
L9	N 66°19'39" W	28.22'
L10	S 49°45'14" E	13.29'
L11	N 26°04'45" W	44.66'
L12	N 05°45'04" E	16.90'
L13	S 30°40'14" W	5.13'
L14	N 47°43'21" E	87.11'
L15	N 51°12'46" E	83.35'
L16	N 24°03'05" E	25.85'
L17	N 02°23'05" W	22.33'
L18	N 17°04'29" E	24.61'
L19	N 16°45'18" W	42.61'
L20	N 06°38'12" E	49.80'
L21	N 16°51'32" E	63.56'
L22	N 22°43'14" E	17.47'
L23	N 02°43'36" W	17.57'
L24	S 04°23'46" E	35.20'
L25	S 33°16'20" E	11.72'
L26	S 37°34'28" E	20.60'

RENOVATION CHURCH
PIN: 4204-63-4576-0000
DB 4711 PG 2759
PART OF TRACT C & D
PB 19 PG 19

PIN: 4204-62-4957-000
DB 4801 PG 1164

PIN: 4204-62-2745-000
DB 4801 PG 1164

PIN: 4204-64-4115-000
DB 497 PG 1172

GRAPHIC SCALE
80 0 40 80 160
1 inch = 80 ft.

NORTH CAROLINA PROFESSIONAL SEAL 019742 ENGINEER MARK N. HARDISTY
11/20/2023

No.	Revision	Date	By

Designer MNH	Scale AS SHOWN
Drawn By MNH	Date JUNE, 2023
Checked By MNH	Job No.

RENOVATION CHURCH

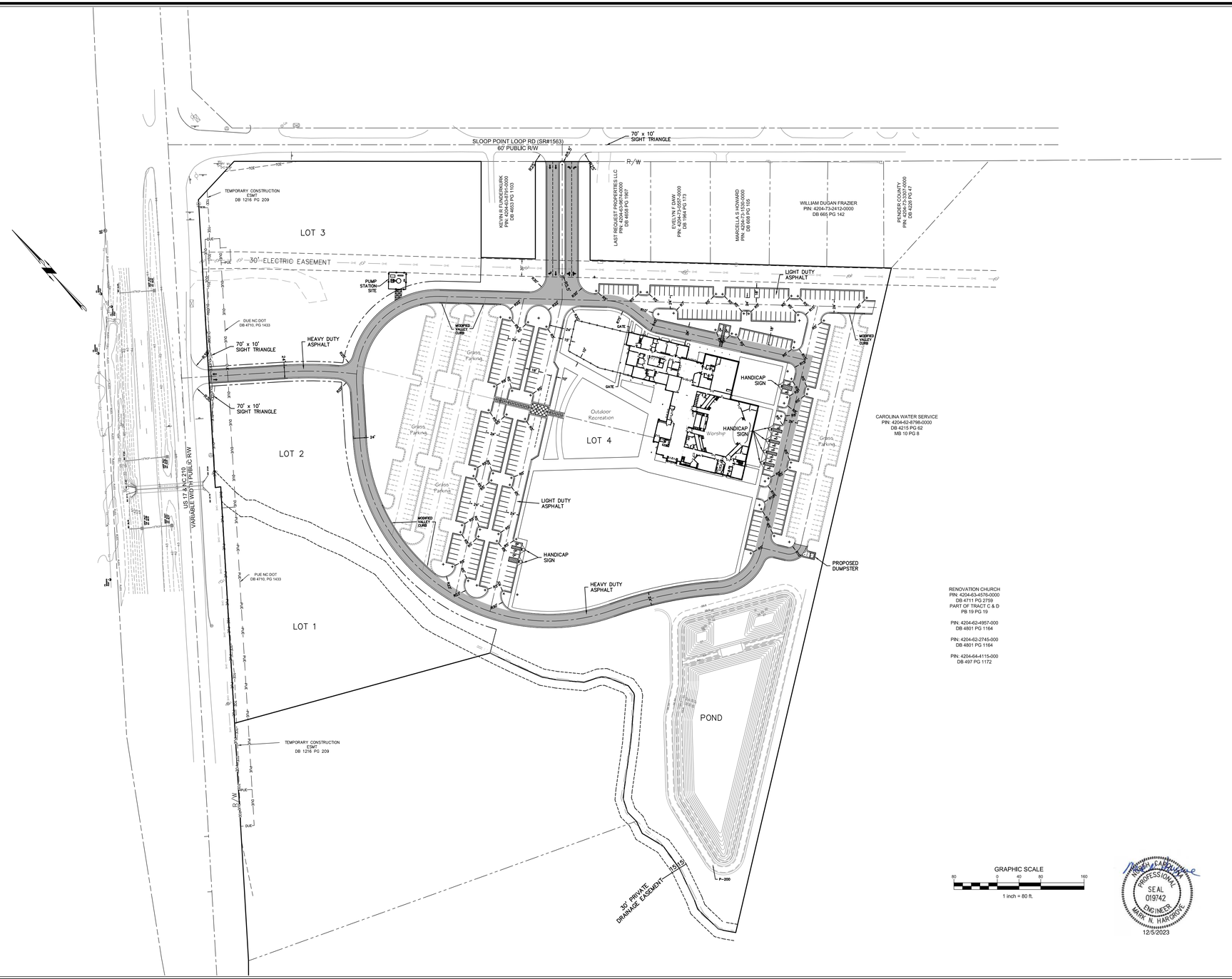
HAMPSTEAD NORTH CAROLINA

RENOVATION CHURCH
16579 HWY 17
HAMPSTEAD, NC 28443

PORT CITY CONSULTING
ENGINEERS, PLLC
6216 STONEBRIDGE ROAD
WILMINGTON, NC 28409
910-599-1744 LICENSE No. P-1032

EXISTING CONDITIONS

Sheet No.
C-2



GRAPHIC SCALE

80 0 40 80 160

1 inch = 80 ft.

NORTH CAROLINA PROFESSIONAL SEAL 019742 ENGINEER MARK N. HARGROVE

12/5/2023

No.	Revision	Date	By
1	ADDED SIGHT TRIANGLES	12/5/23	MNH

Designer: MNH	Scale: AS SHOWN
Drawn By: MNH	Date: JUNE, 2023
Checked By: MNH	Job No.

RENOVATION CHURCH
HAMPSTEAD NORTH CAROLINA

RENOVATION CHURCH
16579 HWY 17
HAMPSTEAD, NC 28443

PORT CITY CONSULTING
ENGINEERS, PLLC
6216 STONEBRIDGE ROAD
WILMINGTON, NC 28409
910-599-1744 LICENSE No. P-1032

SITE PLAN

Sheet No.
C-3

Pender County
PCS K-8

TO:	Technical Review Committee
FROM:	Taylor Davis
DATE:	April 4, 2024
SUBJECT:	SDP 2024-385

SUMMARY:
Plans submitted for the development of a K-8 school and athletic fields within the Pender County Schools system.

ACTION REQUESTED:
Case to be reviewed by the TRC.

ATTACHMENTS:
1. Application
2. Site Plan

DocuSign Envelope ID: 38588596-C1DC-4AED-B1F1-9D50CA04CC4B

Pender County
Planning and Community Development

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

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

Major Site Development Plan 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 _____
2. _____ **Signed Application**
3. N/A **Payment**
   $250
4. _____ **Paper Plan Sets**
   Two (2) 24 x 36, Four (4) 11 x 17
5. _____ **Digital Submission**
   For all documents submitted in paper copy, 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 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**
   Include any permits issued on the project including but not limited to: environmental, traffic, utility, or site specific conditions.
9. _____ **Site Plan Requirements**
   A prepared site plan in accordance with the Unified Development Ordinance standards Section 6.3, 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 Major Site Development Checklist)

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

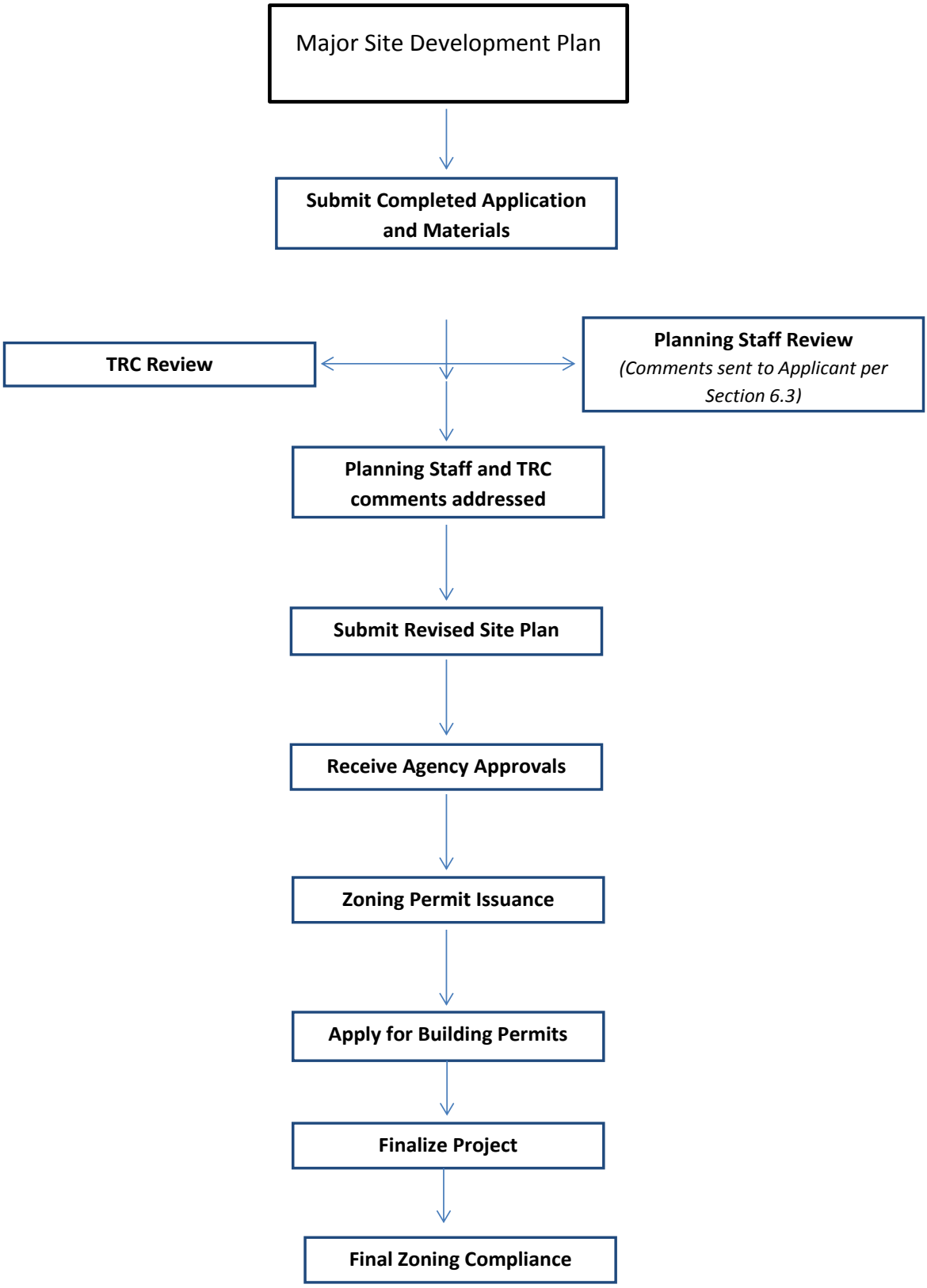
Signature of Applicant DocuSigned by: _____ 73D857A93A7E4DC...

Date 2/27/2024

Printed Name Jonathan Blasco, PLA/ASLA

Staff Initials: _____
Date: _____

DocuSign Envelope ID: 38588596-C1DC-4AED-B1F1-9D50CA04CC4B



DocuSign Envelope ID: 38588596-C1DC-4AED-B1F1-9D50CA04CC4B

Specific requirements can be found in Section 6.3 of the Pender County Unified Development Ordinance

Major Site Development Plan Specific Requirements

1. **Major Site Development Application Submittal**
   - Site Plan (per Section 6.3)
     - Scale
     - North Arrow
     - All property information (zoning, setbacks, PIN #)
     - Adjacent property info (owner, zoning, use, PIN #)
     - References to any previously approved plans
     - Utility providers
     - All existing and proposed structures
     - Buffering (Section 8.2.6) & Landscaping (8.3)
     - Parking (Section 7.10)
     - Lighting
     - Cross Access Connections (Section 7.4.4)
     - AM/PM Peak Hour Trip Calculations (TIA required with 100 AM/PM trips or >1,000 trips per day)
     - Soil Erosion and Sedimentation Control Plan
     - Location of all environmental features
     - Stormwater management features
     - Proposed accesses, easements, streets, and sidewalks
   - Permits received
2. **TRC Meeting**
   - Site Plan Review
   - Agency comments/requirements
3. **Post-TRC Meeting**
   - Submit site plan with revisions
   - Receive agency approvals
   - Forward all agency approvals to Planning Staff.
4. **Approval of Site Plan**
   - All TRC comments and agency requirements addressed
   - Zoning approval allows for building permit process to begin
   - Apply for building permits
5. **Final Zoning**
   - Site Visit to check the following:
     - Landscaping
     - Buffering
     - Parking

DocuSign Envelope ID: 38588596-C1DC-4AED-B1F1-9D50CA04CC4B

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

MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date:	**Permit Number:**	**Permit Fee:**	**Invoice Number:**
***Zoning Approval ONLY: YES / NO**		**Final Zoning Compliance Approved: YES / NO / N/A**	
Type of Site Development Plan:	☐ Major	☐ Minor	

SECTION 1: GENERAL INFORMATION

Applicant's Name:	Jonathan Blasco, PLA/ASLA	**Property Owner's Name:**	Michael Taylor
Applicant's Address:	137 S. Wilmington ST, STE 200	**Property Owner's Address:**	965 Penderlea Hwy
City, State, & Zip	Raleigh, NC 27601	**City, State, & Zip**	Burgaw, NC 28425
Phone Number:	919.817.5356	**Phone Number:**	910.259.2187
Email Address:	jblasco@withersravenel.com	**Email Address:**	michael_taylor@pender.k12.nc.us
Legal relationship of applicant to landowner:			

SECTION 2: PROJECT INFORMATION

PIN (Property Id #):	3281-28-1109-0000 / 3282-29-4656-0000	**Total property acreage:**	~164.5 AC
Zoning:	OI	**Acreage to be disturbed:**	~55 AC
Water Provider:	Pender County	**Wastewater Provider:**	Pender County
Directions to Site:	Located on HWY 210, near US 17		

Lot Size:	164.5	**Sq Ft of Building:**	237,783	**Building Height:**	32'
Setbacks	**Front:** 25'	**Side:** 10'		**Rear:** 10'	

NAICS Code/Use:	6111 - Elementary and Secondary School
Business Name:	
Describe activities to be undertaken on project site:	K-8 Public school

Ownership: ☐ **Private** ☒ **Public**	**Number of Employees:**		**Number of Members:** Up to 2,250 students		**Seating Capacity:**

If the applicant is not the owner of the property, a notarized letter from the property owner may be required

Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...

SECTION 4: ADDITIONAL COMMENTS			
SECTION 5: SIGNATURES			
Applicant's Signature		**Date:**	3/1/24
Applicant's Name Printed	Jonathan Blasco, PLA/ASLA	**Date:**	
Owner's Signature	Michael Taylor	**Date:**	2/29/2024
Owner's Name Printed	Michael Taylor	**Date:**	
Planning Staff:		**Date:**	

MAJOR SITE PLAN

PENDER COUNTY SCHOOLS
K-8 SCHOOL

HIGHWAY 210 | HAMPSTEAD, NC 28443 | PENDER COUNTY

MARCH 01, 2024

SITE DATA TABLE

PARCEL DATA		
	OWNER	PENDER COUNTY
	ADDRESS	NC HWY 210 HAMPSTEAD, NC 28443
	NCPIN	3282-28-1109-0000 / 3282-29-4656-0000
	DEED REFERENCE	DB 4820 PG 2685 / DB 4822 PG 1209
	PARCEL AREA (ACRES)	178.12 AC / 0.42 AC (178.54 (AC)
	ZONING DISTRICT	OI – OFFICE INSTITUTIONAL
	EXISTING LAND USE	UNDEVELOPED (WOODED)
	PROPOSED LAND USE	ELEMENTRY AND MIDDLE SCHOOL
	RIVER BASIN	CAPE FEAR
	WATERSHED (CLASSIFICATION)	HARRISONS CREEK (C; Sw)
	FEMA DESIGNATED FLOODPLAIN	
	FIRM PANEL	3720327200J & 3720328200J effective 2/16/2007
	AREA WITHIN DESIGNATED FLOODPLAIN	0.00 AC
PROPERTY SETBACKS		
	FRONT	25 FT
	SIDE	10 FT
	REAR	10 FT
BUILDING MAX HEIGHT		40 FT
BUFFERYARDS		
	ALONG ALL STREET BOUNDARIES OF THE DEVELOPMENT	TYPE 'A' BUFFER
	ALONG ALL BOUNDARIES ADJACENT TO SINGLE FAMILY RESIDENTIAL USES OR RESIDENTIAL LOTS WITH A PARCEL SIZE OF LESS THAN 1 ACRE AND WHEN A SINGLE FAMILY STRUCTURE IS WITHIN 50' OF THE BOUNDARY OF THE DEVELOPMENT	TYPE 'C' BUFFER
SCHOOL BUILDING INFORMATION		
	TOTAL BUILDING SQUARE FOOTAGE	237,783 SF
	TOTAL CLASSROOMS	102
	TOTAL ADMINISTRATION SQUARE FOOTAGE	13,965 SF
	TOTAL INDOOR RECREATION	4,880 SF
	TOTAL SEATING FOR STAGE (THEATER)	9,000 SF
	SEATING AT BALLFIELDS	200 SEATS
PARKING SUMMARY		
	REQUIRED PER UDO	
	1 SPACE PER CLASSROOM	102 SPACES
	1 SPACE PER 300 SF OF ADMINISTRATION SPACE	47 SPACES
	1 SPACE PER 250 SF OF INDOOR RECREATION	20 SPACES
	1 SPACE PER 100 SF OF THEATER	90 SPACES
	1 SPACE PER 4 SEATS (BALLFIELDS)	50 SPACES
	TOTAL (125% MAX)	309 SPACES (387 SPACES)
	PROVIDED	
	FRONT PARKING LOT	296 SPACES (10 ACC SPACES)
	BUS / BALLFIELD PARKING LOT	91 SPACES (5 ACC SPACES)
	TOTAL	387 SPACES (15 H/D SPACES)
	OVERFLOW (PERVIOUS PARKING)	124 SPACES
	OVERALL TOTAL	511 SPACES (15 ACC SPACES)
BUILT UPON AREA (BUA) SUMMARY		
	EXISITNG	0.00 AC
	PROPOSED	16.914 AC (9.47%)



MASTER DEVELOPMENT PLAN CASE #: MDP 2024-63

MOSELEYARCHITECTS

INDEX OF SHEETS

Sheet Number	Sheet Title
C0.00	COVER
C0.02	KEY MAP
C1.00	OVERALL EXISTING CONDITIONS
C1.10	PROJECT AREA EXISTING CONDITIONS
C2.00	OVERALL SITE LAYOUT PLAN
C2.01	SITE LAYOUT PLAN
C2.02	SITE LAYOUT PLAN
C2.03	SITE LAYOUT PLAN
C2.04	SITE LAYOUT PLAN
C2.05	SITE LAYOUT PLAN
C2.06	SITE LAYOUT PLAN
C2.07	SITE LAYOUT PLAN
C2.08	SITE LAYOUT PLAN
C2.09	SITE LAYOUT PLAN
C2.10	FIRE ACCESS PLAN
C3.00	OVERALL UTILITY PLAN
C3.01	SANITARY SEWER PLAN AND PROFILE
C4.01	STORM DRAINAGE AND GRADING PLAN
C4.02	STORM DRAINAGE AND GRADING PLAN
C4.03	STORM DRAINAGE AND GRADING PLAN
C4.04	STORM DRAINAGE AND GRADING PLAN
C4.05	STORM DRAINAGE AND GRADING PLAN
C4.06	STORM DRAINAGE AND GRADING PLAN
C4.07	STORM DRAINAGE AND GRADING PLAN
C4.08	STORM DRAINAGE AND GRADING PLAN
C4.09	STORM DRAINAGE AND GRADING PLAN
C6.00	OVERALL EROSION CONTROL PLAN STAGE 1
C6.10	OVERALL EROSION COINTROL PLAN STAGE 2
C6.20	NCG01 & EROSION CONTROL NOTES
C6.21	EROSION CONTROL DETAILS
C7.00	CARPOOL LOOP PLAN & PROFILE STA 9+50-24+00
C7.01	CARPOOL LOOP PLAN & PROFILE STA 24+00-38+50
C7.02	CARPOOL LOOP PLAN & PROFILE STA 38+50-49+00
C7.03	BUS ROUTE PLAN & PROFILE STA 9+50-25+00
C7.04	RECREATIONAL LOOP PLAN & PROFILE ROAD STA 9+50-22+00
C7.05	RECREATIONAL LOOP PLAN & PROFILE STA 22+00-34+50
C7.06	RECREATIONAL LOOP PLAN & PROFILE STA 34+50-44+00
C9.10	SITE DETAILS
C9.21	UTILITY DETAILS
C9.20	UTILITY DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.06	LANDSCAPE PLAN
L1.08	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L1.07	LANDSCAPE PLAN
L1.09	LANDSCAPE PLAN
L1.05	LANDSCAPE PLAN
L2.00	LANDSCAPE DETAILS
L3.00	OVERALL LIGHTING PLAN
L3.01	LIGHTING PLAN ENLARGEMENTS

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

_____ _____

ADMINISTRATOR APPROVAL DATE

SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE

CONTACT LIST:

Senior Project Manager/Landscape Architect
Jon Blasco, PLA, ASLA
WithersRavenel
137 S Wilmington Street, Suite 200
Raleigh, NC 27601
919-535-5200
jblasco@withersravenel.com

Civil Engineer
Spencer Meekins, PE
WithersRavenel
137 S Wilmington S, Suite 200
Raleigh, NC, 27601
919-535-5200
smeekins@withersravenel.com

Architect
Ashley Dennis, AIA, LEED AP
Moseley Architects
911 North West St, Suite 205
Raleigh, NC 27603
919-840-0091

General Contractor
Ben Warren
Bordeaux Construction Company, Inc.
4 Copley Parkway, Suite 100
Morrisville, NC 27560
919-220-1141

811 Know what's below. Call before you dig.

NORTH CAROLINA PRELIMINARY NOT APPROVED FOR CONSTRUCTION PURPOSES

PREPARED BY:

WithersRavenel
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

NORTH CAROLINA PRELIMINARY NOT APPROVED FOR CONSTRUCTION PURPOSES

CLIENT:

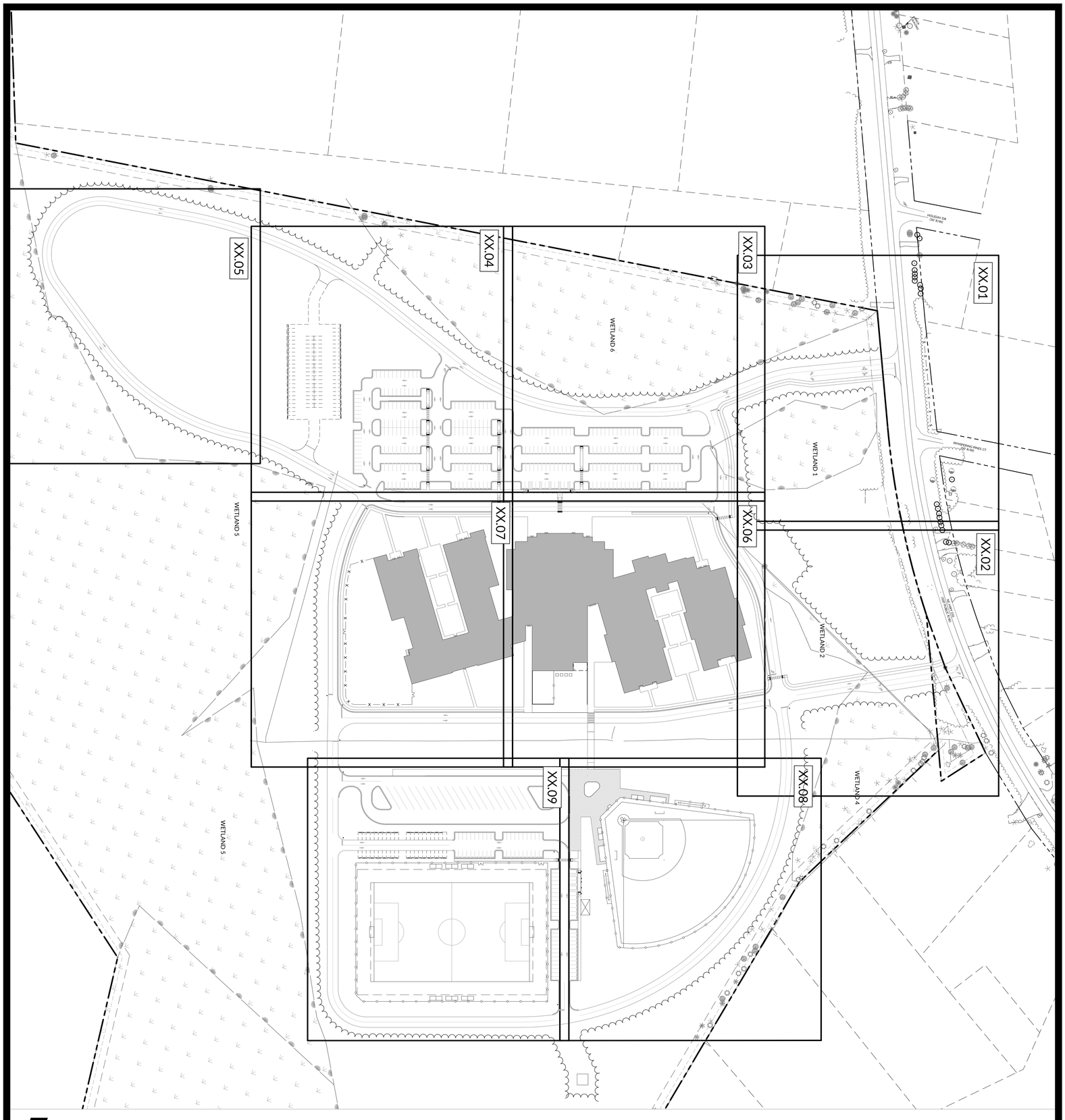
PENDER COUNTY SCHOOLS
925 PENDERLEA HWY
BURGAW, NC 28425
PHONE #: 910-259-2187
ATTENTION: MICHAEL TAYLOR, CHIEF OPERATIONS OFFICER

MAJOR SITE PLAN
PENDER COUNTY SCHOOLS
K-8 SCHOOL
WR PROJECT NO.23-0176
Name:
MUNI PRO NO:Muni Proj. No.
03/01/2024
INITIAL PLAN DATE: 03/01/2024

our people • your success

J:\23\0176 Moseley Architects - Pender County - ES New K-8 School\CAD\Drawing Sets\DOs\00.00 COVER.dwg Friday, March 1, 2024 4:31:11 PM - JSCOTT

J:\23\0576-Moseley Architects - Pender County - DB New K-8 School\CAD\Drawing Sets\DDs\C0.02 Key Map.dwg- Friday, March 1, 2024 4:31:34 PM - JSCOTT



WithersRavenel
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601
License # F-1479 | t: 919.469.3340 | www.withersravenel.com

WR PROJECT NO. 23-0576

PROJECT NO. 23110
DATE 03/01/2024

NO.	DATE	DESCRIPTION

KEY MAP

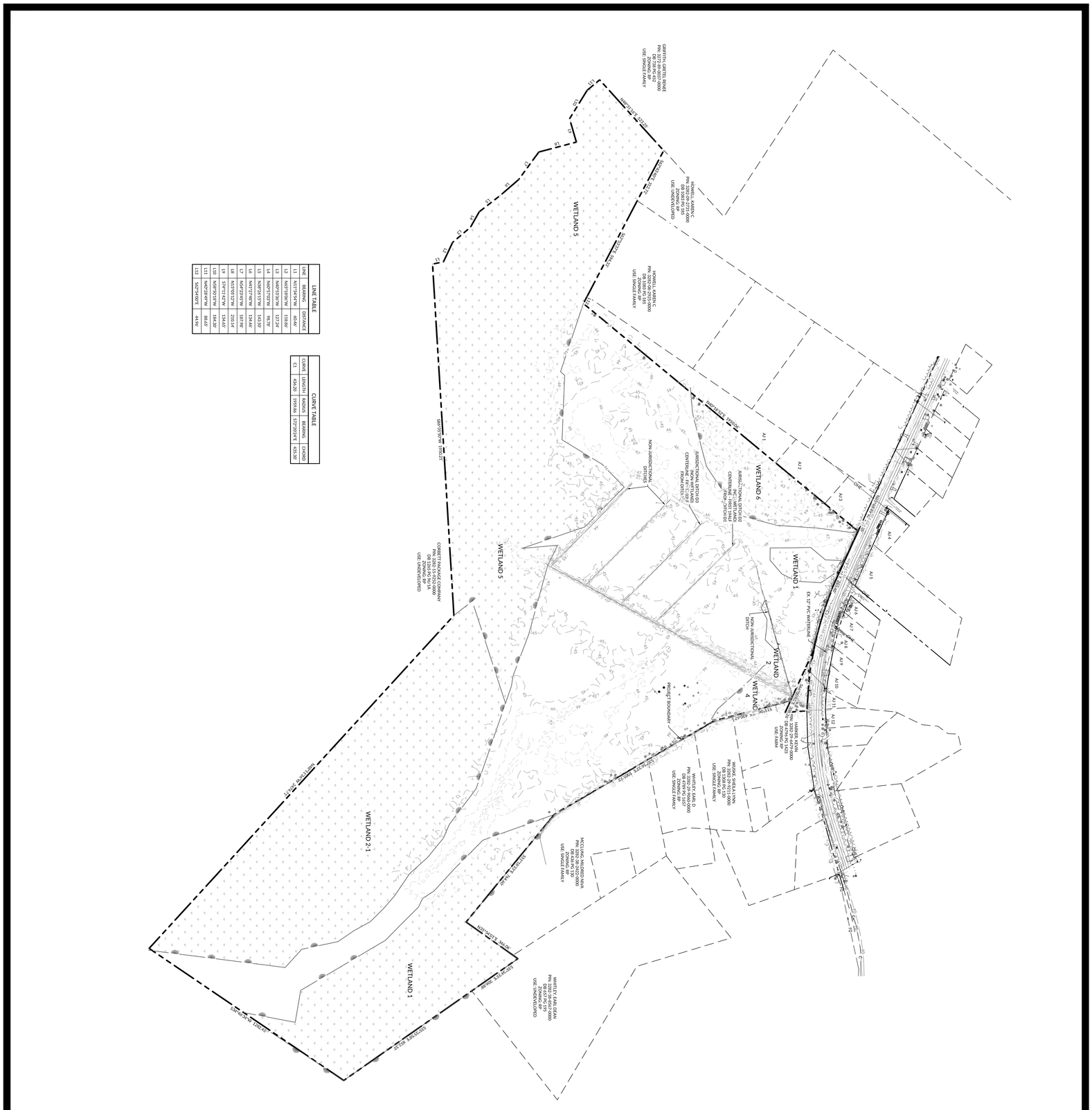
C0.02

PENDER COUNTY SCHOOLS K-8 SCHOOL

Pender County Schools
Highway 210, Hampstead, NC 28443

MOSELEYARCHITECTS
3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 794-7555 FAX (804) 355-5690
MOSELEYARCHITECTS.COM

J:\23\0576-Moseley Architects - Pender County - DB New K-8 School\CAD\Drawing Sets\DDs\C1.00 Overall Existing Conditions.dwg- Friday, March 1, 2024 4:32:01 PM - JSCOTT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°24'14"W	49.09'
L2	N5°45'28"W	49.98'
L3	N0°05'04"W	49.98'
L4	N5°03'13"W	49.98'
L5	N10°27'43"W	49.98'
L6	N16°10'14"W	49.98'
L7	N20°52'45"W	49.98'
L8	N25°35'16"W	49.98'
L9	N30°17'47"W	49.98'
L10	N34°60'18"W	49.98'
L11	N42°28'49"W	49.98'
L12	S76°11'42"W	49.98'

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	430.30'	1955.86'	S22°20'24"E	429.39'

WithersRavenel
127 S Wilmington Street | Suite 200 | Raleigh, NC 27601
License # P-1479 | T 919.469.3340 | www.withersravenel.com
WR PROJECT NO. 22-0576

SCALE: 1 inch = 200 ft

ADJOINER PROPERTY DATA

A1.1 HOSPITAL AUTH. OF PENDER COUNTY
PIN: 3282-39-8103-0000
DB 5183 PG 111
ZONING: RP
USE: SINGLE FAMILY

A1.2 WYMAN, ANDREW J.
PIN: 3282-39-5525-0000
DB 5183 PG 111
ZONING: RP
USE: SINGLE FAMILY

A1.3 COMPTON, ANTHONY
PIN: 3282-39-4716-0000
DB 5183 PG 111
ZONING: RP
USE: SINGLE FAMILY

A1.4 HAWTHORNE, HUGH J
PIN: 3282-39-4716-0000
DB 4463 PG 0954
ZONING: RP
USE: SINGLE FAMILY

A1.5 MCCLUSKIE, MELISSA NOYA
PIN: 3282-39-5960-0000
DB 5183 PG 120
ZONING: RP
USE: SINGLE FAMILY

A1.6 WHITLEY, EARL DEAN
PIN: 3282-39-5960-0000
DB 5207 PG 195
USE: UNDEVELOPED

A1.7 HARPER, KEVIN
PIN: 3282-39-4716-0000
DB 4635 PG 1429
ZONING: RP
USE: FARM

A1.8 NORTH, SHELLY LYNN
PIN: 3282-39-9211-0000
DB 5183 PG 111
ZONING: RP
USE: SINGLE FAMILY

A1.9 WHITLEY, EARL D
PIN: 3282-39-5960-0000
DB 5183 PG 107
ZONING: RP
USE: SINGLE FAMILY

A1.10 HOSPITAL AUTH. OF PENDER COUNTY
PIN: 3282-39-8103-0000
DB 5183 PG 111
ZONING: RP
USE: SINGLE FAMILY

A1.11 WYMAN, ANDREW J.
PIN: 3282-39-5525-0000
DB 5183 PG 111
ZONING: RP
USE: SINGLE FAMILY

A1.12 COMPTON, ANTHONY
PIN: 3282-39-4716-0000
DB 5183 PG 111
ZONING: RP
USE: SINGLE FAMILY

A1.13 BARLEY, DANIEL
PIN: 3282-29-4816-0000
ZONING: RP
USE: SINGLE FAMILY

A1.14 CONTRERAS, JOSE LOVERA
PIN: 3282-29-3975-0000
DB 4631 PG 1164
ZONING: RP
USE: SINGLE FAMILY

A1.15 HOGAN, ANTHONY
PIN: 3282-29-3975-0000
DB 5183 PG 111
ZONING: RP
USE: SINGLE FAMILY

EXISTING CONDITIONS NOTES

1. TOPOGRAPHIC AND BOUNDARY LOCATION INFORMATION FROM PENDER COUNTY'S GEOGRAPHIC INFORMATION SYSTEM (GIS).
2. THE PROJECT AREA IS LOCATED ON THE 144.4ACRE TRACT (NCPIN 3283-19-5971-0000) OWNED BY PENDER COUNTY. THE PROJECT SOUTHEAST, LLC LOCATED AT 15955 GREENS CROSSING BLVD, HAMPSTEAD, NC 28443.
3. DATED 7/20/2021, WETLANDS LOCATED ON THE SITE ARE FRESHWATER WETLANDS (G/LWS) WILL BE IMPACTED WITH THE PROPOSED DEVELOPMENT.
4. WETLANDS WERE NOT FLAGGED FOR THE G/LS.
5. A SITE VISIT PERFORMED BY WITHERSRAVENEL IN NOVEMBER OF 2021.

WETLANDS

WETLAND 1=	0.26 AC
WETLAND 2=	0.27 AC
WETLAND 3=	1.23 AC
WETLAND 4=	0.00 AC
WETLAND 5=	89.90 AC
WETLAND 6=	59.55
TOTAL	91.27 AC

PENDER COUNTY SCHOOLS K-8 SCHOOL

Pender County Schools
Highway 210, Hampstead, NC 28443

MOSELEYARCHITECTS

3200 NORFOLK STREET, RICHMOND, VA 23230
PHONE (804) 794-7555 FAX (804) 355-5690
MOSELEYARCHITECTS.COM

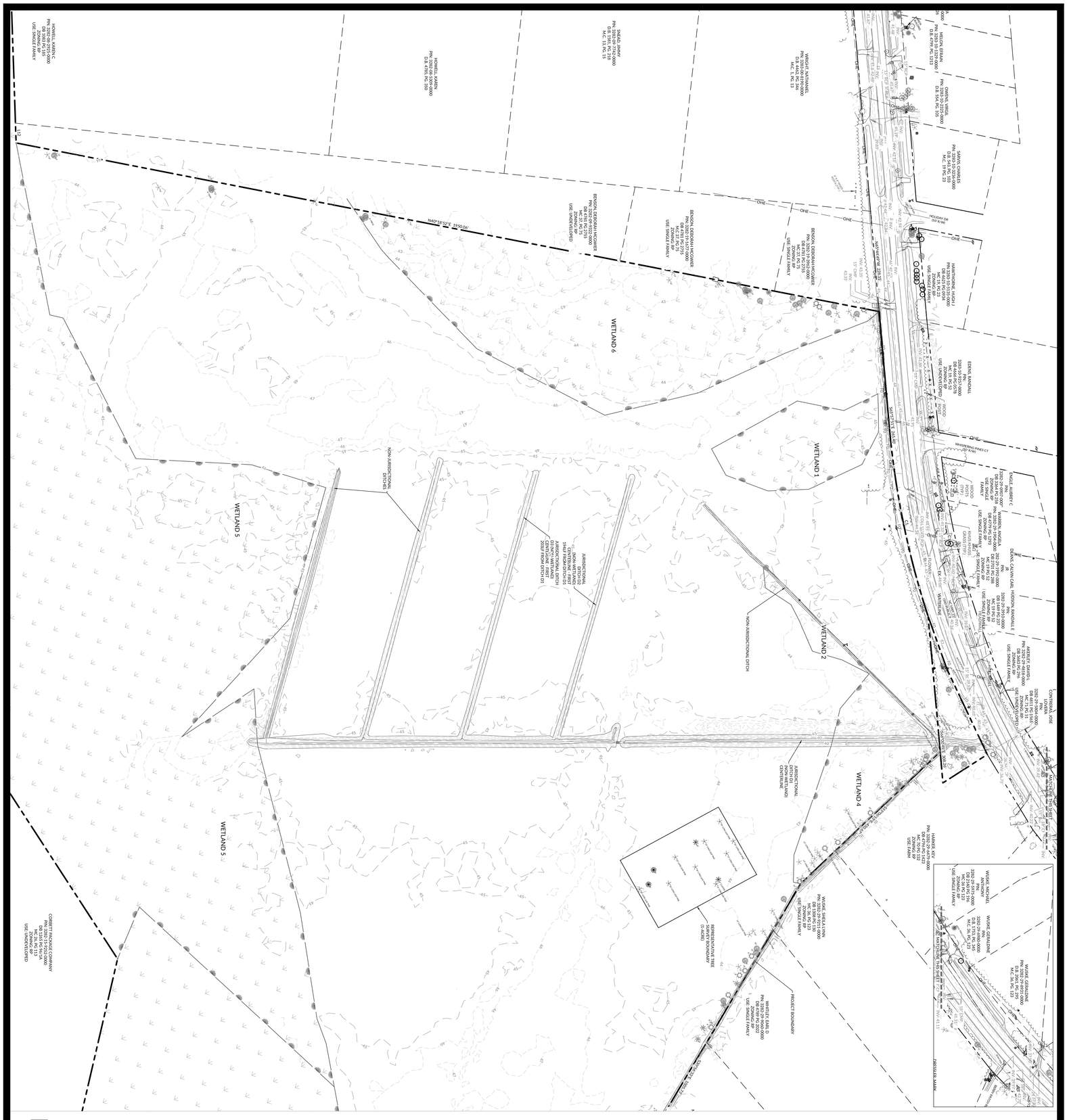
PROJECT NO. 619316
DATE 03/01/2024

DATE	NO.	DESCRIPTION

OVERALL EXISTING CONDITIONS

C1.00

J:\23\0576-Moseley Architects - Pender County - DB New K-8 School\CAD\Drawing Sets\DDs\C1.10 PROJECT AREA EXISTING CONDITIONS.dwg- Friday, March 1, 2024 4:32:29 PM - JSCOTT



ASSESSOR PROPERTY DATA:

A1. WRIGHT, KATHARES
PIN: 3282-50-7750-0000
DB 1442 PG 347
AC: 4.75 ZONING: RP
USE: SINGLE FAMILY

A2. OWENS, VIRGIL
PIN: 3282-50-6329-0000
DB 3541 PG 103
AC: 1.00 ZONING: RP
USE: SINGLE FAMILY

A3. HOWELL, KAREN
PIN: 3282-50-7750-0000
DB 4795 PG 250
AC: 4.75 ZONING: RP
USE: SINGLE FAMILY

A4. HOWELL, KAREN
PIN: 3282-50-7750-0000
DB 4795 PG 250
AC: 4.75 ZONING: RP
USE: SINGLE FAMILY

A5. BENSON, DEBORAH MCGOWER
PIN: 3282-50-6329-0000
DB 4791 PG 255
AC: 1.00 ZONING: RP
USE: UNDEVELOPED

A6. BENSON, DEBORAH MCGOWER
PIN: 3282-50-6329-0000
DB 4791 PG 255
AC: 1.00 ZONING: RP
USE: UNDEVELOPED

A7. BENSON, DEBORAH MCGOWER
PIN: 3282-50-6329-0000
DB 4791 PG 255
AC: 1.00 ZONING: RP
USE: UNDEVELOPED

A8. BENSON, DEBORAH MCGOWER
PIN: 3282-50-6329-0000
DB 4791 PG 255
AC: 1.00 ZONING: RP
USE: UNDEVELOPED

A9. WHITLEY, EARL D
PIN: 3282-50-5329-0000
DB 4709 PG 2022
AC: 1.00 ZONING: RP
USE: SINGLE FAMILY

A10. WHITLEY, EARL D
PIN: 3282-50-5329-0000
DB 4709 PG 2022
AC: 1.00 ZONING: RP
USE: SINGLE FAMILY

A11. WRIGHT, SHEILA LYNN
PIN: 3282-50-5329-0000
DB 3308 PG 120
AC: 1.00 ZONING: RP
USE: SINGLE FAMILY

A12. WRIGHT, SHEILA LYNN
PIN: 3282-50-5329-0000
DB 3308 PG 120
AC: 1.00 ZONING: RP
USE: SINGLE FAMILY

A13. WRIGHT, CHARLES
PIN: 3282-50-5329-0000
DB 3541 PG 103
AC: 1.00 ZONING: RP
USE: SINGLE FAMILY

A14. HAWTHORNE, HUGH J
PIN: 3282-50-5135-0000
DB 4423 PG 2035
AC: 1.00 ZONING: RP
USE: SINGLE FAMILY

A15. KENDALL
PIN: 3282-50-5727-0000
ZONING: RP
USE: UNDEVELOPED

A16. ENGEL, AUBREY C
PIN: 3282-50-5727-0000
DB 4423 PG 2035
ZONING: RP
USE: SINGLE FAMILY

A17. CONTRERAS, JOSE LOVERA
PIN: 3282-50-4815-0000
DB 4811 PG 2165
ZONING: RP
USE: UNDEVELOPED

A18. MICHAEL ANTHONY
PIN: 3282-50-5329-0000
ZONING: RP
USE: SINGLE FAMILY

A19. WILSON, DONALD C
PIN: 3282-50-4815-0000
DB 4447 PG 27
USE: SINGLE FAMILY

A20. DAVIS, DAVID L
PIN: 3282-50-4815-0000
ZONING: RP
USE: SINGLE FAMILY

A21. CONTRERAS, JOSE LOVERA
PIN: 3282-50-4815-0000
DB 4811 PG 2165
ZONING: RP
USE: SINGLE FAMILY

A22. ENGEL, AUBREY C
PIN: 3282-50-5727-0000
DB 4423 PG 2035
ZONING: RP
USE: SINGLE FAMILY

A23. ENGEL, AUBREY C
PIN: 3282-50-5727-0000
DB 4423 PG 2035
ZONING: RP
USE: SINGLE FAMILY

A24. ENGEL, CALVIN CARL JR
PIN: 3282-50-4815-0000
DB 2703 PG 288
ZONING: RP
USE: SINGLE FAMILY

A25. ENGEL, CALVIN CARL JR
PIN: 3282-50-4815-0000
DB 2703 PG 288
ZONING: RP
USE: SINGLE FAMILY

A26. WARREN, HEIDI A
PIN: 3282-50-3304-0000
DB 2344 PG 256
ZONING: RP
USE: SINGLE FAMILY

A27. WARREN, HEIDI A
PIN: 3282-50-3304-0000
DB 2344 PG 256
ZONING: RP
USE: SINGLE FAMILY

A28. CONTRERAS, JOSE LOVERA
PIN: 3282-50-4815-0000
DB 4811 PG 2165
ZONING: RP
USE: SINGLE FAMILY

A29. ENGEL, AUBREY C
PIN: 3282-50-4815-0000
DB 4423 PG 2035
ZONING: RP
USE: SINGLE FAMILY

A30. ENGEL, AUBREY C
PIN: 3282-50-4815-0000
DB 4423 PG 2035
ZONING: RP
USE: SINGLE FAMILY

A31. ENGEL, AUBREY C
PIN: 3282-50-4815-0000
DB 4423 PG 2035
ZONING: RP
USE: SINGLE FAMILY

J:\23\0576-Moseley Architects - Pender County - DB New K-8 School\CAD\Drawing Sets\DDs\C2.00 Overall Site Layout Plan.dwg- Friday, March 1, 2024 4:32:57 PM - SMEEKINS


WETLAND 1
WETLAND 2
WETLAND 4
WETLAND 5
WETLAND 6
ELEMENTARY SCHOOL WING
MIDDLE SCHOOL WING
PROPOSED SCHOOL BUILDING (TWO STORIES) FFE= 325
1 OUTDOOR CLASSROOM
MECH YARD
DUMPSTERS
MAINTENANCE LOADING DOCK
ENTRY PLAZA
BUS DROPOFF AREA
PLAYGROUND
BUS PARKING
91 SPACES
BASEBALL/ SOFTBALL FIELD
MULTI-PURPOSE FIELD
OVERFLOW PARKING (80 SPACES) GRADED WITH GRASS SURFACE
TWO LANES ONE WAY/10 FT EACH
TWO LANES TWO WAY/12 FT EACH
VISITOR SHORT TERM PARKING
HANDICAP ACCESSIBLE PARKING
29x10 FT LOADING ZONE
15 SPACES
HANDICAP ACCESSIBLE PARKING CONCESSION STAND WITH RESTROOMS
10'x70' RIGHT DISTANCE TRIANGLE TYP.
10'x70' SIGHT DISTANCE TRIANGLE TYP.
25' LANDSCAPE BUFFER C-4
25' FRONT SETBACK
25' SIDE SETBACK
50' RIGHT-OF-WAY
S80°16'52"E 1050.51'
S80°16'52"E 1049.28'
S80°16'52"E 1049.28'
S80°16'52"E 1049.28

Pender County
Forest Sound Boat Storage CZMA

TO:	Technical Review Committee
FROM:	Tucker Cherry
DATE:	April 4, 2024
SUBJECT:	REZONE 2024-66

SUMMARY:
Private recreational vehicle (RV, Boats, campers, etc.) storage for residents of the Sanctuary at Forest Sound development.

ACTION REQUESTED:
Case to be reviewed by the TRC.

ATTACHMENTS:
1. Application
2. Narrative
3. Site Plan

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	**ZMA-CD**	**Date**	3/1/24
Application Fee	$ 1,055	**Invoice Number:**	38851
Pre-Application Conference		**Hearing Date**	TRC 4.4.24

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	KG Plaza, LLC	**Owner's Name:**	Same as Applicant
Applicant's Address:	3722 Shipyard Blvd, Suite G	**Owner's Address:**	
City, State, & Zip	Wilmington, NC 28403	**City, State, & Zip**	
Phone Number:	910-791-6707 (rep)	**Phone Number:**	
Email Address:	bschuler@paramounte-eng.com (rep)	**Email Address:**	

Legal relationship of applicant to landowner: Same

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	3292-17-8903-0000	**Total property acreage:**	+/- 60.5 ac (parcel)
Current Zoning District:	RM-CD1	**Proposed Zoning District:**	RM-CD1
Project Address or Location:	Forest Sound Road		

Proposed Uses to be Considered (Include NAICS Code):

Recreational Vehicle Storage (493190)

Proposed Uses to be Eliminated from Consideration (Include NAICS Code):

All uses not listed above and/or on the site plan.

SECTION 3: SIGNATURES

Applicant's Signature		**Date:**	02/27/2024
Applicant's Name Printed	JACK CARLISLE	**Date:**	02/27/2024
Owner's Signature		**Date:**	02/27/2024
Owner's Name Printed	JACK CARLISLE	**Date:**	02/27/2024

NOTICE TO APPLICANT

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

☐	Signed application form
☐	Application fee
☐	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.
☐	Two (2) business size envelopes legibly addressed with **first class** postage for each of the adjacent and abutting property owners on the above list.
☐	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.
☐	12 (11"x17") map copies to be distributed to the Planning Board
☐	20 (11"x17") map copies to be distributed to the Board of Commissioners
☐	Digital (.pdf) submission of all application materials
☐	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)
☐	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.
☐	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
☐	A generalized site development plan shall include the following items: ☐ A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. ☐ A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. ☐ All existing easements, reservations and rights of way. ☐ Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. ☐ 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. ☐ If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. ☐ All proposed setbacks, buffers, screening and landscaping. ☐ Phasing. ☐ Signage. ☐ Outdoor lighting. ☐ Current zoning district designation and current land use status. ☐ 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: (*$500.00 for first 5 acres; $10/acre thereafter up to 1,000 acres; $5/acre thereafter)*	**Total Fee Calculation: $** 1,055

Attachments Included with Application: (Please include # of copies)

CD /other digital version	☐ Y ☐ N	Plan Sets	# of large	# of 11X17	Other documents/Reports	☐ Y ☐ N

Payment Method:	**Cash :** ☐ $_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☐ Check # _____

Application received by:	Taylor Davis	**Date:** 3/1/24
Application completeness approved by:	Taylor Davis	**Date:** 3/1/24

Dates scheduled for public hearing:	☐ **Planning Board:**	☐ **Board of Commissioners:**

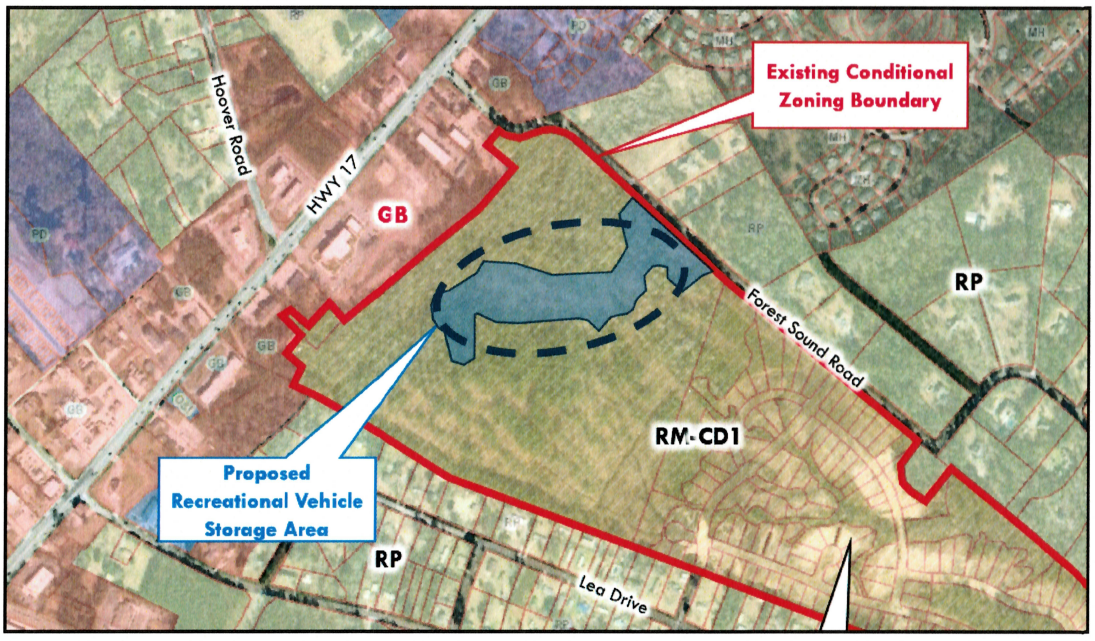
PARAMOUNTE
ENGINEERING, INC.

Sanctuary at Forest Sound – Recreational Vehicle Storage
Forest Sound Road (Parcel 3292-17-8903-0000)
Conditional Rezoning Narrative & Supplemental Information

Owner/Applicant Information
KG Plaza, LLC
3722 Shipyard Blvd, Suite G
Wilmington, NC 28403

Agent Information
Paramounte Engineering, Inc.
122 Cinema Drive
Wilmington, NC 28403
bschuler@paramounte-eng.com
910-791-6707

Proposal



KG Plaza, LLC, is requesting to modify an existing conditional zoning district in order to allow for the residents of the Sanctuary at Forest Sound to store recreational vehicles (boats, RVs, campers, and trailers) within the development. The existing conditional district was approved in 2015 and allows for the development of 106 single-family homes.

The proposed storage area would not be open to the public and limited only to the property owners within the Sanctuary at Forest Sound. It will be located east of the existing lots on a vacant 60.5-acre parcel within the development. The storage area will be screened by existing wetlands and a proposed 30-foot street yard buffer. In addition, the storage area is setback over 160 feet from Forest Sound Road, allowing for adequate vehicle stacking and separation from the adjacent single-family homes.

As the use of the proposed storage will be limited to the residents of the Sanctuary at Forest Sound, it is not expected to generate enough trips to warrant a Traffic Impact Analysis (TIA).

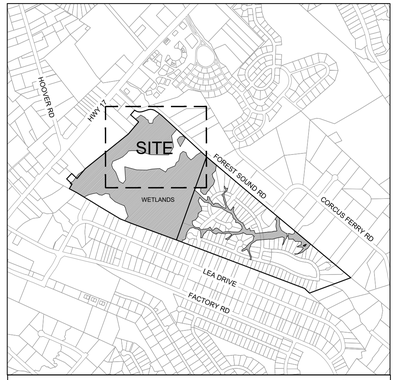
Pender 2.0: Comprehensive Land Use Plan

The Comprehensive Plan classifies that subject site as Low Density Residential.



Desired uses within this classification include detached single-family, duplex, and townhome housing. In addition, recreation, parks, open space are promoted within the Low Density Residential classification.

Overall, the proposed zoning modification is consistent with the Comprehensive plan as it will support increased recreational opportunities for the residents of the Sanctury at Forest Sound.



VICINITY MAP
SCALE: 1"=1,000'

NORTH

SITE INFORMATION

PROJECT ADDRESS:	FOREST SOUND ROAD HAMPSTEAD, NC 28443
PARCEL ID:	3292-17-8903-0000
PROPERTY OWNER:	KG PLAZA LLC 8620 RIVER ROAD WILMINGTON, NC 28412
CURRENT ZONING:	RM-CD1
PROPOSED ZONING:	RM-CD1
USE AREA (DRIVEWAY AND FENCED AREA):	±4.51 ACRES OR 196,492 SF
PARCEL AREA:	±60.5 ACRES OR 2,635,380 SF
RM-CD1 DISTRICT AREA:	±119.19 ACRES OR 5,191,901 SF
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	RECREATIONAL VEHICLE STORAGE (BOATS, RVs, CAMPERS, TRAILERS)
FLOOD INFORMATION:	THIS SITE IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA AS NOTED ON FEMA FLOOD PANEL 3720329200J, BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007

DIMENSIONAL STANDARDS

	MIN. PROPOSED
FRONT SETBACK:	30'
SIDE SETBACK:	30'
REAR SETBACK:	30'
STREET YARD BUFFER:	30'
SITE BOUNDARY BUFFER:	30'
MAX STRUCTURE HEIGHT:	40'

BUFFERS

EXISTING VEGETATION SHALL BE CREDITED TOWARD THE PLANTING REQUIREMENTS WITHIN THE PROPOSED BUFFERS. ADDITIONAL LANDSCAPING SHALL BE PLANTED IN AREAS WHERE THE EXISTING VEGETATION IS NOT COMPLIANT WITH THE BUFFER REQUIREMENTS.

OUTDOOR LIGHTING

STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY. ALL OUTDOOR LIGHTING SHALL NOT CAST DIRECT LIGHT BEYOND THE PROPERTY LINE.

UTILITIES

WATER SERVICES TO BE COORDINATED WITH PENDER COUNTY ENGINEERING AND PROVIDED BY PENDER COUNTY UTILITIES.

STORMWATER MANAGEMENT / EROSION CONTROL

1. STORMWATER AND EROSION CONTROL MEASURES WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND COUNTY STORMWATER AND EROSION CONTROL STANDARDS.
2. DRIVE AISLES AND STORAGE AREAS SHALL CONSISTS OF PERVIOUS GRAVEL SURFACING WITH NO.57 STONE AND A GEOTEXTILE FABRIC.

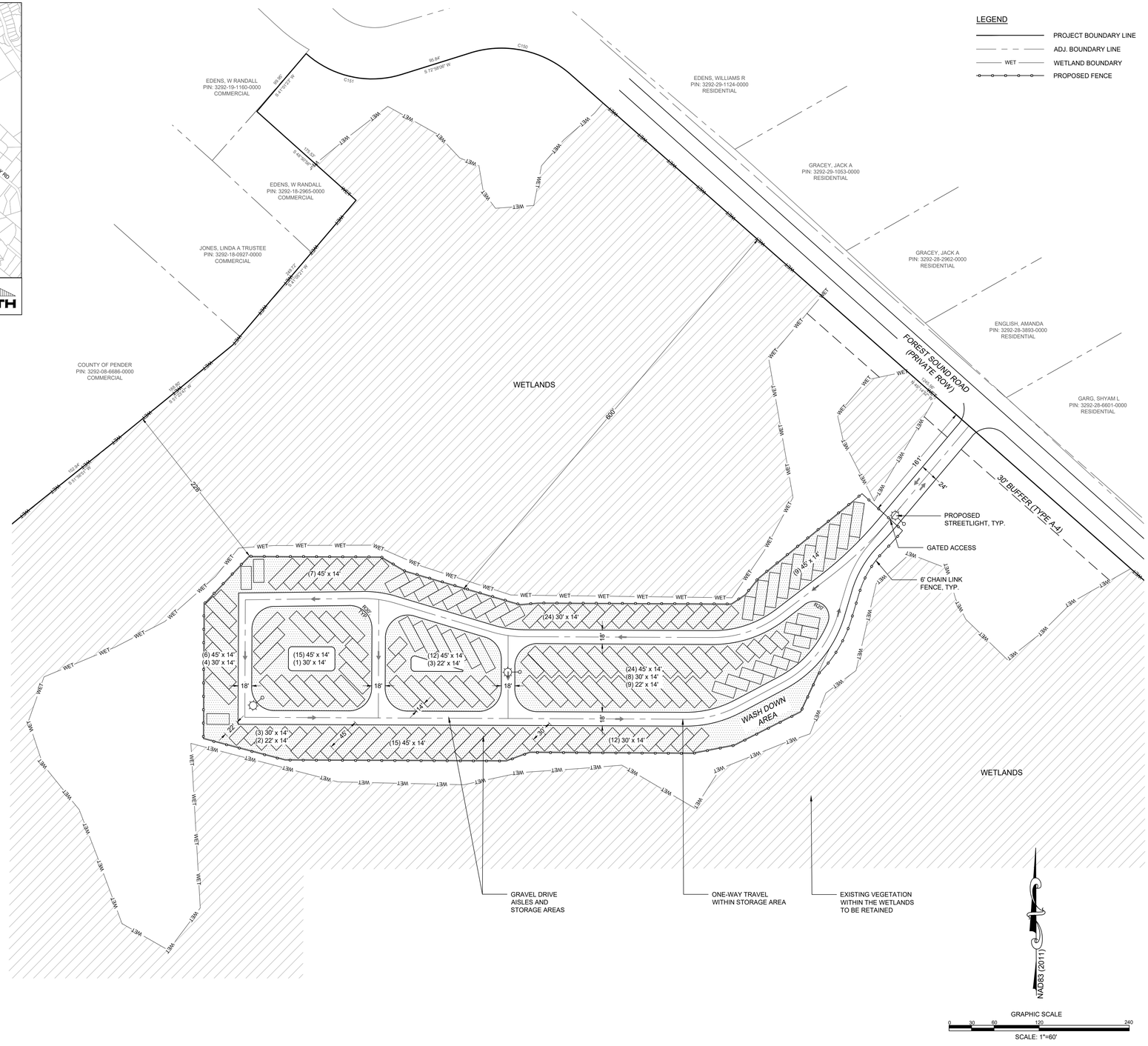
PHASING

1. PROJECT WILL BE PHASED. PHASE BOUNDARIES WILL BE BASED ON MARKET CONDITIONS. PRIOR TO CONSTRUCTION OF A PHASE, ALL APPLICABLE APPROVALS MUST BE OBTAINED FROM PENDER COUNTY.

TRIP GENERARTION

1. THE PROPOSED PROJECT WILL NOT EXCEED 100 PEAK HOUR TRIPS AND 1,000 DAILY TRIPS. A TRAFFIC IMPACT ANALYSIS IS NOT REQUIRED.
2. TRIP GENERATION NUMBERS ARE BASED ON ITE CODE 420, MARINA, AND 154 STORAGE SPACES.

AM PEAK:	19 TRIPS
PM PEAK:	32 TRIPS
DAILY:	371 TRIPS



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

KG PLAZA, LLC
3722 SHIPYARD BLVD, SUITE G
WILMINGTON, NC 28412

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

CD REZONING SITE PLAN

SANCTUARY AT FOREST SOUND
PENDER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 02/29/24
SCALE: 1" = 60'
DESIGNED: BWS
DRAWN: KWG
CHECKED: TDC

SEAL

C-2.0

PEI JOB#: 24131.PE

Pender County
Grace Community Church

TO:	Technical Review Committee
FROM:	Daniel Adams
DATE:	April 4, 2024
SUBJECT:	SDP 2024-380

SUMMARY:
A Major Site Development Plan application has been submitted for the development of a 20,170-SF church with associated parking.

ACTION REQUESTED:
Case to be reviewed by the TRC.

ATTACHMENTS:
1. Application
2. Site Plan

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

MAJOR AND MINOR SITE DEVELOPMENT APPLICATION

THIS SECTION FOR OFFICE USE			
Date: 3/1/24	**Permit Number:**	**Permit Fee:** 250.00	**Invoice Number:** 38890
***Zoning Approval ONLY: YES / NO**		**Final Zoning Compliance Approved: YES / NO / N/A**	
Type of Site Development Plan:	☑ Major	☐ Minor	SDP 2024-380

SECTION 1: GENERAL INFORMATION			
Applicant's Name:	Grace Community Church of Topsail	**Property Owner's Name:**	Grace Community Church of Topsail
Applicant's Address:	PO Box 835	**Property Owner's Address:**	same
City, State, & Zip	Hampstead, NC 28443	**City, State, & Zip**	
Phone Number:	910-803-1771	**Phone Number:**	
Email Address:	gracetopsail@gmail.com	**Email Address:**	
Legal relationship of applicant to landowner:	same		

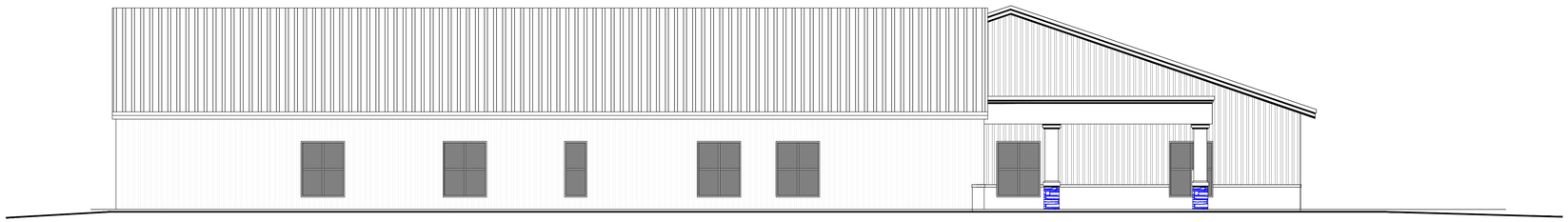
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3283-84-6035-000	**Total property acreage:**	4.52 ac
Zoning:	RP	**Acreage to be disturbed:**	3.25
Water Provider:	Pender Co.	**Wastewater Provider:**	Pluris
Directions to Site:	At the intersection of Tim Moore Dr. and Hoover Rd.		

Lot Size: 4.52		**Sq Ft of Building:** 19,100 sf		**Building Height:** 28'	
Setbacks	**Front:** 30'	**Side:** 10'		**Rear:** 25'	
NAICS Code/Use:					
Business Name:	GRACE CHURCH				
Describe activities to be undertaken on project site:	Christian worship and training - Religious				
Ownership: ☑ Private ☐ Public	**Number of Employees:** 4		**Number of Members:** 200		**Seating Capacity:** 400

If the applicant is not the owner of the property, a notarized letter from the property owner may be required

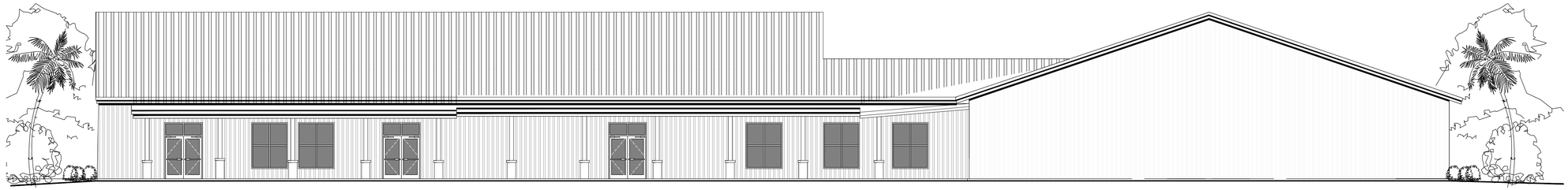
*Zoning approval is for the use being proposed ONLY, other department approvals may be required i.e. Fire Marshal, Environmental Health, Permitting, etc...

SECTION 4: ADDITIONAL COMMENTS			
Note: Plans pertain to new building SUP 2022-39 approved April 12 2023			
SECTION 5: SIGNATURES			
Applicant's Signature	Steve Marshall	**Date:**	
Applicant's Name Printed	Steve Marshall	**Date:**	2-29-24
Owner's Signature	—	**Date:**	
Owner's Name Printed	—	**Date:**	
Planning Staff:		**Date:**	



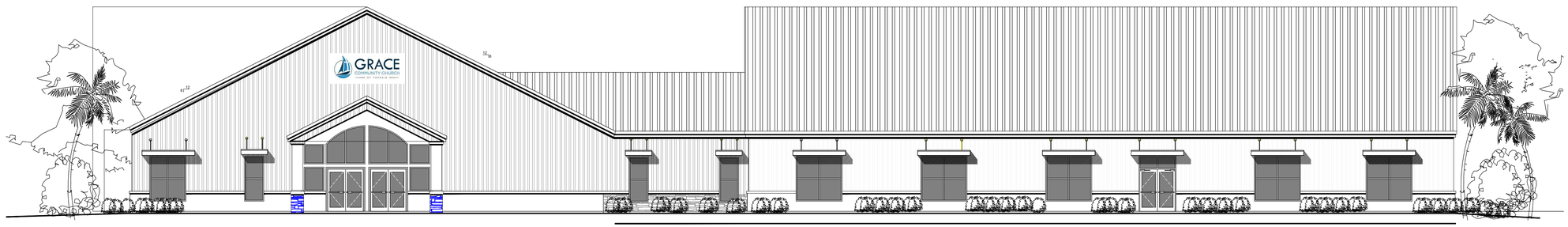
SIDE ELEVATION

SCALE: 1/8"=1'



REAR ELEVATION

SCALE: 1/8"=1'



HOOVER ROAD ELEVATION

SCALE: 1/8"=1'

GRACE
COMMUNITY CHURCH
OF TOPSAIL

[910] 803-1771 gracetopsail@gmail.com

Urban Design Architect, P.A.
Myrtle Beach, SC
free. [877] 866·4660
f. [843] 839·2970

P.O.Box 10537
Wilmington, NC 28404
t. [910] 256-5076
free. [877] 866·4660

Proverbs 16:3 COMMIT YOUR WORKS TO THE LORD, AND YOUR PLANS WILL BE ESTABLISHED.

I, Paul D. Talbot, do certify that this map was drawn by me from an actual survey made by me (deed descriptions as referenced); in accordance with "The Standards of Practice for Land Surveying in North Carolina"

The GPS portion of this survey was performed in September and October and is of a Class A Standard using RTK method with a positional accuracy of 0.09' using NAD83(2011) datum using the NCGS RTK Network adjustments with the 2018 geoid model using US Survey Feet with a combined grid factor of 0.99999521.

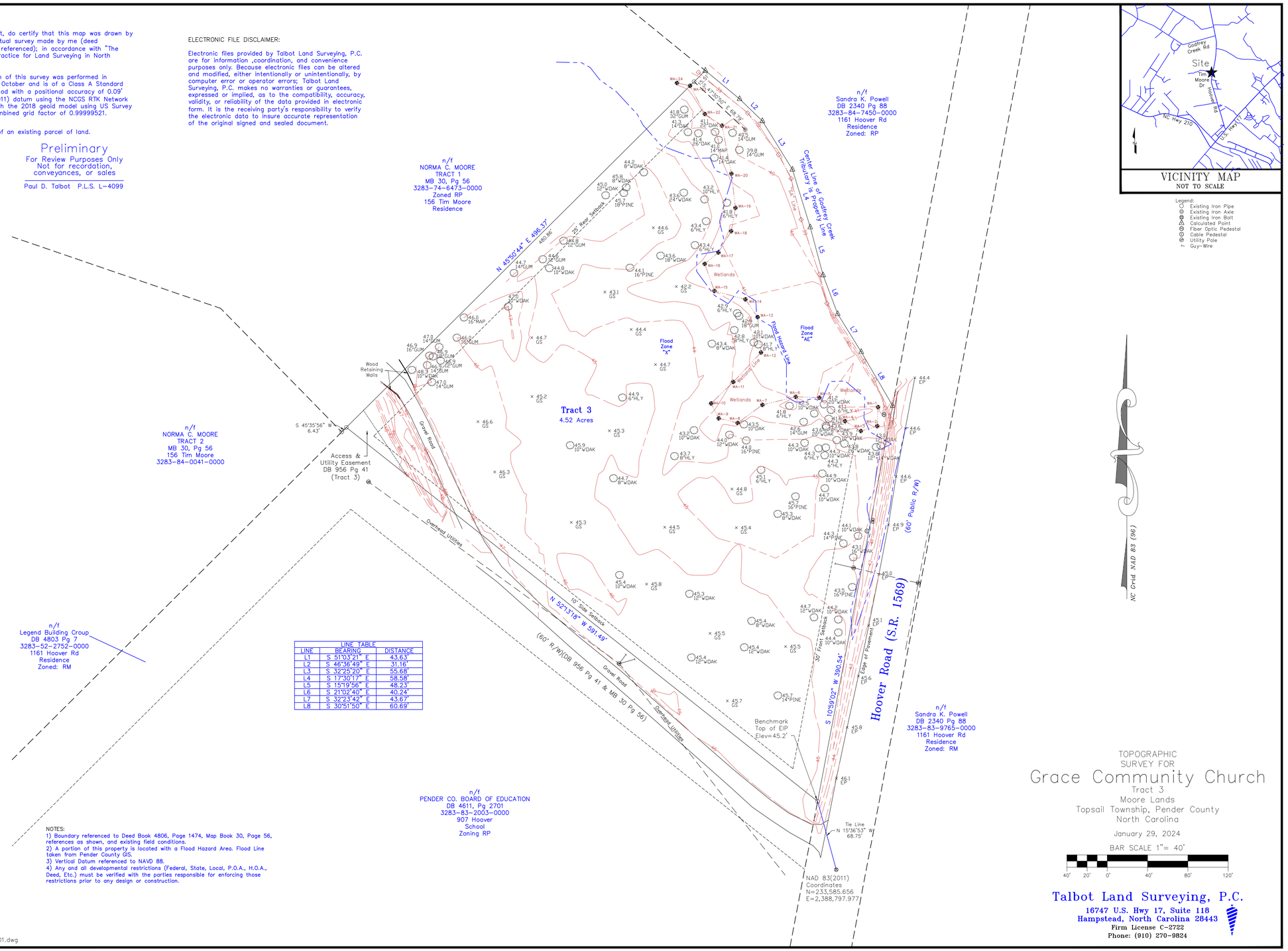
This survey is of an existing parcel of land.

Preliminary
For Review Purposes Only
Not for recordation, conveyances, or sales

Paul D. Talbot P.L.S. L-4099

ELECTRONIC FILE DISCLAIMER:

Electronic files provided by Talbot Land Surveying, P.C. are for information ,coordination, and convenience purposes only. Because electronic files can be altered and modified, either intentionally or unintentionally, by computer error or operator errors; Talbot Land Surveying, P.C. makes no warranties or guarantees, expressed or implied, as to the compatibility, accuracy, validity, or reliability of the data provided in electronic form. It is the receiving party's responsibility to verify the electronic data to insure accurate representation of the original signed and sealed document.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°03'21" E	43.63'
L2	S 46°36'49" E	31.16'
L3	S 32°25'20" E	55.68'
L4	S 17°30'17" E	58.58'
L5	S 15°19'56" E	48.23'
L6	S 21°02'40" E	40.24'
L7	S 32°23'42" E	43.67'
L8	S 30°51'50" E	60.69'

VICINITY MAP
NOT TO SCALE

Legend:
- Existing Iron Pipe
- Existing Iron Axle
- Existing Iron Bolt
- Calculated Point
- Fiber Optic Pedestal
- Cable Pedestal
- Utility Pole
- Guy-Wire

NOTES:
1) Boundary referenced to Deed Book 4806, Page 1474, Map Book 30, Page 56, references as shown, and existing field conditions.
2) A portion of this property is located with a Flood Hazard Area. Flood Line taken from Pender County GIS.
3) Vertical Datum referenced to NAVD 88.
4) Any and all developmental restrictions (Federal, State, Local, P.O.A., H.O.A., Deed, Etc.) must be verified with the parties responsible for enforcing those restrictions prior to any design or construction.

Job# 2401
Drafted by: PDT
Drawing Name: 2401.dwg

2023 - PAUL D. TALBOT, PLS

TOPOGRAPHIC SURVEY FOR

Grace Community Church

Tract 3
Moore Lands
Topsail Township, Pender County
North Carolina

January 29, 2024

BAR SCALE 1"= 40'

40' 20' 0' 40' 80' 120'

Talbot Land Surveying, P.C.
16747 U.S. Hwy 17, Suite 118
Hampstead, North Carolina 28443
Firm License C-2722
Phone: (910) 270-9824

7.11.2 Parking Lot Lighting

Parking lot lighting shall be shielded so that it does not cast direct light beyond the property line. Parking lots shall be illuminated during night business hours.

GRACE CHURCH: NO OUTDOOR LIGHTING IS PLANNED AT THIS TIME BUT IN FUTURE IF LIGHTING IS NEEDED, CHURCH WILL COORDINATE WITH DUKE ENERGY AND COMPLY WITH THIS UDO SECTION.

7.9 Stormwater Managment

Low density projects shall meet pre-development and post-development flow comparison requirement for the 1-yr, 24-hr

Total Site Area = 196,891 sf
24% Impervious Max = 47,254 sf

Impervious:

Church Building Total	20,170 sf Roof
Sidewalks and Patios	6,600 sf Concrete/Pavers
Parking Lot	5,570 sf Concrete
Total Impervious	32,340 sf Concrete
Remainder Future	14,860 sf
Future Build-Out	47,200 sf < 24%

GRACE CHURCH: LOW DENSITY OPTION (<24% IMPERVIOUS) MOST OF PARKING LOT WILL BE PERVIOUS GRAVEL ACCORDING TO NCDEQ STORMWATER #57 GRAVEL WITH FILTER FABRIC.

7.4.4 Cross Access Corridors

Cross access corridor are driveways constructed between adjoining properties to provide an alternative passageway to access adjoining developments without entering and exiting the roadway. These cross access corridors are intended to link parking areas on adjoining developments

Applicability

1. Cross access corridors shall be required for all nonresidential adjacent properties.

2. Cross access corridors are encouraged for all other developments.

3. The administrator may modify or waive these requirements of this Section if it can be proven that strict compliance would be impractical due to unique site conditions such as environmental concerns, safety concerns, extreme slope, or similar characteristics.

GRACE CHURCH: DRIVEWAYS PROVIDED ON TWO SIDES OF PROPERTY . ADJACENT USES TO REAR ARE STILL RESIDENTIAL AND WETLAND BORDERS A SIDE.

8.2.6 Landscape Buffers

Buffer A - Hoover Rd and Tim Moore Drive

Buffer "A" This buffer is designed primarily for road frontage areas and should run parallel to the street to provide a continuous, aesthetically pleasing streetscape. The requirements for buffer "A" shall be met by any one of the following:
A-1) 15 foot wide strip with 3 canopy trees, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet (width may be reduced to 10' for existing developed lots that are subject to new buffer requirements).

Buffer C - Rear Property Line

Buffer "C" This buffer is designed to provide a high density screen primarily along non street boundary lines to provide buffer and separation between different categories of uses such as commercial adjacent to residential uses or other non-residential uses adjacent to high density single family residential uses. The requirements for buffer "C" shall be met be any one of the following:
C-1) 10 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence and 2 canopy trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet.

KEY	NO.	BOTANICAL NAME	COMMON NAME; VARIETY	MIN. SIZE	PLANTING REMARKS
HS	51	HIBISCUS SYRIACUS	ROSE OF SHARON	18" 3 GAL.	LANDSCAPE ISLAND
IV	11	ILEX VOMITORIA	YAUPON HOLLY	2.0" Cal.	MITIGATION TREE
MC	10	MYRICA CERIFERA	SOUTHERN WAX MYRTLE	6'-8' Ht. 10 GAL.	UNDERSTORY TREE
QN	39	QUERCUS NIGER	WATER OAK	2.0" CAL.	MITIGATION TREE

O.C. - "ON CENTER" CAL. - "CALIPER AT 5'+/- ABOVE GRADE" GAL. - "GALLON CONTAINER"

- MC (SOUTHERN WAX MYRTLE)
- HS (ROSE OF SHARON)
- QN (QUERCUS NIGER)
- IV (YAUPON HOLLY)

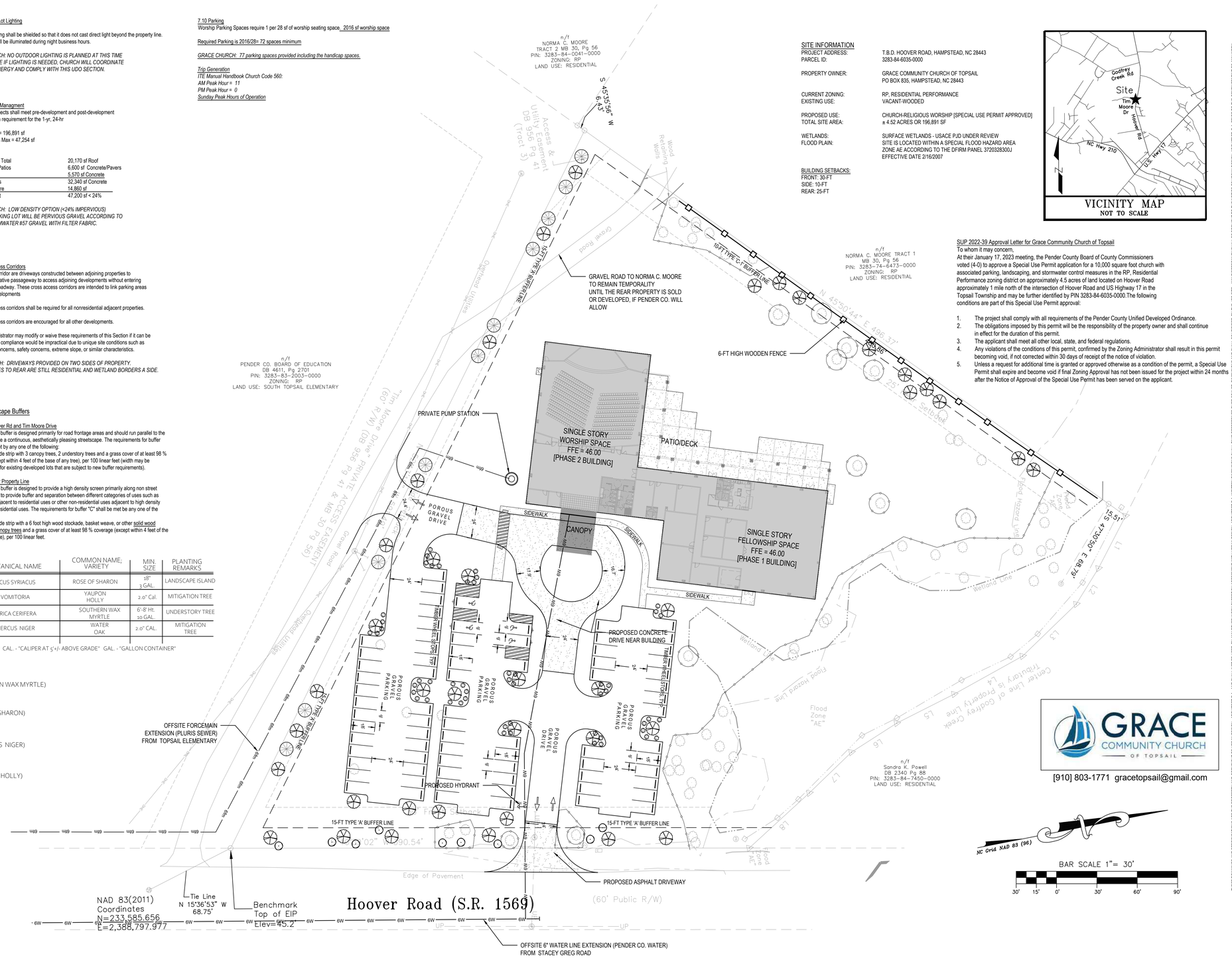
7.10 Parking

Worship Parking Spaces require 1 per 28 sf of worship seating space, 2016 sf worship space

Required Parking is 2016/28= 72 spaces minimum

GRACE CHURCH: 77 parking spaces provided including the handicap spaces.

Trip Generation
ITE Manual Handbook Church Code 560:
AM Peak Hour = 11
PM Peak Hour = 0
Sunday Peak Hours of Operation



SITE INFORMATION

PROJECT ADDRESS:	T.B.D. HOOVER ROAD, HAMPSTEAD, NC 28443
PARCEL ID:	3283-84-6035-0000
PROPERTY OWNER:	GRACE COMMUNITY CHURCH OF TOPSAIL PO BOX 835, HAMPSTEAD, NC 28443
CURRENT ZONING:	RP, RESIDENTIAL PERFORMANCE
EXISTING USE:	VACANT-WOODED
PROPOSED USE:	CHURCH-RELIGIOUS WORSHIP [SPECIAL USE PERMIT APPROVED]
TOTAL SITE AREA:	± 4.52 ACRES OR 196,891 SF
WETLANDS:	SURFACE WETLANDS - USACE PJD UNDER REVIEW
FLOOD PLAIN:	SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE AE ACCORDING TO THE DFIRM PANEL 3720328300J EFFECTIVE DATE 2/16/2007

BUILDING SETBACKS:
FRONT: 30-FT
SIDE: 10-FT
REAR: 25-FT

VICINITY MAP
NOT TO SCALE

SUP 2022-39 Approval Letter for Grace Community Church of Topsail

To whom it may concern,
At their January 17, 2023 meeting, the Pender County Board of County Commissioners voted (4-0) to approve a Special Use Permit application for a 10,000 square foot church with associated parking, landscaping, and stormwater control measures in the RP, Residential Performance zoning district on approximately 4.5 acres of land located on Hoover Road approximately 1 mile north of the intersection of Hoover Road and US Highway 17 in the Topsail Township and may be further identified by PIN 3283-84-6035-0000.The following conditions are part of this Special Use Permit approval:

1. The project shall comply with all requirements of the Pender County Unified Developed Ordinance.
2. The obligations imposed by this permit will be the responsibility of the property owner and shall continue in effect for the duration of this permit.
3. The applicant shall meet all other local, state, and federal regulations.
4. Any violations of the conditions of this permit, confirmed by the Zoning Administrator shall result in this permit becoming void, if not corrected within 30 days of receipt of the notice of violation.
5. Unless a request for additional time is granted or approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void if final Zoning Approval has not been issued for the project within 24 months after the Notice of Approval of the Special Use Permit has been served on the applicant.

GRACE COMMUNITY CHURCH OF TOPSAIL

[910] 803-1771 gracetopsail@gmail.com

NC Grid NAD 83 (96)

BAR SCALE 1"= 30'
30' 15' 0' 30' 60' 90'

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF URBAN DESIGN ARCHITECT P.A. AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH URBAN DESIGN, ARCHITECT P.A. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF URBAN DESIGN, ARCHITECT P.A. PRIOR TO THE COMMENCEMENT OF ANY WORK.

REGISTERED ARCHITECT — JOSEPH P. URBAN — WILMINGTON, NC — NORTH CAROLINA

NOT FOR CONSTRUCTION

URBAN DESIGN ARCHITECT P.A. — CERTIFICATE OF AUTHORIZATION — NORTH CAROLINA — CERT. NO. 51305 — WILMINGTON, NC

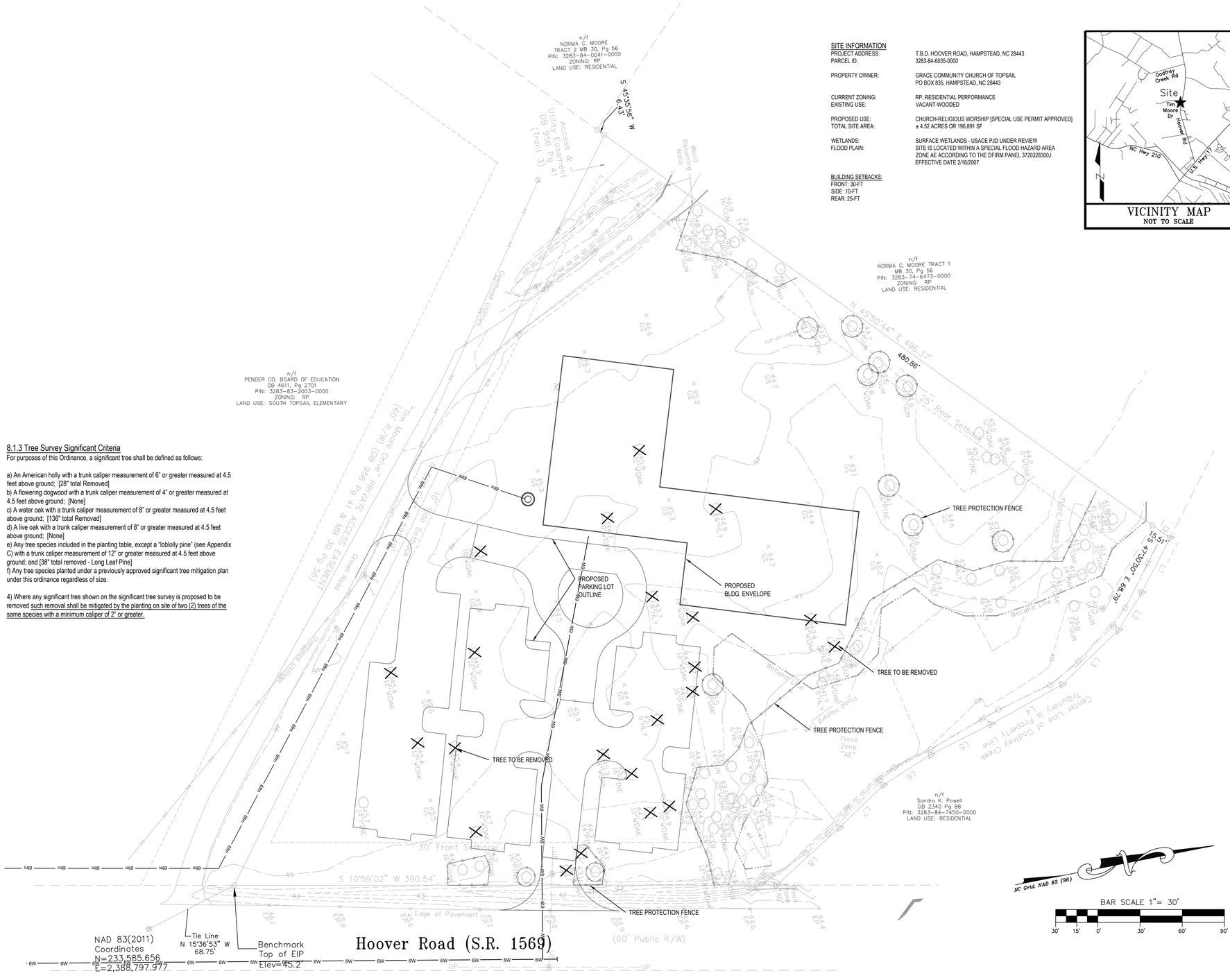
REVISION NO.

Urban Design Architect, P.A.
P.O.Box 10537
Wilmington, NC 28404
t. [910] 256-5076
free. [877] 866 4660
Myrtle Beach, SC
free. [877] 866 4660
f. [843] 839-2970

NEW FACILITY FOR:
GRACE COMMUNITY CHURCH
HOOVER ROAD, HAMPSTEAD, NC 28443

SITE PLAN

PROJECT NO.	2023-10
DRAWN BY:	J. URBAN
SCALE:	1"=30'
DATE:	2-1-2024
SHEET:	SD-100
	1 OF: 2



8.1.3 Tree Survey Significant Criteria

For purposes of this Ordinance, a significant tree shall be defined as follows:

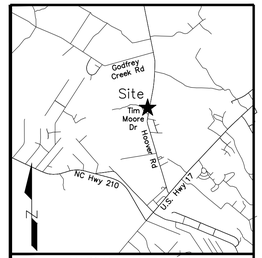
a) An American holly with a trunk caliper measurement of 6" or greater measured at 4.5 feet above ground; [28" total Removed]
b) A flowering dogwood with a trunk caliper measurement of 4" or greater measured at 4.5 feet above ground; [None]
c) A water oak with a trunk caliper measurement of 8" or greater measured at 4.5 feet above ground; [136" total Removed]
d) A live oak with a trunk caliper measurement of 8" or greater measured at 4.5 feet above ground; [None]
e) Any tree species included in the planting table, except a "loblolly pine" (see Appendix C) with a trunk caliper measurement of 12" or greater measured at 4.5 feet above ground; and [38" total removed - Long Leaf Pine]
f) Any tree species planted under a previously approved significant tree mitigation plan under this ordinance regardless of size.

4) Where any significant tree shown on the significant tree survey is proposed to be removed such removal shall be mitigated by the planting on site of two (2) trees of the same species with a minimum caliper of 2" or greater.

SITE INFORMATION

PROJECT ADDRESS:	T.B.D. HOOVER ROAD, HAMPSTEAD, NC 28443
PARCEL ID:	3283-84-6035-0000
PROPERTY OWNER:	GRACE COMMUNITY CHURCH OF TOPSAIL PO BOX 835, HAMPSTEAD, NC 28443
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WETLANDS:	SURFACE WETLANDS - USACE PJD UNDER REVIEW
FLOOD PLAIN:	SITE IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE AE ACCORDING TO THE DFIRM PANEL 3720328300J EFFECTIVE DATE 2/16/2007

BUILDING SETBACKS:
FRONT: 30-FT
SIDE: 10-FT
REAR: 25-FT



VICINITY MAP
NOT TO SCALE

NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JOHN URBAN
WILMINGTON, NC
NORTH CAROLINA

URBAN DESIGN ARCHITECTS, P.A.
CERT. NO. 51305
WILMINGTON, NC

REVISION NO.

Urban Design Architect, P.A.
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NEW FACILITY FOR:
GRACE COMMUNITY CHURCH
HOOVER ROAD, HAMPSTEAD, NC 28443

TREE PLAN

PROJECT NO.	2023-10
DRAWN BY:	J. URBAN
SCALE:	1"=30'
DATE:	2-1-2024
SHEET:	SD-101
	2 OF: 2

Pender County
Sloop Point Road Residential

TO:	Technical Review Committee
FROM:	Justin Brantley
DATE:	
SUBJECT:	MDP 2024-64

SUMMARY:
Master Development Plan submission for 48 single-family detached units with community boating facility, boat 112 slips, kayak launch, and boardwalk. To be reviewed in conjunction with MDP 2024-65

ACTION REQUESTED:
Case to be reviewed by the TRC.

ATTACHMENTS:
1. Application
2. Narrative
3. Site Plan

Pender County
Planning and Community Development

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

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

By- Right Master Development Plan 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.

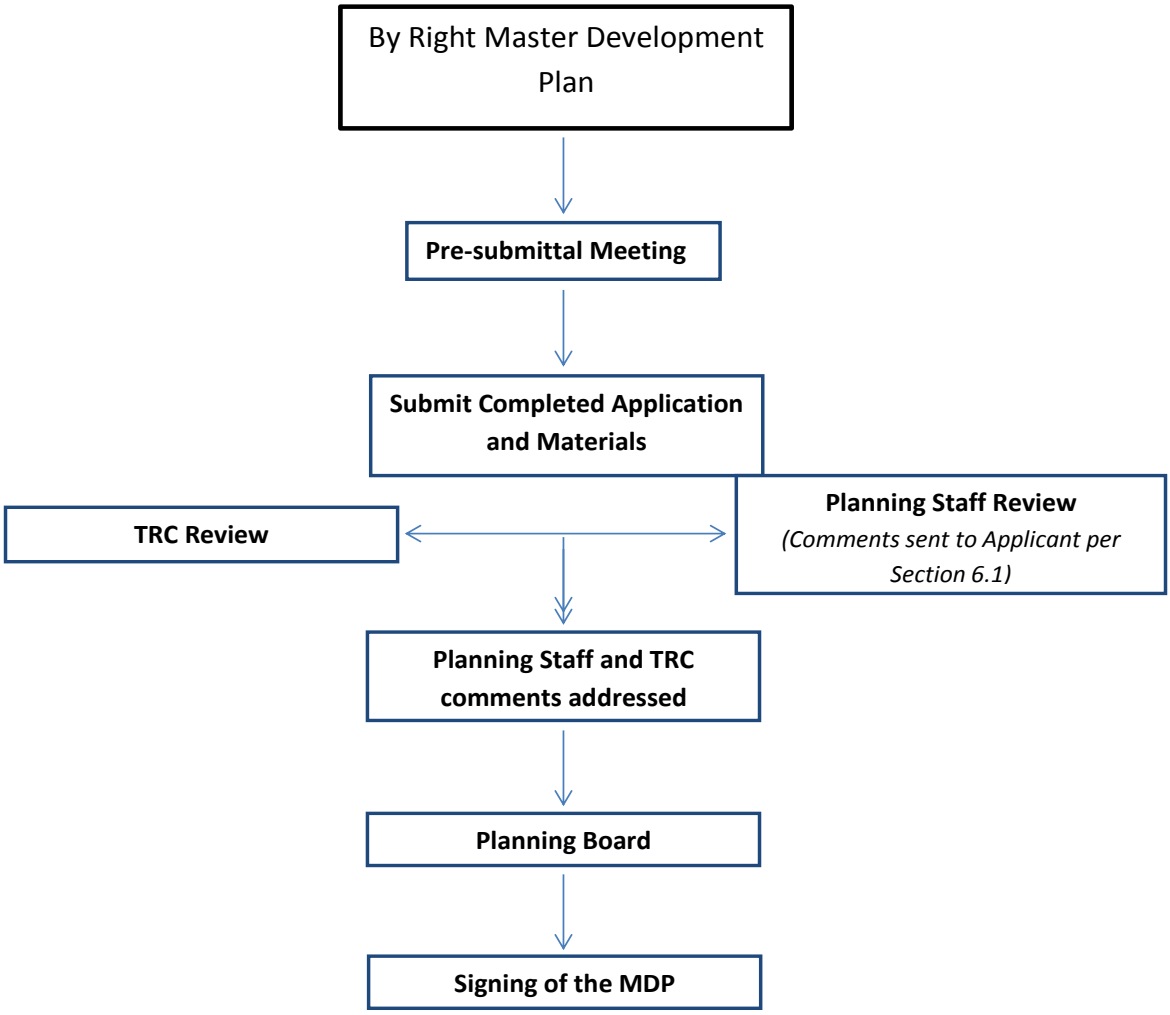
1. ✓ **Pre-submittal Meeting**
   Date of Meeting 1/18/24
2. ✓ **Signed Application**
3. ✓ **Payment**
   $500 plus $10 per acre for the first 100 acres, $5 per acre thereafter
4. ✓ **Paper Plan Sets**
   One (1) 24 x 36, Four (4) 11 x 17
5. ✓ **Digital Submission**
   For all documents submitted in paper copy, 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. N/A **Permits**
   Include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9. ✓ **Site Plan Requirements**
   A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, 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 Master Development Plan Checklist)

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

Signature of Applicant _____ Date 2-29-24

Printed Name Chris Plaford
Managing Partner

Staff Initials: _____
Date: _____


By Right Master Development Plan
Pre-submittal Meeting
Submit Completed Application and Materials
TRC Review
Planning Staff Review
(Comments sent to Applicant per Section 6.1)
Planning Staff and TRC comments addressed
Planning Board
Signing of the MDP

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

Master Development Plan Specific Requirements

1. Project Narrative - Site plans shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:

- A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
- The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
- The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development.
- The location and approximate boundaries of existing environmental features as defined.
- The location of environmental protection land to be included in common open space.
- The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
- Open space labeled Cleary with Acreages (per Section 7.6)
  - Open Space
  - Passive Open Space acreage
  - Active Open Space acreage
- The location and general configuration of recreational facilities, with a general statement of the types of recreational facilities to be provided if applicable.
- The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.

2. Density

- Non-Residential Acreage
- Wetlands Acreage
- Passive Open space Acreage
- Active Open Space Acreage
- Right of Way Acreage
- Total Units
- Developable Land
- Net Density

3. Location Guidelines

- The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
- Letter of intent if a private wastewater service provider will be utilized
- A conceptual plan for stormwater management with the location of stormwater facilities designed to serve more than one lot.
- The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
- Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
- Location and timing of construction for all amenities.
- Landscaping and Buffer requirements per Article 8.

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

4. Lot Design (per Section 7.2)

- Access easements have not been included to meet any minimum lot area
- Lots shall be arranged to allow for the opening of future streets
- Lots that have double frontage on streets are prohibited except where it provides separation of residential development from traffic arteries. A buffer of at least 10 feet in width with no right of access abutting such traffic arteries shall be provided on these double frontage lots. - lots are near right angles or radial to street lines have been provided.
- Lot boundaries coincide with natural, existing and new drainage

5. Roadways

- The location and arrangement of street entrances, driveways and parking areas.
- The use of adjoining parcels and the location of adjoining streets and utilities.

6. Traffic - A Traffic Impact Analysis is required when the development generates 100 trips in the morning or evening peak hours or over 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.

- Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
- Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.

7. Access (per Section7.4)

- All lots shall have direct or indirect access to a public street, private street, or private access easement.
- Access must provide a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

8. Private streets - will be subject to requirements to construct public collector streets under any of the following conditions (per Section 7.5.3.C)

- Dimension of more than 5280 ft.,
- Any street in the subdivision has the potential to serve more than 200 residential or commercial units,
- Access to any lot or unit in the subdivision is more than 5280 ft. by a private street to a public street,
- Existing public streets have been dedicated or constructed to the property line of the subdivision,
- Access to adjacent properties will be hindered as a result of private streets being allowed in the subdivision.

9. Public and Private Street Design (per Section 7.5.1)

- Adjoining street systems
- Existing, planned and proposed streets, topographic, drainage and other natural features of the property
- Continuity in existing streets and proposed streets,
- Public roadways
- Both Public and Private streets designed must be constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

10. Specific Standards

- Adequate right-of-way for collector streets
- Reasonable access provided to adjacent properties for development
- No spite strips
- Street intersections are directly aligned if possible.
- If not aligned not offset centerline to centerline by not less than 125 ft.
- intersect as nearly as possible at right angles
- Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets are longer than 1,000 ft.
- Street name approval from the Pender County Addressing Coordinator.
- Sight triangles as required in the NCDOT

11. Adopted Plan Compliance

- Compliance with all adopted plans and Ordinances of Pender County
- Collector Roadways have been shown Per the Pender County Collector Street Plan

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

MASTER DEVELOPMENT PLAN

Prior to submission of a preliminary master development plan for approval, the applicant shall request a pre-application review conference with the County staff.

1. The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of the Land Use Plan and UDO and to obtain advice on the preparation of the master development plan.
2. At the pre-application conference, the applicant shall provide a land use plan describing the following:
    a. The general location of the site.
    b. The general location of proposed roads.
    c. The general location of proposed uses, environmental areas, housing types or open space.
    d. The uses on adjoining properties.
    e. Utility requirements.

The purpose of the master development plan (MDP) is to promote orderly and planned development of property within Pender County. It is the purpose of the MDP to ensure that such development occurs in a manner that suits the characteristics of the land, is harmonious with adjoining property, is in substantial compliance with the goals and policies of the adopted Land Use Plan, and is in the best interest of the general public. The MDP shall be used to illustrate the characteristics of the property proposed for development and of surrounding properties.

**See Figures 2 and 3 at the end of Section 3.4, Pender County UDO for an illustrative process*

1. The MDP shall at least include all contiguous land under single or common ownership in the above zoning districts.
2. A preliminary MDP may be submitted with an application for a conditional rezoning but shall not be considered binding until approval of a final MDP.

Waivers to MDP – Residential Districts

The Administrator may waive the requirements of a MDP in the Residential Districts if the proposed development contains all of the following criteria:

1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not substantially affect the purpose and intent of its zoning district and the intent of this article.

Waivers to MDP – Commercial and Industrial Districts

The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
3. Is not an integral portion of a property proposed or planned for future development or subdivision;
4. That such development is limited to one individual parcel and one single use in accordance with Section 5.2.

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	**MDP**	**Date**	
Application Fee	**$**	**Invoice Number:**	
Pre-Application Conference		**Hearing Date**	

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	CHRIS PLAFORD - CAPITAL ASSET DEVELOPMENT, LLC	**Owner's Name:**	SEE EXHIBIT A
Applicant's Address:	13500 NC-50	**Owner's Address:**	
City, State, & Zip	N. SURF CITY NC, 28445	**City, State, & Zip**	
Phone Number:	910-803-2222	**Phone Number:**	
Email Address:	CPLAFORD@CAPITALASSET-US.COM	**Email Address:**	
Legal relationship of applicant to land owner:	UNDER CONTRACT TO PURCHASE, DEVELOPER		

SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	☒ **Residential** *RP, PD, RM MH District*	☐ **Commercial** *GB, OI, IT, GI District*	
Property Identification Number (PIN):	SEE EXHIBIT A1	**Total property acreage:**	RP: 33.85 Total: 61.65
Zoning Classification:	RP	**Acreage to be disturbed:**	61.65
Project Address :	201 GOLF VIEW DR.		
Description of Project Location:	41 PARCELS THAT FALL OFF OF SLOOP POINT RD BETWEEN COLE DR AND ROBERTS RD.		
Describe activities to be undertaken on project site:	DEVELOPMENT OF 89 SINGLE FAMILY RESIDENTIAL HOMES WITH A MARINA,112 BOAT SLIPS, AMENITY SITE, KAYAK LAUNCH, AND 25 BOAT TRAILER STORAGE SPACES - See Exhibit B for Narrative		

SECTION 3: SIGNATURES			
Applicant's Signature		**Date:**	2-29-24
Applicant's Printed Name	CHRIS PLAFORD, CAPITAL ASSET DEVELOPMENT,LLC	**Date:**	
~~**Owner's Signature**~~		**Date:**	
~~**Owner's Printed Name**~~		**Date:**	
Developers **Signature**		**Date:**	
Developers **Printed Name**	CHRIS PLAFORD, CAPITAL ASSET DEVELOPMENT,LLC	**Date:**	

Feb 29, 2024

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

☐	**MDP Fees: (***$500.00 plus $10/acre for the first 100 acres $5/acre thereafter)*	**Total Fee Calculation: $**

Attachments Included with Application: (Please include # of copies)

CD /other digital version	☐ Y ☐ N	Plan Sets	# of large	# of 11X17	Other documents/Reports	☐ Y ☐ N

Payment Method:	**Cash :** ☐ **$_____**	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☐ Check # _____

Application received by:		Date:
Application completeness approved by:		Date:
Date scheduled for public hearing:		

EXHIBIT B – PROJECT NARRATIVE

Capital Asset Development, LLC is proposing development of a roughly sixty-one (61) acre site located off of Sloop Point Rd between Roberts Rd and Cole Dr. The project area is comprised of forty-one (41) individual parcels. The parcels are split zoned. PINs 4213-59-0181-0000, 4214-40-5134-0000, 4213-49-8163-0000 are zoned Planned Development ("PD"). The remainder of the parcels are zoned Residential Performance ("RP"). (See Exhibit A for full parcel list.) Of the lots within the RP zoning district, thirty-six (36) were previously platted and will be recombined and subdivided consistent with the proposed Master Development Plan ("MDP").

Although there are two current zoning districts, the project is being proposed as a single phase MDP and common scheme of development. The PD portion of the proposed plan has been submitted for administrative approval by the Planning Board. The RP portion of the proposed plan has been submitted for administrative approval by staff.

The Pender County 2.0 Comprehensive Land Use Plan designates the project area as "Coastal Residential" which contemplates single-family residences, community recreation and open space uses, and water-based creation uses. Development density within this category is three dwelling units an acre or less.

The place type also recommends access to public trust coastal waters, maximum development setback from the shoreline, and tree preservation.

The proposed MDP depicts eighty-nine (89) single-family detached homes, or 2.09 DU/AC, with a community boating facility, one-hundred twelve (112) boat slips, amenity site, kayak launch, and twenty-five (25) boat trailer storage spaces. The community is accessed primarily by a proposed driveway to Sloop Point Rd and secondary accesses via Plantation Road connecting to Cole Drive and Roberts Rd. It will be served by public water via Pender County Utilities and sanitary sewer via Pluris, LLC. The site plan proposes 5.52-acres of total open space with 3.59-acres of active open space and 1.93-acres of passive open space. This is well over the 2.67-acres required by the Unified Development Ordinance ("UDO"). There are 6.5 acres of wetland onsite, comprised of both 401 and Coastal wetlands. Capital Asset Development, LLC has not proposed to fill any of the wetlands present onsite. All building pads remain out of the flood hazard areas on the Effective FEMA Flood Hazard Area mapping.

The PD portion of the site proposes 41 single-family detached homes, or 1.75 DU/AC, on 27.8 acres. An amenity site, stormwater SCM, and boat trailer storage area with twenty-five (25) spaces heavily screened from all sides are proposed in addition to a pump station. No wetlands are present on this portion of the tract. There are 1.23-acres of total open space present on this portion of the site with .84-acres of active open space and .39-acres of passive open space.

The RP portion of the site proposes forty-eight (48) single-family detached homes, or 2.5 DU/AC, on 33.85-acres. An upland community boating facility, one-hundred twelve (112) boat slips, a kayak launch, and wooden boardwalk are shown on the site plan. 6.5 acres of wetlands

are present on this portion of the tract. There are 4.29-acres of proposed total open space with 2.75-acres of active open space and 1.54-acres of passive open space.

The design contemplated by Capital Asset Development, LLC took into account existing natural features on site including the wetlands, flood zones, and coastal features and aimed to create a neighborhood that supports the County's coastal character and habitat in the following ways:

- By preserving as many "Significant" trees as possible on site by means of exceptional design features such as bifurcated roads, buffers that exceed the code requirements, and intentional site design which preserves large Live Oaks on several lots and around key community features.
- By surpassing the required buffers from adjacent residences to protect the existing character of the adjacent properties.
- By proposing lots that are larger than the dimensional standards in the UDO and relocating lot lines to preserve the significant trees located on site.
- By preserving more open space than is required by the UDO to support the aesthetic of the County and provide ample space for community gathering and recreation.
- By treating all stormwater runoff on site to meet Pender County and NCDEQ regulations.
- By providing water and sanitary sewer utilities to the residential community.
- By implementing continuous pedestrian access to community features by way of 5' wide sidewalks and 6' wooden boardwalks.
- By constructing roads that meet the NCDOT standards for subdivision roads and providing community access to public trust waters.
- By conforming to the County's UDO, Flood Damage Prevention Ordinance, CAMA, FEMA, and all federal, state, and municipal regulations.

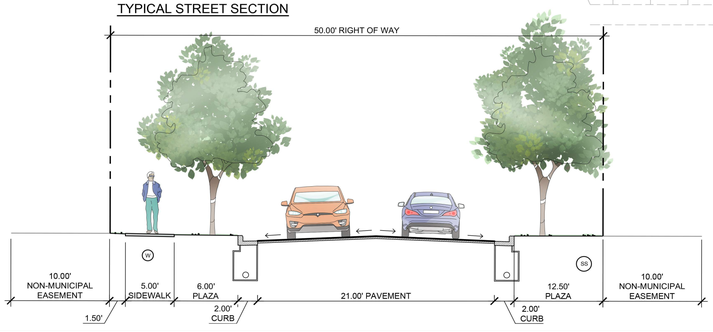
A Homeowners Association shall be established for the management and maintenance of the subdivision including the community boating facility, streets, and all open spaces and amenities.

SYMBOL LEGEND

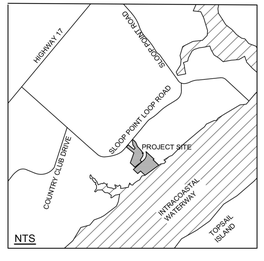
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER
- WETLANDS



TYPICAL STREET SECTION



VICINITY MAP



SITE DATA

PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY	
PARCEL ID	4213-49-8163-0000, 4213-58-4566-0000, 4213-58-8127-0000, 4213-59-0181-0000 & 4214-40-5134-0000	
DEED BOOK & PAGE	MB 68 PG 137 & MB 26 PG 10	
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD	
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC	
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)	
PROPOSED USE	SINGLE FAMILY COMMUNITY	
TOTAL PROPERTY ACREAGE	±61.65 AC	
PROJECT AREA	±61.65 AC	
NC BUILDING CODE CONSTRUCTION TYPE		
TOTAL NUMBER OF LOTS	89	
75'X125' (9,000 SF)	15	
80'X125' (10,000 SF)	5	
80'X150' (12,000 SF)	69	
DENSITY	ALLOWED	PROVIDED
SEE DENSITY CALCULATIONS CHART BELOW		1.93 DU/AC
BUILDING SETBACKS	PD ZONING	RP ZONING
FRONT	20'	30'
REAR	25'	25'
SIDE	5'	10'
	REQUIRED	PROVIDED
OPEN SPACE .03 ACRE PER DWELLING UNIT .03 x 89 LOTS = 2.67 ACRE OPEN SPACE	2.67 AC	5.52 AC
ACTIVE OPEN SPACE ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	MIN. 50% OF OPEN SPACE (1.34 ACRE)	3.59 AC (65%)
PASSIVE OPEN SPACE UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	MAX. 50% OF OPEN SPACE (1.33 ACRE)	1.93 AC (35%)

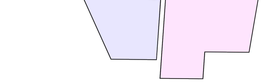
DENSITY CALCULATIONS

GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	61.65 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	7.1 AC
C. TOTAL OPEN SPACE ACREAGE	5.52 AC
TOTAL NON-RESIDENTIAL ACREAGE	19.12 AC
DEVELOPABLE LAND	42.53 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	89
PROJECT DENSITY	2.09 DU/AC

TRAFFIC TRIP GENERATION ESTIMATE

PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	839
	IN	420
	OUT	419
AM PEAK HOUR	TOTAL	62
	IN	16
	OUT	46
PM PEAK HOUR	TOTAL	84
	IN	53
	OUT	31

ZONING KEY



NOTES:

1. PER PENDER COUNTY UDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATLEY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
2. THE DEVELOPMENT OF 9,000 & 12,000 SF LOTS WITHIN THE RP DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LOW IMPACT DEVELOPMENT STORMWATER PRACTICES WITHIN THE PROJECT.
3. OPEN SPACE REQUIREMENTS ADHERE TO UDO SECTION 7.4
4. NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
5. PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.
6. SANITARY SEWER TO BE PROVIDED BY PLURIS.
7. PUBLIC WATER TO BE PROVIDED BY PENDER COUNTY UTILITIES.
8. ALL COMMUNITY AND PRIVATE BOATING FACILITIES TO BE APPROVED BY NCDEQ-DCM & CAMA RULES AND REGULATIONS.
9. 35' MAX BUILDING HEIGHT MAY EXTEND TO 45' WHERE ALLOWED BY PENDER COUNTY ADMINISTRATOR.

150 0 150 300
SCALE: 1"=150' (Horiz.)

2 MASTER DEVELOPMENT PLAN — SCALE: 1"= 150'

1 SITE DATA AND NOTES

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	

SEAL

SEAL

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

CAPITAL ASSET DEVELOPMENT

SLOOP POINT LOOP ROAD SINGLE FAMILY
SLOOP POINT LOOP ROAD PENDER COUNTY, NC
MASTER DEVELOPMENT PLAN

DATE:	3/01/2024
MCE PROJ. #	09763-0001
DRAWN	HKA/AJW
DESIGNED	HKA/AJW
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=150'
VERTICAL: N/A

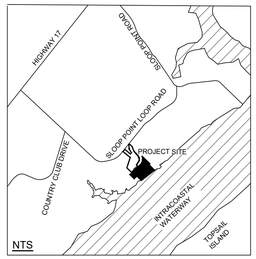
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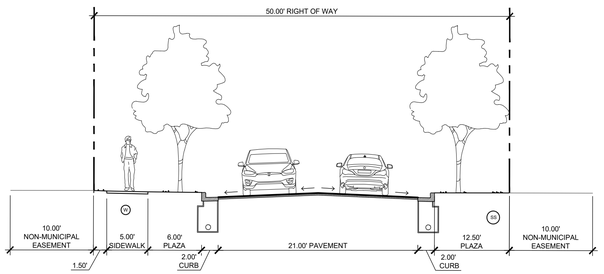
REVISION

STATUS: TRC DRAWING SET

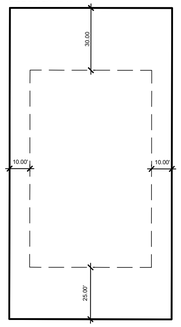
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VICINITY MAP

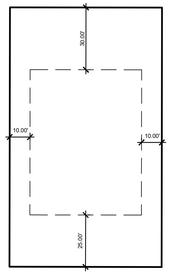




TYPICAL LOT DIMENSIONS
LOT: 80' X 150' (12,000 SF)
ENVELOPE: 5,700 SF
FRONT SETBACK: 30
REAR SETBACK: 25
SIDE SETBACK: 10



TYPICAL LOT DIMENSIONS
LOT: 75' X 125' (9,000 SF)
ENVELOPE: 3,850 SF
FRONT SETBACK: 30
REAR SETBACK: 25
SIDE SETBACK: 10





2 MASTER DEVELOPMENT PLAN

SCALE: 1"= 100'

SITE DATA

PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY	
PARCEL ID	4213-49-8163-0000, 4213-58-4566-0000, 4213-58-8127-0000, 4213-59-0181-0000 & 4214-40-5134-0000	
DEED BOOK & PAGE	MB 68 PG 137 & MB 26 PG 10	
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD	
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC	
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)	
PROPOSED USE	SINGLE FAMILY COMMUNITY	
TOTAL PROJECT ACREAGE	±61.65 AC	
PROJECT AREA	±33.85 AC	
CONSTRUCTION PHASING	SINGLE PHASE	
TOTAL NUMBER OF LOTS	48	
75'X125' (9,000 SF)	15	
80'X150' (12,000 SF)	33	
DENSITY	ALLOWED	PROVIDED
SEE DENSITY CALCULATIONS CHART BELOW	-	2.5 DU/AC
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	-	30'
REAR	-	25'
SIDE	-	10'
	REQUIRED	PROVIDED
OPEN SPACE .03 ACRE PER DWELLING UNIT .03 x 48 LOTS = 1.44 ACRE OPEN SPACE	1.44 AC	4.29 AC
ACTIVE OPEN SPACE ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	MIN. 50% OF OPEN SPACE (.72 ACRE)	2.75 AC (64%)
PASSIVE OPEN SPACE UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS. WALKING TRAILS	MAX. 50% OF OPEN SPACE (.72 ACRE)	1.54 AC (36%)

DENSITY CALCULATIONS

GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	33.85 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	3.85 AC
C. TOTAL OPEN SPACE ACREAGE	4.29 AC
TOTAL NON-RESIDENTIAL ACREAGE	14.64 AC
DEVELOPABLE LAND	19.21 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	48
PROJECT DENSITY	2.5 DU/AC

TRAFFIC TRIP GENERATION ESTIMATE

PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	453
	IN	226
	OUT	227
AM PEAK HOUR	TOTAL	34
	IN	8
	OUT	26
PM PEAK HOUR	TOTAL	45
	IN	28
	OUT	17

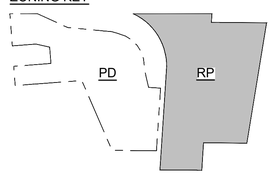
NOTES:

1. PER PENDER COUNTY UDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATLEY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
2. THE DEVELOPMENT OF 9,000 & 12,000 SF LOTS WITHIN THE RP DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LOW IMPACT DEVELOPMENT STORMWATER PRACTICES WITHIN THE PROJECT.
3. OPEN SPACE REQUIREMENTS ADHERE TO UDO SECTION 7.4
4. NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
5. PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.
6. SANITARY SEWER TO BE PROVIDED BY PLURIS.
7. PUBLIC WATER TO BE PROVIDED BY PENDER COUNTY UTILITIES.
8. ALL COMMUNITY AND PRIVATE BOATING FACILITIES TO BE APPROVED BY NCDEQ-DCM & CAMA RULES AND REGULATIONS.
9. 35' MAX BUILDING HEIGHT MAY EXTEND TO 45' WHERE ALLOWED BY PENDER COUNTY ADMINISTRATOR.

SYMBOL LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER
- WETLANDS
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE

ZONING KEY



1 LEGEND AND NOTES

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	

SEAL

SEAL

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

CAPITAL ASSET DEVELOPMENT

SLOOP POINT LOOP ROAD SINGLE FAMILY

SLOOP POINTE RD, PENDERCOUNTY, NC

MASTER DEVELOPMENT PLAN

DATE:	3/01/2024
MCE PROJ. #	09763-0001
DRAWN	HKA/AJW
DESIGNED	HKA/AJW
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=100'
VERTICAL: N/A

C2.0
DRAWING NUMBER

REVISION

STATUS:
PRELIMINARY DRAWING SET

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Pender County
Sloop Point Road Residential

TO:	Technical Review Committee
FROM:	Justin Brantley
DATE:	April 4, 2024
SUBJECT:	MDP 2024-65

SUMMARY:
Master Development Plan for a residential community consisting of 41 single-family detached units, amenity area, and boat/trailer storage. To be reviewed in conjunction with MDP 2024-64 for a combined 89 single family detached units.

ACTION REQUESTED:
Case to be reviewed by the TRC.

ATTACHMENTS:
1. Application
2. Narrative
3. Site Plan

Pender County
Planning and Community Development

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

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

Planned Development & Residential Mixed Zoning Districts
Master Development Plan 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.

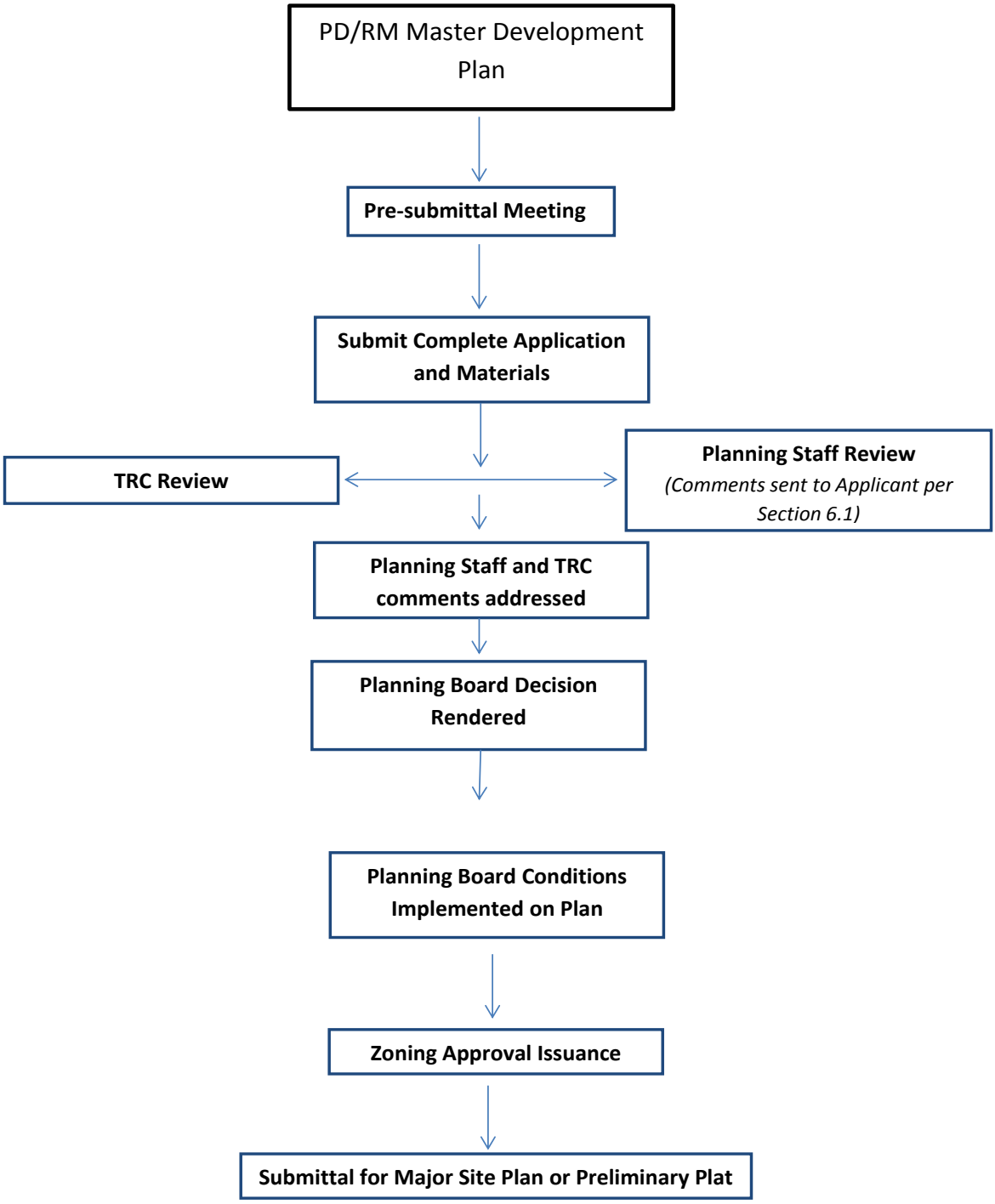
1. ✓ **Pre-submittal Meeting**
   Date of Meeting 1/18/24
2. ✓ **Signed Application**
3. ✓ **Payment**
   $500 plus $10 per acre for the first 100 acres, $5 per acre thereafter
4. ✓ **Paper Plan Sets**
   One (1) 24 x 36, Four (4) 11 x 17
5. ✓ **Digital Submission**
   For all documents submitted in paper copy, 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. N/A **Permits**
   Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9. ✓ **Site Plan Requirements**
   A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, 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 Master Development Plan Checklist)

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

Signature of Applicant _____ Date 2-29-24

Printed Name Chris Plaford
Managing Partner

Staff Initials: _____
Date: _____


PD/RM Master Development Plan
Pre-submittal Meeting
Submit Complete Application and Materials
TRC Review
Planning Staff Review
(Comments sent to Applicant per Section 6.1)
Planning Staff and TRC comments addressed
Planning Board Decision Rendered
Planning Board Conditions Implemented on Plan
Zoning Approval Issuance
Submittal for Major Site Plan or Preliminary Plat

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

Master Development Plan – Mixed Use Districts Specific Requirements

1. Requirements

a. A land use plan
b. Boundaries of existing environmental features as defined
c. The proposed location of entrances to the development
d. Proposed parking areas.
e. The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets -providing access to adjoining parcels
f. The use of adjoining parcels and the location of adjoining streets and utilities
g. The approximate location of sewer
h. Letter of intent for wastewater connection to package plant
i. The approximate location of water mains
j. Wastewater disposal method
k. Water source with statements
l. A conceptual plan for stormwater management
m. The proposed location and arrangement of all streets
n. Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
o. A Traffic Impact Analysis is required when the development generates 100 trips in the morning or peak hours or 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.
p. The location and treatment proposed for all historical structures
q. Timing of construction for all amenities

2. Roadways

a. Public roadways - Built to NCDOT Subdivision Roads Minimum Construction Standards
b. Private roadways - All designated private streets designed and constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards
c. Private streets will be subject to requirements to construct public collector streets under any of the following conditions (per Section 7.5.3.C)
    - Dimension of more than 5280 ft.
    - -Any street in the subdivision has the potential to serve more than 200 residential or commercial units
    - -Access to any lot or unit in the subdivision is more than 5280 ft. by a private street to a public street
    - -Existing public streets have been dedicated or constructed to the property line of the subdivision
    - -Access to adjacent properties will be hindered as a result of private streets being allowed in the subdivision

3. Access (per Section7.4)

a. All lots shall have direct or indirect access to a public street, private street, or private access easement.
b. Access must provide a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

4. Public and Private Street Design (per Section 7.5.1)

a. Adjoining street systems,
b. Existing, planned and proposed streets, topographic, drainage and other natural features of the property,
c. Continuity in existing streets and proposed streets,

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

d. Adequate right-of-way for collector streets
e. Reasonable access provided to adjacent properties for development
f. Street intersections are directly aligned if possible.
g. If not aligned not offset centerline to centerline by not less than 125 ft.
h. Intersect as nearly as possible at right angles
i. Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets are longer than 1,000 ft.
j. Street name approval from the Pender County Addressing Coordinator.
k. Sight triangles as required in the NCDOT

5. Buffers (8.2 please refer to Section 4.15 of the Pender County UDO)

a. Along all boundaries adjacent to a street Buffer A
b. Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development Buffer C
c. Along all other boundaries Buffer B
d. -Boundaries and location of common open space, with the percentage of the total acreage of the site to be common open space.

6. Housing Types (per Section 4.15)

7. Residential Dimensional Requirements

a. Front Setbacks
b. Side Setback
c. Rear Setbacks
d. Corner Setbacks
e. Building Height
f. Structure Separation
g. Minimum Chord distance
h. Minimum lot width

8. Commercial Dimensional Requirements

a. Front Setbacks
b. Side Setback
c. Rear Setbacks
d. Corner Setbacks
e. Building Height
f. Structure Separation
g. Minimum Chord distance
h. Minimum lot width

9. Density

a. Non-Residential Acreage
b. Wetlands Acreage
c. Passive Open space Acreage
d. Active Open Space Acreage
e. Right of Way Acreage
f. Total Units
g. Developable Land
h. Net Density

10. Open Space Labeled Cleary with Acreages (per Section 7.6)

a. Open Space
b. Passive Open Space
c. Active Open Space

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

MASTER DEVELOPMENT PLAN

Prior to submission of a preliminary master development plan for approval, the applicant shall request a pre-application review conference with the County staff.

1. The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of the Land Use Plan and UDO and to obtain advice on the preparation of the master development plan.
2. At the pre-application conference, the applicant shall provide a land use plan describing the following:
    a. The general location of the site.
    b. The general location of proposed roads.
    c. The general location of proposed uses, environmental areas, housing types or open space.
    d. The uses on adjoining properties.
    e. Utility requirements.

The purpose of the master development plan (MDP) is to promote orderly and planned development of property within Pender County. It is the purpose of the MDP to ensure that such development occurs in a manner that suits the characteristics of the land, is harmonious with adjoining property, is in substantial compliance with the goals and policies of the adopted Land Use Plan, and is in the best interest of the general public. The MDP shall be used to illustrate the characteristics of the property proposed for development and of surrounding properties.

**See Figures 2 and 3 at the end of Section 3.4, Pender County UDO for an illustrative process*

1. The MDP shall at least include all contiguous land under single or common ownership in the above zoning districts.
2. A preliminary MDP may be submitted with an application for a conditional rezoning but shall not be considered binding until approval of a final MDP.

Waivers to MDP – Residential Districts

The Administrator may waive the requirements of a MDP in the Residential Districts if the proposed development contains all of the following criteria:

1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not substantially affect the purpose and intent of its zoning district and the intent of this article.

Waivers to MDP – Commercial and Industrial Districts

The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
3. Is not an integral portion of a property proposed or planned for future development or subdivision;
4. That such development is limited to one individual parcel and one single use in accordance with Section 5.2.

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	**MDP** 2024-65	**Date**	3.1.24
Application Fee	**$** 778.00	**Invoice Number:**	38862
Pre-Application Conference	1.18.24	**Hearing Date**	TRC 4.4.24

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	CHRIS PLAFORD - CAPITAL ASSET DEVELOPMENT, LLC	**Owner's Name:**	SEE EXHIBIT A
Applicant's Address:	13500 NC-50	**Owner's Address:**	
City, State, & Zip	N. SURF CITY NC, 28445	**City, State, & Zip**	
Phone Number:	910-803-2222	**Phone Number:**	
Email Address:	CPLAFORD@CAPITALASSET-US.COM	**Email Address:**	
Legal relationship of applicant to land owner:	UNDER CONTRACT TO PURCHASE, DEVELOPER		

SECTION 2: PROJECT INFORMATION				
Type of Master Development Plan	☒ **Residential** *RP, PD, RM MH District*	☐ **Commercial** *GB, OI, IT, GI District*	☐ **Mixed Use** *PD*	
Property Identification Number (PIN):	SEE EXHIBIT A1	**Total property acreage:**	PD: 27.8 Total: 61.65	
Zoning Classification:	PD	**Acreage to be disturbed:**	61.65	
Water Provider	PENDER COUNTY UTILITIES	**Wastewater Provider:**	PLURIS	
Project Address :	201 GOLF VIEW DR.			
Description of Project Location:	41 PARCELS THAT FALL OFF OF SLOOP POINT RD BETWEEN COLE DR AND ROBERTS RD.			
Describe activities to be undertaken on project site:	DEVELOPMENT OF 89 SINGLE FAMILY RESIDENTIAL HOMES WITH A MARINA,112 BOAT SLIPS, AMENITY SITE, KAYAK LAUNCH, AND 25 BOAT TRAILER STORAGE SPACES - See Exhibit B for Narrative			

SECTION 3: SIGNATURES			
Applicant's Signature		**Date:**	2-29-24
Applicant's Printed Name	CHRIS PLAFORD, CAPITAL ASSET DEVELOPMENT, LLC	**Date:**	
~~**Owner's Signature**~~		**Date:**	
~~**Owner's Printed Name**~~		**Date:**	
Developers Signature		**Date:**	
Developers Printed Name	CHRIS PLAFORD, CAPITAL ASSET DEVELOPMENT, LLC	**Date:**	

Feb 29, 2024

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

☐	**MDP Fees: (***$500.00 plus $10/acre for the first 100 acres $5/acre thereafter)*	**Total Fee Calculation: $**

Attachments Included with Application: (Please include # of copies)

CD /other digital version	☐ Y ☐ N	Plan Sets	# of large	# of 11X17	Other documents/Reports	☐ Y ☐ N

Payment Method:	**Cash :** ☐ **$**_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☐ Check # _____

Application received by:	Taylor Davis	Date:
Application completeness approved by:	Taylor Davis	Date: 3.1.24
Date scheduled for public hearing:		

Contents of a Preliminary Master Development Plan – Residential Districts Site plans shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:	
	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
	The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
	The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development.
	The location and approximate boundaries of existing environmental features as defined.
	The location of environmental protection land to be included in common open space.
	The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
	The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
	The location and general configuration of recreational facilities, with a general statement of the types of recreational facilities to be provided if applicable.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	The location and arrangement of street entrances, driveways and parking areas.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management with the location of stormwater facilities designed to serve more than one lot.
	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
	Location and timing of construction for all amenities.
	Landscaping and Buffer requirements per Article 8.
	All subdivided land and parcels shall comply with Section 7.2, Lot Design.
	Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
	Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design
	Calculated open space requirements shall adhere to Section 7.6, Open Space.

Contents of a Preliminary Master Development Plan – Commercial and Industrial Districts The site plan shall contain a conceptual plan, showing the location and functional relationship between streets and land uses, including the following:	
	A conceptual plan, showing the location and arrangement of proposed uses.
	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or identified on any historical survey for Pender County.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided. The location and approximate boundaries of existing environmental features as defined.
	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The proposed location of entrances to the development from existing public streets and proposed parking areas.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	Landscaping and Buffer requirements per Article 8.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management and description and the location of all stormwater facilities designed to serve more than one parcel.
Contents of a Preliminary Master Development Plan – Mixed Use Districts Site plan shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types	

and land uses, including the following information:	
	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
	The location and approximate boundaries of existing environmental features as defined.
	The proposed location of entrances to the development from existing public streets and proposed parking areas.
	The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
	The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	A conceptual plan for stormwater management and description and the location of all stormwater facilities designed to serve more than one parcel.
	The proposed location and arrangement of all streets and utility systems.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.
	The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
	The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development
	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
	Location and timing of construction for all amenities.
	Landscaping and Buffer requirements per Article 8.
	All subdivided land and parcels shall comply with Section 7.2, Lot Design.
	Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
	Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design.
	Calculated open space requirements shall adhere to Section 7.6, Open Space.

EXHIBIT B – PROJECT NARRATIVE

Capital Asset Development, LLC is proposing development of a roughly sixty-one (61) acre site located off of Sloop Point Rd between Roberts Rd and Cole Dr. The project area is comprised of forty-one (41) individual parcels. The parcels are split zoned. PINs 4213-59-0181-0000, 4214-40-5134-0000, 4213-49-8163-0000 are zoned Planned Development ("PD"). The remainder of the parcels are zoned Residential Performance ("RP"). (See Exhibit A for full parcel list.) Of the lots within the RP zoning district, thirty-six (36) were previously platted and will be recombined and subdivided consistent with the proposed Master Development Plan ("MDP").

Although there are two current zoning districts, the project is being proposed as a single phase MDP and common scheme of development. The PD portion of the proposed plan has been submitted for administrative approval by the Planning Board. The RP portion of the proposed plan has been submitted for administrative approval by staff.

The Pender County 2.0 Comprehensive Land Use Plan designates the project area as "Coastal Residential" which contemplates single-family residences, community recreation and open space uses, and water-based creation uses. Development density within this category is three dwelling units an acre or less.

The place type also recommends access to public trust coastal waters, maximum development setback from the shoreline, and tree preservation.

The proposed MDP depicts eighty-nine (89) single-family detached homes, or 2.09 DU/AC, with a community boating facility, one-hundred twelve (112) boat slips, amenity site, kayak launch, and twenty-five (25) boat trailer storage spaces. The community is accessed primarily by a proposed driveway to Sloop Point Rd and secondary accesses via Plantation Road connecting to Cole Drive and Roberts Rd. It will be served by public water via Pender County Utilities and sanitary sewer via Pluris, LLC. The site plan proposes 5.52-acres of total open space with 3.59-acres of active open space and 1.93-acres of passive open space. This is well over the 2.67-acres required by the Unified Development Ordinance ("UDO"). There are 6.5 acres of wetland onsite, comprised of both 401 and Coastal wetlands. Capital Asset Development, LLC has not proposed to fill any of the wetlands present onsite. All building pads remain out of the flood hazard areas on the Effective FEMA Flood Hazard Area mapping.

The PD portion of the site proposes 41 single-family detached homes, or 1.75 DU/AC, on 27.8 acres. An amenity site, stormwater SCM, and boat trailer storage area with twenty-five (25) spaces heavily screened from all sides are proposed in addition to a pump station. No wetlands are present on this portion of the tract. There are 1.23-acres of total open space present on this portion of the site with .84-acres of active open space and .39-acres of passive open space.

The RP portion of the site proposes forty-eight (48) single-family detached homes, or 2.5 DU/AC, on 33.85-acres. An upland community boating facility, one-hundred twelve (112) boat slips, a kayak launch, and wooden boardwalk are shown on the site plan. 6.5 acres of wetlands

are present on this portion of the tract. There are 4.29-acres of proposed total open space with 2.75-acres of active open space and 1.54-acres of passive open space.

The design contemplated by Capital Asset Development, LLC took into account existing natural features on site including the wetlands, flood zones, and coastal features and aimed to create a neighborhood that supports the County's coastal character and habitat in the following ways:

- By preserving as many "Significant" trees as possible on site by means of exceptional design features such as bifurcated roads, buffers that exceed the code requirements, and intentional site design which preserves large Live Oaks on several lots and around key community features.
- By surpassing the required buffers from adjacent residences to protect the existing character of the adjacent properties.
- By proposing lots that are larger than the dimensional standards in the UDO and relocating lot lines to preserve the significant trees located on site.
- By preserving more open space than is required by the UDO to support the aesthetic of the County and provide ample space for community gathering and recreation.
- By treating all stormwater runoff on site to meet Pender County and NCDEQ regulations.
- By providing water and sanitary sewer utilities to the residential community.
- By implementing continuous pedestrian access to community features by way of 5' wide sidewalks and 6' wooden boardwalks.
- By constructing roads that meet the NCDOT standards for subdivision roads and providing community access to public trust waters.
- By conforming to the County's UDO, Flood Damage Prevention Ordinance, CAMA, FEMA, and all federal, state, and municipal regulations.

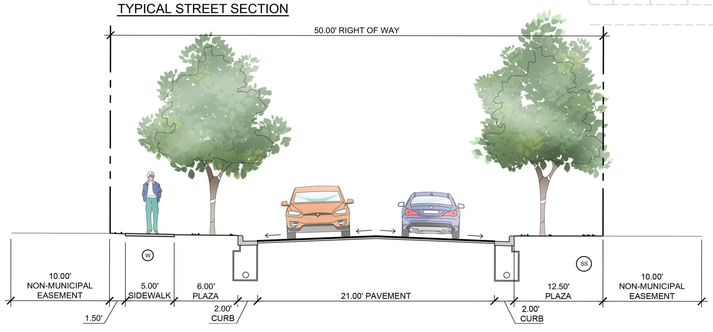
A Homeowners Association shall be established for the management and maintenance of the subdivision including the community boating facility, streets, and all open spaces and amenities.

SYMBOL LEGEND

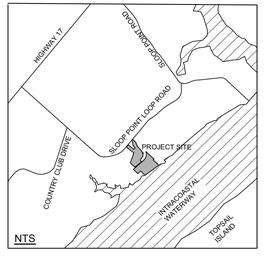
- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER
- WETLANDS



TYPICAL STREET SECTION



VICINITY MAP



SITE DATA

PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY	
PARCEL ID	4213-49-8163-0000, 4213-58-4566-0000, 4213-58-8127-0000, 4213-59-0181-0000 & 4214-40-5134-0000	
DEED BOOK & PAGE	MB 68 PG 137 & MB 26 PG 10	
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD	
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC	
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)	
PROPOSED USE	SINGLE FAMILY COMMUNITY	
TOTAL PROPERTY ACREAGE	±61.65 AC	
PROJECT AREA	±61.65 AC	
NC BUILDING CODE CONSTRUCTION TYPE		
TOTAL NUMBER OF LOTS	89	
75'X125' (9,000 SF)	15	
80'X125' (10,000 SF)	5	
80'X150' (12,000 SF)	69	
DENSITY	ALLOWED	PROVIDED
SEE DENSITY CALCULATIONS CHART BELOW		1.93 DU/AC
BUILDING SETBACKS	PD ZONING	RP ZONING
FRONT	20'	30'
REAR	25'	25'
SIDE	5'	10'
	REQUIRED	PROVIDED
OPEN SPACE .03 ACRE PER DWELLING UNIT .03 x 89 LOTS = 2.67 ACRE OPEN SPACE	2.67 AC	5.52 AC
ACTIVE OPEN SPACE ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	MIN. 50% OF OPEN SPACE (1.34 ACRE)	3.59 AC (65%)
PASSIVE OPEN SPACE UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	MAX. 50% OF OPEN SPACE (1.33 ACRE)	1.93 AC (35%)

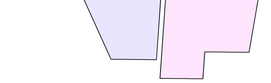
DENSITY CALCULATIONS

GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	61.65 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	7.1 AC
C. TOTAL OPEN SPACE ACREAGE	5.52 AC
TOTAL NON-RESIDENTIAL ACREAGE	19.12 AC
DEVELOPABLE LAND	42.53 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	89
PROJECT DENSITY	2.09 DU/AC

TRAFFIC TRIP GENERATION ESTIMATE

PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	839
	IN	420
	OUT	419
AM PEAK HOUR	TOTAL	62
	IN	16
	OUT	46
PM PEAK HOUR	TOTAL	84
	IN	53
	OUT	31

ZONING KEY



NOTES:

1. PER PENDER COUNTY UDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATLEY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
2. THE DEVELOPMENT OF 9,000 & 12,000 SF LOTS WITHIN THE RP DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LOW IMPACT DEVELOPMENT STORMWATER PRACTICES WITHIN THE PROJECT.
3. OPEN SPACE REQUIREMENTS ADHERE TO UDO SECTION 7.4
4. NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
5. PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.
6. SANITARY SEWER TO BE PROVIDED BY PLURIS.
7. PUBLIC WATER TO BE PROVIDED BY PENDER COUNTY UTILITIES.
8. ALL COMMUNITY AND PRIVATE BOATING FACILITIES TO BE APPROVED BY NCDEQ-DCM & CAMA RULES AND REGULATIONS.
9. 35' MAX BUILDING HEIGHT MAY EXTEND TO 45' WHERE ALLOWED BY PENDER COUNTY ADMINISTRATOR.

150 0 150 300
SCALE: 1"=150' (Horiz.)

2 MASTER DEVELOPMENT PLAN — SCALE: 1"= 150'

1 SITE DATA AND NOTES

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	

SEAL

SEAL

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

CAPITAL ASSET DEVELOPMENT

SLOOP POINT LOOP ROAD SINGLE FAMILY
SLOOP POINT LOOP ROAD PENDER COUNTY, NC
MASTER DEVELOPMENT PLAN

DATE:	3/01/2024
MCE PROJ. #	09763-0001
DRAWN	HKA/AJW
DESIGNED	HKA/AJW
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=150'
VERTICAL: N/A

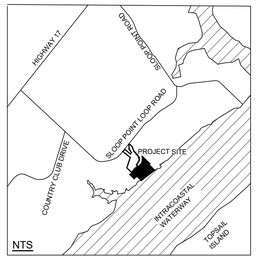
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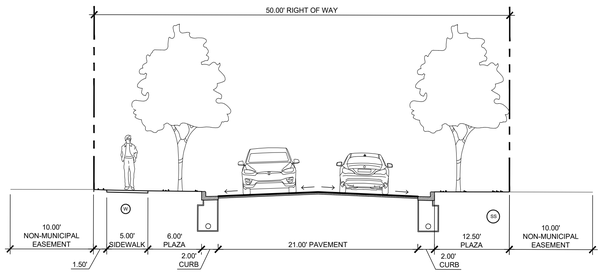
REVISION

STATUS: TRC DRAWING SET

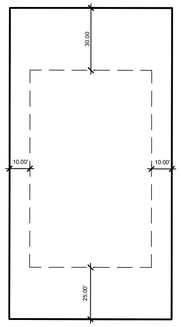
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VICINITY MAP

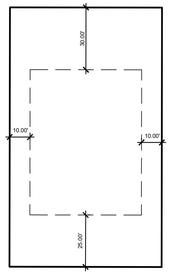




TYPICAL LOT DIMENSIONS
LOT: 80' X 150' (12,000 SF)
ENVELOPE: 5,700 SF
FRONT SETBACK: 30
REAR SETBACK: 25
SIDE SETBACK: 10



TYPICAL LOT DIMENSIONS
LOT: 75' X 125' (9,000 SF)
ENVELOPE: 3,850 SF
FRONT SETBACK: 30
REAR SETBACK: 25
SIDE SETBACK: 10





2 MASTER DEVELOPMENT PLAN

SCALE: 1"= 100'

SITE DATA

PROJECT NAME	SLOOP POINT ROAD SINGLE FAMILY	
PARCEL ID	4213-49-8163-0000, 4213-58-4566-0000, 4213-58-8127-0000, 4213-59-0181-0000 & 4214-40-5134-0000	
DEED BOOK & PAGE	MB 68 PG 137 & MB 26 PG 10	
PROPERTY ADDRESS	SLOOP POINT LOOP ROAD	
PROPERTY DEVELOPER	CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC	
CURRENT ZONING	PD (PLANNED DEVELOPMENT) & RP (RESIDENTIAL PERFORMANCE)	
PROPOSED USE	SINGLE FAMILY COMMUNITY	
TOTAL PROJECT ACREAGE	±61.65 AC	
PROJECT AREA	±33.85 AC	
CONSTRUCTION PHASING	SINGLE PHASE	
TOTAL NUMBER OF LOTS	48	
75'X125' (9,000 SF)	15	
80'X150' (12,000 SF)	33	
DENSITY	ALLOWED	PROVIDED
SEE DENSITY CALCULATIONS CHART BELOW	-	2.5 DU/AC
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	-	30'
REAR	-	25'
SIDE	-	10'
	REQUIRED	PROVIDED
OPEN SPACE .03 ACRE PER DWELLING UNIT .03 x 48 LOTS = 1.44 ACRE OPEN SPACE	1.44 AC	4.29 AC
ACTIVE OPEN SPACE ENHANCED DESIGN INCLUDING NOT LIMITED TO VILLAGE COMMONS, OUTDOOR RECREATION SPACE, CLUSTER MAILBOXES, PLAY AREAS	MIN. 50% OF OPEN SPACE (.72 ACRE)	2.75 AC (64%)
PASSIVE OPEN SPACE UNDISTURBED NATURAL AREAS INCLUDING NOT LIMITED TO WETLANDS, WALKING TRAILS	MAX. 50% OF OPEN SPACE (.72 ACRE)	1.54 AC (36%)

DENSITY CALCULATIONS

GENERAL INFORMATION	QUANTITY
PROPERTY ACREAGE	33.85 AC
NON-RESIDENTIAL ACREAGE	
A. WETLANDS ACREAGE	6.5 AC
B. RIGHT OF WAY / PARKING ACREAGE (PRIVATE RIGHTS OF WAY)	3.85 AC
C. TOTAL OPEN SPACE ACREAGE	4.29 AC
TOTAL NON-RESIDENTIAL ACREAGE	14.64 AC
DEVELOPABLE LAND	19.21 AC
TOTAL UNITS (SINGLE FAMILY LOTS)	48
PROJECT DENSITY	2.5 DU/AC

TRAFFIC TRIP GENERATION ESTIMATE

PERIOD	DIRECTION	TRIPS
DAILY	TOTAL	453
	IN	226
	OUT	227
AM PEAK HOUR	TOTAL	34
	IN	8
	OUT	26
PM PEAK HOUR	TOTAL	45
	IN	28
	OUT	17

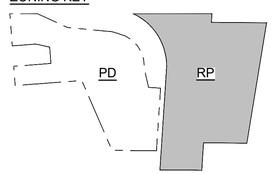
NOTES:

1. PER PENDER COUNTY UDO SECTION 7.3 A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR MANAGEMENT OF PRIVATLEY MAINTAINED STREETS, OPEN SPACES & OTHER DEDICATED LAND.
2. THE DEVELOPMENT OF 9,000 & 12,000 SF LOTS WITHIN THE RP DISTRICT IS CONTINGENT ON PUBLIC UTILITIES TO BE PROVIDED & LOW IMPACT DEVELOPMENT STORMWATER PRACTICES WITHIN THE PROJECT.
3. OPEN SPACE REQUIREMENTS ADHERE TO UDO SECTION 7.4
4. NO HISTORICAL STRUCTURES, LANDMARKS OR SITES AS RECOGNIZED BY THE COUNTY COMMISSIONERS ARE PRESENT ON THE PROJECT SITE
5. PENDER COUNTY EMERGENCY PERSONNEL HAS ACCESS TO ALL PRIVATE STREETS.
6. SANITARY SEWER TO BE PROVIDED BY PLURIS.
7. PUBLIC WATER TO BE PROVIDED BY PENDER COUNTY UTILITIES.
8. ALL COMMUNITY AND PRIVATE BOATING FACILITIES TO BE APPROVED BY NCDEQ-DCM & CAMA RULES AND REGULATIONS.
9. 35' MAX BUILDING HEIGHT MAY EXTEND TO 45' WHERE ALLOWED BY PENDER COUNTY ADMINISTRATOR.

SYMBOL LEGEND

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE
- PERIMETER BUFFER
- WETLANDS
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE

ZONING KEY



1 LEGEND AND NOTES

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	

SEAL

SEAL

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

CAPITAL ASSET DEVELOPMENT

SLOOP POINT LOOP ROAD SINGLE FAMILY

SLOOP POINTE RD, PENDERCOUNTY, NC

MASTER DEVELOPMENT PLAN

DATE:	3/01/2024
MCE PROJ. #	09763-0001
DRAWN	HKA/AJW
DESIGNED	HKA/AJW
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=100'
VERTICAL: N/A

C2.0
DRAWING NUMBER

REVISION

STATUS:
PRELIMINARY DRAWING SET

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