



Pender County

Agenda

Pender County Technical Review Committee Meeting
Thursday, August 3, 2023 @ 9:00 AM
Pender County Public Assembly Room 805 S. Walker
Street, Burgaw, NC 28425

	Presenter	Page
1. CALL TO ORDER		
2. CASES		
2.1. SDP 2023-354: Blake Farm Wastewater Treatment Pond SDP 2023-354 - Pdf		3 - 11
2.2. MDP 2023-54: Renovation Church MDP 2023-54 - Pdf		13 - 29
2.3. SUBMAJ 2023-94: Lanes Ferry Phase 1C SUBMAJ 2023-94 - Pdf		31 - 42
2.4. MDP 2023-55, SDP 2023-353: Seaview ATS Grandview MDP 2023-55: SDP 2023-353 - Pdf		43 - 53
2.5. MDP-R 2023-56 Scotts Hill Townhomes Commercial MDP-R 2023-56 - Pdf		55 - 62
3. DISCUSSION		
4. NEXT MEETING DATE		
5. ADJOURNMENT		



Pender County
SDP 2023-354: Blake Farm Wastewater
Treatment Pond

TO: Technical Review Committee
FROM: Daniel Adams
DATE: August 3, 2023
SUBJECT: SDP 2023-354: Blake Farm Wastewater Treatment Pond

SUMMARY:

Major Site Development Plan for the construction of a holding pond associated with the existing wastewater treatment plant owned and operated by Pluris Hampstead, LLC. The subject property is zoned PD, Planned Development, and consists of 10.14 acres. The property may be further identified by Pender County PIN: 3271-08-8507-0000.

ACTION REQUESTED:

Case will 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:	Permit Number: SDF2023-354	Permit Fee: \$250	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:	McKim & Creed, Inc.	Property Owner's Name:	Blake Farm Pond, LLC		
Applicant's Address:	243 N Front Street	Property Owner's Address:	1022 Ashes Drive, Suite 201		
City, State, & Zip	Wilmington, NC 28401	City, State, & Zip	Wilmington, NC 28405		
Phone Number:	910.343.1048	Phone Number:	910 799-8755		
Email Address:	tlivick@mckimcreed.com	Email Address:	mike@mcooklaw.com		
Legal relationship of applicant to land owner:	Consultant				
SECTION 2: PROJECT INFORMATION					
PIN (Property Id #):	3271-08-8507-000	Total property acreage:	10.14		
Zoning :	PD (Master Development Plan)	Acreage to be disturbed:	4.0		
Directions to Site:	From Wilmington, North on Hwy 17, left onto Sidbury Road, Right onto Hogans Trail (Dirt Road), follow dirt road to WWTP, site is at rear of WWTP. Alternately, continue past WWTP and turn right onto Corbett Spur Trail (dirt road), site is just before Duke Power Transmission Easement.				
Lot Size: N/A	Sq Ft of Building: N/A	Building Height: N/A			
Setbacks	Front:	Side:	Rear:		
NAICS Code/Use:	N/A				
Business Name:	Blake Farm Pond, LLC (Part of Pluris Hampstead, LLC WWTP Operation)				
Describe activities to be undertaken on project site:	This project intends to clear the limits of disturbance area (<4.0 acres) and excavate a pit as a first step towards permitting and constructing a holding pond associated with the adjacent wastewater treatment plant owned and operated by Pluris Hampstead, LLC.				
Ownership: ☒ Private ☐ Public	Number of Employees:	0	Number of Members:	0	Seating Capacity: N/A

**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...*

Page 1

SECTION 4: ADDITIONAL COMMENTS

Per correspondence with Planning Staff through June 14, 2023, this major site plan application is the most efficient administrative path such that once staff deems the plan compliant with the UDO, the E&SC land disturbance permit is in-hand, and a significant tree mitigation plan is confirmed, the project will be authorized to begin land clearing and grading work.

SECTION 5: SIGNATURES

Applicant:		Date:	
Owner:	 MANAGER OF BLAKE FARM POND, LLC	Date:	7/5/23
Planning Staff:		Date:	

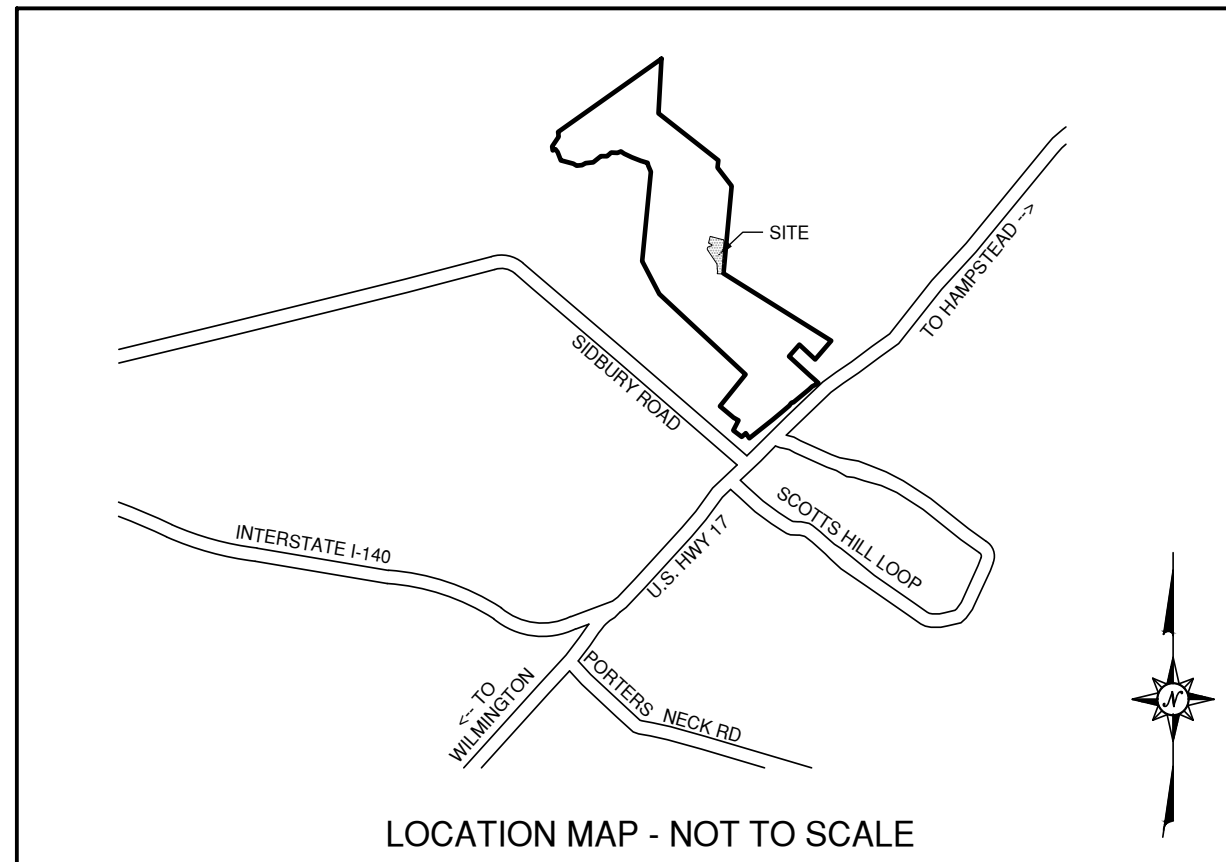
BLAKE FARM POND

PENDER COUNTY, NC

PERMIT DRAWINGS

PRELIMINARY - DO NOT USE
FOR CONSTRUCTION

BLAKE FARM DEVELOPMENT PLAN PR-4-2015



COUNTY AND AGENCY CONTACTS

Pender County
Planning Department
805 S Walker Street
Burgaw, NC 28425
(910) 341-3255
Contact: Justin Brantley
Email: jbrantley@pendercountync.gov

Pluris Hampstead, LLC
Sanitary Sewer
1095 NC-210
Sneads Ferry, NC 28460
(910) 742-7404
Contact: Nick Evans
Email: nevans@plurisusa.com

NCDENR
Sediment and Erosion Control
127 N Cardinal Dr.
Wilmington, NC 28405
(910) 796-7215
Contact: Dan Sams
Email: dan.sams@ncdenr.gov

NCDOT Division 3 - District 1
299 Wilmington Hwy
Jacksonville, NC 28540
(910) 455-3777

Pender County Public Utilities
606 E Fremont St
Burgaw, NC 28425
(910) 259-0212
Contact: Kenny Keel, Katie Leubner
Email: kkeel@pendercountync.gov;
kleubner@pendercountync.gov

NCDENR
Division of Water Quality
127 Cardinal Drive Ext.
Wilmington, NC 28405
(910) 796-7336
Contact: Tyler Benson
Email: Tyler.Benson@ncdenr.gov

NCDENR
Division of Environmental Health
Public Water Supply Section
1634 Mail Service Center
Raleigh, NC 27699-1634
(919) 707-9051

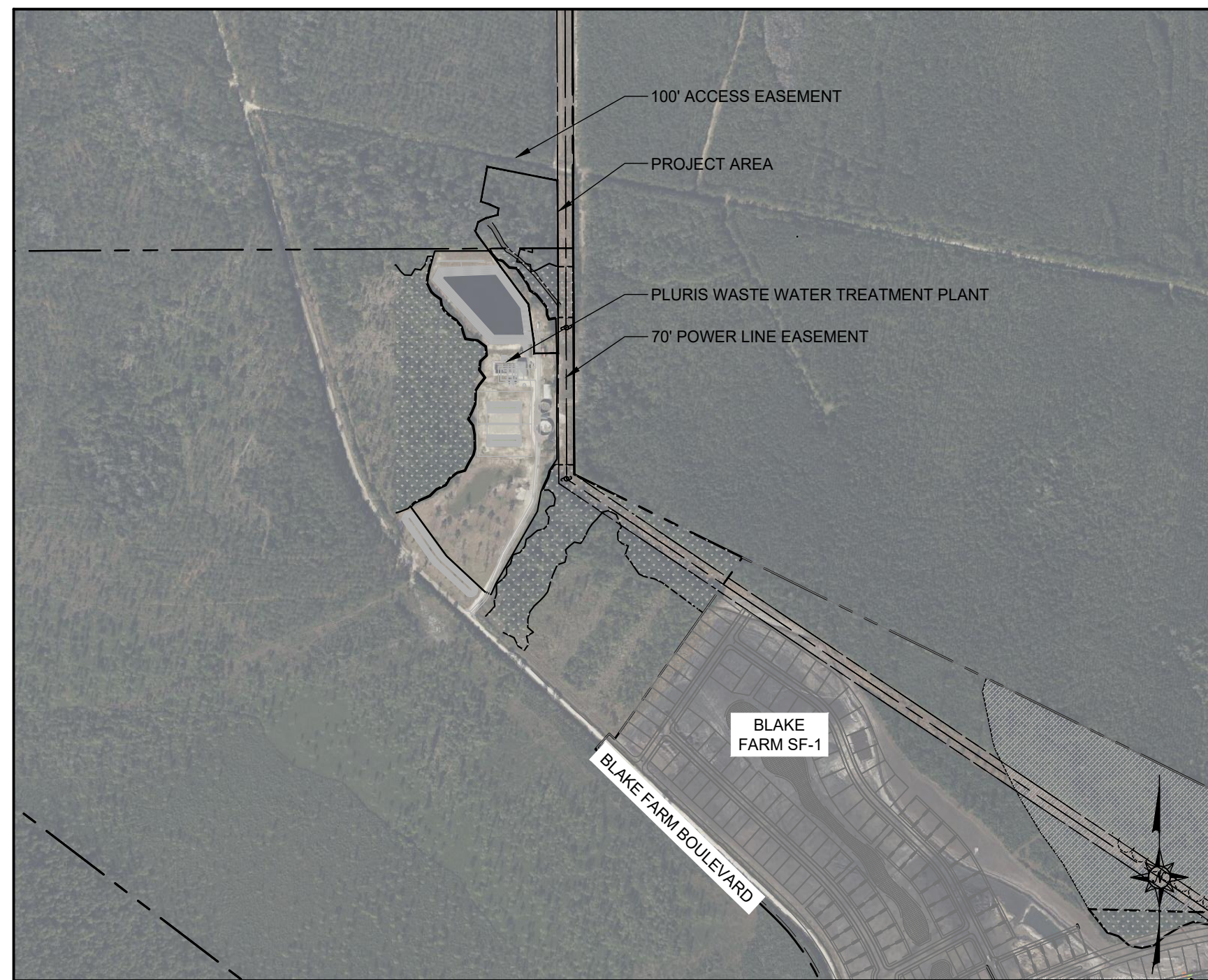
PROJECT CONTACTS

OWNER:
BLAKE FARM POND, LLC
511 NORTH TEJON STREET, SUITE 200
COLORADO SPRINGS, CO 80903
PHONE: (719) 623-1222

CONTACT: MR. MICHAEL COOK
MIKE@MCOOKLAW.COM

PREPARED BY:
MCKIM & CREED, INC
243 NORTH FRONT ST
WILMINGTON, NC 28401
PHONE: (910) 343-1048

PROJECT ENGINEER: TRAE LIVICK, PE
TLIVICK@MCKIMCREED.COM



SHEET LIST TABLE

SHEET NUMBER	SHEET DESCRIPTION
C1.0	COVER
C2.0	EXISTING CONDITIONS AND TREE REMOVAL
C3.0	SITE & GRADING PLAN
C4.0	EROSION CONTROL PLAN - STAGE 1
C12.0	EROSION CONTROL DETAILS
C12.1	EROSION CONTROL DETAILS

PENDER COUNTY CERTIFICATIONS

Certification of Submission
A copy of this plat has been submitted. Approval is subject to Review; this does not constitute an approval.

Pender County Utilities: _____ Date: _____

Pender County Environmental Health: _____ Date: _____

Pender County Addressing Coordinator: _____ Date: _____

Pender County Fire Marshal: _____ Date: _____

Certification of Preliminary Plat Approval
Preliminary Plat Approved 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: _____

PENDER COUNTY APPROVAL

APPROVED BY THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR.

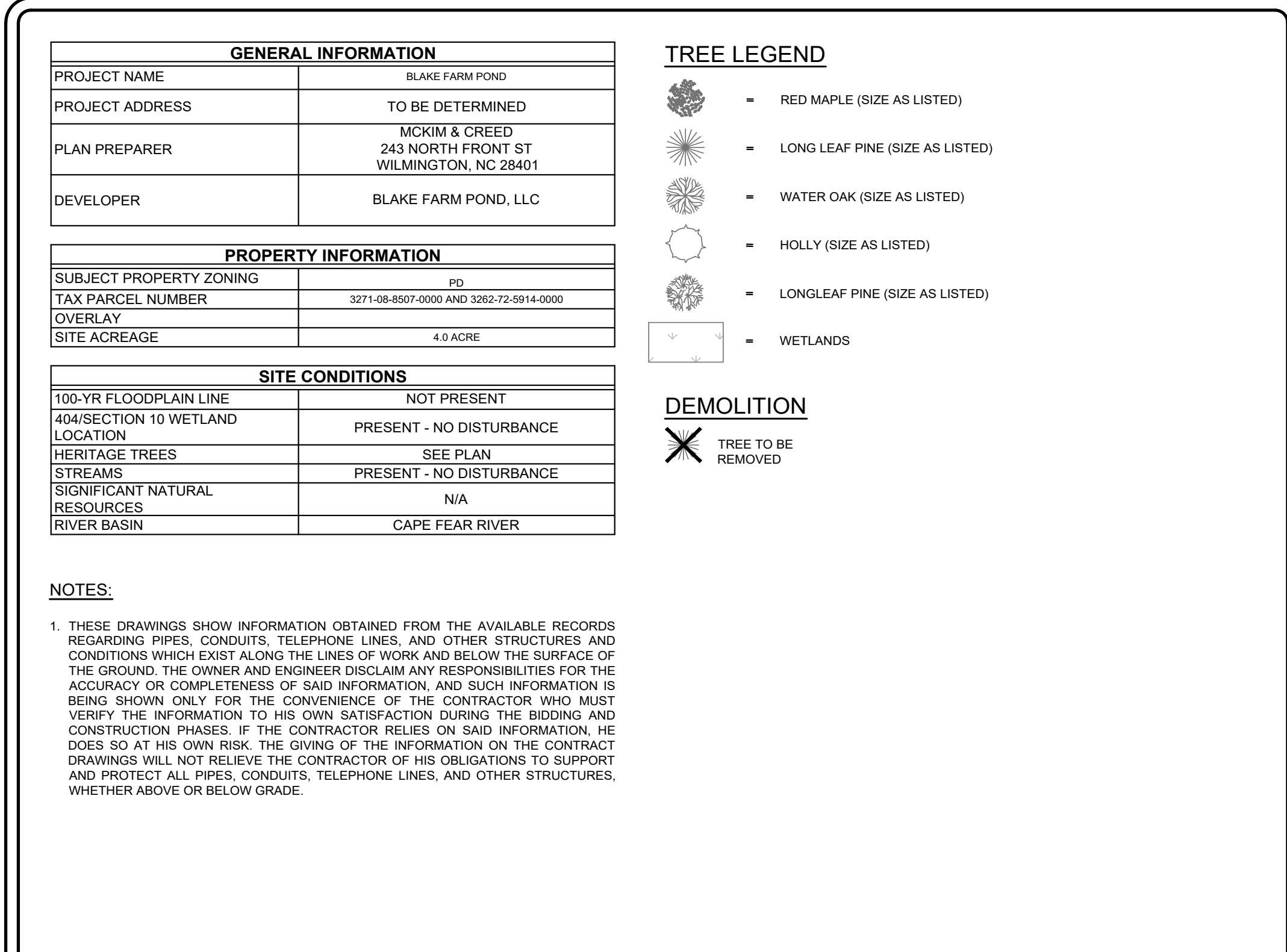
APPROVED DATE.

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



MCKIM & CREED
243 North Front Street
Wilmington, NC 28401
Phone: (910) 343-1048
LICENSE: F-1222
www.mckimcreed.com



[illegible]

FOR REVIEW
PURPOSES ONLY -
NOT FOR
CONSTRUCTION

BLAKE FARM POND, LLC
1022 ASHES DRIVE SUITE 201
WILMINGTON, NC 28405

DATE: 07/07/2023	SCALE	C2.0
MCE PROJ. # 09533-0001	HORIZONTAL: 1" = 30'	DRAWING NUMBER
DRAWN DCO/ALM	VERTICAL: N/A	-----
DESIGNED THL/DCO		REVISION
CHECKED THL		
PROJ. MGR. THL		

STATUS: PERMIT DRAWINGS



1	LEGEND AND NOTES
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BLAKE FARM POND
PENDER COUNTY, NORTH CAROLINA
SITE & GRADING PLAN

DATE: 07/07/2023	SCALE	C3.0
MCE PROJ. # 09533-0001	HORIZONTAL: 1" = 30'	DRAWING NUMBER
DRAWN DCO/ALM		
DESIGNED THL/DCO	VERTICAL: N/A	----
CHECKED THL		REVISION
PROJ. MGR. THL		

STATUS: PERMIT DRAWINGS



FOR REVIEW
PURPOSES ONLY -
NOT FOR
CONSTRUCTION



SCALE: 1"=30'

BLAKE FARM POND
PENDER COUNTY, NORTH CAROLINA

EROSION CONTROL PLAN - STAGE 1

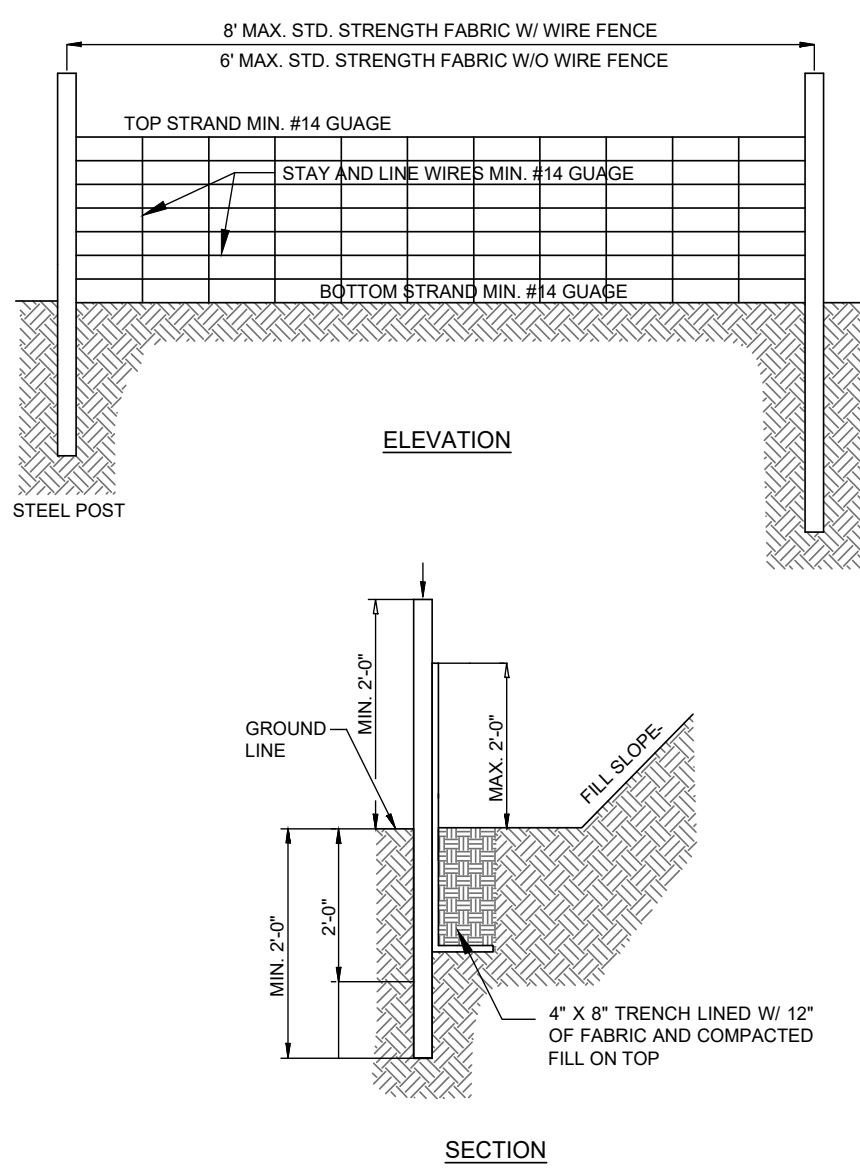
I:\09533\0001\ENG\80-DRAWINGS\81_PRODUCTION SHEETS\2_WORKING DWGS\C4.0 - EROSION CONTROL PLAN - STAGE 1.DWG ---- 07/07/2023 10:06:30

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP THE ENTRANCE AREA TO 8 INCHES DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL. (SEE BELOW).
5. CONTINUE TILLAGE UNTIL A WELL - PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SPREAD A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. MULCH SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LINE, FERTILIZER AND SEEDING RATES.
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
10. APPLY:
 - AGRICULTURAL LIMESTONE - 2 TONS/ACRE
 - FERTILIZER - 1000 LBS/ACRE (10-10-10)
 - SUPERPHOSPHATE - 500 LBS/ACRE (20%)
 - MULCH - 2 TONS/ACRE (SMALL GRAIN STRAW)
 - ANCHOR - ASPHALT EMULSION AT 450 GAL/ACRE

PERMANENT SEEDING			
GRASS TYPE	AMOUNT/ 1000 S.F.	TIME OF SEEDING	INITIAL
BERMUDA, COMMON	1-2 LBS.	APRIL - JUNE	25 LBS. 10-10-10
FESQUE, TALL (KENTUCKY 31)	5-7 LBS.	JUNE - AUGUST FEB. - OCT.	25 LBS 10-10-10
SERICEA LESPEDEZA (SLOPES)	1-2 LBS	MARCH - AUGUST	25 LBS 10-10-10

TEMPERATE SEEDING			
GRASS TYPE	AMOUNT/ 1000 S.F.	TIME OF SEEDING	INITIAL
RYE GRASS	1-2 LBS.	APRIL - JUNE	25 LBS. 10-10-10
BROWNS TOP MILLET	1-2 LBS	JUNE - AUGUST	25 LBS 10-10-10

1. NO LAND DISTURBANCE INCLUDING TREE REMOVAL IS TO OCCUR UNTIL AFTER THE PERMITS HAVE BEEN OBTAINED AND THE DISTURBANCE SHOWN ON THE PLANS.
2. PROTECTIVE FENCING IS TO BE PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
3. LAND CLEARING AND CONSTRUCTION CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION REQUIREMENTS AND METHODS.
4. ANY TREES AND/OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROTECTED BY BARBED WIRE AND PROTECTIVE FENCING THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING OR GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
5. NO EQUIPMENT IS ALLOWED ON THE SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.



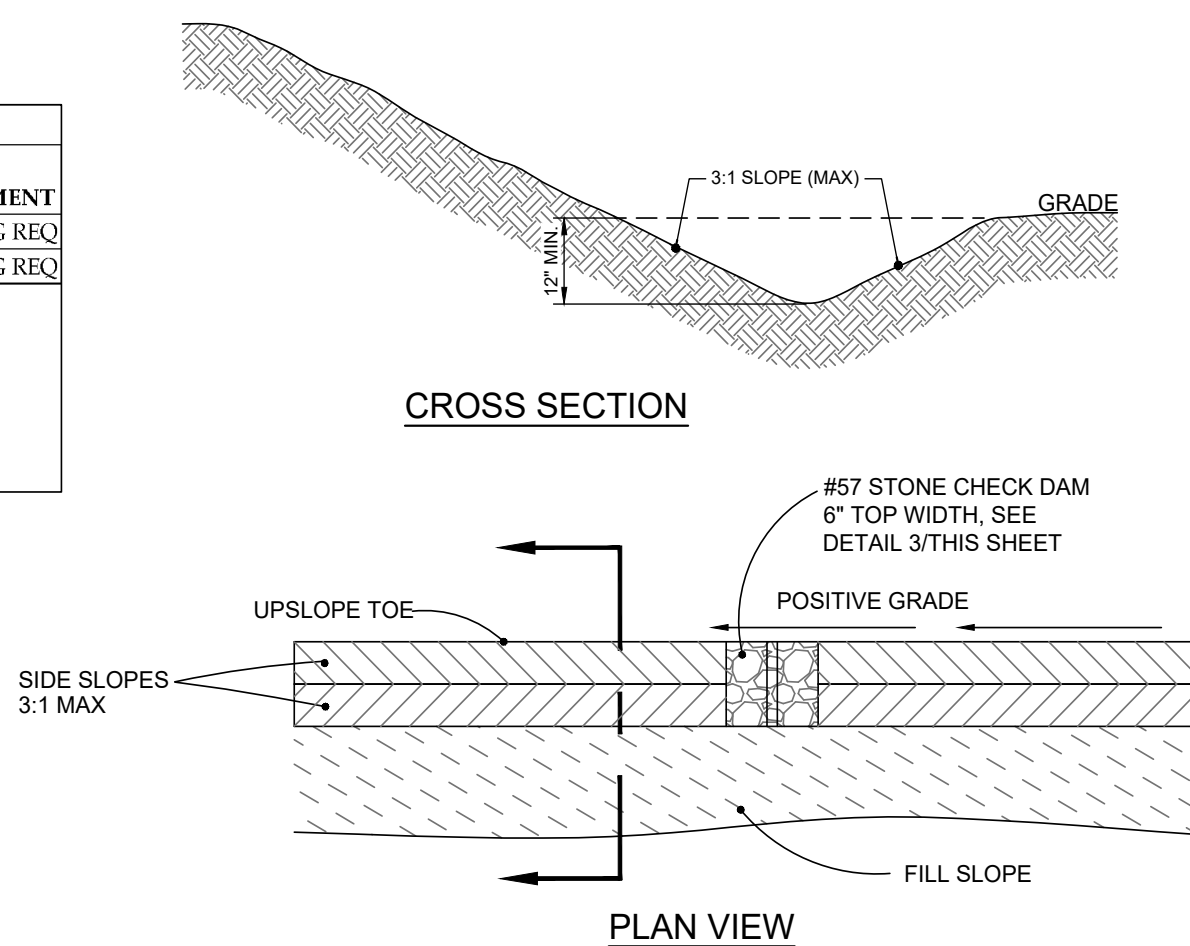
SILT FENCE CALCULATION TABLE				
SILT No.	Drainage Area ac	Length ft	Acre per 100 ft	0.25 Acre per 100 ft YES/NO
PHASE 1 SILT FENCE				
SF 1	0.10	632	0.02	YES
SF 2	0.28	465	0.06	YES
SF 3	0.10	355	0.03	YES

Note: Calculation taken from Table 6.62a of the NCDENR ESC Manual for slopes < 2% only.

N/A

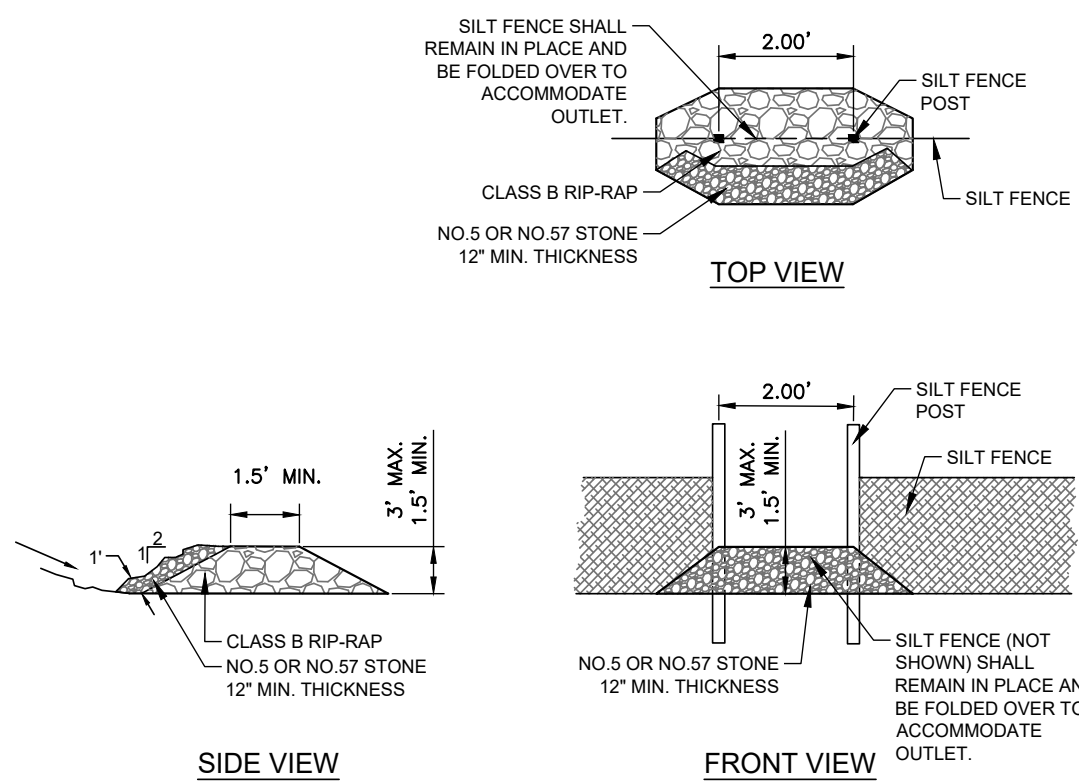
TEMPORARY DIVERSION DITCH CALCULATION TABLE											
TDD NUMBER	DA (AC)	Q 10 (CFS)	LENGTH (FT)	HIGH (FT)	LOW (FT)	ELEVATION DIFF. (FT)	SLOPE (%)	INITIAL LINING	MANNING n	VELOCITY (FPS)	COMMENT
TDD1	0.34	1.29	453	39.00	35.50	3.50	0.77	BAKE EARTH	0.020	2.28	LINING REQ
TDD2	0.12	0.47	313	39.50	35.00	4.50	1.44	BAKE EARTH	0.020	2.24	LINING REQ

TEMPORARY ROCK CHECK DAMS/WATLES									
TDD NUMBER	SECONDARY LINING	MANNING n	VELOCITY (FPS)	COMMENT	WATER DEPTH (IN)	DITCH MIN. DEPTH (IN)	CHECK DAM NUMBER	SPACING (FT)	NUMBER PROVIDED
TDD1	EXCELSIOR	0.035	1.50	EXCELSIOR OK	6.4	12	259	2	1
TDD2	EXCELSIOR	0.035	1.47	EXCELSIOR OK	3.9	12	139	2	1

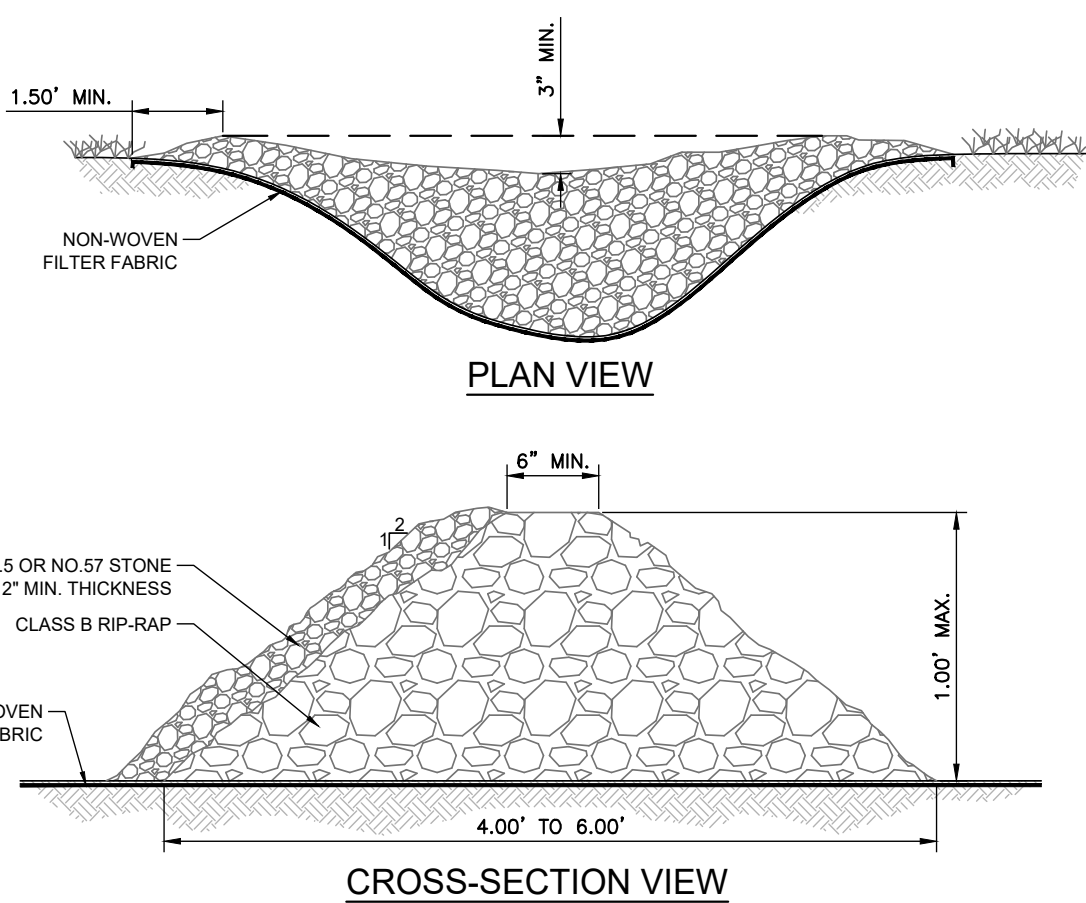


1. TEMP. DIVERSION DITCHES SHALL DRAIN INTO SEDIMENT BASINS, AND SEDIMENT TRAPS AND NOT OFF-SITE AS SHOWN.
2. LINING SHALL BE EXCELISIOR MATTING AND INSTALLED ACCORDING TO NCCNR STD. EROSION CONTROL PRACTICES
3. INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT 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.

NTS

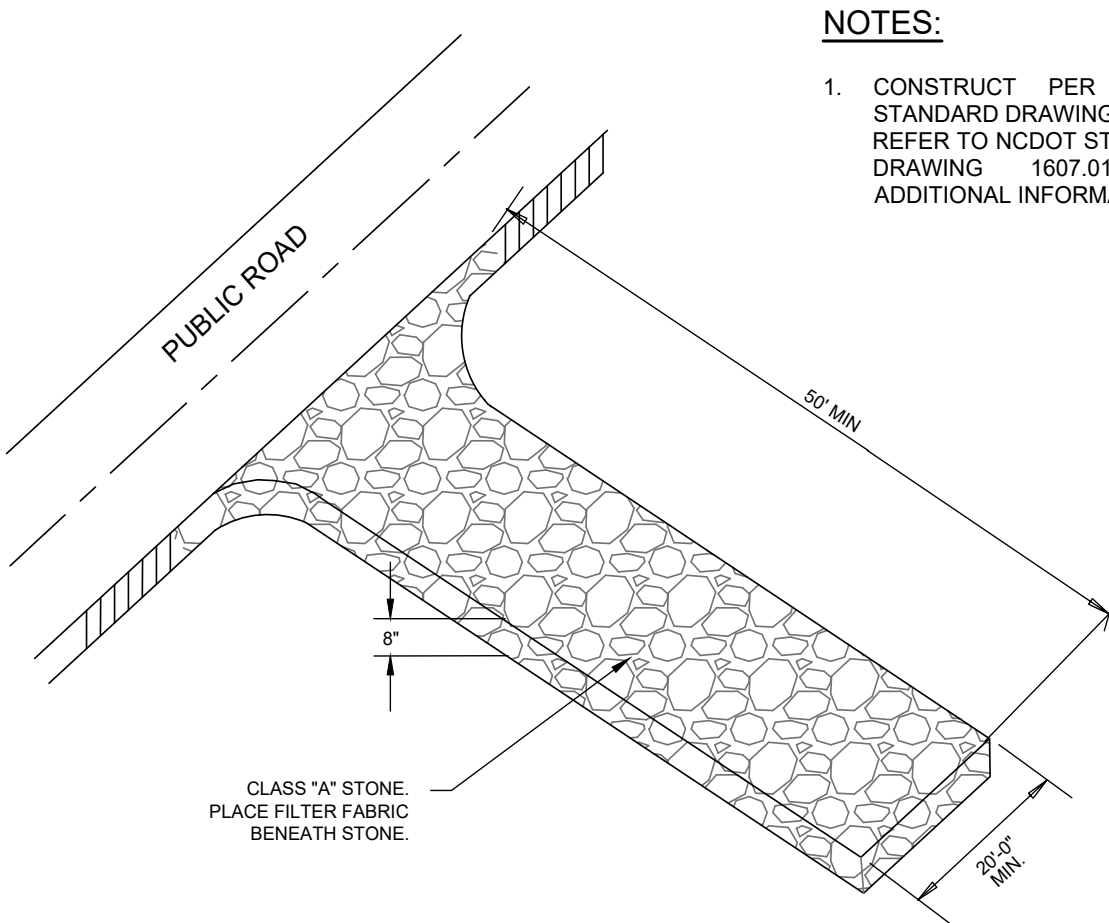


NTS



1. PLACE STONE TO THE LINES AND DIMENSIONS SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
2. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
3. EXTEND STONE AT LEAST 1.5 FEET BEYOND THE DITCH BANK TO KEEP WATER FROM CUTTING AROUND THE ENDS OF THE CHECK DAM.
4. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
5. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
6. MAKE SURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM DAM IS STABLE.
7. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULTURAL ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

NTS



NTS

[illegible]

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NOT FOR
CONSTRUCTION



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

BLAKE FARM POND, LLC
1022 ASHES DRIVE SUITE 201
WILMINGTON, NC 28405

BLAKE FARM POND
PENDER COUNTY, NORTH CAROLINA

EROSION CONTROL DETAILS

DATE:	07/07/2023
MCE PROJ. #	09533-0001
DRAWN	DCO/ALM
DESIGNED	THL/DCO
CHECKED	THL
PROJ. MGR.	THL

SCALE	C12.0
HORIZONTAL: AS SHOWN	DRAWING NUMBER
VERTICAL: N/A	----

STATUS:

PERMIT DRAWINGS



Pender County
MDP 2023-54: Renovation Church

TO: Technical Review Committee
FROM: Taylor Davis
DATE: August 3, 2023
SUBJECT: MDP 2023-54: Renovation Church

SUMMARY:

Master Development Plan for the development of a church campus to include the construction of a worship auditorium, daycare facility, playground, and future outparcels. The subject property is zoned GB, General Business, and consists of 24.79 acres across four parcels. The subject properties may be further identified by Pender County PIN(s): 4204-63-4576-0000, 4204-64-4115-0000, 4204-62-4957-0000, 4204-62-2745-0000.

ACTION REQUESTED:

Case will be reviewed by the TRC.

ATTACHMENTS:

1. Application
2. Master Development Plan

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 2023-54	Date	7/11/2023
Application Fee	\$ 747.90	Invoice Number:	00034440
Pre-Application Conference		Hearing Date	

SECTION 1: APPLICANT INFORMATION

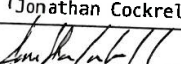
Applicant's Name:	Renovation Church	Owner's Name:	Renovation Church
Applicant's Address:	16579 HWY 17	Owner's Address:	16579 HWY 17
City, State, & Zip	P.O. Box 1129, Hampstead, NC 28443	City, State, & Zip	P.O. Box 1129, Hampstead, NC 28443
Phone Number:	910-787-1525	Phone Number:	910-787-1525
Email Address:	jonathan@renochurch.org	Email Address:	jonathan@renochurch.org

Legal relationship of applicant to land owner: The applicant and land owner are the same

SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	☐ Residential <i>RP, PD, RM MH District</i>	☒ Commercial <i>GB, OL, IT, GI District</i>	
Property Identification Number (PIN):	4204-63-4576-0000 4204-64-41 15-0000 4204-62-4957-0000 4204-62-2745-0000	Total property acreage:	24.79 ac
Zoning Classification:	GB	Acreage to be disturbed:	16.2 ac
Project Address :	19240 HWY 17, Hampstead		
Description of Project Location:	The majority of the site will be the campus for a new Church, there are outparcels proposed for property that fronts HWY 17 & Sloop Point Road		
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		

SECTION 3: SIGNATURES

Applicant's Signature		Date:	6/28/23
Applicant's Printed Name	Jonathan Cockrell	Date:	6/28/23
Owner's Signature		Date:	6/28/23
Owner's Printed Name	Jonathan Cockrell	Date:	6/28/23

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:** \$ 747.90

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
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Payment Method:	Cash : ☐ \$ _____	Credit Card: ☒ ☐ Master Card ☐ Visa	Check: ☐ Check # _____
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Application received by:	Taylor Davis	Date:	07/11/2023
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Application completeness approved by:	Taylor Davis	Date:	07/11/2023
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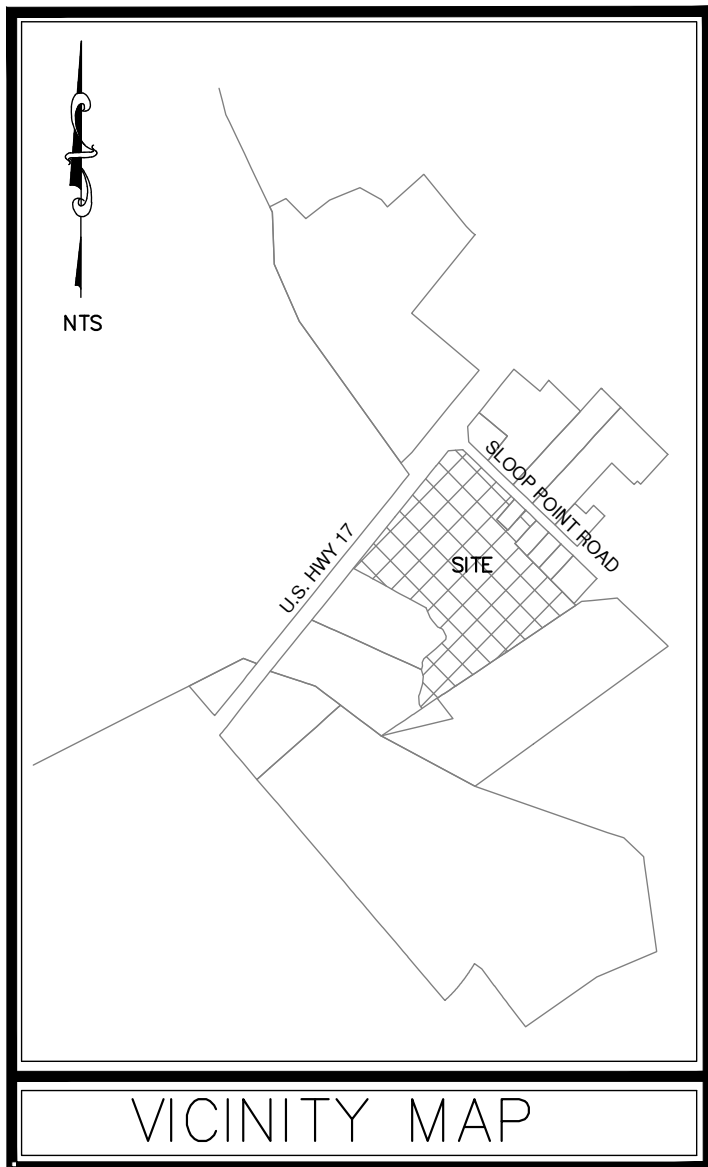
Date scheduled for public hearing:

Site Development For

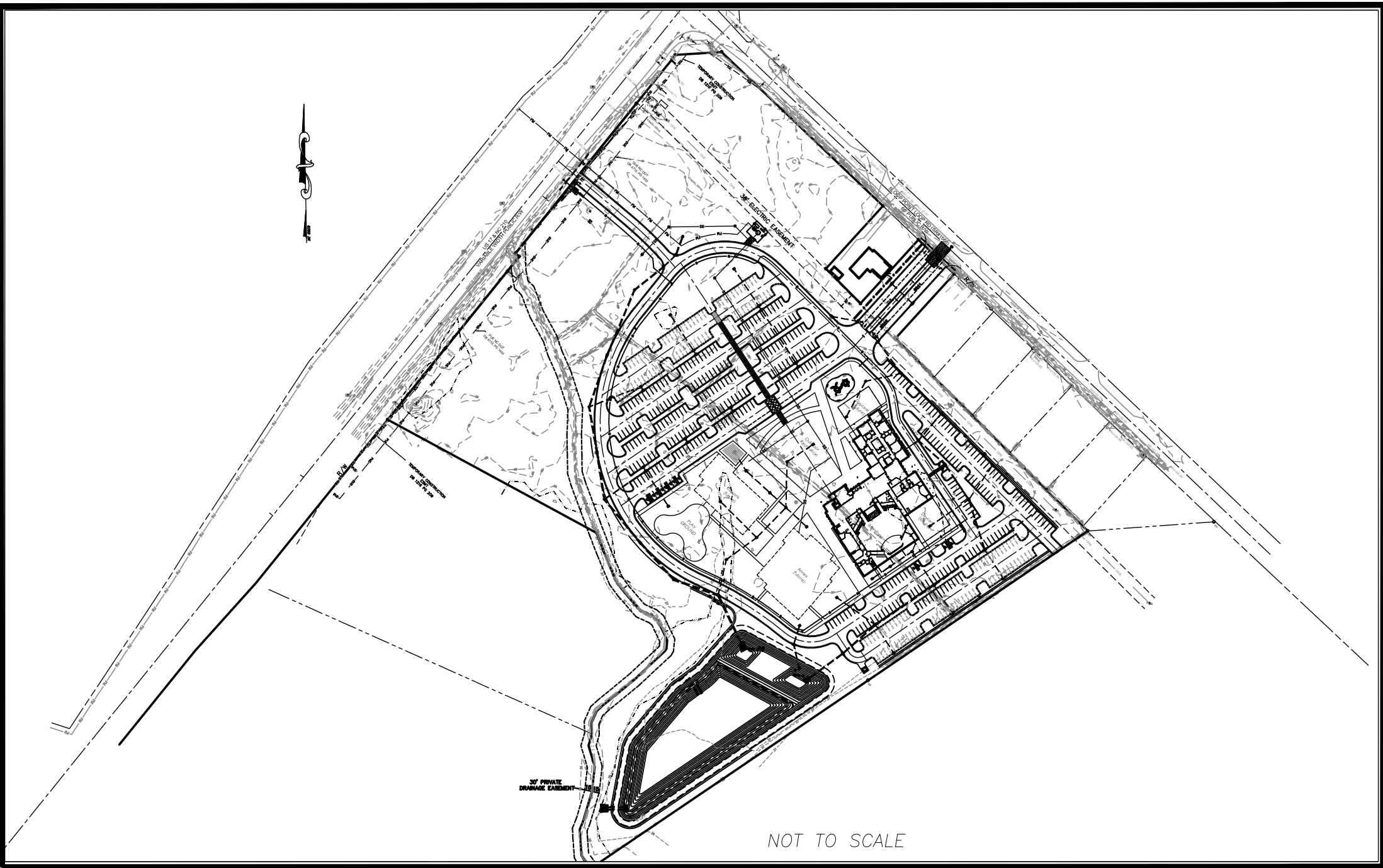
RENOVATION CHURCH

JUNE, 2023

PENDER COUNTY, NORTH CAROLINA



LEGEND		
DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
EASEMENT	---	---
STREAM	---	---
STRUCTURE	---	---
MINOR CONTOURS	---8---	---8---
MAJOR CONTOURS	---10---	---10---
GAS LINE	---G---G---	---G---G---
OVERHEAD POWER	---OHP---OHP---	---OHP---OHP---
WATER LINE	---W---W---	---W---W---
SANITARY SEWER LINE	---SS---SS---	---SS---SS---
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAINAGE PIPE	---	---
STORM DRAINAGE STRUCTURE	○ □	● ■
TREE	11" OAK ●	⊕ ⊗ ⊙
CONCRETE	▨	▨
SILT FENCE	---	---SF---SF---
TREE PROTECTION FENCE	---	---TP---TP---
FIRE HYDRANT ASSEMBLY	⦿	⦿
DISTURBED LIMITS LINE	---	---DL---DL---
PERVIOUS PAVEMENT	---	▨



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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

INDEX OF SHEETS

SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2	EXISTING CONDITIONS
SHT C-3	SITE PLAN
SHT C-4.0	GRADING & DRAINAGE PLAN
SHT C-4.1	DRAINAGE AREA PLAN
SHT C-5	EROSION CONTROL PLAN
SHT C-5.1	EROSION CONTROL PLAN
SHT C-6	UTILITY PLAN
SHT L-1	ZONING CONFORMANCE PLAN
SHT L-2	TREE MITIGATION PLAN
SHT L-3	PLANTING PLAN
SHT L-4	PLANTING DETAILS & SPECIFICATIONS

SITE DATA TABLE

- GENERAL NOTES:
- PENDER COUNTY PARCEL NO.:
PIN# 4204-63-4578-0000
4204-64-4115-0000
4204-62-4957-0000
4204-62-2745-0000
 - TOTAL AREA: 24.79 AC.±
 - EXISTING ZONING: GB
 - 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: KENNY KEEL (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 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.
 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 PILING 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, RESEEDDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER. ALL SLOPES WILL BE STABILIZED WITHIN 21 CALENDAR DAYS. ALL OTHER AREAS WILL BE STABILIZED WITHIN 15 WORKING DAYS.

PERMANENT SEEDING SCHEDULE

Seeding Mixture	RATE (LB/ACRE)
SPECIES	200
CAROLINA COASTAL SEED MIX (BLEND)	
20.35% GULF ANNUAL RYEGRASS	
30.30% BROWNTOP MILLET	
29.75% FAWN TALL FESCUE	
9.65% CREEPING RED FESCUE	
7.4% 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 (KORE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	
OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IS NOT TO EXTEND BEYOND JUNE.	
SUMMER	RATE (LB/ACRE)
SPECIES	120
GERMAN MILLET	50
FALL	RATE (LB/ACRE)
SPECIES	40
RYE (GRAIN)	

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 AGRI CULTURAL 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 TROUGH 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 EXERCISED 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 MCDOT.
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.'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 OR 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-78, UNLESS INDICATED OTHERWISE ON PLANS.

GENERAL FIRE MARSHALL NOTES:

1. BUILDING WILL REQUIRE SPRINKLER AND FIRE ALARM PURSUANT TO NCSCF, NFPA 13 & 72.
2. FIRE EXTINGUISHERS IN COMMON AREAS PURSANT TO NCSCF 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 RDA DUE TO SIZE, CONSTRUCTION MATERIALS AND MULTIPLE FLOOR LEVELS PURSUANT TO NCSCF 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 ENERGY: JOHN ELLIOT – john.elliott@gmail.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

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

No.	Revision	Date	By

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

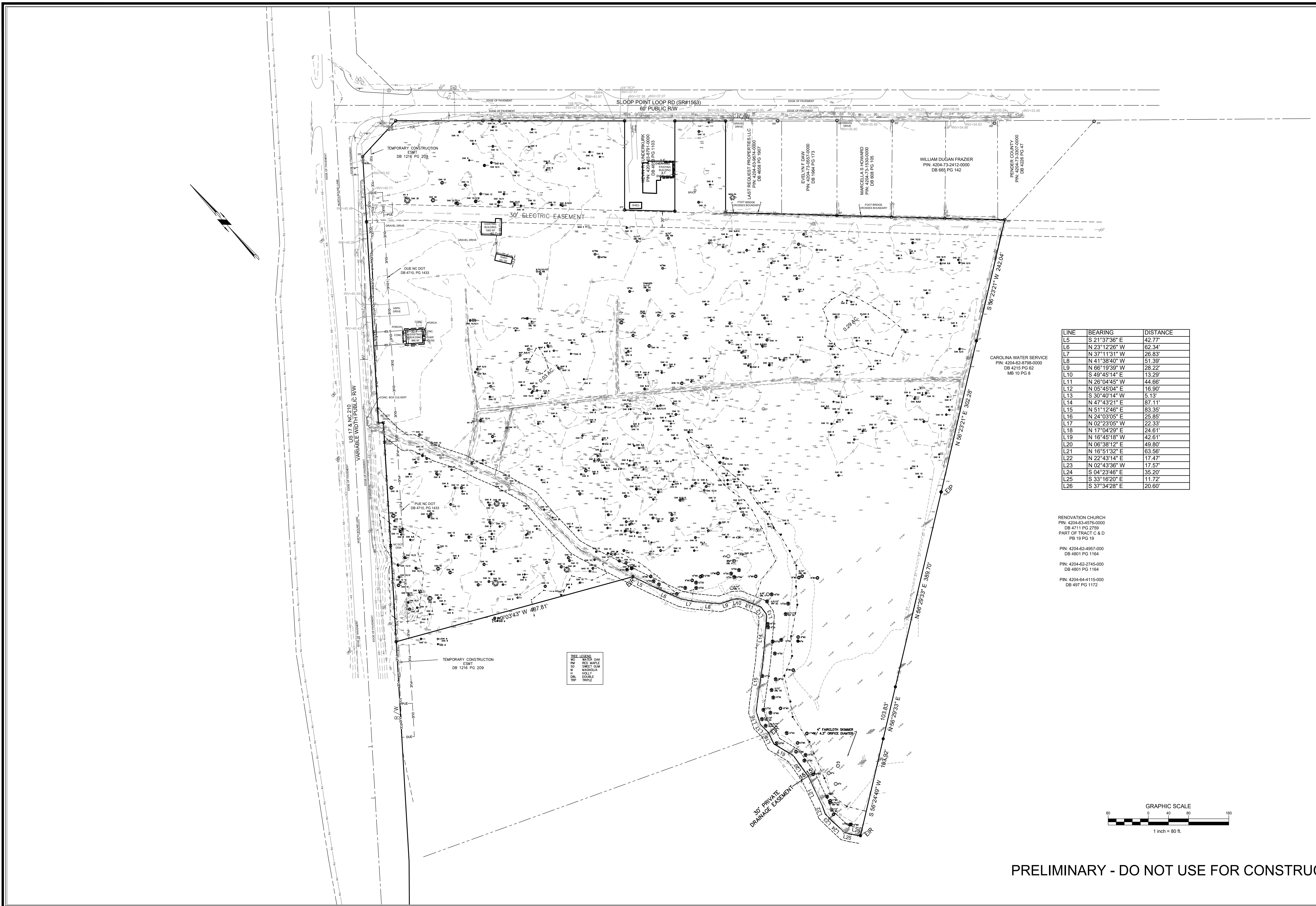
RENOVATION CHURCH
PENDER COUNTY
NORTH CAROLINA

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
C-1

Sheet No.
C-1



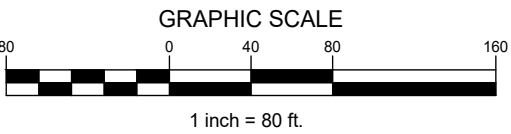
LINE	BEARING	DISTANCE
L5	S 21°37'36" E	42.77'
L6	N 23°12'28" W	62.34'
L7	N 37°11'31" W	26.83'
L8	N 41°38'40" W	51.39'
L9	N 66°19'39" W	28.22'
L10	S 49°45'14" E	13.29'
L11	N 28°04'45" W	44.98'
L12	N 05°45'04" E	16.90'
L13	S 30°40'14" W	5.13'
L14	N 47°43'21" E	87.11'
L15	N 51°12'46" E	83.35'
L16	N 24°03'05" 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 08°38'12" E	46.90'
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°23'48" E	35.20'
L25	S 33°16'20" E	11.72'
L26	S 37°34'28" E	20.60'

RENOVATION CHURCH
PIN: 4204-62-8758-0000
DB 4711 PG 2759
PART OF TRACT C & D
PB 19 PG 19

PIN: 4204-62-4967-0000
DB 4801 PG 1164

PIN: 4204-62-2745-0000
DB 4801 PG 1164

PIN: 4204-64-4115-0000
DB 4877 PG 1172



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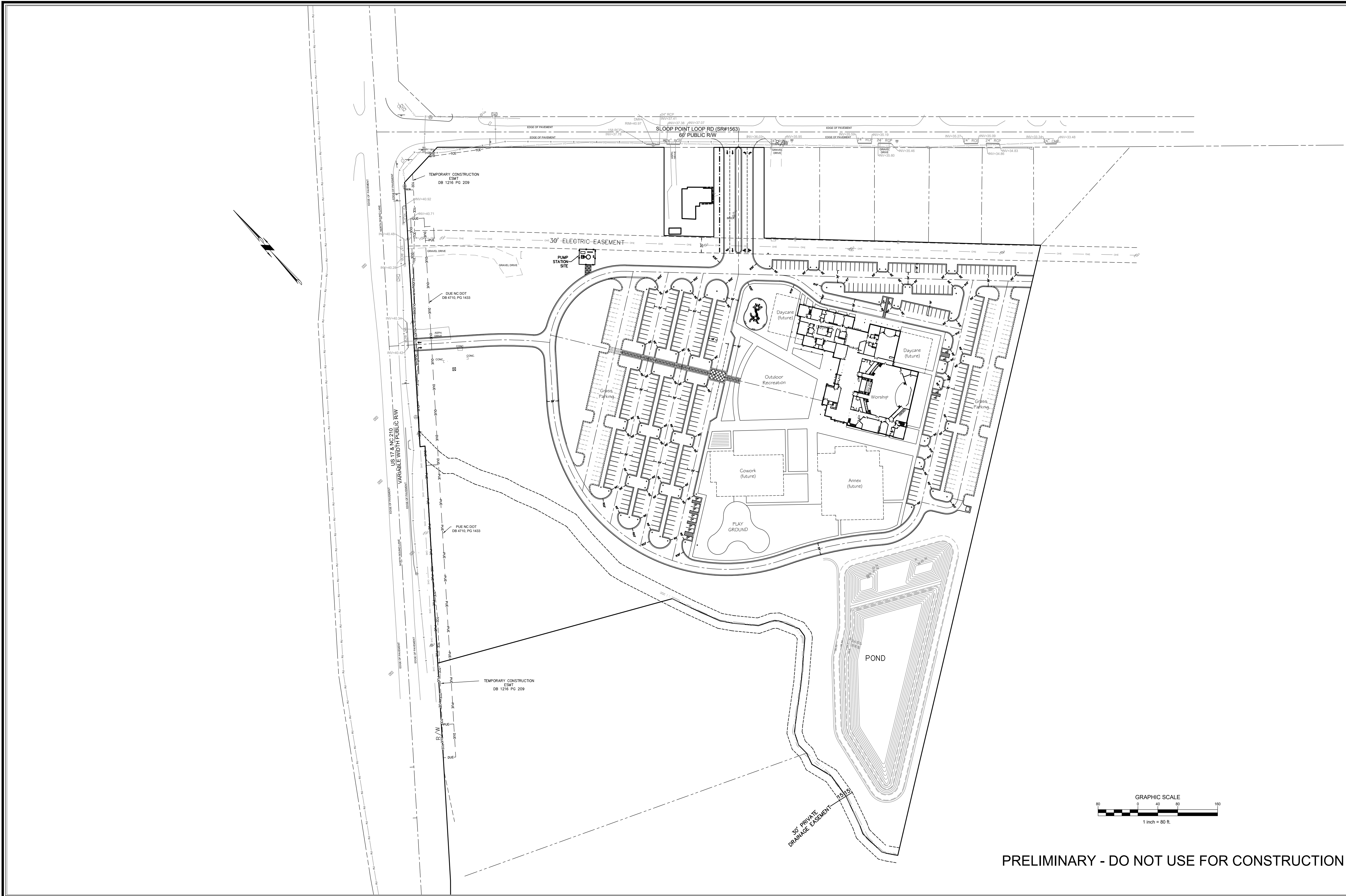
HAMPSTEAD	RENOVATION CHURCH	NORTH CAROLINA
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RENOVATION CHURCH
16579 HWY 17
HAMPSTEAD, NC 28443

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ENGINEERS, PLLC
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WILMINGTON, NC 28409
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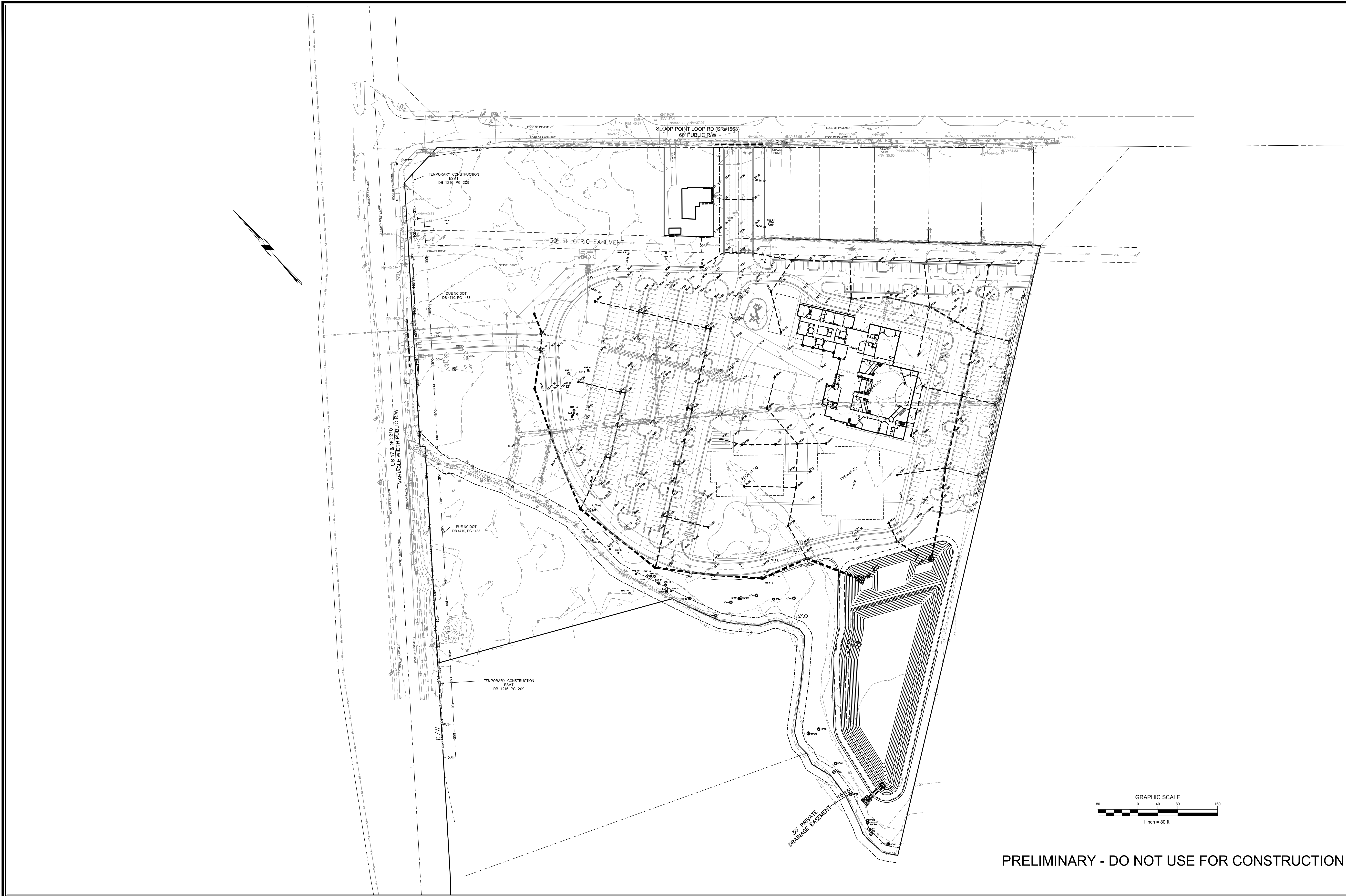
EXISTING CONDITIONS

Sheet No.
C-2

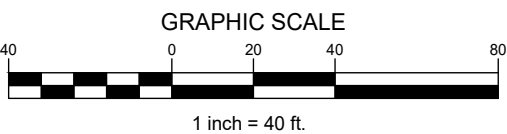


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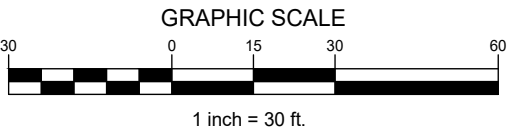
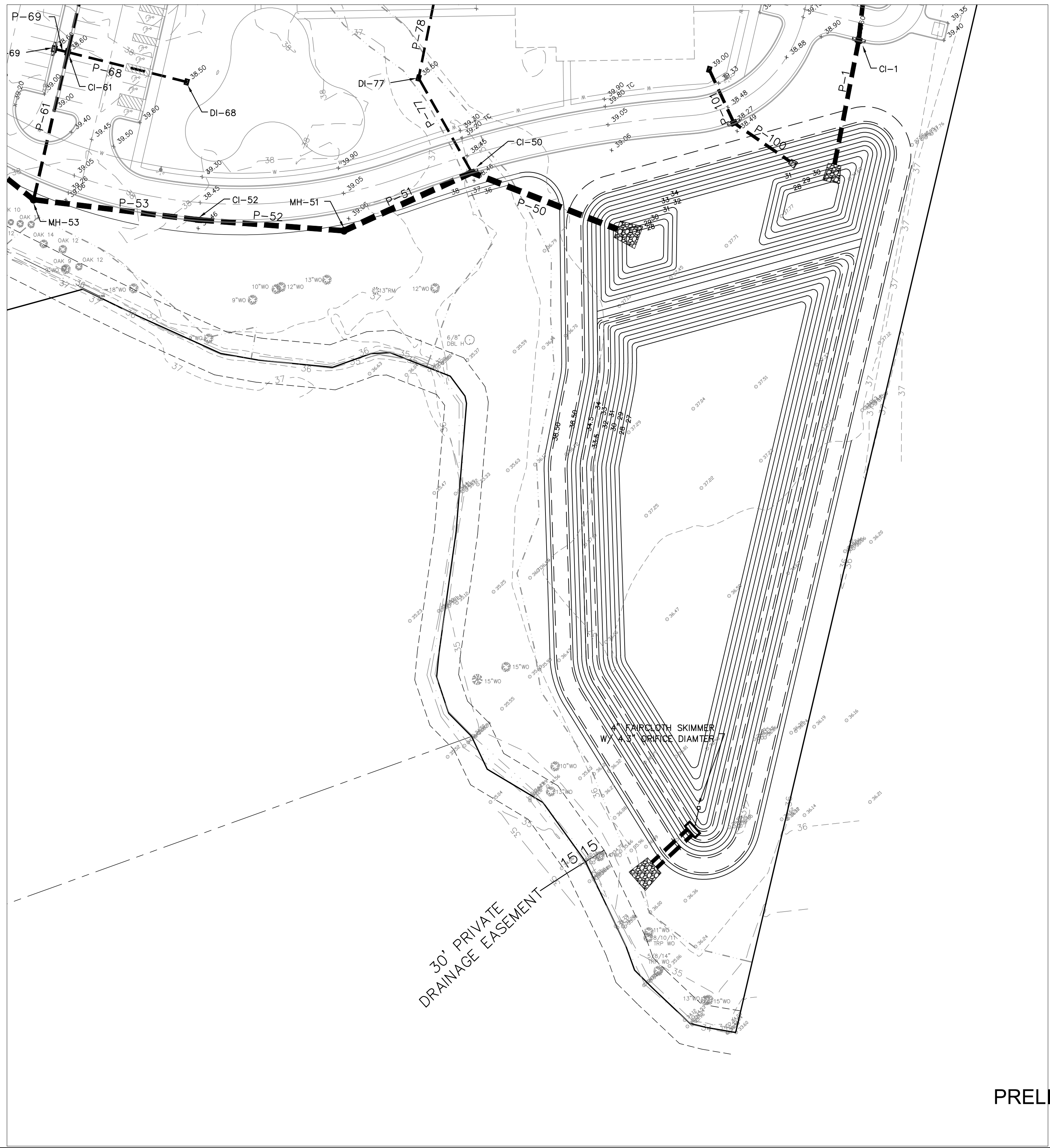
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						HAMPSTEAD			
						NORTH CAROLINA			



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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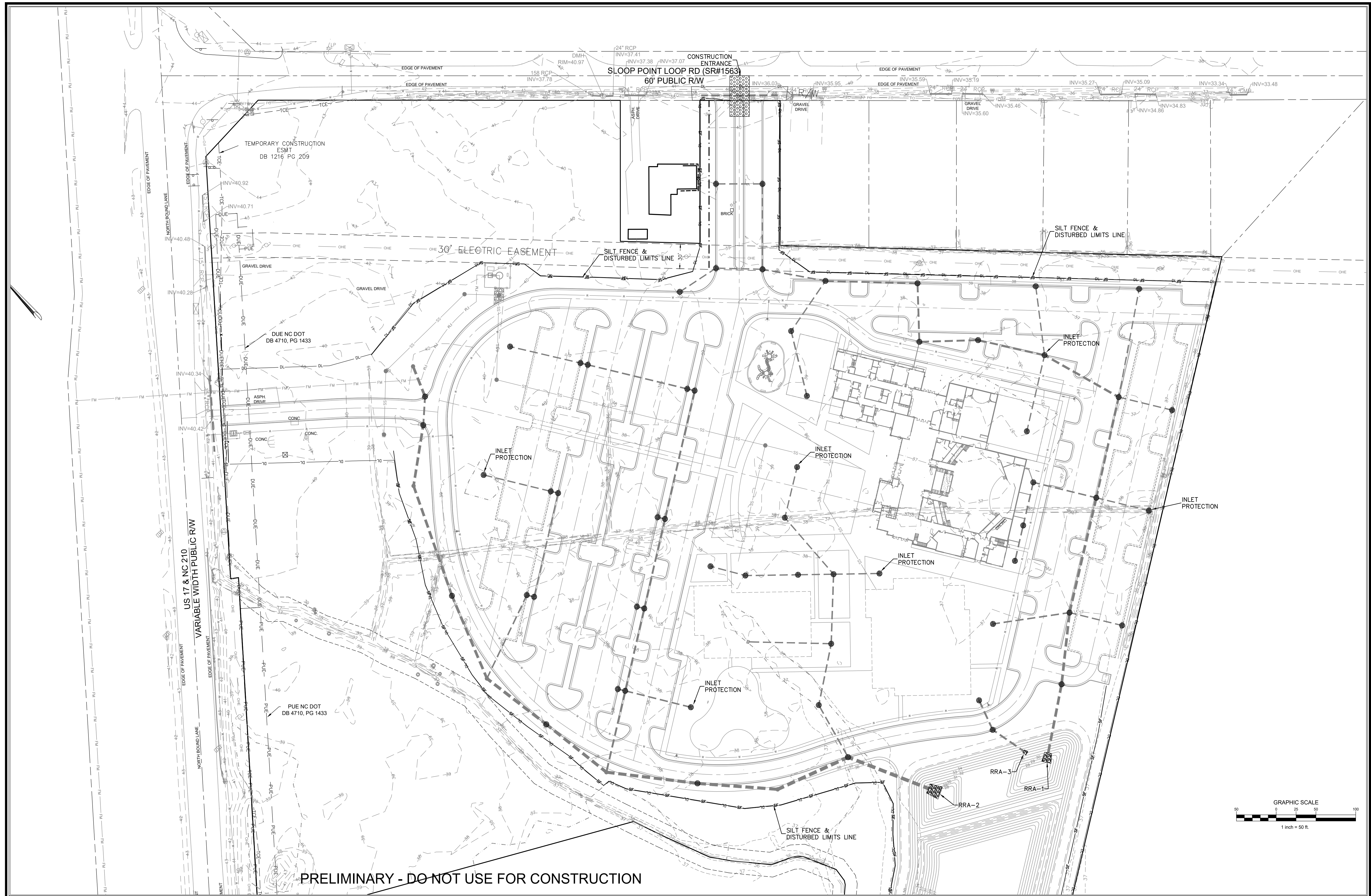
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HAMPSTEAD
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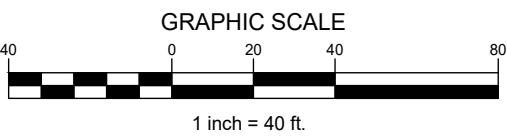
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6216 STONEBRIDGE ROAD
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GRADING & DRAINAGE PLAN

Sheet No.
C-4.1



No.	Revision	Date	By	Designer	Scale	AS SHOWN	RENOVATION CHURCH	RENOVATION CHURCH	PORT CITY CONSULTING	EROSION CONTROL PLAN	Sheet No.
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				MNH	JUNE, 2023		NORTH CAROLINA	HAMPSTEAD, NC 28443	6216 STONEBRIDGE ROAD		
				MNH					WILMINGTON, NC 28409		
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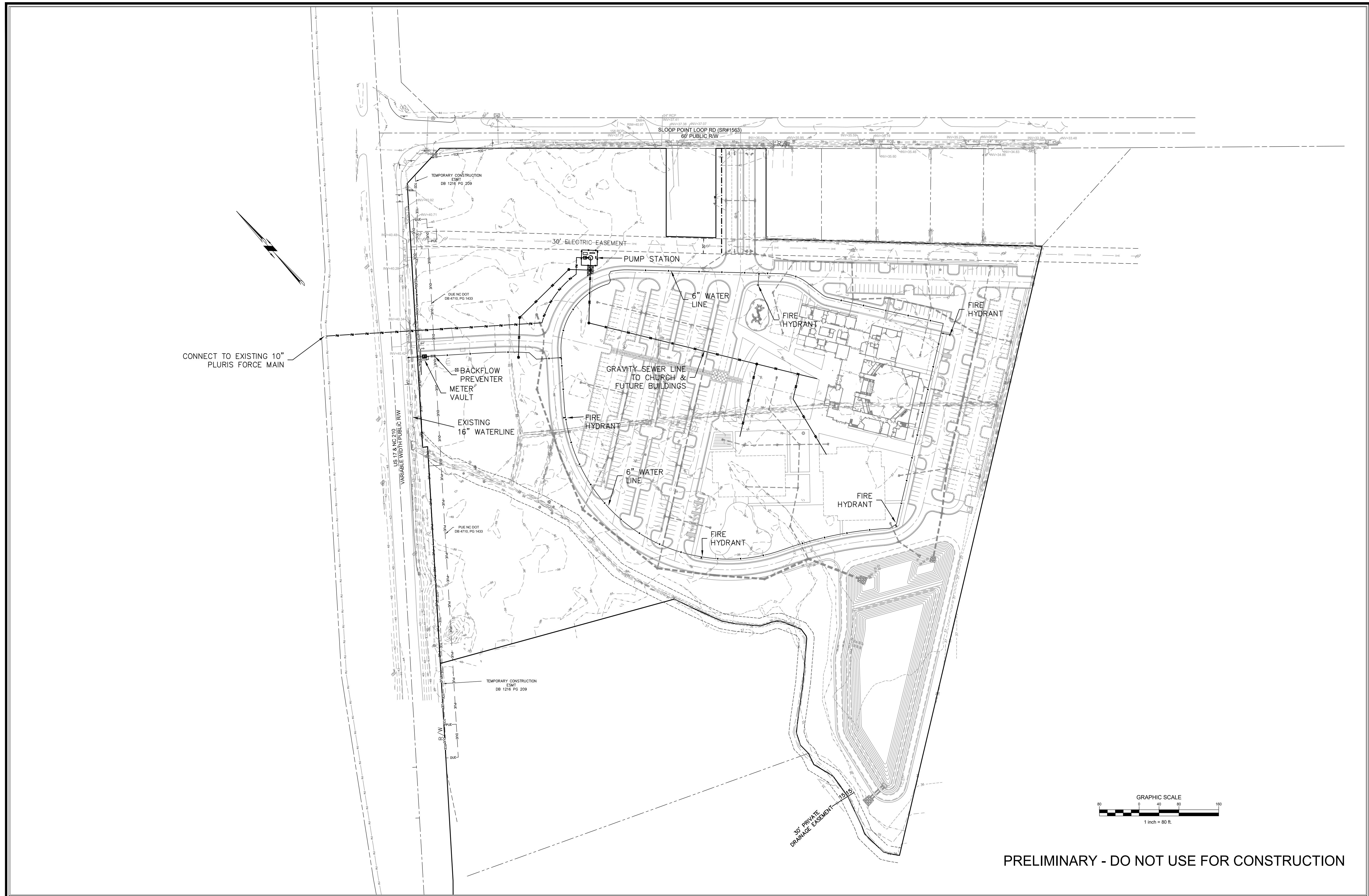
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HAMPSTEAD NORTH CAROLINA

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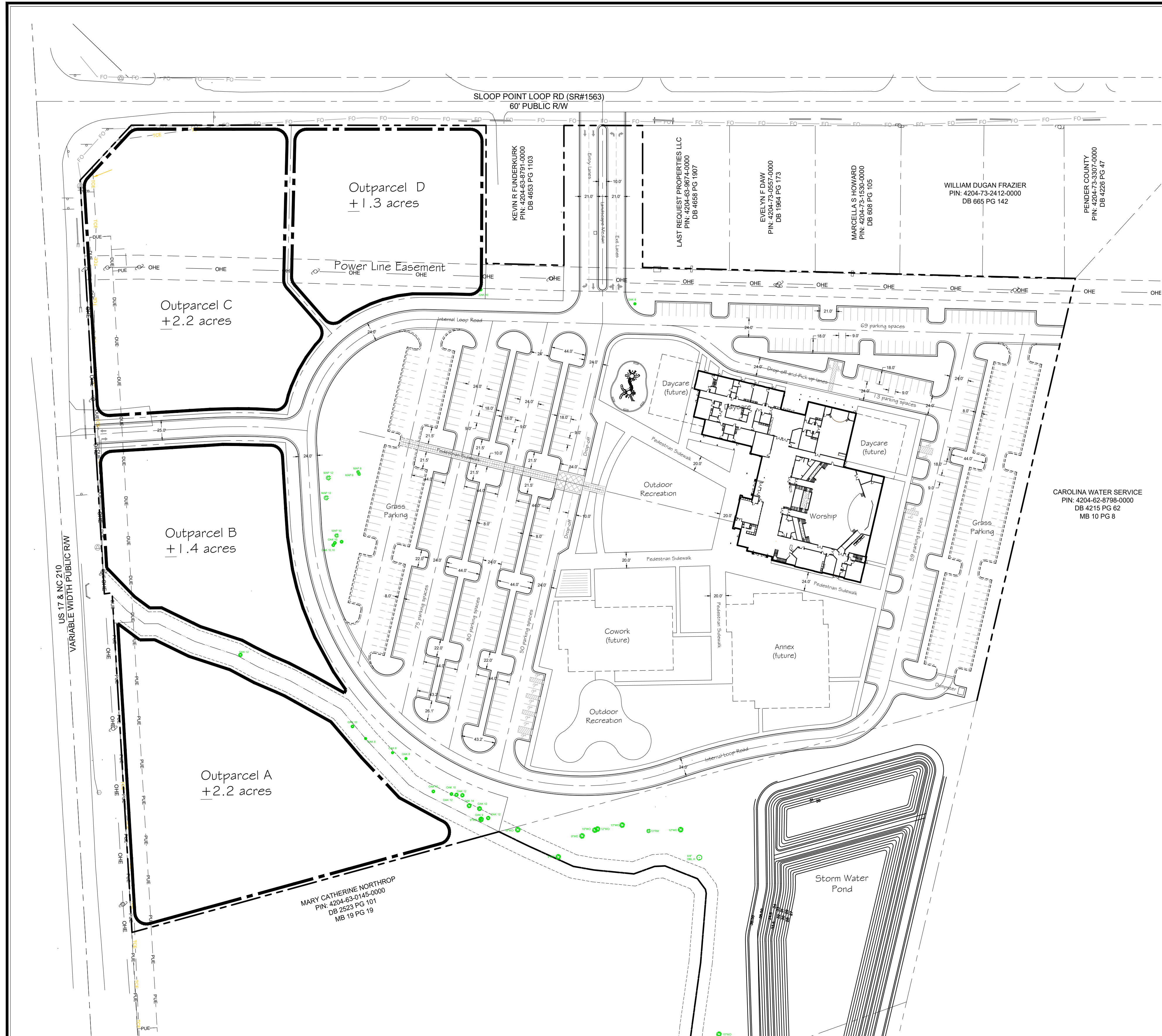
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Project Narrative

The overall project acreage for the site is 24.79 acres, the focal point of the project is centered around the main worship auditorium in a campus style design with daycare facilities in addition to future buildings that will be built in the future. Main access to the site will be from Hwy 17 and Sloop Pointe Loop Road.

This project will be built in phases, the first being the main worship auditorium, outdoor gathering area and daycare facility, 346 parking spaces will be provided in the initial construction and grass area adjacent to the parking areas will be converted to standard parking spaces as the development progresses.

Four out parcels will be sold to individual development entities, these parcels will be provided utility stub outs from the internal loop road with the exception of water which will be provided from Hwy 17 and Sloop Point Loop Road, theses out parcels will remain vegetated and the individual developers will be required to submit site specific site plans to Pender County for approval prior to construction.

A regional storm water pond will provide storm water management for the entire site with the exception of out parcel "A". A TIA is being prepared and coordinated with NCDOT; a scoping meeting has occurred with NCDOT.

Site Tabulations

Owner/Applicant
Renovation Church
16579 Hwy 17
Hamstead, NC 28443

Property Identification PIN
4204-63-4576-0000
4204-64-4115-0000
4204-62-4957-0000
4204-62-2745-0000

Pender County Zoning
GB -General Business

Project Address
19240 Hwy 17
Hamstead, NC 28443

Proposed Uses Phase One
Worship Auditorium - 5000 sf assembly area
Daycare - 151 children
Daycare Employees - 19
Outdoor recreation -25,000 sf
(4) Outparcels - +/- 7.1 ac
Parking(impervious) 346 spaces

Proposed Uses Future Buildout
Daycare Expansion - 120 children
Daycare Expansion Employees - 6
Annex - 2600 sf assembly area
Cowork - 15,000 sf (general office)

Phase One Parking Requirements
Worship Auditorium - 5000 sf/28 sf = 179 spaces
Daycare - 151 children(1 space/10) = 16
Daycare Employees - 19 (1/employee) = 19
Outdoor recreation -25,000 sf (1/1000sf) = 25
Outparcels will be determined at site specific submittal

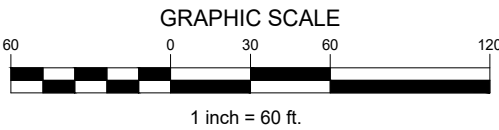
Total Parking Required - Phase One **239**
Total Parking Provided - Phase One **346**

Future Buildout Parking Requirements
Daycare Expansion - 120 children (1 space/10) = 12
Daycare Expansion Employees - 6 (1 space/employee) = 6 spaces
Annex - 2600 sf assembly area- 2600/28 = 93 spaces
Cowork - 15,000 sf (general office) - 1/300sf = 50 spaces

Total Parking Required - Future Buildout **161**
Total Parking Provided - Future Buildout **400**
*Grass parking areas will be converted to meet the total master plan buildout

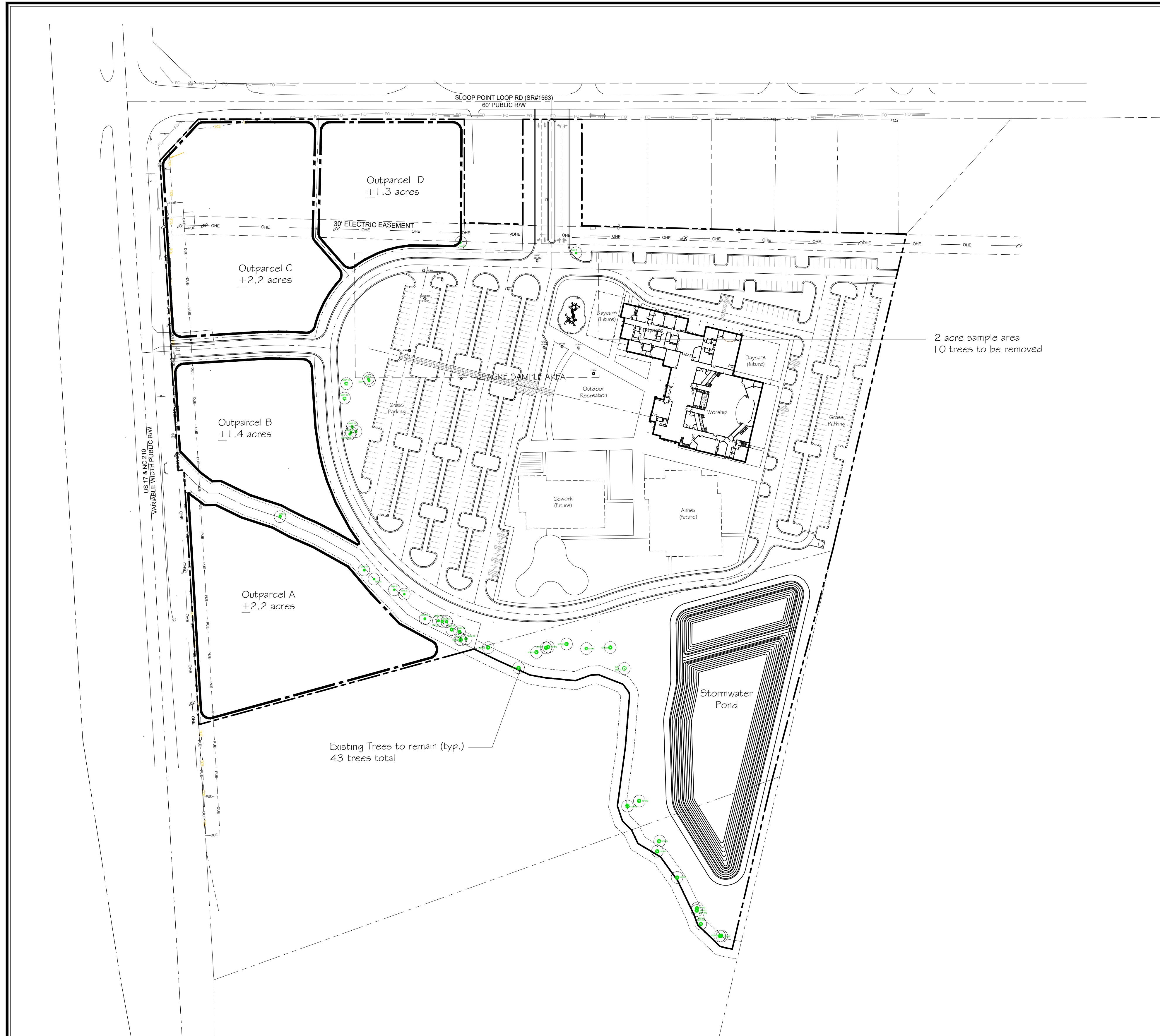
ADA -Accessible Parking Spaces
Phase one ADA - 239 parking spaces -7 required
Phase one ADA spaces provided -12 required
Future Buildout ADA spaces - (400 spaces) 9 required
Future Buildout ADA spaces - (400 spaces)12 provided

Typical Parking Space Dimension 9' x 18'
Overall Site Acreage 24.79



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

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				Drawn By	AS SHOWN				
				Checked By	JUNE, 2023				
					MNH				



Site Tabulations

Existing trees to be removed within the two acres sample area

- (1) 22" Red Maple
- (1) 14" Red Maple
- (1) Quad 8,10,10,10" Red Maple (4 growing as one)
- (1) 9" Red Maple
- (1) 16" Red Maple
- (1) Double 10,17" Red Maple (2 growing as one)
- (1) 14" Red Maple
- (1) 14" Red Maple
- (1) 12" Red Maple
- (1) 10" Oak

10 Total Trees - 2 trees required to be mitigated per tree removed
(9) Red Maples and (1) Oak

Formula

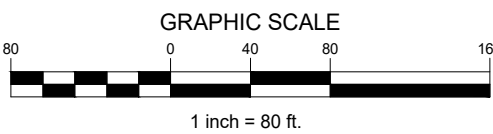
24.79 ac/2 ac= 12.4
12.4 x 20 trees = 248 trees required for the entire site

Existing trees to be saved - 43 trees (same species)
43 trees x 2 per tree saved = 86 trees counted toward required mitigation

Required Mitigation

248 trees- Red Maples and Oaks
86 existing trees saved on site counted toward mitigation
162 trees planted on site withing parking areas and required buffers
248 TREES PROVIDED

PROJECT MEETS THE REQUIRED MITIGATION



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RENOVATION CHURCH	NORTH CAROLINA
HAMPSTEAD	

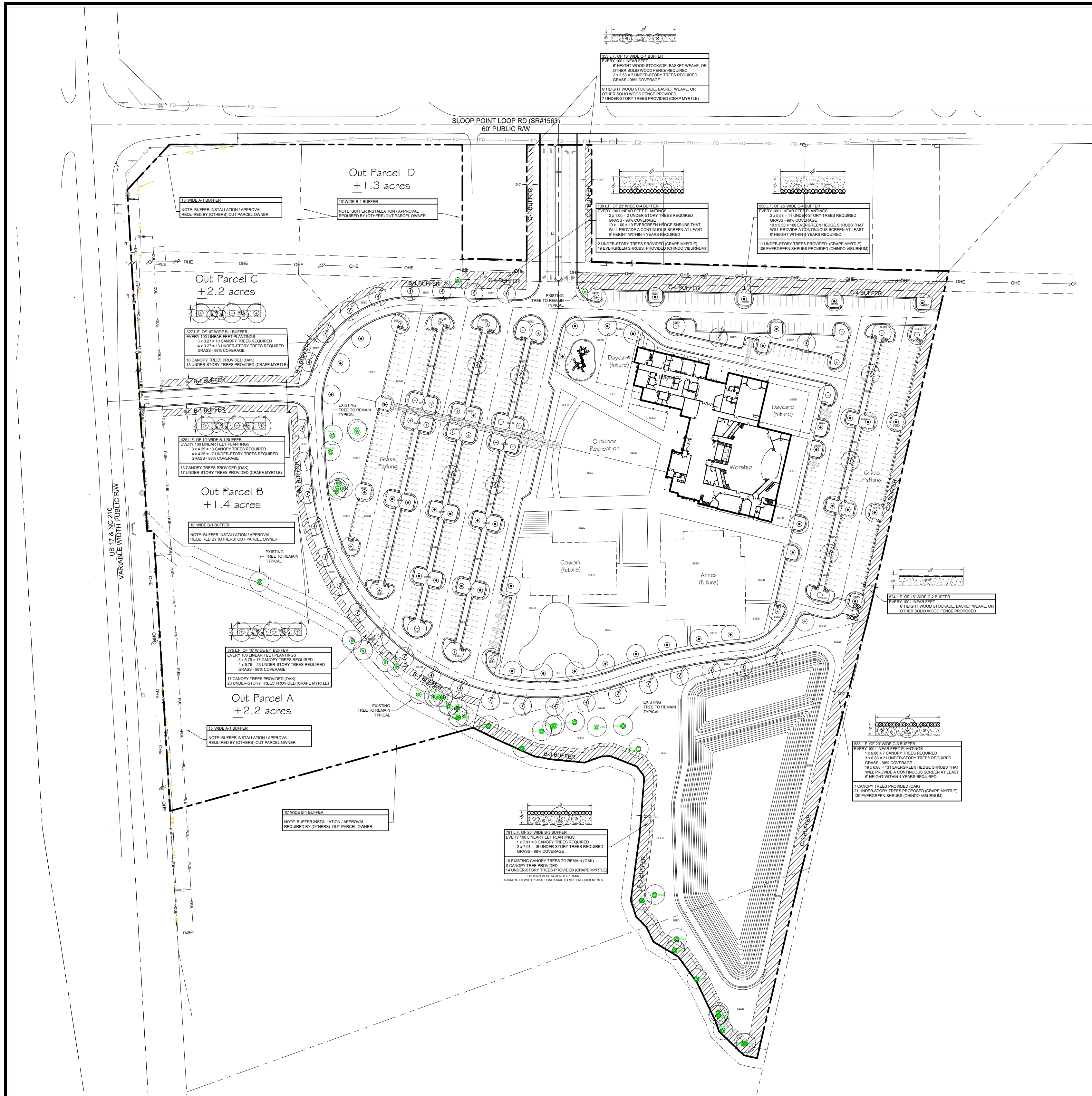
RENOVATION CHURCH
16579 HWY 17
HAMPSTEAD, NC 28443

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



Tree Mitigation Plan

Sheet No. L-2

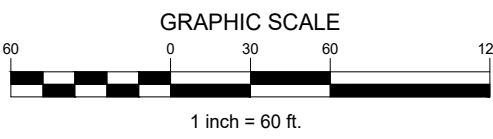


PLANTING NOTES

- CANOPY TREES SHALL BE OF A SPECIES HAVING AN AVERAGE MINIMUM HEIGHT OF 15 FEET AND A MINIMUM MATURE CROWN SPREAD OF 20 FEET. AT THE TIME OF PLANTING, THE TREE SHALL HAVE A MINIMUM CALIPER OF 2 INCHES. SHALL HAVE A PLANTING AREA NO LESS THAN 7 FEET IN RADIUS.
- UNDER-STORY TREES SHALL BE OF A SPECIES HAVING AN AVERAGE MINIMUM HEIGHT OF 8 FEET AND A MINIMUM MATURE CROWN SPREAD OF 12 FEET. AT THE TIME OF PLANTING THE TREE SHALL HAVE MINIMUM HEIGHT OF 4 FEET. SHALL HAVE A PLANTING AREA OF NO LESS THAN 4 FEET IN RADIUS.
- SCREENING SHRUBS AND ORNAMENTAL SHRUBS, AT THE TIME OF PLANTING, SHALL BE A MINIMUM OF 3 GALLONS AND HAVE A MINIMUM MATURE HEIGHT OF 18 INCHES.
- THE RESPONSIBILITY FOR MAINTENANCE OF A REQUIRED BUFFER OR OTHER LANDSCAPING SHALL REMAIN WITH THE OWNER OF THE PROPERTY, HIS OR HER SUCCESSORS, HEIRS, ASSIGNEES OR ANY CONSENTING GRANTEE. MAINTENANCE IS REQUIRED IN ORDER TO ENSURE THE PROPER FUNCTIONING OF THE PLANTINGS AS A LANDSCAPED AREA WHICH REDUCES OR ELIMINATES NUISANCE AND/OR CONFLICT.
- SINGLE ROW PARKING TERMINALS CANNOT EXTEND MORE THAN ONE-HUNDRED AND TWENTY (120) FEET. MUST INCLUDE A MINIMUM PERVIOUS AREA OF THREE HUNDRED (300) SQUARE FEET WITH A MINIMUM WIDTH OF TWELVE (12) FEET. SHALL CONTAIN AT LEAST ONE (1) CANOPY TREE. MAXIMUM TWO (2) FOOT HIGH SCREENING SHRUBS SHALL BE UTILIZED THE ENTIRE LENGTH OF THE LANDSCAPE ISLAND, OR AS LIMITED BY SIGHT DISTANCES.
- INTERMEDIATE LANDSCAPE ISLANDS SHALL BE PROVIDED FOR EVERY ADDITIONAL TWENTY (20) PARKING SPACES. SHALL HAVE A MINIMUM PERVIOUS AREA OF THREE HUNDRED (300) SQUARE FEET AND A MINIMUM WIDTH OF TWELVE (12) FEET, AND SHALL CONTAIN AT LEAST ONE (1) CANOPY TREE.
- ALL TREES IN THE PARKING LOTS SHALL BE CANOPY TREES. LOOP ROAD; CANOPY TREES SHALL BE PLANTED AN AVERAGE OF FIFTY (50) FOOT CENTERS AROUND THE TOTAL PERIMETER OF THE PARKING LOT.
- LOCATE CANOPY TREES CENTERED WITHIN 8' WIDE LANDSCAPE STRIP ON PARKING STRIP, IF POSSIBLE, TO AVOID CONFLICT WITH AUTOMOBILE OVERHANG.

PLANT LIST

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	HEIGHT/SPREAD	CAL.	GAL. CONT.	REMARKS
TREES							
	38	ACER RUBRUM	RED MAPLE	8'-10' HT	2.0"		MATCHED SPECIMEN, FULL STRAIGHT TRUNK
	36	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE GRAPE MYRTLE	4'-6' HT		15	MATCHED SPECIMEN, FULL MULTI-TRUNK, MIN. 3 TRUNKS
	72	LAGERSTROEMIA X NATCHEZ	NATCHEZ GRAPE MYRTLE	4'-6' HT		15	MATCHED SPECIMEN, FULL MULTI-TRUNK, MIN. 3 TRUNKS
	45	QUERCUS NUTTALI	NUTTALL OAK	8'-10' HT	2.0"		MATCHED SPECIMEN, FULL STRAIGHT TRUNK
	79	QUERCUS VIRGINIANA	LIVE OAK	8'-10' HT	2.0"		MATCHED SPECIMEN, FULL STRAIGHT TRUNK
SHRUBS AND GROUNDCOVER							
	260	VIBURNUM AWABUKI 'CHINDO'	CHINDO VIBURNUM	36" HT		7	FULL, 5' O.C.
	66	BUXUS MICROPHYLLA	LITTLE LEAF BOXWOOD	24" HT		3	FULL
LAWN AND MULCH							
SEED - CENTIPEDE, USE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION							
MULCH - PINE STRAW LONG NEEDLE							



SEE SHEET L-4 FOR PLANT DETAILS, AND SPECIFICATIONS

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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

Planting Plan

Sheet No.
L-3



-
- The diagram illustrates a typical planting bed layout. It features a rectangular area containing a grid of circles representing plants. The circles are arranged in two staggered rows, meaning the plants in the second row are offset from those in the first row. A bracket on the right side of the diagram indicates the 'TYPICAL STAGGERED ROWS'. Another bracket on the right side indicates the 'EDGE OF PLANTING BED'. A dimension line with arrows at both ends, spanning the distance between the centers of two adjacent plants in the same row, is labeled 'EQUAL SPACING BETWEEN ALL PLANTS NOTED AS ON-CENTER (O.C.) PLANTING DIMENSION IN THE PLANT SCHEDULE'. Below the diagram, the text 'TYPICAL PLANTING BED LAYOUT' is written.



1. WATER SHALL BE FREE FROM OIL, ACIDS, ALKALIS, SALTS OR ANY OTHER SUBSTANCE THAT IS TOXIC OR OTHERWISE HARMFUL TO VEGETATION.
2. ALL LANDSCAPE AND TURF AREAS IRRIGATED (100% COVERAGE). LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE IRRIGATION DESIGN TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.



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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**



Sheet No

L-4



Pender County
SUBMAJ 2023-94: Lanes Ferry Phase 1C

TO: Technical Review Committee
FROM: Taylor Davis
DATE: August 3, 2023
SUBJECT: SUBMAJ 2023-94: Lanes Ferry Phase 1C

SUMMARY:

Major Subdivision application for phase 1C of a previously approved residential development consisting of 259 lots (134 Single Family; 125 Townhome Units). The subject property is zoned PD, Planned Development, consisting of approximately 39.2 acres, and can be further identified by Pender County PIN: 3245-84-0109-0000

ACTION REQUESTED:

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

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

Signature of Applicant

C. Heide Trask, Jr.

Date 6/28/23

Printed Name

C. Heide TRASK, JR

Staff Initials: _____

Date: _____

APPLICATION FOR SUBDIVISION

THIS SECTION FOR OFFICE USE

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

SECTION 1: APPLICANT INFORMATION

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

Legal relationship of applicant to landowner: owner

SECTION 2: PROJECT INFORMATION

Preliminary Plat	☐ 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 Total Ac, ±221.86 Ac Ph 1C ±39.20 Ac Total Ph 1C
Number of Lots:	Phase 1C: 259	Acreage to be disturbed:	±39.20 Ac Total Ph 1C
Water Provider:	Pender County Utilities	Wastewater Provider:	On-Site Wastewater Plant

Additional Information:

SECTION 3: SIGNATURES

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

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: \$ 2295.00
---	--------------------------------------

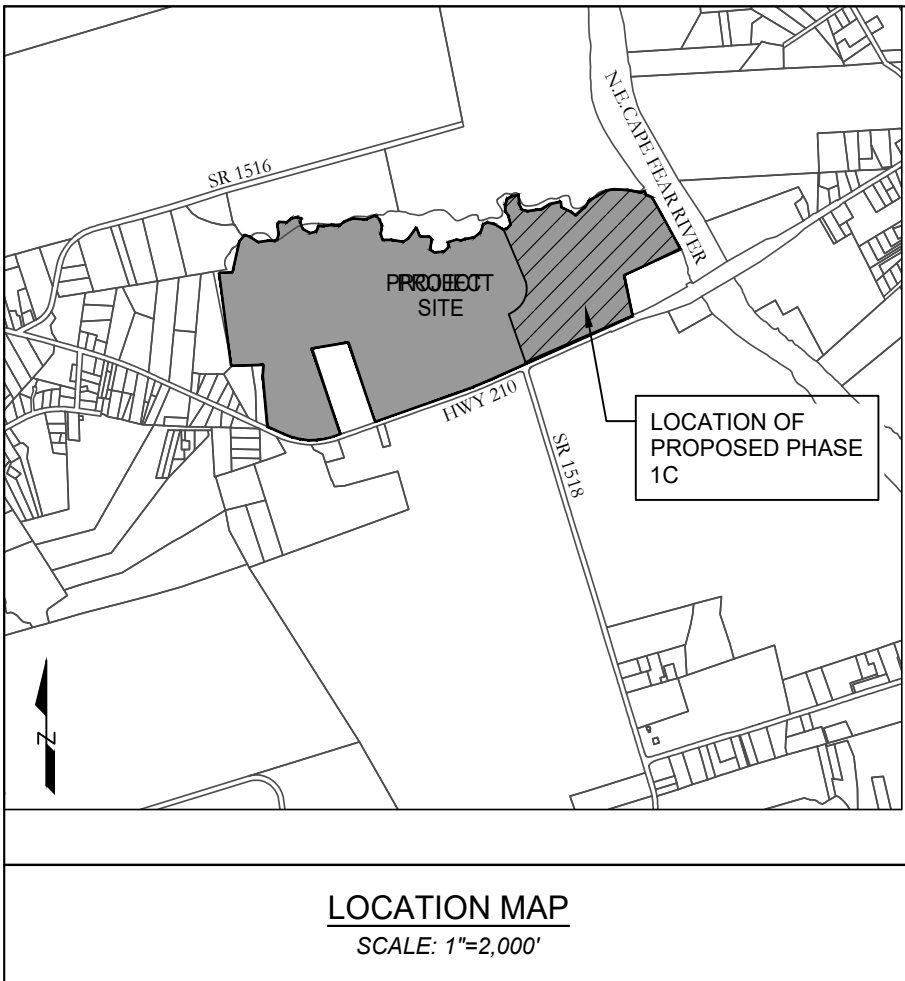
Attachments Included with Application: (Please include # of copies)

LANE'S FERRY LANDING PHASE 1C

NC HWY 210
PENDER COUNTY, NORTH CAROLINA

MDP & PRELIMINARY PLAT
JULY 2023

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



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

LANE'S FERRY LANDING PHASE 1C

PROJECT # 17239.PE JULY 7, 2023

SHEET INDEX

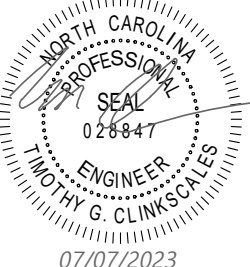
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
SV-1	SURVEY
INDEX	PRELIMINARY PLAT INDEX
C-2.0 - C-2.5	PRELIMINARY PLAT

PROJECT CONSULTANTS

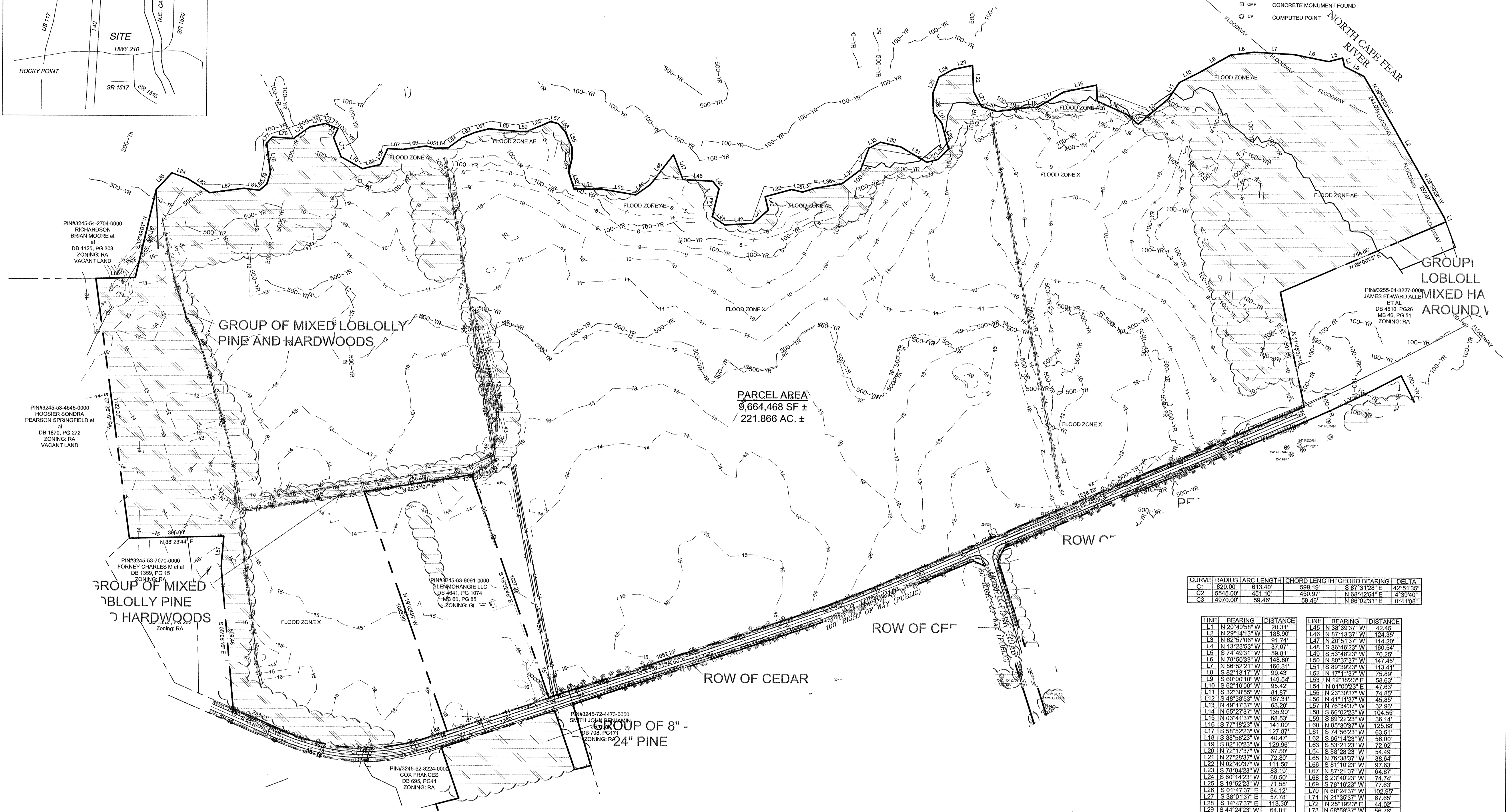
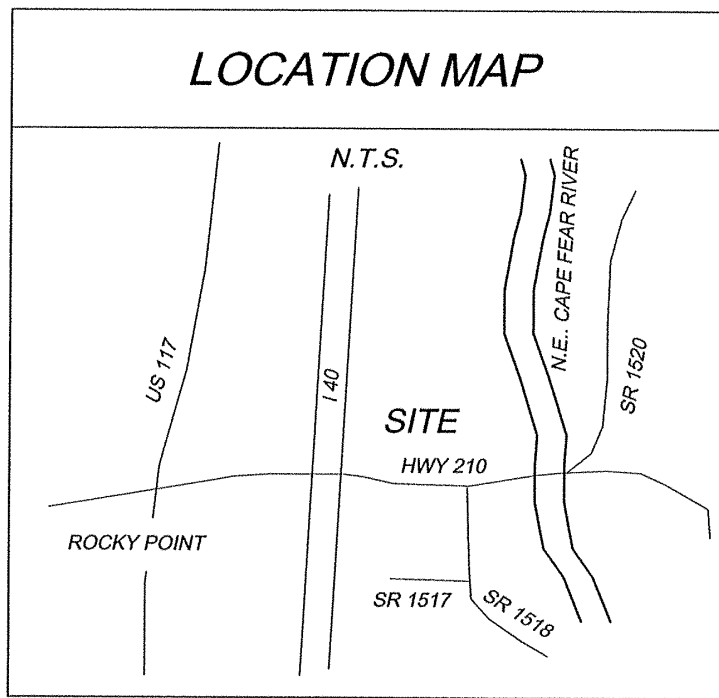
DEVELOPER	ENGINEER/LAND PLANNER/LANDSCAPE ARCHITECT	SURVEYOR
HCT PENDER, LLC 2511 S CANTERBURY ROAD WILMINGTON, NC 28403	PARAMOUNT ENGINEERING, INC. 122 CINEMA DR., WILMINGTON NC 28403 (910) 791-6707	PARAMOUNT ENGINEERING, INC. 122 CINEMA DRIVE WILMINGTON, NC 28403 (910) 791-6707
GEORGE JOHNSON, (910)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



FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION



LEGEND:

○ IPF	IRON PIPE FOUND	---	BOUNDARY LINE
○ IRP	IRON ROD FOUND	---	ADJOINING BOUNDARY LINE
○ IRS	IRON ROD SET	---	RIGHT OF WAY
○ PNF	PK NAIL FOUND	---	100-YR FLOOD LINE
○ PRS	PK NAIL SET	---	100-YR FLOOD LINE
□ CMF	CONCRETE MONUMENT FOUND		
○ CP	COMPUTED POINT		

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	520.00'	613.40'	598.18'	S 87°51'31" W	4°30'40"
C2	5545.00'	451.10'	450.97'	N 66°42'54" E	4°30'40"
C3	4970.00'	59.46'	59.46'	N 66°02'31" E	0°41'08"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 20°40'58" W	20.31'	L45	N 38°59'37" W	42.45'
L2	N 29°14'13" W	188.90'	L46	N 87°13'37" W	174.35'
L3	N 62°57'08" W	91.74'	L47	N 20°51'37" W	114.20'
L4	N 15°23'53" W	37.07'	L48	S 38°46'23" W	160.54'
L5	S 74°49'31" W	59.61'	L49	S 53°46'23" W	76.25'
L6	N 73°50'33" W	148.60'	L50	N 80°37'37" W	147.48'
L7	N 86°52'11" W	166.31'	L51	S 89°39'22" W	113.41'
L8	S 82°13'17" W	99.43'	L52	N 17°11'37" W	76.89'
L9	S 60°05'10" W	149.54'	L53	N 12°16'23" E	56.83'
L10	S 62°16'00" W	95.42'	L54	N 01°00'23" E	40.85'
L11	S 32°38'55" W	81.87'	L55	N 23°30'37" W	74.85'
L12	S 48°39'53" W	187.53'	L56	N 41°11'37" W	40.85'
L13	N 49°17'37" W	63.20'	L57	N 76°34'37" W	32.96'
L14	N 65°27'37" W	135.90'	L58	S 66°02'23" W	104.55'
L15	N 03°41'07" W	66.63'	L59	S 89°22'23" W	95.14'
L16	S 77°18'23" W	141.00'	L60	N 85°30'37" W	125.68'
L17	S 69°52'23" W	127.87'	L61	N 74°56'23" W	63.51'
L18	S 88°56'23" W	40.47'	L62	S 08°14'23" W	66.00'
L19	S 82°10'23" W	129.96'	L63	S 53°21'23" W	72.92'
L20	N 72°17'23" W	67.50'	L64	S 89°26'23" W	54.49'
L21	N 27°28'37" W	72.80'	L65	N 76°38'37" W	35.84'
L22	N 02°40'37" W	111.50'	L66	S 81°10'23" W	97.63'
L23	S 76°14'23" W	83.19'	L67	N 87°21'37" W	64.67'
L24	S 60°14'23" W	88.50'	L68	S 23°40'23" W	74.74'
L25	S 19°52'23" W	71.58'	L69	S 76°16'23" W	77.83'
L26	S 01°47'23" E	84.12'	L70	N 60°37'37" W	102.92'
L27	S 38°01'37" E	57.78'	L71	N 21°35'37" W	87.65'
L28	S 14°47'37" E	113.37'	L72	N 25°19'23" E	44.02'
L29	S 44°24'23" W	84.81'	L73	N 68°56'37" W	56.76'
L30	S 75°01'23" W	46.52'	L74	S 77°54'23" W	65.83'
L31	N 59°28'37" W	128.64'	L75	S 85°41'23" W	85.51'
L32	N 77°12'37" W	85.87'	L76	N 86°31'37" W	88.36'
L33	S 61°08'23" W	55.10'	L77	S 40°59'23" W	35.69'
L34	S 20°18'23" W	98.80'	L78	S 07°23'37" E	127.30'
L35	S 62°09'23" W	95.41'	L79	S 17°24'23" W	52.01'
L36	S 80°14'23" W	114.60'	L80	S 48°59'23" W	66.72'
L37	S 72°01'23" W	115.32'	L81	N 69°25'37" W	70.72'
L38	N 76°22'37" W	46.46'	L82	S 81°55'23" W	143.26'
L39	S 74°08'23" W	115.32'	L83	N 37°02'37" W	111.15'
L40	S 13°11'37" E	50.07'	L84	N 69°25'37" W	70.72'
L41	S 47°16'23" W	84.91'	L85	S 42°02'23" W	97.26'
L42	S 86°06'23" W	119.64'	L86	S 88°23'44" W	165.00'
L43	N 56°10'37" W	63.49'	L87	S 04°18'03" W	131.41'
L44	N 12°56'23" E	121.51'	L88	N 71°05'47" E	90.20'

CERTIFICATE OF ACCURACY AND MAPPING

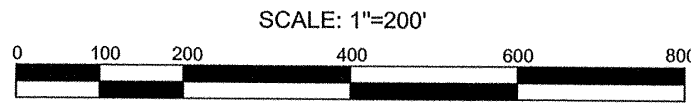
I, CHRIS GAGNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING). THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED: THAT THE RATIO OF PRECISION 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
CHRIS GAGNE, PLM LICENSE NO. L-4700

NOTES

- AREA CALCULATED BY COORDINATE METHOD.
- PORTION OF THIS PARCEL ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (VARIABLE DEPTH GENERALLY 6' AND FLOOD ZONE X AS SHOWN ON FEMA FLOOD MAP NO. 200606000 AND 200606000) BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007.
- 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 DISTURBING ACTIVITIES.
- THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
- THIS BOUNDARY EXHIBIT REPRESENTS A COMPILED OF RECORD DOCUMENTS, UNRECORDED MAPS, AND LIMITED FIELD LOCATION. THIS EXHIBIT DOES NOT REPRESENT A FULL FIELD SURVEY OF THE BOUNDARY AND SHOULD NOT BE USED AS SUCH.



REVISIONS:

NO.	DATE	DESCRIPTION

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

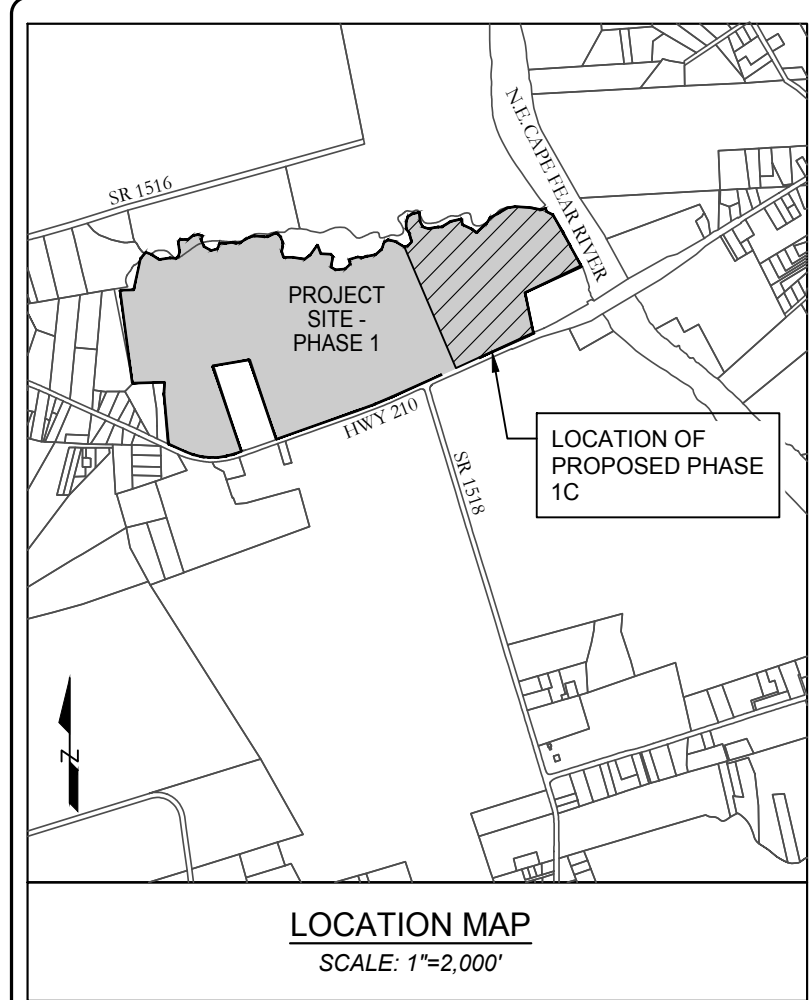
PARAMOUNT ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-0707 (O) (910) 791-6760 (F)

BOUNDARY EXHIBIT
LANES FERRY LANDING
ROCKY POINT TOWNSHIP
NEW HANOVER COUNTY, NC

PROJECT STATUS:
CONCEPTUAL LAYOUT:
FINAL DESIGN:
RELEASED FOR CONSTRUCTION:
DATE: 5/18/17
DRAWN: J. GAGNE
CHECKED: J. GAGNE
SCALE: 1"=200'

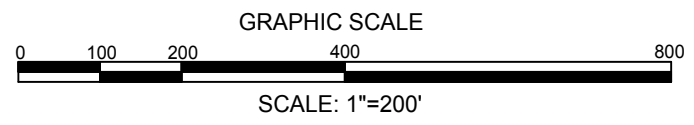
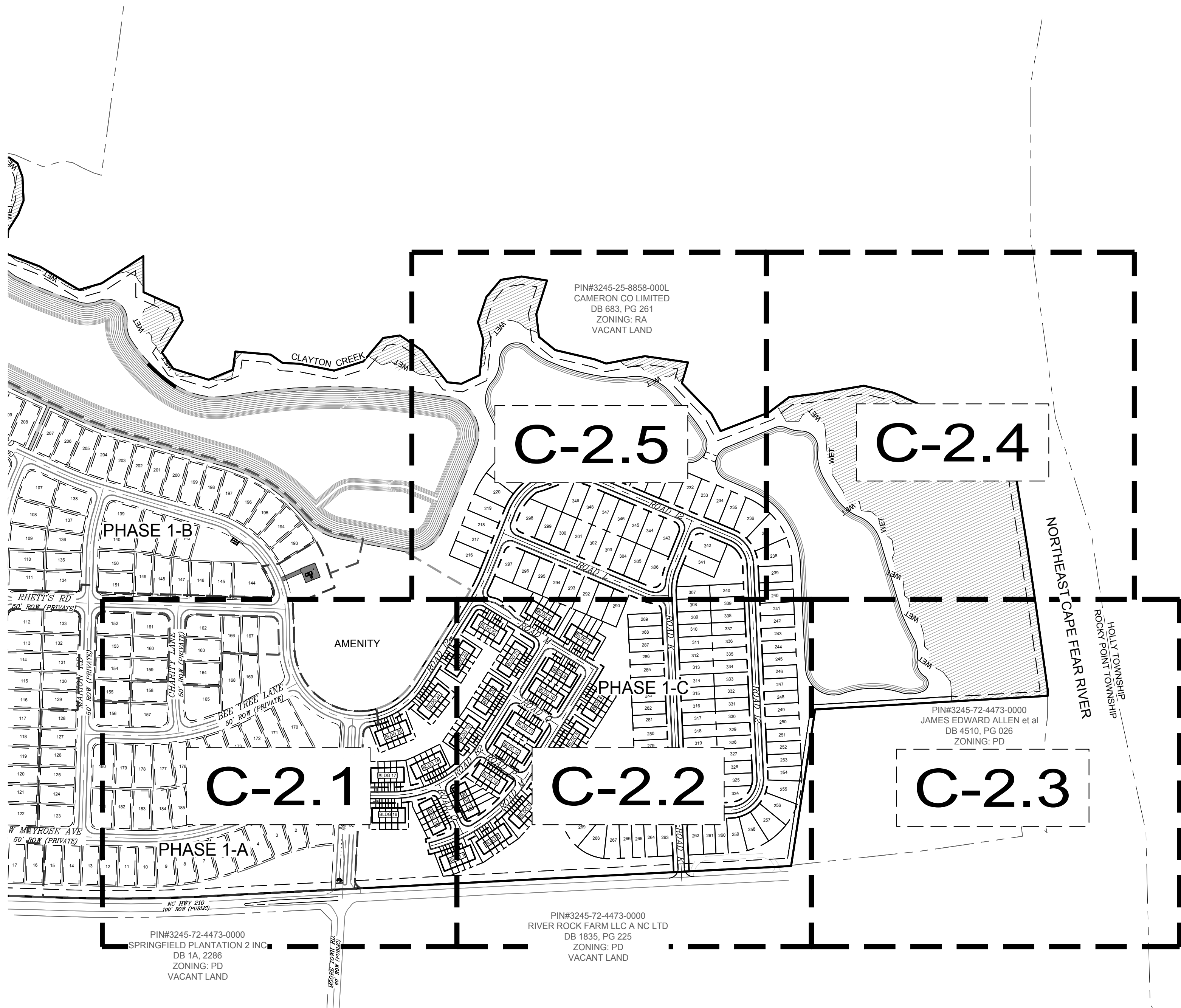
SV-1

PEI JOB#: 17239.PE



SITE INFORMATION
OWNER INFORMATION:
PIN:
DB/PG:
CURRENT ZONING:
CURRENT LAND USE:
PROPOSED USE:
HOUSING TYPE (PHASE 1 C):
TOTAL PHASE 1 AREA:
TOTAL PHASE 1C AREA:

HCT PENDER, LLC.
2511 S. CANTERBURY RD
WILMINGTON, NC 28403
3245-84-0109-0000
DB 4664 PG 1201
PD
UNDEVELOPED FARM LAND
MIXED USE
SINGLE FAMILY DWELLINGS -
DETACHED CONVENTIONAL &
ATTACHED TOWNHOMES
± 221.86 ACRES
± 30.20 ACRES



Certification of Submission - Phase 1C
A copy of this plat has been submitted, approval is subject to review, this does not constitute an approval.
Pender County Utilities: _____ Date: _____
Pender County Environmental Health: _____ Date: _____
Pender County Addressing Coordinator: _____ Date: _____
Pender County Fire Marshal: _____ Date: _____
Certificate of Preliminary Plat Approval
Preliminary Plat Approval by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.
Planning Staff: _____ Date: _____

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

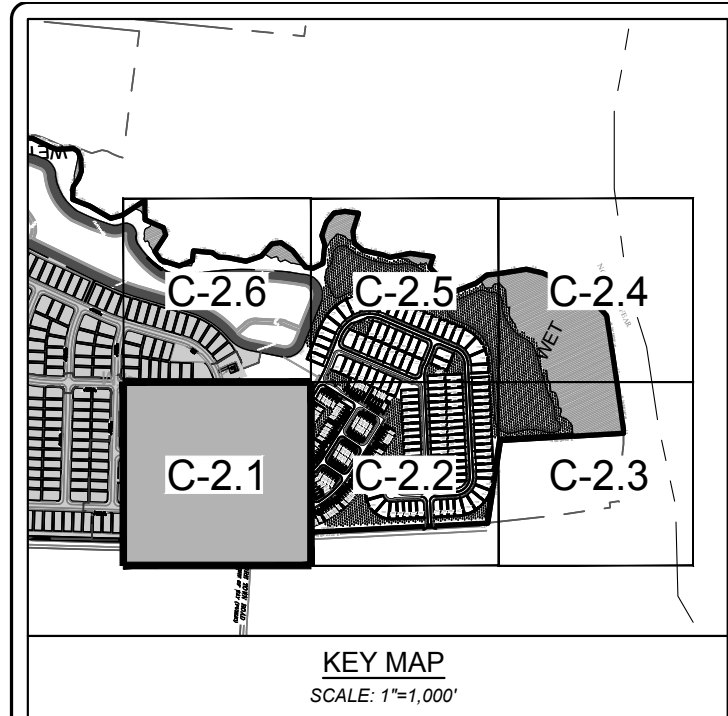
REVISIONS:		CLIENT INFORMATION:	
		HCT PENDER, LLC. 2511 S Canterbury Road Wilmington, NC 28403	
PROJECT STATUS		INDEX	
CONCEPTUAL LAYOUT: FINAL DESIGN: RELEASED FOR CONST:		PHASE 1C PRELIMINARY PLAT LANE'S FERRY LANDING ROCKY POINT PENDER COUNTY, NORTH CAROLINA	
DRAWING INFORMATION		PARAMOUNT ENGINEERING	
DATE: DESIGNED: CHECKED:		122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846	
SEAL		INDEX	
Pender County Seal		PEI JOB#: 23121.PE	



C-2.0

PEI JOB#: 23121.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

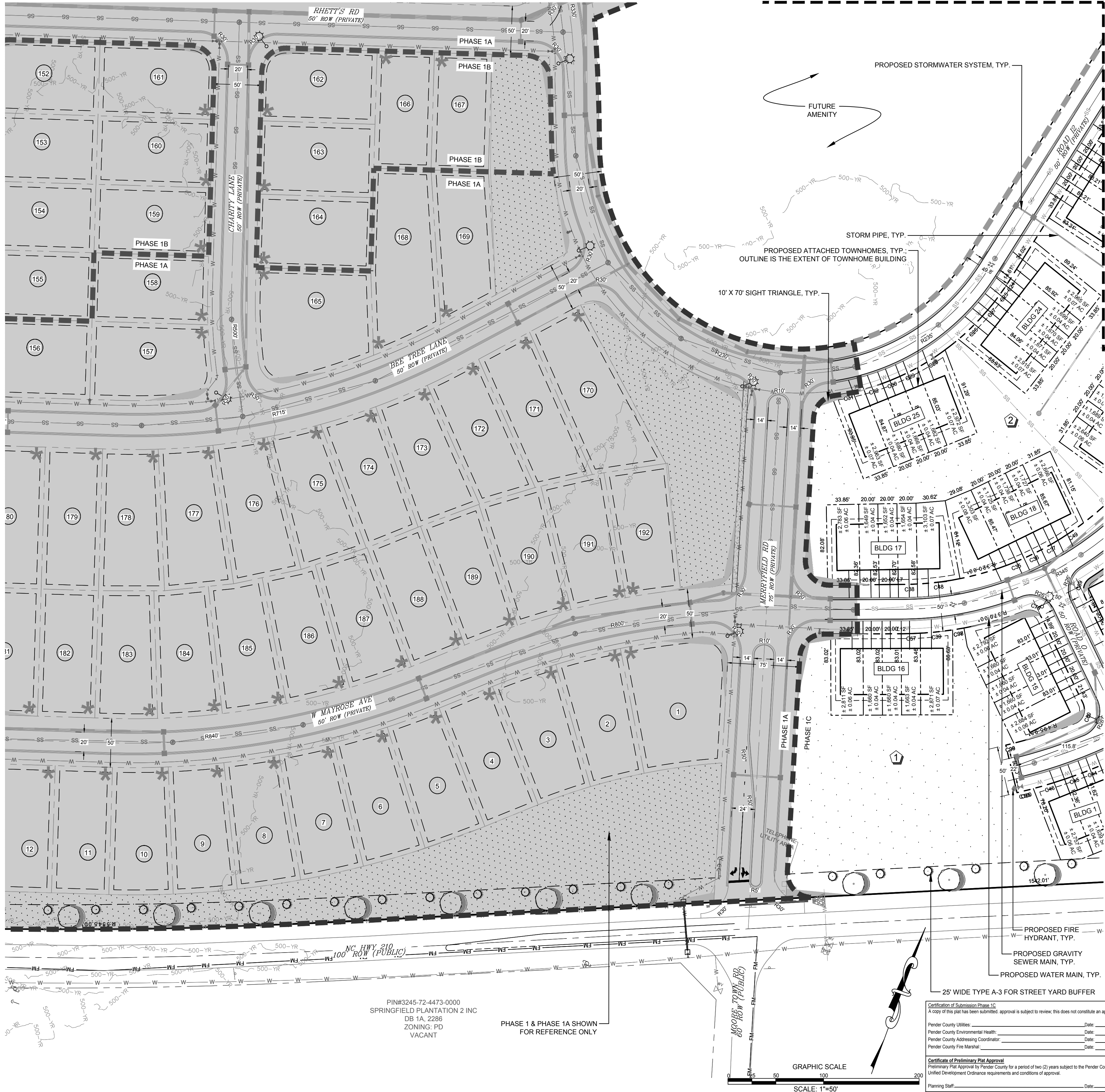


PHASE 1C BUFFER PLANT SCHEDULES				
PLANT SCHEDULE PHASE 1C STREET YARD				
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	LGM	28	Magnolia g. 'Little Gem'	4' HT
	SRO	14	Quercus falcata Southern Red Oak	2" cal
BUFFER A-3 CALCULATIONS REQUIRED: 25' WIDTH, (1) CANOPY TREE AND (3) UNDERSTORY TREES PER 100'				
BUFFER TYPE	LINEAR	CANOPY TREES	UNDERSTORY TREES	
A-3	1,364'	14 (1/100')	28 (2/100')	

PLANT SCHEDULE PHASE 1C BUFFER C-2				
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	WM	79	Myrica cerifera Wax Myrtle	4' HT
	LO	10	Quercus virginiana Southern Live Oak	2" cal
BUFFER C-2 CALCULATIONS REQUIRED: 15' WIDTH, EVERGREEN HEDGE TO A HEIGHT OF 6' WITHIN 4 YEARS (1) CANOPY AND (4) UNDERSTORY TREES PER 100' OUTSIDE OF WETLANDS				
BUFFER TYPE	LINEAR	CANOPY TREES	UNDERSTORY TREES	
C-2	840'	10 (1/100')	38 (4/100')	
WAX MYRTLES ARE BOTH EVERGREEN HEDGE & UNDERSTORY TREES				

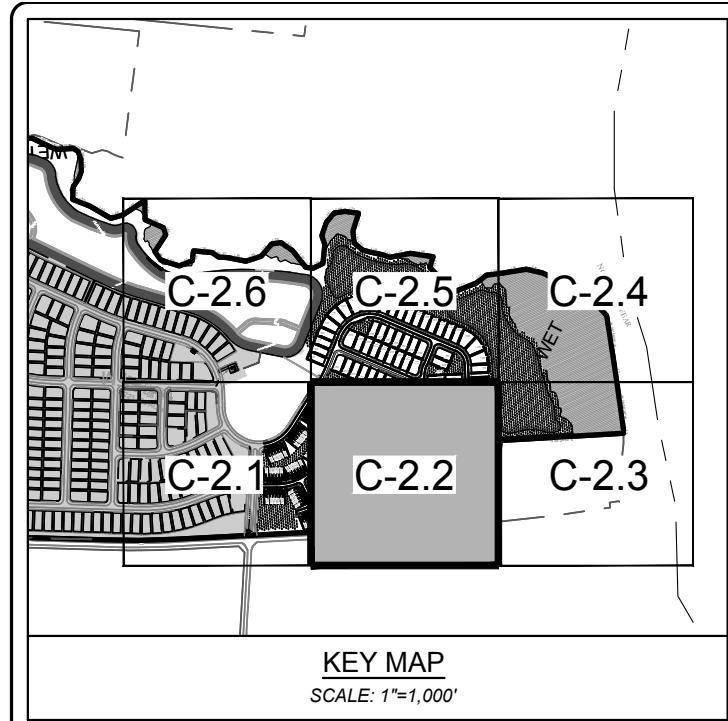
BUFFER PLANTING NOTE:
PROPOSED PLANTING PLAN & PLANT SCHEDULES SHOWN INDICATE THE MINIMUM QUANTITY OF SHADE AND UNDERSTORY TREES NECESSARY TO MEET THE BUFFER PLANTING REQUIREMENT. CONTRACTOR SHALL VERIFY EXISTING TREES IN FIELD AND MAY REDUCE THE NUMBER OF TREES TO BE PLANTED AT A ONE-TO-ONE RATIO WITH EXISTING TREES WHICH SATISFY THE REQUIREMENT. PER PENDER COUNTY LDO 6.1.5(B)(1)

OPEN SPACE KEY		
	UNDEDICATED OPEN SPACE	±0.95 AC
	DEDICATED ACTIVE OPEN SPACE	±0.75 AC
	DEDICATED ACTIVE OPEN SPACE	±0.23 AC
	DEDICATED ACTIVE OPEN SPACE	±3.71 AC
	DEDICATED ACTIVE OPEN SPACE	±0.98 AC
	DEDICATED PASSIVE OPEN SPACE	±0.33 AC
	DEDICATED ACTIVE OPEN SPACE	±0.98 AC
	DEDICATED PASSIVE OPEN SPACE	±1.10 AC
	DEDICATED PASSIVE OPEN SPACE	±0.33 AC
	UNDEDICATED OPEN SPACE	±3.16 AC
	UNDEDICATED OPEN SPACE	±5.75 AC
TOTAL OPEN SPACE PROVIDED:		±18.27 AC



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:		CLIENT INFORMATION:	
		HCT PENDER, LLC. 2511 S Canterbury Road Wilmington, NC 28403	
		PARAMOUNT ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License # C-2846	
PROJECT STATUS:		PRELIMINARY PLAT	
CONCEPTUAL LAYOUT: FINAL DESIGN: RELEASED FOR CONST:		PHASE 1C PRELIMINARY PLAT LANE'S FERRY LANDING ROCKY POINT PENDER COUNTY, NORTH CAROLINA	
DRAWING INFORMATION:		DATE: 07/07/23 TIME: 1:00 PM BY: JTC CHECKED: JTC	
SEAL:		C-2.1	
PEI JOB#:		23121.PE	



OPEN SPACE KEY		
1	UNDEDICATED OPEN SPACE	±0.95 AC
2	DEDICATED ACTIVE OPEN SPACE	±0.75 AC
3	DEDICATED ACTIVE OPEN SPACE	±0.23 AC
4	DEDICATED ACTIVE OPEN SPACE	±3.71 AC
5	DEDICATED ACTIVE OPEN SPACE	±0.88 AC
6	DEDICATED PASSIVE OPEN SPACE	±0.33 AC
7	DEDICATED ACTIVE OPEN SPACE	±0.98 AC
8	DEDICATED PASSIVE OPEN SPACE	±1.10 AC
9	DEDICATED PASSIVE OPEN SPACE	±0.33 AC
10	UNDEDICATED OPEN SPACE	±3.16 AC
11	UNDEDICATED OPEN SPACE	±5.75 AC
TOTAL OPEN SPACE PROVIDED:		±18.27 AC

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

PROPOSED GRAVITY SEWER MAIN, TYP.

PROPOSED TOWNHOMES, TYP.

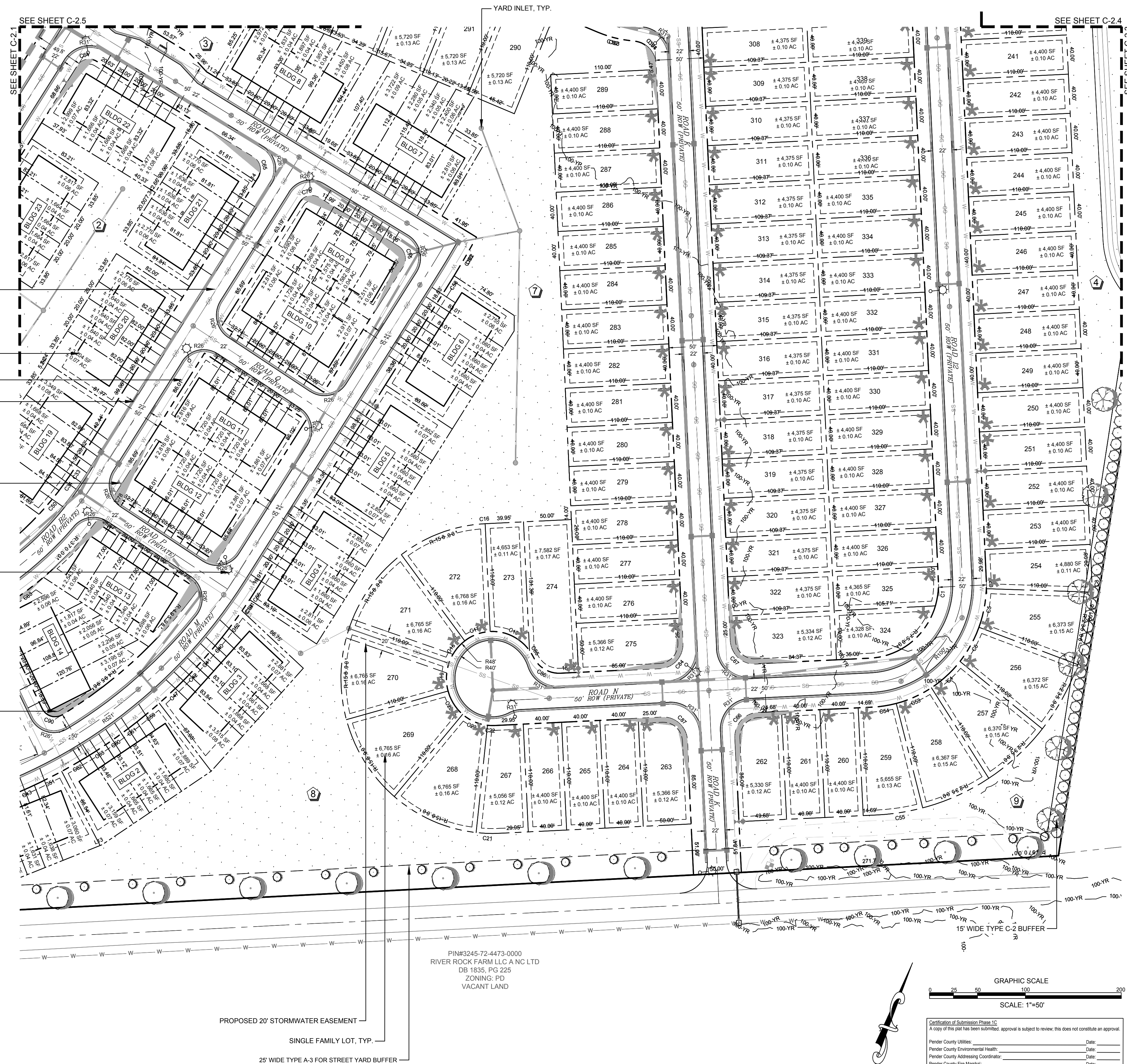
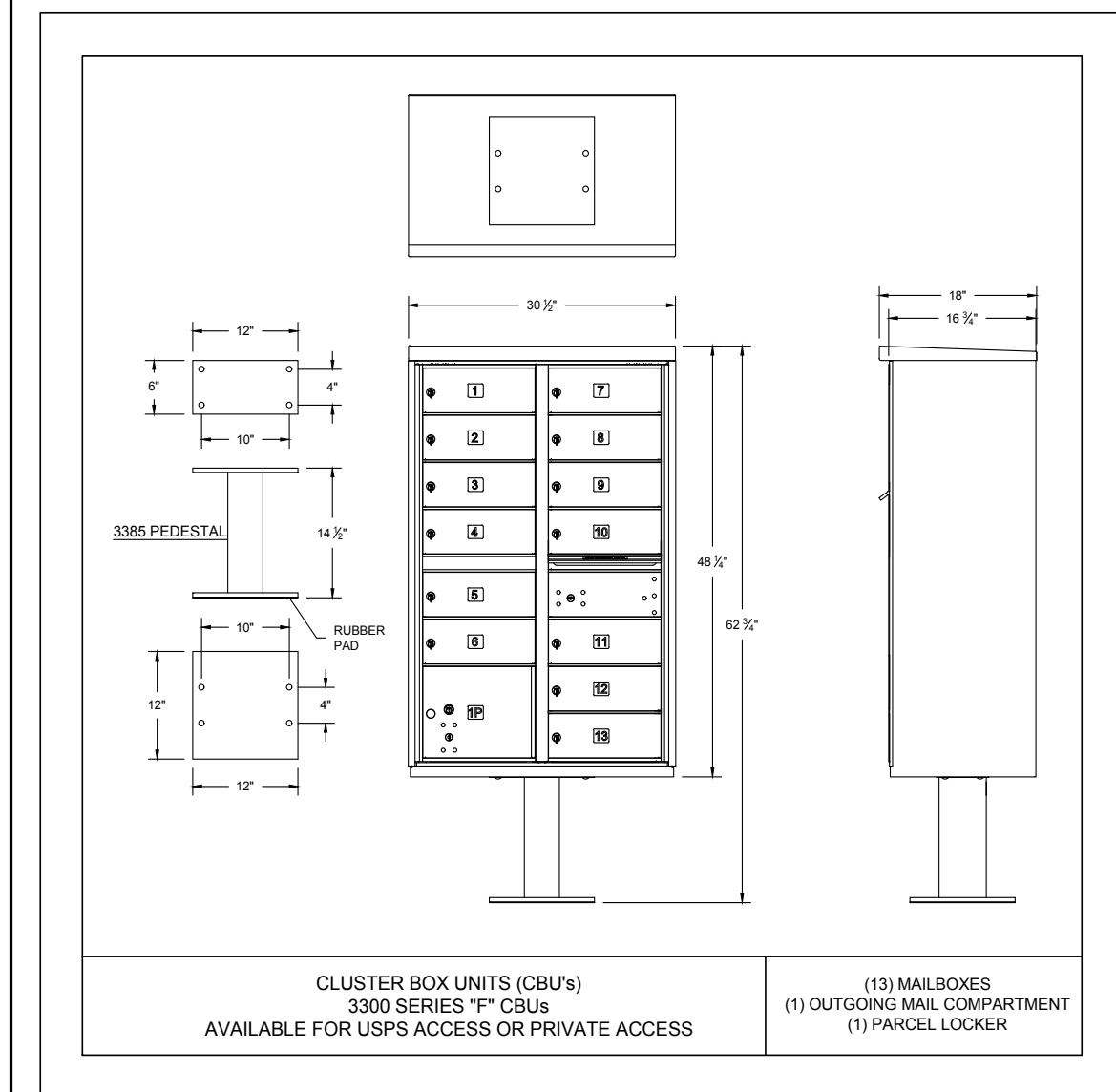
PROPOSED WATER MAIN, TYP.

PROPOSED STORMWATER SYSTEM, TYP.

PROPOSED FIRE HYDRANT, TYP.

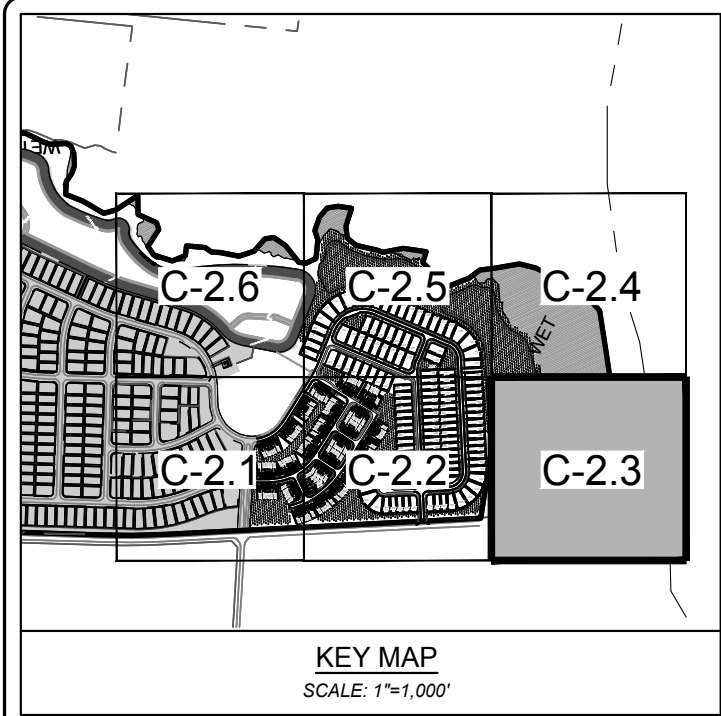
STREETLIGHT, TYP. REFER TO STREETLIGHT NOTES ON SHEET C-2.0

10' X 70' SIGHT TRIANGLE, TYP.

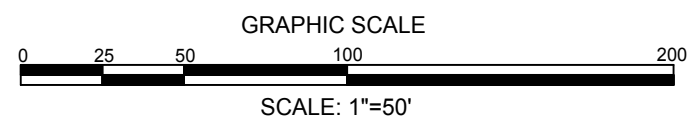


PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:	
CLIENT INFORMATION:	
HCT PENDER, LLC. 2511 S Canterbury Road Wilmington, NC 28403	
PARAMOUNT ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C-2846	
PRELIMINARY PLAT PHASE 1C PRELIMINARY PLAT LANE'S FERRY LANDING ROCKY POINT PENDER COUNTY, NORTH CAROLINA	
PROJECT STATUS: CONCEPTUAL LAYOUT: FINAL DESIGN: RELEASED FOR CONST:	DRAWING INFORMATION: DATE: 07/07/23 TIME: 1:15 PM DESIGNED: JTC CHECKED: JTC
SEAL: JAMES M. PENDER Professional Engineer 028847 N.C. ENGINEER 07/07/23	
C-2.2	
PEI JOB#: 23121.PE	



OPEN SPACE KEY		
1	UNDEDICATED OPEN SPACE	±0.95 AC
2	DEDICATED ACTIVE OPEN SPACE	±0.75 AC
3	DEDICATED ACTIVE OPEN SPACE	±0.23 AC
4	DEDICATED ACTIVE OPEN SPACE	±3.71 AC
5	DEDICATED ACTIVE OPEN SPACE	±0.88 AC
6	DEDICATED PASSIVE OPEN SPACE	±0.33 AC
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8	DEDICATED PASSIVE OPEN SPACE	±1.10 AC
9	DEDICATED PASSIVE OPEN SPACE	±0.33 AC
10	UNDEDICATED OPEN SPACE	±3.16 AC
11	UNDEDICATED OPEN SPACE	±5.75 AC
TOTAL OPEN SPACE PROVIDED:		±18.27 AC



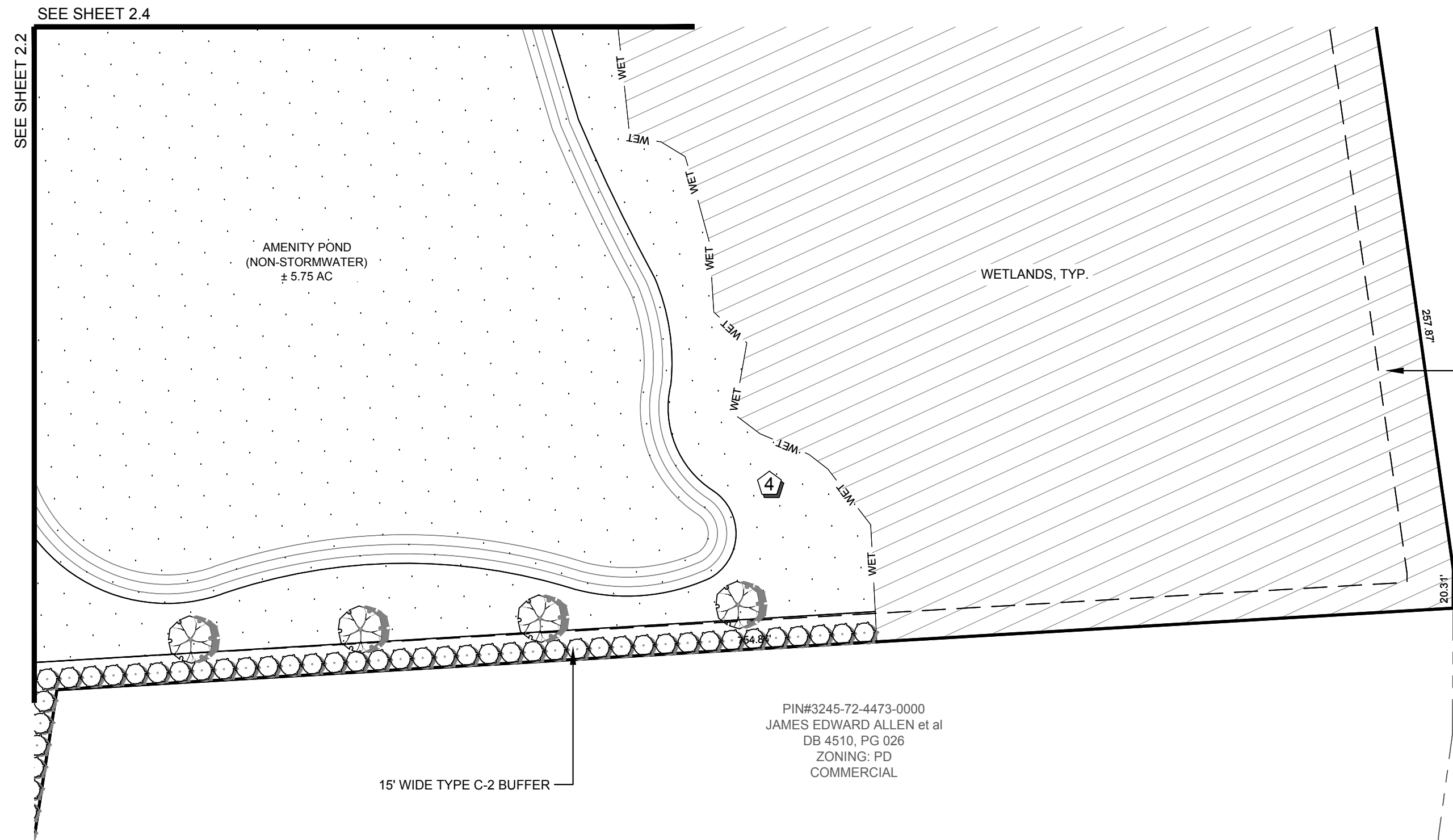
Certification of Submission Phase 1a
A copy of this plat has been submitted; approval is subject to review; this does not constitute an approval.

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: _____

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



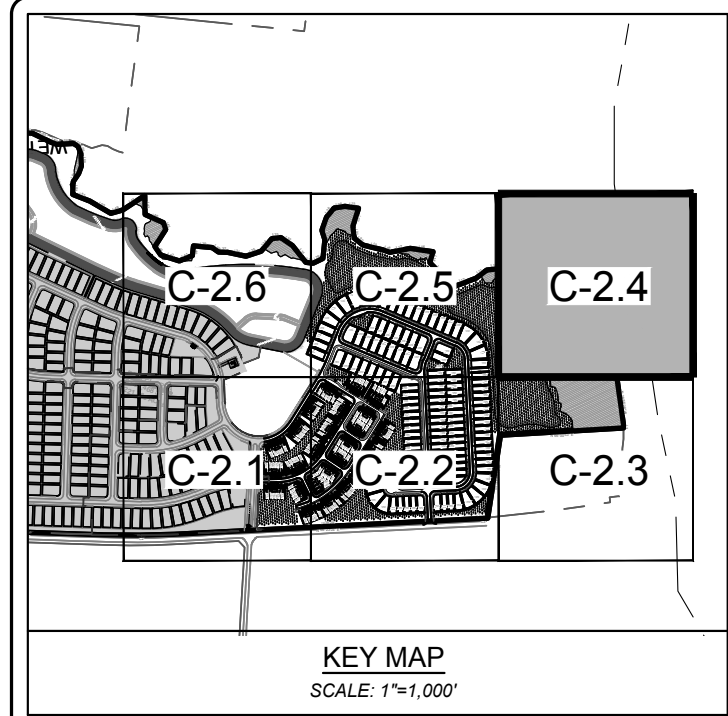
WETLANDS LOCATED WITHIN BUFFER AREAS TO SATISFY MINIMUM BUFFER PLANTING REQUIREMENTS

NORTHEAST CAPE FEAR RIVER

ROCKY POINT TOWNSHIP
HOLLY TOWNSHIP

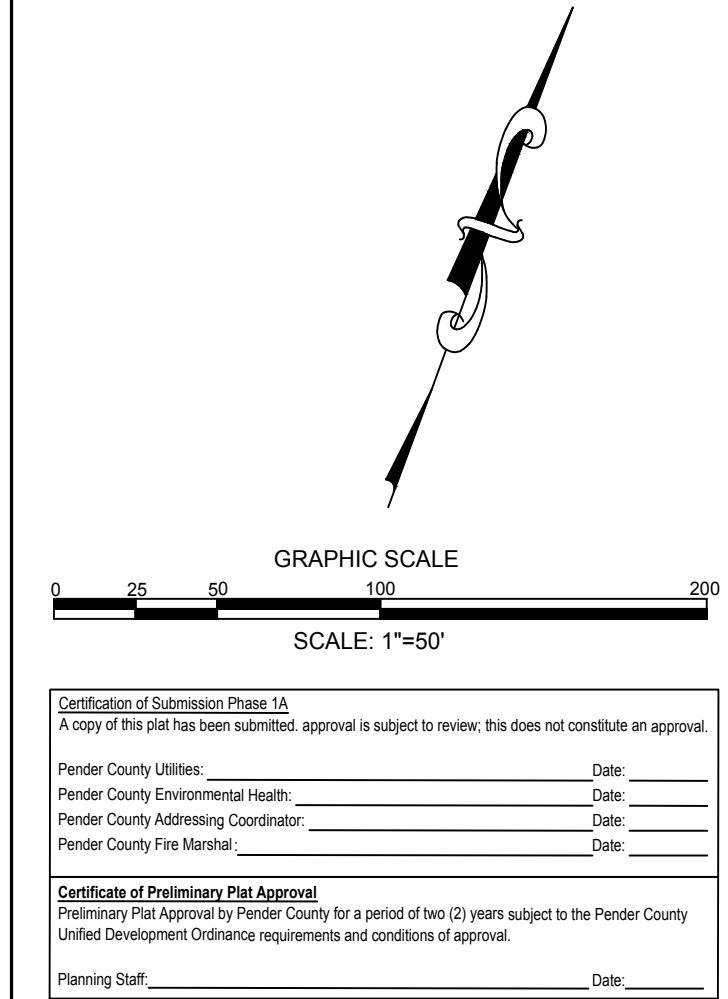
PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:		CLIENT INFORMATION:	
		HCT PENDER, LLC. 2511 S Canterbury Road Wilmington, NC 28403	
PROJECT STATUS:		PRELIMINARY PLAT PHASE 1C PRELIMINARY PLAT LANE'S FERRY LANDING ROCKY POINT PENDER COUNTY, NORTH CAROLINA	
CONCEPTUAL LAYOUT: PRELIMINARY DESIGN RELEASED FOR CONST:	DRAWING INFORMATION	PARAMOUNT ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846	
DATE: 07/07/23 DESIGNED: ARE CHECKED: TOC	DATE: 07/07/23 DESIGNED: ARE CHECKED: TOC	SEAL NORTH CAROLINA ENGINEER 028847 07/07/23	
C-2.3		PEI JOB#: 23121.PE	

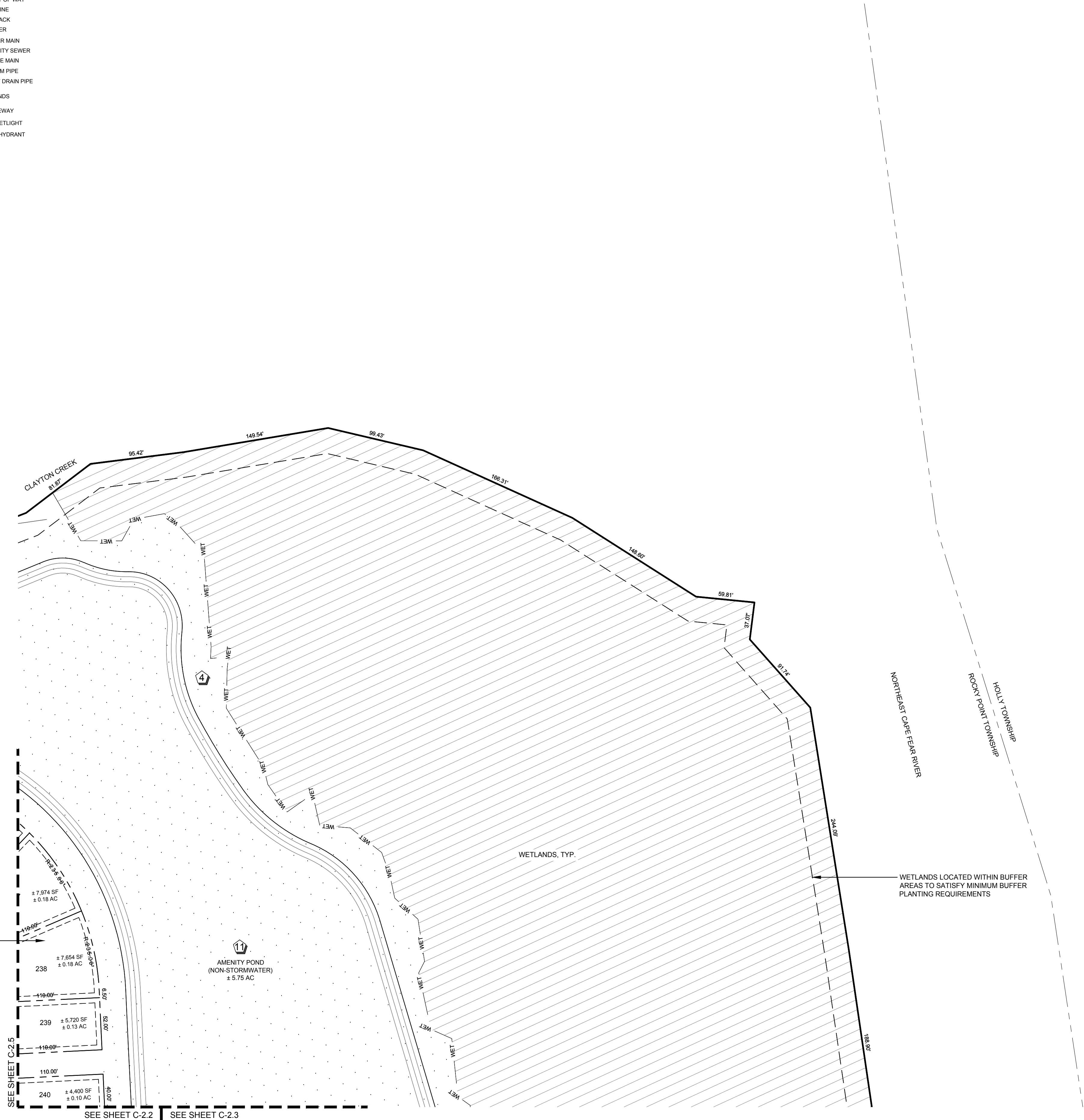


OPEN SPACE KEY		
1	UNDEDICATED OPEN SPACE	±0.95 AC
2	DEDICATED ACTIVE OPEN SPACE	±0.75 AC
3	DEDICATED ACTIVE OPEN SPACE	±0.23 AC
4	DEDICATED ACTIVE OPEN SPACE	±3.71 AC
5	DEDICATED ACTIVE OPEN SPACE	±0.88 AC
6	DEDICATED PASSIVE OPEN SPACE	±0.33 AC
7	DEDICATED ACTIVE OPEN SPACE	±0.98 AC
8	DEDICATED PASSIVE OPEN SPACE	±1.10 AC
9	DEDICATED PASSIVE OPEN SPACE	±0.33 AC
10	UNDEDICATED OPEN SPACE	±3.16 AC
11	UNDEDICATED OPEN SPACE	±5.75 AC
TOTAL OPEN SPACE PROVIDED:		±18.27 AC

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

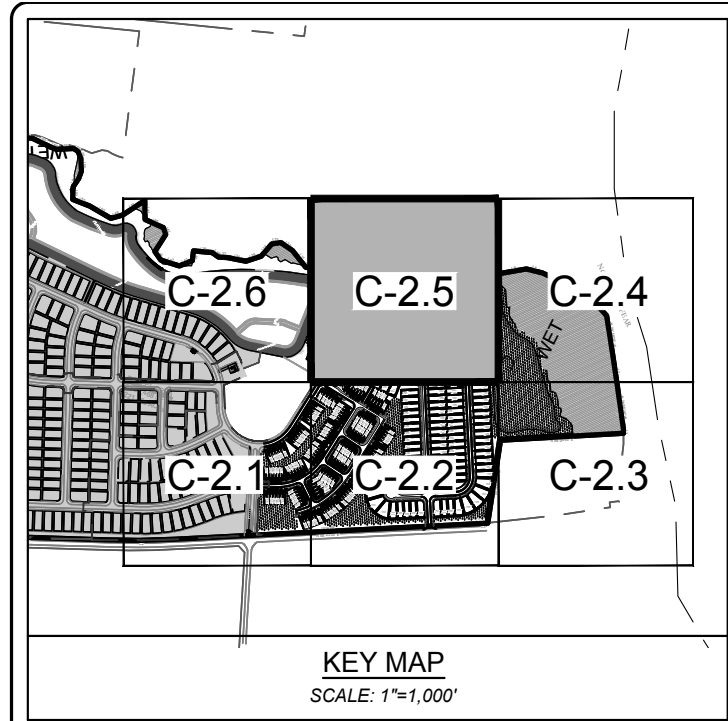


SINGLE FAMILY LOT, TYP.



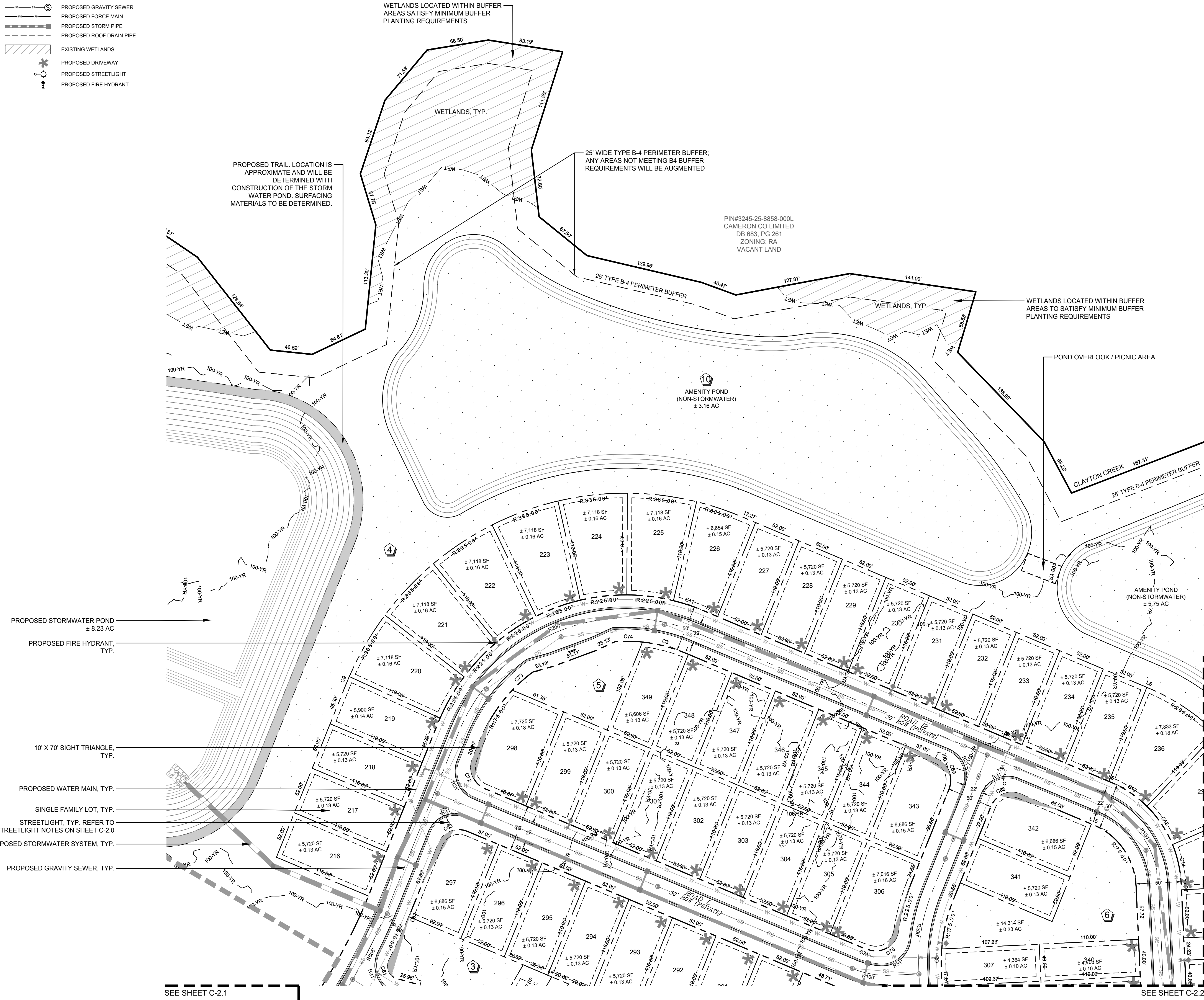
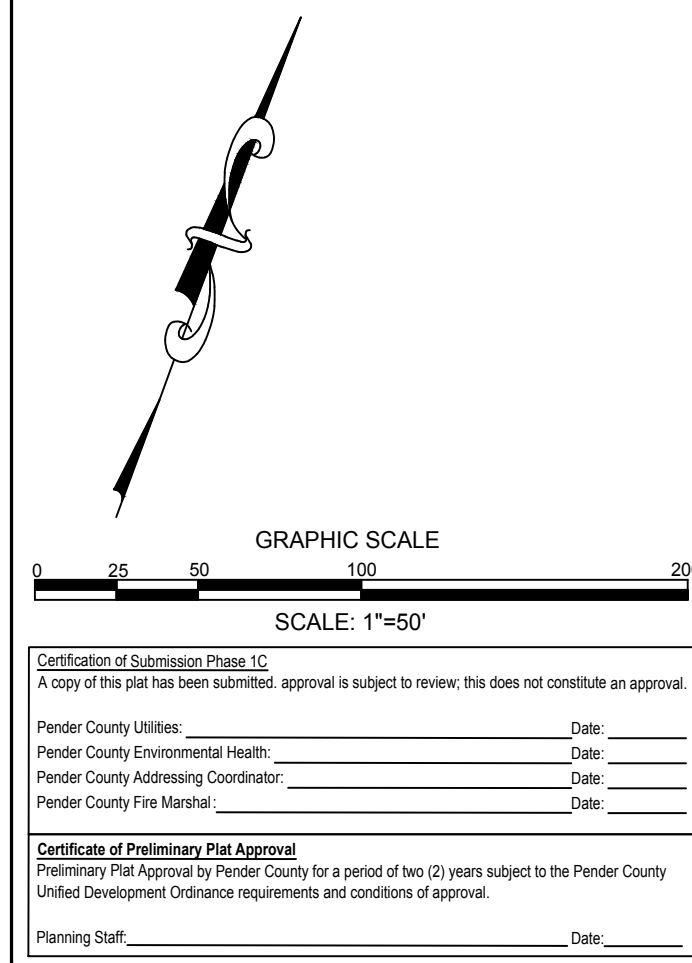
PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:		CLIENT INFORMATION:	
		PARAMOUNT ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846	
PROJECT STATUS CONCEPTUAL LAYOUT: PRELIMINARY DESIGN: RELEASED FOR CONST:		PRELIMINARY PLAT PHASE 1C PRELIMINARY PLAT LANE'S FERRY LANDING ROCKY POINT PENDER COUNTY, NORTH CAROLINA	
DRAWING INFORMATION DATE: 07/07/23 DESIGNED: [Signature] CHECKED: [Signature]		SEAL Professional Engineer Pender County, North Carolina 028847 07/07/23	
C-2.4		PEI JOB#: 23121.PE	



OPEN SPACE KEY		
1	UNDEDICATED OPEN SPACE	±0.95 AC
2	DEDICATED ACTIVE OPEN SPACE	±0.75 AC
3	DEDICATED ACTIVE OPEN SPACE	±0.23 AC
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11	UNDEDICATED OPEN SPACE	±5.75 AC
TOTAL OPEN SPACE PROVIDED:		±18.27 AC

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



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

										REVISIONS:	

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

PARAMOUNT ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6700 (F)
NC License #: C-2846



**Pender County
MDP 2023-55, SDP 2023-353 Seaview
ATS Grandview**

TO: Technical Review Committee
FROM: Taylor Davis
DATE: August 3, 2023
SUBJECT: MDP 2023-55, SDP 2023-353: Seaview ATS Grandview

SUMMARY:

Master Development Plan/Major Site Plan for the development of a gas station with convenience store and automobile repair/service area. The subject property is zoned GB, General Business and consists of approximately 10.37 acres, and may be further identified by Pender County PIN: 3293-32-4712-0000

ACTION REQUESTED:

Case will 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: 07/11/2023	Permit Number:	Permit Fee: 250.00	Invoice Number: 00034473
*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:	Tanner Postal Commercial Real Estate, LLC	Property Owner's Name:	Francis C. Farley and Micheline J. Farley, Trustees of the Francis and Micheline Farley Living Trust
Applicant's Address:	621 NW 53rd St, Suite 320	Property Owner's Address:	7205-404 Wrightsville Ave
City, State, & Zip	Boca Raton, FL 33487	City, State, & Zip	Wilmington, NC 28403
Phone Number:		Phone Number:	
Email Address:	rob@impeccabledevelopment.com	Email Address:	howard@capefearcommercial.com
Legal relationship of applicant to land owner:	Applicant is under contract to purchase the property.		
SECTION 2: PROJECT INFORMATION			
PIN (Property Id #):	3293-32-4712-0000	Total property acreage:	10.11 acres
Zoning :	GB	Acreage to be disturbed:	5.5 acres
Directions to Site:	West side of Hwy 17 directly across from the intersection of Hwy 17 and Grandview Dr.		
Lot Size:	TBD	Sq Ft of Building:	TBD
Building Height:	TBD		
Setbacks	Front: 25'	Side: 10'	Rear: 10'
NAICS Code/Use:	TBD		
Business Name:	TBD		
Describe activities to be undertaken on project site:	Construction of a commercial building including surface level parking, lighting, landscaping, stormwater control measures, and utility connections for private use.		
Ownership:	Number of Employees:	Number of Members:	Seating Capacity:
☒ Private ☐ Public	TBD	TBD	TBD

**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...*

Page 1

SECTION 4: ADDITIONAL COMMENTS

DocuSigned by:

SECTION 5: SIGNATURES

Applicant:		Date:	
Owner:		Date:	9/10/2023
Planning Staff:		Date:	07/11/2023



MASTER DEVELOPMENT PLAN FOR
SEAVIEW COMMERCIAL
16001 US HWY 17
HAMPSTEAD, PENDER COUNTY, NORTH CAROLINA

UTILITY AND GOVERNING AGENCIES
CONTACT LIST:

WATER COMPANY
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
100 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(810) 474-5500

PLANNING DEPARTMENT
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
100 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(810) 254-1529

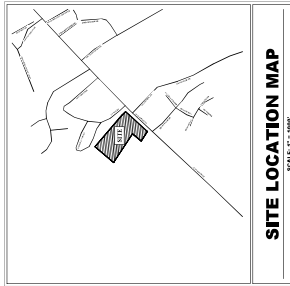
WILDLIFE
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
100 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(810) 254-1529

EROSION CONTROL
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
100 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(810) 254-1529

SANITARY SEWER COMPANY
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
100 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(810) 254-1529

FIRE MARSHAL
PENDER COUNTY FIRE MARSHAL'S OFFICE
100 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(810) 254-1529

ENVIRONMENTAL
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
100 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(810) 254-1529



NOT FOR CONSTRUCTION

Sheet Number	Sheet Title
C001	COVER SHEET
C001	EXISTING CONDITIONS
C001	TOPOGRAPHIC MAP
C001	CONCEPT SITE PLAN
C001	STORMWATER AND UTILITY PLAN
C001	SITE FINISHING PLAN
C001	SUPPLEMENTAL INFORMATION

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
300 SOUTH TRYON STREET, SUITE 200, CHARLOTTE, NC 28202
PHONE: (810) 474-5500
WWW.KIMLEY-HORN.COM
NO LICENSE REQUIRED

NOT FOR CONSTRUCTION

COVER SHEET

SEAVIEW COMMERCIAL
PREPARED FOR
IMPECCABLE DEVELOPMENT

SHEET NUMBER
C001

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

NOT FOR CONSTRUCTION

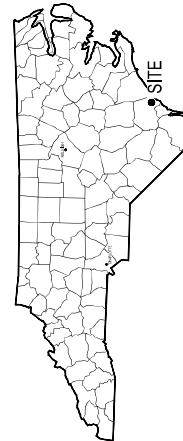
PROJECT OWNER AND CONSULTANT INFORMATION

DEVELOPER:
IMPECCABLE DEVELOPMENT
100 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
PHONE: (810) 474-5500
CONTACT: DAN BERNARDI

CIVIL ENGINEER:
KIMLEY-HORN
100 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
PHONE: (810) 254-1529
CONTACT: ALEX HAMBRELL, P.E.

SURVEYOR:
KIMLEY-HORN
100 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
PHONE: (810) 474-5500
CONTACT: T. WILLIAM HARRIS, IV

ENVIRONMENTAL:
KIMLEY-HORN
100 SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
PHONE: (810) 254-1529
CONTACT: TAYLOR WICKER, PWS



APPROVED BY PENDER COUNTY UNIFIED
DEVELOPMENT ORDINANCE ADMINISTRATOR:

ADMINISTRATOR PRINTED NAME: _____
ADMINISTRATOR SIGNATURE: _____
APPROVAL DATE: _____

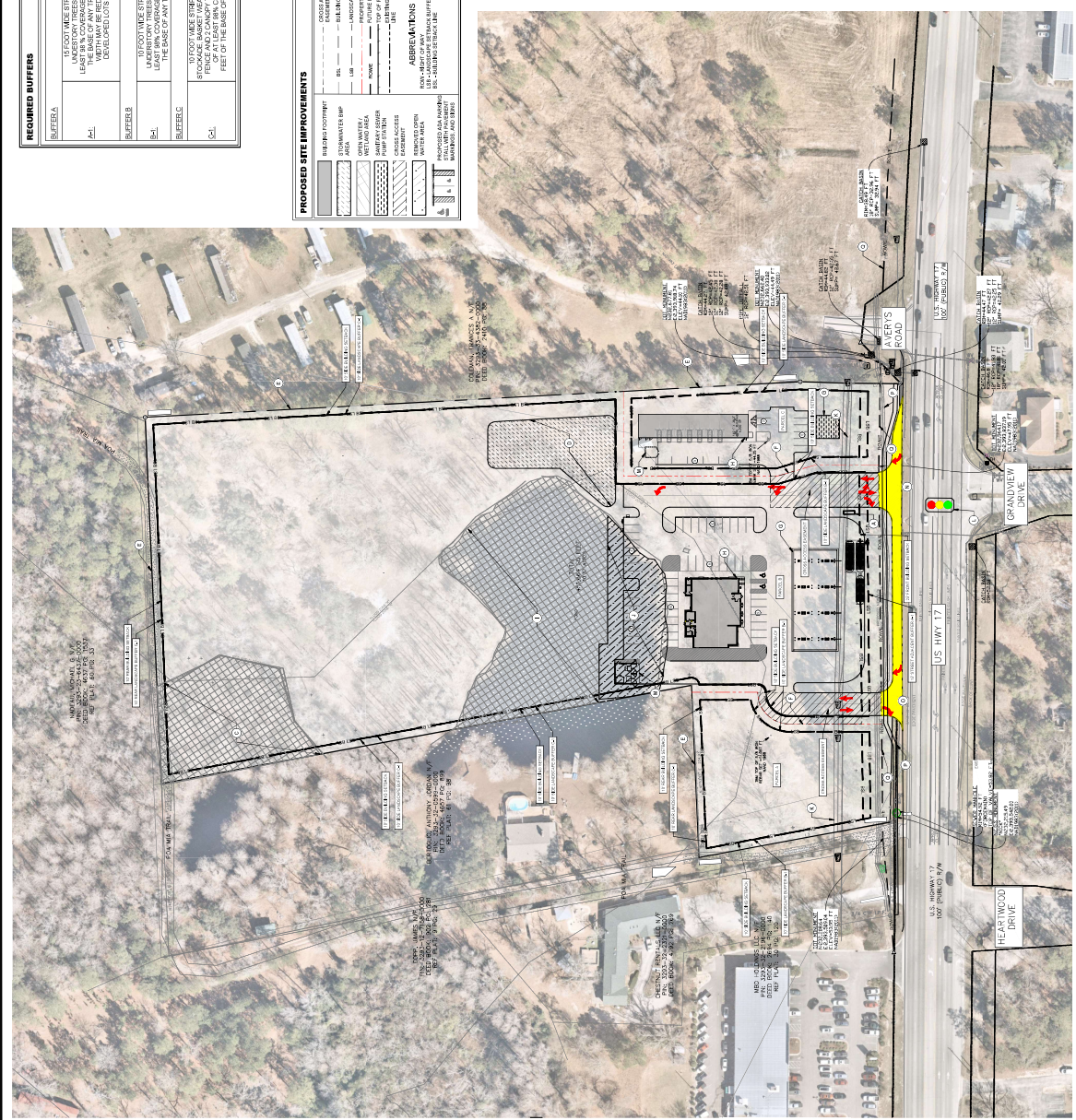
SITE PLAN VALID FOR TWO (2) YEARS FROM APPROVAL DATE



Page 6 of 11

CONCEPT SITE PLAN

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
PHONE: 704.333.3333

[illegible]

PARCEL ID	USE	SQUARE FOOTAGE	MINIMUM SPACES PER UNIT	PARKING REQUIRED	PARKING PROVIDED	NET TOTAL PARKING
A	N/A					
B	RETAIL SALES	5915	1 PER 225 SF	27	55	28
C	WAREHOUSE SERVICE	4242	3 PER SERVICE AREA	21	14	7
			TOTAL	48	69	21

LAND USE	INTENSITY	DAILY TRIPS	AN HOUR	PER HOUR TRIPS
304 EAST FOOTWALL	3,000 SF	1,636	156	116
CRACK-THROUGH		5,532	508	431
SEVEN DOWNHOLE	16 PULPS			
SEVEN DOWNHOLE		7,186	662	548
TOTALS				

ACCESS		PARCEL DATA TABLE			
IN	OUT	PARCEL ID	PAR. SIZE AREA	PAR. PROPOSED USE	PROPOSED BUILDING SIZE
1	2	PARCEL A	0.59 AC	TRD	TRD
3	4	PARCEL B	8.51 AC	CONVENIENCE STORE W/ GAS	5,000 SF
5	6	PARCEL C	0.81 AC	AUTOMOBILE REPAIR	4,200 SF

[illegible]

Page 8 of 11

SHEET NUMBER
C401

**SEAVIEW
COMMERCIAL**
PREPARED FOR
IMPECCABLE DEVELOPMENT

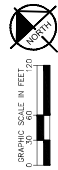
**STORMWATER AND
UTILITY PLAN**

PROJECT NO.	117150008
DATE	09/09/2023
SCALE	AS SHOWN
DESIGNED BY	AMT
CHECKED BY	AMT

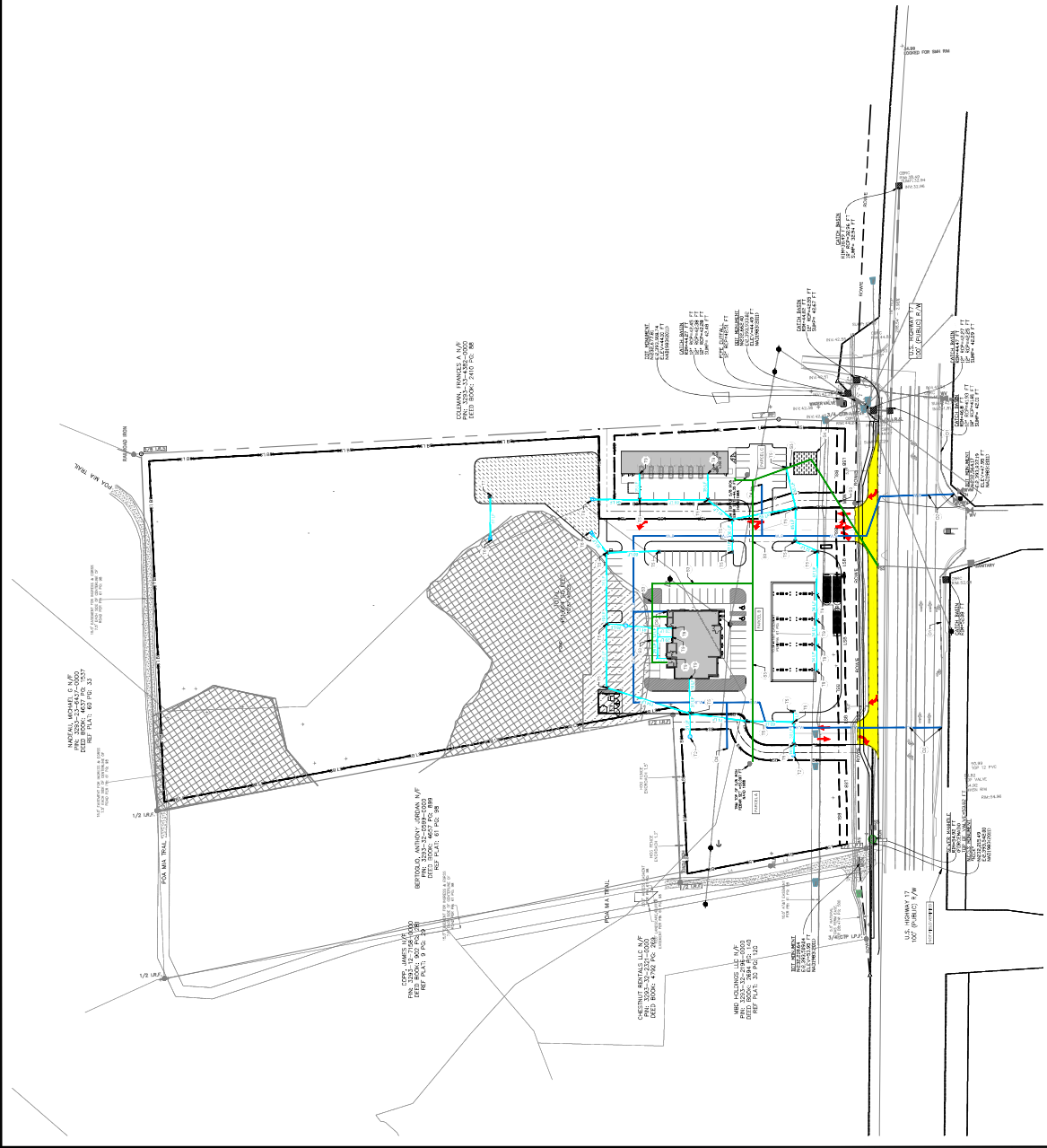
**NOT FOR
CONSTRUCTION**

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
300 SOUTH THAYER ST. SUITE 200, CHANDLER, AZ 85226
PH: 480-754-8317
WWW.KIMLEY-HORN.COM
NO LETTER MARKS

NO.	REVISIONS	DATE	BY



UTILITY KEYNOTE LEGEND	
SANITARY SEWER KEYNOTES	
1	EXISTING SANITARY SEWER MANHOLE (LINE NOT FULLY SHOWN)
2	NOT USED
3	PROPOSED SANITARY SEWER LINE
4	PROPOSED SANITARY PUMP STATION
DOMESTIC WATER LINE DISTRIBUTION KEYNOTES	
5	EXISTING 1/2" PCC FINDER COUNTY WATER LINE
6	PROPOSED DOMESTIC WATER LINE (LINE NOT FULLY SHOWN)
7	APPROXIMATE LOCATION OF PROPOSED WATER MAIN
8	APPROXIMATE LOCATION OF PROPOSED WATER MAIN
9	APPROXIMATE LOCATION OF PROPOSED WATER MAIN
STORMWATER MANAGEMENT KEYNOTES	
10	APPROXIMATE PROPOSED LINE OF NEW POND
11	PROPOSED TO DRAIN FROM CONNECTION
12	NOT USED
13	APPROXIMATE LOCATION OF PROPOSED CATCH BASIN
14	APPROXIMATE LOCATION OF PROPOSED CATCH BASIN
15	APPROXIMATE LOCATION OF PROPOSED CATCH BASIN
16	APPROXIMATE LOCATION OF PROPOSED CATCH BASIN





**Pender County
MDP-R 2023-56 Scotts Hill Townhomes
Commercial**

TO: Technical Review Committee
FROM: Daniel Adams
DATE: August 3, 2023
SUBJECT: MDP-R 2023-56 Scotts Hill Townhomes Commercial

SUMMARY:

Master Development Plan Revision for a previously approved Master Development Plan (MDP 2021-31). The revised plan includes an addition of 19,500 sq. ft. of commercial space along the portion of the property that fronts US HWY 17. The subject property is zoned PD, Planned Development, consisting of 20.38 acres, and may be further identified by Pender County PIN: 3281-29-4277-0000

ACTION REQUESTED:

This case will 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
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. X **Pre-submittal Meeting**
Date of Meeting _____
2. X **Signed Application**
3. X **Payment**
\$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter *# 250.00 Amendment*
4. X **Paper Plan Sets**
One (1) 24 x 36, Fifteen (15) 11 x 17
5. X **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. X **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. X **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. X **Permits : Project is under construction with all Applicant's Permits.**
Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
9. X **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

[Handwritten Signature]

Date 7/16/23

Printed Name

Robert J. Holts
Manager

Staff Initials:

Date:

[Handwritten Initials]
7/11/23

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:

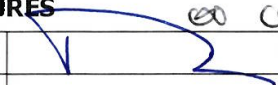
1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not 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-R-2023-56	Date	7/11/23
Application Fee	\$ 250.00	Invoice Number:	34445
Pre-Application Conference	✓	Hearing Date	9/5/23
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	The Tachones at Scott Hill LLC	Owner's Name:	Same as applicant
Applicant's Address:	332 Military cutoff Rd	Owner's Address:	
City, State, & Zip	Wilmington, NC 28405	City, State, & Zip	
Phone Number:	910-338-3585	Phone Number:	
Email Address:	corporate@tributecompanies.com	Email Address:	
Legal relationship of applicant to land owner:			
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):	3281-29-4277-0000	Total property acreage:	20.38
Zoning Classification:	IPD	Acreage to be disturbed:	Additional - Ac.
Water Provider	Pender County	Wastewater Provider:	PCWRIS.
Project Address :	US Hwy 17		
Description of Project Location:	In front of white bridge		
Describe activities to be undertaken on project site:	Proposed Amendment to Previous Approval IPD - Master plan to include 19,500 SF of commercial		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	7/6/23
Applicant's Printed Name	Robert J. Hallis, Manager	Date:	7/6/23
Owner's Signature		Date:	7/6/23
Owner's Printed Name	Robert J. Hallis, Manager	Date:	7/6/23

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) <i>Revision</i>	Total Fee Calculation: \$ <i>250.00</i>				
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:		<i>Daniel Adams</i>			Date: <i>7/7/23</i>	
Application completeness approved by:		<i>Daniel Adams</i>			Date: <i>7/7/23</i>	
Date scheduled for public hearing:						



Date: July 6, 2023

To: Pender County Planning

Attention: Daniel Adams, MPA, CFM

Reference Our Job #: Scotts Hill Townhomes / Mixed Use

Subject: PD Master Plan Modification

We Are Transmitting:

☐	Per Your Request	☐	For Further Action	☐	Preliminary Drawings
☒	For Your Review	☐	For Your Records	☐	Final Drawings
☐	For Your Approval	☐	For Your Proposal	☐	Specifications
☐	Other:				

Description: Attached you will find amendment plans for the Scotts Hill Townhomes PD Master Plan. We have modified the site plan to include 19,500 sf of commercial use along the Highway 17 frontage. The previously approved townhomes and single-family lots will remain as presented in the previous submittal. By incorporating the commercial use into the project frontage, the overall project will truly be a mixed-use project that further aligns with the future land classification for the site which is neighborhood mixed use.

Please call me with any questions or concerns.

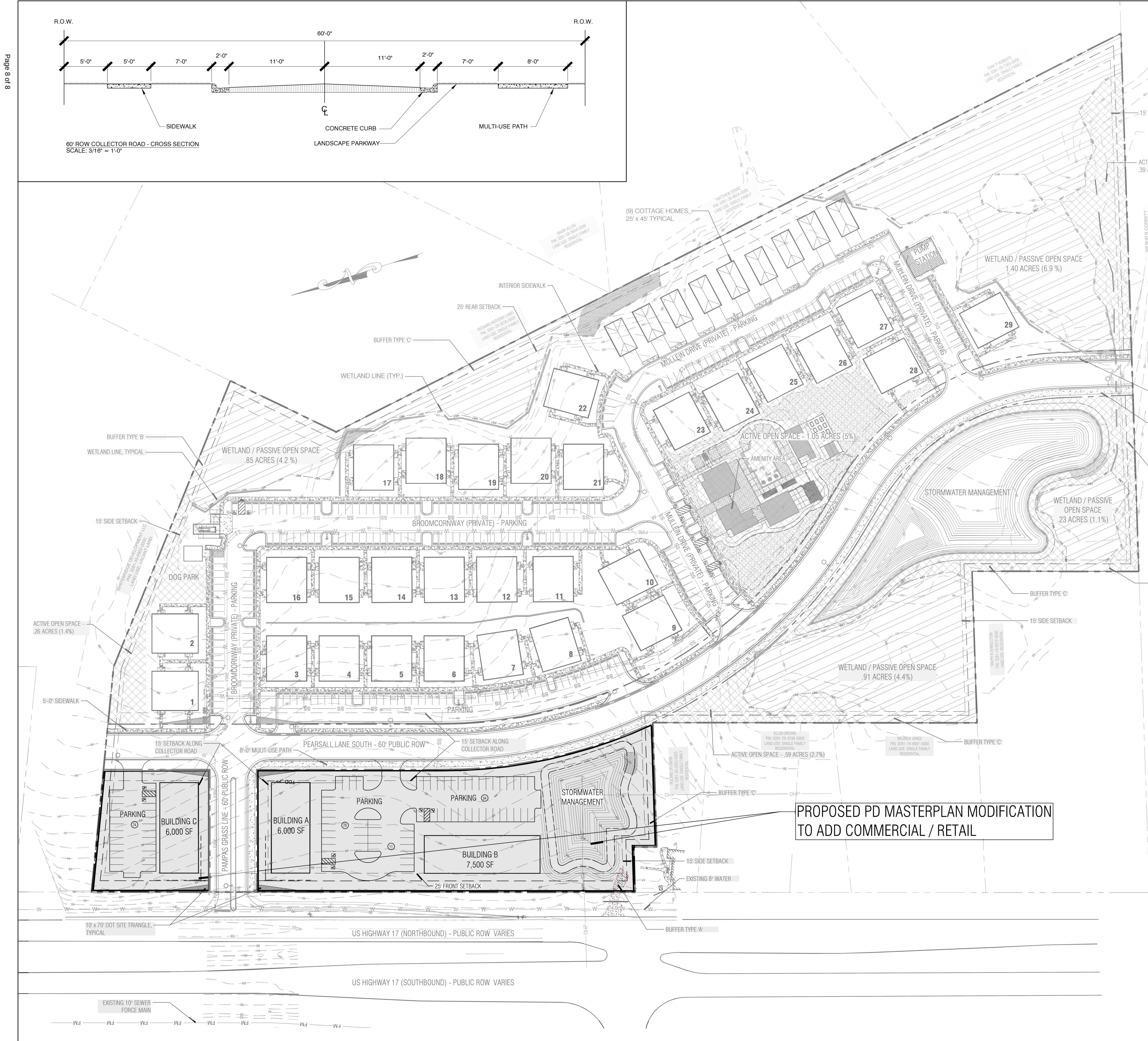
Thank You,

Josh Mihaly

Remarks:

Adjacent property owners for Hwy 17, Scotts Hill, Pender County, PIN 3281-29-4277-0000
Updated July 2023

Property Owner	Property Address	Contact Address	PIN	Previous Owner
SHINGLETON, RALPH N	12606 US HWY 17	PO BOX 4483, WILMINGTON, NC 28406	3281-18-8879-0000	
JONES, BELINDA	12640 US HWY 17	12640 US HWY 17, HAMPSTEAD, NC 28443	3281-19-8097-0000	
		C/O FAIR, BEULAH		
BROWN, ELLEN HEIRS	13111 US HWY 17	114 FULCHER LANDING RD, SNEADS FERRY, NC 28460	3281-19-9270-0000	BROWN, ELLEN
DIXON, ROLAND JR	12706 US HWY 17	54 CHASE LANE, ROCKY POINT, NC 28457	3281-29-0236-0000	DIXON, ERNESTINE
WHITEBRIDGE DEVELOPMENT LLC	301 WHITEBRIDGE RD	2001 BALMORAL PLACE, WILMINGTON, NC 28405	3281-39-0902-0000	
GUZMAN, MYRA	309 WHITEBRIDGE RD	309 WHITEBRIDGE RD, HAMPSTEAD, NC 28443	3281-39-5694-0000	
JOHNSON, MELVIN JR	233 MARE POND PL	233 MARE POND PL, HAMPSTEAD, NC 28443	3281-39-3461-0000	
LAWSON, RICHARD A.	235 MARE POND PL	235 MARE POND PL, HAMPSTEAD, NC 28443	3281-29-9256-0000	DORAZIO, JOAN P
SPARE, MATTHEW THOMAS TRUSTEE	249 MARE POND PLACE	249 MARE POND PLACE, HAMPSTEAD, NC 28443	3281-28-8634-0000	
ROBERTS, TONY P	259 MARE POND PL	259 MARE POND PL, HAMPSTEAD, NC 28443	3281-28-7365-0000	
CORBETT, WILBUR R	US HWY 17	C/O REBECCA CORBETT MCGOWAN 928 COVE POINT LN, TEGA CAY, SC 29708	3281-15-7192-0000	
ST JOHNS CHURCH OF CHRIST DIS	106 BROWN TOWN RD	P O BOX 251, HAMPSTEAD, NC 28443	3281-19-4202-0000	
BROWN, CLAUDIUS JR	44 BROWN TOWN RD	44 BROWN TOWN RD, HAMPSTEAD, NC 28443	3281-19-5499-0000	
NIXON, MCKINLEY MARY	80 BROWN TOWN RD	C/O SYLVIA HYMAN WILMINGTON, NC 28404	3281-19-5352-0000	
BRINSON, PRIMMIE L/E	26 BROWN TOWN RD	26 BROWN TOWN RD, HAMPSTEAD, NC 28443	3281-19-7513-0000	
MCLAURIN, DOROTHY BROWN	10 BROWN TOWN RD	10 BROWN TOWN RD, HAMPSTEAD, NC 28443	3282-00-9177-0000	
BRADLEY, EMILY B LIFE ESTATE	LOT 2 MB 14/61 CHRISTIAN CHAPEL RD	140 CHRISTIAN CHAPEL RD, HAMPSTEAD, NC 28443	3281-19-8786-0000	
DIXON, ROLAND JR	2 AC 1587 N/RR 12825 US HWY 17	54 CHASE LANE, ROCKY POINT, NC 28457	3281-19-9924-0000	
SHINGLETON, T FARNELL	12915 US HWY 17	12915 US HWY 17 NORTH, HAMPSTEAD, NC 28443	3282-10-8342-0000	
MOORE, CARLOS BERNELL ET AL	LOT 2 MB 14/61 CHRISTIAN CHAPEL RD	C/O TONYA MOORE 403 LINCOLN RD., CHESAPEAKE, VA 23320	3282-20-2545-0000	
HOTTON, KEVIN J	230 MARE POND PL	230 MARE POND PL, HAMPSTEAD, NC 28443	3281-19-7859-0000	
BRIES, JEFFERY S	LOT 14 WHITE BRIDGE SUBDIV	240 MARE POND PL, HAMPSTEAD, NC 28443	3281-38-2487-0000	HOLMY, JOHN C CO TRUSTEES
ALLEN, MARK	239 MARE POND PL	239 MARE POND PL, HAMPSTEAD, NC 28443	3281-37-1934-0000	
WESSNER, MATTHEW J	229 MARE POND PL	229 MARE POND PL, HAMPSTEAD, NC 28443	3281-38-0964-0000	
ANCERAVAGE, STEPHEN R	250 MARE POND PL	250 MARE POND PL, HAMPSTEAD, NC 28443	3281-39-5112-0000	
SHEPARD, RUDOLPH JR	60 BROWN TOWN RD.	2401 HARLEY DR., GREENSBORO, NC 27406	3281-28-8182-0000	THORNILAW, LINDA SHEPARD, MARY DOROTHY



VICINITY MAP

NOT TO SCALE

SITE DATA

PARCEL PIN:	3261-29-4277-0000
TOTAL PROJECT AREA:	887,753 SF (20.38 AC.)
FUTURE LAND CLASS CLASSIFICATION:	NEIGHBORHOOD MIXED USE
EXISTING ZONING:	PD - Planned Development
PROPOSED ZONING:	NO CHANGE
OWNER:	WILBUR R. CORRETT TRUST
APPLICANT:	TRIBUTE INVESTMENT & DEVELOPMENT, INC.
PROPOSED BUILDING SEPARATION:	16'
PROPOSED BUILDING HEIGHT MAXIMUM:	35'
PROPOSED RESIDENTIAL	
COTTAGE HOMES:	9 COTTAGES
ATTACHED HOUSING:	116 UNITS (29 BUILDINGS)
TOTAL RESIDENTIAL UNITS:	125 UNITS
PROPOSED COMMERCIAL / RETAIL	
ESTIMATED TRIP GENERATION	19,500 SF
125 UNITS (9 COTTAGE HOMES / 116 ATTACHED HOUSING)	66 AM PEAK HOURS 77 PM PEAK HOURS
19,500 SF COMMERCIAL / RETAIL	430/ DAY, 18 AM, 46 PM
RETAIL: 4,750 SF	96/ DAY, 16 AM, 16 PM
OFFICE/ MEDICAL OR GENERAL: 4,750 SF	643/ DAY, 57 AM, 54 PM
RESTAURANT: 6,000 SF	290/ DAY, 5 AM, 29 PM
GYM/FITNESS: 4,000 SF	1450/ DAY, 96 AM, 145 PM
TOTAL: 1450/ DAY, 96 AM, 145 PM	
DENSITY CALCULATIONS	
TOTAL SITE AREA	20.38 ACRES (887,753 SF)
TOTAL WETLAND AREA	3.39 ACRES
60' ROW AREA	2.60 ACRES
OPEN SPACE REQUIREMENT	REQUIRED: 3.39 ACRES PROVIDED: 3.39 ACRES
ACTIVE: (SUBTRACTED FROM TOTAL WETLAND AREA)	1.88 ACRES
PASSIVE: (SUBTRACTED FROM TOTAL WETLAND AREA)	1.88 ACRES
FOR NET AREA CALCULATION	2.29 AC (11.2 %)
TOTAL OPEN SPACE	(125 x .03) 3.75 ACRES (18.4 % OF TOTAL SITE)
NET AREA:	12.52 ACRES
NET DENSITY:	10 UNITS / ACRE
RECOMMENDED DENSITY:	10 UNITS / ACRE
PARKING CALCULATIONS	
19,500 SF COMMERCIAL RETAIL BUILDINGS (1 / 225 SF)	87 REQUIRED, 89 PROPOSED
29 QUADRAPLEX BUILDINGS (2 / UNIT)	232 REQUIRED, 261 PROPOSED
9 COTTAGE HOMES (2 / UNIT)	18 REQUIRED, 18 PROPOSED
TOTAL PARKING:	337 REQUIRED, 368 PROPOSED
PD DIMENSIONAL STANDARDS	
MIN. LOT WIDTH	50'
MIN. FRONT YARD (ALONG HIGHWAY 17)	25'
MIN. FRONT YARD (ALONG 60' COLLECTOR ROAD)	15'
MIN. SIDE YARD	15'
MIN. REAR YARD	25'
MAX. HEIGHT	35'
BUILDING SEPARATION	15'
LEGEND	
CONCEPTUAL SITE LIGHTING	RIGHT OF WAY LINE
8' MULTI-USE PATH	PROPERTY BOUNDARY
PASSIVE OPEN SPACE	WETLAND LINE
ACTIVE OPEN SPACE	SETBACK LINE
ADDED COMMERCIAL/RETAIL	WATER LINE
	SEWER LINE
0 60 120 180 240 feet 1" = 60'	

MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
330 MILITARY CUTOFF RD., SUITE A3
WILMINGTON, NC 28405 910.392.4355

Revisions
2021-08-02: REVISED PER TRC COMMENTS
2023-06-09: REVISED PER COMMERCIAL AREA COMMENTS
2023-06-15: REVISED OPEN SPACE PER ADDITION OF COMMERCIAL

PROJECT
SCOTTS HILL RESIDENTIAL MIXED-USE
HIGHWAY 17
HAMPSTEAD, NC 28443

MASTERPLAN MODIFICATION

Date: 2021-07-09
Phase:
Job Number: 830-19
Designed by: MLD
Drawn by: MAS
Checked by: JWM
Sheet Title:
PD MASTERPLAN

Sheet Number:
L1.0
of 1 sheets