

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR.
 SIGNATURE: _____
 DATE: _____
 SITE PLAN VALID FOR TWO YEARS FROM APPROVAL DATE.

CANTER CREST

U.S. HWY 17/ N.C. 210
 PENDER COUNTY, NORTH CAROLINA

MDP/ PRELIMINARY PLAT SUBMITTAL

DECEMBER 2016

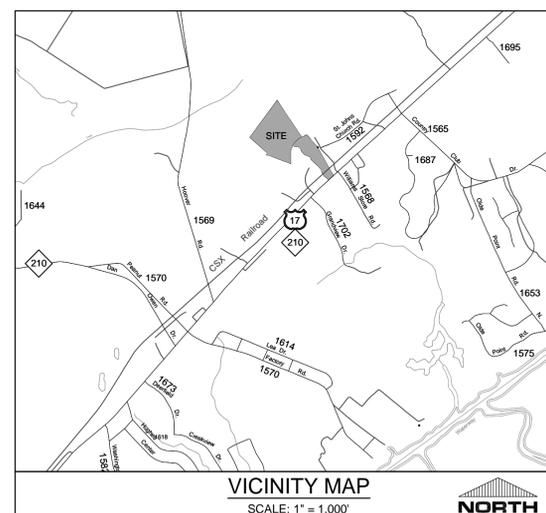
FOR:
 BILL CLARK HOMES
 127 RACINE DRIVE
 WILMINGTON, NC 28405

DEVELOPER:
 BILL CLARK HOMES
 127 RACINE DRIVE
 WILMINGTON, NC 28405
 ATTN: LONDON WEAVER

ENGINEER (CIVIL):
 PARAMOUNTE ENGINEERING, INC.
 122 CINEMA DRIVE
 WILMINGTON, NORTH CAROLINA 28403
 ATTN: ROB BALLAND, P.E. (910) 791-6707

SURVEYOR:
 PARAMOUNTE ENGINEERING, INC.
 122 CINEMA DRIVE
 WILMINGTON, NORTH CAROLINA 28403
 ATTN: CHRIS GAGNE, PLS. (910) 791-6707

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-2.0	MASTER DEVELOPMENT PLAN
C-2.1 - C-2.2	PRELIMINARY PLAT



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: MEGAN CROWE
 PH: 910-259-2110

PENDER COUNTY UTILITIES (WATER & SEWER)
 ATTN: BRYAN McCABE, PE
 PH: 910-259-0212

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

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

EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

BELL SOUTH
 ATTN: STEVE DAYVAULT
 PH: 910-322-8712

NCDOT
 ATTN: PATRICK RIDDLE
 PH: 910-346-2040

TIME WARNER CABLE
 PH: 910-763-4638

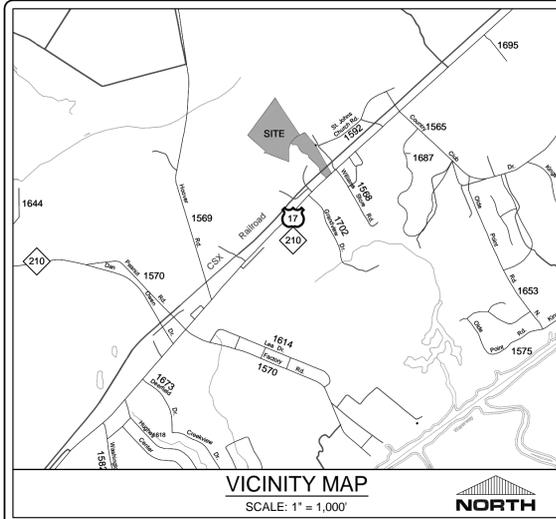
PREPARED BY:

PARAMOUNTE
 ENGINEERING, INC.

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

PROJECT # 16300.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



SITE INFORMATION
 APPLICANT INFORMATION:
 OWNER: BILL CLARK HOMES
 127 RACINE DRIVE, SUITE 201
 WILMINGTON, NC 28403
 LABRENDA HAYNES
 5319 CENTRY LANE
 WOODBRIDGE, VA 22193
 VACANT LAND
 RP - RESIDENTIAL PERFORMANCE
 GB - GENERAL BUSINESS
 3293-43-3901-0000, 3293-34-3442-0000
 TOPSAIL
 DB 900 PG 160, DB 4614 PG 1915
 RESIDENTIAL - SINGLE FAMILY DETACHED
 28.83 ACRES (1,255,727 SF)
 (25.50 + 3.33)

CURRENT LAND USE:
 ZONING: RP - RESIDENTIAL PERFORMANCE
 VACANT LAND
 RP - RESIDENTIAL PERFORMANCE
 GB - GENERAL BUSINESS
 3293-43-3901-0000, 3293-34-3442-0000
 TOPSAIL
 DB 900 PG 160, DB 4614 PG 1915
 RESIDENTIAL - SINGLE FAMILY DETACHED
 28.83 ACRES (1,255,727 SF)
 (25.50 + 3.33)

PIN: 3293-34-1200-0000
 PRD PROPERTIES LLC
 0030137

TOWNSHIP: DEED BOOK/PAGE:
 PROPOSED USE:
 TOTAL SITE AREA:

RP SITE UPLANDS AREA: 19.06 AC
 RP SITE WETLANDS AREA: 6.44 AC
 RP SITE TOTAL AREA: 25.50 AC

GB SITE UPLANDS AREA: 1.32 AC
 GB SITE WETLANDS AREA: 2.01 AC
 GB SITE TOTAL AREA: 3.33 AC

TOTAL WETLAND AREA: 8.45 AC (6.44 AC + 2.01 AC)

SINGLE FAMILY DIMENSION REQUIREMENTS
 MINIMUM LOT SIZE: 12,000 SF (WITH PUBLIC UTILITIES)
 FRONT YARD SETBACK: 30' MINIMUM
 SIDE YARD SETBACK: 10' MINIMUM
 CORNER SIDE YARD SETBACK: 15' MINIMUM
 REAR SETBACK: 25' MINIMUM
 MAXIMUM HEIGHT: 35'

UNIT TOTALS
 SINGLE FAMILY: 39 UNITS
 TOTAL UNITS: 39 UNITS

OPEN SPACE REQUIREMENTS
 REQUIRED: 0.03 ACRES X 39 UNITS = 1.17 ACRES
 (NO MORE THAN 50% OF THE REQUIRED OPEN SPACE CAN BE PASSIVE)
 PROVIDED: 1.32 ACRES, INCLUDING:
 ACTIVE SPACE: 1.48 ACRES
 PASSIVE SPACE: 0.84 ACRES

LANDSCAPING
 1. LANDSCAPING PLANS WILL BE PROVIDED TO COUNTY PLANNING STAFF & IN COMPLIANCE WITH ALL COUNTY CODES.

BOUNDARY
 1. SURVEY IS COMPLETE & TITLE SEARCH FOR EXISTING EASEMENTS IS UNDERWAY. FINAL PLAT WILL REFLECT ANY EASEMENT.

RECREATION UNIT NOTES
 1. 39 LOTS REQUIRE 1 RECREATION UNIT TOTALING \$10,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE \$10,000, 1 UNIT REQUIREMENT

PROJECT ROAD NOTES
 1. ALL ROADS WILL BE PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
 2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS & THE PROJECT COLLECTOR ROAD WILL HAVE A 30' RADIUS MINIMUM. ALL OTHER RADII ON THE PROJECT WILL BE 25' MIN.
 3. STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLE TRAFFIC TO INCLUDE DURING CONSTRUCTION AND MEET PENDER COUNTY STREET SIGN SPECIFICATIONS.
 4. SIDEWALKS WILL BE LOCATED ON ONE SIDE OF ALL ROADS EXCEPT THE MAIN COLLECTOR ROAD. SIDEWALKS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS.
 5. NO PROPOSED ROAD EXCEEDS 1 MILE IN LENGTH OR ACCESSES MORE THAN 200 LOTS. ALL ROADS WILL COMPLY WITH SECTION 7.5.3 OF THE PENDER COUNTY UDO.

STREETLIGHT NOTES
 1. STREETLIGHTS WILL BE PROVIDED BASED UPON A DESIGN BY DUKE ENERGY. DESIGN IS PENDING AT THIS TIME.

HISTORICAL & ARCHAEOLOGY NOTES
 1. NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST.

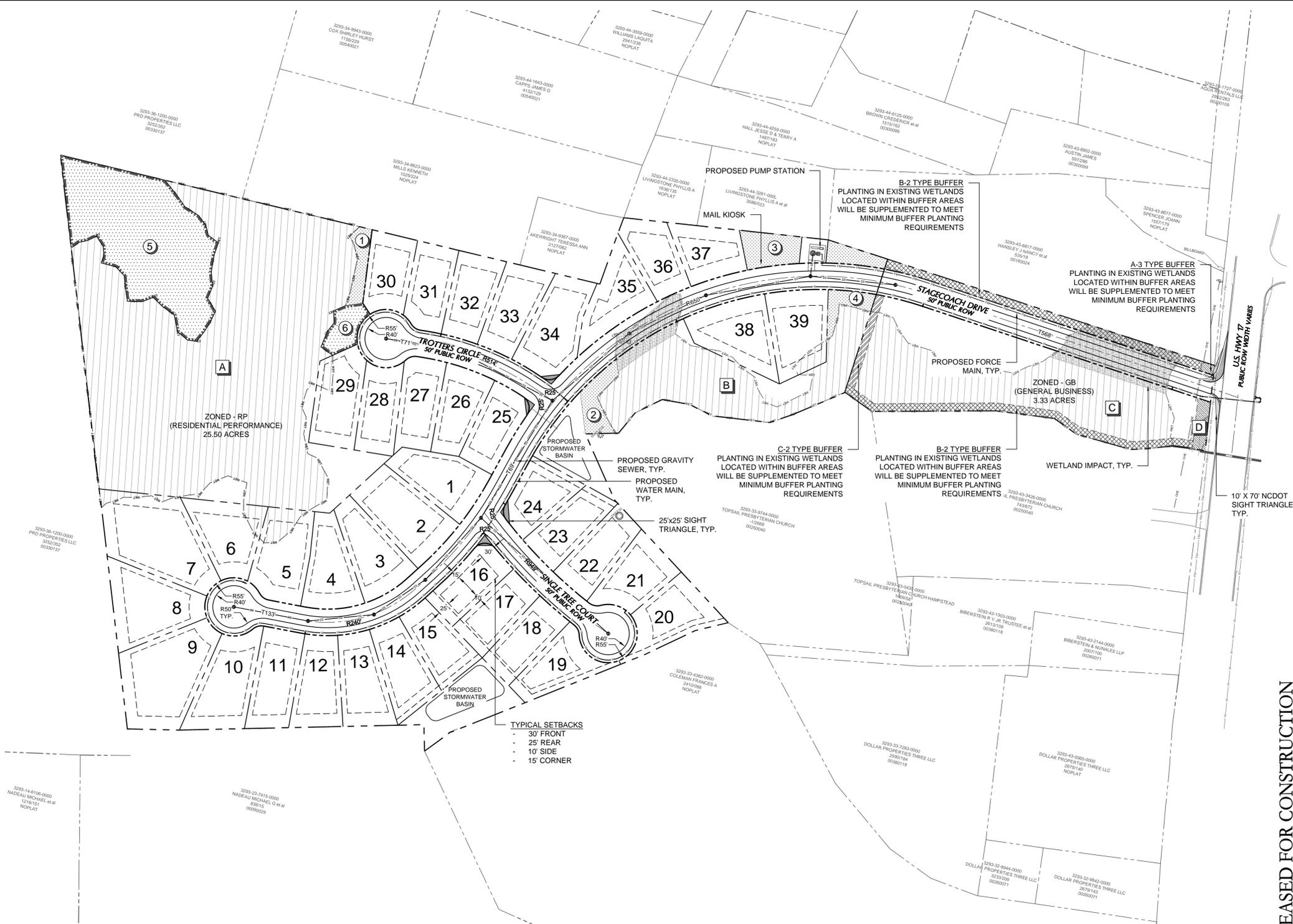
FLOODPLAIN NOTES
 1. PORTION OF THIS TRACT LAYS WITHIN DESIGNATED FLOOD ZONE X (MINIMAL FLOOD RISK) AND FLOOD ZONE A (1% CHANCE OF FLOOD, NO RFE CALCULATED) PER FEMA FIRM MAP 3720329300J WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

UTILITIES
 1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING, AND SEWER UTILITIES WILL BE COORDINATED WITH PLURIS.
 2. WATER PROVIDED BY PENDER COUNTY ENGINEERING.
 3. HYDRANTS PER PENDER COUNTY EMERGENCY MANAGEMENT REQUIREMENTS. DRY HYDRANT REQUIRED, LOCATION T.B.D.
 4. SANITARY SEWER TO BE PROVIDED BY PLURIS HAMPSTEAD LLC
 5. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STORMWATER STANDARDS. TO BE PERMITTED AS LOW DENSITY DEVELOPMENT WITH 24% MAX IMPERVIOUS AREA.

BUFFER NOTES
 1. ALL SURROUNDING ADJACENT PROPERTIES ARE ZONED RP WITH THE EXCEPTION OF THE CHURCH TO THE SOUTHSOUTHWEST WHICH IS GB. AND GB ALONG HWY 17 CORRIDOR

WETLAND DELINEATION NOTES
 1. THIS PROPERTY HAS A CURRENT WETLAND JURISDICTIONAL DETERMINATION DATED MAY 30, 2013.

PHASING
 1. THE NEIGHBORHOOD IS PLANNED TO HAVE 1 PHASE.
 2. ALL AMENITIES WILL BE CONSTRUCTED IN PHASE 1.

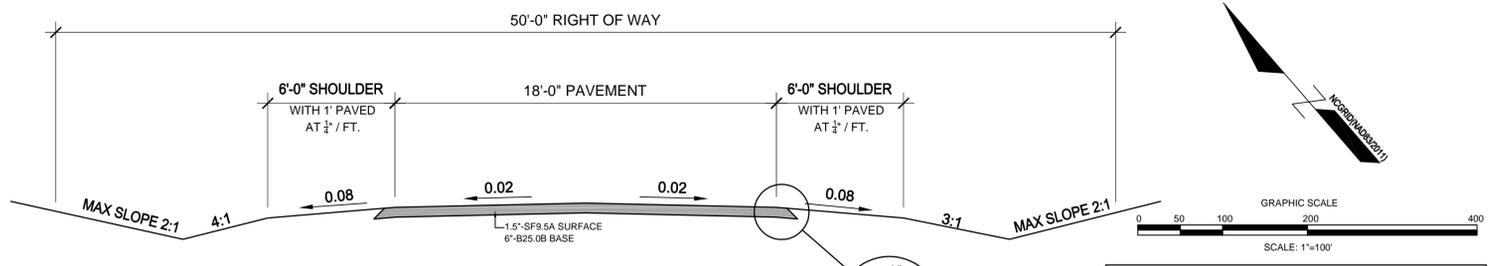


OPEN SPACE KEY

①	PASSIVE OPEN SPACE	±0.09 AC
②	PASSIVE OPEN SPACE	±0.13 AC
③	PASSIVE OPEN SPACE	±0.23 AC
④	PASSIVE OPEN SPACE	±0.09 AC
⑤	ACTIVE OPEN SPACE	±1.31 AC
⑥	ACTIVE OPEN SPACE	±0.17 AC

WETLAND KEY

A	WETLANDS (RP)	±5.119 AC
B	WETLANDS (RP)	±1.324 AC
C	WETLANDS (GB)	±1.979 AC
D	WETLANDS (GB)	±0.032 AC



**RESIDENTIAL LOCAL ROAD
 TYPICAL SHOULDER / CROSS SECTION
 NOT TO SCALE**

PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

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PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>REVISIONS:</p>	<p>CLIENT INFORMATION:</p> <p>PARAMOUNTE ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846</p>
<p>PROJECT STATUS:</p> <p>CONCEPTUAL LAYOUT: PRELIMINARY LAYOUT: FINAL DESIGN LAYOUT: RELEASED FOR CONSTRUCTION:</p>	<p>SITE PLAN MASTER DEVELOPMENT PLAN CENTER CREST TOPSAIL NORTH CAROLINA</p>
<p>SEAL</p>	<p>DRAWING INFORMATION: DATE: 12/22/16 SCALE: 1" = 100' DRAWN: RFB CHECKED: RFB</p>
<p>PEI JOB#: 16300.PE</p>	<p style="font-size: 2em; font-weight: bold; text-align: center;">C-2.0</p>

