SITE INFORMATION

PROPOSED USE:	MIXED USE RESIDENTIAL
PIN:	3245-84-0109-0000 3255-11-7559-0000 3245-60-3934-0000
CURRENT ZONING:	PD
TOTAL SITE AREA:	987.95 ACRES
OWNER INFORMATION:	LANE'S FERRY LANDING, LLC. 2259 BOWMAN ST. SW SUPPLY, NC 28462

SINGLE FAMILY DIMENSION REQUIREMENTS

MINIMUM LOT SIZE:	3,600 SF
MINIMUM LOT FRONTAGE:	20' STANDARD LOT 26' CORNER LOT
FRONTYARD SETBACK:	5' MINIMUM
SIDEYARD SETBACK:	2' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM
REAR SETBACK:	5' MINIMUM
MAXIMUM HEIGHT:	35'

MULTI-FAMILY DIMENSION REQUIREMENTS

MINIMUM LOT SIZE:	N/A
MINIMUM LOT FRONTAGE:	0'
FRONTYARD SETBACK:	0' MINIMUM
SIDEYARD SETBACK:	0' MINIMUM
CORNER SIDEYARD SETBACK:	0' MINIMUM
REAR SETBACK:	0' MINIMUM
MAXIMUM HEIGHT:	45'

UNIT TOTALS

SINGLE FAMILY:	2,114 UNITS
ATTACHED RESIDENTIAL:	468 UNITS
MULTI-FAMILY:	125 UNITS

ACREAGE TOTALS

RESIDENTIAL:	351 ACRES
MIXED USE:	24 ACRES
AMENITY SITE:	10.36 ACRES
OPEN SPACE (EXCLUDING AMENITY):	155.44 ACRES
PONDS (NOT INCLUDED IN OPEN SPACE):	36.12 ACRES
WETLANDS:	± 73.81 ACRES
RIGHT OF WAY:	124.4 ACRES
ONSITE WASTE WATER:	37.6 ACRES
UNDEVELOPED AREA:	175.42 ACRES

OPEN SPACE REQUIREMENTS

REQUIRED:	0.03 ACRES/ 2,695 DWELLING UNITS = 80.85 ACRES
ACTIVE SPACE:	NO LESS THAN 50% = 40.425 ACRES
PASSIVE SPACE:	NO MORE THAN 50% = 40.425 ACRES
PROVIDED:	165.8 ACRES
ACTIVE SPACE:	102.41 ACRES
PASSIVE SPACE:	63.39 ACRES

Site Tabulations

Phase 1

Tract	Use	linear ft.	Avg. Lot width	Avg. Lot depth	Units
1	SF	943	45	130	21
2	SF	968	50	130	19
3	SF	1020	45	130	23
4	SF	2680	45	130	60
5	SF	1490	50	130	30
6	SF	1220	50	130	24
7	SF	322	50	130	6
8	SF	322	50	130	6
9	SF	820	50	130	16
10	SF	610	45	130	14
11	SF	795	45	130	18
12	SF	1205	45	130	27
13	SF	1415	50	130	28
14	SF	1220	45	130	27
15	SF	1390	45	130	31
16	SF	409	50	130	8
17	SF	1250	45	130	28
18	SF	620	50	130	12
19	SF	805	50	130	16
20	SF	1840	50	130	37
21	SF	620	50	130	12
22	SF	890	45	130	20
23	SF	757	45	130	17
24	SF	620	45	130	14
				Phase 1 lot count subtotal	514
				Phase 1 Acreage	223 Ac.
				Phase 1 Density	2.30 U/ Ac.
				Open space subtotal	46.7 Ac.
				Percent Active Open space	28.2 Ac.
				Percent Passive Open space	18.5 Ac.
				ROW Acreage subtotal	27.8 Ac.

Phase 2

Tract	Use	linear ft.	Avg. Lot width	Avg. Lot depth	Units
64	SF	1192	50	130	24
65	SF	300	50	130	6
66	SF	285	50	130	6
67	SF	484	50	130	9
68	SF	460	50	130	9
69	SF	385	50	130	8
70	SF	460	50	130	9
71	SF	580	50	130	12
72	SF	1725	50	130	35
73	SF	1700	50	130	34
74	SF	720	50	130	14
75	SF	685	50	130	14
76	SF	800	50	130	16
77	SF	1050	65	130	16
78	SF	1560	70	130	24
79	SF	322	100	130	3
80	SF	586	50	130	12
81	SF	1450	50	130	29
82	SF	1080	45	130	23
83	SF	1400	45	130	31
84	SF	1350	45	130	30
85	SF	780	45	130	17
86	SF	630	45	130	14
87	SF	2300	50	130	46
88	SF	530	50	130	11
89	SF	1650	50	130	33
90	SF	940	45	130	21
91	SF	1350	50	130	27
92	SF	571	24	130	24
93	SF	540	24	130	23
94	SF	1360	45	130	30
95	SF	470	45	130	10
96	SF	1360	45	130	30
97	SF	980	45	130	22
98	SF	2180	50	130	43
99	SF	1160	45	130	26
Tract C	MU-AR				125
Tract D	MU				0
				Phase 2 subtotal	866
				Phase 2 Acreage	442 Ac.
				Phase 2 Density	1.96 U/ Ac.
				Open space subtotal	55.91 Ac.
				Percent Active Open space	42.29 Ac.
				Percent Passive Open space	17.62 Ac.
				ROW Acreage subtotal	42.7 Ac.

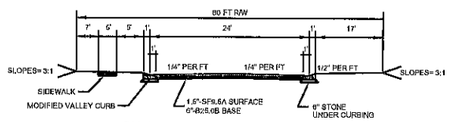
Phase 3

Tract	Use	linear ft.	Avg. Lot width	Avg. Lot depth	Units
25	AR	940	24	130	39
26	AR	792	24	130	33
27	SF	981	55	130	18
28	SF	1000	55	130	18
29	SF	790	55	130	14
30	SF	2285	50	130	46
31	SF	762	45	130	17
32	SF	745	45	130	17
33	SF	1005	45	130	22
34	SF	1390	45	130	31
35	SF	1050	45	130	23
36	SF	950	50	130	19
37	SF	585	50	130	12
38	SF	1340	45	130	30
39	SF	430	50	130	9
40	SF	1167	45	130	26
41	SF	1130	45	130	25
42	SF	1564	50	130	31
43	SF	496	50	130	10
44	SF	630	45	130	14
45	SF	683	45	130	15
46	SF	1090	50	130	22
47	SF	880	50	130	18
48	SF	1090	50	130	22
49	SF	1090	50	130	22
50	SF	1140	50	130	23
51	SF	1980	50	130	40
52	SF	2630	50	130	53
53	SF	2310	50	130	46
54	SF	1179	50	130	24
55	SF	1200	50	130	24
56	SF	943	50	130	19
57	SF	845	50	130	17
58	SF	546	50	130	11
59	SF	894	50	130	18
60	SF	980	50	130	20
61	SF	955	50	130	19
62	SF	2080	65	130	31
63	SF	2135	65	130	33
TH-1	AR	1900	24	130	79
TH-2	AR	1575	24	130	66
TH-3	AR	800	24	130	33
TH-4	AR	630	24	130	26
TH-5	AR	1360	24	130	57
Tract A	MU				0
Tract B	MF				125
				Phase 3 subtotal	1315
				Phase 3 Acreage	323 Ac.
				Phase 3 Density	4.07 U/ Ac.
				Open space subtotal	55.19 Ac.
				Percent Active Open space	31.92 Ac.
				Percent Passive Open space	27.27 Ac.
				ROW Acreage subtotal	53.9 Ac.

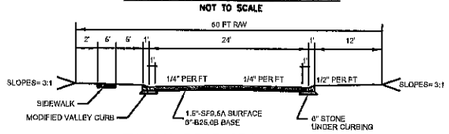
Grand Unit Total	2695
Total Acreage	987.95 Ac.
Gross Residential Density	2.72 U/ Ac.
Open space Total	165.8 Ac.
Percent Active Open space	102.41 Ac.
Percent Passive Open space	63.39 Ac.
Total ROW Acreage	124.4 Ac.

LEGEND

- = PROPERTY LINE
- = PARCEL LINE
- = ACTIVE OPEN SPACE
- = PASSIVE OPEN SPACE
- = WETLANDS



TYPICAL ROAD CROSS SECTION
NOT TO SCALE



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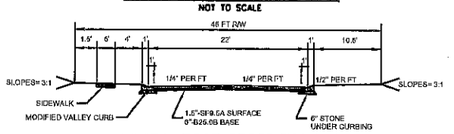

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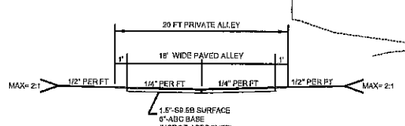

TYPICAL ALLEY CROSS SECTION
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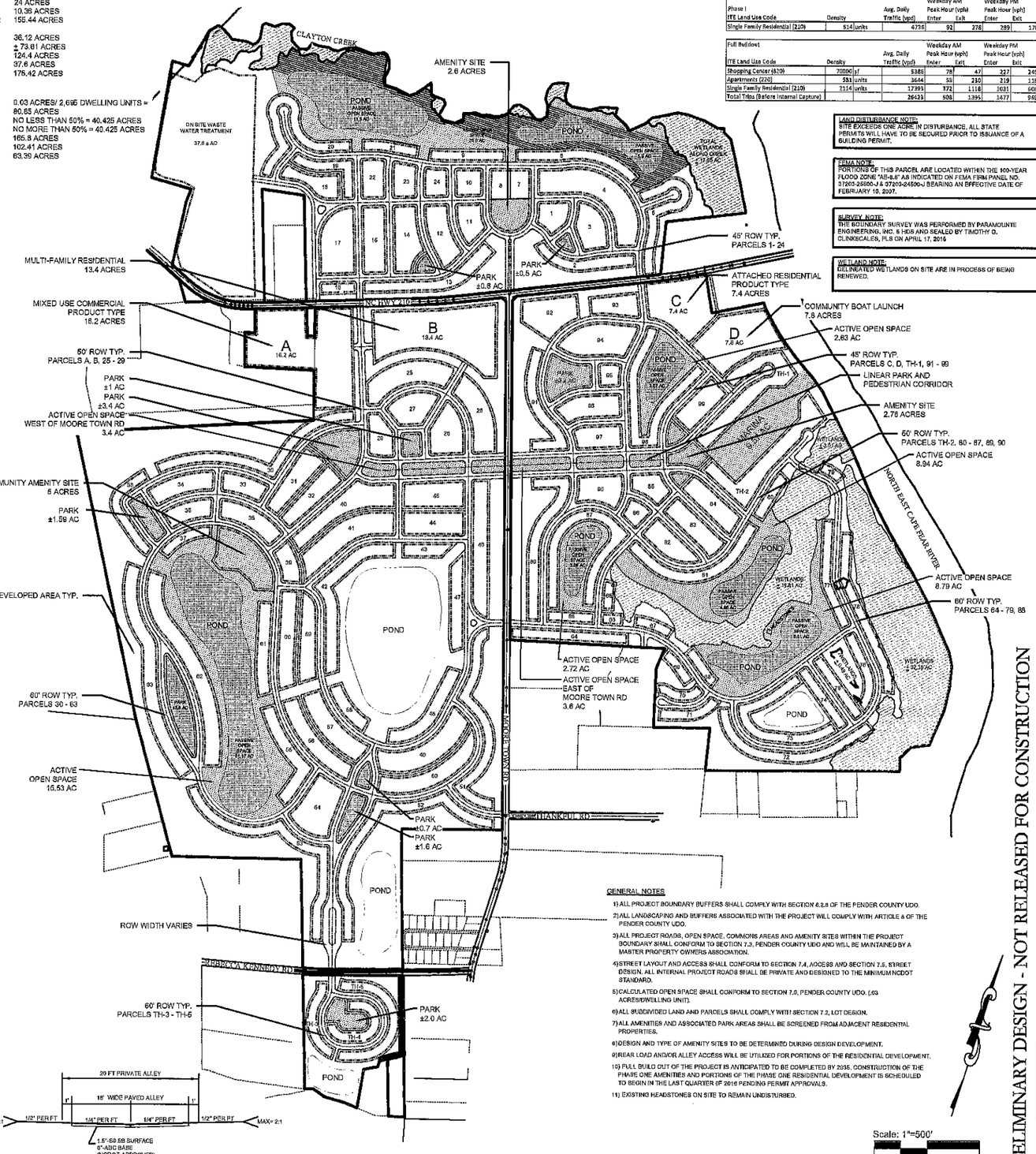

Trip Generation

Phase I ITE Land Use Code	Density		Avg. Daily Traffic (vpd)	Weekday AM Peak Hour (vph) Enter	Exit	Weekday PM Peak Hour (vph) Enter	Exit
Single Family Residential (210)	514	units	4756	92	278	289	170

Full Buildout ITE Land Use Code	Density		Avg. Daily Traffic (vpd)	Weekday AM Peak Hour (vph) Enter	Exit	Weekday PM Peak Hour (vph) Enter	Exit
Shopping Center (820)	70000	sf	5385	78	47	227	245
Apartments (220)	551	units	3644	53	230	219	118
Single Family Residential (210)	2114	units	17395	372	1118	1031	606
Total Trips (Before Internal Capture)			26423	503	1395	1477	969

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

FEMA NOTE:
PORTIONS OF THIS PARCEL ARE LOCATED WITHIN THE 100-YEAR FLOOD ZONE "AE-8.6" AS INDICATED ON FEMA FIRM PANEL NO. 37203-24500-J & 37203-24500-J BEARING AN EFFECTIVE DATE OF FEBRUARY 19, 2007.

SURVEY NOTE:
THE BOUNDARY SURVEY WAS PERFORMED BY PARAMOUNTE ENGINEERING, INC. & HDS AND SEALED BY TIMOTHY O. CLINKSCALES, PLS ON APRIL 17, 2016

WETLAND NOTE:
DELINEATED WETLANDS ON SITE ARE IN PROCESS OF BEING RENEWED.

GENERAL NOTES

1) ALL PROJECT BOUNDARY BUFFERS SHALL COMPLY WITH SECTION 6.2.8 OF THE PENDER COUNTY UDO.
2) ALL LANDSCAPING AND BUFFERS ASSOCIATED WITH THE PROJECT WILL COMPLY WITH ARTICLE 6 OF THE PENDER COUNTY UDO.
3) ALL PROJECT ROADS, OPEN SPACE, COMMONS AREAS AND AMENITY SITES WITHIN THE PROJECT BOUNDARY SHALL CONFORM TO SECTION 7.3, PENDER COUNTY UDO AND WILL BE MAINTAINED BY A MASTER PROPERTY OWNERS ASSOCIATION.
4) STREET LAYOUT AND ACCESS SHALL CONFORM TO SECTION 7.4, ACCESS AND SECTION 7.5, STREET DESIGN. ALL INTERNAL PROJECT ROADS SHALL BE PRIVATE AND DESIGNED TO THE MINIMUM NCDOT STANDARD.
5) CALCULATED OPEN SPACE SHALL CONFORM TO SECTION 7.0, PENDER COUNTY UDO. (.03 ACRES/DWELLING UNIT).
6) ALL SUBDIVIDED LAND AND PARCELS SHALL COMPLY WITH SECTION 7.2, LOT DESIGN.
7) ALL AMENITIES AND ASSOCIATED PARK AREAS SHALL BE SCREENED FROM ADJACENT RESIDENTIAL PROPERTIES.
8) DESIGN AND TYPE OF AMENITY SITES TO BE DETERMINED DURING DESIGN DEVELOPMENT.
9) REAR LOAD AND/OR ALLEY ACCESS WILL BE UTILIZED FOR PORTIONS OF THE RESIDENTIAL DEVELOPMENT.
10) FULL BUILD OUT OF THE PROJECT IS ANTICIPATED TO BE COMPLETED BY 2035. CONSTRUCTION OF THE PHASE ONE AMENITIES AND PORTIONS OF THE PHASE ONE RESIDENTIAL DEVELOPMENT IS SCHEDULED TO BEGIN IN THE LAST QUARTER OF 2016 PENDING PERMIT APPROVALS.
11) EXISTING HEADSTONES ON SITE TO REMAIN UNDISTURBED.

Scale: 1"=500'
0' 250' 500' 1000'
GRAPHIC SCALE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:
Rev 1 - Updated - Wade Harris with TIS information
Rev 2 - Per Pender County TRC Review

CLIENT INFORMATION:
Lane's Ferry Landing, LLC.
2259 BOWMAN ST SW
SUPPLY, NC 28462

PARAMOUNTE ENGINEERING, INC.
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 799-6707 (O) 910-256-0760 (F)
NC License #: C-2846

MASTER DEVELOPMENT PLAN
LANE'S FERRY LANDING
ROCKY POINT
PENDER COUNTY, NORTH CAROLINA

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

DRAWING INFORMATION
DATE: 04/17/16
SCALE: 1"=500'
DRAWN: AME
DESIGNED: CRM
CHECKED:

SEAL

C-2.0

PEI JOB#: 15163.PE