

## **STAFF REVIEW FOR PLANNING BOARD APPROVAL MOORE'S LANDING MASTER PLAN REVIEW**

### **HISTORY:**

Duplin Land Development, Inc., applicant, on behalf of Pender Properties, LLC, owner, is seeking approval of a Planned Development Master Plan for Moore's Landing Lakes Community.

On January 22, 2008, the applicant's request to rezone 362.44 acres from RA, Rural Agricultural District to PD, Planned Development District was approved by the Pender County Board of Commissioners.

### **DEVELOPER'S PROPOSAL:**

The applicant is requesting approval for a planned development located on 362 acres zoned PD, Planned Development. The property is located west of US Hwy 421, along Blueberry Road, and is identified as parcel number 2284-24-1345-0000.

Moore's Landing will utilize a central lake style of development approach in which the intent is to create a large central lake and a highly amenitized residential community. It is planned to have an extensive network of sidewalks, calling for a pedestrian friendly development.

Moore's Landing's master plan is proposing a total of 495 single-family residences. These units are broken into two different classifications: 1) Estate Lots (5,000 sq./ft.) – Estimated  $\pm$  275 lots, comprising about 150 acres. 2) Villa Lots (14,000 sq./ft.) – Estimated  $\pm$  220 lots, comprising about 40 acres. The architectural style of the homes in the development is outlined in the developer's proposal with renderings. According to the submitted master plan, the estate lots will be arranged around the perimeter of the 57 acre central lake and also along the perimeter of the development. The estate lots will be situated on the island feature within the lake.

Proposed gross density consists of  $\pm$  1.37 units per acre while proposed net density with all required open space acreage removed consists of  $\pm$  1.88 units per acre. The estate lot classified units will represent  $\pm$  1.9 units/acre and the villa lots will consist of  $\pm$  5.4 units per acre.

Access to the subdivision will be provided from Blueberry Road, this will lead to the main entrance of the development and is proposed to be a split road access through a gated entrance. All roads are planned to be private, built to NCDOT standards. Approximately  $\frac{1}{2}$  miles north, a gated entrance will be provided; this entrance is to be utilized for emergency vehicles only. The applicant has stated that the details of emergency access at this point will be worked out prior to occupation with residents and county emergency officials. There will be a main road that circles the perimeter of the central lake and to access the villa lots. This road is proposed to have a fifty (50') or sixty (60') right-of-way. Multiple secondary roads will be constructed throughout the development, branching off of the main loop road. The applicant has outlined some trip generation numbers for the development. It is estimated that 97% of traffic accumulated from the development would be traveling eastward to US Hwy 421 and 3% of traffic would be traveling to and from the west, utilizing Blueberry Road. These figures are taken from trip generation based off of the River Landing Community in Duplin County and similar projects in Brunswick County, NC.

The developer is proposing two options for the development's wastewater treatment. The first option would be to secure land for an off-site system; the second option would be on-site, both options will provide tertiary treatment of the wastewater which will then be filtered through adjacent infiltration basins located within the community (see detailed sketches in developer's proposal (supporting exhibit maps)). According to the applicant, the location of the wastewater treatment facility is undetermined. If located off-site, the proposed density and total number of units will not change with either option. Initial water supply will be provided by

individual wells or a community well, but it is the developers intention for the proposed build-out of the development to be in conjunction with the availability of county potable water supplies.

In addition to the residential development, there will be a 10 acre, highly amenitized, recreational island. This will include a clubhouse, pools, lawns/gardens, sandy beach areas, playgrounds and sport courts. This island will be accessed via low horsepower boats, walking trails, and access for personal electric vehicles. Moore's Landing proposes  $\pm$  123 acres of open space, which exceeds the County's 15% requirement. This acreage takes into account the proposed central lake, general open space, streams/buffers, wetlands, and amenity area. With these considerations, the open space will be  $\pm$  34% of the development. A riparian buffer will be provided along each delineated jurisdictional stream feature. This buffer will be a total of fifty (50') feet wide on each side of the stream, with the inner 30' being required and the outer 20' offered as an additional voluntary buffer that may be located on individual lots. A detailed sketch of proposed buffers is located in the applicant's submission packet. A property owners' association will maintain all open space areas, common areas, roads, and amenities. There will be a private refuse company to utilize a curb-side pick up service.

The projected impervious surface for the project is at  $\pm$  29%, which will be classified as low density according to state standards. Stormwater will be collected along the roadways via a system of shallow drainage swales, with periodic swales along lot lines directing water into the lake or to existing natural drainage outfalls. Curb and gutter will be limited to median and landscape plantings to protect against vehicular traffic. A preliminary stormwater plan has been submitted, showing runoff to be contained to the central lake and flowing east across US Hwy 421 towards Long Creek. A detailed, state stormwater management plan will be submitted along with preliminary plat submission.

All proposed signs and/or monuments are shown on the submitted master plan along with sample styles of street lighting, entry buildings, and mail centers.

**STAFF RECOMMENDATION:**

Planning Staff is submitting the proposal for Planning Board approval. The submission as presented tonight is sufficient for Planning Board review and disposition. Final preliminary plat will not be effective until all requirements of preliminary submission as prescribed are complete and the Director has signed copy of the preliminary plat. The approval is also subject to the following conditions:

**Mandatory Items for Final Preliminary Plat Approval:**

All requirements of the Pender County Subdivision Ordinance for Preliminary Plats, including items 1 thru 13 pages 22 have been submitted to and approval by the Director.

1. Soil suitability analysis indicating the suitability of the property for individual septic tanks or an Improvement Authorization Permit for each lot unless community sewer is available and a conditioned approval for connection is submitted. The soil suitability analysis of the property shall also indicate the suitability of the soil for the type structure proposed.
2. Sufficient information shall be provided so that a corner of the property can be located on the ground and found with a measurement from the intersection of two state maintained roads.
3. A copy of the Preliminary Map with the street names as approved by the Pender County Emergency Management Co-coordinator (EMC) or his designee. The plat shall be signed by the EMC representative indicating approval of the road names indicated on the plat. The copy of this plat must be submitted no later than 30 days after approval of the preliminary plat of the development by the Pender County Health Department.
4. Verification of receipt of the preliminary plat of the development by the Pender County Health Department.

- b. All drainage facilities that flow through the property and receive any storm water discharge from upstream.
  - c. The boundaries of all drainage basins that receive discharge from the property that is located from the discharge point on the property to the recipient perennial stream.
  - d. All drainage facilities that receive storm water discharge from the property from the discharge point to the recipient perennial stream.
  - e. This information can be described in a narrative submission and shown on a copy of a USGS 7.5 Minute Quad or other similar topographical map (11 X 17 map submission).
7. Detailed description of any proposed waste water system and system maintenance arrangements and procedures to serve lots that are not suitable for traditional on site septic systems, along with a map showing the proposed location of the off site components of the system, including lines.
  8. When any development proposes private streets a description of the method to provide Pender County Emergency Service personnel and vehicles immediate access shall be submitted.
  9. When any street layout or geometric design does not specifically meet the NCDOT Secondary Road Standards or the adopted Pender County Private Street Standards, a narrative explanation, justification detailed drawing of the design shall be submitted for review.
  10. When the subdivision entrance does not connect to a NCDOT maintained road, recorded documents shall be submitted that confirm the property and the proposed lots have access to a NCDOT maintained road by a public or private street that meets the standards of this ordinance.
  11. The Director or the Planning Board may request additional information be submitted that is pertinent to review of the proposed subdivision for compliance with the provisions of this ordinance or other Pender County ordinances.

Requirements of the Pender County Subdivision Ordinance for Preliminary Plat, including items 3 to 7, 10-14, page 21 have been submitted to and approval by the Director.

3. Plat Submission – the preliminary plat must be submitted in digital format to the Director within the time frame indicated above. The digital submission of the plat will be considered proprietary information. The digital layout will be made available to the Tax Supervisor for parcel update and the digital submission may be returned to the person submitting it.
4. The preliminary plat must be prepared by an authorized Licensed Professional.
5. Scale of the plat must be no smaller than 1" to 200'.
6. The plat will be reviewed for compliance with Pender County Subdivision Ordinance, Zoning Ordinance and other applicable Ordinances.
7. All streets will be designated as public or private streets.
10. Preliminary plat approval shall be valid for two years. The two years will be extended by an additional two years if a final plat is recorded within the two-year time frame.
11. Preliminary plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accord with the approved plat and any conditions attached to the approval.
12. All conditions of preliminary plat approval must be completed and submitted within 12 months of the approval date.
13. If a preliminary plat is not approved, the reasons for disapproval must be specified and provided to the developer in writing. Disapproval of a preliminary plat may be appealed to the Pender County Board of Commissioners.
14. A preliminary plat will not be scheduled for review that is incomplete or does not have the required documents submitted with it.

**The Following Material May Be Submitted As a Condition of Approval of the Preliminary Plat, When Approved By the Planning Board or Director**

All requirements of the Pender County Subdivision Ordinance for Preliminary Plats, including items 1 thru 11 pages 23 & 24 for review.

1. Approval by NCDOT of connection of subdivision roads with DOT maintained roads (Driveway Permit).
2. Street construction & street drainage plans as approved by DOT District Engineer with letter of approval (for public streets).
3. Street construction & street drainage plans in accord with DOT submittal requirements, design and construction standards or in accord with Private Street Standards, Pender County. The plans must be signed and sealed by a registered surveyor or engineer. A letter from the design professional will accompany the plans certifying that they meet the NCDOT submittal requirements, design and construction standards or Private Street Standards, Pender County (for private streets).
4. One of the following items will be required for any development with any lot sizes less than 20,000 sq. ft. or net densities of 2.1 units per acre or less and both items will be required when any lot sizes are less than 15,000 sq. ft. or net densities of 2.9 units per acre or less:
  - a. Water System
    - (1) Construction plans sealed by a registered engineer, as approved by DENR,
    - (2) Acceptance of operation and maintenance of the system by a Public or Community Water system as defined in this ordinance,
    - (3) Certification that the system will be owned by a Public or Community Water system as defined in this ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this ordinance.
  - b. Wastewater system
    - (1) Construction plans sealed by a registered engineer, as approved by DENR,
    - (2) Acceptance of operation and maintenance of the system by a Public or Community Water system as defined in this ordinance,
    - (3) Certification that the system will be owned by a Public or Community Water system as defined in this ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this ordinance.
5. Approval from the Division of Coastal Management when the development is located in an Area of Environmental Concern.
6. Sediment & Erosion Control Plans as approved by Land Quality (with letter of approval).
7. Storm water management plan as approved by the Water Quality Division (with letter of approval).
8. Approval of Wetlands Delineation by Corp. of Eng. (if wetlands in development).
9. Wetlands fill authorization or permit if construction in wetlands is involved.
10. A drainage plan that will include all portions of the development shall be submitted. This plan shall be prepared and sealed by a registered surveyor or engineer. The plan and facilities shall provide for a drainage system for these areas that will accommodate the ten-year storm event without flooding or substantial ponding of water in the areas included in the plan. The plan must also accommodate any discharge from properties in upland portions of the drainage basin that flows through the property for the same storm event for the type development for which that property is zoned. The boundary of any drainage area on a portion of the site and/or upland from the site and drainage areas between storm water discharge points from the site to the recipient perennial stream shall be shown on a map (copy of 7.5 min. USGS Quad or similar map). Any drainage facility receiving storm water discharge from the development shall have the capacity to carry the anticipated storm water flow from areas that discharge through them for the 10 year storm event from the point of discharge at the development to the recipient perennial stream without overflowing their banks. The location, size and/or capacity of all structures included in the drainage system and receiving discharge from the development to the recipient perennial stream shall

be shown on the plan and calculations used in designing the drainage system shall be submitted in a legible format. This plan may be included in the street and drainage plan, storm water management plan or on the preliminary plat, as long as the design professional certifies that the specific drainage plan submitted complies with these requirements and the information required is shown or submitted as noted (See Required Drainage Certification in development Manual).

11. When any proposed subdivision of land with lots or areas other than open space where structures are prohibited is located in a "Designated Floodway," a "No Rise Certification" prepared by a Registered Engineer shall be submitted for the development.
12. When a proposed subdivision is located in a SFHA the Base Flood Elevation (BFE) shall be determined and shown along with the SFHA boundary on the Preliminary Plat. In SFHA's where the BFE has not been previously determined, the Developer shall be responsible for providing the BFE as determined by a Registered Professional in the manner prescribed by FEMA Regulations.
13. When a proposed subdivision is located within a SFHA and any water or sewer systems are not located on the site of the structure served, a statement from the Registered Professional responsible for design of the off site system shall be provided that "all public or community (off site) sewer and water systems and drainage facilities are designed to minimize flood damage and reduce exposure to flood hazards in accord with FEMA Guidelines."

#### **Informational Notes for Developer:**

1. A copy of the preliminary plat signed by EMC representative approving the street names will be required to be submitted within 30 days of Preliminary Plat approval by the Planning Board and before final Preliminary Plan approval by Planning Department.
2. Any reduction in open space, if applicable to this subdivision, will require Planning Board approval.
3. The applicant should be fully aware of the certification and guarantee requirements for roads, drainage plans, facilities and other improvements in the development. The certification forms are found on the Pender County Website. All documented certifications must be delivered to Planning Department prior to Final Plat Approval.
4. Any changes in the development name or road names after approval by the planning board will require an additional review fee with lot assessments to be paid in full.

#### **Mandatory Items for Final Plat Approval:**

1. The final plat shall be reviewed and approved or disapproved and notice of action taken provided to the applicant within 20 working days of completed submission. When the final plat is approved the signed original will be provided to the applicant and a signed copy placed in the Record File for the subdivision.
2. Plat Submission – the final plat must be submitted in digital format to the Director. The digital submission of the plat will be considered proprietary information. The digital layout will be made available to the Tax Supervisor for parcel update and the digital submission may be returned to the person submitting it. A copy on mylar suitable for recording shall be submitted for signing upon review & approval of the final map. The final plat shall be reviewed, approved and signed by the Director, upon approval.
3. All conditions of preliminary plat approval must have been met before any final plat will be considered for review. Confirmation of compliance with all provisions of Preliminary Plat must be submitted at least 10 days before the final plat is accepted for review.
4. All lots shown on the final plat other than open space or other specially approved lots shall meet either a., b., c., d. or e. as follows:
  - a. Be served by an on site waste water system, which is located on the site where the unit served is located, and the system has received an "Improvement Authorization Permit" from Environmental Health,

- b. Be served by a Community Sewer System as defined in this ordinance and approval for connection to the system is provided,
  - c. Be served by a waste water system that meets the requirements of the "Water and Sewer System Requirements in Streets, Access Easements or Other Locations off the Site of the Unit Served," of this ordinance,
  - d. The soil suitability analysis as required by this ordinance and submitted with the preliminary plat shows that each lot contains at least 5,000 sq. ft. of area that is "suitable" for traditional on site waste disposal and the required 5,000 sq. ft. is not within 10 ft of any lot boundary,
  - e. Lots not meeting a., b., c. or d. provisions of this paragraph shall be labeled with a bold note as follows: **"The Parcels So Noted Cannot Be Used For Sale or Building Development; Unless A New Plat Is Approved And Recorded As Required Under The Pender County Subdivision Ordinance."**
  - f. For alternative, see Design Requirements, Lots Section of this ordinance for "Special Purpose Lots."
5. All improvements proposed in the development must have been constructed and certifications of completion to standards specified provided or their construction guaranteed by a Performance Guarantee.
  6. All public streets must have been constructed, inspected and approved in writing by the NCDOT District Engineer or a Performance Guarantee provided.
  7. Minimum Number of Lots Required on a Final Plat – the minimum lots included on the final plat shall be as follows:
    - a. Approved Preliminary Subdivision Plat contains less than 100 lots or units – final plat shall contain at least 30 lots or units or the remainder of the lots or units in the subdivision,
    - b. Approved Preliminary Subdivision Plat contains more than 100 lots or units – final plat shall contain at least 50 lots or units or the remainder of the lots or units in the subdivision.
  8. The completed final plat must be submitted within 24 months of approval of the preliminary plat or within 24 months of approval of a previously recorded final plat.
  9. The final plat must be prepared by a licensed surveyor.
  10. The final plat must conform generally to the preliminary plat and specifically to all conditions of approval of the preliminary plat.
  11. Upon initial approval of the final plat parcel layout the Director shall immediately notify the Tax Assessor so that parcel identifiers can be issued. The Tax Assessor shall establish parcel identifiers for the parcels on the plat within 10 working days of receipt of notice.
  12. The final plat, approved covenants, restrictions and homeowner's association documents must be recorded in the Register of Deeds within 60 days after approval by the Planning Board and prior to any sale of lots in the development.
  13. The Director must take action on the final plat within 20 days of completed submission and installation of improvements or security for improvements.
  14. A final plat will not be accepted for review that is incomplete or for which has not been submitted the documents necessary for verification of the conditions of Preliminary Plat approval.

#### **Additional Materials To Be Submitted With Final Plat.**

1. Certification by District Engineer of completion of construction of all public streets or all of the following:
  - a. Estimate of the cost to complete construction of the streets and all other improvements required or proposed in the development that are not complete, prepared, signed and sealed by a licensed engineer,
  - b. Performance Guarantee for the cost of all improvements not certified as complete (see Security Documents Section in the Pender County Development Manual for requirements).

2. Certification by a licensed engineer of the completion of construction of all private streets and other required improvements, or all of the following:
  - a. Estimate of the cost to complete construction of the streets and all other improvements required or proposed in the development that are not complete, prepared, signed and sealed by a licensed engineer,
  - b. Performance Guarantee for the cost of all improvements not certified as complete (see Security Documents Section in the Pender County Development Manual for forms and requirements).
3. Certification by a professional land surveyor of installation of all required monuments and markers.
4. Two copies of Articles of Incorporation of Homeowner's Association and related documents for any development that contains private streets or other non-public facilities, including drainage systems outside public street right-of-ways, water systems and sewer systems and open space.
5. Two copies of the restrictive covenants to be recorded on the property.
6. The Defect Guarantee when a Performance Guarantee has not been provided for improvements.
7. Draft document transferring ownership of all common area and facilities to the Homeowners Association as shown on the final plat of the portion of the subdivision to be recorded. A recorded copy of this document must be submitted to the Director within 20 days of recording of the final plat (see "Homeowners Association Requirements" Section).

**Certificates Required On Final Plat.**

1. Certificate of Ownership, Dedication and Jurisdiction (org. signed)
2. Certificate of Approval Subdivision Public Road Construction by NCDOT District Engineer (must be signed before Map Review Officer signs off on plat)
3. Surveyor Certificate I
4. Surveyor Certificate II
5. Surveyor Certificate II
6. Parcel Identifier Certificate
7. Certificate of Registration by Register of Deeds (unsigned)
8. Certificate of Final Plat Approval

**Board Action for Master Plan Review:  
Moore's Landing Master Plan**

Motion: \_\_\_\_\_ Seconded \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Unanimous \_\_\_\_\_

Gonzales \_\_\_ Garrett \_\_\_ Marshburn \_\_\_ Millette \_\_\_ Reynolds \_\_\_ Smith \_\_\_ Williams \_\_\_



# Pender County Planning Department

805 South Walker Street  
Burgaw, North Carolina 28425

Phone (910) 259-1202  
Fax (910) 259-1295

## PLANNING BOARD APPLICATION FOR PLANNED DEVELOPMENT MASTER PLAN REVIEW

Date: February 14, 2008 Application #: \_\_\_\_\_ Application Fee: \$3,630.00 Receipt #: 077167

### I. PROPERTY INFORMATION:

PIN #(S): 2284-24-1345

Property Location: Blueberry Road (+/- 1.1 miles west of intersection with US 421)

Subdivision Name: Moore's Landing Lakes Community Phase: All Phases

Review Type:  Master  Preliminary  Final

### II. REQUIRED NAMES:

Applicant Duplin Land Development, Inc. Owner Pender Properties, LLC

Address 110 River Village Place Address P.O. Box 1139

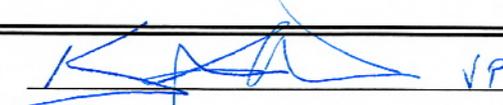
Wallace, NC 28466 Wallace, NC 28466

Phone (888) 285-4171 Fax (910) 285-1046 Phone (910) 285-1349 Fax (910) 285-6142

Email Kevin\_Hine@riverlanding.com Email dhulbert@murfam.com

Legal Relationship of Applicant to Property Owner: Duplin Land Development, Inc. is purchasing the subject property from Pender Properties, LLC

Authorized Project Contact (check one):  Applicant  Owner

III. SIGNATURE OF OWNER/APPLICANT:  VP

\*\*\*\*\*SEE PENDER COUNTY ZONING ORDINANCE SECTION 17 – PD PLANNED DEVELOPMENT DISTRICT REQUIREMENTS FOR MASTER PLAN SUBMISSION REQUIREMENTS\*\*\*\*\*

\*\*\*\*\*SEE SUBDIVISION Preliminary Plat Checklist 04 FOR PRELIMINARY PLAT SUBMISSION REQUIREMENTS\*\*\*\*\*

## **LETTER OF INTENT**

Duplin Land Development, Inc. is submitting a Master Plan for a 362 acre site located on the north side of Blueberry Road; approximately 1.1 miles west of its intersection with US Highway 421. The property is currently zoned PD-R.

This submittal booklet outlines the intentions of Duplin Land Development for this project. This proposal calls for a highly amenitized residential community, with a mix of single-family homes. The amenities will include a central recreation facility, a large central lake, and a connected network of sidewalks. The central amenity will provide residents with a range of active recreation options, including swimming and playfields, and will also include a clubhouse for community events. The project will be a gated community with private streets.

The Master Plan calls for 495 single-family residences. The maximum potential gross density is 1.37 du/ac. This proposal calls for approximately 35% of the project to be used for open space and amenities within the community.

This planned unit development promotes the intent of Pender County subdivision regulations by ensuring orderly growth and efficient development of land in the County. Infrastructure for potable water is or will be made available to meet the proposed development schedule. A sanitary sewer collection system will be installed through the community and will be connected to a concrete wastewater treatment facility. This facility will provide tertiary treatment of the wastewater which will then be filtered through adjacent infiltration basins located within the community. This system will require permitting through the State of North Carolina.

The proposed project will have rigorous architectural controls and restrictive covenants. Significant investment in community appearance is planned and architectural guidelines will be regulated through an architectural review board. A sample of the Covenants & Master Declaration as well as a Sample Architectural Standards and Guidelines are included with this submittal. The final Restrictive Covenants will be submitted at the Preliminary Plat stage and will be recorded at the time of final plat approval.

Submitted by:

Duplin Land Development, Inc.  
Kevin Hine, Vice-President

Moore's Landing Lakes Community, Pender County, NC

**MOORES LANDING  
 LAKES COMMUNITY**  
 Pender County, North Carolina  
**MASTER PLAN**

Date: February 14, 2008



NORTH

**EXHIBIT  
 MAP**



- LEGEND**
- ESTATE LOTS
  - VILLA LOTS
  - GENERAL OPEN SPACE
  - STORMWATER PONDS
  - INFILTRATION PONDS
  - BUFFERS

**\* APPROXIMATE LOCATION OF  
 POTENTIAL MONUMENT AND SIGNAGE**  
 NOTE:  
 SUBDIVISION AND MONUMENT SIGNS  
 TO BE LOCATED AT SIDE SIDE ROADS  
 OFF OF MAIN LOOP.

**NOTE:**  
 THE FEATURES DESCRIBED AND DEPICTED HEREIN ARE BASED ON  
 CURRENT DEVELOPMENT PLANS. ACTUAL DEVELOPMENT MAY BE  
 SUBJECT TO CHANGE UPON FURTHER REVIEW AND WILL BE BASED  
 UPON SUBSEQUENT SUBMITTALS REQUIRED BY THE COUNTY.

JURISDICTIONAL  
 CHANNEL (TYP.)  
 30' STREAM BUFFER EACH  
 SIDE FROM TOP OF BANK TYP.  
 (APPROX. LOCATION)  
 20' VOLUNTARY  
 STREAM BUFFER  
 EACH SIDE (APPROX. LOCATION)  
 25' TYPE 'B' BUFFER  
 ALONG NON-STREET  
 BOUNDARY

INFILTRATION POND (TYP.)  
 30' STREAM BUFFER EACH  
 SIDE FROM TOP OF BANK TYP.  
 (APPROX. LOCATION)

SEABOARD COASTLINE RAILROAD  
 ABANDONED 130' RIGHT OF WAY

WATER RECLAMATION/  
 UTILITY AREA

AMENITY AREA  
 (ACTIVE OPEN SPACE)

PEDESTRIAN  
 BRIDGE

TRAIL  
 CONNECTION

JURISDICTIONAL  
 WETLAND

INFILTRATION POND (TYP.)

ESTATE  
 LOTS (TYP.)

MONUMENT SIGN  
 AT ENTRY FEATURE,  
 SEE COMMUNITY ENTRANCE  
 MAP FOR POTENTIAL LOCATIONS

INFILTRATION POND (TYP.)

25' TYPE 'C' BUFFER

EXISTING  
 STRUCTURE (TYP.)

**BLUEBERRY ROAD  
 SR 1114 - 60' PUBLIC RW**

± 1.1 MILES TO US 421

ESTATE  
 LOTS (TYP.)

TEMP. CONSTRUCTION  
 ENTRANCE / EMERGENCY  
 ACCESS

VILLA LOTS (TYP.)

25' TYPE 'A' BUFFER  
 ALONG ROAD  
 FRONTAGE (TYP.)

NF  
 PERRY J. DOBSON  
 PIN: 2284-44-4939  
 DB: 484 PG: 50

NF  
 DONALD ELLIS HORRELL  
 PIN: 2284-45-4308  
 DB: 484 PG: 50

NF  
 MICHAEL JOSEPH MELVIN  
 PIN: 2284-45-3707  
 DB: 2219 PG: 346

NF  
 JAMES D. SANDY  
 PIN: 2284-44-0955  
 DB: 2516 PG: 193

NF  
 JAMES D. SANDY  
 PIN: 2284-44-5353  
 DB: 2516 PG: 193

NF  
 PENDER PROPERTIES LLC  
 PIN: 2274-62-4197  
 DB: 2867 PG: 257

NF  
 PERRY GLEN ORR  
 PIN: 2274-95-5193  
 DB: 944 PG: 349

NF  
 PENDER PROPERTIES LLC  
 PIN: 2274-62-4187  
 DB: 2867 PG: 257

NF  
 PENDER PROPERTIES LLC  
 PIN: 2274-62-6001  
 DB: 3003 PG: 289

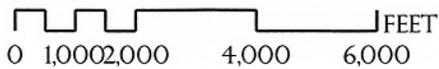
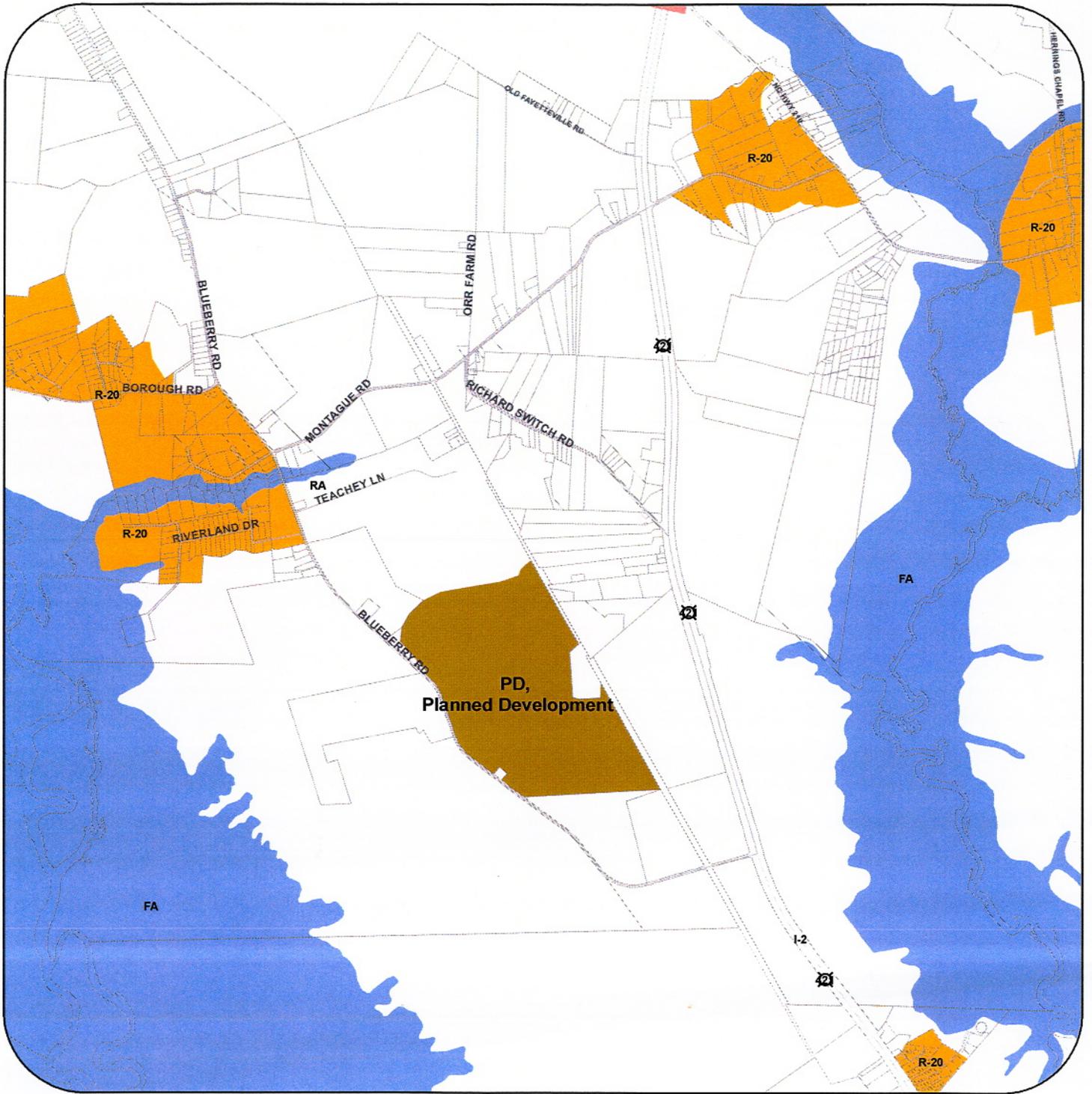
NF  
 PENDER PROPERTIES LLC  
 PIN: 2274-62-4197  
 DB: 2867 PG: 257

NF  
 JAMES A. DIXON  
 PIN: 2284-26-5930  
 DB: 705 PG: 178

NF  
 CORBETT FARMING CO.  
 PIN: 2283-66-2407  
 DB: 991 PG: 19

NF  
 CORBETT BROTHERS  
 PIN: 2284-62-7830  
 DB: 1003 PG: 315

NF  
 JAMES D. SANDY  
 PIN: 2284-42-3868  
 DB: 2516 PG: 193



1 INCH EQUALS 3,000 FEET



**MASTER PLAN APPROVAL  
MOORE'S LANDING  
DUPLIN LAND DEVELOPMENT, INC.**

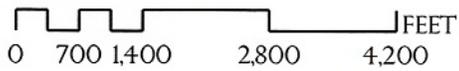
ZONING MAP

**Legend**

**Zoning Classification**

- B-1; B-2; B-3
- FA
- FA\_DASH
- PD
- R-10; R-15; R-20
- R-20C
- Centerlines





1 INCH EQUALS 2,000 FEET



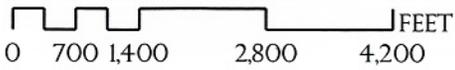
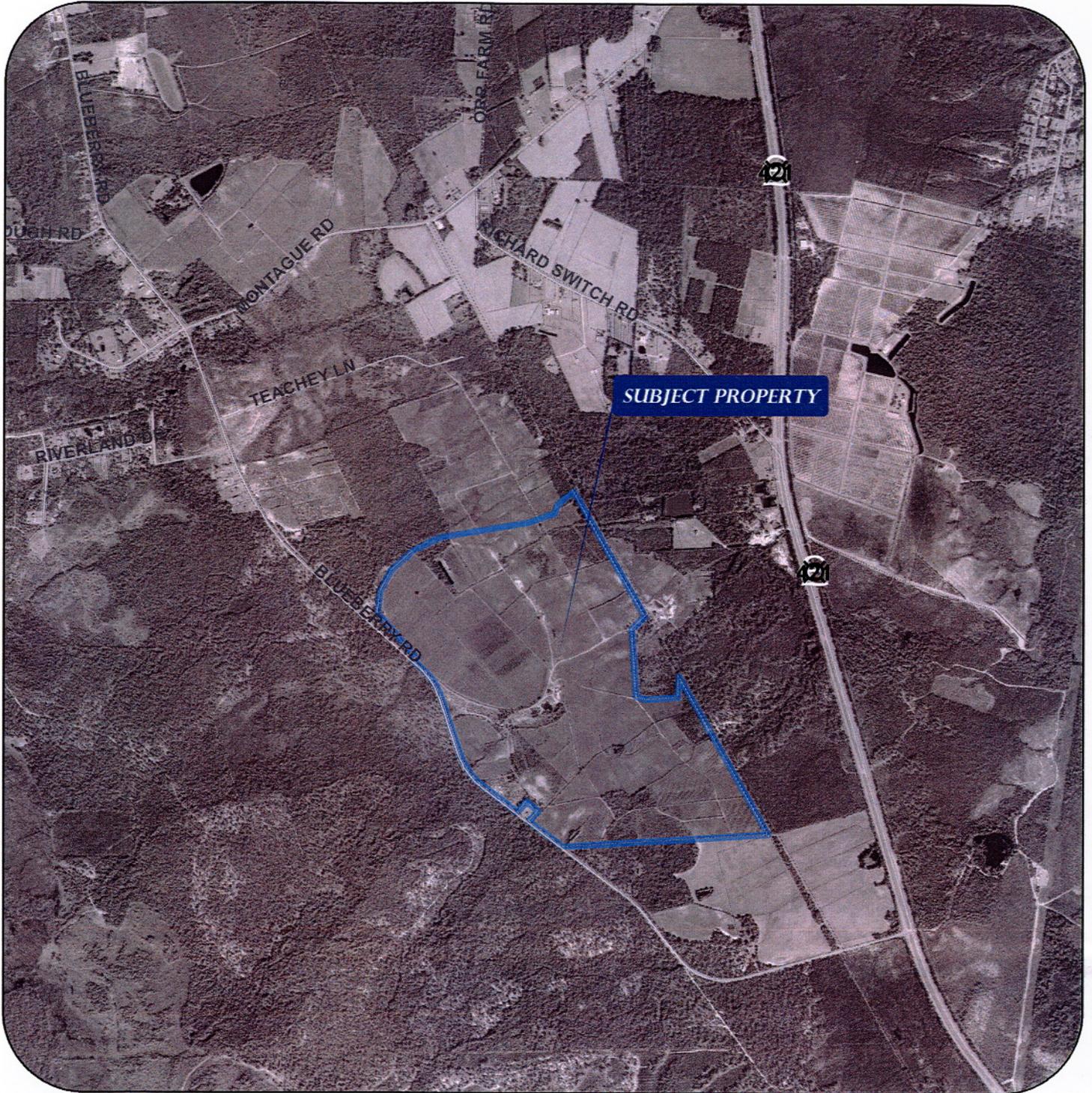
**MASTER PLAN APPROVAL  
MOORE'S LANDING  
DUPLIN LAND DEVELOPMENT, INC.**

CAMA LAND USE 2005

**Legend**

- Conservation Area I
- Conservation Area II
- Rural Areas
- Rural Clusters
- Transition Areas
- Urban Growth Areas
- Centerlines
- Parcels





1 INCH EQUALS 2,000 FEET



**MASTER PLAN APPROVAL  
MOORE'S LANDING  
DUPLIN LAND DEVELOPMENT, INC.**

*AERIAL (2003)*

**Legend**

- Centerlines
- Parcels
- Subject Property

**Aerial Value**

