

**SITE INFORMATION**  
PROPOSED USE: PIN: MIXED USE RESIDENTIAL 3245-84-0109-0000 3255-11-7659-0000 3245-80-3934-0000

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: 3,500 SF  
MINIMUM LOT FRONTAGE: 20' STANDARD LOT 25' CORNER LOT  
FRONTYARD SETBACK: 5' MINIMUM  
SIDEYARD SETBACK: 5' MINIMUM  
CORNER SIDEYARD SETBACK: 5' MINIMUM  
REAR SETBACK: 5' MINIMUM  
CHORD: 20' MINIMUM  
MAXIMUM HEIGHT: 35'  
DENSITY: NOT TO EXCEED 5 DU/AC

**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	1830	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 Unit Count subtotal					514
Phase 1 Total Acreage					223
Non-Residential Acreage					0.0
Wetlands Acreage					17.95
Right of Way Acreage					27.8
Open Space Total Acreage					46.7
Active Open space					28.2
Passive Open space					18.5
Developable Land Acreage					130.55
Phase 1 Density Units/Ac.					3.94

**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	434	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	1726	50	130	35
73	SF	1700	50	130	34
74	SF	720	50	130	14
75	SF	695	50	130	14
76	SF	800	50	130	16
77	SF	1050	65	130	16
78	SF	1660	70	130	24
79	SF	322	100	130	3
80	SF	596	50	130	12
81	SF	1450	50	130	29
82	SF	1050	45	130	23
83	SF	1400	45	130	31
84	SF	1350	45	130	30
85	SF	780	45	130	17
86	SF	650	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	1360	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	2130	50	130	43
99	SF	1160	45	130	26
Tract C	MU-AR				125
Phase 2 Unit subtotal					866
Phase 2 Total Acreage					442
Non-Residential Acreage					15.20
Wetlands Acreage					55.65
Right of Way Acreage					42.70
Open Space Total Acreage					59.91
Active Open space					42.29
Passive Open space					17.62
Developable Land Acreage					324.19
Phase 2 Density Units/Ac.					2.67

**MULTI-FAMILY DIMENSION REQUIREMENTS**  
MINIMUM LOT SIZE: N/A  
MINIMUM LOT FRONTAGE: 20'  
FRONTYARD SETBACK: 5' MINIMUM  
SIDEYARD SETBACK: 5' MINIMUM  
CORNER SIDEYARD SETBACK: 5' MINIMUM  
REAR SETBACK: 5' MINIMUM  
CHORD: 20' MINIMUM  
MAXIMUM HEIGHT: 45' (SEE GENERAL NOTES)  
DENSITY: NOT TO EXCEED 5 DU/AC

**TOWNHOUSE DIMENSION REQUIREMENTS**  
MINIMUM LOT SIZE: N/A  
MINIMUM LOT FRONTAGE: 20' MIN. STANDARD LOT  
FRONTYARD SETBACK: 5' MINIMUM  
SIDEYARD SETBACK: 5' MINIMUM  
CORNER SIDEYARD SETBACK: 5' MINIMUM  
REAR SETBACK: 5' MINIMUM  
CHORD: 20' MINIMUM  
MAXIMUM HEIGHT: 45' (SEE GENERAL NOTES)  
DENSITY: 10 UNITS/AC MAX.; NO MORE THAN 8 UNITS/STRUCTURE

**Phase 3**

Tract	Use	linear ft.	Avg. Lot width	Avg. Lot depth	Units
25	AR	940	24	130	39
26	AR	732	24	130	31
27	SF	981	55	130	18
28	SF	1000	55	130	18
29	SF	750	55	130	14
30	SF	2285	50	130	46
31	SF	782	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	583	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	1080	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	956	50	130	19
62	SF	2030	65	130	31
63	SF	2136	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 Unit Subtotal					1315
Phase 3 total Acreage					323
Non-Residential Acreage					16.20
Wetlands Acreage					0.00
Right of Way Acreage					53.90
Open Space Total Acreage					59.19
Active Open space					31.92
Passive Open space					27.27
Developable Land Acreage					193.71
Phase 3 Density Units/ Acre (including multi-family)					6.79

**UNIT TOTALS**  
SINGLE FAMILY: 2,114 UNITS  
ATTACHED RESIDENTIAL: 456 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  
POND (NOT INCLUDED IN OPEN SPACE): 36.12 ACRES  
WETLANDS: ± 73.61 ACRES  
RIGHT OF WAY: 124.4 ACRES  
ON SITE WASTE WATER: 37.6 ACRES  
UNDEVELOPED AREA: 175.42 ACRES

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

HATCHED RIGHT OF WAY TO BE DEDICATED PUBLIC RIGHT OF WAY TO PROPOSED ROAD STUB-OUT TO ADJACENT PROPERTY; ROAD WILL BE GUILTY TO NCDOT RESIDENTIAL COLLECTOR STREET MINIMUM CONSTRUCTION STANDARDS

2.26 ACRE AMENITY SITE W/ POOL, EXERCISE ROOM, COMMON AREA, PLAYGROUND & PARKING

20' WIDE BUFFER TYPE C-3 ALONG PROPERTY LINE; BUFFER TO INCLUDE 6' HT. EVERGREEN HEDGE, 1 CANOPY TREE/100 LF AND GRASS AS GROUND COVER

25' WIDE BUFFER TYPE A-3 MIN. ALONG ALL DEVELOPMENT PROPERTY LINES ABUTTING HWY 210 RD.; BUFFER TO INCLUDE 1 CANOPY TREE & 2 UNDERSTORY TREES/100 LF AND EITHER GRASS OR 21 SHRUBS PER 100LF

20' WIDE BUFFER TYPE C-3 ALL THE WAY AROUND WASTE WATER TREATMENT SITE; BUFFER TO INCLUDE 6' HT. EVERGREEN HEDGE, 1 CANOPY TREE/100 LF AND GRASS AS GROUND COVER

25' WIDE BUFFER TYPE A-3 MIN. ALONG ALL DEVELOPMENT PROPERTY LINES ABUTTING HWY 210 RD.; BUFFER TO INCLUDE 1 CANOPY TREE & 2 UNDERSTORY TREES/100 LF AND EITHER GRASS OR 21 SHRUBS PER 100LF

MULTI-FAMILY RESIDENTIAL 13.4 ACRES

MIXED USE COMMERCIAL PRODUCT TYPE 16.2 ACRES

50' ROW TYP PARCELS A, B, 25 - 29

PARK ±1 AC  
PARK ±3.4 AC

ACTIVE OPEN SPACE WEST OF MOORE TOWN RD 3.4 AC

20' WIDE BUFFER TYPE C-3 ALONG WESTERN/NORTHWESTERN PROPERTY LINE BETWEEN HWY 210 & REBECCA KENNEDY ROAD; BUFFER TO INCLUDE 6' HT. EVERGREEN HEDGE, 1 CANOPY TREE/100 LF AND GRASS AS GROUND COVER

5 ACRE COMMUNITY AMENITY SITE W/ POOL, EXERCISE ROOM, COMMON AREA, DOCK, GAZEBO, TENNIS COURTS, KAYAK LAUNCH & STORAGE, PLAYGROUND & PARKING

PARK W/ WALKING/BIKING/PICNIC FACILITIES ±1.59 AC

HATCHED RIGHT OF WAY TO BE DEDICATED PUBLIC RIGHT OF WAY TO PROPOSED ROAD STUB-OUTS TO ADJACENT PROPERTY; ROAD WILL BE BUILT TO NCDOT RESIDENTIAL COLLECTOR ROAD MINIMUM CONSTRUCTION STANDARDS

UNDEVELOPED AREA TYP.

60' ROW TYP PARCELS 30 - 63

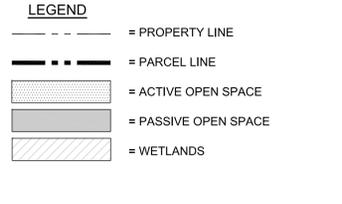
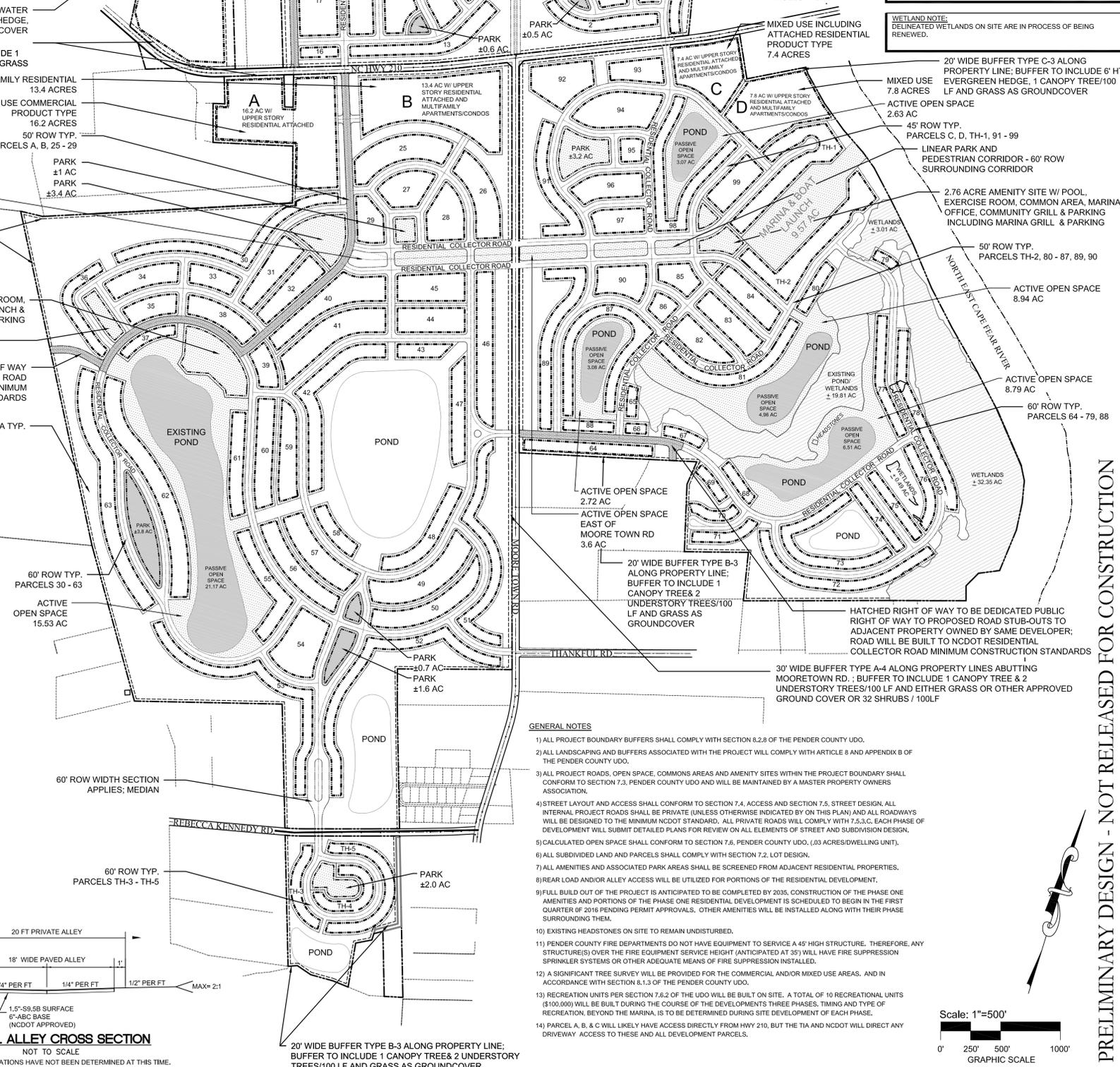
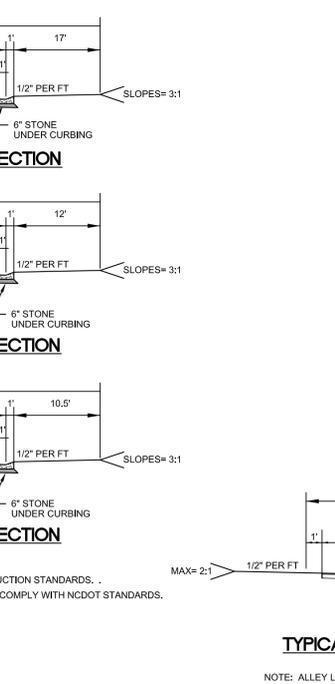
ACTIVE OPEN SPACE 15.53 AC

60' ROW WIDTH SECTION APPLIES; MEDIUM

20' WIDE BUFFER TYPE B-3 ALONG PROPERTY LINE; BUFFER TO INCLUDE 1 CANOPY TREE & 2 UNDERSTORY TREES/100 LF AND GRASS AS GROUND COVER

30' WIDE BUFFER TYPE A-4 ALONG PROPERTY LINES ABUTTING MOORETOWN RD.; BUFFER TO INCLUDE 1 CANOPY TREE & 2 UNDERSTORY TREES/100 LF AND EITHER GRASS OR OTHER APPROVED GROUND COVER OR 32 SHRUBS / 100LF

HATCHED RIGHT OF WAY TO BE DEDICATED PUBLIC RIGHT OF WAY TO PROPOSED ROAD STUB-OUTS TO ADJACENT PROPERTY OWNED BY SAME DEVELOPER; ROAD WILL BE BUILT TO NCDOT RESIDENTIAL COLLECTOR ROAD MINIMUM CONSTRUCTION STANDARDS



TRIP GENERATION

Phase 1	ITE Land Use Code	Density	Avg. Daily Traffic (vph)	Weekday AM Peak Hour (vph)	Weekday PM Peak Hour (vph)
Single Family Residential (210)		5.14 units	4736	92	278
Total Trips (Before Internal Capture)					
			26423	506	1395

LAND DISTURBANCE NOTE: PORTIONS OF 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-8.5' AS INDICATED ON FEMA FIRMA MAPS PANEL NO. 37203-25500-J, 37203-24500-J, 37203-24400-J, & 37203-25400-J BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007. PRELIMINARY MAPS INDICATE AN AE ZONE BASE FLOOD ELEVATION OF 17'. EFFECTIVE MAPS WILL BE CONSULTED AT THE TIME OF CONSTRUCTION TO ASSURE ANY DEVELOPMENT COMPLIES WITH THE MOST CURRENT FEMA REQUIREMENTS.

SURVEY NOTE: THE BOUNDARY SURVEY WAS PERFORMED BY PARAMOUNT ENGINEERING, INC. & HDS AND SEALED BY TIMOTHY G. CLINKSCALES, PLS ON APRIL 17, 2015

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

REVISIONS:

CLIENT INFORMATION:

**PARAMOUNT ENGINEERING**  
5911 Olander Drive, Suite 201  
Wilmington, North Carolina 28403  
(910) 791-6707 (O) (910) 791-6700 (F)  
NC License # C-2846

MASTER DEVELOPMENT PLAN

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

PROJECT STATUS:  
CONCEPTUAL LAYOUT:  
FINAL LAYOUT:  
RELEASED FOR CONSTRUCTION:

DRAWING INFORMATION:  
DATE: 04/17/15  
SCALE: 1"=500'  
DESIGNED: TMM  
CHECKED: JMM

SEAL

C-2.0

PEJ JOB#: 15153.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION