CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	1016.84'	334.09'	332.59'	S 42°07'26" E	18°49'30"
C2	544.22'	334.10'	328.03'	N 28°24'05" W	35°10'00"
C3	995.44'	79.29'	79.27'	N 11°08'01" W	4°33'60"
C4	995.44'	169.80'	169.69'	N 18°16'18" W	9°46'45"

LINE	BEARING	DISTANCE
L1	N 13°40'31" W	44.39'
L2	N 11°26'11" W	33.38'

TOTAL AREA
OF ALL TRACTS
1,056,885± SQ. FT.
24.263± AC.

3282-75-7319-0000
YEAR 60558387 LLC
3373/309
0034/0011
ZONED: GB

3282-75-8257-0000
SANDERS RT REV B
SIDNEY et al
606/301
ZONED: GB

3282-85-0277-0000
EPISCOPAL DIOC
TRUSTEES
747/551
00130059
ZONED: OAI

3282-84-2942-0000
MOORE ARLISS E et al
120/29
00260062
ZONED: RP

3282-84-3883-0000
STIER RONALD et al
4482/149
00260062
ZONED: RP

3282-84-4762-0000
BROOKS WILBERT E et al
501/23
00250126
ZONED: RP

3282-84-5528-0000
BROOKS WILBERT E et al
658/11
00250126
ZONED: RP

3282-84-5405-0000
RICKS JEFFREY S et al
4126/043
00250126
ZONED: RP

3282-84-6350-0000
STIER RONALD et al
985/334
00250126
ZONED: RP

DEERFIELD DRIVE - 1673

S 51°32'11" E
131.42'

C1

3282-74-8862-0000
LANWILLO
DEVELOPMENT CO
DB 3708 PG 149
ZONED: PD
TRACT 2
139,485 SF ±
3.202 AC. ±

3282-75-5069-0000
CORP OF BISHOP CHURCH OF
JESUS
DB 642 PG 154
ZONED: OAI

N 41°06'19" E
344.06'

S 30°18'05" W
402.06'

3282-84-1527
SEEMAN GLEN A et al
3154/029
LOT 25 - MB 26, PG 62
ZONED: RP

3282-84-1493
JERABEK ROBERT et al
1185/192
LOT 24 - MB 26, PG 62
ZONED: RP

3282-84-2267
TRESEDER NICHOLAS K
TRUSTEE et al
2592/255
LOT 23 - MB 26, PG 62
ZONED: RP

3282-84-3150
TRESEDER NICHOLAS K
TRUSTEE et al
2592/255
LOT 22 - MB 26, PG 62
ZONED: RP

DEERFIELD SUBDIVISION - PB 26 PG 62

S 30°18'05" E
143.86'

S 48°57'56" E
500.54'

3282-83-3910
BROWN CLIFTON L III
TRUSTEE et al
2798/038
LOT 21 - MB 26, PG 62
ZONED: RP

3282-83-3830
BROWN CLIFTON L III
TRUSTEE et al
2798/338
LOT 20 - MB 26, PG 62
ZONED: RP

3282-83-4615
RUSHER EDWARD A III et
al
3743/290
LOT 19 - MB 25, PG 126
ZONED: RP

3282-83-4436
BREW E LAWRENCE et al
1243/47
LOT 18 - MB 25, PG 126
ZONED: RP

3282-83-7045-0000
MALPASS DUDLEY IVEY
TRUSTEE et al
3288/130
00250126
ZONED: RP

3282-83-7650-0000
PORCELLI DANNY D et al
2531/024
00250126
ZONED: RP

3282-83-7646-0000
POTTS PATRICIA
DONOVAN
1948/278
00260062
ZONED: RP

3282-83-7416-0000
POTTS PATRICIA
DONOVAN
1948/278
00260062
ZONED: RP

3282-83-9426-0000
RATH ROBERT A CO
TRUSTEES et al
4471/073
00130059
ZONED: RP

3282-84-7112-0000
BIZZELL TIMOTHY &
SHERRY
1466/154
00250126
ZONED: RP

BLUEBERRY LANE

3282-74-6231-0000
LANWILLO
DEVELOPMENT CO
DB 3705 PG 149
ZONED: PD

TRACT 3
210,628 SF ±
4.835 AC. ±

3282-83-0888-0000
LANWILLO
DEVELOPMENT CO
DB 590 PG 45
CURRENTLY
ZONED: RP

S 47°50'04" W
440.52'

S 47°50'04" W
600.00'

CREEKVIEW DRIVE (UNIMPROVED)
- 60' PRIVATE ROW
MB 25, PG 126

CREEKVIEW DRIVE
S.R. 1674

APPARENT END OF NCDOT R/W
PER MB 25, PG 126

WETLANDS

3282-73-8614-0000
LANWILLO
DEVELOPMENT CO
DB 25 PG 126
CURRENTLY
ZONED: RP

S 51°58'21" W
382.57'

3282-74-3515-0000
HEADWATERS
PROPERTIES LLC
DB 4609 PG 130
ZONED: PD
TRACT 1
609,778 SF ±
13.999 AC. ±

U.S. HIGHWAY 17
100' PUBLIC ROW

N 40°22'27" E
469.38'

N 21°55'16" E
112.28'

30.00'
RADIUS

L1

L2

C1

C2

C3

107.90'
N 28°19'59" W

HUGHES ROAD - SR 1618
30' PUBLIC R/W

5.48'

3282-84-7039-0000
WASHINGTON ACRES INC
1684/281
0031/0093
ZONED: GB

TRACT 4
96,994 SF ±
2.227 AC. ±

3282-74-1001-0000
RAYMOND HUGHES
DB 1A PG 485
ZONED: PD

30.0' DRAINAGE
ESMT-MB 25, PG 126
& MB 24, PG 95

15.0' DRAINAGE
ESMT-MB 25, PG 126

15.0' DRAINAGE
ESMT-MB 25, PG 126
& MB 24, PG 95

S 48°40'28" W
252.27'

166.21'
N 43°59'32" W

WASHINGTON ACRES SEC 8 - PB 12 PG 1

3282-73-3760
WALSH HENRY et al
2454/061
LOTS 47 & 48 - MB 12, PG 1
ZONED: RP

3282-73-4586
BATSON LESLIE WAYNE
JR et al
1305/100
LOT 49 - MB 12, PG 1
ZONED: RP

3282-73-5478
KINNEY LOGAN TYLER
4915/2298
LOT 50 - MB 12, PG 1
ZONED: RP

3282-73-6450
EDENS
CHRISTOPHER JR
3253/328
LOT 51 - MB 12, PG 1
ZONED: RP

3282-73-7313
WILLIS RICHARD
CHARLES et al
4254/253
LOT 52- MB 12, PG 1
ZONED: RP

3282-73-8213
REUTER FREDERICK et al
4481/093
00430063
ZONED: RP

3282-73-9141
REITAN SCOTT et al
4468/218
00430063
ZONED: RP

3282-83-0044
NORMAN HUNT
457/452
LOT 56 -
MB 12, PG 1
ZONED: RP

3282-82-0581
NATHAN HUNT
457/347
LOT 57 - MB 12, PG 1
ZONED: RP

3282-82-2920
PERKINS MATTHEW C et
al
2735/175
LOT 58 - MB 12, PG 1
ZONED: RP

3282-82-3857
GERULA ANDREW
2711/028
LOT 59 - MB 12, PG 1
ZONED: RP

3282-82-5807
RODGERS DORIS M
TRUSTEE OF DORIS M
RODGERS REV LIV TR
4032/239
LOT 60 - MB 12, PG 1
SEEMAP

3282-82-6847
THOMPSON ALYSSA L et
al
3812/074
00120001
SEEMAP

3282-82-5680-0000
DENNIS ROBERT W et al
703/220
00120001
ZONED: RP

3282-82-3050-0000
WOLFE JAMES M et al
1034/13
00120001
ZONED: RP

3282-82-2634-0000
WREDE JOHN DAVID
et al
3593/076
00120001
ZONED: RP

3282-82-1625-0000
JAMES HAINES
4623/1041
00120001
ZONED: RP

3282-82-0619-0000
JONES ROGER DALE
664/148
00120001
ZONED: RP

3282-72-9715-0000
KATRINA DIAMOND
3482/1403
00120001
ZONED: RP

3282-72-7887-0000
SHANE FAULKNER
453/841
00410038
ZONED: RP

3282-72-7924-0000
ROBBINS CHARLES
et al
3009/149
00120001
ZONED: RP

3282-73-5124-0000
WILLIAMS BETTY
WALLACE & STEWA
1471/208
00120001
ZONED: RP

3282-73-6006-0000
HEDGE JERRY DALE JR
et al
3356/059
00120001
ZONED: RP

3282-73-6587-0000
HEDGE JERRY DALE JR et al
3356/059
00120001
ZONED: RP

3282-73-7308-0000
PAGE COLIN J et al
4321/139
00120001
ZONED: RP

3282-73-2418-0000
JOHN PATTERSON
III
00120001
ZONED: RP

3282-73-1535-0000
BORDEAUX WILLIAM T III
et al
462/260
00120001
ZONED: RP

3282-73-0852-0000
LILLEY CRAIG et al
4333/290
00220016
ZONED: RP

3282-63-9753-0000
BURNS MARK ALAN et al
4481/061
0026/0095
ZONED: RP

N/F
NC DEPT OF
TRANSPORTATION
(NCDOT R/W)
DB 2340 PG 185
(NCDOT R/W)
DB 2340 PG 185

CERTIFICATE OF ACCURACY AND MAPPING

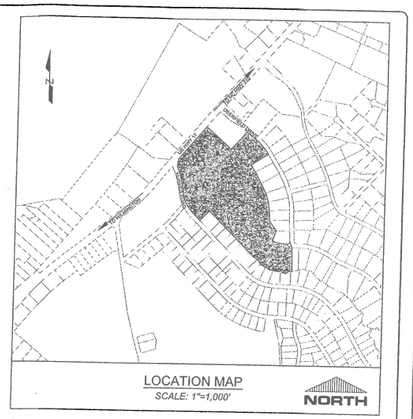
I, CHRISTOPHER JAMES GAGNE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING), THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE 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 6 DAY OF DECEMBER, A.D., 2016.

I, CHRISTOPHER JAMES 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.

CHRISTOPHER JAMES GAGNE, PLS LICENSE NO. L-4700

PROPERTY LINE ALONG
CENTER LINE OF BRANCH

GRAPHIC SCALE
0 50 100 200 400
SCALE: 1"=100'



LOCATION MAP
SCALE: 1"=1,000'

REVISIONS:

CLIENT INFORMATION:

PARAMOUNTE
ENGINEERING, INC.
122 CINEMA DRIVE
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)

BOUNDARY EXHIBIT
REZONING MAP
HEADWATERS TOWN CENTER
PENDER COUNTY
NORTH CAROLINA

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

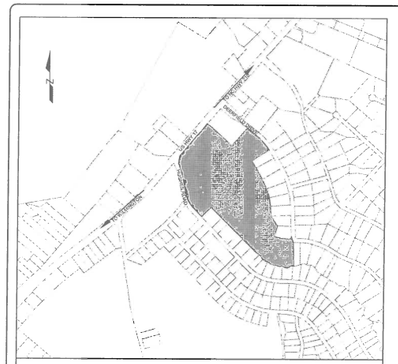
DRAWING INFORMATION
DATE: 12/6/16
SCALE: 1" = 100'
DESIGNED: CJG
DRAWN: DPP
CHECKED:

SEAL

NORTH CAROLINA
CHRISTOPHER JAMES GAGNE
SEAL
L-4700
SURVEYOR

SV-1

PEI JOB#: 00000.00



SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
ZONING:	PD
PIN:	3282-74-3515-0000, 3282-74-6231-0000, 3282-74-8862-0000, 3282-74-9001-0000
PROPOSED USE:	COMMERCIAL
TOTAL SITE AREA:	24.26 ACRES
APPLICANT INFORMATION:	HEADWATERS PROPERTIES, LLC

Significant Tree Removal & Mitigation

significant tree mitigation per UDO Section 8.1.3.A.4; any significant tree removed shall be mitigated by planting 2 trees of the same species with a minimum cal. of 2"

Tree Type	Survey Description & Cal. Inches	Quantity	Total Mitigation (# of 2" cal. Trees Req'd of each Species)
American Holly	hol 6	3	
American Holly	hol 8	3	
American Holly	hol 10	6	
American Holly	hol 11	1	
American Holly	hol 12	2	
American Holly	hol 14	2	
2" cal. American Holly Mitigation Trees		34	
Live Oak	oak 26	1	
Live Oak	oak 27	2	
Live Oak	oak 30	1	
Live Oak	quad oak 15 (sum of all trunks)	1	
Live Oak	twin oak 15 (sum of all trunks)	1	
Live Oak	twin oak 18 (sum of all trunks)	1	
2" cal. Live Oak Mitigation Trees		14	
Red Maple	map 12	2	
Red Maple	map 14	2	
Red Maple	map 21	2	
2" cal.Red Maple Mitigation Trees		12	
Willow Oak	oak 24	4	
Willow Oak	oak 25	2	
Willow Oak	oak 28	1	
2" cal. Willow Oak Mitigation Trees		14	

DEERFIELD DRIVE
60' RIGHT OF WAY

WETLAND IMPACT FOR COUNTY REQUIRED COLLECTOR ROAD

EXISTING TREE TO BE REMOVED, TYP.

REGIONAL STORMWATER / POND

20' B-3 BUFFER YARD

ROAD A
50' PUBLIC ROW

DRIVE THRU

23,000 SF GROCERY w/265 SPACES

22,215 SF RETAIL w/ 115 SPACES

25' C-4 BUFFER YARD

US HIGHWAY 17
100' PUBLIC ROW

EXISTING ISOLATED WETLAND; REMOVAL TO BE REQUESTED FROM USACE

CREEKVIEW DRIVE
UNIMPROVED 60' PRIVATE ROW

EXISTING VEGETATION IN BUFFERS ADJACENT TO SINGLE FAMILY TO BE AUGMENTED PER PENDER COUNTY BUFFER REQUIREMENTS

EXISTING TREE TO BE REMOVED, TYP.

EXISTING TREE TO BE REMOVED, TYP.

WETLAND IMPACT FOR COUNTY REQUIRED COLLECTOR ROAD

HUGHES ROAD
60' RIGHT OF WAY

DEERFIELD DRIVE
60' RIGHT OF WAY

PROPERTY LINE ALONG CENTER LINE OF BRANCH

3282-75-5069-0000 CORP OF BISHOP CHURCH OF JESUS DB 642 PG 154 ZONED: O&I

3282-64-7039-3000 WASHINGTON ACRES INC 1664-261 00310093 ZONED: GB

3282-64-9733-0000 BURNS MARK ALAN et al 4491061 00240995 ZONED: RP

3282-73-0652-0000 LILLEY CRAIG et ux 4332-206 00220016

3282-73-1535-2000 BORDEAUX WILLIAM T Jr et

3282-73-2418-0000 JOHN PATTERSON

3282-73-3308-0000 PAGE COLIN J et al

3282-73-1289-0000

3282-64-1527 SEEMAN GLEN A et al 3134-029 LOT 25 - MB 26, PG 62 ZONED: RP

3282-64-1493 JERABEK ROBERT et al 1185-102 LOT 24 - MB 26, PG 62 ZONED: RP

3282-64-2267 TRESEDER NICHOLAS K TRUSTEE et al 2592255 LOT 23 - MB 26, PG 62 ZONED: RP

3282-64-1150 TRESEDER NICHOLAS K TRUSTEE et al 2592-255 LOT 22 - MB 26, PG 62 ZONED: RP

3282-83-3966 BROWN CLIFTON L III TRUSTEE et al 2798/336 LOT 21 - MB 26, PG 62 ZONED: RP

3282-83-3380 BROWN CLIFTON L III TRUSTEE et al 2798/338 LOT 20 - MB 26, PG 62 ZONED: RP

3282-83-4615 RUSHER EDWARD A III et al 3742/280 LOT 19 - MB 26, PG 126 ZONED: RP

3282-83-4436 BREWE LAWRENCE et al 1243/47 LOT 18 - MB 26, PG 126 ZONED: RP

3282-84-4752-0000 BROOKS WILBERT E et al 561/23 00250126 ZONED: RP

3282-84-5528-0000 BROOKS WILBERT E et al 658/11 00250126 ZONED: RP

3282-84-5495-0000 RICKS JEFFREY S et al 4126/043 00250126 ZONED: RP

3282-84-6360-0000 STIER RONALD et al 985/334 00250126 ZONED: RP

3282-84-7112-0000 BIZZELL TIMOTHY & SHERRY 1466/134 00250126 ZONED: RP

3282-83-7945-000C MALPASS DUDLEY IVEY TRUSTEE et al 3286/130 00250126 ZONED: RP

3282-83-7850-0000 PORCELLI DANNY D et al 2537/024 00250126 ZONED: RP

3282-83-7646-0000 POTTS PATRICIA DONOVAN 1948/278 00260062 ZONED: RP

3282-83-7418-0000 POTTS PATRICIA DONOVAN 1948/278 00260062 ZONED: RP

3282-83-4426-0000 RATH ROBERT A CO TRUSTEES et al 4471/073 00130563 ZONED: RP

3282-83-6145 DASILVA TAMI 3314/007 00430098 SEEMAP

3282-83-0688-0000 LANWILLO DEVELOPMENT CO DB 591 PG 45 CURRENTLY ZONED: RP

3282-73-9614-0000 LANWILLO DEVELOPMENT CO DB 25 PG 126 CURRENTLY ZONED: RP

3282-73-3760 WALSH HENRY et al 2454 581 LGTS 47 & 48 - MB 12, PG 1 ZONED: RP

3282-73-4586 BATSON LESLIE WAYNE JR et al 1355/100 LOT 49 - MB 12 PG 1 ZONED: RP

3282-73-5478 KINNEY LOGAN TYLER 4415/2268 LOT 50 - MB 12 PG 1 ZONED: RP

3282-73-6466 EDENS CHRISTOPHER JR 5233/326 LOT 51 - MB 12 PG 1 ZONED: RP

3282-73-7313 WILLIS RICHARD CHARLES et al 4254/253 LOT 52 - MB 12 PG 1 ZONED: RP

3282-73-8213 REUTER FREDERICK et al 4481/091 00420963 ZONED: RP

3282-73-9141 REITAN SCOTT et al 4488/218 00430652 ZONED: RP

3282-83-0644 NORMAN HUNT 457/452 LOT 56 - MB 12 PG 1 ZONED: RP

3282-82-0981 NATHAN HUNT 457/247 LOT 57 - MB 12, PG 1 ZONED: RP

3282-82-1905 PERKINS MATTHEW C et al 2731/175 LOT 58 - MB 12, PG 1 ZONED: RP

3282-82-2634-0000 WREDE JOHN DAVID et al

3287-82-3857 GERULA ANDREW 2711/028 LOT 59 - MB 12, PG 1 ZONED: RP

3233-82-5807 RODGERS DORIS TRUSTEE OF DOR RODGERS REV L 403/ 239 LOT 60 - MB 12, PG SEEMAP

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR

SIGNATURE: _____

DATE: _____

SITE PLAN VALID FOR FIVE YEARS FROM APPROVAL DATE

NORTH

0 100 200 300 feet

SCALE: 1" = 100'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

Headwaters Properties, LLC
1131-B Military Cutoff Rd.
Wilmington, NC 28405

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

TREE REMOVAL EXHIBIT
PRELIMINARY PLAT
HEADWATERS TOWN CENTER
PENDER COUNTY
NORTH CAROLINA

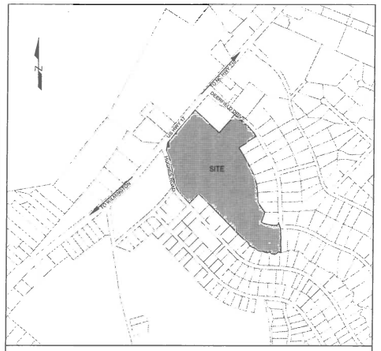
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY PLAT:
FINAL DESIGN:
RELEASED FOR CONST.:

SEAL

DRAWING INFORMATION
DATE: 12/6/18
SCALE: 1"=100'
DESIGNED: JCM
DRAWN: JCM
CHECKED: TPM

C-1.0

PEI JOB#: 16122.PE



LOCATION MAP
SCALE: 1"=1,000'
NORTH

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
ZONING:	PD
PIN:	3282-14-3515-0000, 3282-74-6231-0000, 3282-14-8862-0000, 3282-14-1001-0000
PROPOSED USE:	COMMERCIAL
TOTAL SITE AREA:	142± ACRES
APPLICANT INFORMATION:	HEADWATERS PROPERTIES, LLC

UNIT TOTALS

COMMERCIAL

GROCERY:	53,000 SF
INLINE RETAIL:	22,200 SF (20' X 60' EACH)
OUTPARCELS:	15.21AC (BUILDING SIZE AND ASSOCIATED PARKING NOT DETERMINED AT THIS TIME.

COMMERCIAL DIMENSION REQUIREMENTS

MINIMUM LOT SIZE:	20,000 SF
FRONTYARD SETBACK:	5' MINIMUM
SIDEYARD SETBACK:	5' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM
REAR SETBACK:	5' MINIMUM
MAXIMUM HEIGHT:	45'

ALL SEPARATION BETWEEN STRUCTURES PER PENDER COUNTY REQUIREMENTS.

PROJECT ROAD NOTES

1. ALL COLLECTOR ROADS WILL BE PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS AND IN COORDINATION WITH PENDER COUNTY COLLECTOR STREETS PLAN.
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 OR AS OTHERWISE DICTATED BY TRUCK MOVEMENTS.
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.
5. COLLECTOR ROAD SIDEWALKS WILL BE BUILT TO THE COUNTY'S COLLECTOR STREET STANDARDS AS DESIGNATED IN PENDER COUNTY COLLECTOR STREET PLAN. SIDEWALKS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS.
6. 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.

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. OWNER TO COORDINATE WITH PENDER COUNTY ENGINEERING IF DRY HYDRANT IS REQUIRED. ATTN: BRYAN MCCABE, 910-259-0212.
4. SANITARY SEWER TO BE PROVIDED BY PLURIS HAMPSTEAD, LLC.; ATTN: RANDY HOFFER, 1-888-758-7471.
5. STORMWATER WILL BE HANDLED ON SITE AND DESIGNED TO HANDLE A 10 YEAR STORM EVENT IN COMPLIANCE SECTION 7.9.B OF THE PENDER COUNTY UDO AND WITH ALL OTHER STATE STORMWATER STANDARDS.

LANDSCAPING

LANDSCAPE PLANS WILL BE PROVIDED TO COUNTY PLANNING STAFF & IN COMPLIANCE WITH SECTION 8 OF THE PENDER COUNTY UDO.

HISTORICAL & ARCHAEOLOGY NOTES

1. NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST.

STREETLIGHT NOTES

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

FLOOD NOTE

THIS PARCEL IS IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FEMA FLOOD PANEL 3720328200J WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

NAICS CODE USE

443	Electronic & appliance stores
445	Food & Beverage Stores
446	Health & Personal Cares Stores
447	Gasoline Station
448	Clothing & clothing accessories stores
451	Sporting Goods, hobby, book and music stores
453	Miscellaneous Store Retailers
454	Non Store Retailers
491110	Postal Services
52	Finance & Insurance
53	Real Estate & Rental & Leasing
54	Professional, Scientific & Technical Services
55	Management of Companies & Enterprises
561	Administrative & Support Services
611	Educational Services
6114	Business Schools, Computer and Management Training
6115	Technical & Trade Schools
6116	Other School & Instruction
622	Hospitals
711	Performing Arts Companies
7114	Agents & Managers for Artists, Athletes, Entertainers & Other Public Figures
712	Museums, Historical Sites & Similar Institutions
713940	Fitness & Recreational Sports Centers
713955	Bowling Centers
7211	Hotels & Motels
7221	Full Service Restaurants
7222	Limited Service Eating Places
7223	Special Food Services
7224	Drinking Places
8114	Personal & Household Goods, Repair & Maintenance
8121	Personal Care Services
812310	Coin Operated Laundries & Dry Cleaners
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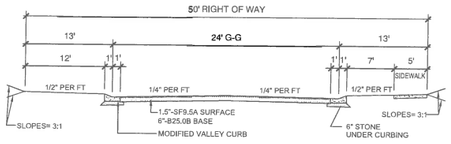
8123	Other Personal Services
8131	Religious Organizations
8135	Business Professional, Labor, Political, & Similar Organizations
92	Public Administration



NOTES:
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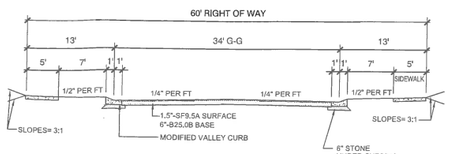
TYPICAL PUBLIC ROAD A
CROSS SECTION
NOT TO SCALE



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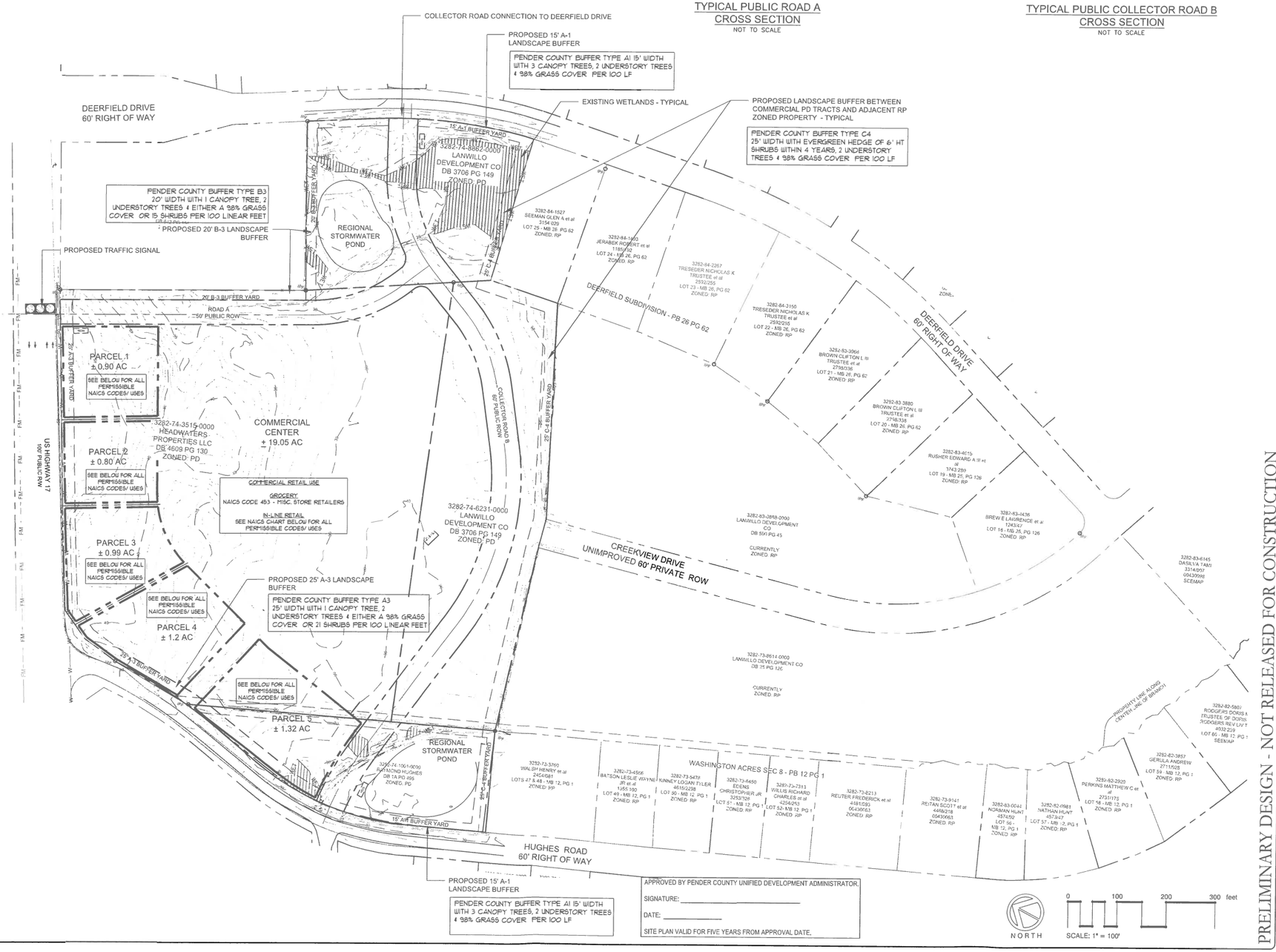


PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
Headwaters Properties, LLC
1131-B Military Cutoff Rd.
Wilmington, NC 28405

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

MDP SITE PLAN
CONDITIONAL REZONING
HEADWATERS TOWN CENTER
PENDER COUNTY
NORTH CAROLINA

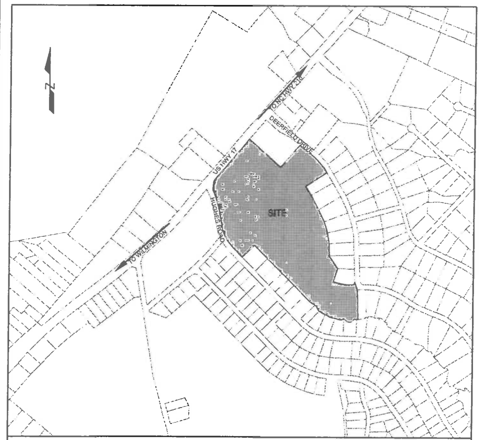
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST.:

DRAWING INFORMATION
DATE: 12/8/16
SCALE: 1"=100'
DESIGNED: JDM
DRAWN: MEE
CHECKED: TDS

SEAL

C-2.0

PEI JOB#: 16122.PE



LOCATION MAP
SCALE: 1"=1,000'
NORTH

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
ZONING:	PD
PIN:	3282-74-3515-0000, 3282-74-6231-0000, 3282-74-8862-0000, 3282-74-1001-0000
PROPOSED USE:	COMMERCIAL
TOTAL SITE AREA:	24.26 ACRES
APPLICANT INFORMATION:	HEADWATERS PROPERTIES, LLC

UNIT TOTALS

COMMERCIAL

GROCERY:	53,000 SF
INLINE RETAIL:	22,200 SF (20' X 60' EACH)
OUTPARCELS:	±5.21AC (BUILDING SIZE AND ASSOCIATED PARKING NOT DETERMINED AT THIS TIME.

COMMERCIAL DIMENSION REQUIREMENTS

MINIMUM LOT SIZE:	20,000 SF
FRONTYARD SETBACK:	5' MINIMUM
SIDEYARD SETBACK:	5' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM
REAR SETBACK:	5' MINIMUM
MAXIMUM HEIGHT:	45'

ALL SEPARATION BETWEEN STRUCTURES PER PENDER COUNTY REQUIREMENTS.

PROJECT ROAD NOTES

1. ALL COLLECTOR ROADS WILL BE PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS AND IN COORDINATION WITH PENDER COUNTY COLLECTOR STREETS PLAN.
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 OR AS OTHERWISE DICTATED BY TRUCK MOVEMENTS.
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.
5. COLLECTOR ROAD SIDEWALKS WILL BE BUILT TO THE COUNTY'S COLLECTOR STREET STANDARDS AS DESIGNATED IN PENDER COUNTY COLLECTOR STREET PLAN. SIDEWALKS SHALL MEET ALL APPLICABLE ADA REQUIREMENTS.
6. 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.

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. OWNER TO COORDINATE WITH PENDER COUNTY ENGINEERING IF DRY HYDRANT IS REQUIRED. ATTN: BRYAN MCCABE, 910-259-0212.
4. SANITARY SEWER TO BE PROVIDED BY PLURIS HAMPSTEAD, LLC.; ATTN: RANDY HOFFER, 1-888-758-7471.
5. STORMWATER WILL BE HANDLED ON SITE AND DESIGNED TO HANDLE A 10 YEAR STORM EVENT IN COMPLIANCE SECTION 7.9.B OF THE PENDER COUNTY UDO AND WITH ALL OTHER STATE STORMWATER STANDARDS.

LANDSCAPING

LANDSCAPE PLANS WILL BE PROVIDED TO COUNTY PLANNING STAFF & IN COMPLIANCE WITH SECTION 8 OF THE PENDER COUNTY UDO.

HISTORICAL & ARCHAEOLOGY NOTES

1. NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST.

STREETLIGHT NOTES

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

FLOOD NOTE

THIS PARCEL IS IN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FEMA FLOOD PANEL 3720328200J WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.

NAICS CODE USE

CODE	USE
443	Electronic & appliance stores
445	Food & Beverage Stores
446	Health & Personal Cares Stores
447	Gasoline Station
448	Clothing & clothing accessories stores
451	Sporting Goods, hobby, book and music stores
453	Miscellaneous Store Retailers
454	Non Store Retailers
491110	Postal Services
52	Finance & Insurance
53	Real Estate & Rental & Leasing
54	Professional, Scientific & Technical Services
55	Management of Companies & Enterprises
561	Administrative & Support Services
611	Educational Services
6114	Business Schools, Commuter and Management Training
6115	Technical & Trade Schools
6116	Other School & Instruction
622	Hospitals
7111	Performing Arts Companies
7114	Agents & Managers for Artists, Athletes, Entertainers & Other Public Figures
712	Museums, Historical Sites & Similar Institutions
713940	Fitness & Recreational Sports Centers
71395	Bowling Centers
72111	Hotels & Motels
7221	Full Service Restaurants
7222	Limited Service Eating Places
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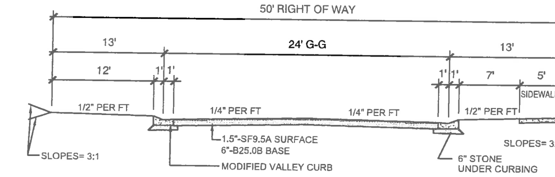
92	Public Administration

Parking Calculations

Parking lot shown for Grocery and Planned Retail Use.
Outparcels will be self-contained & develop parking design at a later date

USE & SIZE	REQUIRED PARKING SPACES (Min. per Pender County)	PROVIDED PARKING SPACES
GROCERY (53,000 SF)	1 space / 225 sf for first 50,000 sf (222 spaces) ; 1/250sf thereafter (12 spaces) = 234 spaces min.	265
RETAIL (22,200 SF)	1 space / 225 sf = 99 spaces min.	112
	TOTAL PARKING PROVIDED:	377



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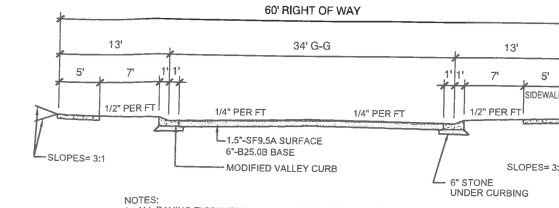
TYPICAL PUBLIC ROAD A CROSS SECTION
NOT TO SCALE



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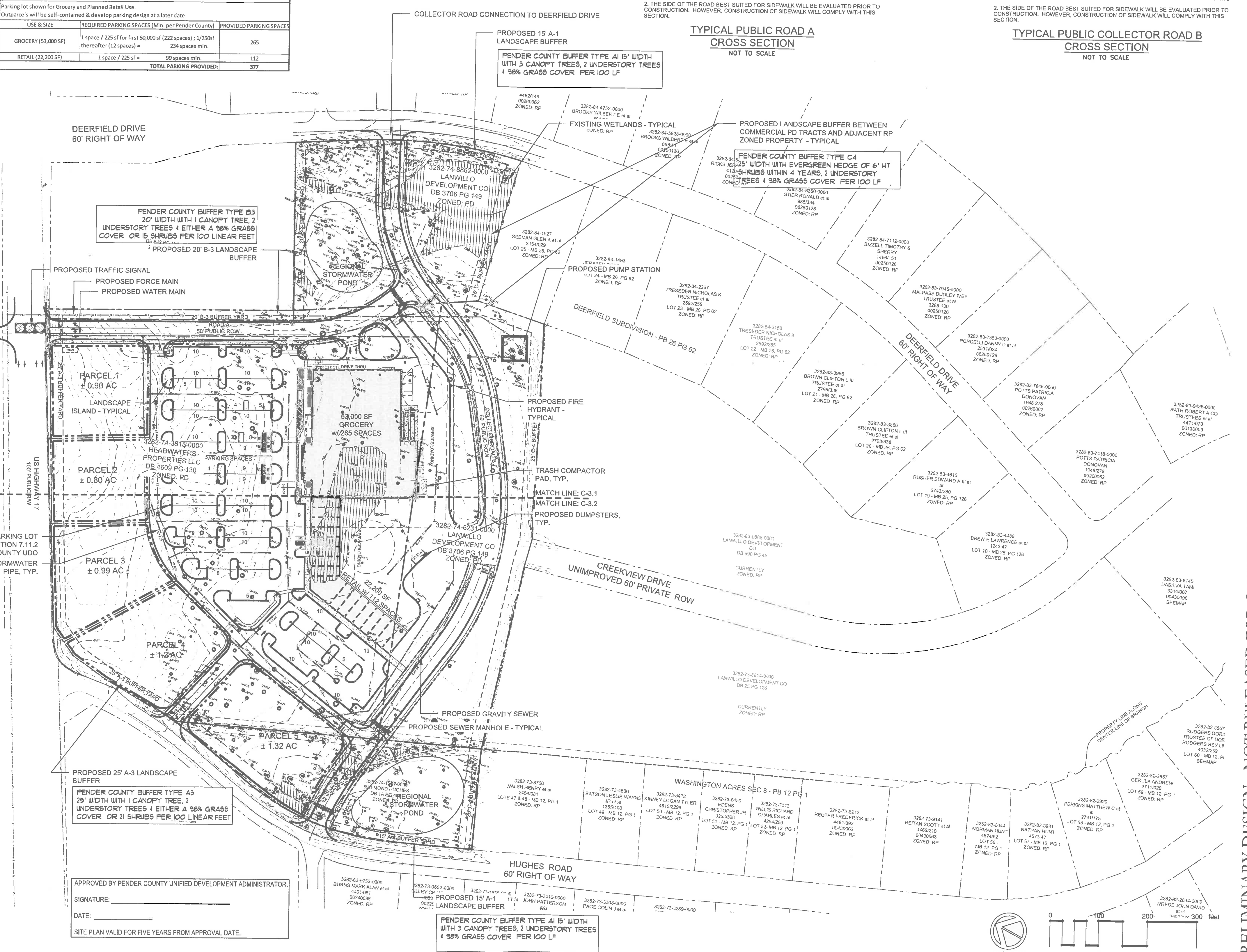

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR.

SIGNATURE: ____________________

DATE: ____________

SITE PLAN VALID FOR FIVE YEARS FROM APPROVAL DATE.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
Headwaters Properties, LLC
1131-B Military Cutoff Rd.
Wilmington, NC 28405

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

PRELIMINARY PLAT - PHASE 1
OVERALL SITE PLAN
HEADWATERS TOWN CENTER
PENDER COUNTY
NORTH CAROLINA

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

DRAWING INFORMATION
DATE: 12/06/16
SCALE: 1"=100'
DESIGNED: AHE
DRAWN: JCM
CHECKED: TCG

SEAL

C-3.0

PEI JOB#: 16122.PE

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR.

SIGNATURE: _____

DATE: _____

SITE PLAN VALID FOR FIVE YEARS FROM APPROVAL DATE.

DEERFIELD DRIVE
60' RIGHT OF WAY

PROPOSED 15' A-1 LANDSCAPE BUFFER

PENDER COUNTY BUFFER TYPE A1 15' WIDTH WITH 3 CANOPY TREES, 2 UNDERSTORY TREES & 98% GRASS COVER PER 100 LF

15' A-1 BUFFER YARD

3282-75-5069-0000
CORP OF BISHOP CHURCH OF JESUS
DB 642 PG 154
ZONED: O&I

PENDER COUNTY BUFFER TYPE B3
20' WIDTH WITH 1 CANOPY TREE, 2 UNDERSTORY TREES & EITHER A 98% GRASS COVER OR 15 SHRUBS PER 100 LINEAR FEET

PROPOSED 20' B-3 LANDSCAPE BUFFER

20' B-3 BUFFER YARD

REGIONAL STORMWATER POND

3282-84-1527
SEEMAN GLEN A et al
3154/029

EXISTING WETLANDS AND WOODED AREA TO REMAIN AT THIS TIME; NO CLEARING PROPOSED OTHER THAN WETLAND IMPACT FOR ROAD

PROPOSED LANDSCAPE BUFFER BETWEEN COMMERCIAL& EXISTING SINGLE FAMILY HOME; TYPICAL FOR ALL PORTIONS OF PROPOSED DEVELOPMENT ABUTTING ADJACENT SINGLE FAMILY(RP ZONING)

PENDER COUNTY BUFFER TYPE C4
25' WIDTH WITH EVERGREEN HEDGE OF 6' HT SHRUBS WITHIN 4 YEARS, 2 UNDERSTORY TREES & 98% GRASS COVER

25' C-4 BUFFER YARD

5' WIDE SIDEWALK, TYP.

WB-65 TRUCK PATH, TYP.

WB-40 TRASH TRUCK PATH, TYP.

10' X 70' SIGHT DISTANCE TRIANGLE, TYP.

20' B-3 BUFFER YARD

50' PUBLIC ROW

PROPOSED STOP SIGN, TYP.

PARCEL 1
± 0.90 AC

LANDSCAPE ISLAND - TYPICAL

PROPOSED PARKING LOT LIGHTING PER SECTION 7.11.2 OF THE PENDER COUNTY UDO

377 PARKING SPACES

PARCEL 2
± 0.80 AC

DRIVE THRU

53,000 SF
GROCERY
w/265 SPACES

SERVICE/LOADING

TRASH COMPACTOR PAD, TYP.

COLLECTOR ROAD B
60' PUBLIC ROW

PROPOSED PUMP STATION

PROPOSED SEWER MANHOLE - TYPICAL

PROPOSED GRAVITY SEWER

25' C-4 BUFFER YARD

PROPOSED 25' A-3 LANDSCAPE BUFFER

PENDER COUNTY BUFFER TYPE A3
25' WIDTH WITH 1 CANOPY TREE, 2 UNDERSTORY TREES & EITHER A 98% GRASS COVER OR 21 SHRUBS PER 100 LINEAR FEET

25' A-3 BUFFER YARD

US HIGHWAY 17
100' PUBLIC ROW

MATCH LINE: C-3.1
MATCH LINE: C-3.2

NORTH

0 50 100 150 feet
SCALE: 1" = 50'

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Wilmington, NC 28405

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Wilmington, North Carolina, 28403
(910) 791-6707 (O) (910) 791-6761 (F)
NC License #: C-2846

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
PRELIMINARY PLAT:
RELEASED FOR CONST.:

DRAWING INFORMATION
DATE: 10/05/18
SCALE: 1"= 50'
ENGINEER: JMM
DRAWN: JMM
CHECKED: TCD

SEAL

SITE PLAN ENLARGEMENT
PRELIMINARY PLAT - PHASE 1
HEADWATERS TOWN CENTER
PENDER COUNTY
NORTH CAROLINA

C-3.1

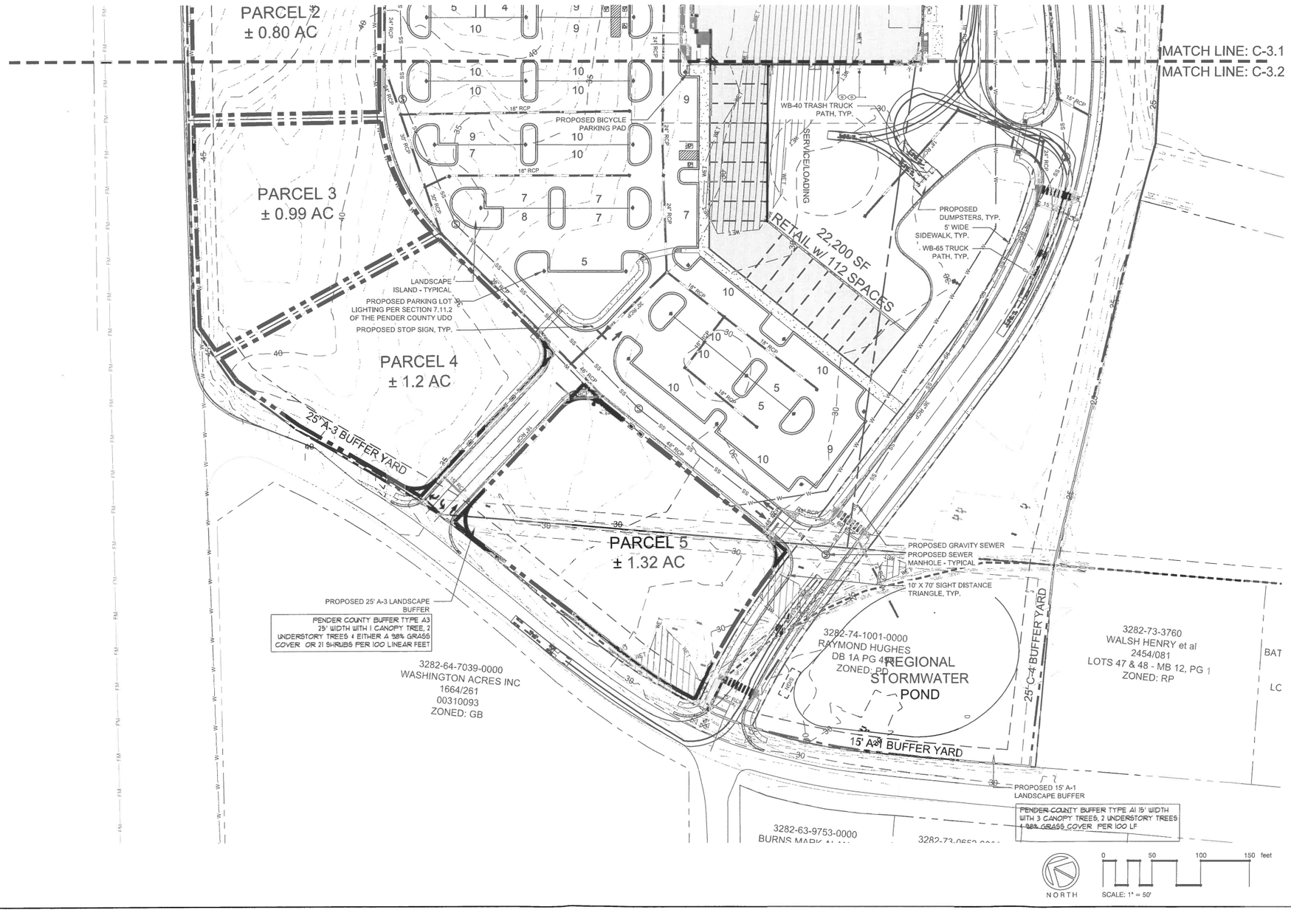
PEI JOB#: 16122.PE

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR.

SIGNATURE: _____

DATE: _____

SITE PLAN VALID FOR FIVE YEARS FROM APPROVAL DATE.



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PRELIMINARY PLAT - PHASE 1
HEADWATERS TOWN CENTER
PENDER COUNTY
NORTH CAROLINA

PROJECT STATUS
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PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
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SCALE: 1" = 50'
DESIGNED: AHE
DRAWN: JCM
CHECKED: TCG

SEAL

C-3.2

PEI JOB#: 16122.PE