APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR.

SIGNATURE: _____

DATE: _____

SITE PLAN VALID FOR TWO YEARS FROM APPROVAL DATE.

Certification of Submission
A copy of this plat has been submitted. approval is subject to review; this does not constitute an approval.

Pender County Utilities: _____ Date: _____
Pender County Environmental Health: _____ Date: _____
Pender County Addressing Coordinator: _____ Date: _____

Certificate of Preliminary Plat Approval
Preliminary Plat Approval by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff: _____ Date: _____

LANE'S FERRY LANDING PHASE 1A

NC HWY 210
PENDER COUNTY, NORTH CAROLINA

PRELIMINARY PLAT SUBMITTAL

JULY 2017

RECEIVED
JUL 13 2017
PENDER PLANNING DEPT.

FOR:
RIVER ROCK FARMS, LLC
2511 S. CANTERBURY RD
WILMINGTON, NC 28403

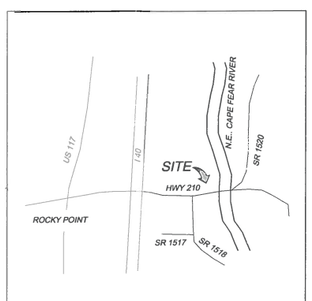
DEVELOPER:
RIVER ROCK FARMS, LLC.
2511 S. CANTERBURY RD
WILMINGTON, NC, 28403

ENGINEER (CIVIL):
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
ATTN: TIM CLINKSCALES, PE, PLS (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
INDEX	INDEX
C-2.0 - C-2.1	PRELIMINARY PLAT
SV-1	BOUNDARY SURVEY



VICINITY MAP
NOT TO SCALE
NORTH

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

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

EMERGENCY DIAL 911 POLICE - FIRE - RESCUE

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

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

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

AT&T
ATTN: STEVE DAYVAULT
PH: 910-341-0741

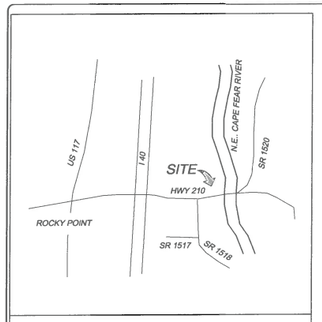
TIME WARNER CABLE
PH: 910-763-4638

NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY C. CLINKSCALES
07/13/17

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 # 17239.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



VICINITY MAP
NOT TO SCALE

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	PD
PIN:	3245-84-0109-0000
DB/PG:	DB 3574 PG 289
TOWNSHIP:	ROCKY POINT
PROPOSED USE:	MIXED USE
HOUSING TYPE:	SINGLE FAMILY DWELLING - DETACHED CONVENTIONAL
TOTAL PHASE 1 AREA:	± 221.86 ACRES
TOTAL PHASE 1A AREA:	± 125.4 ACRES
OWNER INFORMATION:	HCT PENDER, LLC. 2511 S. CANTERBURY RD WILMINGTON, NC 28403

DIMENSIONAL REQUIREMENTS

MINIMUM LOT SIZE:	3,500 SF
MINIMUM LOT WIDTH:	20' STANDARD LOT 25' CORNER LOT
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'
MIN. STRUCTURE SEPARATION:	20'
DENSITY:	NOT TO EXCEED 5 DU/AC OR AS APPROVED ON MDP

LINE	BEARING	DISTANCE
L1	N 70°59'11" E	2.02'
L2	N 70°59'11" E	4.30'
L3	N 47°39'30" E	26.74'
L4	N 47°39'30" E	13.14'
L5	N 47°39'30" E	16.63'
L6	N 70°59'11" E	41.31'
L7	S 72°42'51" W	3.91'
L8	N 71°35'08" E	2.12'
L9	N 71°35'08" E	4.00'
L10	N 71°35'08" E	41.26'
L11	N 71°35'08" E	23.74'
L12	N 88°34'23" W	8.47'
L13	S 85°12'52" W	116.29'
L14	S 85°12'52" W	11.44'
L15	N 88°34'23" W	19.28'
L16	S 73°00'57" E	36.75'
L17	S 73°00'57" E	9.83'
L18	S 88°34'23" E	16.39'
L19	S 88°34'23" E	25.79'
L20	S 88°34'23" E	39.21'
L21	S 88°34'23" E	28.93'
L22	S 88°34'23" E	36.05'
L23	N 88°34'23" W	45.35'
L24	N 73°00'57" W	11.07'
L25	N 73°00'57" W	35.50'
L26	S 22°03'19" E	47.38'
L27	N 71°35'08" E	37.48'
L28	N 70°59'11" E	39.97'
L29	N 70°59'11" E	12.05'
L30	N 19°00'49" W	44.89'
L31	S 71°35'08" W	43.91'
L32	S 71°35'08" W	46.10'
L33	S 71°35'08" W	41.11'
L34	S 71°35'08" W	46.40'
L35	S 88°34'23" E	8.47'
L36	S 19°00'49" E	46.44'
L37	S 71°35'08" W	38.90'
L38	N 19°00'49" W	41.02'
L39	N 19°00'49" W	40.58'
L40	N 19°00'49" W	39.51'
L41	N 88°34'23" W	16.39'
L42	S 70°59'11" W	40.00'
L43	S 70°59'11" W	43.60'
L44	N 19°00'49" W	39.63'
L45	N 71°35'08" E	48.61'
L46	N 71°35'08" E	38.90'
L47	S 19°00'49" E	38.16'
L48	N 19°00'49" W	31.67'
L49	S 73°00'57" E	36.75'
L50	S 73°00'57" E	9.83'
L51	N 70°59'11" E	42.02'
L52	N 41°46'03" E	112.75'
L53	S 47°39'30" W	16.63'
L54	S 47°39'30" W	39.88'
L55	S 70°59'11" W	16.32'
L56	S 70°59'11" W	40.00'
L57	N 70°59'11" E	39.50'
L58	N 70°59'11" E	42.10'
L59	N 19°00'49" W	39.63'
L60	N 70°59'11" E	39.50'
L61	N 70°59'11" E	39.59'
L62	N 19°00'49" W	48.98'
L63	N 88°59'20" W	111.48'
L64	S 69°02'01" W	11.71'
L65	S 70°59'11" W	41.31'
L66	S 19°00'49" E	14.51'
L67	S 70°59'11" W	22.09'
L68	S 70°59'11" W	40.00'
L69	S 19°00'49" E	13.51'
L70	N 09°59'01" W	2.67'
L71	S 73°00'57" E	35.50'
L72	S 73°00'57" E	11.07'
L73	S 88°34'23" E	45.35'
L74	S 88°34'23" E	30.00'
L75	S 88°34'23" E	119.26'
L76	N 85°12'52" E	111.44'
L77	N 85°12'52" E	16.29'
L78	S 70°59'11" W	267.50'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.70'	685.00'	4°54'36"	N 68°31'52" E	58.69'
C2	14.76'	685.00'	1°14'05"	N 65°27'32" E	14.76'
C3	50.26'	685.00'	4°12'15"	N 62°44'22" E	50.25'
C4	27.40'	685.00'	2°17'30"	N 59°29'29" E	27.40'
C5	37.63'	685.00'	3°08'50"	N 56°46'19" E	37.62'
C6	39.82'	685.00'	3°19'50"	N 53°31'59" E	39.81'
C7	25.20'	685.00'	2°06'30"	N 50°48'49" E	25.20'
C8	25.12'	685.00'	2°06'04"	N 48°42'32" E	25.12'
C9	46.82'	955.00'	2°48'33"	N 49°03'47" E	46.82'
C10	9.19'	955.00'	0°33'04"	N 50°44'35" E	9.19'
C11	66.50'	955.00'	3°99'23"	N 53°00'49" E	66.49'
C12	8.76'	955.00'	0°31'52"	N 55°18'17" E	8.76'
C13	58.63'	955.00'	3°31'03"	N 57°17'34" E	58.62'
C14	16.63'	955.00'	0°59'52"	N 59°33'02" E	16.63'
C15	52.88'	955.00'	3°10'22"	N 61°38'09" E	52.88'
C16	22.38'	955.00'	1°20'33"	N 63°33'37" E	22.38'
C17	27.26'	995.00'	1°34'10"	N 70°12'05" E	27.26'
C18	74.79'	995.00'	4°18'23"	N 67°15'49" E	74.77'
C19	74.79'	995.00'	4°18'23"	N 62°57'25" E	74.77'
C20	74.79'	995.00'	4°18'23"	N 58°39'02" E	74.77'
C21	74.79'	995.00'	4°18'23"	N 54°20'39" E	74.77'
C22	74.79'	995.00'	4°18'23"	N 50°02'15" E	74.77'
C23	3.93'	995.00'	0°13'34"	N 47°46'17" E	3.93'
C24	5.08'	645.00'	0°27'04"	N 47°53'02" E	5.08'
C25	65.03'	645.00'	5°46'35"	N 50°59'52" E	65.00'
C26	65.03'	645.00'	5°46'35"	N 56°46'27" E	65.00'
C27	65.99'	645.00'	5°51'42"	N 62°35'35" E	65.96'
C28	73.45'	559.97'	7°30'54"	S 53°29'29" W	73.39'
C29	132.40'	559.97'	13°32'50"	S 64°01'21" W	132.09'
C30	6.58'	560.00'	0°40'22"	S 85°33'03" W	6.58'
C31	73.59'	560.00'	7°32'23"	S 89°39'26" W	73.54'
C32	88.59'	490.00'	10°21'33"	N 86°45'58" W	88.47'
C33	88.59'	490.00'	10°21'33"	N 61°07'31" W	88.47'
C34	88.59'	490.00'	10°21'33"	N 71°29'04" W	88.47'
C35	88.59'	490.00'	10°21'33"	N 81°50'37" W	88.47'
C36	66.38'	490.00'	7°45'44"	S 89°05'44" W	66.33'
C37	34.40'	240.00'	8°12'45"	S 89°19'15" W	34.37'
C38	13.26'	250.00'	3°02'19"	S 74°32'07" E	13.26'
C39	59.66'	1730.00'	1°58'33"	S 74°00'14" E	59.66'
C40	38.96'	1730.00'	1°17'25"	S 75°38'13" E	38.95'
C41	31.33'	1730.00'	1°02'16"	S 76°48'03" E	31.33'
C42	43.83'	1730.00'	1°27'06"	S 78°02'44" E	43.83'
C43	26.48'	1730.00'	0°52'34"	S 79°12'34" E	26.48'
C44	120.56'	1730.00'	3°99'54"	S 81°38'38" E	120.54'
C45	33.61'	1730.00'	1°05'48"	S 86°00'59" E	33.61'
C46	19.65'	1410.00'	0°47'54"	N 86°10'25" W	19.65'
C47	64.93'	1410.00'	2°38'19"	N 84°27'19" W	64.93'
C48	65.15'	1410.00'	2°38'50"	N 81°48'44" W	65.14'
C49	65.01'	1410.00'	2°38'50"	N 79°10'05" W	65.00'
C50	65.01'	1410.00'	2°38'50"	N 76°31'35" W	65.00'
C51	53.89'	1410.00'	2°11'23"	N 74°06'39" W	53.88'
C52	29.51'	570.00'	2°57'59"	N 74°29'57" W	29.51'
C53	91.68'	570.00'	9°12'55"	N 80°35'24" W	91.58'
C54	763.74'	760.00'	57°34'40"	N 18°48'19" E	732.01'
C55	37.68'	25.00'	86°21'35"	S 65°14'06" E	34.21'
C56	86.78'	260.00'	19°07'23"	S 31°37'01" E	86.38'
C57	36.19'	25.00'	82°58.45"	S 00°17'40" W	33.11'
C58	52.67'	690.00'	4°22'25"	S 43°57'15" W	52.66'
C59	46.95'	25.00'	107°36'18"	N 80°03'24" W	40.35'
C60	25.97'	205.00'	7°14'25"	N 22°38'02" W	25.89'
C61	39.53'	25.00'	90°35'56"	N 26°17'08" E	35.54'
C62	68.09'	689.97'	5°39'15"	N 68°09'33" E	68.06'
C63	65.73'	689.97'	5°27'29"	N 62°38'17" E	65.70'
C64	59.73'	689.97'	4°57'36"	N 57°23'39" E	59.71'
C65	37.49'	25.00'	85°55'41"	N 11°57'00" E	34.08'
C66	53.41'	255.00'	12°00'01"	N 25°00'50" W	53.31'
C67	39.01'	25.00'	89°24'04"	N 63°42'52" W	35.17'
C68	39.53'	25.00'	90°35'56"	S 26°17'08" W	35.54'
C69	39.27'	25.00'	90°00'00"	S 64°00'49" E	35.36'
C70	39.53'	25.00'	90°35'56"	S 26°17'08" W	35.54'
C71	39.01'	25.00'	89°24'04"	N 63°42'52" W	35.17'
C72	42.39'	200.00'	12°18'57"	N 12°51'21" W	42.91'
C73	43.69'	25.00'	100°07'29"	N 43°21'53" E	38.34'
C74	56.59'	430.00'	7°32'23"	N 89°39'26" E	56.54'
C75	5.05'	430.00'	0°40'22"	N 85°33'03" E	15.05'
C76	39.03'	25.00'	89°26'59"	S 50°03'39" E	35.19'
C77	60.83'	255.00'	13°40'40"	S 12°10'09" E	60.73'
C78	39.01'	25.00'	89°24'04"	N 63°42'52" W	35.17'
C79	47.84'	205.00'	13°22'20"	N 12°19'40" W	47.74'
C80	39.64'	25.00'	99°51'22"	N 39°47'11" E	35.62'
C81	19.29'	300.00'	3°41'05"	N 87°03'24" E	19.29'
C82	192.58'	300.00'	36°46'35"	S 72°42'46" E	189.22'
C83	109.73'	300.00'	20°57'28"	S 43°50'45" E	109.12'
C84	45.79'	25.00'	104°57'07"	S 19°06'33" W	39.65'
C85	44.31'	1600.00'	1°35'12"	N 85°46'47" W	44.31'
C86	44.04'	25.00'	100°56'28"	S 44°32'35" W	38.56'
C87	46.82'	205.00'	13°05'11"	S 12°28'14" E	46.72'
C88	33.17'	25.00'	76°01'00"	S 57°01'20" E	30.79'
C89	112.79'	775.00'	8°20'19"	N 80°48'01" E	112.69'
C90	63.12'	775.00'	4°40'00"	N 74°17'51" E	63.11'
C91	5.13'	775.00'	0°22'45"	N 71°46'29" E	5.13'
C92	39.53'	25.00'	90°35'56"	N 26°17'08" E	35.54'
C93	73.71'	260.00'	16°14'38"	N 10°53'30" W	73.47'
C94	36.57'	25.00'	83°48'12"	N 44°40'17" W	33.39'
C95	39.01'	25.00'	89°24'04"	S 63°42'52" E	35.17'
C96	39.27'	25.00'	90°00'00"	S 25°59'11" W	35.36'
C97	37.80'	25.00'	86°37'12"	N 65°42'14" W	34.30'
C98	39.53'	25.00'	90°35'56"	N 26°17'08" E	35.54'
C99	78.66'	255.00'	17°40'24"	S 10°10'37" E	78.35'
C100	48.01'	25.00'	110°01'30"	S 35°59'55" W	40.96'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C101	6.76'	1710.00'	0°13'36"	N 89°06'08" W	6.76'
C102	117.50'	1710.00'	3°56'13"	S 88°48'58" W	117.48'
C103	32.35'	25.00'	74°08'19"	N 56°04'59" W	30.14'
C104	79.22'	205.00'	22°08'24"	N 07°56'37" W	78.72'
C105	42.44'	25.00'	97°15'44"	N 51°45'27" E	37.52'
C106	43.74'	380.00'	6°35'44"	S 76°18'49" E	43.72'
C107	55.18'	1600.00'	1°58'33"	S 74°00'14" E	55.18'
C108	65.00'	1600.00'	2°19'40"	S 76°09'21" E	65.00'
C109	65.00'	1600.00'	2°19'40"	S 78°29'01" E	65.00'
C110	49.03'	1600.00'	1°45'21"	S 80°31'31" E	49.03'
C111	34.93'	25.00'	80°03'47"	S 41°22'19" E	32.16'
C112	39.27'	25.00'	90°00'00"	N 64°00'49" W	35.36'
C113	39.27'	25.00'	90°00'00"	N 25°59'11" E	35.36'
C114	65.03'	740.00'	5°02'05"	N 68°28'08" E	65.00'
C115	65.02'	740.00'	5°02'04"	N 63°26'04" E	65.00'
C116	65.02'	740.00'	5°02'04"	N 58°24'09" E	65.00'
C117	65.02'	740.00'	5°02'04"	N 53°21'56" E	65.00'
C118	65.02'	740.00'	5°02'04"	N 48°19'53" E	65.00'
C119	52.26'	740.00'	4°02'48"	N 43°47'27" E	52.25'
C120	33.52'	25.00'	76°48'59"	N 80°10'33" E	31.06'
C121	144.30'	260.00'	31°47'58"	S 77°18'57" E	142.46'
C122	33.10'	25.00'	75°52'09"	S 59°16'51" E	30.74'
C123	36.17'	25.00'	82°54'02"	S 24°06'14" W	33.10'
C124	14.24'	825.00'	0°59'21"	S 65°03'34" W	14.24'
C125	65.02'	825.00'	4°30'55"	S 62°18'26" W	65.00'
C126	65.02'	825.00'	4°30'55"	S 57°47'31" W	65.00'
C127	65.02'	825.00'	4°30'55"	S 53°16'35" W	65.00'
C128	48.39'	825.00'	3°21'38"	S 49°20'19" W	48.38'
C129	29.89'	815.00'	2°06'04"	S 48°42'32" W	29.89'
C130	77.38'	815.00'	5°26'20"	S 52°28'44" W	77.34'
C131	77.38'	815.00'	5°26'20"	S 57°55'04" W	77.34'
C132	77.36'	815.00'	5°26'20"	S 63°21'24" W	77.34'
C133	69.84'	815.00'	4°54'36"	S 68°31'52" W	69.82'
C134	39.27'	25.00'	90°00'00"	S 64°00'49" E	35.36'
C135	37.80'	25.00'	86°37'12"	N 27°40'35" E	34.30'
C136	39.01'	25.00'	89°24'04"	N 63°42'52" W	35.17'
C137	4.61'	825.00'	0°19'12"	S 71°44'42" W	4.61'
C138	63.11'	825.00'	4°22'58"	S 74°05'47" W	63.09'
C139	100.92'	825.00'	7°00'32"	S 79°47'32" W	100.86'
C140	44.64'	25.00'	102°18'38"	S 32°08'30" W	38.94'
C141	91.71'	1660.00'	3°09'55"	S 89°25'43" W	91.70'
C142	46.53'	25.00'	106°51'35"	S 34°24'58" W	40.16'
C143	39.27'	25.00'	90°00'00"	S 64°00'49" E	35.36'
C144	39.27'	25.00'	90°00'00"	N 25°59'11" E	35.36'
C145	30.53'	25.00'	69°58'30"	N 54°00'09" W	28.67'
C146	37.69'	25.00'	86°22'48"	N 25°50'37" W	34.22'
C147	42.01'	25.00'	96°18'09"	S 65°28'51" E	37.24'
C148	36.53'	25.00'	83°43'51"	N 24°31'09" E	33.37'
C149	42.78'	25.00'	98°03'07"	N 68°22'21" W	37.75'
C150	66.81'	796.21'	4°48'28"	S 82°07'55" W	66.79'
C151	78.13'	796.21'	5°37'21"	S 56°46'27" W	78.10'
C152	79.15'	796.16'	5°41'47"	S 50°57'36" W	79.12'
C153	5.08'	796.07'	0°21'56"	S 47°50'46" W	5.08'
C154	3.41'	865.00'	0°13'34"	S 47°46'17" W	3.41'
C155	65.02'	865.00'	4°18'23"	S 50°02'15" W	65.00'
C156	65.02'	865.00'	4°18'23"	S 54°20'39" W	65.00'
C157	65.02'	865.00'	4°18'23"	S 58°39'02" W	65.00'
C158	65.02'	865.00'	4°18'23"	S 62°57'25" W	65.00'
C159	65.02'	865.00'	4°18'23"	S 67°15'49" W	65.00'
C160	23.70'	865.00'	1°34'10"	S 70°12'05" W	23.69'
C161	39.27'	25.00'	90°00'00"	S 25°59'11" W	35.36'
C162	39.23'	24.76'	90°47'39"	S 64°10'42" E	35.25'
C163	39.30'	25.00'	90°03'34"	N 26°00'58" E	35.37'
C164	39.27'	25.00'	90°00'00"	N 64°00'49" W	35.36'
C165	39.27'	25.00'	90°00'00"	S 25°59'11" W	35.36'
C166	39.24'	25.00'	89°58.26"	S 63°59'02" E	35.34'
C167	38.73'	25.00'	88°46'01"	N 25°22'11" E	34.97'
C168	33.50'	25.00'	76°46'11"	N 57°23'59" W	31.05'
C169	121.69'	1660.00'	4°12'01"	S 82°05'59" W	121.66'
C170	306.94'	315.00'	55°49'50"	S 52°06'04" W	294.94'
C171	43.60'	25.00'	99°55'41"	S 25°46'42" E	38.28'
C172	43.57'	25.00'	99°51'36"	S 54°19'40" W	38.26'
C173	16.15'	365.00'	2°32'04"	N 05°36'08" E	16.14'
C174	36.92'	25.00'	84°36'15"	N 35°35'58" W	33.65'
C175	66.57'	275.00'	13°52'11"	N 84°40'10" W	66.41'
C176	122.51'	54.00'	129°58'59"	S 82°00'43" E	97.87'
C177	32.54'	25.00'	74°35'03"	S 54°18'45" E	30.29'
C178	81.87'	325.00'	14°26'01"	S 84°23'15" E	81.66'
C179	35.44'	25.00'	81°13'18"	N 62°13'06" E	32.55'
C180	216.88'	365.00'	34°02'41"	N 38°37'27" E	213.70'
C181	112.48'	365.00'	17°39'12"	N 64°28'44" E	112.02'
C182	36.34'	25.00'	83°17'21"	N 31°39'39" E	33.23'
C183	39.27'	25.00'	90°00'00"	S 64°59'01" E	35.36'
C184	39.27'	25.00'	90°00'00"	N 35°00'59" E	35.36'
C185	39.27'	25.00'	90°00'00"	S 54°59'01" E	35.36'
C186	102.22'	1710.00'	3°25'30"	N 81°43'44" E	102.20'
C187	44.70'	25.00'	102°27'18"	N 32°12'50" E	38.98'
C188	97.21'	255.00'	21°50'30"	N 08°05'34" W	96.62'
C189	43.04'	25.00'	98°38'03"	N 46°29'21" W	37.92'
C190	87.18'	440.00'	11°21'07"	N 89°52'11" E	87.03'
C191	65.08'	440.00'	8°28'19"	S 80°13'06" E	65.00'
C192	22.78'	440.00'	2°57'59"	S 74°29'57" E	22.78'
C193	58.86'	1540.00'	2°11'23"	S 74°06'39" E	58.85'
C194	71.00'	1540.00'	2°38'50"	S 76°31'35" E	70.99'
C195	71.00'	1540.00'	2°38'50"	S 79°10'05" E	70.99'
C196	71.15'	1540.00'	2°38'50"	S 81°48'44" E	71.15'
C197	70.93'	1540.00'	2°38'19"	S 84°27'19" E	70.91'
C198	21.48'	1540.00'	0°47'54"	S 86°10'25" E	21.46'
C199	53.03'	370.00'	8°12'45"	N 89°19'15" E	52.99'
C200	48.77'	360.00'	7°45'44"	N 89°05'44" E	48.73'
C201	65.09'	360.00'	10°21'33"	S 81°50'37" E	65.00'
C202	65.09'	360.00'	10°21'33"	S 71°29'04" E	65.00'
C203	65.09'	360.00'	10°21'33"	S 61°07'31" E	65.00'
C204	65.09'	360.00'	10°21'33"	S 50°45'58" E	65.00'
C205	142.85'	360.00'	23°31'53"	S 33°49'15" E	146.81'
C206	336.86'	200.00'	96°30'15"	S 70°18'28" E	298.43'
C207	34.38'	25.00'	78°47'13"	S 23°02'50" W	31.73'
C208	40.74'	25.00'	93°22'09"	S 64°01'50" E	36.38'
C209	4.29'	975.00'	0°15'07"	S 69°09'34" W	4.29'

Certification of Submission
A copy of this plat has been submitted, approval is subject to review; this does not constitute an approval.

Pender County Utilities: _____ Date: _____
Pender County Environmental Health: _____ Date: _____
Pender County Addressing Coordinator: _____ Date: _____

Certificate of Preliminary Plat Approval
Preliminary Plat Approval by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff: _____ Date: _____

GRAPHIC SCALE
0 100 200 400 800
SCALE: 1"=200'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

REVISIONS PER TRC COMMENTS DATED 07.05.17	07.13.17

CLIENT INFORMATION:

RIVER ROCK FARMS, LLC.
2511 S Canterbury Road
Wilmington, NC 28403

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

INDEX
PHASE 1A
LANE'S FERRY LANDING
ROCKY POINT
PENDER COUNTY, NORTH CAROLINA

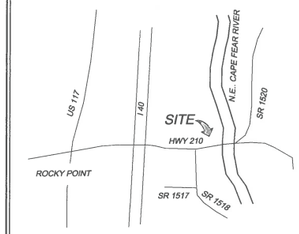
PROJECT STATUS
CONCEPTUAL LAYOUT
PRELIMINARY LAYOUT
FINAL DESIGN
RELEASED FOR CONST.

DRAWING INFORMATION
DATE: 5/19/17
SCALE: 1"=200'
DESIGNED: JCM
DRAWN: JCM
CHECKED: TCC

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY C. CLIMSCALES
07/13/17

INDEX

PEI JOB#: 17239.PE



VICINITY MAP
NOT TO SCALE

NORTH

Density Calculations

Grand Unit Total	200
Total Single Family Units	200
Total Townhouse Units	0
Total Site Acreage (approx.)	127.75
Total Wetland Acreage (approx.)	6.75
Total Open Space Acreage Required (Number of Lots x 0.03)	6.00
Areas to Subtract From Site Acreage	
Commercial	0.00
Wetlands on Lots	0.00
ROW	18.22
Total Active Open Space	12.57
Total Passive Open Space (Wetlands Not on Lots 6.72ac and Dedicated Passive Open Space 8.26ac)	14.98
Total Area Subtracted from Total Site Acreage Land Acreage	45.77
Total Developable Land Acreage	81.98
Max. Allowable Units From Approved MDP for Phase 1	514.00
Total Proposed Density Units/ Acre	2.4

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	PD
PIN:	3245-84-0109-0000
DB/PG:	DB 3574 PG 289
TOWNSHIP:	ROCKY POINT
PROPOSED USE:	MIXED USE
HOUSING TYPE:	SINGLE FAMILY DWELLING - DETACHED CONVENTIONAL
TOTAL PHASE 1 AREA:	± 221.86 ACRES
TOTAL PHASE 1A AREA:	± 125.4 ACRES
OWNER INFORMATION:	HCT PENDER, LLC. 2511 S. CANTERBURY RD WILMINGTON, NC 28403

DIMENSIONAL REQUIREMENTS

MINIMUM LOT SIZE:	3,500 SF
MINIMUM LOT WIDTH:	20' STANDARD LOT 25' CORNER LOT
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'
MIN. STRUCTURE SEPARATION:	20'
DENSITY:	NOT TO EXCEED 5 DU/AC OR AS APPROVED ON MDP

SINGLE FAMILY TABULATIONS

TOTAL UNITS: (200) SINGLE FAMILY LOTS

PHASE 1 A OPEN SPACE REQUIREMENTS

REQUIRED:	0.03 ACRES/ 200 UNITS = 6 ACRES
ACTIVE SPACE:	MINIMUM 50% = 3 ACRES
PASSIVE SPACE:	MINIMUM 50% = 3 ACRES
PROVIDED:	20.83 ACRES
DEDICATED ACTIVE SPACE:	12.57 ACRES
DEDICATED PASSIVE SPACE:	8.26 ACRES

UTILITIES

1. WATER SERVICE SHALL BE PROVIDED THROUGH A PUBLIC DISTRIBUTION SYSTEM TO BE OWNED AND OPERATED BY PENDER COUNTY AND BUILT TO CONFORM WITH PENDER COUNTY STANDARDS AND SPECIFICATIONS.
2. SANITARY SEWER SERVICE SHALL BE PROVIDED THROUGH CONSTRUCTION OF COLLECTION SYSTEM AND ON-SITE WASTEWATER TREATMENT FACILITY TO BE OWNED AND OPERATED BY THE HOMEOWNER'S ASSOCIATION. (HOA). THE HOA SHALL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE PUMP STATIONS, FORCE MAINS, AND SANITARY SEWER LINES AND WASTEWATER TREATMENT FACILITY. REFERENCE SPECIAL USE PERMIT CASE NUMBER 07-03-16-16 AND WASTE WATER PERMIT NUMBER WQ0033710.
3. ALL WATER AND SANITARY SEWER SYSTEMS WILL BE DESIGNED TO MEET COUNTY AND STATE REQUIREMENTS. FINAL CONSTRUCTION PLANS WILL BE SUBMITTED TO BOTH AGENCIES FOR REVIEW AND PERMITS TO CONSTRUCT SHALL BE OBTAINED PRIOR TO UTILITY INSTALLATION.
4. ALL WATER LINES SHOWN WILL BE SIZED IN ACCORDANCE WITH APPLICABLE PENDER COUNTY AND STATE REQUIREMENTS. THE EXISTING WATER MAIN LOCATED ALONG THE RIGHT OF WAY OF NC HIGHWAY 210 IS 36" DUCTILE IRON PIPE.
5. IF UTILITIES REQUIRE AN EASEMENT A 20-FT UTILITY EASEMENT WILL BE CENTERED ALONG UTILITIES.

STREETLIGHT NOTES

1. STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY, AND BASED ON PENDER UDO SPECIFICATIONS. FINAL DESIGN, LOCATIONS, AND CALCULATIONS WILL BE PROVIDED BY DUKE ENERGY.

PROJECT ROAD NOTES

1. ALL ROADS WILL BE CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS 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. TRAFFIC IMPROVEMENTS TO BE PHASED AND CONSTRUCTED AS PER RECOMMENDATIONS IDENTIFIED IN SUBMITTED TIA AND AGREED ON BY THE WMPO.
5. PRIVATE STREETS ARE DESIGNED TO NCDOT STANDARDS AND ALL LOTS SHALL BE ACCESSIBLE TO PENDER COUNTY EMERGENCY SERVICE VEHICLES, WITH CLEARANCE TO TREES OVER THE ROADWAY FROM 13.5' IN HEIGHT BY 20' IN WIDTH.

LANDSCAPE NOTES

1. ALL BUFFERS TO COMPLY WITH APPROVED MASTER DEVELOPMENT PLAN CONDITIONS AND WITH ALL STANDARDS FOR BUFFERS AS PER ARTICLE 8 OF THE PENDER COUNTY UDO. SEE SHEETS, THIS SET

RECREATIONAL UNITS NOTE

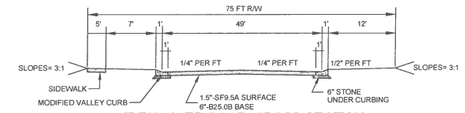
1. A COST ESTIMATE TOTALING $20,000 FOR ALL ACTIVE RECREATION IMPROVEMENTS HAS BEEN PROVIDED TO PENDER COUNTY STAFF AT THE TIME OF THIS SUBMITTAL. THIS ESTIMATE WILL COMPLY WITH THE REQUIRED (2) RECREATIONAL UNIT TOTALING AT LEAST $20,000 AS PER PENDER COUNTY UDO. PROPOSED WALKING TRAIL WILL MEET OR EXCEED THE $20,000 REQUIREMENT.

HISTORICAL AREA NOTES

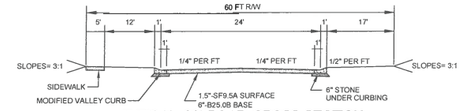
1. NO HISTORICAL AREAS HAVE BEEN FOUND ON THIS SITE.

STORMWATER

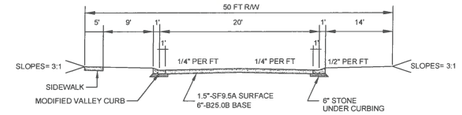
1. STORMWATER DESIGN SHALL BE COMPLIANT WITH PENDER COUNTY UDO
2. THE PLAN AND FACILITIES SHALL PROVIDE FOR A DRAINAGE SYSTEM FOR THESE AREAS THAT WILL ACCOMMODATE THE TEN-YEAR STORM EVENT WITHOUT FLOODING OR SUBSTANTIAL PONDING OF WATER IN THE AREAS INCLUDED IN THE PLAN.
3. FULL PERMIT APPROVALS TO BE PROVIDED TO COUNTY WHEN RECEIVED
4. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE AND COUNTY STORMWATER STANDARDS. EACH LOT WILL BE ALLOCATED 5,500 SF OF IMPERVIOUS COVERAGE WITH THE EXCEPTION OF LOT 30 WHICH WILL BE ALLOCATED 8,500 SF.
5. PER PENDER COUNTY UDO, SECTION 6.4.C.4.H:
   A DRAINAGE PLAN THAT WILL INCLUDE ALL PORTIONS OF THE DEVELOPMENT SHALL BE SUBMITTED. THIS PLAN SHALL BE PREPARED AND SEALED BY A REGISTERED 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 STORMWATER 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 STORMWATER DISCHARGE FROM THE DEVELOPMENT SHALL HAVE THE CAPACITY TO CARRY THE ANTICIPATED STORMWATER 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 OVER FLOWING 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, STORMWATER 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.



TYPICAL 75' ROAD CROSS SECTION
NOT TO SCALE



TYPICAL 60' ROAD CROSS SECTION
NOT TO SCALE



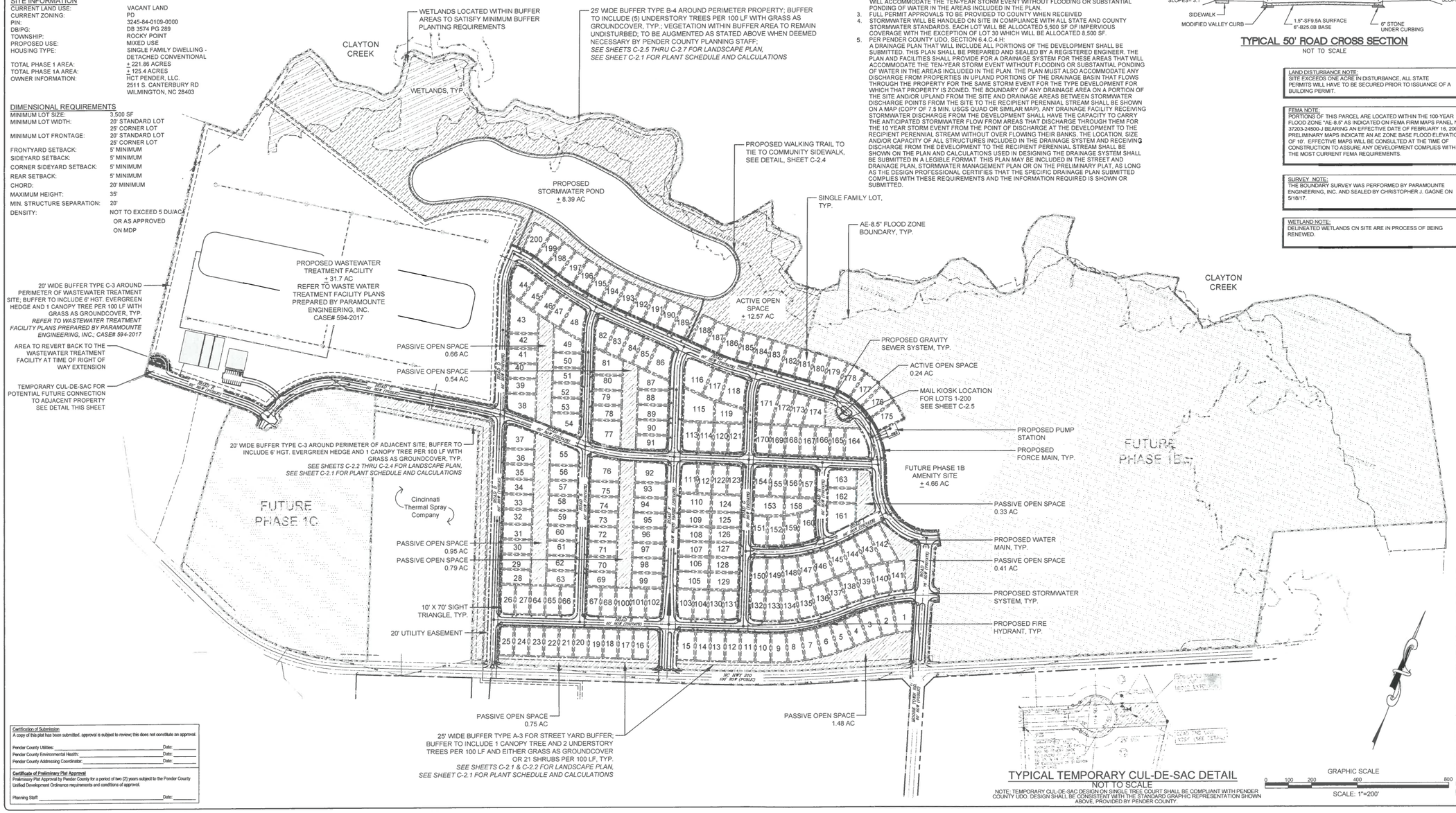
TYPICAL 50' ROAD CROSS SECTION
NOT TO SCALE

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-8.5" AS INDICATED ON FEMA FIRM MAPS PANEL NO. 37203-24500-J BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007. PRELIMINARY MAPS INDICATE AN AE ZONE BASE FLOOD ELEVATION OF 10'. 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 PARAMOUNTE ENGINEERING, INC. AND SEALED BY CHRISTOPHER J. GAGNE ON 5/18/17.

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



TYPICAL TEMPORARY CUL-DE-SAC DETAIL
NOT TO SCALE
NOTE: TEMPORARY CUL-DE-SAC DESIGN ON SINGLE TREE COURT SHALL BE COMPLIANT WITH PENDER COUNTY UDO. DESIGN SHALL BE CONSISTENT WITH THE STANDARD GRAPHIC REPRESENTATION SHOWN ABOVE, PROVIDED BY PENDER COUNTY.

GRAPHIC SCALE
0 100 200 400 800
SCALE: 1"=200'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

Certification of Submission
A copy of this plat has been submitted. approval is subject to review; this does not constitute an approval.
Pender County Utilities: _____ Date: _____
Pender County Environmental Health: _____ Date: _____
Pender County Addressing Coordinator: _____ Date: _____

Certificate of Preliminary Plat Approval
Preliminary Plat Approval by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.
Planning Staff: _____ Date: _____

REVISIONS:
REVISIONS PER TRC COMMENTS DATED 07.05.17 — 07.13.17

CLIENT INFORMATION:
RIVER ROCK FARMS, LLC.
2511 S Canterbury Road
Wilmington, NC 28403

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

OVERALL PRELIMINARY PLAT
PHASE 1A
LANE'S FERRY LANDING
ROCKY POINT
PENDER COUNTY, NORTH CAROLINA

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

DRAWING INFORMATION
DATE: 5/19/17
SCALE: 1"=200'
DESIGNED: JCM
DRAWN: TDG
CHECKED:

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 026847 ENGINEER TIMOTHY C. CLINKSCALES
07/13/17

C-2.0

PEI JOB#: 17239.PE

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	PD
PIN:	3245-84-0109-0000
DB/PG:	DB 3574 PG 289
TOWNSHIP:	ROCKY POINT
PROPOSED USE:	MIXED USE
HOUSING TYPE:	SINGLE FAMILY DWELLING - DETACHED CONVENTIONAL
TOTAL PHASE 1 AREA:	± 221.86 ACRES
TOTAL PHASE 1A AREA:	± 125.4 ACRES
OWNER INFORMATION:	RCT PENDER, LLC. 2511 S. CANTERBURY RD WILMINGTON, NC 28403

DIMENSIONAL REQUIREMENTS

MINIMUM LOT SIZE:	3,500 SF
MINIMUM LOT WIDTH:	20' STANDARD LOT 25' CORNER LOT
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'
MIN. STRUCTURE SEPARATION:	20'
DENSITY:	NOT TO EXCEED 5 DU/AC OR AS APPROVED ON MDP

BUFFER PLANTING NOTE:

PROPOSED PLANTING PLAN & PLANT SCHEDULES SHOWN INDICATE THE MINIMUM QUANTITY OF SHADE AND UNDERSTORY TREES NECESSARY TO MEET THE BUFFER PLANTING REQUIREMENT. CONTRACTOR SHALL VERIFY EXISTING TREES IN FIELD AND MAY REDUCE THE NUMBER OF TREES TO BE PLANTED AT A ONE-TO-ONE RATIO WITH EXISTING TREES WHICH SATISFY THE REQUIREMENT. PER PENDER COUNTY UDO 8.1.5(B)1

PLANT SCHEDULE B-4 BUFFER

TREES	CODE	QTY	BOTANICAL NAME	SIZE
	LGM	56	MAGNOLIA G. 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	4' HT

BUFFER B-4 CALCULATIONS
REQUIRED: (5) UNDERSTORY TREES PER 100'

BUFFER TYPE	LINEAR FT.	CANOPY TREES	UNDERSTORY TREES
B3	1,109'	-	56 (2/100')

PLANT SCHEDULE A-3 BUFFER

TREES	CODE	QTY	BOTANICAL NAME	SIZE
	LGM	34	MAGNOLIA G. 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	4' HT
	SRO	17	QUERCUS FALCATA SOUTHERN RED OAK	2" CAL

BUFFER A-3 CALCULATIONS
REQUIRED: (1) CANOPY TREE AND (2) UNDERSTORY TREES PER 100'

BUFFER TYPE	LINEAR FT.	CANOPY TREES	UNDEPSTORY TREES
A3	1,689'	17 (1/100)	34 (2/100)

PLANT SCHEDULE C-3 BUFFER

TREES	CODE	QTY	BOTANICAL NAME	SIZE
	SRO	15	QUERCUS FALCATA SOUTHERN RED OAK	2" CAL
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**CONT**
	WM	184	MYRICA CERIFERA WAX MYRTLE	3 GAL

BUFFER C-3 CALCULATIONS
REQUIRED: CONTINUOUS 6' HEDGE AND (1) CANOPY TREE PER 100'

BUFFER TYPE	LINEAR FT.	CANOPY TREES	UNDERSTORY TREES
A3	1,484'	15 (1/100)	-

GRAPHIC SCALE
0 25 50 100 200
SCALE: 1"=50'

Certification of Submission
A copy of this plat has been submitted. approval is subject to review; this does not constitute an approval.

Pender County Utilities: _____ Date: _____
Pender County Environmental Hlth: _____ Date: _____
Pender County Addressing Coordinator: _____ Date: _____

Certificate of Preliminary Plat Approval
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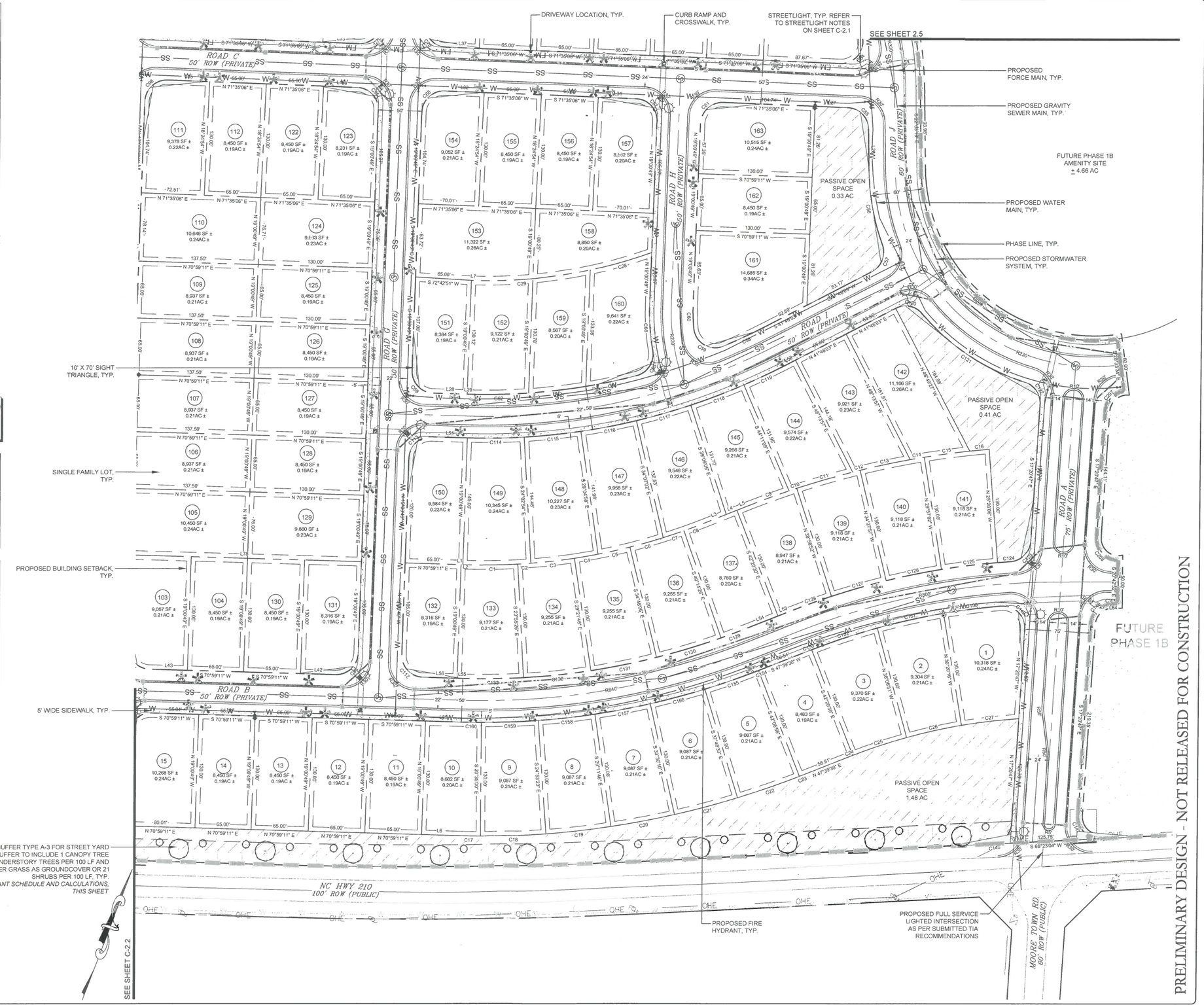

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

REVISIONS PER TRC COMMENTS DATED 07-05-17	07.13.17

CLIENT INFORMATION:

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2511 S Canterbury Road
Wilmington, NC 28403

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

PRELIMINARY PLAT
PHASE 1A
LANE'S FERRY LANDING
ROCKY POINT
PENDER COUNTY, NORTH CAROLINA

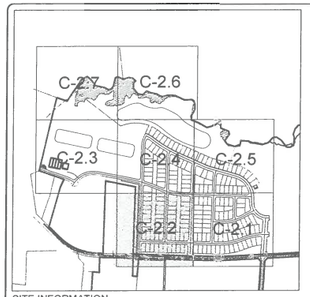
PROJECT STATUS
CONCEPTUAL LAYOUT
PRELIMINARY LAYOUT
FINAL DESIGN
RELEASED FOR CONST.

DRAWING INFORMATION
DATE: 04.19.16
SCALE: 1" =50'
DESIGNED: JCM
DRAWN: TDS
APPROVED:

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY C. CLINKSCALES
07/13/17

C-2.1

PEI JOB#: 17239.PE



SEE SHEET C-2.4

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	PD
PIN:	3245-84-0109-0000
DB/PG:	DB 3574 PG 289
TOWNSHIP:	ROCKY POINT
PROPOSED USE:	MIXED USE
HOUSING TYPE:	SINGLE FAMILY DWELLING - DETACHED CONVENTIONAL
TOTAL PHASE 1 AREA:	± 221.86 ACRES
TOTAL PHASE 1A AREA:	± 125.4 ACRES
OWNER INFORMATION:	HCT PENDER, LLC. 2511 S. CANTERBURY RD WILMINGTON, NC 28403

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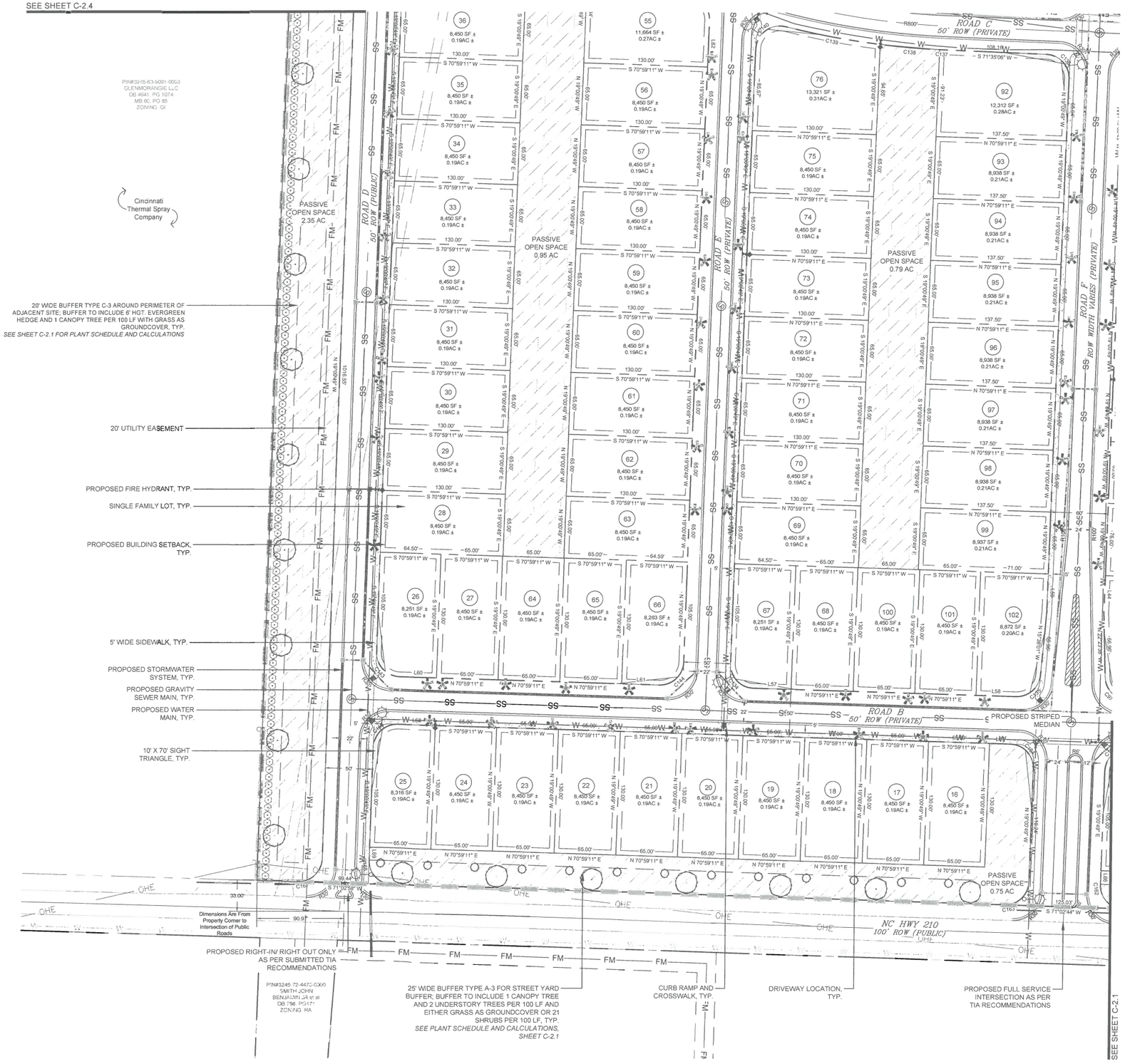
CHORD:	20' MINIMUM
MAXIMUM HEIGHT:	35'
MIN. STRUCTURE SEPARATION:	20'
DENSITY:	NOT TO EXCEED 5 DU/AC OR AS APPROVED ON MDP



GRAPHIC SCALE

0 25 50 100 200

SCALE: 1"=50'

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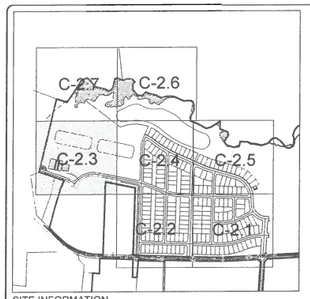
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 04.19.16
SCALE: 1"=50'
DESIGNED: JKW
DRAWN: JCM
CHECKED: TCC

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY C. CLINKSCALES
07/13/17

C-2.2

PEI JOB#: 17239.PE



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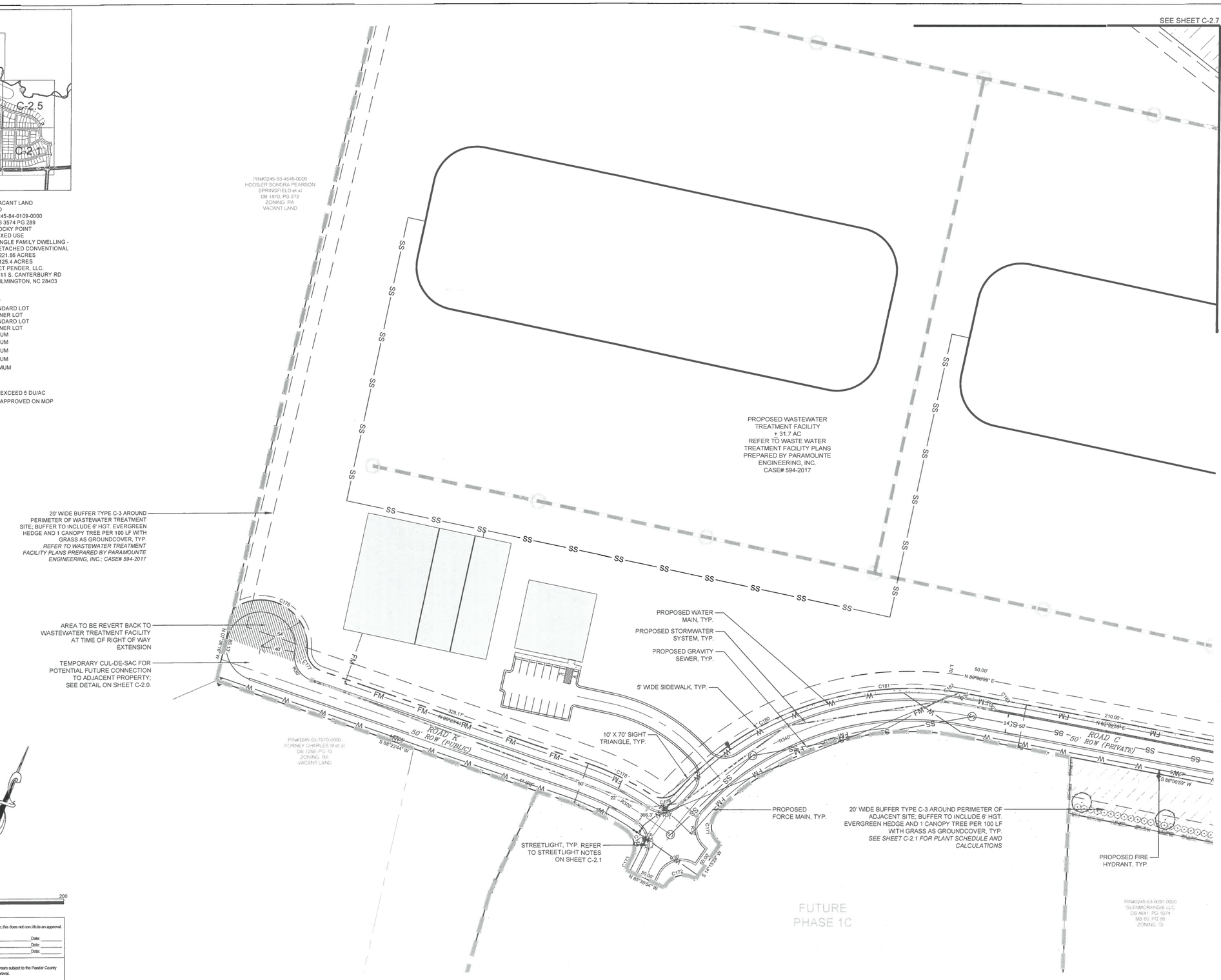

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PENDER COUNTY, NORTH CAROLINA

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CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL LAYOUT:
RELEASED FOR CONST.

DRAWING INFORMATION
DATE: 04.19.16
SCALE: 1" =50'
DESIGNED: JCM
DRAWN: JCM
CHECKED: TGC

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 026847 ENGINEER TIMOTHY C. CLINKSCALES
07.13.17

C-2.3

PEI JOB#: 17239.PE

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	PD
PIN:	3245-84-0109-0000
DB/PG:	DB 3574 PG 289
TOWNSHIP:	ROCKY POINT
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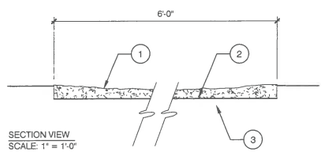

SECTION VIEW
SCALE: 1" = 1'-0"

LEGEND

1. MULCH PATH
   MULCH: NATURAL CEDAR OR HARDWOOD MULCH
2. FILTER FABRIC AT OWNER'S DISCRETION
3. COMPACTED SUBGRADE

1 MULCH TRAIL
1" = 1'-0" PENDER-SEC-01

GRAPHIC SCALE
0 25 50 100 200
SCALE: 1"=50'

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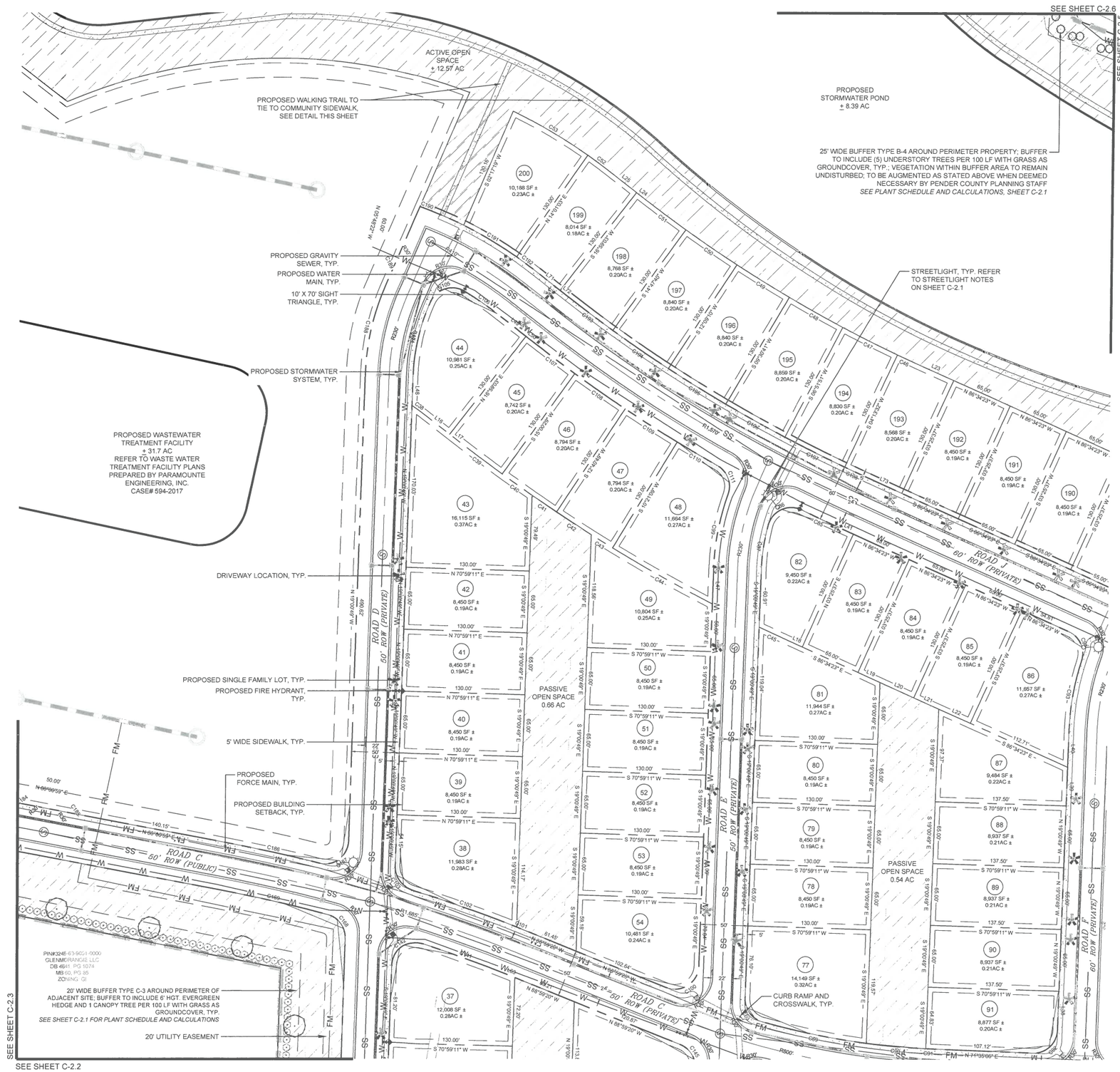

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DATE 04.19.16
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DESIGNED JCM
DRAWN JCM
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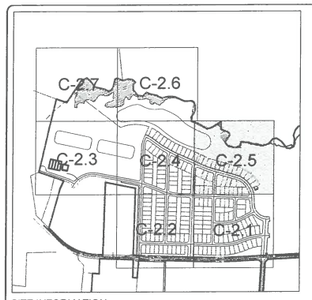
07/13/17

C-2.4

PEI JOB#: 17239.PE



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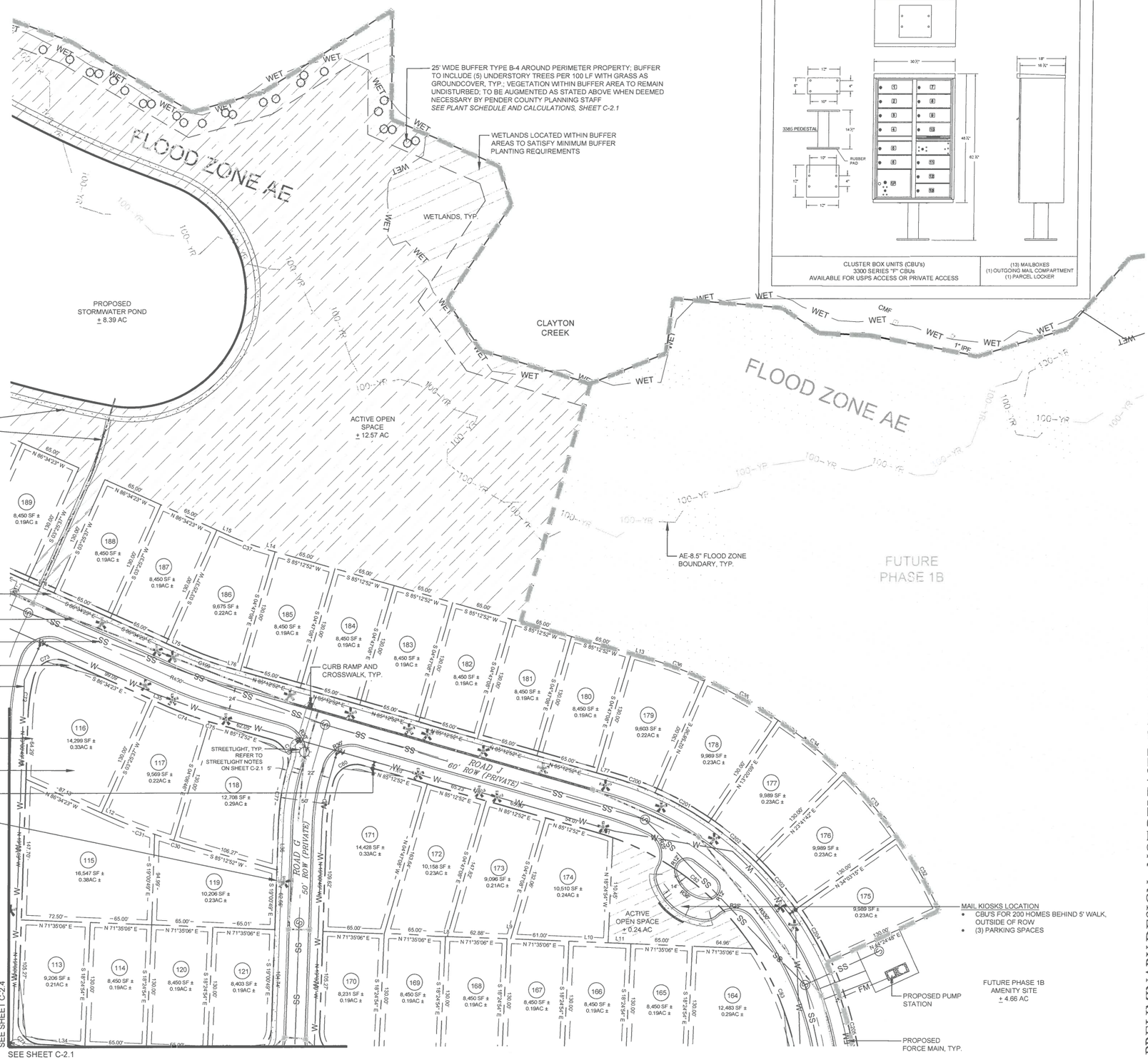

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PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS
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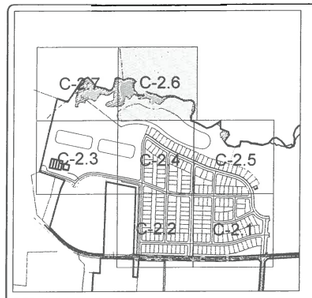
PRELIM. LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 04.19.16
SCALE: 1" = 50'
DESIGNED: JCM
DRAWN: JCM
CHECKED: TDC

SEAL: NORTH CAROLINA PROFESSIONAL SEAL 026847 ENGINEER TIMOTHY C. CLINKSCALES 07/13/17

C-2.5

PEI JOB#: 17239.PE



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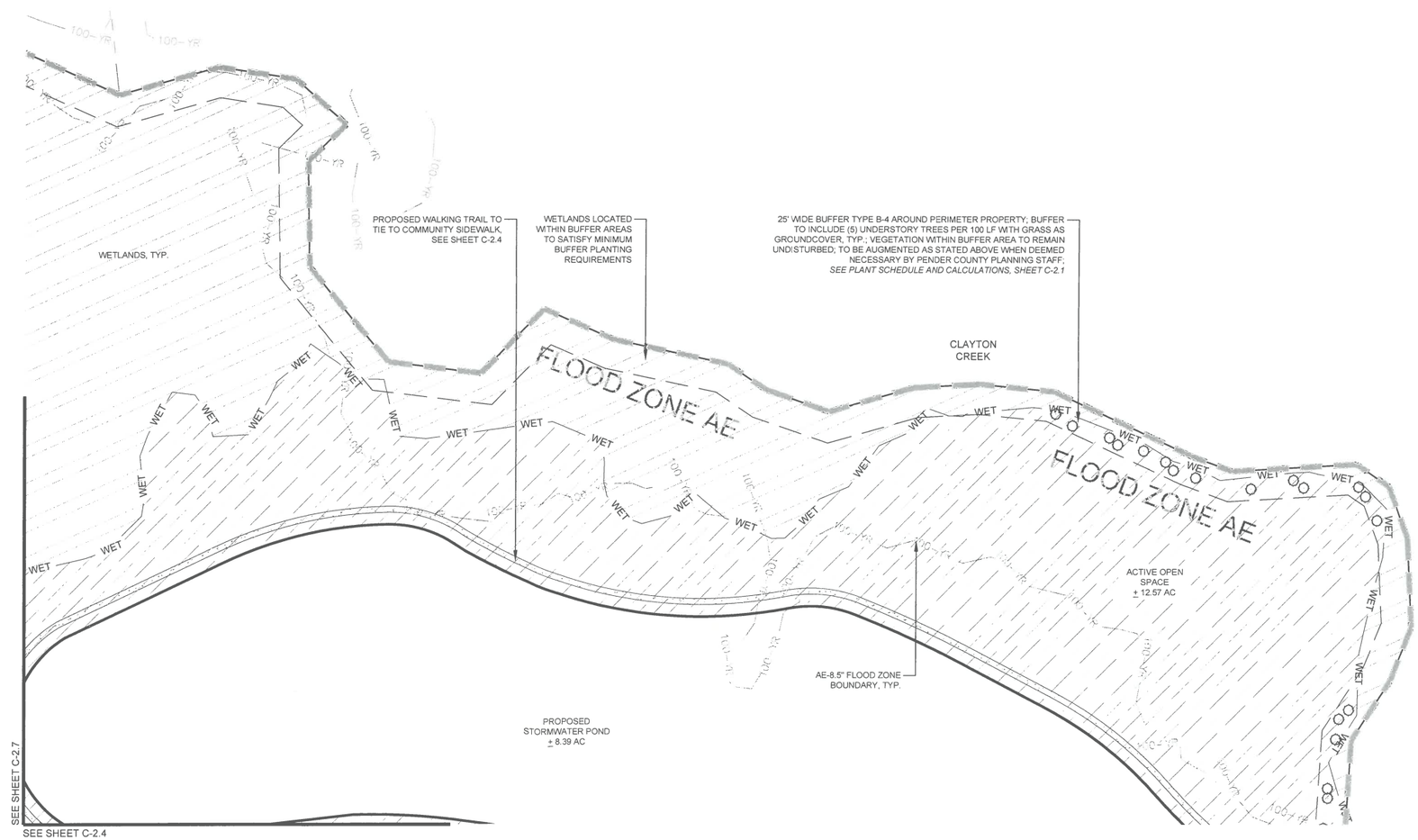

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NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY C. CLINSCALES
07/13/17

C-2.6

PEI JOB#: 17239.PE

SITE INFORMATION

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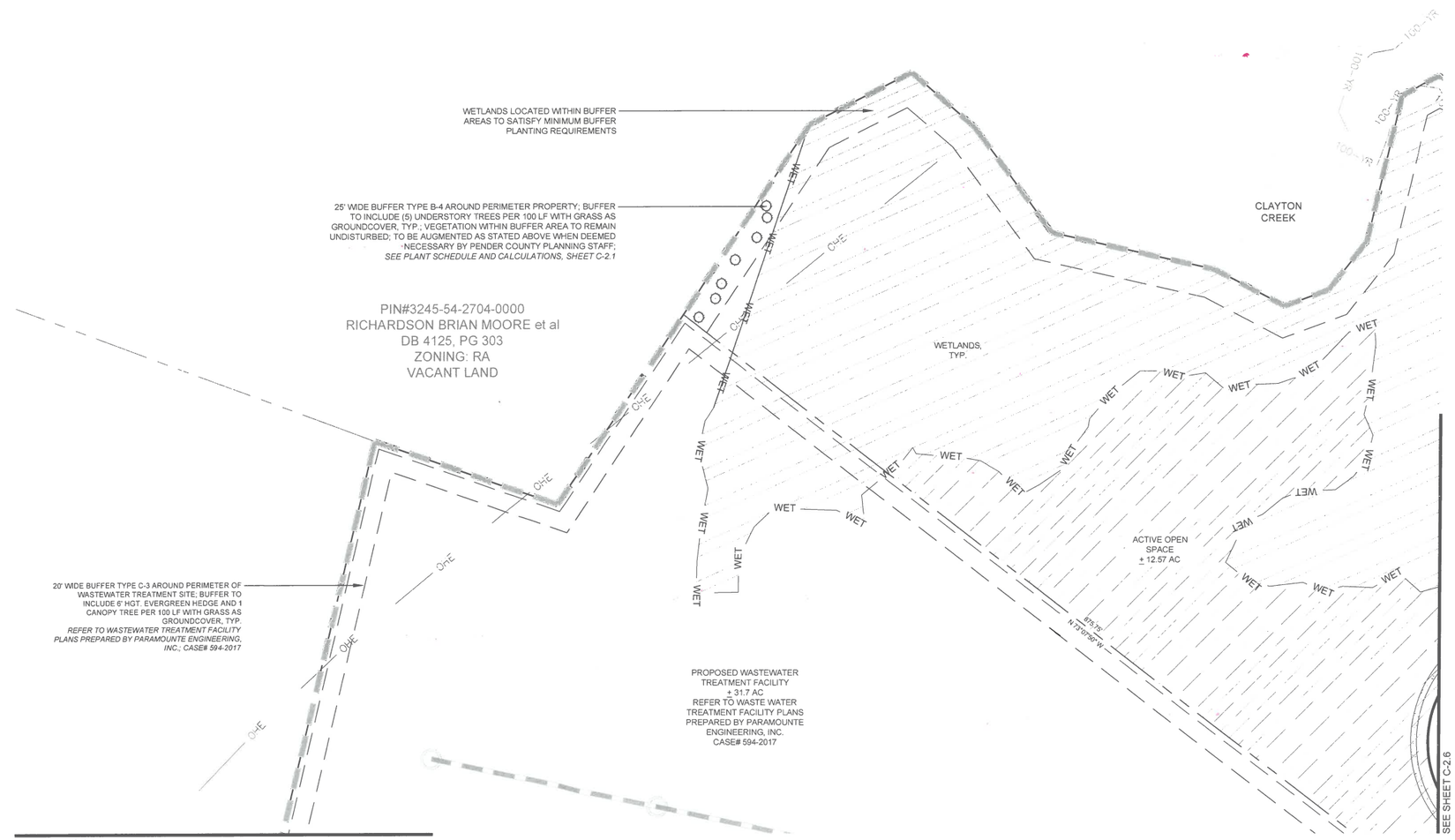

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DESIGNED: JCM
DRAWN: JCM
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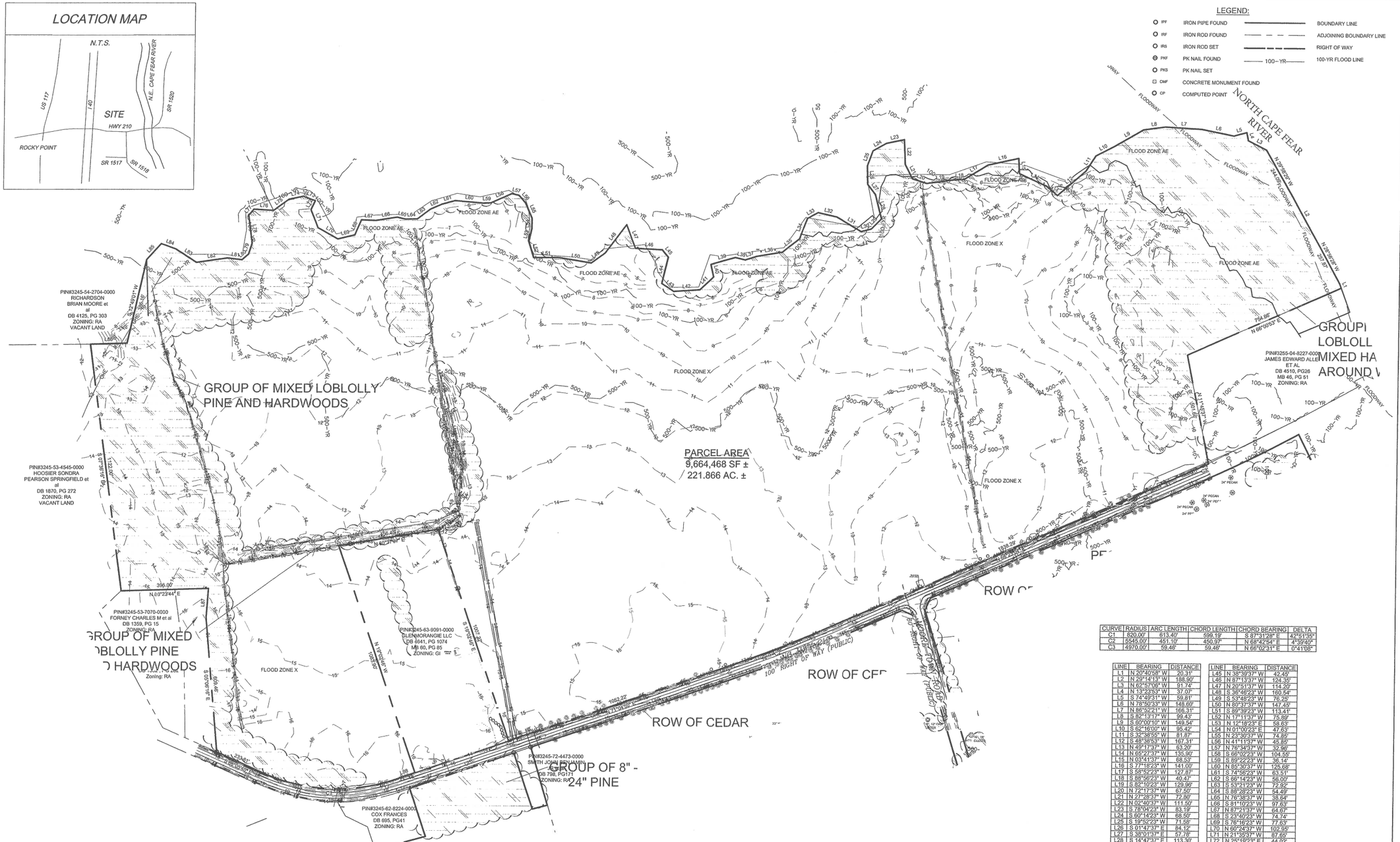
07/13/17

C-2.7

PEI JOB#: 17239.PE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	820.00'	613.40'	599.19'	S 87°31'28" E	42°51'35"
C2	5545.00'	451.10'	450.97'	N 68°42'54" E	4°39'40"
C3	4970.00'	59.46'	59.46'	N 66°02'31" E	0°41'08"

LINE	BEARING	DISTANCE
L1	N 20°40'58" W	20.31'
L2	N 29°14'13" W	188.90'
L3	N 62°57'06" W	91.74'
L4	N 13°23'53" W	37.07'
L5	S 74°49'31" W	59.81'
L6	N 78°50'33" W	148.60'
L7	N 86°52'21" W	166.31'
L8	S 82°13'17" W	99.43'
L9	S 60°00'10" W	149.54'
L10	S 62°16'00" W	95.42'
L11	S 32°38'55" W	81.87'
L12	S 48°38'53" W	167.31'
L13	N 49°11'57" W	63.20'
L14	N 65°27'37" W	135.90'
L15	N 03°41'37" W	68.53'
L16	S 77°18'23" W	141.00'
L17	S 58°55'23" W	127.87'
L18	S 88°56'23" W	40.47'
L19	S 82°10'23" W	129.96'
L20	N 72°11'37" W	67.50'
L21	N 27°28'37" W	72.80'
L22	N 02°40'37" W	111.50'
L23	S 78°04'23" W	83.19'
L24	S 60°14'23" W	68.50'
L25	S 19°52'23" W	71.58'
L26	S 01°47'37" E	84.12'
L27	S 38°01'37" E	57.78'
L28	S 14°47'37" E	113.30'
L29	S 44°24'23" W	84.81'
L30	S 75°01'23" W	46.62'
L31	N 59°28'37" W	128.64'
L32	N 77°12'37" W	86.87'
L33	S 61°08'23" W	55.10'
L34	S 20°18'23" W	98.86'
L35	S 52°09'23" W	98.41'
L36	S 80°14'23" W	114.60'
L37	S 72°01'23" W	54.88'
L38	N 76°22'37" W	46.46'
L39	S 74°08'23" W	115.32'
L40	S 13°11'37" E	58.07'
L41	S 47°16'23" W	84.91'
L42	S 86°06'23" W	119.64'
L43	N 56°10'37" W	63.62'
L44	N 12°59'23" E	121.51'

LINE	BEARING	DISTANCE
L45	N 38°39'37" W	42.45'
L46	N 87°13'37" W	124.35'
L47	N 20°31'37" W	114.20'
L48	S 36°46'23" W	160.64'
L49	S 53°48'23" W	76.25'
L50	N 80°37'37" W	147.48'
L51	S 89°39'23" W	113.41'
L52	N 17°11'37" W	75.89'
L53	N 12°19'23" E	58.63'
L54	N 01°00'23" E	47.63'
L55	N 23°30'37" W	74.85'
L56	N 41°11'37" W	45.80'
L57	N 76°34'37" W	32.96'
L58	S 66°02'23" W	104.55'
L59	S 89°22'23" W	36.14'
L60	N 85°30'37" W	125.68'
L61	S 74°56'23" W	63.51'
L62	S 66°14'23" W	56.00'
L63	S 53°21'23" W	72.92'
L64	S 88°28'23" W	54.49'
L65	N 76°38'37" W	38.64'
L66	S 81°10'23" W	97.63'
L67	N 87°21'37" W	64.67'
L68	S 23°40'23" W	74.74'
L69	S 76°16'23" W	77.63'
L70	N 60°24'37" W	102.55'
L71	N 21°35'37" W	87.65'
L72	N 25°19'23" E	44.02'
L73	N 68°58'37" W	56.76'
L74	S 77°54'23" W	55.83'
L75	S 53°41'23" W	85.51'
L76	N 86°31'37" W	89.36'
L77	S 40°59'23" W	35.69'
L78	S 07°33'37" E	127.30'
L79	S 17°24'23" W	52.01'
L80	S 48°58'23" W	69.72'
L81	N 82°56'37" W	86.72'
L82	S 81°55'23" W	143.26'
L83	N 57°02'37" W	111.15'
L84	N 89°57'07" W	70.77'
L85	S 42°02'23" W	97.26'
L86	S 88°23'44" W	165.00'
L87	S 04°18'03" W	131.41'
L88	N 71°05'47" E	90.20'

CERTIFICATE OF ACCURACY AND MAPPING

I, CHRIS 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 13 DAY OF July A.D. 2017

I, CHRIS 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.

CHRIS GAGNE, PLS LICENSE NO. L-4700

NOTES

1. AREA CALCULATED BY COORDINATE METHOD.
2. PORTION OF THIS PARCEL ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AE (VARIABLE DEPTH-GENERALLY 8), AND FLOOD ZONE X AS SHOWN ON FEMA FLOOD MAP NO. 3720324500J AND 3720325500J BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007.
3. UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTRACTED PRIOR TO LAND DISTRIBUTING ACTIVITIES.
4. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
5. THIS BOUNDARY EXHIBIT REPRESENTS A COMPILATION OF RECORD DOCUMENTS, UNRECORDED MAPPING, AND LIMITED FIELD LOCATION. THIS EXHIBIT DOES NOT REPRESENT A FULL FIELD SURVEY OF THE BOUNDARY AND SHOULD NOT BE USED AS SUCH.

REVISIONS:

CLIENT INFORMATION:

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BOUNDARY EXHIBIT
LANES FERRY LANDING

ROCKY POINT TOWNSHIP
NEW HANOVER COUNTY, NC

PROJECT STATUS:
PRELIMINARY:
PRELIMINARY LAYOUT:
FINAL DESIGN:
READY TO BID:
FINAL CONST.:

DRAWING INFORMATION
SHEET: 1 OF 1
SCALE:
DESIGNED: CGG
REVISION:
CHECKED: CGG

SEAL
NORTH CAROLINA PROFESSIONAL SEAL L-4700 LAND SURVEYOR CHRISTOPHER JAMES GAGNE
7/13/17

SV-1

PEI JOB#: 17239.PE