APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT 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: _____

RIGGS TRACT

HARRISON CREEK ROAD
PENDER COUNTY, NORTH CAROLINA

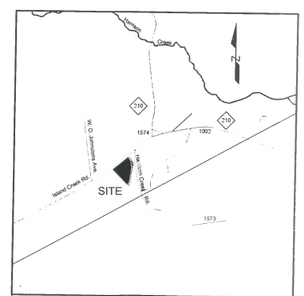
MDP/ PRELIMINARY PLAT SUBMITTAL

JUNE 2017

FOR:
PE DEVELOPMENT, LLC
233-A MERCHANTS CIRCLE, SUITE 100
HAMPSTEAD, NC 28443

ENGINEER (CIVIL),
LAND PLANNER/LANDSCAPE ARCHITECT:
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
ATTN: TIM CLINKSCALES, P.E.,
ALLISON ENGEBRETSON, RLA (910) 791-6707

SURVEYOR:
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
ATTN: CHRIS GAGNE, PLS. (910) 791-6707



VICINITY MAP
(1"= 1000')

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
	PROPERTY SURVEY
	RECOMBINATION EXHIBIT
C-2.0	MASTER DEVELOPMENT PLAN
C-2.1	PRELIMINARY PLAT

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: 910-341-7664

TIME WARNER CABLE
PH: 910-763-4638

NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY C. CLINKSCALES
05/15/17

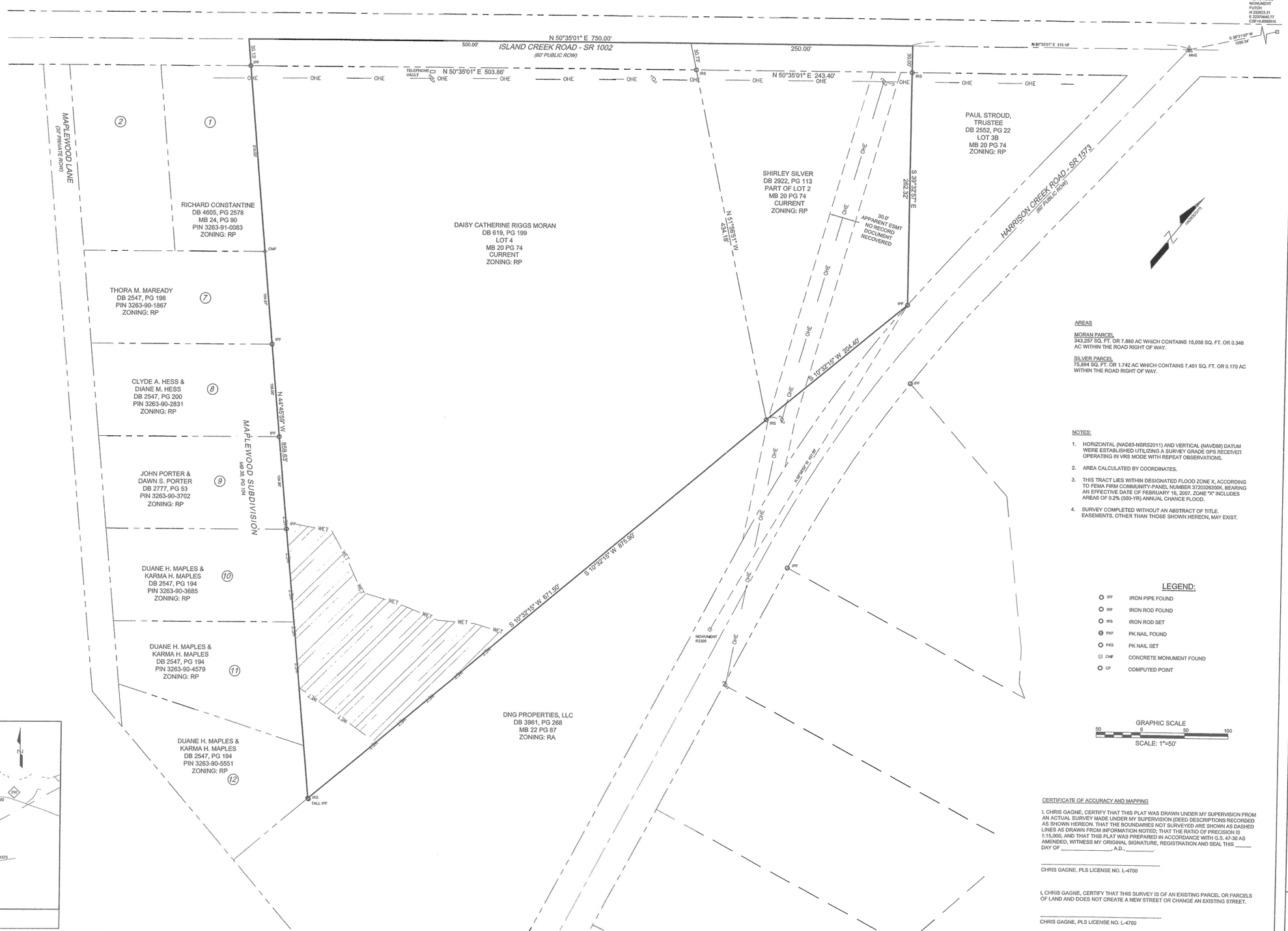
PREPARED BY:

PARAMOUNTE
ENGINEERING INC.

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

PROJECT # 17221.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



AREAS

MORAN PARCEL
343,257 SQ. FT. OR 7.880 AC WHICH CONTAINS 15,058 SQ. FT. OR 0.346 AC WITHIN THE ROAD RIGHT OF WAY.

SILVER PARCEL
75,894 SQ. FT. OR 1.742 AC WHICH CONTAINS 7,401 SQ. FT. OR 0.170 AC WITHIN THE ROAD RIGHT OF WAY.

NOTES:

1. HORIZONTAL (NAD83-NSRS2011) AND VERTICAL (NAVD88) DATUM WERE ESTABLISHED UTILIZING A SURVEY GRADE GPS RECEIVER OPERATING IN VRS MODE WITH REPEAT OBSERVATIONS.
2. AREA CALCULATED BY COORDINATES.
3. THIS TRACT LIES WITHIN DESIGNATED FLOOD ZONE X, ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER 3720326500K, BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007. ZONE "X" INCLUDES AREAS OF 0.2% (500-YR) ANNUAL CHANCE FLOOD.
4. SURVEY COMPLETED WITHOUT AN ABSTRACT OF TITLE. EASEMENTS, OTHER THAN THOSE SHOWN HEREON, MAY EXIST.

LEGEND:

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
PKF	PK NAIL FOUND
PKS	PK NAIL SET
CMF	CONCRETE MONUMENT FOUND
CP	COMPUTED POINT

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

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 AS SHOWN HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:15,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION AND SEAL THIS _____ DAY OF _____, A.D., _____.

_____
CHRIS GAGNE, PLS LICENSE NO. L-4700

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

REVISIONS:

CLIENT INFORMATION:
SOUTHEAST CUSTOM HOMES
BUILDING A , 15444 US HWY 17
HAMPSTEAD, NC 28443

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

PROPERTY SURVEY

WILLIAM FARRIS RIGGS PROPERTY
TOPSAIL TOWNSHIP
PENDER COUNTY, NC

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

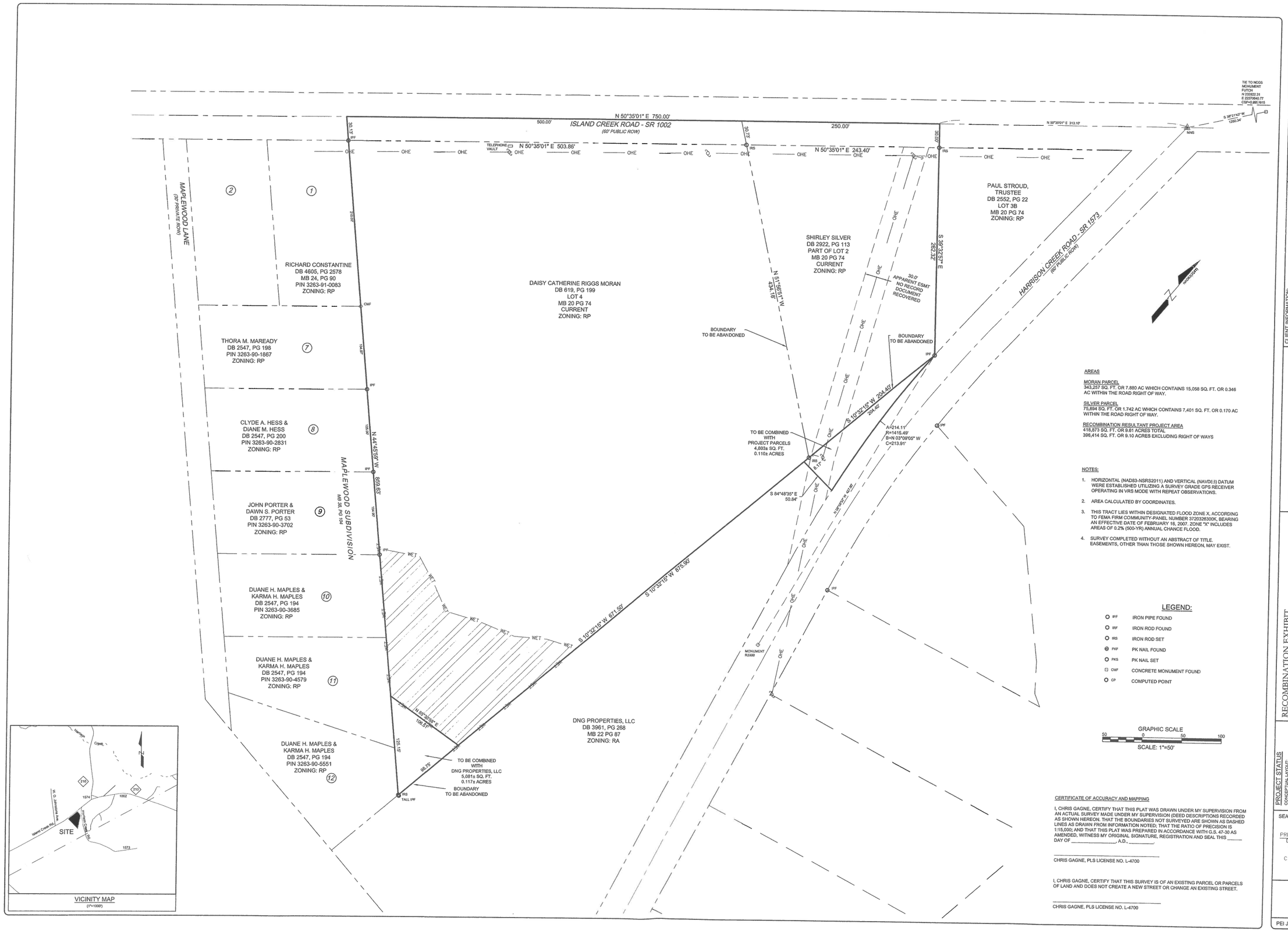
DRAWING INFORMATION
DATE: 05/01/17
SCALE: 1"= 50'
DESIGNED: DME
DRAWN: CJG
CHECKED:

SEAL

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION, RECORDATION, CONVEYANCES, OR SALES.

1 OF 1

PEI JOB#: 17122.PE



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MORAN PARCEL
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SILVER PARCEL
75,894 SQ. FT. OR 1.742 AC WHICH CONTAINS 7,401 SQ. FT. OR 0.170 AC WITHIN THE ROAD RIGHT OF WAY.

RECOMBINATION RESULTANT PROJECT AREA
418,873 SQ. FT. OR 9.61 ACRES TOTAL
398,414 SQ. FT. OR 9.10 ACRES EXCLUDING RIGHT OF WAYS

NOTES:

1. HORIZONTAL (NAD83-NSRS2011) AND VERTICAL (NAVD83) DATUM WERE ESTABLISHED UTILIZING A SURVEY GRADE GPS RECEIVER OPERATING IN VRS MODE WITH REPEAT OBSERVATIONS.
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3. THIS TRACT LIES WITHIN DESIGNATED FLOOD ZONE X, ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER 3720326300K, BEARING AN EFFECTIVE DATE OF FEBRUARY 18, 2007. ZONE "X" INCLUDES AREAS OF 0.2% (500-YR) ANNUAL CHANCE FLOOD.
4. SURVEY COMPLETED WITHOUT AN ABSTRACT OF TITLE. EASEMENTS, OTHER THAN THOSE SHOWN HEREON, MAY EXIST.

LEGEND:

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRS	IRON ROD SET
PKF	PK NAIL FOUND
PKS	PK NAIL SET
CMF	CONCRETE MONUMENT FOUND
CP	COMPUTED POINT

GRAPHIC SCALE
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SCALE: 1"=50'

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_____
CHRIS GAGNE, PLS LICENSE NO. L-4700

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

REVISIONS:

CLIENT INFORMATION:
SOUTHEAST CUSTOM HOMES
BUILDING A , 15444 US HWY 17
HAMPSTEAD, NC 28443

PARAMOUNTE ENGINEERING, INC
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)

RECOMBINATION EXHIBIT
WILLIAM FARRIS RIGGS PROPERTY
TOPSAIL TOWNSHIP
PENDER COUNTY, NC

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

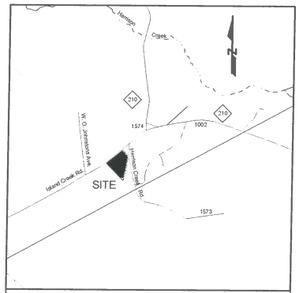
DRAWING INFORMATION
DATE: 10/01/07
SCALE: 1"=50'
DESIGNED: DME
DRAWN: DME
CHECKED: CJG

SEAL

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION, RECORDATION, CONVEYANCES, OR SALES.

1 OF 1

PEI JOB#: 17122.PE



VICINITY MAP
(1"= 1000')

SITE DATA TABULATION

Applicant Information:	PE Development, LLC 233-A Merchants Circle, Suite 100 Hampstead, NC 28443
Project Address:	22 Harrison Creek Road Topsail, NC
Parcel ID: Recorded Deed Book: Parcel Area:	3263-91-6402-0000 MB 2922 PG 113 ±1.742 AC (74,894 sf) *(includes 0.170 AC in ROW)*
Parcel Owner:	Shirley Silver P.O. Box 273 Avon, NC 27915
Parcel ID: Recorded Deed Book: Parcel Area:	3263-91-4078-0000 MB 0619 PG 199 ±7.88 AC (343,257 sf) *(includes 0.346 AC in ROW)*
Parcel Owner:	Daisy Catherine Riggs Moran 406 Bryan Street Garner, NC 27529
Total Parcel Area:	±9.10 AC Excluding Rights-of-Way ±9.61 AC Inclusive of Rights-of-Way
Current Zoning:	RP
Existing Land Use:	Vacant
Proposed Land Use:	Residential - Single Family Detached

DIMENSION STANDARDS	REQUIRED
Minimum Front Setback	30 ft
Minimum Side Setback	10 ft
Minimum Corner Setback	15 ft
Minimum Rear Setback	25 ft
Minimum Lot Size	15,000 SF(.34 AC)
Minimum Lot Width	80 ft
Minimum Chord Length at cul-de-sac	30 ft
Maximum Building Height	35 ft

UNIT TOTALS

Total Single Family Units Provided:	15 Units

OPEN SPACE REQUIREMENTS

Required:	0.03 AC X 15 Units = 0.45 AC (No More Than 50% of the required Open Space Can Be Passive)
Provided:	0.533 AC, Including: *Active Space: 0.255 AC* *Passive Space: 0.278 AC*

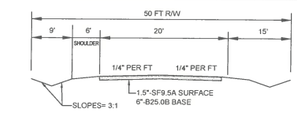
BOUNDARY
1. Survey is complete & Title Search for Existing Easements is underway. Final Plat will reflect any easement. Survey completed on May 18, 2017.

PROJECT ROAD NOTES
1. All roads will be private rights of way open to public use, constructed to NCDOT Subdivision Roads Minimum Construction Standards but not dedicated to NCDOT. Private roads to be maintained by community HOA.
2. 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
3. The proposed roadway intersection / connections to Harrison Creek Rd. will have a 30' radius minimum.
4. 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.
5. Addressing will comply with Pender County UDO Article 11.
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 Utilities
2. Water provided by Pender County utilities.
3. Hydrants per Pender County emergency management requirements.
4. No sewer service is available and each lot will handle its own wastewater via private septic systems

SYMBOL LEGEND
- Project Boundary
- Proposed Water Main
- Fire Hydrant
- Streetlight
- Approximate Driveway Location

HATCH LEGEND
- Wetlands
- Passive Open Space ± 0.275 AC Total
- Active Open Space ± 0.275 AC Total



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

50' ROW ROAD CROSS SECTION
NOT TO SCALE

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 4,500 sf of impervious coverage.
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.

FLOODPLAIN NOTES
1. The subject parcels are not in a flood zone

WETLAND DELINEATION NOTES
1. Preliminary wetland delineation, dated 5/1/17, was performed by Pittman Soil Consulting. USACE review is pending and will be completed prior to Final Plat

TRAFFIC IMPACTS
1. Per Pender County UDO Section 6.1.2.A.15, a Traffic Impact Analysis is not required for this project
2. See below for Trip Generation Calculations

TRIP GENERATION CALCULATIONS - PRELIMINARY

Use:	***Residential***	
Land Use Code	***210***	
Number of Dwelling Units	15	
Weekday: Ln(T)=0.92Ln(X)+2.71		
T =	182	Avg.VTE
Weekday Peak AM: T=0.70(X)+9.43		
T =	20	Avg.VTE
Weekday Peak PM: Ln(T)=0.90Ln(X)+0.53		
T =	19	Avg.VTE

STREETLIGHT NOTES (Section 6.4.A.3.f)
1. Streetlight locations shown on plan are preliminary, and based on Pender County UDO specifications. Final design, locations, and calculations will be provided by Duke Energy.

PHASING
1. The neighborhood is planned to have 1 Phase.
2. No amenities are required for this project

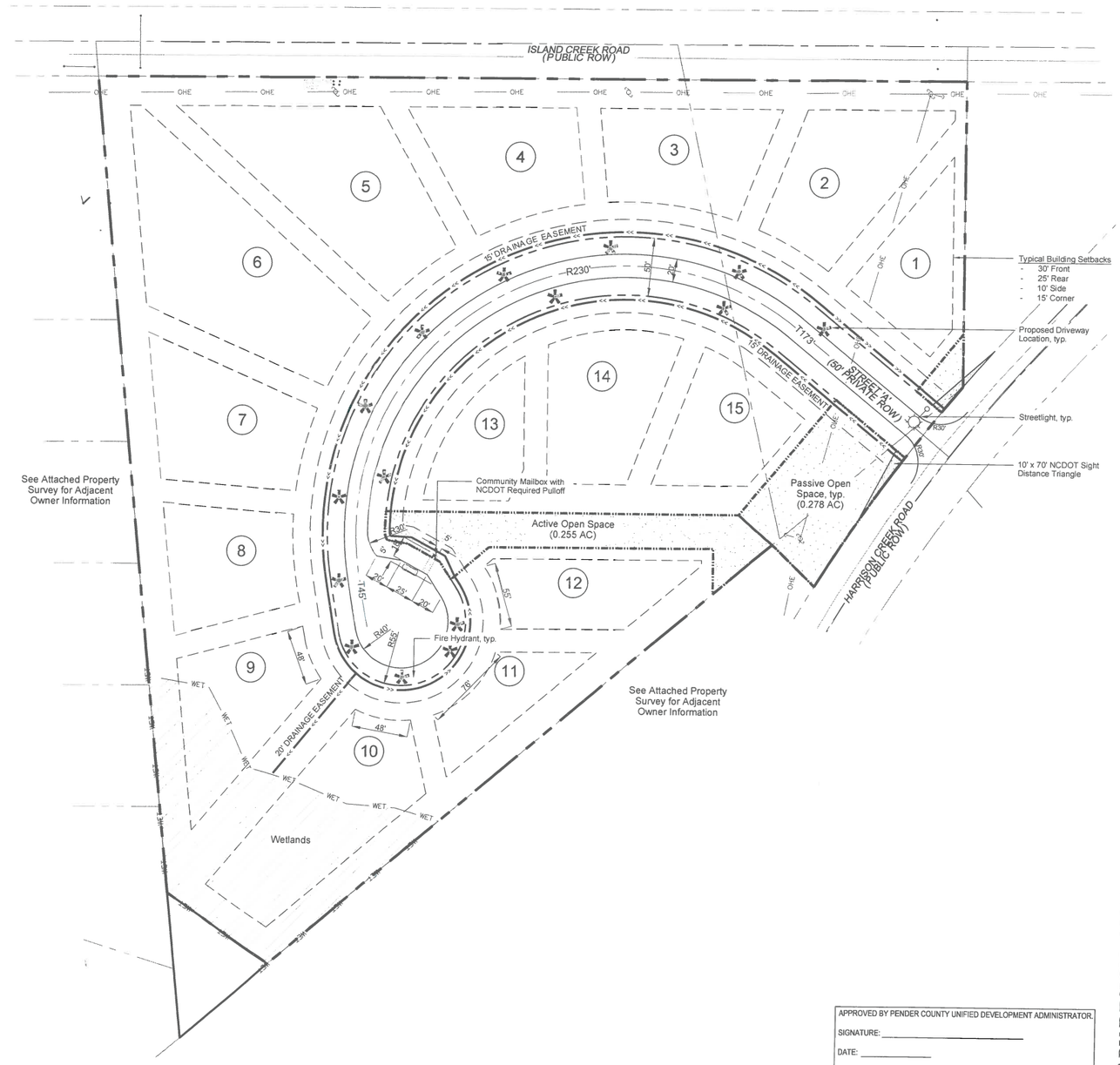
HOMEOWNERS ASSOCIATION (Section 7.3)
1. Per Pender County UDO 7.3, Homeowners Associations shall be required for all developments with dedicated improvements such as privately maintained streets and/or Open Space dedications and must be recorded along with the first phase of a Final Plat to encompass the entire development with an outline of amenities/and transferred to the said HOA at or before 25% of all units are constructed.

RECREATION UNIT NOTES (Section 7.6.2)
1. Developments with less than 34 units do not require Recreation Units

HISTORICAL & ARCHAEOLOGY NOTES
1. No known historic or archeological sites exist on any of the subject parcels

BUFFER NOTES (Section 8.2.8)
1. Buffer required along Island Creek Road due to double fronting lots. Refer to Preliminary Plat Sheet C-2.1.
2. No other Buffers are required per Pender County UDO Section 8.2.8: "Residential Uses in Residential Districts are not required to have buffers..."

LANDSCAPING
1. Landscaping plans will be provided to County planning staff & in compliance with all County Codes



APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR.
SIGNATURE: _____
DATE: _____
SITE PLAN VALID FOR TWO YEARS FROM APPROVAL DATE.

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

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
PE DEVELOPMENT, LLC
233-A MERCHANTS CIRCLE, SUITE 100
HAMPSTEAD, NC 28443

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

SITE PLAN
MASTER DEVELOPMENT PLAN
RIGGS FIELD TRACT
PENDER COUNTY
NORTH CAROLINA

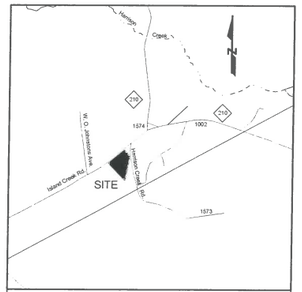
PROJECT STATUS
CONCEPTUAL LAYOUT
PRELIMINARY LAYOUT
FINAL DESIGN
RELEASED FOR CONST

DRAWING INFORMATION
DATE: 05/19/17
SCALE: 1" = 50'
DESIGNED: AJC
DRAWN: AJC
CHECKED: AJC

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY C. CLINISCALES
05/19/17

C-2.0

PEI JOB#: 17221.PE



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Required: 0.03 AC X 15 Units = 0.45 AC
(No More Than 50% of the required Open Space Can Be Passive)

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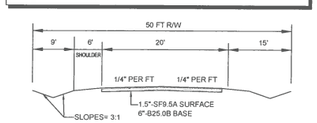
UTILITIES
1. All water utilities will be coordinated with Pender County Engineering and Utilities
2. Water provided by Pender County utilities.
3. Hydrants per Pender County emergency management requirements.
4. No sewer service is available and each lot will handle its own wastewater via private septic systems

SYMBOL LEGEND
- Project Boundary
- Proposed Water Main
- Fire Hydrant
- Streetlight
- Approximate Driveway Location

HATCH LEGEND
- Wetlands
- Passive Open Space ± 0.275 AC Total
- Active Open Space ± 0.275 AC Total



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50' ROW ROAD CROSS SECTION
NOT TO SCALE

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FLOODPLAIN NOTES
1. The subject parcels are not in a flood zone

WETLAND DELINEATION NOTES
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TRAFFIC IMPACTS
1. Per Pender County UDO Section 6.1.2.A.15, a Traffic Impact Analysis is not required for this project
2. See below for Trip Generation Calculations

TRIP GENERATION CALCULATIONS - PRELIMINARY

Use:	***Residential***
Land Use Code	***210***
Number of Dwelling Units	15

Weekday: Ln(T)=0.92Ln(X)+2.71
T = 182 Avg.VTE

Weekday Peak AM: T=0.70(X)+9.43
T = 20 Avg.VTE

Weekday Peak PM: Ln(T)=0.90Ln(X)+0.53
T = 19 Avg.VTE

STREETLIGHT NOTES (Section 6.4.A.3.f)
1. Streetlight locations shown on plan are preliminary, and based on Pender County UDO specifications. Final design, locations, and calculations will be provided by Duke Energy.

PHASING
1. The neighborhood is planned to have 1 Phase.
2. No amenities are required for this project

HOMEOWNERS ASSOCIATION (Section 7.3)
1. Per Pender County UDO 7.3, Homeowners Associations shall be required for all developments with dedicated improvements such as privately maintained streets and/or Open Space dedications and must be recorded along with the first phase of a Final Plat to encompass the entire development with an outline of amenities/land transferred to the said HOA at or before 25% of all units are constructed.

RECREATION UNIT NOTES (Section 7.6.2)
1. Developments with less than 34 units do not require Recreation Units

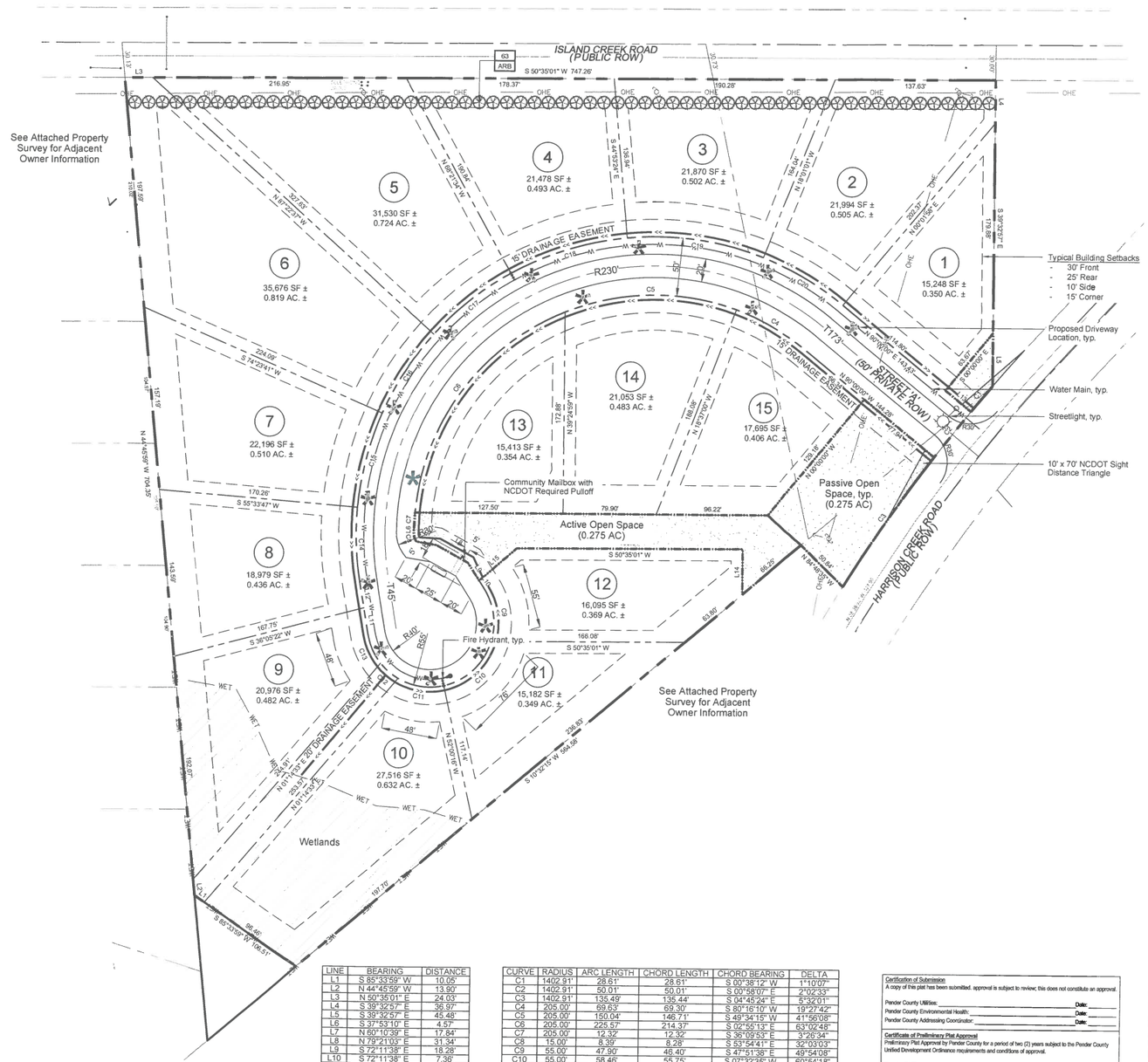
HISTORICAL & ARCHAEOLOGY NOTES
1. No known historic or archeological sites exist on any of the subject parcels

BUFFER NOTES (Section 8.2.8)
1. Buffer required along Island Creek Road due to double fronting lots. Refer to plan and Plant Schedule below.
2. No other Buffers are required per Pender County UDO Section 8.2.8: "Residential Uses in Residential Districts are not required to have buffers..."

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	SIZE	QTY
	ARB	THUJA PLICATA 'GREEN GIANT' WESTERN RED CEDAR	4' HT	63

LANDSCAPING
1. Landscaping plans will be provided to County planning staff & in compliance with all County Codes



LINE	BEARING	DISTANCE
L1	S 85°33'59" W	10.05'
L2	N 44°45'59" W	13.90'
L3	N 50°35'01" E	24.03'
L4	S 39°32'57" E	36.97'
L5	S 39°32'57" E	45.48'
L6	S 37°53'10" E	4.57'
L7	N 60°10'39" E	17.84'
L8	N 79°21'03" E	31.34'
L9	S 72°11'38" E	18.28'
L10	S 72°11'38" E	7.36'
L11	N 48°50'24" W	22.64'
L12	N 48°50'24" W	22.63'
L13	N 90°00'00" E	28.64'
L14	N 39°24'59" W	38.95'
L15	S 09°34'50" W	42.55'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	1402.91'	28.61'	28.61'	S 00°38'12" W	1°10'07"
C2	1402.91'	50.01'	50.01'	S 00°58'07" E	2°02'33"
C3	1402.91'	135.49'	135.44'	S 04°45'24" E	5°32'01"
C4	205.00'	69.63'	69.30'	S 80°16'10" W	19°27'42"
C5	205.00'	150.04'	146.71'	S 45°34'15" W	41°56'08"
C6	205.00'	226.57'	214.37'	S 02°55'13" E	63°02'46"
C7	205.00'	12.32'	12.32'	S 36°09'53" E	3°26'34"
C8	15.00'	8.39'	8.28'	S 53°54'41" E	32°03'03"
C9	55.00'	47.90'	46.40'	S 47°51'38" E	49°54'08"
C10	55.00'	58.46'	55.75'	S 07°32'36" W	60°54'18"
C11	55.00'	41.06'	40.11'	S 59°22'52" W	42°46'16"
C12	55.00'	20.11'	20.00'	N 88°45'27" W	20°57'05"
C13	55.00'	27.85'	27.56'	N 63°46'41" W	29°00'28"
C14	255.00'	64.09'	63.92'	N 41°38'15" W	14°24'03"
C15	255.00'	83.81'	83.44'	N 25°01'16" W	18°49'55"
C16	255.00'	81.13'	80.78'	N 06°29'28" W	18°13'41"
C17	255.00'	84.64'	84.25'	N 12°07'54" E	19°01'03"
C18	255.00'	104.45'	103.72'	N 33°22'31" E	23°28'10"
C19	255.00'	119.60'	118.51'	N 58°32'48" E	26°52'23"
C20	255.00'	80.19'	79.86'	N 80°59'29" E	18°01'01"

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: _____

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

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:
PE DEVELOPMENT, LLC
233-A MERCHANTS CIRCLE, SUITE 100
HAMPSTEAD, NC 28443

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

SITE PLAN
PRELIMINARY PLAT
RIGGS FIELD TRACT
PENDER COUNTY
NORTH CAROLINA

PROJECT STATUS
CONCEPTUAL LAYOUT
PRELIMINARY LAYOUT
FINAL DESIGN
RELEASED FOR CONST

DRAWING INFORMATION
DATE: 05/19/17
SCALE: 1" = 50'
DESIGNED: JLE
DRAWN: ARC
CHECKED: AME

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 028847 ENGINEER TIMOTHY C. CLINKSCALES
05/19/17

C-2.1

PEI JOB#: 17221.PE