

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

RECEIVED  
 JAN 20 2017  
 PENDER PLANNING DEPT.

# HUNTER BAY

## COUNTRY CLUB DRIVE

### PENDER COUNTY, NORTH CAROLINA

RECEIVED  
 JAN 20 2017  
 PENDER PLANNING DEPT.

# MDP/ PRELIMINARY PLAT SUBMITTAL

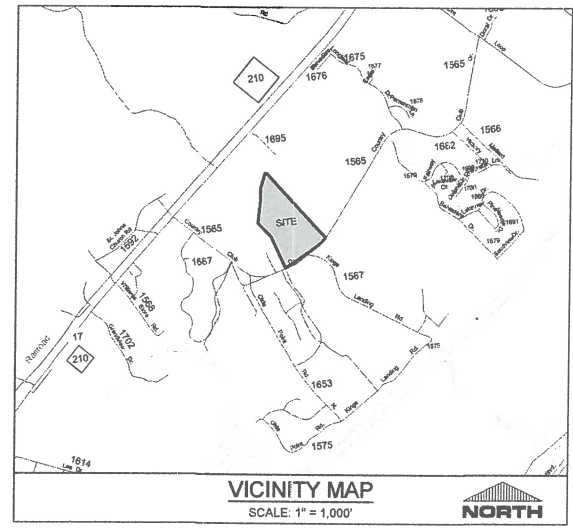
## JANUARY 2017

FOR:  
 BILL CLARK HOMES  
 127 RACINE DRIVE  
 WILMINGTON, NC 28405

DEVELOPER:  
 BILL CLARK HOMES  
 127 RACINE DRIVE  
 WILMINGTON, NC, 28405  
 ATTN: LONDON WEAVER

ENGINEER (CIVIL):  
 PARAMOUNTE ENGINEERING, INC.  
 122 CINEMA DRIVE  
 WILMINGTON, NORTH CAROLINA 28403  
 ATTN: ROB BALLAND, P.E. (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
C-2.0	MASTER DEVELOPMENT PLAN
C-2.1 - C-2.5	PRELIMINARY PLAT

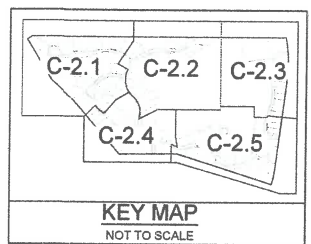
**NOTICE REQUIRED**

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.

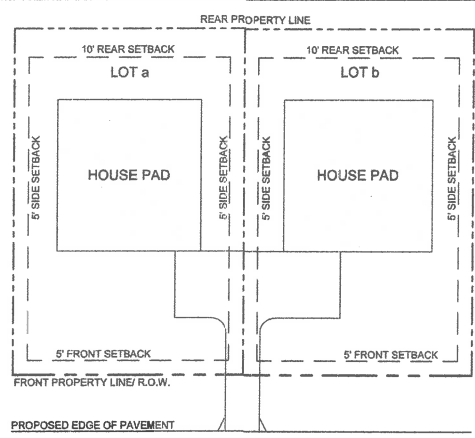
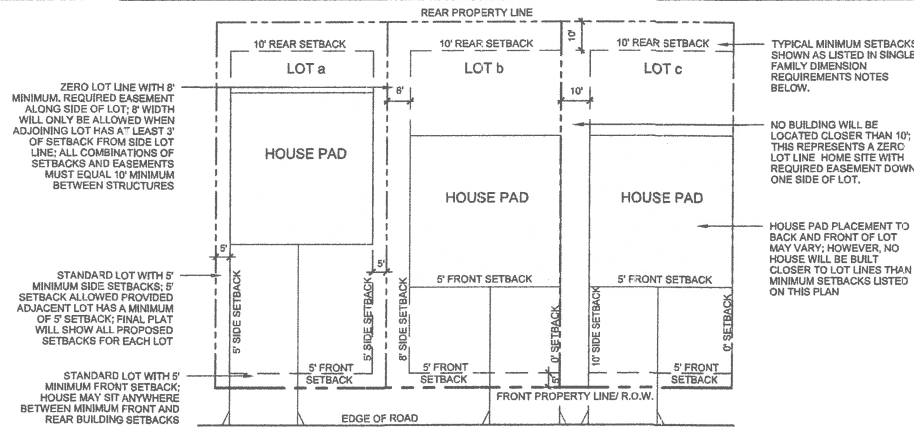
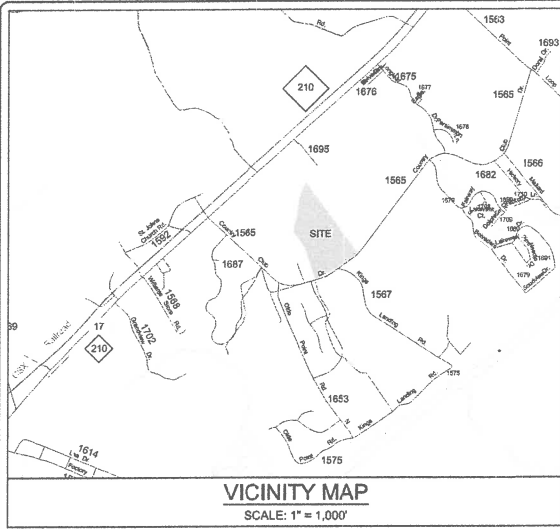
CONTACT "CAROLINA ONE CALL" AT  
 1-800-632-4949

**CONTACT THESE UTILITIES**

- |   |   |
|---|---|
| PENDER COUNTY PLANNING AND COMMUNITY DEVELOPMENT<br>ATTN: MEGAN CROWE<br>PH: 910-259-2110 | PENDER COUNTY UTILITIES (WATER)<br>ATTN: BRYAN McCABE, PE<br>PH: 910-259-6212 |
| PIEDMONT NATURAL GAS<br>ATTN: CARL PAQUET<br>PH: 910-350-2242                             | PLURIS HAMPSTEAD LLC (SEWER)<br>ATTN: KAARIN M. WILHAMS<br>PH: 910-327-2880   |
| EMERGENCY DIAL 911 POLICE - FIRE - RESCUE   | DUKE ENERGY<br>ATTN: KEVIN LEATHERWOOD<br>PH: 910-602-4304                    |
| NCDOT<br>ATTN: PATRICK RIDDLE<br>PH: 910-346-2040   | AT&T<br>ATTN: STEVE DAYVAULT<br>PH: 910-341-7664                              |
|   | TIME WARNER CABLE<br>PH: 910-763-4638   |



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 # 16302.PF



**SITE INFORMATION**

**APPLICANT INFORMATION:**  
 OWNER: 4203-14-8410-0000  
 4203-15-2587-0000  
 4203-24-8646-0000  
 4203-24-2709-0000

**CURRENT LAND USE:** VACANT LAND  
**ZONING:** PD - PLANNED DEVELOPMENT  
**PN:** 4203-14-8410-0000, 4203-15-2587-0000, 4203-24-8646-0000, 4203-24-2709-0000  
**TOWNSHIP:** TOPSAIL  
**DEED BOOK/PAGE:** DB 371/Pg 110, DB 4216/Pg 285, DB 3946/Pg 686  
**PROPOSED USE:** SFD - SINGLE FAMILY DWELLING  
 TYPE 1: ZERO LOT LINE (SEC. 4.15.3)  
 TYPE 2: DETACHED CONVENTIONAL (SEC. 4.15.1)

**TOTAL SITE AREA:** 8.24 ACRES (3,582,497 SF)  
**SITE UPLANDS AREA:** 8.25 AC  
**SITE WETLANDS AREA:** 2.28 AC  
**SITE TOTAL AREA:** 8.24 AC

**SINGLE FAMILY DIMENSION REQUIREMENTS**

**PROPOSED HOUSING TYPE:** ALL UNITS ARE SINGLE FAMILY DWELLING  
 TYPE 1: ZERO LOT LINE (SEC. 4.15.3)  
 TYPE 2: DETACHED CONVENTIONAL (SEC. 4.15.1)

DIMENSION:	TYPE 1	TYPE 2
MINIMUM LOT SIZE:	6,000 SF	6,000 SF
MAXIMUM LOT SIZE:	82,000 SF	82,000 SF
FRONT YARD SETBACK:	5' MINIMUM	5' MINIMUM
SIDEYARD SETBACK:	0/10' MINIMUM	5' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM	5' MINIMUM
REAR SETBACK:	10' MINIMUM	10' MINIMUM
MAXIMUM BUILDING HEIGHT:	30'	38'
STRUCTURE SEPARATION:	20' MINIMUM	20' MINIMUM
MINIMUM CORNER DISTANCE:	25'	25'
MINIMUM LOT WIDTH:	27'	27'

**UNIT TOTALS & SITE YIELD**

**TOTAL SINGLE FAMILY:** 138 UNITS

**OPEN SPACE REQUIREMENTS**

**REQUIRED:** 0.03 ACRES X 138 UNITS = 4.14 ACRES  
 (NO MORE THAN 50% OF THE REQUIRED OPEN SPACE CAN BE PASSIVE)

**PROVIDED:** 4.14 ACRES, INCLUDING:  
 ACTIVE SPACE: 2.90 ACRES  
 PASSIVE SPACE: 1.24 ACRES

**LANDSCAPING**

1. LANDSCAPING PLANS WILL BE PROVIDED TO COUNTY PLANNING STAFF & IN COMPLIANCE WITH ALL COUNTY CODES.

**BOUNDARY**

1. SURVEY IS COMPLETE & TITLE SEARCH FOR EXISTING EASEMENTS IS UNDERWAY. FINAL PLAT WILL REFLECT ANY EASEMENT. SURVEY COMPLETED ON OCTOBER 13, 2016.

**RECREATION UNIT NOTES**

1. 138 LOTS REQUIRE 1.5 RECREATION UNITS TOTALING \$15,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE \$15,000, 1.5 UNIT REQUIREMENT. FOR FULL DETAILS OF PROPOSED ACTIVE RECREATION AREAS, REFER TO COST ESTIMATE PROVIDED WITH SUBMITTAL TO PENDER COUNTY.

**PROJECT ROAD NOTES**

1. ALL COLLECTOR ROADS WILL BE PRIVATE WITH PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION STANDARDS. ROADS WILL NOT BE DEDICATED TO NCDOT. ROADS TO BE MAINTAINED BY COMMUNITY HOA.
2. ALL OTHER ROADS WILL BE PRIVATE RIGHT OF WAY OPEN TO PUBLIC USE, CONSTRUCTED TO NCDOT SUBDIVISION STANDARDS. ROADS TO BE MAINTAINED BY COMMUNITY HOA.
3. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS & THE PROJECT COLLECTOR ROAD 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. SIDEWALKS WILL BE LOCATED ON ONE SIDE OF ALL ROADS, EXCEPT ON THE MAIN COLLECTOR ROAD, WHICH WILL HAVE THEM ON BOTH SIDES. SIDEWALKS SHALL MEET ALL APPLICABLE COLLECTOR ROAD STANDARDS.
7. 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.
8. 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.

**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.

**STORMWATER**

1. STORMWATER DESIGN SHALL BE COMPLIANT WITH PENDER COUNTY UDO
2. FULL PERMIT APPROVALS TO BE PROVIDED TO COUNTY WHEN RECEIVED
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. TO BE PERMITTED AS LOW DENSITY DEVELOPMENT WITH 24% MAX IMPERVIOUS AREA. EACH LOT WILL BE ALLOCATED 4.145 SF OF IMPERVIOUS COVERAGE.

**HISTORICAL & ARCHAEOLOGY NOTES**

1. NO KNOWN HISTORIC OR ARCHAEOLOGICAL SITES EXIST ON ANY OF THE SUBJECT PARCELS.

**UTILITIES**

1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING & UTILITIES AND SEWER UTILITIES WILL BE COORDINATED WITH PLURIS.
2. WATER PROVIDED BY PENDER COUNTY UTILITIES.
3. HYDRANTS PER PENDER COUNTY EMERGENCY MANAGEMENT REQUIREMENTS. DRY HYDRANT REQUIRED. LOCATION AS SHOWN.
4. SANITARY SEWER TO BE PROVIDED BY PLURIS HAMPSTEAD LLC.

**FLOODPLAIN NOTES**

1. PORTION OF THIS TRACT LAYS WITHIN DESIGNATED FLOOD ZONE X (MINIMAL FLOOD RISK) PER FPAIS PRELIMINARY FIRM MAP 3720420000, DATED AUGUST 29, 2014.

**BUFFER NOTES**

1. ALL SURROUNDING ADJACENT PROPERTIES ARE ZONED PD.

**WETLAND DELINEATION NOTES**

1. JURISDICTIONAL DETERMINATION IS PENDING ON PRELIMINARY WETLAND DELINEATION FOR THIS PROPERTY, DATED JANUARY 11, 2017.

**PHASING**

1. THE NEIGHBORHOOD IS PLANNED TO HAVE 1 PHASE.  
 2. ALL AMENITIES WILL BE CONSTRUCTED IN PHASE 1.

**TRAFFIC IMPACTS**

2. REFER TO TRAFFIC IMPACT ANALYSIS PREPARED BY RAMEY KEMP & ASSOC., DATED JANUARY 2017  
 3. SEE BELOW FOR TABLE 1: TRIP GENERATION SUMMARY (FROM TRAFFIC IMPACT ANALYSIS, P.12).

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity (Spd)	Trips (Per Hour)	Peak Hour (Trips)	Peak Hour (Trips)
Single-Family Residential	1.0	1.2	24	36
Multi-Family Residential	1.2	1.2	24	36

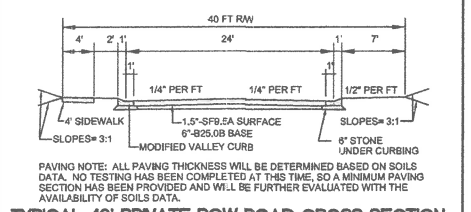
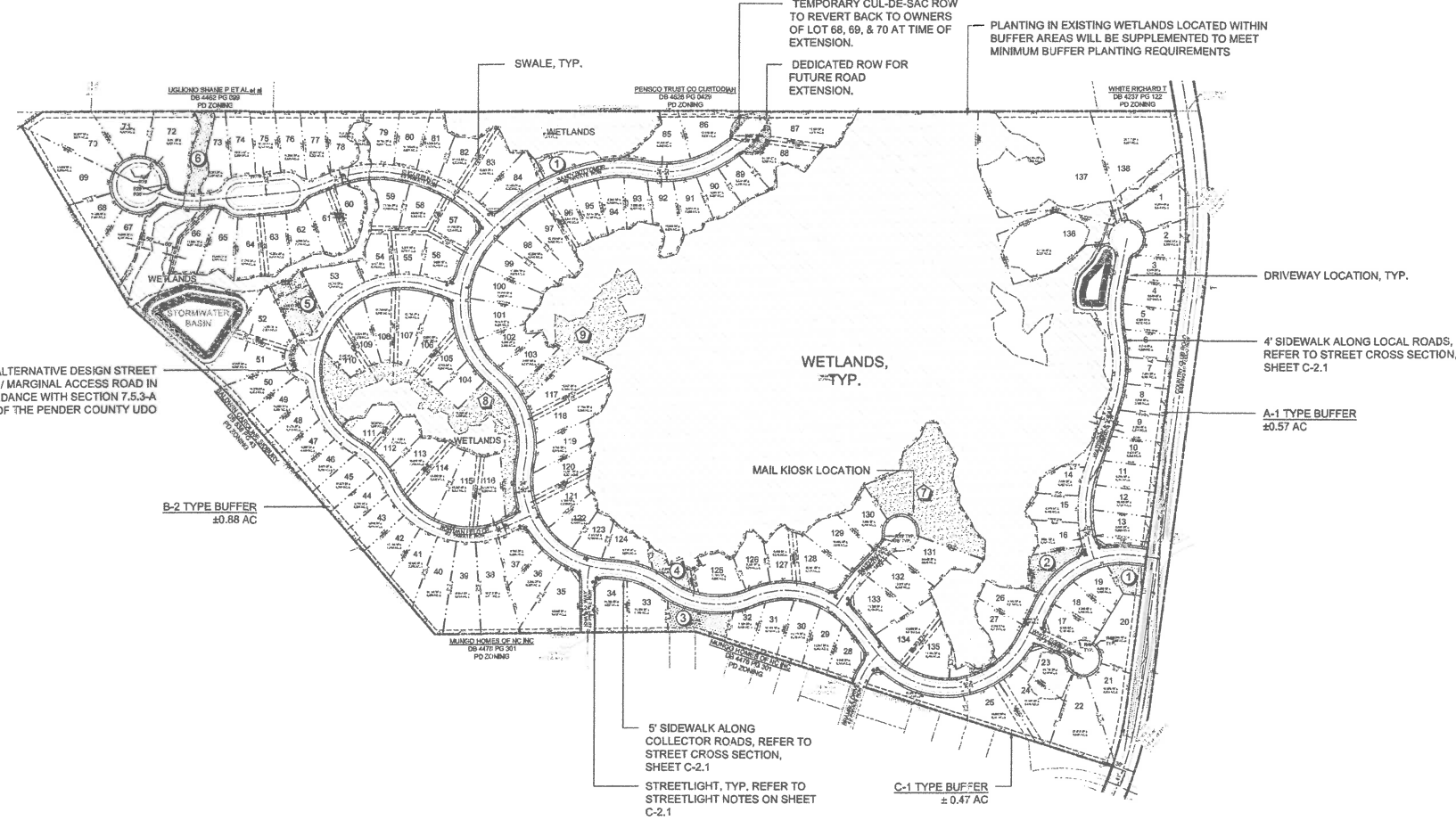
APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR.

SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

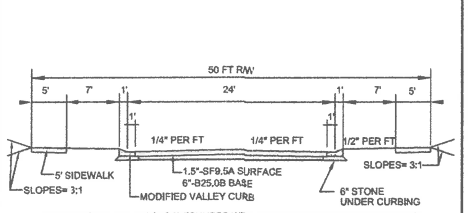
SITE PLAN VALID FOR TWO YEARS FROM APPROVAL DATE.

**OPEN SPACE KEY**

1	PASSIVE OPEN SPACE (SHEET C2.5)	±0.13 AC
2	PASSIVE OPEN SPACE (SHEET C2.7)	±0.19 AC
3	PASSIVE OPEN SPACE (SHEET C2.5)	±0.23 AC
4	PASSIVE OPEN SPACE (SHEET C2.4)	±0.14 AC
5	PASSIVE OPEN SPACE (SHEET C2.1)	±0.31 AC
6	PASSIVE OPEN SPACE (SHEET C2.1)	±0.23 AC
<b>TOTAL</b>		<b>±1.24 AC</b>
7	ACTIVE OPEN SPACE (SHEET C2.5)	±1.15 AC
8	ACTIVE OPEN SPACE (SHEET C2.14)	±0.99 AC
9	ACTIVE OPEN SPACE (SHEET C2.2)	±0.77 AC
<b>TOTAL</b>		<b>±2.91 AC</b>
<b>TOTAL OPEN SPACE (ACTIVE &amp; PASSIVE)</b>		<b>±4.14 AC</b>
<b>TOTAL PERCENTAGE OF SITE</b>		<b>±5.04%</b>

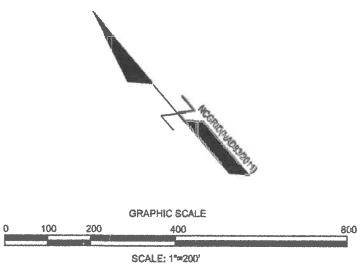


**TYPICAL 50' PRIVATE ROW ROAD CROSS SECTION FOR COLLECTOR ROADS**  
 APPLIES TO SANDY BOTTOM DR.



**Density Calculations**

Category	Grand Unit Total
Total Acreage (approx.)	82.24
Total Non-Residential Acreage (includes ROW 4.82 AC)	4.23
Total Wetlands Acreage (30.56 AC) - Total Passive Open Space (1.24 AC)	29.32
Total Open Space (.03 ac / unit)	4.14
Active Open Space	2.90
Passive Open Space	1.24
Total Developable Land Acreage	44.55
Developable Land calculated as follows: Total Acreage Subtract the following: (Non-Residential, Wetlands (removing passive open space), Active and Passive Open Space) = Developable Land Area	
Max. Allowable Density Units/ Acre (max. 5du/ac allowed)	222.76
Total Proposed Density Units/ Acre using 135 units	3.1



**REVISIONS:**

NO.	DATE	DESCRIPTION

**CLIENT INFORMATION:**  
 BILL CLARK HOMES  
 127 RACINE DRIVE  
 WILMINGTON, NC 28405  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6760 (F)  
 NC License #: C-2846

**PARAMOUNT ENGINEERING & ARCHITECTURE**

**SITE PLAN MASTER DEVELOPMENT PLAN HUNTER BAY PENDER COUNTY NORTH CAROLINA**

**PROJECT STATUS:**  
 CONCEPTUAL LAYOUT: \_\_\_\_\_  
 FINAL DESIGN: \_\_\_\_\_  
 RELEASED FOR CONSTRUCTION: \_\_\_\_\_

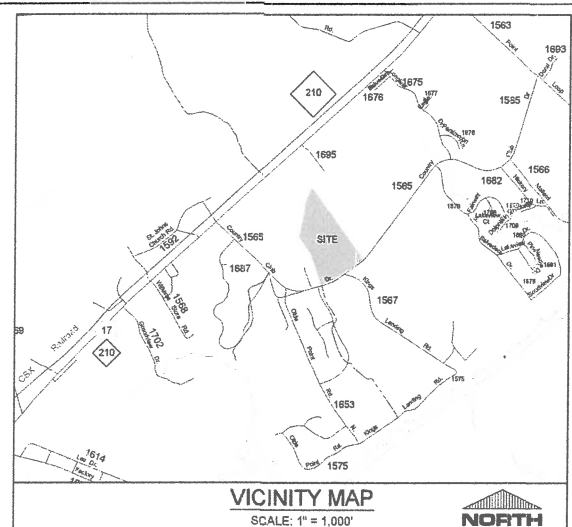
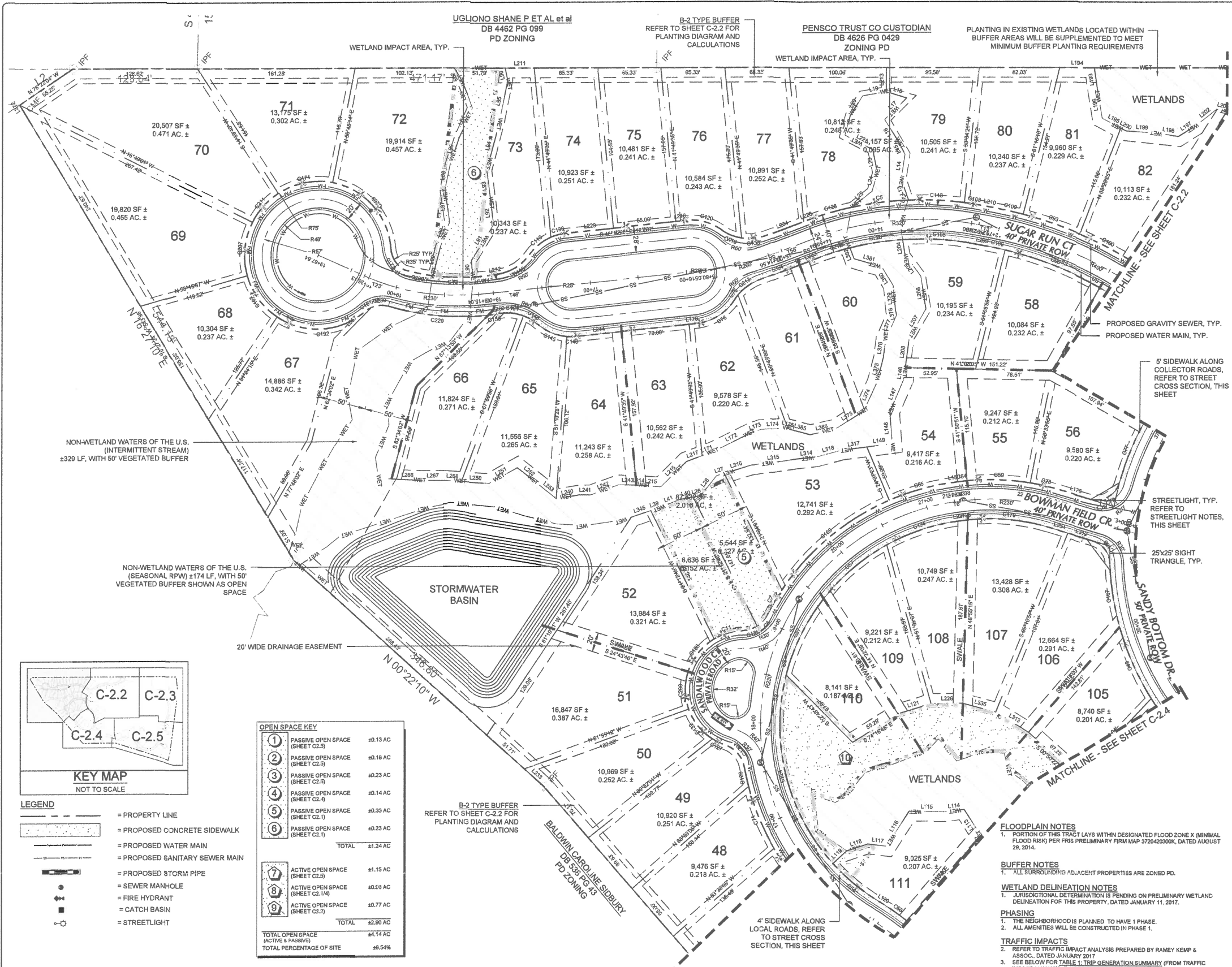
**DRAWING INFORMATION:**  
 DATE: 11/17/17  
 SCALE: AS SHOWN  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_

**SEAL:**

**C-2.0**

PEI JOB#: 16302.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



**SITE INFORMATION**

**APPLICANT INFORMATION:**  
 BILL CLARK HOMES  
 127 RACINE DRIVE, SUITE 201  
 WILMINGTON, NC 28403

**OWNER:**  
 4203-14-6410-0000 WEST MELBA W ET AL  
 6201 LAURERDALE STREET  
 JUPITER, FL 33458  
 4203-15-2587-0000 DONNELLY JAMES JOHN ET AL  
 1550 47TH RD N  
 ROYAL PALM BEACH, FL 33411  
 4203-24-2646-0000 MONTMINY TERESA MARIE WEST ET AL  
 8201 LAURERDALE STREET  
 JUPITER, FL 33458  
 4203-24-2709-0000 VACANT LAND

**CURRENT LAND USE:** PD - PLANNED DEVELOPMENT  
 ZONING: 4203-14-6410-0000, 4203-15-2587-0000, 4203-24-2646-0000, 4203-24-2709-0000  
 PIN: 4203-14-6410-0000, 4203-15-2587-0000, 4203-24-2646-0000, 4203-24-2709-0000  
 TOWNSHIP: TOPSAIL  
 DEED BOOK/PAGE: DB 371/Pg 110, DB 421/Pg 265, DB 3846/Pg 096  
 PROPOSED USE: 6FD - SINGLE FAMILY DWELLING  
 TYPE 1: ZERO LOT LINE (SEC. 4.15.3)  
 TYPE 2: DETACHED CONVENTIONAL (SEC. 4.15.1)

**TOTAL SITE AREA:**  
 SITE UPLANDS AREA: 88.24 ACRES (3,582,497 SF)  
 FRONTYARD SETBACK AREA: 52.50 AC  
 SITE TOTAL AREA: 82.24 AC

**SINGLE FAMILY DIMENSION REQUIREMENTS**  
 PROPOSED HOUSING TYPE: ALL UNITS ARE SINGLE FAMILY DWELLING  
 TYPE 1: ZERO LOT LINE (SEC. 4.15.3)  
 TYPE 2: DETACHED CONVENTIONAL (SEC. 4.15.1)

DIMENSION:	TYPE 1	TYPE 2
MINIMUM LOT SIZE:	6,000 SF	6,000 SF
MAXIMUM LOT SIZE:	82,000 SF	82,000 SF
FRONT YARD SETBACK:	5' MINIMUM	5' MINIMUM
SIDEYARD SETBACK:	0/10' MINIMUM	5' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM	5' MINIMUM
REAR SETBACK:	10' MINIMUM	10' MINIMUM
MAXIMUM BUILDING HEIGHT:	35'	35'
STRUCTURE SEPARATION:	20' MINIMUM	20' MINIMUM
MINIMUM CORD DISTANCE:	25'	25'
MINIMUM LOT WIDTH:	27'	27'

**UNIT TOTALS & SITE YIELD**  
 TOTAL SINGLE FAMILY: 138 UNITS

**OPEN SPACE REQUIREMENTS**  
 REQUIRED: 0.03 ACRES X 138 UNITS = 4.14 ACRES  
 (NO MORE THAN 50% OF THE REQUIRED OPEN SPACE CAN BE PASSIVE)  
 PROVIDED: 4.14 ACRES, INCLUDING:  
 ACTIVE SPACE: 2.90 ACRES  
 PASSIVE SPACE: 1.24 ACRES

**LANDSCAPING**  
 1. LANDSCAPING PLANS WILL BE PROVIDED TO COUNTY PLANNING STAFF & IN COMPLIANCE WITH ALL COUNTY CODES.

**BOUNDARY**  
 1. SURVEY IS COMPLETE & TITLE SEARCH FOR EXISTING EASEMENTS IS UNDERWAY. FINAL PLAT WILL REFLECT ANY EASEMENT SURVEY COMPLETED ON OCTOBER 13, 2016.

**RECREATION UNIT NOTES**  
 1. 138 LOTS REQUIRE 1 RECREATION UNIT TOTALING \$15,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE \$15,000 1.5 UNIT REQUIREMENT. FOR FULL DETAILS OF PROPOSED ACTIVE RECREATION AREAS, REFER TO COST ESTIMATE PROVIDED WITH SUBMITTAL TO PENDER COUNTY.

**PROJECT ROAD NOTES**  
 1. ALL COLLECTOR ROADS WILL BE PRIVATE WITH PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDCCT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS. ROADS WILL NOT BE DEDICATED TO NCDCCT. ROADS TO BE MAINTAINED BY COMMUNITY HOA.  
 2. ALL OTHER ROADS WILL BE PRIVATE RIGHT OF WAY OPEN TO PUBLIC USE, CONSTRUCTED TO NCDCCT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS. ROADS TO BE MAINTAINED BY COMMUNITY HOA.  
 3. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS & THE PROJECT COLLECTOR ROAD 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. SIDEWALKS WILL BE INSTALLED ON ONE SIDE OF ALL ROADS, EXCEPT ON THE MAIN COLLECTOR ROAD, WHICH WILL HAVE THEM ON BOTH SIDES. SIDEWALKS SHALL MEET ALL APPLICABLE COLLECTOR ROAD STANDARDS.  
 7. 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.  
 8. PRIVATE STREETS ARE DESIGNED TO MEET 2017 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.

**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.

**STORMWATER**  
 1. STORMWATER DESIGN SHALL BE COMPLIANT WITH PENDER COUNTY UDO  
 2. FULL PERMIT APPROVALS TO BE PROVIDED TO COUNTY WHEN RECEIVED  
 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. TO BE PERMITTED AS LOW DENSITY DEVELOPMENT WITH 24% MAX IMPERVIOUS AREA. EACH LOT WILL BE ALLOCATED 4,165 SF OF IMPERVIOUS COVERAGE.

**HISTORICAL & ARCHAEOLOGICAL NOTES**  
 1. NO KNOWN HISTORIC OR ARCHAEOLOGICAL SITES EXIST ON ANY OF THE SUBJECT PARCELS.

**UTILITIES**  
 1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING & UTILITIES, AND SEWER UTILITIES WILL BE COORDINATED WITH PLURIS.  
 2. WATER PROVIDED BY PENDER COUNTY UTILITIES.  
 3. HYDRANTS PER PENDER COUNTY EMERGENCY MANAGEMENT REQUIREMENTS. DRY HYDRANT LOCATIONS AS SHOWN.  
 4. SANITARY SEWER TO BE PROVIDED BY PLURIS HAMPSTEAD LLC.

**REVISIONS:**

NO.	DATE	DESCRIPTION
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**CLIENT INFORMATION:**  
 BILL CLARK HOMES  
 127 RACINE DRIVE  
 WILMINGTON, NC 28405

**PARAMOUNT ENGINEERING**  
 122 Cinema Drive  
 Wilmington, North Carolina 28403  
 (910) 791-6707 (O) (910) 791-6700 (F)  
 NC License #: C-2846

**SITE PLAN PRELIMINARY PLAT**  
 HUNTER BAY  
 PENDER COUNTY  
 NORTH CAROLINA

**PROJECT STATUS:**  
 CONCEPTUAL LAYOUT: [ ]  
 PRELIMINARY DESIGN: [ ]  
 FINAL DESIGN: [ ]  
 PERMITTED FOR CONSTRUCTION: [ ]

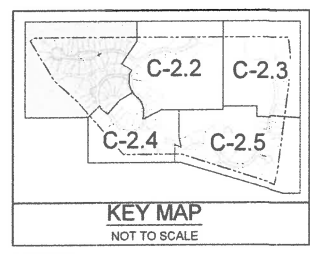
**DRAWING INFORMATION:**  
 DATE: 01/07/17  
 DRAWN: JFB  
 CHECKED: JFB  
 DESIGNED: JFB  
 CHECKED: JFB

**SCALE:**  
 1" = 100'

**GRAPHIC SCALE:**  
 0 25 50 100 200

**SCALE: 1"=50'**

**PEI JOB#: 16302.PE**

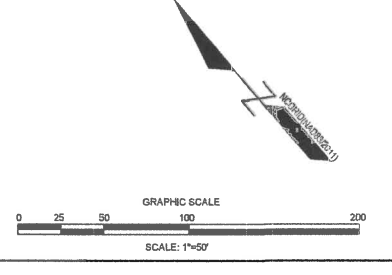
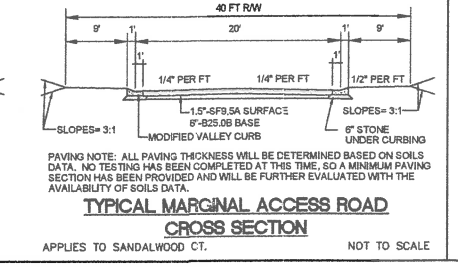
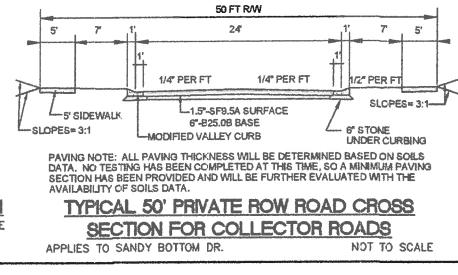
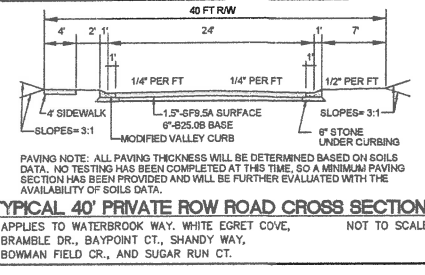


**LEGEND**

- PROPERTY LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM PIPE
- SEWER MANHOLE
- FIRE HYDRANT
- CATCH BASIN
- STREETLIGHT

**OPEN SPACE KEY**

1	PASSIVE OPEN SPACE (SHEET C2.5)	±0.13 AC
2	PASSIVE OPEN SPACE (SHEET C2.3)	±0.18 AC
3	PASSIVE OPEN SPACE (SHEET C2.3)	±0.23 AC
4	PASSIVE OPEN SPACE (SHEET C2.4)	±0.14 AC
5	PASSIVE OPEN SPACE (SHEET C2.1)	±0.33 AC
6	PASSIVE OPEN SPACE (SHEET C2.1)	±0.23 AC
TOTAL		±1.24 AC
7	ACTIVE OPEN SPACE (SHEET C2.3)	±1.15 AC
8	ACTIVE OPEN SPACE (SHEET C2.14)	±0.69 AC
9	ACTIVE OPEN SPACE (SHEET C2.2)	±0.77 AC
TOTAL		±2.61 AC
TOTAL OPEN SPACE (ACTIVE & PASSIVE)		±4.14 AC
TOTAL PERCENTAGE OF SITE		±6.54%



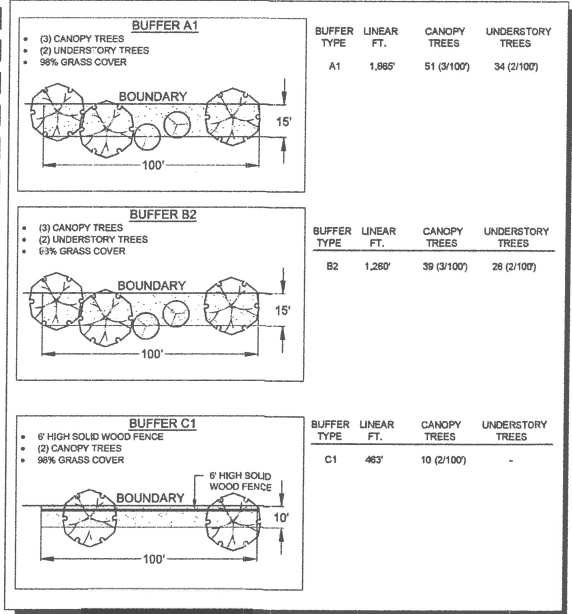
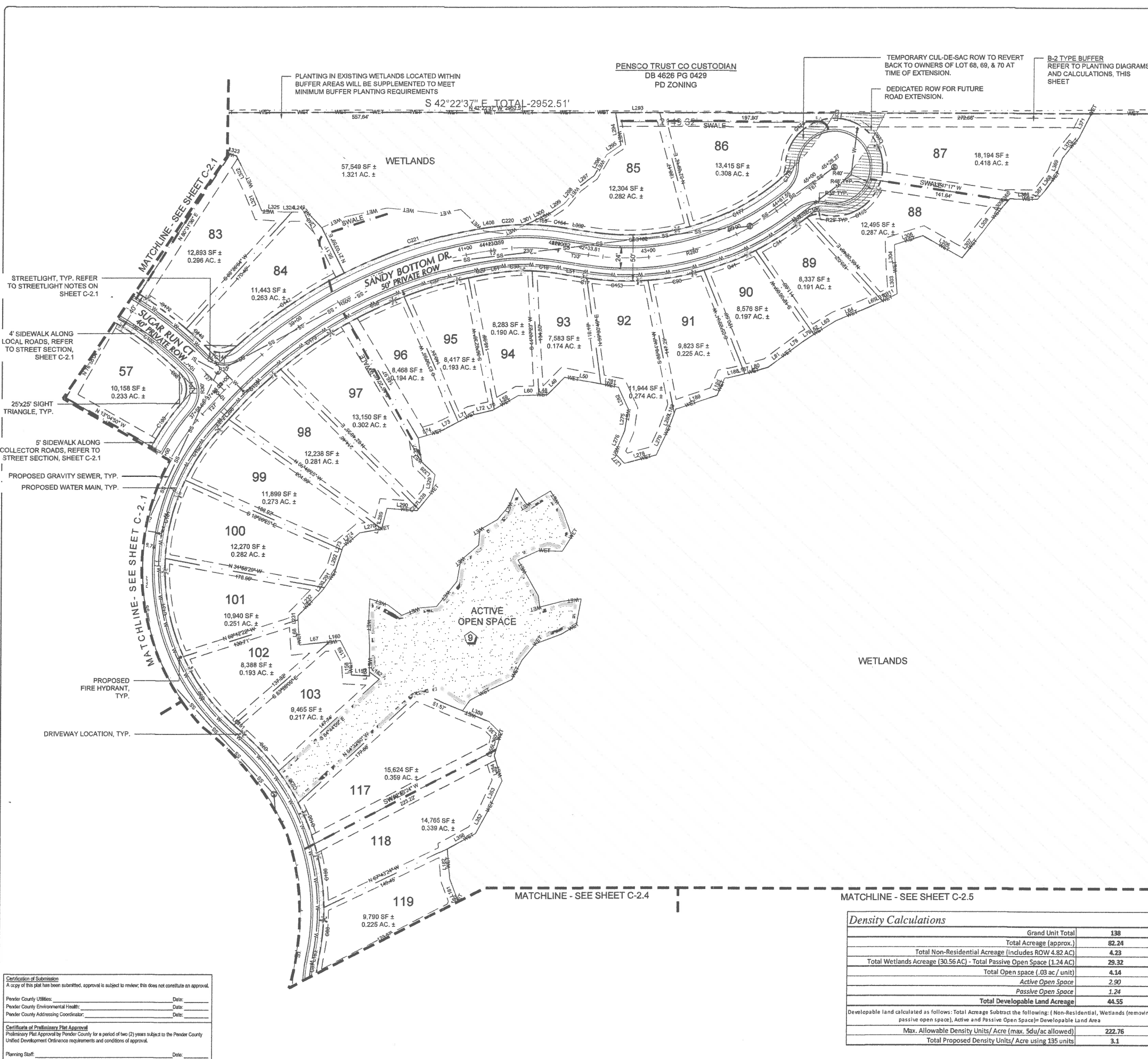
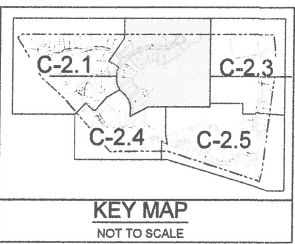
**Table 1: Trip Generation Summary**

Land Use	Intensity	Inbound Traffic (Trips)	Outbound Traffic (Trips)	PM Peak Hour (Trips)	PM Peak Hour (Trips)
Single Family Detached Housing	(20)	132	1,290	25	76

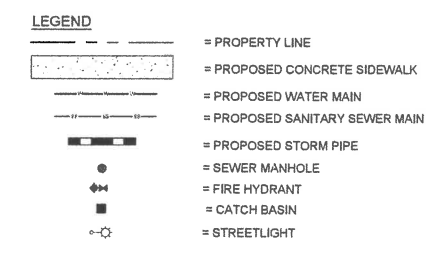
**Certification of Submission**  
 A copy of this plat has been submitted, approval is subject to review, this does not constitute an approval.  
 Pender County Utilities: \_\_\_\_\_ Date: \_\_\_\_\_  
 Pender County Environmental Health: \_\_\_\_\_ Date: \_\_\_\_\_  
 Pender County Addressing Coordinator: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

**Certification 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: \_\_\_\_\_

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



REFER TO SHEET C-2.1 FOR:  
 • SITE DATA  
 • DENSITY CALCULATIONS  
 • ROAD SECTIONS



Density Calculations	
Grand Unit Total	138
Total Acreage (approx.)	82.24
Total Non-Residential Acreage (includes ROW 4.82 AC)	4.23
Total Wetlands Acreage (30.56 AC) - Total Passive Open Space (1.24 AC)	29.32
Total Open space (.03 ac / unit)	4.14
Active Open Space	2.90
Passive Open Space	1.24
<b>Total Developable Land Acreage</b>	<b>44.55</b>
Developable land calculated as follows: Total Acreage Subtract the following: (Non-Residential, Wetlands (removing passive open space), Active and Passive Open Space)=Developable Land Area	
Max. Allowable Density Units/ Acre (max. 5du/ac allowed)	222.76
Total Proposed Density Units/ Acre using 135 units	3.1

REVISIONS:

CLIENT INFORMATION:  
 BILL CLARK HOMES  
 127 RACINE DRIVE  
 WILMINGTON, NC 28405

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

SITE PLAN  
 PRELIMINARY PLAT  
 HUNTER BAY  
 PENDER COUNTY  
 NORTH CAROLINA

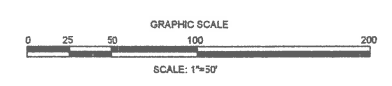
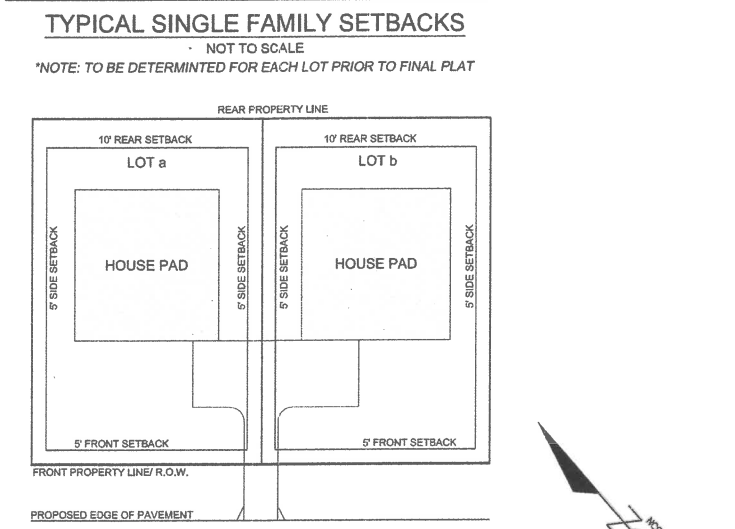
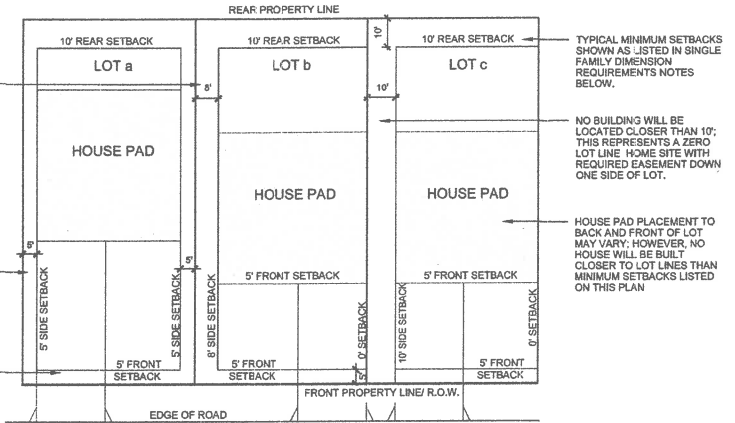
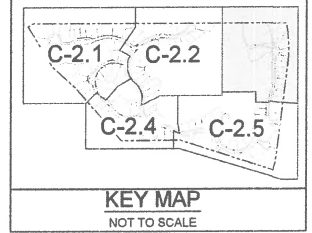
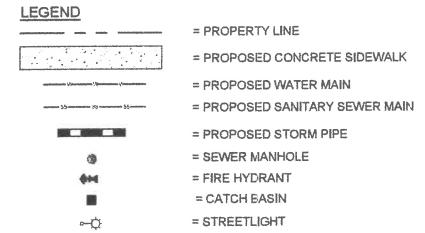
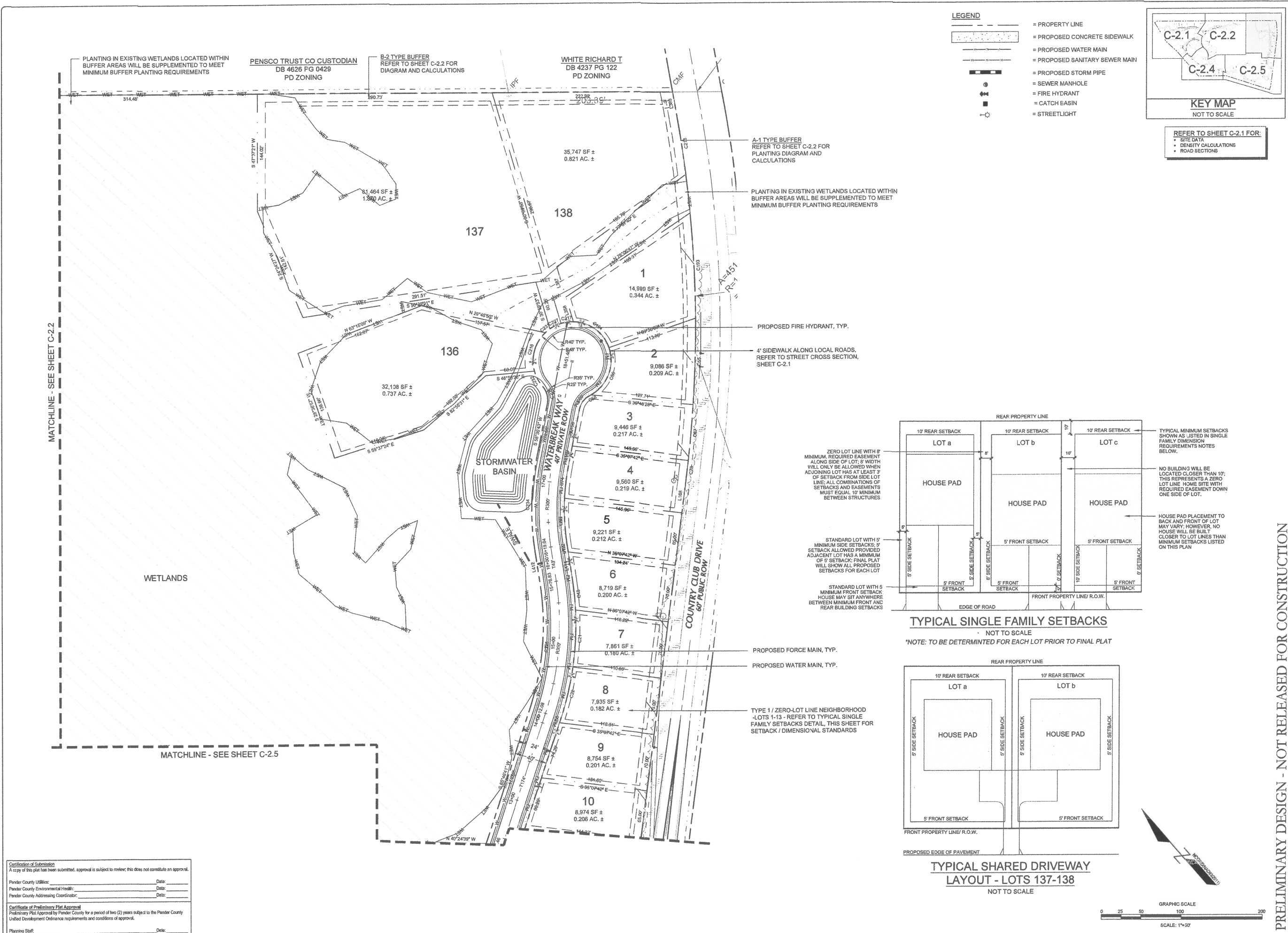
PROJECT STATUS:  
 CONCEPTUAL LAYOUT: \_\_\_\_\_  
 FINAL DESIGN: \_\_\_\_\_  
 RELEASED FOR CONSTRUCTION: \_\_\_\_\_  
 DRAWING INFORMATION:  
 DATE: 01/07/19  
 SCALE: 1"=50'  
 DRAWN: [Signature]  
 CHECKED: [Signature]

SEAL

C-2.2  
 PEI JOB#: 16302.PE

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: \_\_\_\_\_

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



REVISIONS:

NO.	DATE	DESCRIPTION

CLIENT INFORMATION:  
**BILL CLARK HOMES**  
127 RACINE DRIVE  
WILMINGTON, NC 28405

**PARAMOUNT 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**  
HUNTER BAY  
PENDER COUNTY  
NORTH CAROLINA

PROJECT STATUS:

CONCEPTUAL LAYOUT:	
PRELIMINARY LAYOUT:	
RELEASED FOR CONSTRUCTION:	

DRAWING INFORMATION:

DATE:	
SCALE:	
DESIGNED:	
CHECKED:	

SEA1  
4/20/17

**C-2.3**  
PEI JOB#: 16302.PE

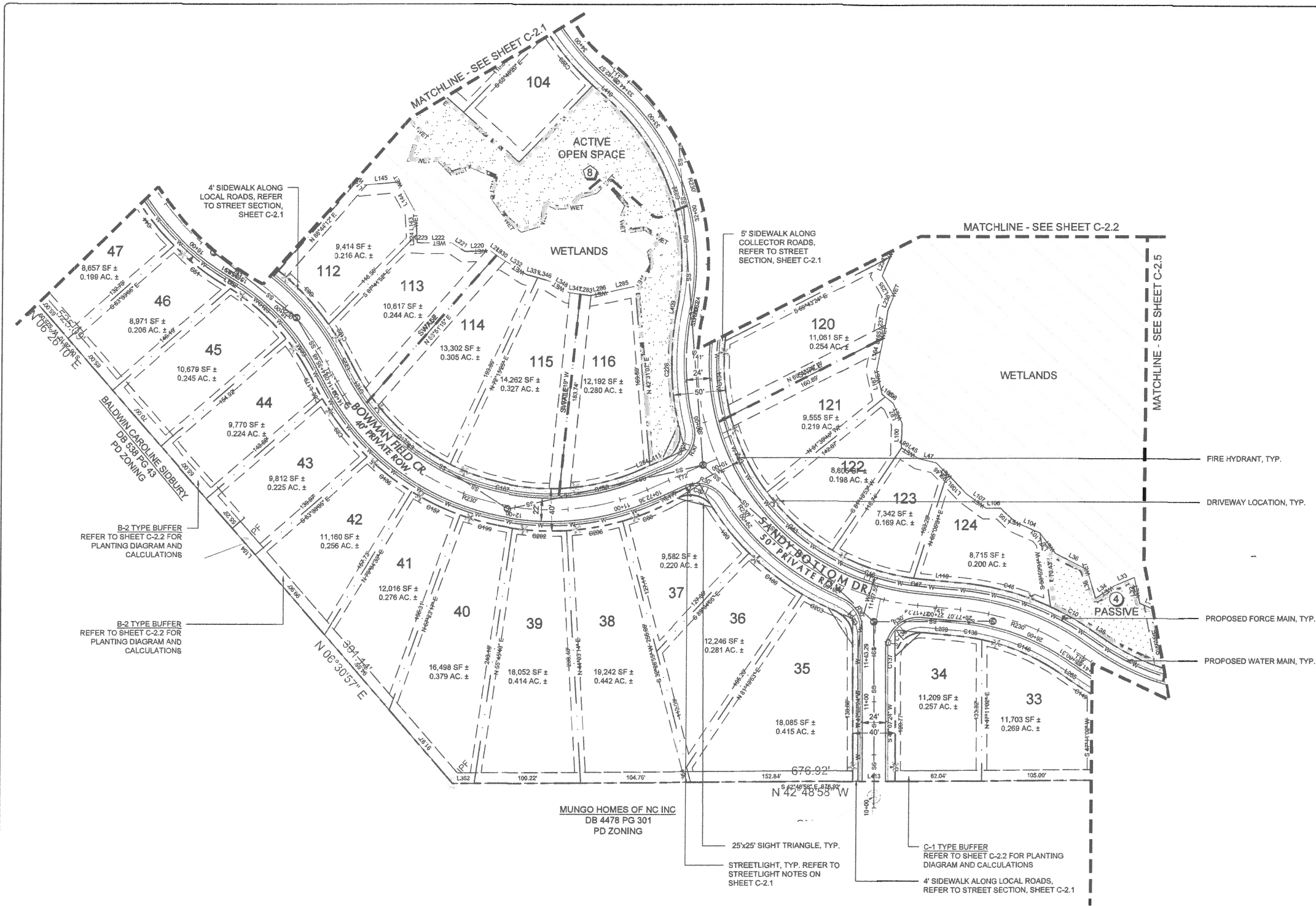
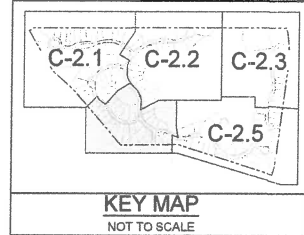
**Certification of Submission**  
A copy of this plat has been submitted, approval is subject to review; this does not constitute an approval.

Pender County Utilities: \_\_\_\_\_ Date: \_\_\_\_\_  
Pender County Environmental Health: \_\_\_\_\_ Date: \_\_\_\_\_  
Pender County Addressing Coordinator: \_\_\_\_\_ Date: \_\_\_\_\_

**Certificate of Preliminary Plat Approval**  
Preliminary Plat Approved 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: \_\_\_\_\_

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



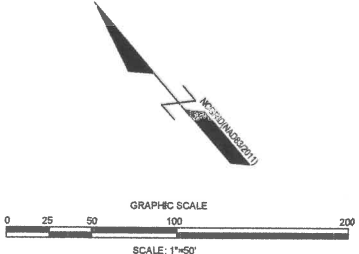
FIRE HYDRANT, TYP.  
 DRIVEWAY LOCATION, TYP.  
 PROPOSED FORCE MAIN, TYP.  
 PROPOSED WATER MAIN, TYP.

REFER TO SHEET C-2.1 FOR:  
 • SITE DATA  
 • DENSITY CALCULATIONS  
 • ROAD SECTIONS

LEGEND	
	= PROPERTY LINE
	= PROPOSED CONCRETE SIDEWALK
	= PROPOSED WATER MAIN
	= PROPOSED SANITARY SEWER MAIN
	= PROPOSED STORM PIPE
	= SEWER MANHOLE
	= FIRE HYDRANT
	= CATCH BASIN
	= STREETLIGHT

**Certificate of Submission**  
 A copy of this plan 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**  
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 Planning Staff: \_\_\_\_\_ Date: \_\_\_\_\_



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

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

**SITE PLAN  
 PRELIMINARY PLAT  
 HUNTER BAY  
 PENDER COUNTY  
 NORTH CAROLINA**

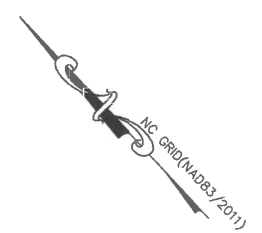
**PROJECT STATUS**  
 CONCEPTUAL LAYOUT: \_\_\_\_\_  
 PRELIMINARY LAYOUT: \_\_\_\_\_  
 FINAL DESIGN: \_\_\_\_\_  
 PREPARED FOR: \_\_\_\_\_

**DRAWING INFORMATION**  
 DATE: 01/20/17  
 DRAWN: RRB  
 CHECKED: RRB

SEAL  
  
**C-2.4**  
 PEI JOB#: 16302.PE

REVISIONS:

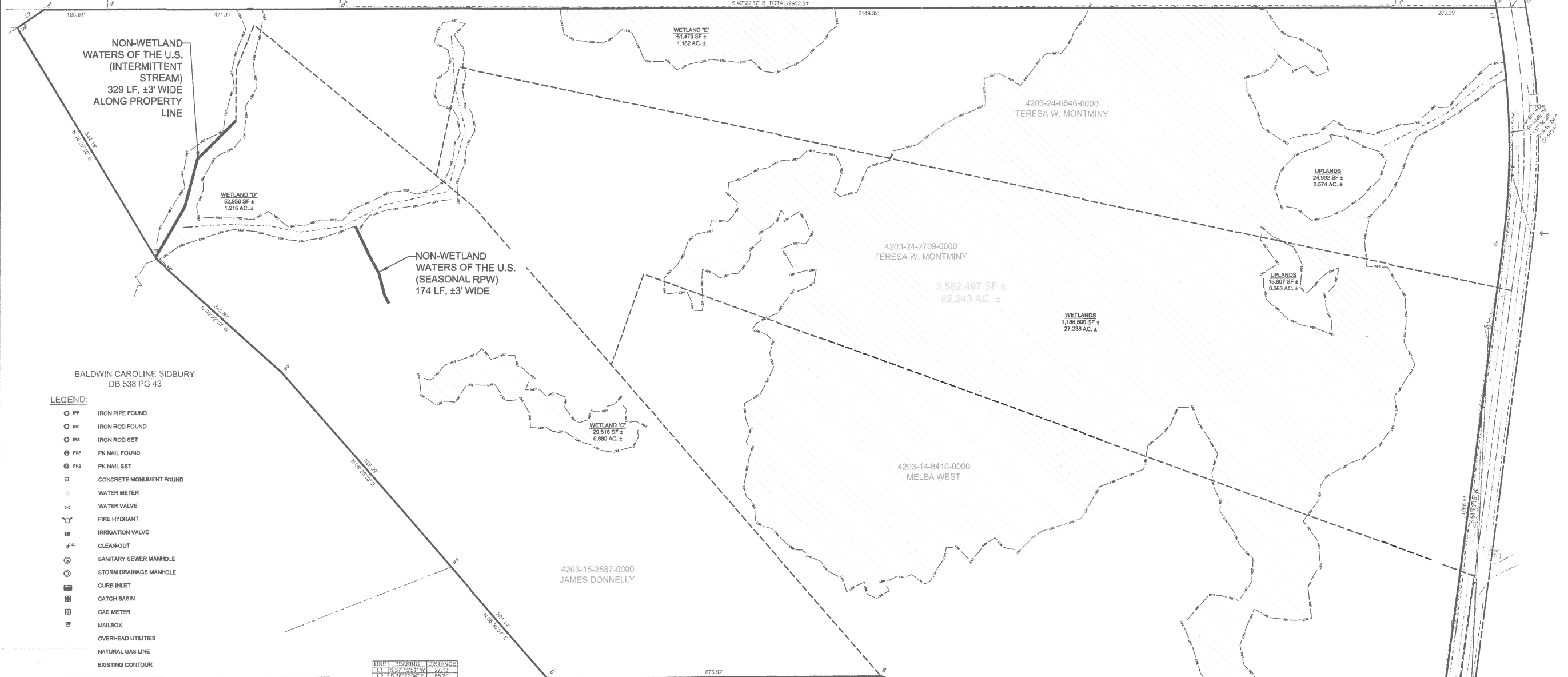

CLIENT INFORMATION:  
**BILL CLARK HOMES**  
 127 RACINE DRIVE  
 WILMINGTON, NC 28405



UGLIONE SHANE P ET AL. et al  
DB 4462 PG 099

PENSICO TRUST CO CUSTODIAN  
DB 4626 PG 0429

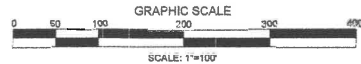
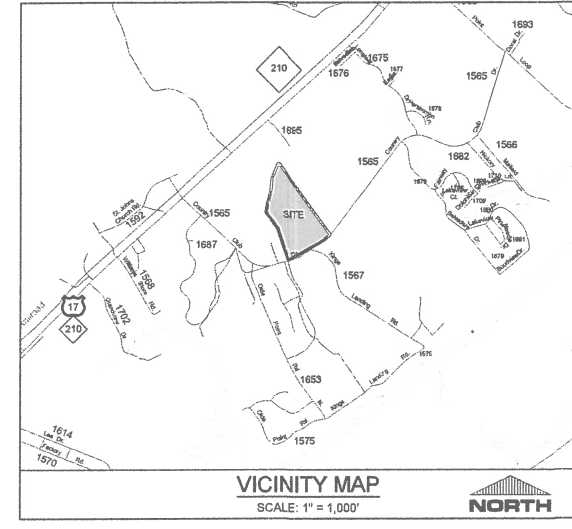
- NOTES**
1. AREA DETERMINED BY COORDINATES.
  2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
  3. SURVEY COMPLETED ON OCTOBER 13, 2016
  4. PROPERTY CORNERS SET ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
  5. SURVEY COMPLETED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. OTHER EASEMENTS OR RESTRICTIONS MAY OR MAY NOT EXIST THAT MAY AFFECT THE PARCEL SHOWN.
  6. HORIZONTAL AND VERTICAL DATUM WAS ESTABLISHED BY MAKING GPS OBSERVATIONS AND PROCESSING WITH CPUS.
  7. CONTOURS ARE BASED ON NAVD 88 AND ARE 1' CONTOUR INTERVALS.



BALDWIN CAROLINE SIDBURY  
DB 538 PG 43

- LEGEND:**
- IRP IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - PKF PK NAIL FOUND
  - PKS PK NAIL SET
  - CONCRETE MONUMENT FOUND
  - ⊙ WATER METER
  - ⊕ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ IRRIGATION VALVE
  - ⊕ CLEAN-OUT
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ STORM DRAINAGE MANHOLE
  - ⊕ CURB INLET
  - ⊕ CATCH BASIN
  - ⊕ GAS METER
  - ⊕ MAILBOX
  - OVERHEAD UTILITIES
  - NATURAL GAS LINE
  - EXISTING CONTOUR

LINE	BEARING	DISTANCE
L1	S 37° 18' 51" W	27.18
L2	S 78° 22' 04" E	65.20



**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 36.1600), THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.

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

PALMETTO RESIDENTIAL  
RENTALS, LLC  
DB 4625 PG 1674

VILLAGES AT OLDE POINT  
HOMEOWNERS ASSN INC  
DB 4618 PG 1157

**REVISIONS:**


**CLIENT INFORMATION:**

BILL CLARK HOMES  
127 RACINE DRIVE, SUITE 201  
WILMINGTON, NC

**PARAMOUNT**  
SURVEYING & MAPPING, INC.  
122 CINEMA DRIVE  
Wilmington, North Carolina 28403  
(910) 791-6707 (O) (910) 791-6700 (F)

**BOUNDARY EXHIBIT  
COUNTRY CLUB ROAD PARCELS  
TOPSAIL TOWNSHIP  
HAMPSHIRE, PENDER COUNTY  
NORTH CAROLINA**

**PROJECT STATUS**

CONCEPT LAYOUT	
FINAL DESIGN	
RELEASED FOR CONST.	

**DRAWING INFORMATION**

DATE	10/13/16
SCALE	1" = 100'
DRAWN	CG
CHECKED	CG

SEAL

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

**SV-1**

PEI JOB#: 16302.PE