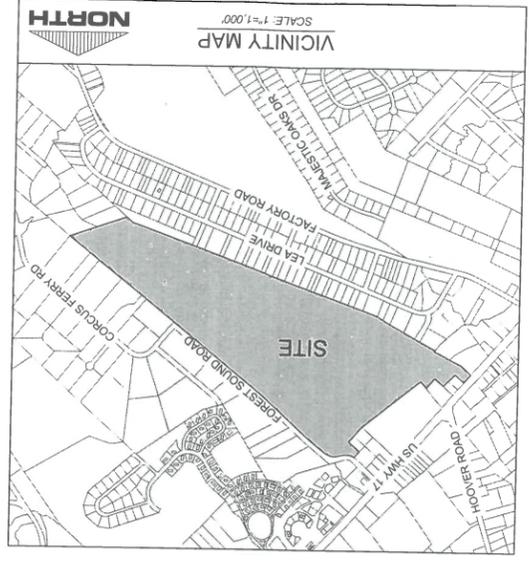


GREY BULL PROPERTY FOREST SOUND RD. PENDER COUNTY, NORTH CAROLINA CONDITIONAL REZONING / PRELIMINARY PLAT

MAY 2017
 REVISED 5/19/17 PER COMMISSIONERS CONDITIONS 12/3/15

FOR:

K&G PLAZA, LLC
 8640 RIVER ROAD
 WILMINGTON, NC 28412



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: ASHLEY FRANK
 PH: 910-259-1274
 PIEDMONT NATURAL GAS
 ATTN: CARL PAQUET
 PH: 910-350-2542
 POLICE - FIRE - RESCUE
 EMERGENCY DIAL 911
 TIME WARNER CABLE
 ATTN: STEVE GAYMALT
 PH: 910-392-8172
 AT&T
 PH: 910-350-2542
 DUKE ENERGY
 ATTN: KEVIN LEATHERWOOD
 PH: 910-602-4304
 PENDER COUNTY UTILITIES (WATER & SEWER)
 ATTN: BRYAN MCABE, PE
 PH: 910-259-0212

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (C) (910) 791-6760 (F)
 NC License #: C-2846
 PROJECT # 15204.PE

PARAMOUNT ENGINEERING, INC.

PREPARED BY:

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
SV-1	PROPERTY SURVEY
C-2.0	OVERALL SITE PLAN
C-2.1 thru C-2.4	PRELIMINARY PLAT

DEVELOPER:
 K&G PLAZA, LLC
 8640 RIVER ROAD
 WILMINGTON, NC 28412
 ATTN: ROBERT H. JACKSON, (919) 291-8721
 ENGINEER (CIVIL):
 PARAMOUNT ENGINEERING, INC.
 122 CINEMA DRIVE
 WILMINGTON, NORTH CAROLINA 28403
 ATTN: TIMOTHY G. CLINGSMALES, P.E. (910) 791-6707

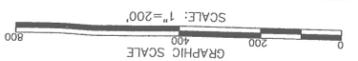
RECEIVED
 MAY 19 2017
 PENDER PLANNING DEPT.

Conditions of Submission
 A copy of this plat has been submitted, approved in subject to review, this does not constitute an approval.
 Pender County Planner: _____ 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: _____

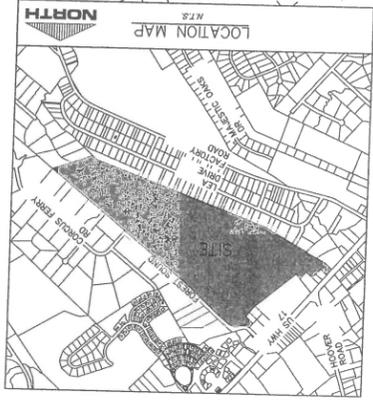
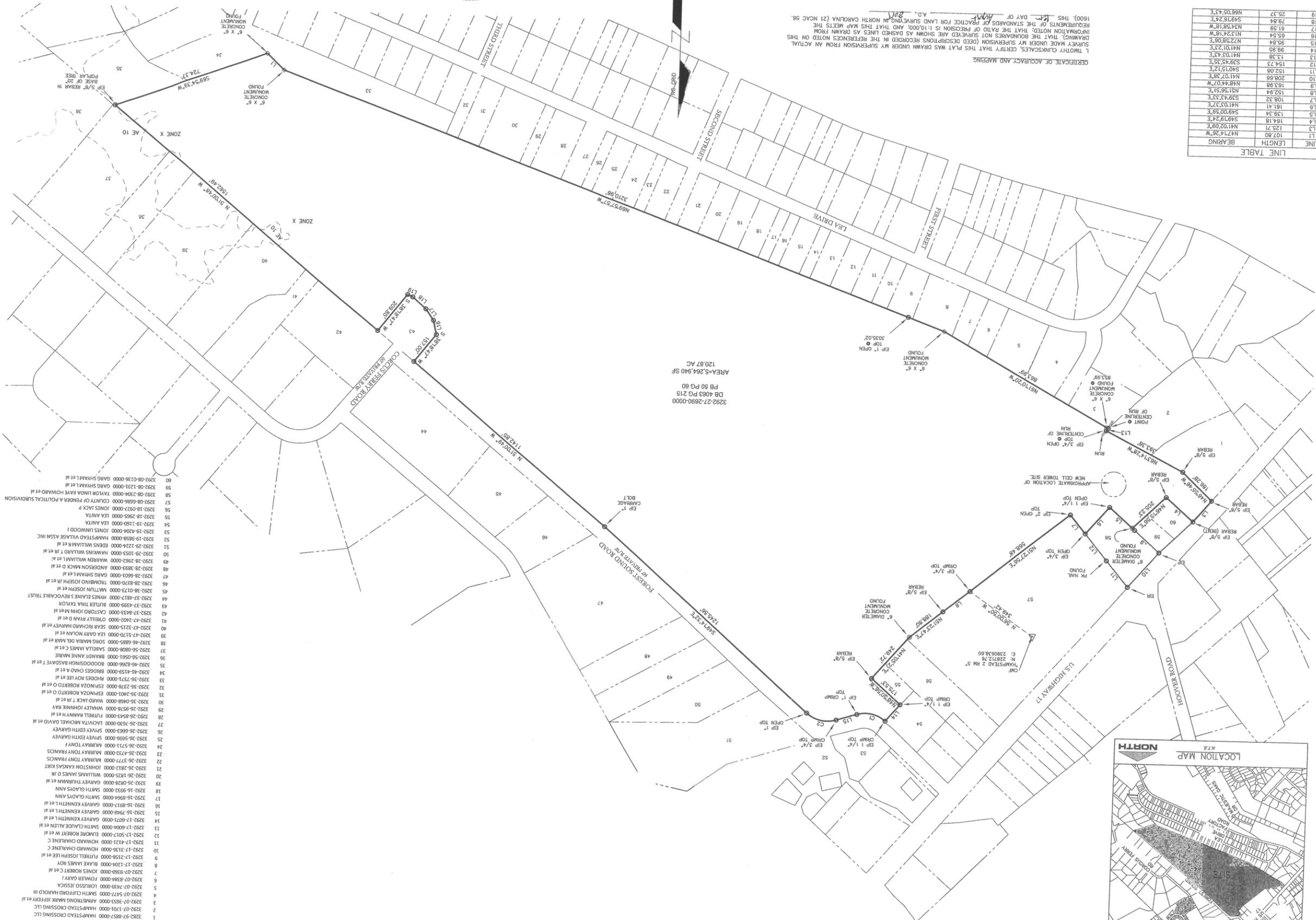
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	142.50	141.25	N78°04'51"W	136.54
C2	125.94	134.17	S77°32'23"E	130.20

LINE	LENGTH	BEARING
L1	107.80	N47°12'26"W
L2	125.71	N41°02'09"E
L3	184.18	S49°18'24"E
L4	153.34	S49°00'57"E
L5	161.41	N11°03'37"E
L6	108.32	N51°56'51"E
L7	152.94	N51°56'51"E
L8	163.98	N48°44'07"W
L9	208.66	N41°07'38"E
L10	340.152	S40°15'12"E
L11	154.73	S29°45'35"E
L12	141.03	N41°03'35"E
L13	13.38	N41°03'35"E
L14	99.85	N101°23'E
L15	95.84	N72°30'8"E
L16	51.59	N23°18'18"W
L17	79.84	N23°18'18"W
L18	79.84	S49°15'23"E
L19	25.37	S60°54'35"E

CERTIFICATE OF ACCURACY AND MAPPING
 I, TIMOTHY GUNNSGALES, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (SEE DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING). THAT THE BOUNDARIES NOT SHOWN OR INDICATED BY 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 58.1600). THIS IS THE DAY OF APRIL, A.D. 2015
 TIMOTHY GUNNSGALES, PLS LICENSE NO. L-19953



NOTES:
 1. AREA CALCULATED BY COORDINATES.
 2. PROPERTY IS LOCATED WITHIN 349.42' FROM A NCGS MONUMENT THAMPSTEAD 2 RS.
 3. THIS TRACT LIES WITHIN DESIGNATED FLOOD ZONE X AND ME 10, ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER 320232900A, BEARING AN EFFECTIVE DATE OF FEBRUARY 16, 2007.



PN	NAME
1	3282-97-8857-0000 HAMPSTEAD CROSSING LLC
2	3292-07-1701-0000 HAMPSTEAD CROSSING LLC
3	3292-07-3553-0000 ARNOLD HAMPSTEAD CROSSING LLC
4	3292-07-5777-0000 SMITH CLIFFORD HAROLD III
5	3292-07-7430-0000 TORUSSO JESSICA
6	3292-07-5960-0000 HOWLAND GARY
7	3292-07-5891-0000 HENRY ROBERT C ET AL
8	3292-17-1204-0000 BLAKE JAMES ROY
9	3292-17-2158-0000 FITZRELL JOSEPH LEE ET AL
10	3292-17-3136-0000 HOWARD CHARLENE C
11	3292-17-4121-0000 HOWARD CHARLENE C
12	3292-17-5017-0000 ELMORE ROBERT W ET AL
13	3292-17-6004-0000 SMITH CLAUDIA ALLEN ET AL
14	3292-17-6271-0000 SMITH CLAUDIA ALLEN ET AL
15	3292-16-7948-0000 GARBER KENNETH L ET AL
16	3292-16-8917-0000 GARBER KENNETH L ET AL
17	3292-16-8964-0000 SMITH GLADYS ANN
18	3292-16-9932-0000 SMITH GLADYS ANN
19	3292-26-0528-0000 GARBER THURMAN ET AL
20	3292-26-2812-0000 WILKINS JAMES D JR
21	3292-26-2812-0000 WILKINS JAMES D JR
22	3292-26-3777-0000 MURRAY TONY FRANKS
23	3292-26-4732-0000 MURRAY TONY FRANKS
24	3292-26-5711-0000 MURRAY TONY F
25	3292-26-5956-0000 SPREY EDITH GARVEY
26	3292-26-6650-0000 SPREY EDITH GARVEY
27	3292-26-6650-0000 SPREY EDITH GARVEY
28	3292-26-6845-0000 FITZRELL MICHAEL DAVID ET AL
29	3292-26-7530-0000 LACORTA MICHAEL ET AL
30	3292-26-8545-0000 WHALEY JOHNNIE BAY
31	3292-26-9468-0000 WARD JACK T JR ET AL
32	3292-26-9468-0000 WARD JACK T JR ET AL
33	3292-26-9468-0000 WARD JACK T JR ET AL
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98	3292-26-9468-0000 WARD JACK T JR ET AL
99	3292-26-9468-0000 WARD JACK T JR ET AL
100	3292-26-9468-0000 WARD JACK T JR ET AL

PROJECT STATUS
 CONCEPTUAL LAYOUT
 PRELIMINARY LAYOUT
 REFERRED FOR CONSENT

PROPERTY SURVEY
 GREY BULL PROPERTY

US HWY 17 HAMPSTEAD
 TOPSAIL TOWNSHIP
 PENDER COUNTY, NORTH CAROLINA

PARAMOUNTTE
 ENGINEERING
 5911 Oleander Drive, Suite 201
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6760 (F)

GREY BULL, INC.
 12917 DURANT ROAD
 RALEIGH, NC 27614

DATE: 8/19/2015
 DESIGNED: [Signature]
 CHECKED: [Signature]

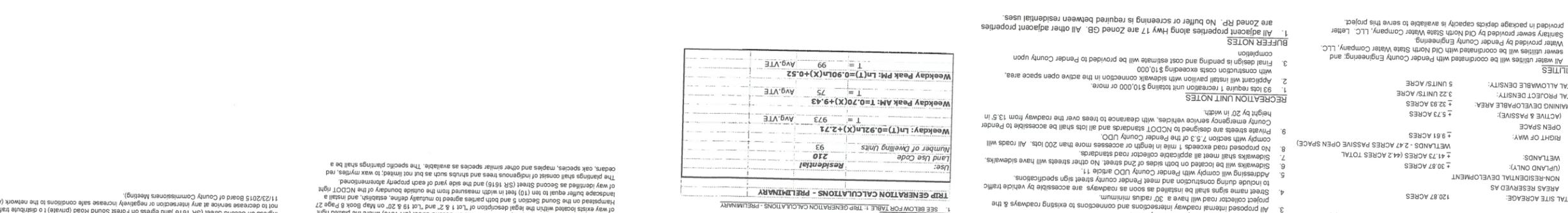
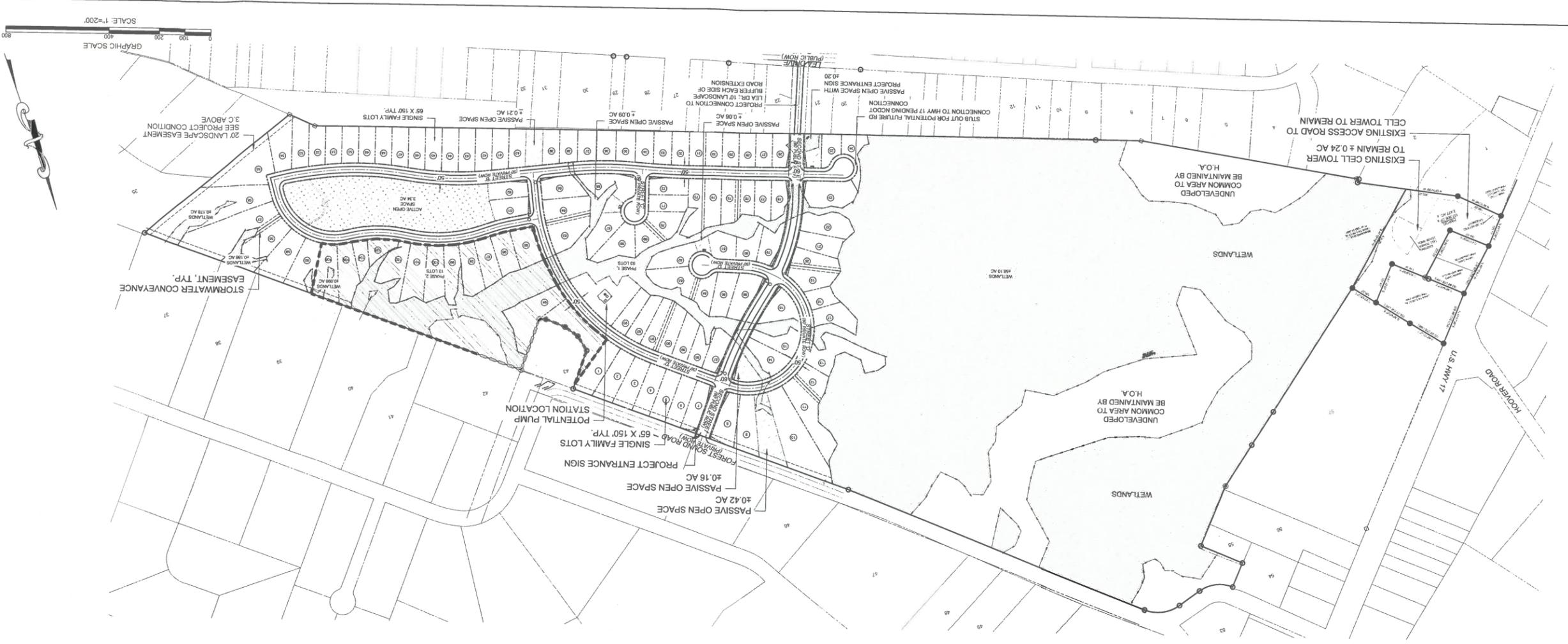
DATE: 8/19/2015
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DATE: 8/19/2015
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PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



TRAFFIC IMPACTS

1. SEE BELOW FOR TABLE 1. TRIP GENERATION CALCULATIONS - PRELIMINARY

TRIP GENERATION CALCULATIONS - PRELIMINARY

Land Use Code	Number of Dwelling Units	Weekday: Ln(T) = 0.92Ln(X) + 2.74	Weekend: Ln(T) = 0.70Ln(X) + 9.43	Avg. VTE
Residential	210	97.3	75	86.4
Weekday Peak PM: Ln(T) = 0.90Ln(X) + 0.52	99			75
Avg. VTE				99

Density Calculations

Category	Value
Approved Grand Unit Total	106
Phase 1 Grand Unit Total	93
Total Grand Unit Total	199
Total Lot Area (Acres)	3.24
Max. Allowable Density Unit Area (Max. Single-Family Density)	182.25
Total Developable Land Area	95.45
Total Area Subdivided from Final Site Review (Acres)	64.42
Wetlands outside of Lots (SR 99 Act - riparian buffer zone (1.44))	3.24
Wetlands in Lots	57.55
Open Space	0.00
RM and RFL	0.73
Minimum Developable Area	12.10
Commensurate Area (Excludes Cell Tower Buffer)	2.40
Areas to Subtract from the Review	2.40
Total Open Space Average Required (Minimum of 10% of 3.24)	3.18

OPEN SPACE REQUIREMENTS

0.0 ACRES/ 106 UNITS = 2.18 ACRES
 NO LESS THAN 50% = 1.09 ACRES
 PASSED SPACE: 5.73 ACRES
 ACTIVE SPACE: 2.30 ACRES
 PROVIDED: 5.73 ACRES

PROJECT ROAD NOTES

- All collector roads will be public right of ways constructed to NCDOT Subdivision Roads.
- All other roads will be private rights of way open to public use, constructed to NCDOT.
- Minimum construction standards for roads to be dedicated to NCDOT. Private roads to be maintained by community HOA.
- Project collector road will have a 30' radius minimum.
- Street name signs shall be installed as soon as roadway street sign specifications.
- Addressing will comply with Pender County HOA and Pender County street sign specifications.
- Sidewalks will be located on both sides of 2nd street. No other streets will have sidewalks.
- No proposed road exceeds 1 mile in length or more than 200 lots. All roads will comply with section 5.3 of the Pender County UDO.
- Sidewalks shall meet all applicable collector road standards.
- Wetlands - 2.47 acres PASSIVE OPEN SPACE.
- ACTIVE & PASSIVE: 5.73 ACRES
- RIGHT OF WAY: 1.91 ACRES
- REMAINING DEVELOPABLE AREA: 3.22 UNITS/ACRE
- TOTAL ALLOWABLE DENSITY: 5 UNITS/ACRE

UTILITIES

- All water utilities will be coordinated with Pender County Engineering and sewer utilities will be coordinated with Old North State Water Company, LLC.
- Sewer sewer provided by Pender County Engineering.
- Satellite sewer provided by Old North State Water Company, LLC. Letter provided in package depicts capacity is available to serve this project.

BUFFER NOTES

- All adjacent properties along Hwy 17 are Zoned GB. All other adjacent properties are Zoned RP. No buffer or screening is required between residential uses.
- Final design is pending and cost estimate will be provided to Pender County upon completion.
- 99 lots require 1 recreation unit totaling \$10,000 or more.
- Application will include provision with sidewalk connection in the active open space area.

RECREATION UNIT NOTES

- Final design is pending and cost estimate will be provided to Pender County upon completion.
- 99 lots require 1 recreation unit totaling \$10,000 or more.
- Application will include provision with sidewalk connection in the active open space area.

FORMER PENDER COUNTY DEVELOPABLE AREA FORMULA PER SECTION 4.8.1(C)

NUMBER OF DWELLING UNITS (DENSITY)

1. All collector roads will be public right of ways constructed to NCDOT Subdivision Roads.

2. All other roads will be private rights of way open to public use, constructed to NCDOT.

3. Minimum construction standards for roads to be dedicated to NCDOT. Private roads to be maintained by community HOA.

4. Project collector road will have a 30' radius minimum.

5. Street name signs shall be installed as soon as roadway street sign specifications.

6. Addressing will comply with Pender County HOA and Pender County street sign specifications.

7. Sidewalks will be located on both sides of 2nd street. No other streets will have sidewalks.

8. No proposed road exceeds 1 mile in length or more than 200 lots. All roads will comply with section 5.3 of the Pender County UDO.

9. Sidewalks shall meet all applicable collector road standards.

10. Wetlands - 2.47 acres PASSIVE OPEN SPACE.

11. ACTIVE & PASSIVE: 5.73 ACRES

12. RIGHT OF WAY: 1.91 ACRES

13. REMAINING DEVELOPABLE AREA: 3.22 UNITS/ACRE

14. TOTAL ALLOWABLE DENSITY: 5 UNITS/ACRE

PEL JOB# 15204 PE

C-2.0

05/19/17

SEAL

PROJECT STATUS

CONCEPTUAL LAYOUT

PRELIMINARY LAYOUT

RELEASED FOR COMMENT

DRAWING INFORMATION

DATE DESIGNED: 02/19/17

SCALE: 1" = 40' (AS SHOWN)

DATE CHECKED: 02/19/17

1" = 40' (AS SHOWN)

OVERALL SITE PLAN

CONDITIONAL REZONING

GREY BULL PROPERTY

PENDER COUNTY

NORTH CAROLINA

PARAMOUNT ENGINEERING, INC.

122 Cinema Drive

Wilmington, North Carolina 28403

(910) 791-6700 (O) (910) 791-6760 (F)

NC License #: C-2846

CLIENT INFORMATION

K&G PLAZA, LLC

8640 RIVER ROAD

WILMINGTON, NC 28412

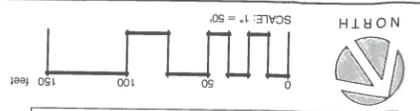
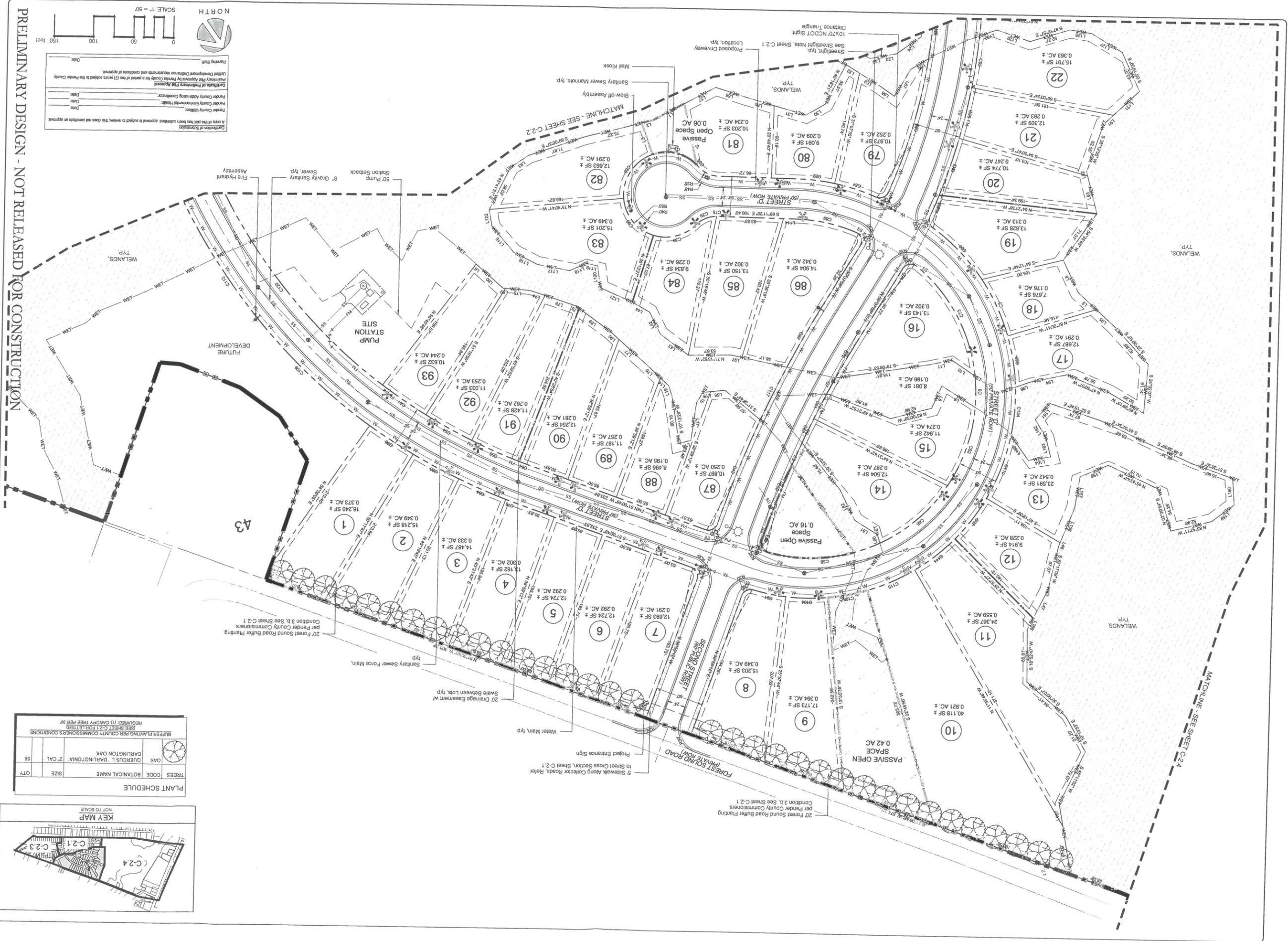
REVISIONS

REV. POST-COMMISSIONER APPROVAL TO ADDRESS CONDITIONS

NO. 1817

PER APPROVAL LETTER DATED DECEMBER 3, 2015

CONDITIONAL ZONING MAP AMENDMENT (1458)



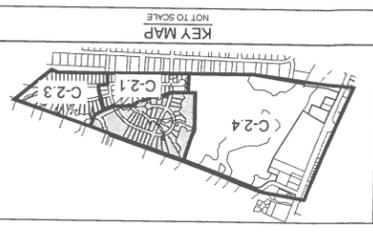
Date: _____
 Planning State: _____
 Approval of Preliminary Plat Approved: _____
 Certificate of Preliminary Plat Approved: _____
 Preliminary Plat Approved by Funder County for a period of two (2) years subject to the Funder County
 Unified Development Ordinance requirements and conditions of approval.
 Date: _____
 Funder County Addressing Coordinator: _____
 Funder County Environmental Health: _____
 Funder County Utilities: _____
 A copy of this plat has been submitted; approval is subject to review; this does not constitute an approval.
 Declaration of Subdivision: _____

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

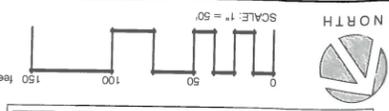
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	SIZE	QTY
	OAK	DARLINGTON OAK	2" CAL	56
	QUERCUS	L. DARLINGTONA	2" CAL	56

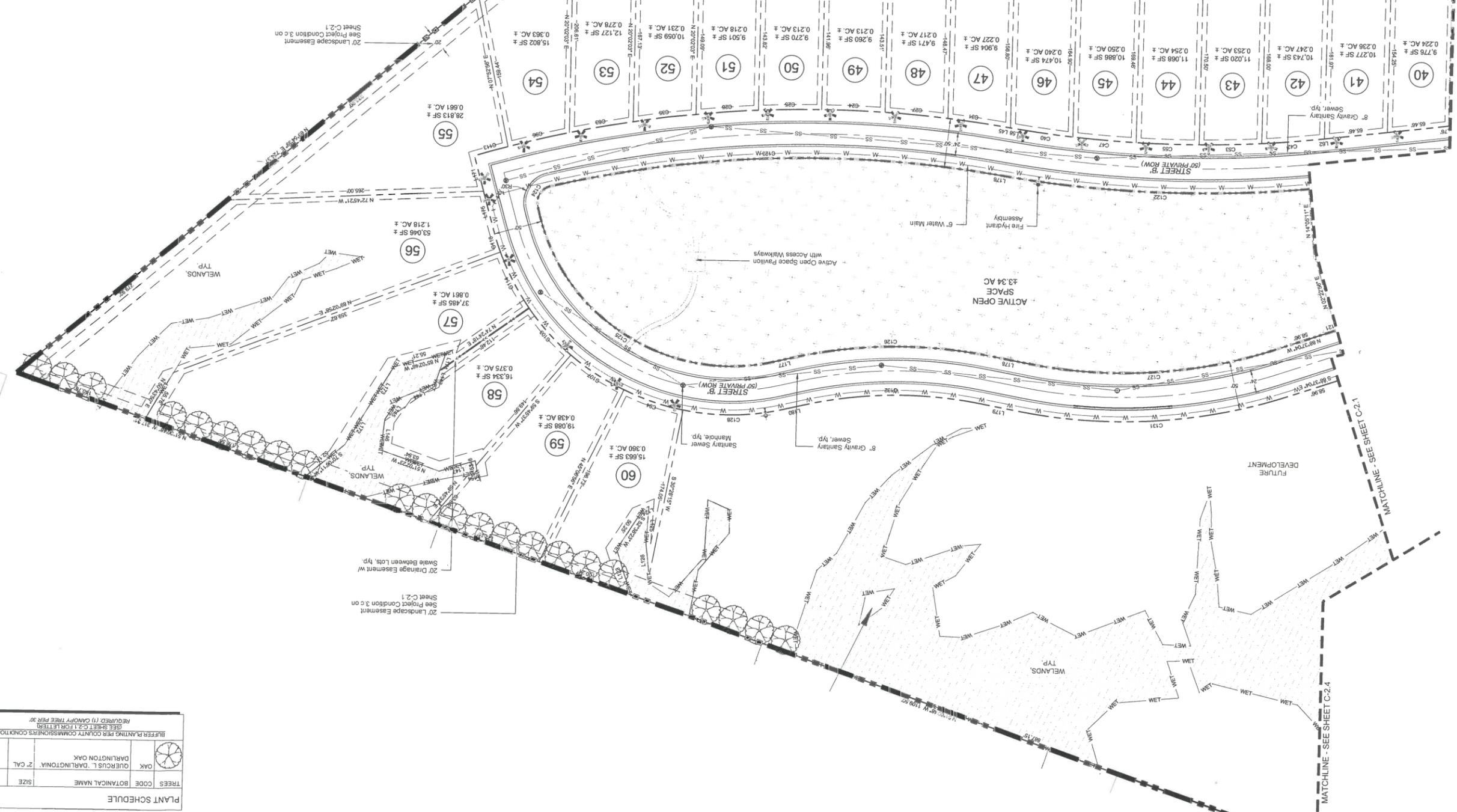
BUFFER PLANTING PER COUNTY COMMISSIONERS CONDITIONS
 (SEE SHEET C-2.1 FOR LETTERS)
 REQUIRED: (1) CANOPY TREE PER 30'



PROJECT STATUS CONCEPTUAL LAYOUT PRELIMINARY LAYOUT RELEASED FOR CONSTRUCTION	DRAWING INFORMATION SCALE: AS SHOWN DESIGNED: [Signature] CHECKED: [Signature]	PRELIMINARY PLAT PHASE 1 GREY BULL PROPERTY PENDER COUNTY NORTH CAROLINA	PARAMOUNTTE ENGINEERING AND ARCHITECTURE 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-0707 (O) (910) 791-5760 (F) NC License #: C-2846	CLIENT INFORMATION K&G PLAZA, LLC 8640 RIVER ROAD WILMINGTON, NC 28412
PEI JOB#: 15204 PE C-2.2	SEAL Date: _____ Title: _____	REVISIONS No. Description _____ _____	_____ _____ _____	_____ _____ _____



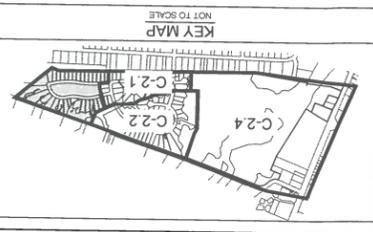
A copy of this plan has been submitted, approval is subject to review, this does not constitute an approval.
 Date: _____
 Project County Planner
 Project County Addressing Coordinator
 Date: _____
 Project County Planner
 Project County Addressing Coordinator
 Date: _____
 United Development Ordinance requirements and conditions of approval.
 Preliminary Plan Approved by Project County for a period of two (2) years subject to the Project County
 Office of Planning and Zoning
 Planning Staff: _____
 Date: _____



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	SIZE	QTY
	OAK	QUERCUS L. DARLINGTONIA	7" CAL	56

BUFFER PLANTING PER COUNTY COMMISSIONERS CONDITIONS
 SEE SHEET C-2.1 FOR LETTERS
 REQUIRED (1) CANOPY TREE PER 30'

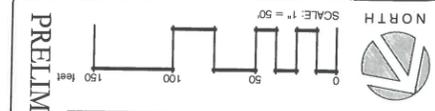


PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

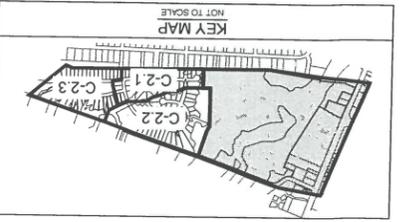
PROJECT STATUS CONVENTIONAL LAYOUT PRELIMINARY LAYOUT RELEASED FOR COMMENT	SEAL PROJECT COUNTY PLANNER PROJECT COUNTY ADDRESSING COORDINATOR	PRELIMINARY PLAT PHASE 1 GREY BULL PROPERTY PENDER COUNTY NORTH CAROLINA	PARAMOUNTTE ENGINEERING, INC. 122 Cetena Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C-2846
DRAWING INFORMATION SCALE DATE CHECKED	SEAL PROJECT COUNTY PLANNER PROJECT COUNTY ADDRESSING COORDINATOR	PARAMOUNTTE ENGINEERING, INC. 122 Cetena Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C-2846	CLIENT INFORMATION: K&G PLAZA, LLC 8640 RIVER ROAD WILMINGTON, NC 28412
REVISIONS:			

C-2.3

PEL JOB# 15204 PE



Certificate of Submittal
 Plumber County Utilities: _____ Date: _____
 Plumber County Environmental Health: _____ Date: _____
 Plumber County Addressing Coordinator: _____ Date: _____
 Certificate of Preliminary Plat Approval: _____ Date: _____
 Preliminary Plat Approved by Plumber County for a period of two (2) years subject to the Plumber County Unified Development Ordinance requirements and conditions of approval.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

PROJECT STATUS		DRAWING INFORMATION	
DESIGNER	DATE	DRAWN	DATE
PRELIMINARY AND/OR REVISIONS BY CONTRACTOR	04/19/17	T.A.C.	04/19/17
SEAL	DATE	SCALE	DATE
C-2.4	15204 PE		
PRELIMINARY PLAT PHASE 1		PARAMOUNTTE ENGINEERING	
GREY BULL PROPERTY PENDER COUNTY NORTH CAROLINA		122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846	
CLIENT INFORMATION:		K&G PLAZA, LLC 8640 RIVER ROAD WILMINGTON, NC 28412	
REVISIONS:			