Phase 1A: 33.25 AC
Uses: Commercial
Minimum Lot Size: 21,800 SF
Front Setback: 20'
Side Setback: 10'
Rear Setback: 15'

Phase 1B: 26.43 AC
Uses: Commercial
Minimum Lot Size: 21,800 SF
Front Setback: 20'
Side Setback: 10'
Rear Setback: 15'

Phase 2A: 99.59 AC
Uses: Single Family
Maximum Density: 5 Dwelling Units/ Acre
497 Single Family Units
Minimum Lot Size: 5000 SF
Front Setback: 20'
Side Setback: 5'
Rear Setback: 10'

Phase 2B: 84.19 AC
Uses: Single Family
Maximum Density: 5 Dwelling Units/ Acre
420 Single Family Units
Minimum Lot Size: 5000 SF
Front Setback: 20'
Side Setback: 5'
Rear Setback: 10'

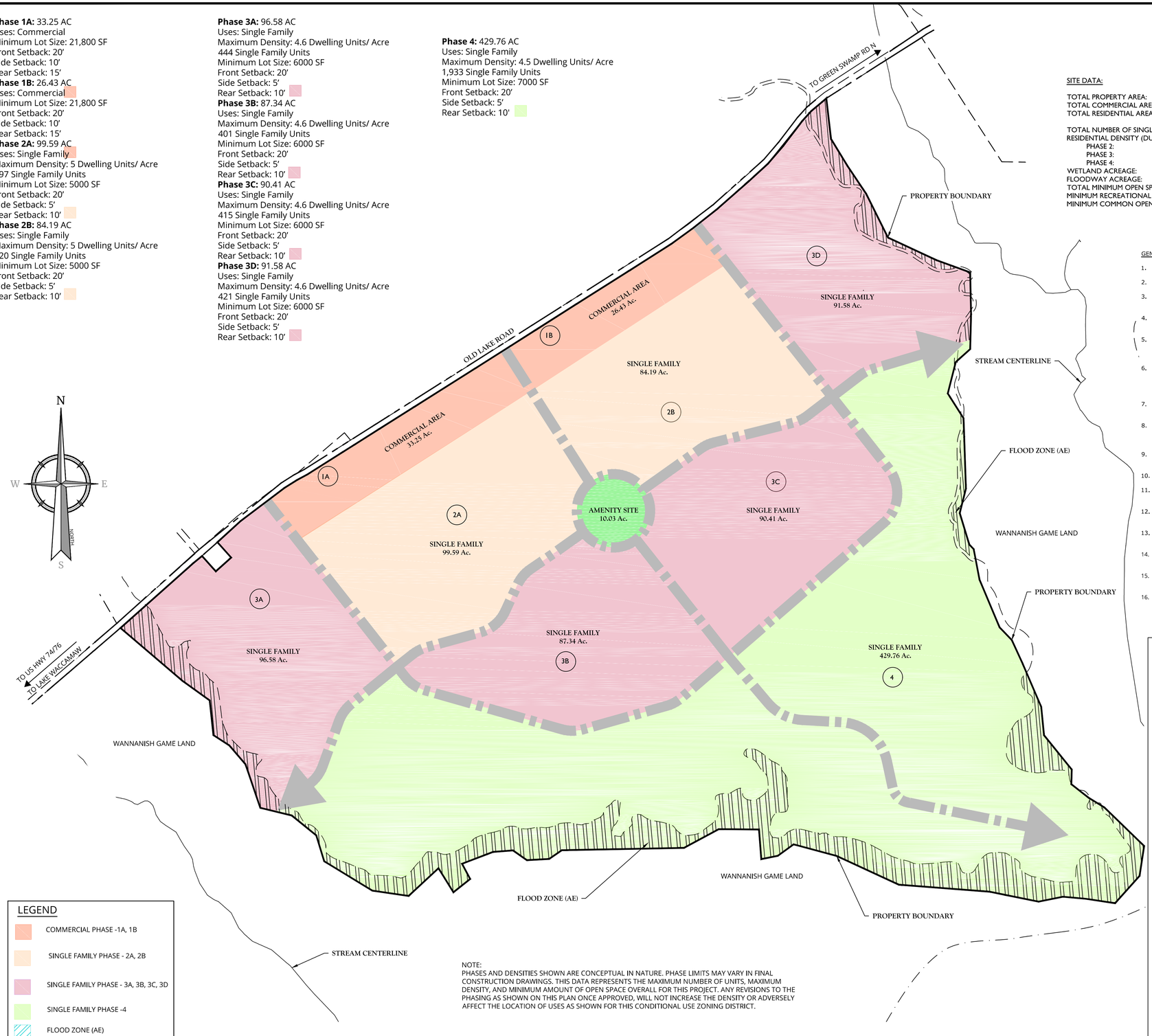
Phase 3A: 96.58 AC
Uses: Single Family
Maximum Density: 4.6 Dwelling Units/ Acre
444 Single Family Units
Minimum Lot Size: 6000 SF
Front Setback: 20'
Side Setback: 5'
Rear Setback: 10'

Phase 3B: 87.34 AC
Uses: Single Family
Maximum Density: 4.6 Dwelling Units/ Acre
401 Single Family Units
Minimum Lot Size: 6000 SF
Front Setback: 20'
Side Setback: 5'
Rear Setback: 10'

Phase 3C: 90.41 AC
Uses: Single Family
Maximum Density: 4.6 Dwelling Units/ Acre
415 Single Family Units
Minimum Lot Size: 6000 SF
Front Setback: 20'
Side Setback: 5'
Rear Setback: 10'

Phase 3D: 91.58 AC
Uses: Single Family
Maximum Density: 4.6 Dwelling Units/ Acre
421 Single Family Units
Minimum Lot Size: 6000 SF
Front Setback: 20'
Side Setback: 5'
Rear Setback: 10'

Phase 4: 429.76 AC
Uses: Single Family
Maximum Density: 4.5 Dwelling Units/ Acre
1,933 Single Family Units
Minimum Lot Size: 7000 SF
Front Setback: 20'
Side Setback: 5'
Rear Setback: 10'

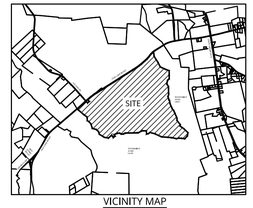


LEGEND

- COMMERCIAL PHASE -1A, 1B
- SINGLE FAMILY PHASE - 2A, 2B
- SINGLE FAMILY PHASE - 3A, 3B, 3C, 3D
- SINGLE FAMILY PHASE -4
- FLOOD ZONE (AE)

NOTE:
PHASES AND DENSITIES SHOWN ARE CONCEPTUAL IN NATURE. PHASE LIMITS MAY VARY IN FINAL CONSTRUCTION DRAWINGS. THIS DATA REPRESENTS THE MAXIMUM NUMBER OF UNITS, MAXIMUM DENSITY, AND MINIMUM AMOUNT OF OPEN SPACE OVERALL FOR THIS PROJECT. ANY REVISIONS TO THE PHASING AS SHOWN ON THIS PLAN ONCE APPROVED, WILL NOT INCREASE THE DENSITY OR ADVERSELY AFFECT THE LOCATION OF USES AS SHOWN FOR THIS CONDITIONAL USE ZONING DISTRICT.

500 0 500 1000
SCALE : 1" = 500'
SELECT LINEAR UNIT OF MEASURE



VICINITY MAP
NOT TO SCALE

SITE DATA:

TOTAL PROPERTY AREA:	1,049.13 AC
TOTAL COMMERCIAL AREA:	59.68 AC
TOTAL RESIDENTIAL AREA:	989.45 AC
TOTAL NUMBER OF SINGLE-FAMILY UNITS:	4,531
RESIDENTIAL DENSITY (DU/AC)	
PHASE 2:	5.0
PHASE 3:	4.60
PHASE 4:	4.50
WETLAND ACREAGE:	86.15 AC
FLOODWAY ACREAGE:	79.22 AC
TOTAL MINIMUM OPEN SPACE REQUIRED:	165.96 AC
MINIMUM RECREATIONAL OPEN SPACE REQUIRED:	110.64 AC
MINIMUM COMMON OPEN SPACE REQUIRED:	55.32 AC

GENERAL NOTES:

1. THE PROPOSED PUBLIC WATER SYSTEM FOR THIS PROJECT IS TO BE SERVED BY THE TOWN OF LAKE WACCAMAW.
2. THE PROPOSED PUBLIC SEWER SYSTEM FOR THIS PROJECT IS TO BE SERVED BY THE TOWN OF WHITEVILLE.
3. ANY WETLANDS ON THIS SITE WILL BE DELINEATED BY AN ENVIRONMENTAL CONSULTANT AND CONFIRMED BY THE USACE. ALL WETLANDS WILL BE SURVEYED BY A LICENSED PROFESSIONAL SURVEYOR FOR PLAT RECORDATION PURPOSES.
4. A 30' SETBACK WILL BE PLACED ALONG THE PERIMETER OF THE AE FLOOD ZONE LOCATED ALONG THE PERIMETER OF THE PROPERTY BOUNDARY WITH THE EXCEPTION OF THE ROAD FRONTAGE.
5. RECREATIONAL AND COMMON OPEN SPACE AREAS ARE TO BE LOCATED THROUGHOUT THE PROJECT. THESE AREAS WILL BE DETERMINE DURING THE MASTER SITE PLAN DESIGN PROCESS AND WILL MEET THE COLUMBUS COUNTY OPEN SPACE REQUIREMENTS FOR BOTH RECREATIONAL AND COMMON OPEN SPACE.
6. THE ENTRANCES TO THE DEVELOPMENT SHOWN ON THIS PLAN ARE CONCEPTUAL AT THIS TIME. A TRAFFIC ENGINEER WILL PREPARE A TRAFFIC IMPACT ANALYSIS (TIA) AND WORK WITH NCDOT TO DETERMINE THE DESIGN REQUIREMENTS IN REGARD TO TURNLANES AND TRAFFIC CONTROL DEVICES TO SERVE THE COMMUNITY AT VARIOUS PHASES THROUGHOUT THE LIFE OF THE OVERALL PROJECT.
7. THE COMMERCIAL AREA AS SHOWN ON THIS PLAN MAY CHANGE IN GEOMETRY AND LOCATION DURING THE MASTER SITE PLAN DESIGN BUT SHALL BE LOCATED ADJACENT TO OR NEAR THE PROPERTY FRONTAGE ALONG OLD LAKE ROAD.
8. THE RESIDENTIAL AREAS SHOWN ON THIS CONCEPT PLAN MAY VARY IN LOCATION AND UNIT COUNT DURING THE MASTER SITE PLAN DESIGN PROCESS AND WILL NOT EXCEED THE DENSITY ESTABLISHED ONCE THE PLANNED DEVELOPMENT (PD) HAS BEEN APPROVED.
9. A LIGHTNING PLAN FOR ALL STREETS LOCATED WITHIN THE COMMUNITY WILL BE PREPARED DURING THE MASTER SITE PLAN DESIGN PROCESS.
10. A PHASING PLAN WILL BE PREPARED DURING THE MASTER SITE PLAN DESIGN PROCESS.
11. NO CONSTRUCTION WILL BEGIN UNTIL ALL APPROVALS AND PERMITS HAVE BEEN RECEIVED FOR EACH PHASE OF DEVELOPMENT FOLLOWING THE ENGINEERING AND PERMITTING PROCESS.
12. UNLESS OTHERWISE DIRECTED, THE STORMWATER AND EROSION CONTROL DESIGN WILL ADHERE TO THE REQUIREMENTS ESTABLISHED BY NCDEQ AND SUBMITTED TO THE APPROPRIATE NCDEQ OFFICE FOR REVIEW AND APPROVAL.
13. UNLESS OTHERWISE DIRECTED, THE PUBLIC WATER SYSTEM DESIGN WILL ADHERE TO THE REQUIREMENTS ESTABLISHED BY THE TOWN OF LAKE WACCAMAW AND NCDEQ FOR REVIEW AND APPROVAL.
14. UNLESS OTHERWISE DIRECTED, THE PUBLIC SANITARY SEWER COLLECTION SYSTEM WILL ADHERE TO THE REQUIREMENTS ESTABLISED BY THE TOWN OF WHITEVILLE AND NCDEQ FOR REVIEW AND APPROVAL.
15. ALL NEIGHBORHOOD STREETS AND OFFSITE IMPROVEMENTS WILL BE DESIGNED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS. ALL DESIGN PLANS WILL BE SUBMITTED TO THE APPROPRIATE NCDOT OFFICE FOR REVIEW AND APPROVAL.
16. THE MOST RECENT ANNUAL AVERAGE DAILY TRAFFIC (AADT) COUNT ESTABLISHED FOR OLD LAKE ROAD ALONG THE FRONTAGE OF THE PROPERTY IS 1,200.

Attachment A

ACKNOWLEDGEMENT OF DISCLOSURE OF AGRICULTURAL, AIRCRAFT AND HUNTING OPERATIONS IN CLOSE PROXIMITY TO PROPERTY ADDRESS

Property Address: 3584 Old Lake Rd, Bolton, NC 28423

The undersigned Purchaser(s) acknowledge the following:

i. **The Property Address is located in close proximity to agricultural operations which may include, without limitation, a facility for production for commercial purposes of crops, livestock, poultry, pork, livestock products, poultry products or pork products ("Agricultural Operation");**
ii. **The Property Address is located in close proximity to aircraft operation which may include, without limitation, crop dusting, helicopter operation, plane operation or any other type of aircraft operation either for commercial or recreational purposes ("Aircraft Operation");**
iii. **The Property Address is located in close proximity to lands that may be hunted for, without limitation, deer, turkeys, waterfowl, boar, and/or any other wild game for which there may or may not be a scheduled hunting season ("Hunting Operation");**
iv. **The use and enjoyment of the Property Address may be impaired by inconveniences or discomforts arising from the Agricultural, Aircraft, and Hunting Operations, including but not limited to noise, odors, particulate matter and the operation of machinery or firearms of any kind at any time;**
v. **Purchaser(s) acknowledge that the Agricultural, Aircraft and Hunting Operations may change in nature and purpose;**
vi. **Purchaser(s) have been encouraged to make any investigations of the impact of the Agricultural, Aircraft and Hunting Operations surrounding the Property Address before signing any contract or agreement to purchase the Property Address and have made any and all investigations they consider necessary prior to the execution of the aforementioned or similar documents; and**
vii. **Purchaser(s) have received a copy of this acknowledgment of disclosure, have carefully examined it before signing, understand this disclosure is not a representation or warranty by any owner of the Property Address ("Owner") or Owner's agent, and is not a substitution for any investigations Purchaser(s) may wish to make.**

Purchaser(s)

_____ **Date:** _____
_____ **Date:** _____
_____ **Date:** _____

Colliers
Engineering & Design,
Architecture, Landscape Architecture, Surveying, CT P.C.
www.colliersengineering.com

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REV	DATE	DRAWN BY	DESCRIPTION

CONCEPT PLAN

FOR

ADVANCE LAND AND TIMBER

3584 OLD LAKE ROAD

COLUMBUS COUNTY
NC

Colliers
Engineering & Design,
Architecture, Landscape Architecture, Surveying, CT P.C.
RALEIGH
2000 Regency Parkway, Suite 295
Cary, NC 27518
Phone: 919.439.6082
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, CT P.C., DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	05/21/2025	JPH	AEM

PROJECT NUMBER:	DRAWING NAME:
2400842OP	C-CNPT

SHEET TITLE:
PLANNED DEVELOPMENT CONCEPT PLAN

SHEET NUMBER:
C 3.00

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2024\2400842OP\Engineering\Concept\C-CNPT.dwg\Color Concept By: JSINNA.TUMMALAPALLI