

MASTER PLAN FOR

South Mills Landing A PLANNED DEVELOPMENT

SOUTH MILLS TOWNSHIP CAMDEN COUNTY NORTH CAROLINA

OBJECTIVE:

To build a community that has a creative design, providing a mix of different residential uses in close proximity to one another, while at the same time providing an efficient use of open space that promotes an active lifestyle and a strong sense of community. Commercial development is also proposed to serve the needs of both the needs of the residents of the development and the adjacent South Mills community.

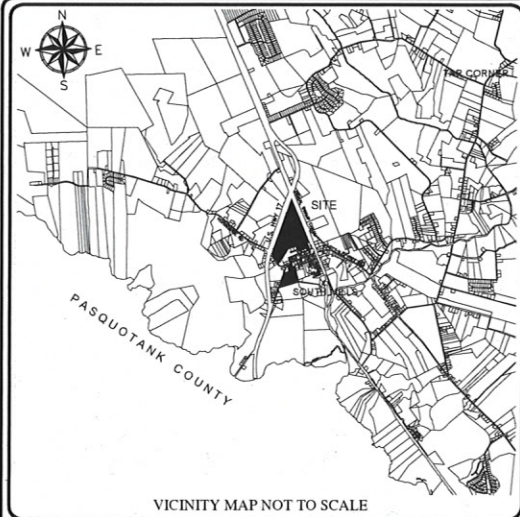
Sheet
Number

Sheet Title

- COVER SHEET, DEVELOPMENT NOTES & SITE LOCATION
- EXISTING CONDITIONS & SITE FEATURES PLAN
- MASTER PLAN & STORMWATER MANAGEMENT (NORTH TRACT)
- MASTER PLAN & STORMWATER MANAGEMENT (SOUTH TRACT)
- LIFT STATIONS & GRAVITY SEWER PLAN (NORTH TRACT)
- LIFT STATION & GRAVITY SEWER PLAN (SOUTH TRACT)
- WATER MAIN EXTENSION & SERVICE PLAN (NORTH TRACT)
- WATER MAIN EXTENSION & SERVICE PLAN (SOUTH TRACT)
- PHASING PLAN (NORTH TRACT)
- PHASING PLAN (SOUTH TRACT)
- TYPICAL CONSTRUCTION DETAILS

DEVELOPMENT STANDARDS & SETBACKS			
STYLE:	Commercial	Single-Family Lot	Townhome Lot
Min. Lot Size	N/A	6500 SF	1600 SF
Range of Lot Sizes	N/A	6500-15,978 SF	1600-2200 SF
Min. Lot Width	N/A	40	20
Typ. Lot Width	N/A	60	20
Front Setback	10 (parking/10 (bldg))	20	20
Side Setback	10 (parking)	10	0
Corner Side Setback	10 (parking)	15	0
Max. Front Setback	N/A	75	40
Max. Height	35	35	35
Max. Bldg. Size	20,000 SF	4,600 SF	22,000 SF
Max. Lot Coverage	90%	60%	100%
Max. Comm. Floor Area Ratio	0.4	N/A	N/A
Min. Setback to Adj. Residential Dev.	50'	50'	50'

DEVELOPMENT SUMMARY						
TRACT	AREA (AC.)	S.F. LOTS	LOT SIZE RANGE	M.F. UNITS	TOTAL UNITS	OPEN SPACE (AC.)
NORTH	124.83	285	6,500-15,978	50	335	40.64
SOUTH	60.10	98	6,500-11,783	147	245	23.31
TOTAL	184.93	383	6,500-15,978	197	580	63.95



VICINITY MAP NOT TO SCALE

GENERAL DEVELOPMENT NOTES:

PROJECT NAME: SOUTH MILLS LANDING

1. APPLICANT: SOUTH MILLS LANDING, LLC
P.O. BOX 9636
CHESAPEAKE, VA 23321

OWNERS: SOUTH MILLS LANDING, LLC
P.O. BOX 9636
CHESAPEAKE, VA 23321

2. PROPERTY DATA:

TRACT 1 (NORTH TRACT):
ADDRESS: 0 HORSESHOE RD., SOUTH MILLS, NC 27976
PIN: 017989004312900000
RECORD DOCUMENT(S): D.B. 156, PG. 122, P.B. 4, PG. 158
ACREAGE: 124.83--ACRES (PER PLAT)

TRACT 2 (SOUTH TRACT):
ADDRESS: 0 MAIN ST., SOUTH MILLS, NC 27976
PIN: 017988014928370000
RECORD DOCUMENT(S): D.B. 156, PG. 116, P.B. 4, PG. 148
ACREAGE: 60.1--ACRES (PER PLAT)

3. PROPERTY ZONING: PLANNED DEVELOPMENT (PD) (TRACTS 1 & 2).

4. F.I.R.M. DATA:
ZONES AE (6.4 FT.) AND X PER F.I.R.M. MAP NO. 3720798900 J, EFFECTIVE DATE OCTOBER 5, 2004.

4.e. USE OF LAND WITHIN A FLOODPLAIN IS SUBSTANTIALLY RESTRICTED BY THE UNIFIED DEVELOPMENT ORDINANCE.

5. THIS PROPERTY CONTAINS ACCE "404" JURISDICTIONAL WETLANDS AS SHOWN AND CONFIRMED BY USACE ACTION ID# SAW 2018-01610, DATED JUNE 14, 2019.

6. OVERALL DENSITY = 580 D.U. ON 184.86 ACRES = 3.14 D.U./ACRE (BASED ON DEVELOPED AREA ONLY).

7. A 10' EASEMENT FOR UTILITIES AND DRAINAGE ALONG REAR AND SIDE PROPERTY LINES AND A 15' EASEMENT ALSO FOR UTILITIES AND DRAINAGE ALONG FRONT PROPERTY LINES IS HEREBY ESTABLISHED. PEDESTRIAN ACCESS AND STREET TREE EASEMENTS ARE HEREBY PROVIDED PER DETAILS SHOWN ON SHEET 21.

8. A BLANKET DRAINAGE, UTILITY, AND PEDESTRIAN ACCESS EASEMENT IS HEREBY ESTABLISHED ACROSS ALL OPEN SPACE AREAS.

9. EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
* BASED ON DATA PROVIDED TO BISSELL PROFESSIONAL GROUP BY THE OWNER WHICH WAS SPOT FIELD VERIFIED BY BISSELL PROFESSIONAL GROUP.

10. ALL UTILITIES ARE TO BE UNDERGROUND.

11. THERE IS A 50' BUFFER IN ALL AREAS ADJOINING RESIDENTIAL LANDS.

DEVELOPMENT NOTES:

TRACT SUMMARY:

TOTAL AREA OF TRACT: 233.68 AC. (PER PLATS)

UNDEVELOPED, ENVIRONMENTALLY SENSITIVE AREA: 48.75 AC.

TOTAL SUBDIVISION DEVELOPMENT AREA: 184.93 AC.

DEVELOPMENT AREA SUMMARY:

PROPOSED LOT AREA: 79.99 AC.
PUBLIC PROPOSED R/W AREA: 40.11 AC.
OPEN SPACE PROVIDED: 64.83 AC. (35.1% OF DEVELOPED AREA)
OF PROPOSED LOTS: 580 (3.14 LOTS/ACRE OF DEVELOPED AREA)

PROPOSED RIGHT-OF-WAY WIDTHS (FT.): SEE SHEET 21
PROPOSED PAVED ROADWAY WIDTH: SEE SHEET 21
LINEAR FEET OF ON-SITE ROADWAY: 30,131 L.F.

DEVELOPER/OWNER:

MANAGER, SOUTH MILLS LANDING, LLC.

CAMDEN COUNTY BOARD OF COMMISSIONERS:

CHAIRMAN

SURVEY LEGEND

---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE
---	CENTERLINE OF ROADWAY
●	SET IRON ROD
○	CALCULATED POINT
○	EXISTING IRON ROD
○	EXISTING IRON PIPE
□	EXISTING CONCRETE MONUMENT
N/F	NOW OR FORMERLY
TWP.	TOWNSHIP
P.C.	PLAT CABINET
SL	SLIDE
D.B.	DEED BOOK
M.B.	MAP BOOK
PG.	PAGE
SQ.FT., SF, or S.F.	SQUARE FEET
M.B.L.	MAXIMUM BUILDING LINE
AC or AC.	ACRES
P/O	PART OF
TYP.	TYPICAL
N.T.S.	NOT TO SCALE
O.S.	OPEN SPACE
R/W	RIGHT-OF-WAY

LEGEND

---	EXISTING DITCH CENTERLINE
---	EXISTING DITCH TOP OF BANK
---	EXISTING TREE LINE
---	PROPOSED SWALE W/ FLOW ARROW
---	PROPOSED SWALE HIGH POINT
---	FEMA FEMA
---	FEMA BOUNDARY LINE
---	EXISTING 404 WETLANDS BOUNDARY
---	EXISTING 404 WETLANDS
---	EXISTING 1' CONTOUR
---	EXISTING 5' CONTOUR
---	EXISTING CULVERT
---	EXISTING UTILITY POLE
---	EXISTING OVERHEAD TRANSMISSION LINES
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	PROPOSED WATER LINE (SIZE AS NOTED)
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED SIDEWALK
---	PROPOSED FORCE MAIN/ SANITARY SEWER (SIZE AS NOTED)
---	PROPOSED GRAVITY SANITARY SEWER (SIZE AS NOTED)
---	PROPOSED SANITARY SEWER MANHOLE
---	BOC
---	EDGE OF PAVEMENT
---	PROPOSED CATCH BASIN
---	PROPOSED STREET LIGHT
---	PROPOSED STORM SEWER PIPE
---	PROPOSED EDGE OF WATER

PHASING SCHEDULE

Residential Development

PHASE	AREA (AC.)	OPEN SPACE (AC.)	UNITS	DEVELOPMENT INTENSITY (D.U./A/C)	EST. RECORDING YEAR	OTHER IMPROVEMENTS
1	42.5	13.9 +/-	129	3.04	2021	Main Entrance, Roundabout, Portion of Multi-use Path (M.U.P.), Bus Shelter
2	45.1	17.2 +/-	178	4.18	2022	Mail Kiosk, Main drainage outlet
3	40.5	13.7 +/-	134	3.42	2023	Clubhouse; Pedestrian Connectivity
4	42.5	13.1 +/-	99	2.33	2024	Additional Mail Kiosk, Bus Shelter, Canoe Launch, Continue M.U.P.
5	14.3	4.1 +/-	40	2.78	2025	
TOTAL	185	63.9 +/-	580	3.14		

Commercial Development

PHASE	AREA (AC.)	OPEN SPACE (AC.)	COMM. S.F.	MAXIMUM COMM. FLOOR AREA RATIO	EST. CONST. YEAR
A	1	0.2 +/-	7000 +/-	0.4	2024
B	1.25	0.2 +/-	7000 +/-	0.4	2025
C	1	0.1 +/-	7000 +/-	0.4	2027
D	1.25	0.1 +/-	7000 +/-	0.4	2029
E	1	0.2 +/-	7000 +/-	0.4	2031

Bissell Professional Group
Lester J. Bissell
5800 New Highway
P.O. Box 1088
Chesapeake, Virginia 23060
(757) 261-2266
FAX (757) 261-7110

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Scientists

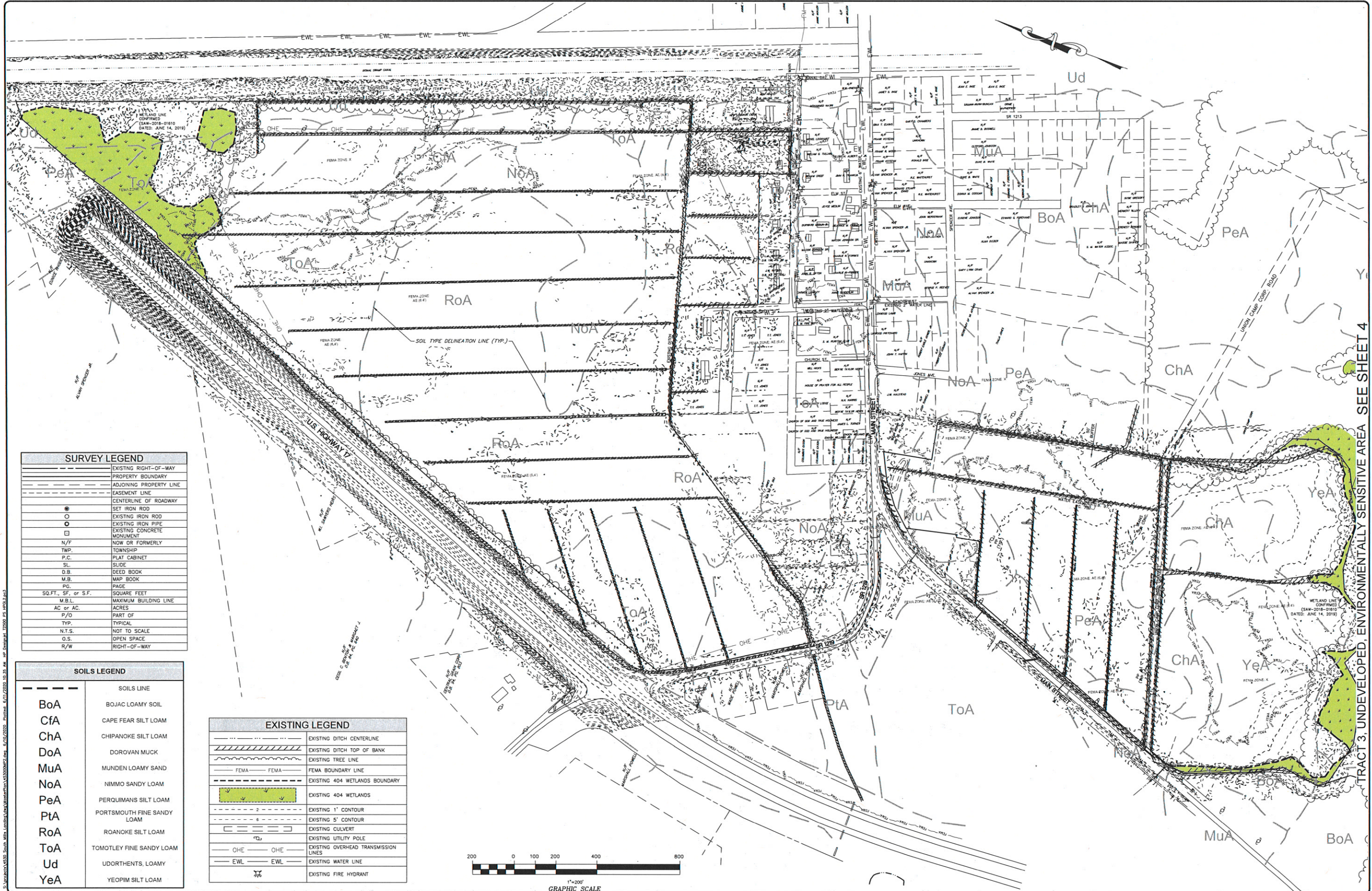
COVER SHEET, DEVELOPMENT
NOTES & SITE LOCATION PLAN
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SOUTH MILLS LANDING
NORTH CAROLINA
TOWN OF SOUTH MILLS
CAMDEN COUNTY
PLANNED DEVELOPMENT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/29/20	Initial	MB
2	1/29/20	Comments	MB
3	1/29/20	Comments	MB
4	1/29/20	Comments	MB
5	1/29/20	Comments	MB
6	1/29/20	Comments	MB
7	1/29/20	Comments	MB
8	1/29/20	Comments	MB
9	1/29/20	Comments	MB
10	1/29/20	Comments	MB
11	1/29/20	Comments	MB

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

DATE: 1/29/20 SCALE: N/A
DESIGNER: BPG CHECKER: MSB
DRAWN: KFW APPROVED: BPG
SHEET: 1 OF 11
CAD FILE: 453000MP2
PROJECT NO: 4530



TRACT 3: UNDEVELOPED, ENVIRONMENTALLY SENSITIVE AREA SEE SHEET 4

RUSSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

Blissell Professional Group
202 North Graham Highway
Kitty Hawk, North Carolina 27948
FAX (252) 261-1190

EXISTING CONDITIONS &
SITE FEATURES PLAN

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SOUTH MILLS LANDING
TOWN OF SOUTH MILLS
CAMDEN COUNTY
NORTH CAROLINA

PLANNED DEVELOPMENT

NO.	DATE	DESCRIPTION	BY	CHKD.
1	05-14-20	Final 50% Submittal	KFW	MSB
2	05-14-20	Final 50% Submittal	KFW	MSB
3	05-14-20	Final 50% Submittal	KFW	MSB

REVISIONS

DATE	SCALE
1/20/20	1"=200'

SHEET: 2 of 11

CAD FILE: 453000MP2

PROJECT NO: 4530

PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



DEVELOPMENT SUMMARY (SOUTHERN TRACT)		
TRACT/AREA	SQUARE FEET	ACRES/UNITS
OVERALL TRACT	2,817,956	60.10
OPEN SPACE	1,015,431	23.31
RIGHT-OF-WAY	435,621	10.00
DEVELOPED AREA	1,166,904	26.79
S.F. LOTS	6,500 - 11,783	98±
MULTIFAMILY		147 UNITS
TOTAL UNIT COUNT		245±

SURVEY LEGEND	
_____	RIGHT-OF-WAY
_____	PROPERTY BOUNDARY
_____	ADJOINING PROPERTY LINE
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M.B.	MAP BOOK
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SQ.FT., SF. or SF.	SQUARE FEET
M.B.L.	MAXIMUM BUILDING LINE
AC or AC.	ACRES
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R/W	RIGHT-OF-WAY

Development Summary (Northern Tract)		
TRACT/AREA	SQUARE FEET	ACRES/UNITS
OVERALL TRACT	5,436,588	124.83
OPEN SPACE	1,770,068	40.64
RIGHT-OF-WAY	1,302,110	29.89
DEVELOPED AREA	2,364,410	54.28
S.F. LOTS	6,500 - 15,978	285±
MULTIFAMILY		50±
TOTAL UNIT COUNT		335±

PHASING SCHEDULE							
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---	BOC
---	EDGE OF PAVEMENT
---	PROPOSED CATCH BASIN
---	PROPOSED STREET LIGHT
---	PROPOSED STORM SEWER PIPE
---	PROPOSED EDGE OF WATER
---	PROPOSED BUS STOP SIGN

Blissel Professional Group
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E: info@blisselpro.com

BLISSEL
PROFESSIONAL GROUP

Engineers, Planners, Surveyors
and Environmental Specialists

MASTER PLAN & STORMWATER
MANAGEMENT (NORTH TRACT)

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SOUTH MILLS LANDING

TOWN OF SOUTH MILLS
CAMDEN COUNTY

PLANNED DEVELOPMENT

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/20/25	ISSUED FOR PERMIT	WKT	WKT
2	10/20/25	REVISED TO ADD COMMENTS	WKT	WKT
3	10/20/25	REVISED TO ADD COMMENTS	WKT	WKT

PRELIMINARY
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CONSTRUCTION

DATE: 10/20/25
SCALE: 1" = 150'
REVISION: 3
BY: WKT
CHKD.: WKT
DATE: 10/20/25
SCALE: 1" = 150'
REVISION: 3
BY: WKT
CHKD.: WKT
DATE: 10/20/25
SCALE: 1" = 150'
REVISION: 3
BY: WKT
CHKD.: WKT

3 of 11
CAD FILE: 453000MP2
PROJECT NO: 4530