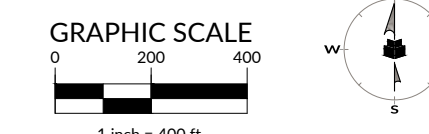


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2ND SUBMITTAL: OCTOBER 16, 2026

NEAREST FIRE STATION (0.7 MILES):
LELAND FIRE AND RESCUE - STATION 52
1379 RIVER RD SE



	T-1	T-2	T-3	T-4	T-4O	T-5
TND (144.87 AC)	25.65 AC 17.7%	-	19.66 AC 13.6%	45.61 AC 31.5%	19.49 AC 13.5%	34.47 AC 23.7%

	TOTAL TRANSECT ACREAGE REQUIRING CIVIC SPACE	CIVIC SPACE REQUIRED (5%)	CIVIC SPACE PROVIDED
TND	97.36 AC	$97.36 \times 0.05 = 4.87$ AC	6.01 AC (6.17%)

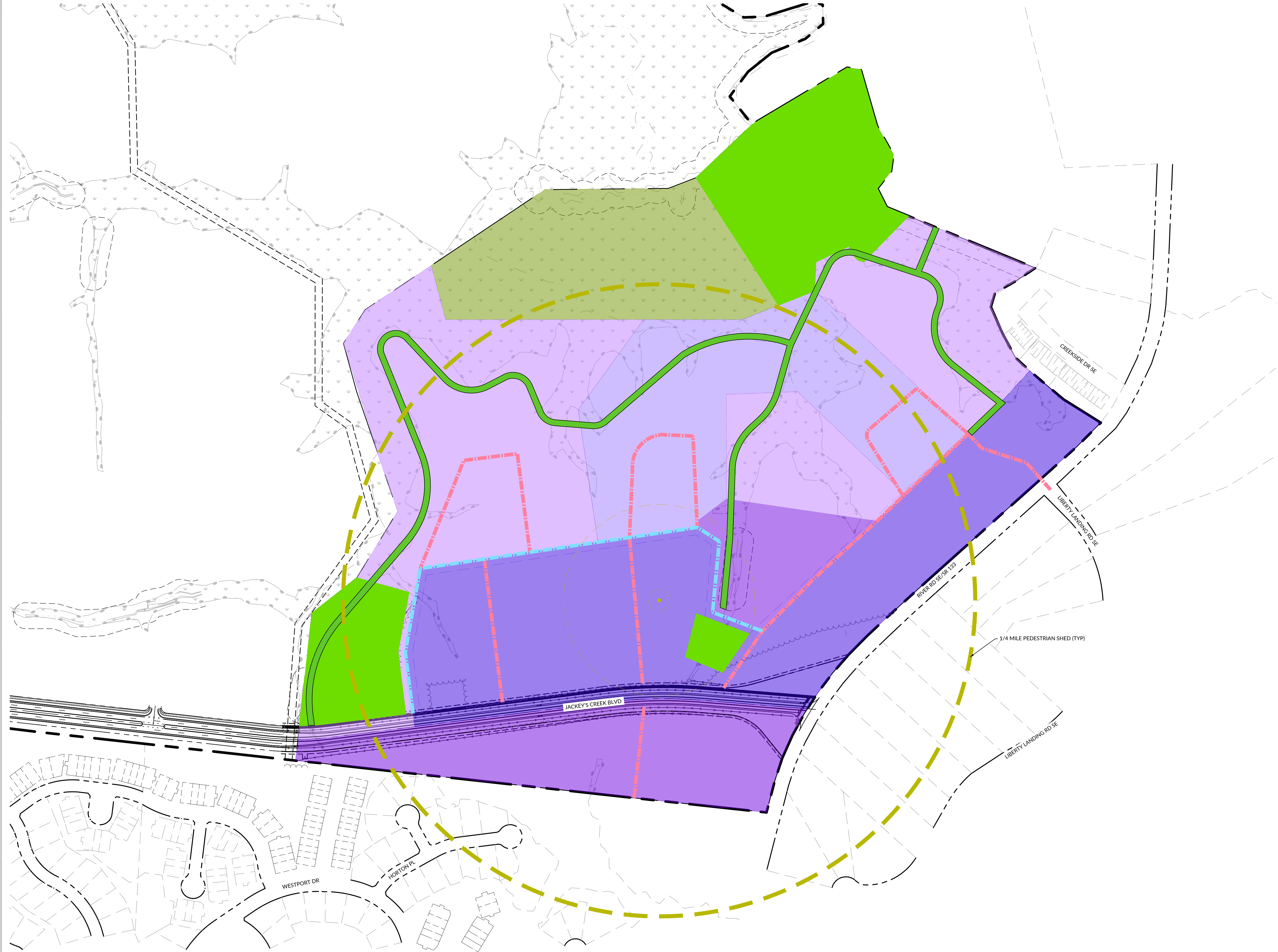
TOTAL TRANSECT ACREAGE REQUIRING CIVIC SPACE: THIS AREA IS BASED ON THE TOTAL AREA OF T-3, T-4, T-4O, T-5, AND T-5O WITHIN EACH PEDESTRIAN SHED. THIS AREA SHALL BE AT LEAST 5%

ASSIGNED TRANSECT AREAS OUTSIDE OF THE PEDESTRIAN SHED ARE EXCLUDED FROM THE CIVIC SPACE REQUIREMENT OF 5%.

TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT

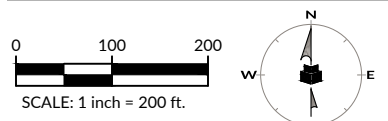
JACKEY'S CREEK EAST
NEW COMMUNITY PLAN
WR PROJECT NO. 26-0205
Name:
MUNI PRO NO: Muni Proj. No.
INITIAL PLAN DATE: 09/18/2026

J:\20\20205-A-Careless-Megan-Jackey-Creek-Blvd-to-NC-135-CAD-Drawing-5-15-2026\5-15-27 AM - JED\000



- LEGEND**
- T-1 TRANSECT ZONE
 - T-3 TRANSECT ZONE
 - T-4 TRANSECT ZONE
 - T-5 TRANSECT ZONE
 - CIVIC SPACE
 - A-GRID THOROUGHFARES
 - B-GRID THOROUGHFARES
 - PED SHED: 1/4 MILE RADIUS

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION



INITIAL PLAN DATE: 09/18/2026
REVISIONS:
1 - 10/16/2026 WR
PER TOWN COMMENTS

Know what's below.
Call before you dig.
WR JOB NUMBER 26-0205
DRN: WR DGN: WR CKD: WR

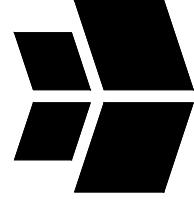
**OVERALL
COMMUNITY PLAN**

1.00

**JACKEY'S CREEK
INVESTORS, LLC**
1201 GLEN MEADE RD
WILMINGTON, NC 28401

**JACKEY'S CREEK EAST
NEW COMMUNITY PLAN**

NC-106 | LELAND, NC 28451 | BRUNSWICK COUNTY

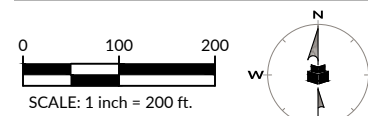


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J:\20\2025-A-Careens-Megan-Jackey-Creek-Blvd-to-NC-135-CAD-Drawing-26th-Community-Plan-2.00-ENVIRONMENTAL.dwg Friday, October 15, 2025 11:55:52 AM JDC/CCO



- LEGEND**
- EXISTING WETLANDS
 - EXISTING TOP OF SLOPE
 - STREAM SETBACK
 - COASTAL WETLANDS
 - 30' CAMA SETBACK
 - 75' AEC SETBACK
 - PROPOSED SCM POND, ASSOCIATED WITH PUBLIC ROADS



INITIAL PLAN DATE: 09/18/2026
REVISIONS:
1 - 10/16/2026 WR
PER TOWN COMMENTS

Know what's below.
Call  before you dig.
WR JOB NUMBER 26-0205
DRN: WR DGN: WR CKD: WR

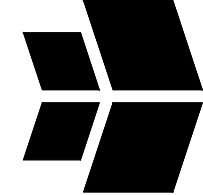
ENVIRONMENTAL

2.00

JACKEY'S CREEK EAST NEW COMMUNITY PLAN

NC-106 | LELAND, NC 28451 | BRUNSWICK COUNTY

**JACKEY'S CREEK
INVESTORS, LLC**
1201 GLEN MEADE RD
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J:\20\2025-A-Careless-Megan-Jackey-Creek-Bldg-to-NC-125-CAD-Drawing-3-00-Pedestrian-Shed-Amp-Plan-Plan-October-16-2025-11:56:59 AM - JTEDECO



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FOR CONSTRUCTION

INITIAL PLAN DATE: 09/18/2026
REVISIONS:
1 - 10/16/2026 WR
PER TOWN COMMENTS

Know what's below.
Call before you dig.
WR JOB NUMBER 26-0205
DRN: WR DGN: WR CKD: WR

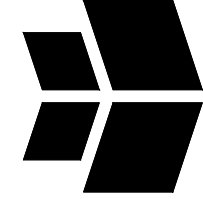
PEDESTRIAN SHED

3.00

JACKEY'S CREEK EAST NEW COMMUNITY PLAN

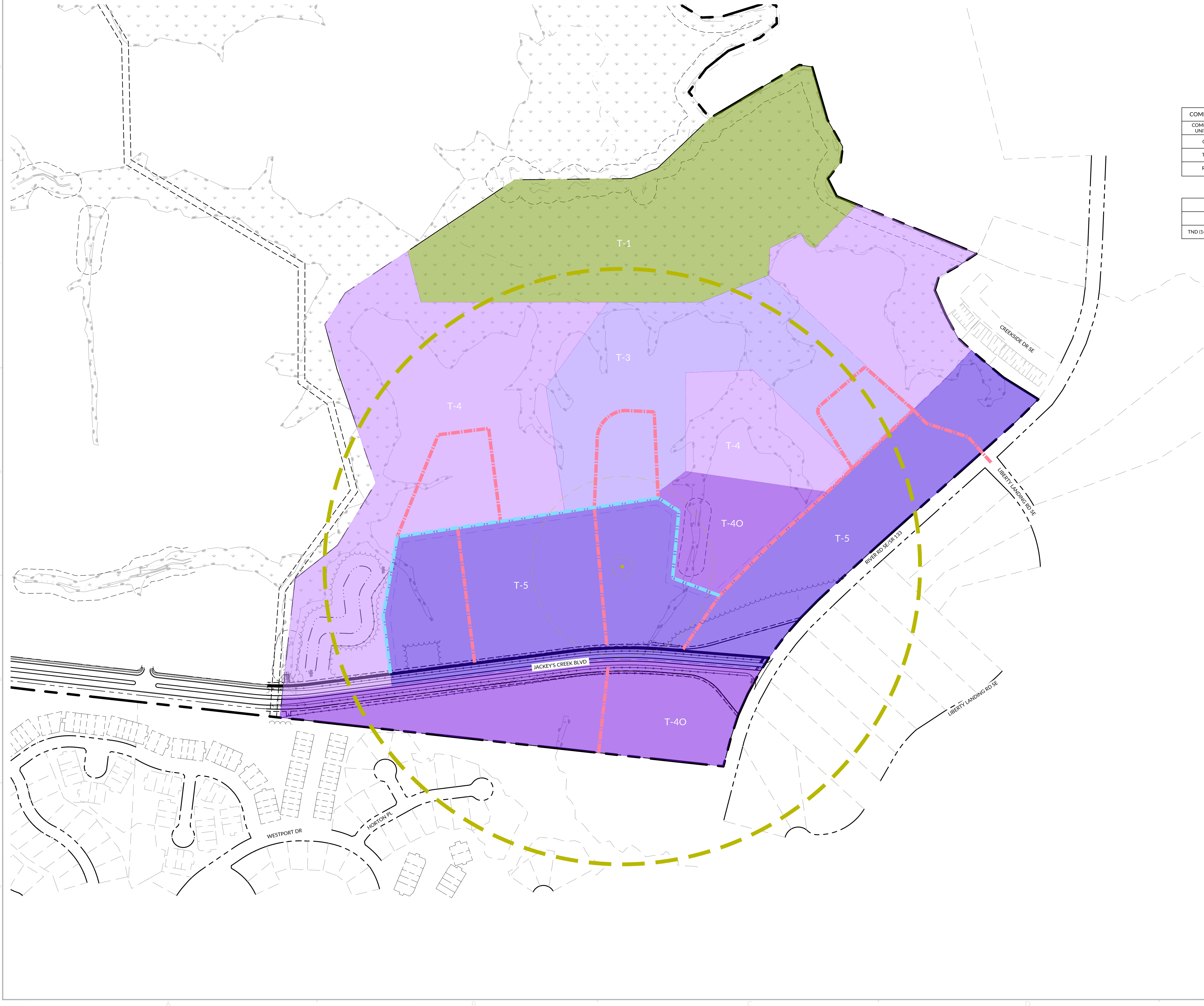
NC-106 | LELAND, NC 28451 | BRUNSWICK COUNTY

JACKEY'S CREEK
INVESTORS, LLC
1201 GLEN MEADE RD
WILMINGTON, NC 28401



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J:\20\2025-A-Coroner-Megan-Jackey-Creek-Blvd-to-NC-155-CAD-Drawing-5-15-25-Community-Plan-4-01-TRANSECT-CLASSIFICATION.dwg - Printw, October 13, 2025 11:56:52 AM - JTB/ECO



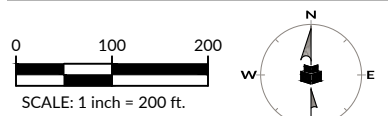
LEGEND

- T-1 TRANSECT ZONE
- T-3 TRANSECT ZONE
- T-4 TRANSECT ZONE
- T-4O TRANSECT ZONE
- T-5 TRANSECT ZONE
- PED SHED: 1/4 MILE RADIUS
- CENTER OF PED SHED: 800' RADIUS

COMMUNITY UNIT TRANSECT ALLOCATION REQUIREMENTS (FLEXCODE SEC. 30-89 TABLE 7)							
COMMUNITY UNIT TYPE	T-1	T-2	T-3	T-4	T-4O	T-5	T-5O
CLD	50% MIN.		10-30%	20-40%	20% MAX.		N/A
TND	NO MIN.		30% MAX.	30-60%	10-20%	30% MAX.	N/A
RCD	NO MIN.		N/A	10% MIN.	20% MIN.	50% MAX.	30% MAX.

COMMUNITY UNIT TRANSECT CALCULATIONS						
	T-1	T-2	T-3	T-4	T-4O	T-5
TND (144.87 AC)	25.65 AC 17.7%	-	19.66 AC 13.6%	45.61 AC 31.5%	19.49 AC 13.5%	34.47 AC 23.7%

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION



INITIAL PLAN DATE: 09/18/2026
REVISIONS:
1 - 10/16/2026 WR
PER TOWN COMMENTS
.

Know what's below.
Call 800-4-A-PRO before you dig.
WR JOB NUMBER 26-0205
DRN: WR DGN: WR CKD: WR

**COMMUNITY UNIT
TYPES & TRANSECT
CLASSIFICATIONS**

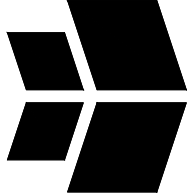
4.00

**JACKEY'S CREEK
INVESTORS, LLC**
1201 GLEN MEADE RD
WILMINGTON, NC 28401

**JACKEY'S CREEK EAST
NEW COMMUNITY PLAN**

NC-106 | LELAND, NC 28451 | BRUNSWICK COUNTY

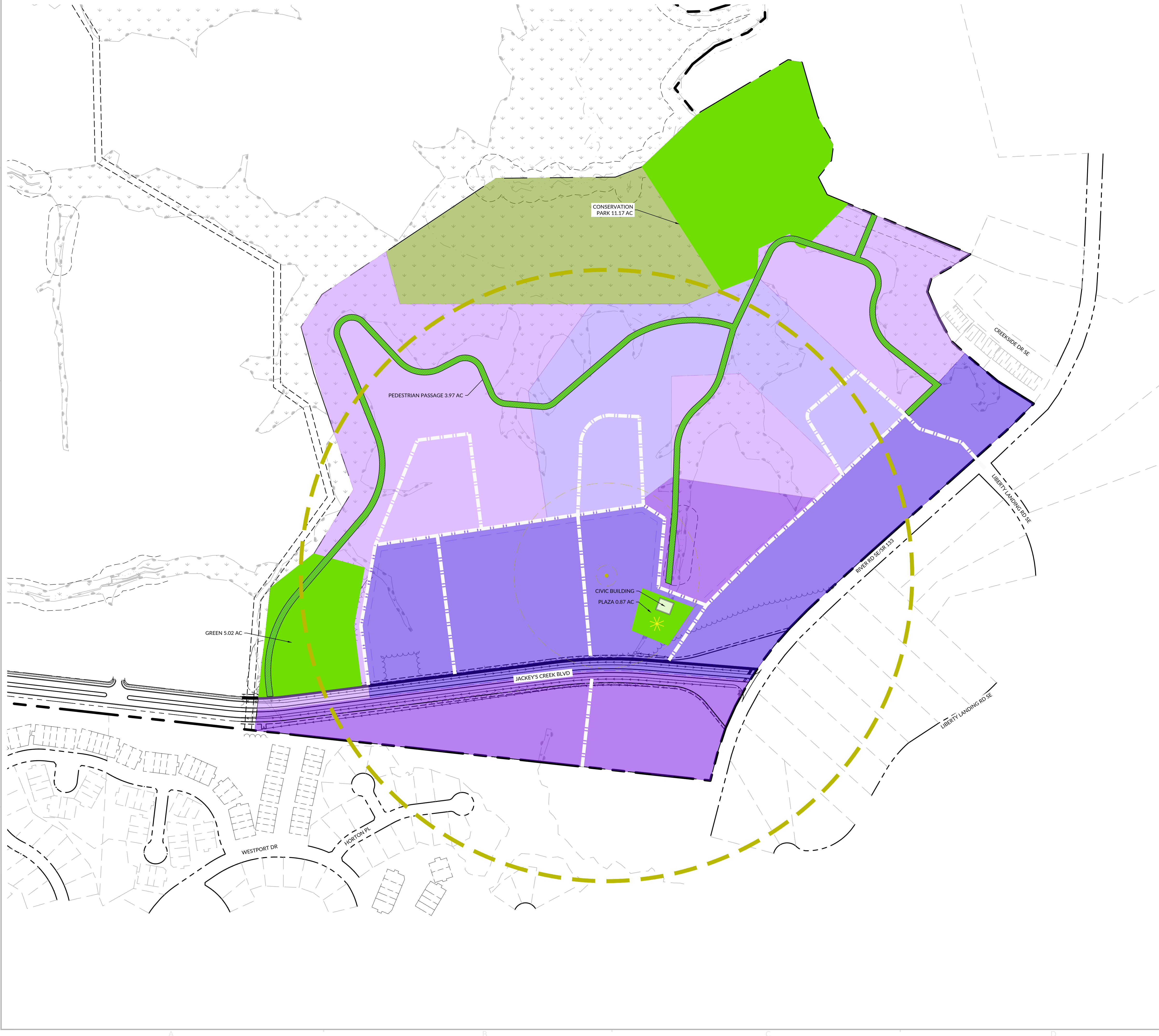
WithersRavenel
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License #: F-1479 | t: 919.469.3340 | www.withersravenel.com



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J:\20\2025\A-Corridor\Map-Jackey's Creek Blvd to NC 125\CAD Drawing\505 Community Plan\505 CIVIC CLASSIFICATION.dwg - 11/16/2025 15:29:21 AM - JDEG/CD



- LEGEND**
- T-1 TRANSECT ZONE
 - T-3 TRANSECT ZONE
 - T-4 TRANSECT ZONE
 - T-40 TRANSECT ZONE
 - T-5 TRANSECT ZONE
 - CIVIC SPACE
 - GREENWAY
 - MAIN CIVIC SPACE
 - CIVIC BUILDING
 - PED SHED: 1/4 MILE RADIUS
 - CENTER OF PED SHED: 800' RADIUS

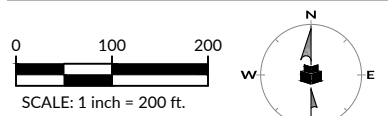
CIVIC SPACE CALCULATIONS

TOTAL TRANSECT ACREAGE REQUIRING CIVIC SPACE		CIVIC SPACE REQUIRED (5%)	CIVIC SPACE PROVIDED
TND	97.36 AC	97.36 x 0.05 = 4.87 AC	6.01 AC (6.17%)
CIVIC SPACE		SF	AC
PLAZA		37815.10 SF	0.87 AC
PEDESTRIAN PASSAGE		107,730 SF	2.31 AC
GREEN		123,304 SF	2.83 AC

NOTES:

TOTAL TRANSECT ACREAGE REQUIRING CIVIC SPACE: THIS AREA IS BASED ON THE TOTAL AREA OF T-3, T-4, T-40, -T5, AND T-50 WITHIN EACH PEDESTRIAN SHED. THIS AREA SHALL BE AT LEAST 5%

ASSIGNED TRANSECT AREAS OUTSIDE OF THE PEDESTRIAN SHED ARE EXCLUDED FROM THE CIVIC SPACE REQUIREMENT OF 5%.



INITIAL PLAN DATE: 09/18/2026
REVISIONS:
1 - 10/16/2026 WR
PER TOWN COMMENTS

Know what's below.
Call before you dig.
WR JOB NUMBER 26-0205
DRN: WR DGN: WR CKD: WR

CIVIC CLASSIFICATIONS

5.00

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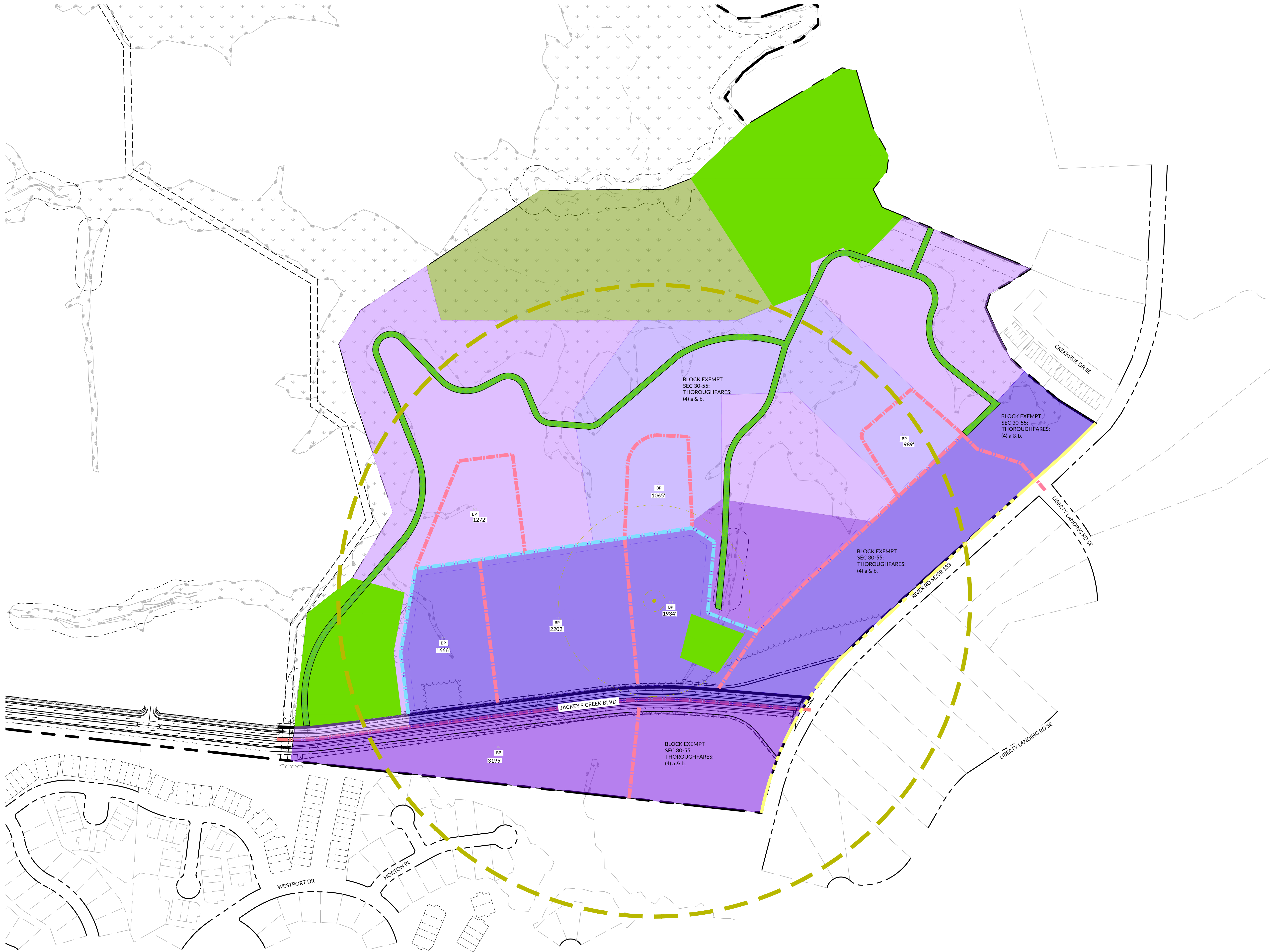
JACKEY'S CREEK INVESTORS, LLC
1201 GLEN MEADE RD
WILMINGTON, NC 28401

**JACKEY'S CREEK EAST
NEW COMMUNITY PLAN**

NC-106 | LELAND, NC 28451 | BRUNSWICK COUNTY

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

J:\20\2025-A-Careless-Megan-Jackey-Creek-Block-to-NC-125-CAD-Drawing-54th-Community-Plan-607-THOROUGHFARE-NETWORK.dwg: Friday, October 16, 2026 11:57:51 AM - JDEDCO



- LEGEND**
- A-GRID THOROUGHFARES
 - B-GRID THOROUGHFARES
 - NCDOT ROW (BLOCK PERIMETER EXCLUSION)
 - T-1 TRANSECT ZONE
 - T-3 TRANSECT ZONE
 - T-4 TRANSECT ZONE
 - T-40 TRANSECT ZONE
 - T-5 TRANSECT ZONE
 - BLOCK PERIMETER SQUARE FOOTAGE

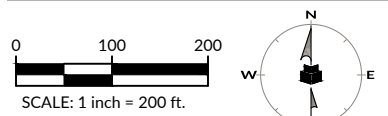
BLOCK SIZE

TRANSECT ZONES	BLOCK PERIMETER MAXIMUM (FT)
T-1, T-2	NO MAX
T-3	2,400 MAX
T-4	1,900 MAX
T-40	2,200 MAX
T-5	2,200 MAX
T-50	2,200 MAX

DEVELOPMENT ZONE	GRID PERCENTAGE
TND	A-GRID: 73%, B-GRID: 27%

NOTE: BLOCKS WITH A PERIMETER EXCEEDING 2,000 LINEAR FEET MUST INCLUDE A PEDESTRIAN PASSAGE TRAVERSING THE BLOCK FROM THE FRONTAGE OF GREATEST LENGTH. THIS PEDESTRIAN PASSAGE SHALL BE INCLUDED AT THE TIME OF SITE PLAN REVIEW FOR THE SPECIFIC BLOCK, TO BE APPROVED BY THE TOWN.

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION



INITIAL PLAN DATE: 09/18/2026
REVISIONS:
1 - 10/16/2026 WR
PER TOWN COMMENTS

Know what's below.
Call 800-4-A-FOOT before you dig.
WR JOB NUMBER 26-0205
DRN: WR DGN: WR CKD: WR

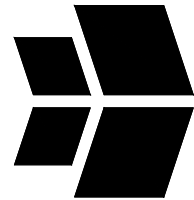
**THOROUGHFARE
NETWORK**

6.00

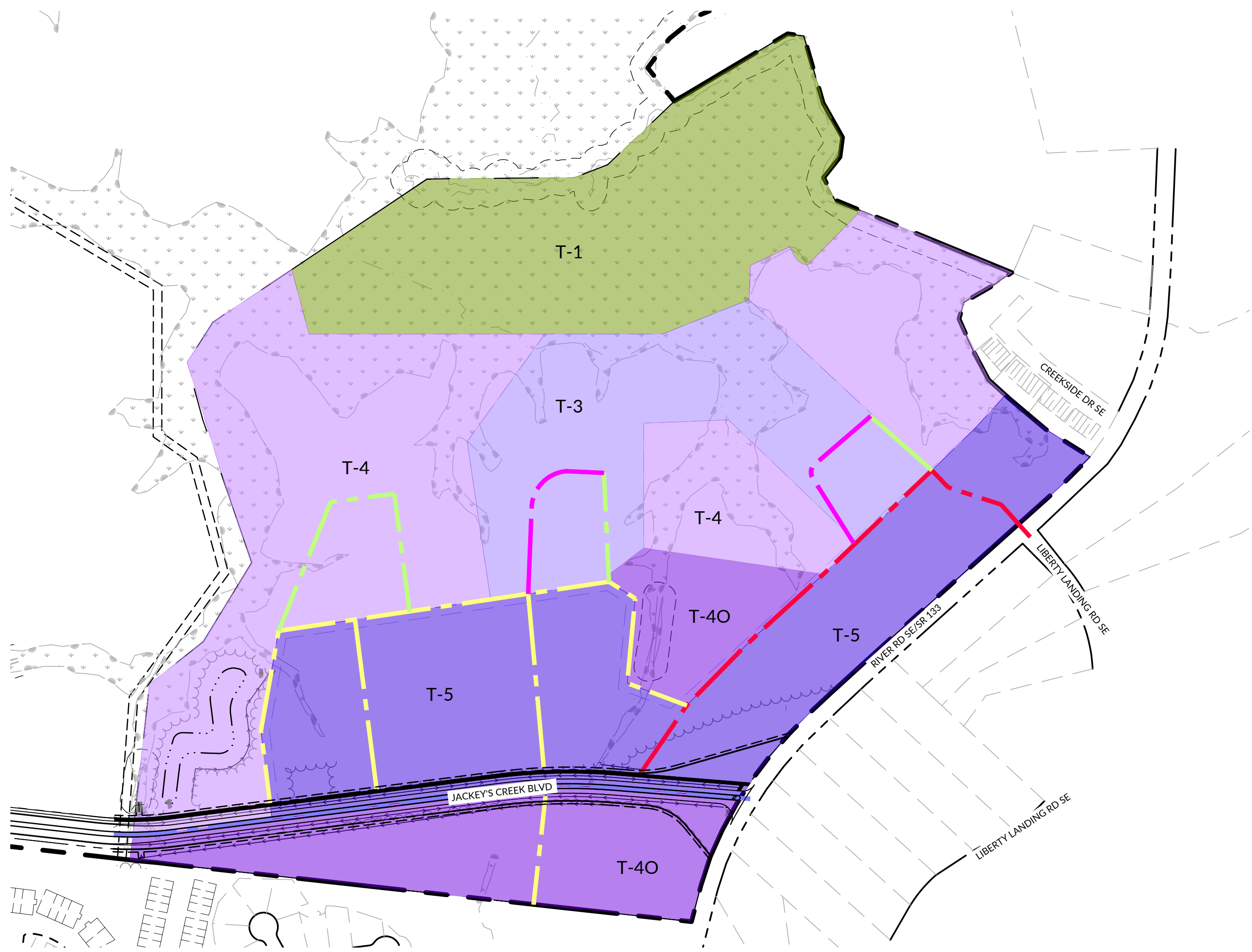
**JACKEY'S CREEK EAST
NEW COMMUNITY PLAN**

NC-106 | LELAND, NC 28451 | BRUNSWICK COUNTY

**JACKEY'S CREEK
INVESTORS, LLC**
1201 GLEN MEADE RD
WILMINGTON, NC 28401



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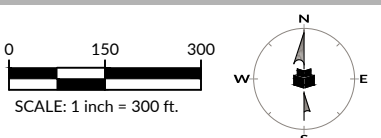


- LEGEND**
- TYPE A: THOROUGHFARE
 - TYPE B: THOROUGHFARE
 - TYPE C: THOROUGHFARE
 - TYPE D: THOROUGHFARE
 - TYPE E: THOROUGHFARE
 - T-1 TRANSECT ZONE
 - T-4 TRANSECT ZONE
 - T-40 TRANSECT ZONE
 - T-5 TRANSECT ZONE

**JACKEY'S CREEK EAST
NEW COMMUNITY PLAN**

NC-106 | LELAND, NC 28451 | BRUNSWICK COUNTY

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

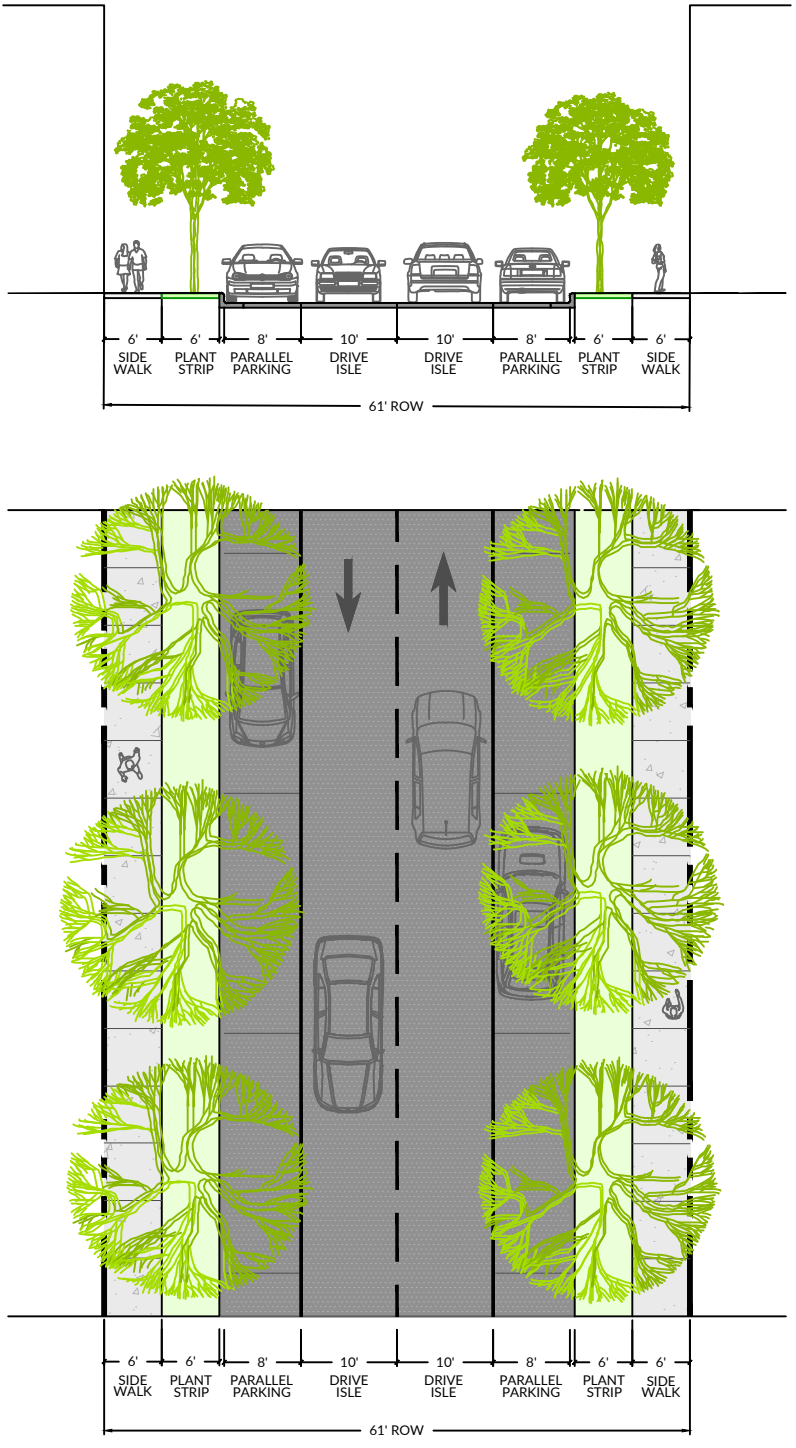


INITIAL PLAN DATE: 09/18/2026
REVISIONS:
1 - 10/16/2026 WR
PER TOWN COMMENTS

Know what's below.
Call before you dig.
WR JOB NUMBER 26-0205
DRN: WR DGN: WR CKD: WR

STREET SECTIONS

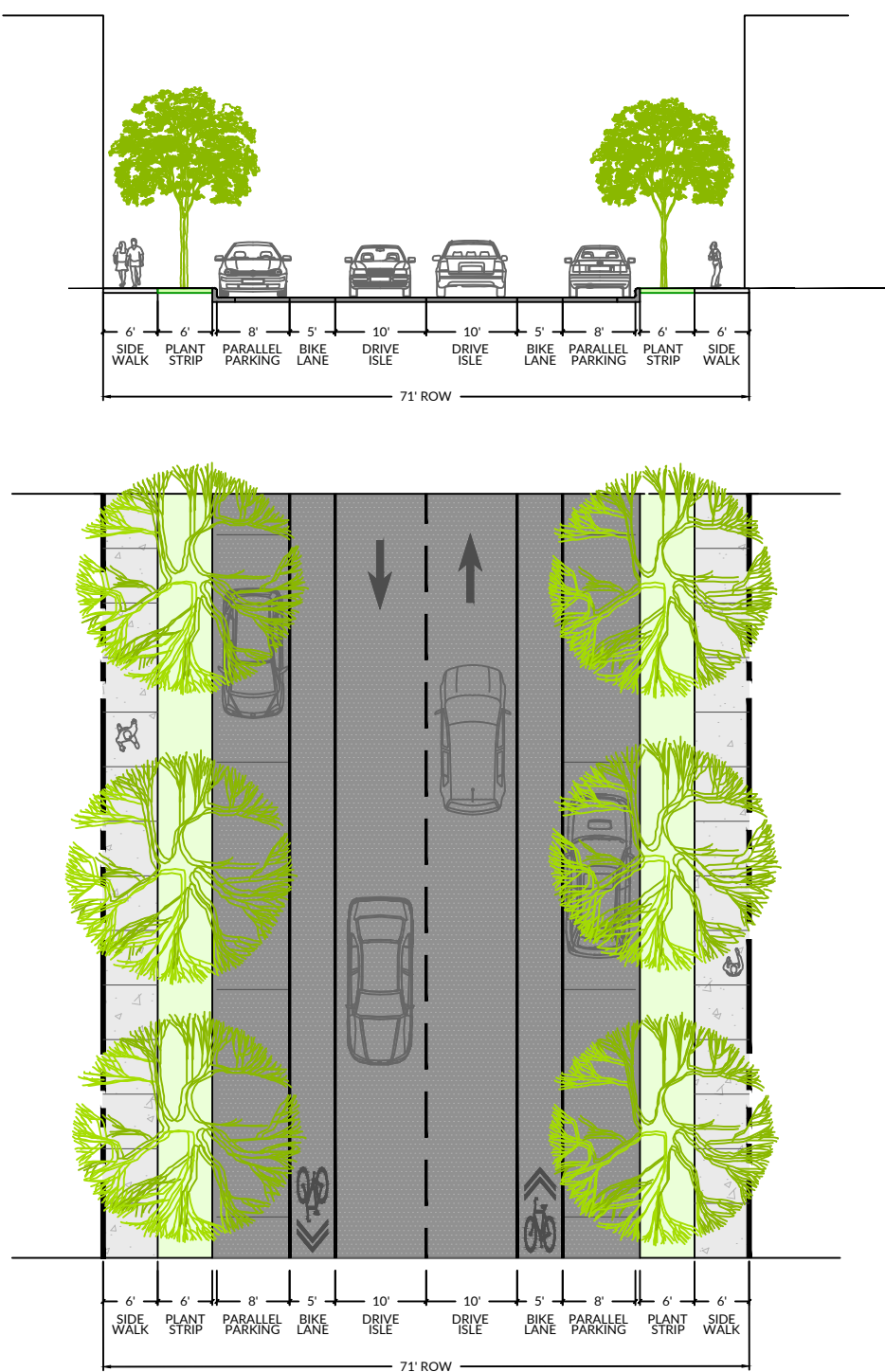
THOROUGHFARE TYPE A - GREEN



THOROUGHFARE TYPE A

RIGHT-OF WAY WIDTH	61 FEET
PAVEMENT WIDTH (FACE OF CURB)	36 FEET
TRAFFIC LANES	2 LANES
PARKING LANES	2 LANES
WALKWAY TYPE	6 FOOT WALK
PLANTER TYPE	6 FOOT PLANTER STRIP
CURB TYPE	CURB AND GUTTER
DESIGN SPEED	25 MPH
CLASSIFICATION	STREET

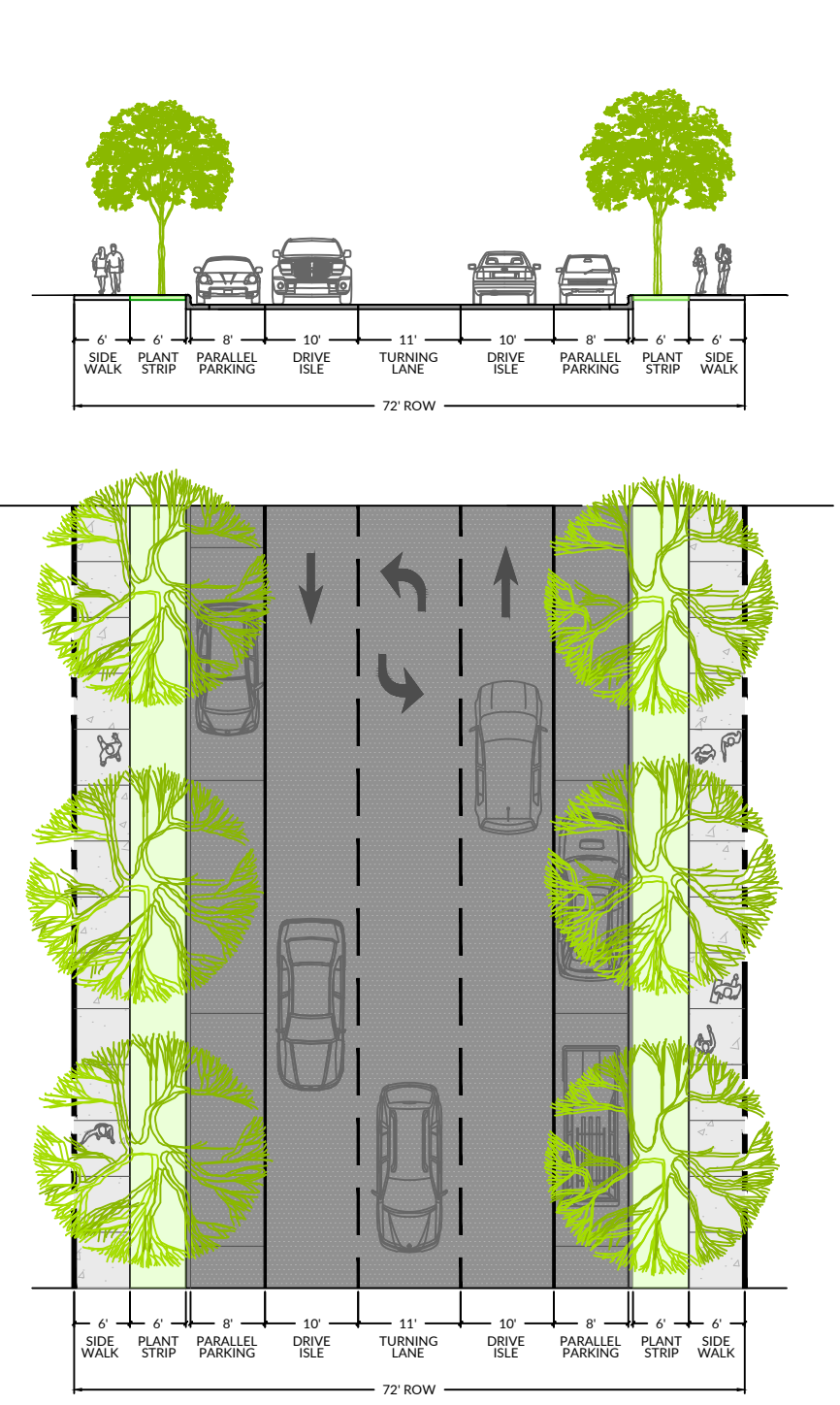
THOROUGHFARE TYPE B - YELLOW



THOROUGHFARE TYPE B

RIGHT-OF WAY WIDTH	71 FEET
PAVEMENT WIDTH (FACE OF CURB)	46 FEET
TRAFFIC LANES	2 LANES
PARKING LANES	2 LANES
WALKWAY TYPE	6 FOOT WALK
PLANTER TYPE	6 FOOT PLANTER STRIP
CURB TYPE	CURB AND GUTTER
DESIGN SPEED	25 MPH
CLASSIFICATION	STREET

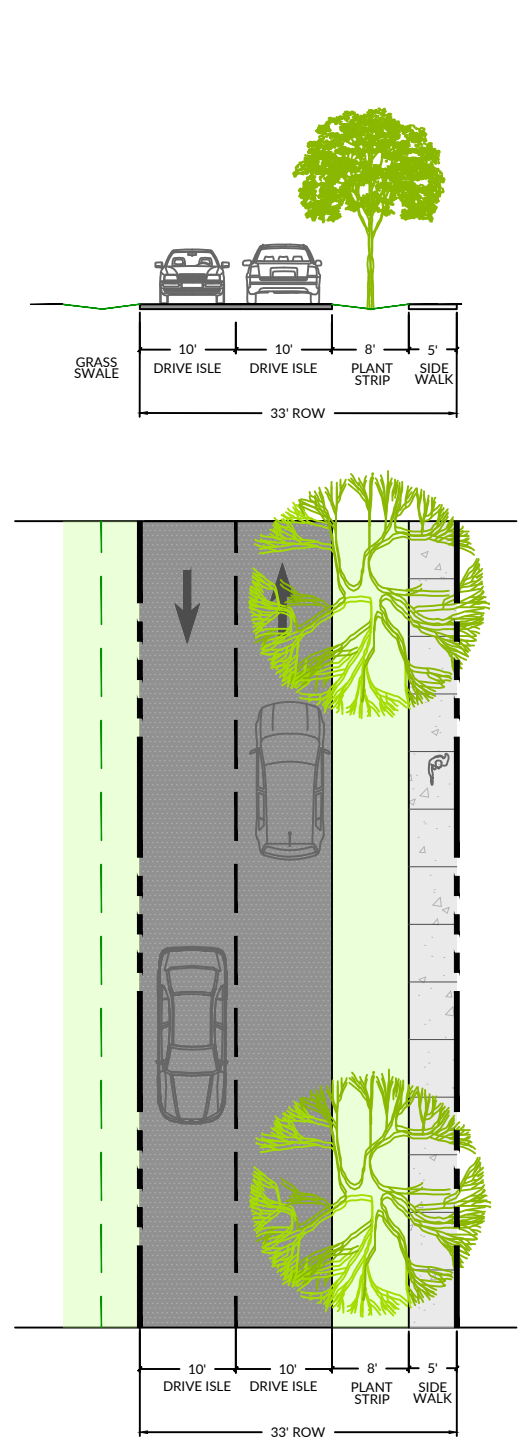
THOROUGHFARE TYPE C - RED



THOROUGHFARE TYPE C

RIGHT-OF WAY WIDTH	72 FEET
PAVEMENT WIDTH (FACE OF CURB)	47 FEET
TRAFFIC LANES	2 LANES
PARKING LANES	3 LANES
WALKWAY TYPE	6 FOOT WALK
PLANTER TYPE	6 FOOT PLANTER STRIP
CURB TYPE	CURB AND GUTTER
DESIGN SPEED	25 MPH
CLASSIFICATION	STREET

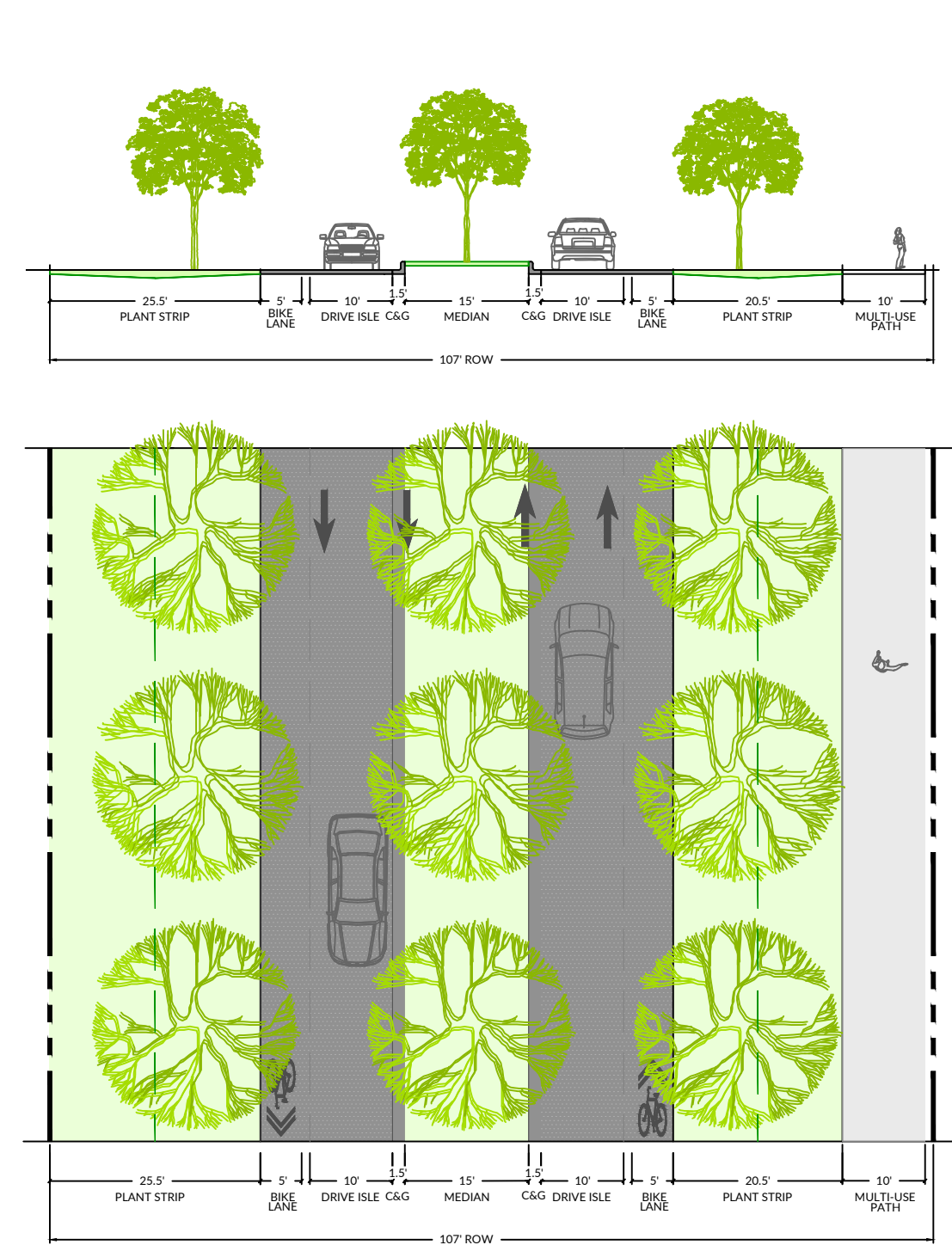
THOROUGHFARE TYPE D - PINK



THOROUGHFARE TYPE D

RIGHT-OF WAY WIDTH	33 FEET
PAVEMENT WIDTH (FACE OF CURB)	20 FEET
TRAFFIC LANES	2 LANES
PARKING LANES	N/A
WALKWAY TYPE	5 FOOT WALK
PLANTER TYPE	PLANTING STRIP
CURB TYPE	CURB AND GUTTER
DESIGN SPEED	20 MPH
CLASSIFICATION	ROAD

THOROUGHFARE TYPE E - PURPLE



THOROUGHFARE TYPE E

RIGHT-OF WAY WIDTH	107 FEET
PAVEMENT WIDTH (FACE OF CURB)	50 FEET INCLUDING MEDIAN
TRAFFIC LANES	2 LANES
PARKING LANES	N/A
WALKWAY TYPE	10' MULTI-USE PATH
PLANTER TYPE	VARIES PLANTER STRIP
CURB TYPE	CURB AND GUTTER
DESIGN SPEED	35 MPH
CLASSIFICATION	MIRA APPROVED STREET SECTION

J:\20\10205-A-Carson\Map-Jackey's Creek Blvd to NC 125 CAD Drawing-6.01 Community Plan-6.01 STREET SECTIONS.dwg, Friday, October 11, 2024 11:58:01 AM JDC/CCO