

SITE INFORMATION

CURRENT LAND USE: VACANT LAND
 ZONING: PD
 PIN#: 4203-36-1126-0000
 PROPOSED USE: RESIDENTIAL
 TOTAL SITE AREA: 28.55 ACRES
 APPLICANT INFORMATION: KSADE VENTURES

SINGLE FAMILY DIMENSION REQUIREMENTS

MINIMUM LOT SIZE: 6,600 SF
 FRONT YARD SETBACK: 5' MINIMUM
 SIDEYARD SETBACK: 5' MINIMUM
 CORNER SIDEYARD SETBACK: 5' MINIMUM
 REAR SETBACK: 10' MINIMUM
 ZERO LOT LINE: ALLOWED IF 10' MIN. BETWEEN HOMES
 CHORD: 40' MINIMUM
 MAXIMUM HEIGHT: 35'
 DENSITY: NOT TO EXCEED 5 DU/AC

UNIT TOTALS

SINGLE FAMILY: 72 UNITS

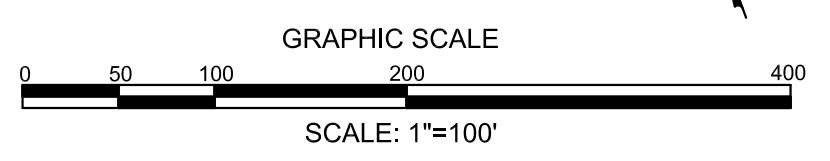
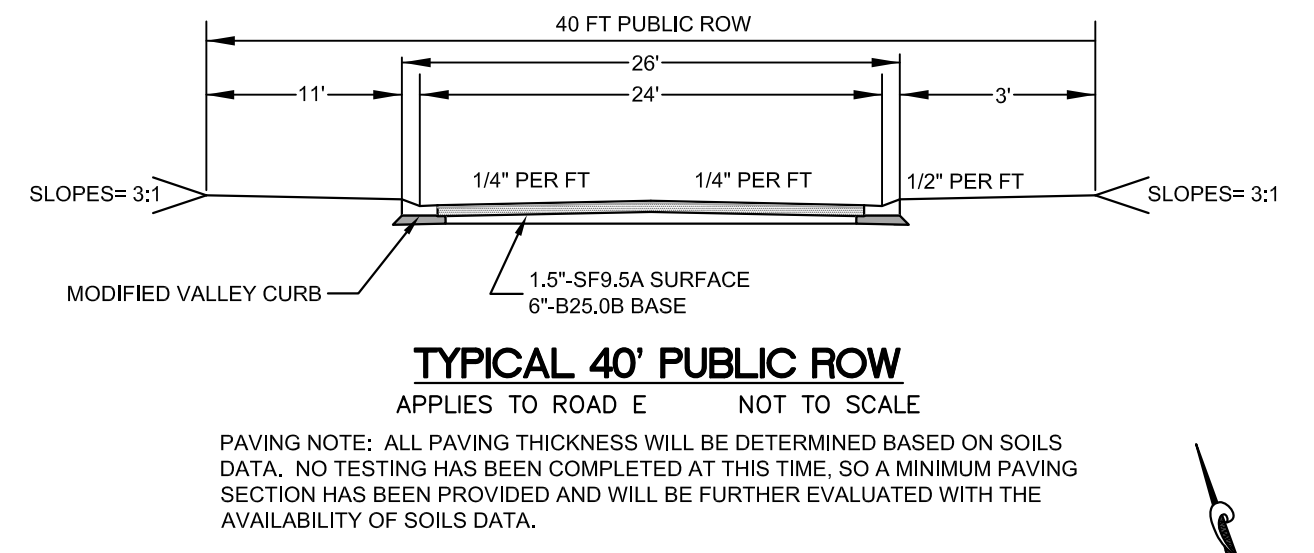
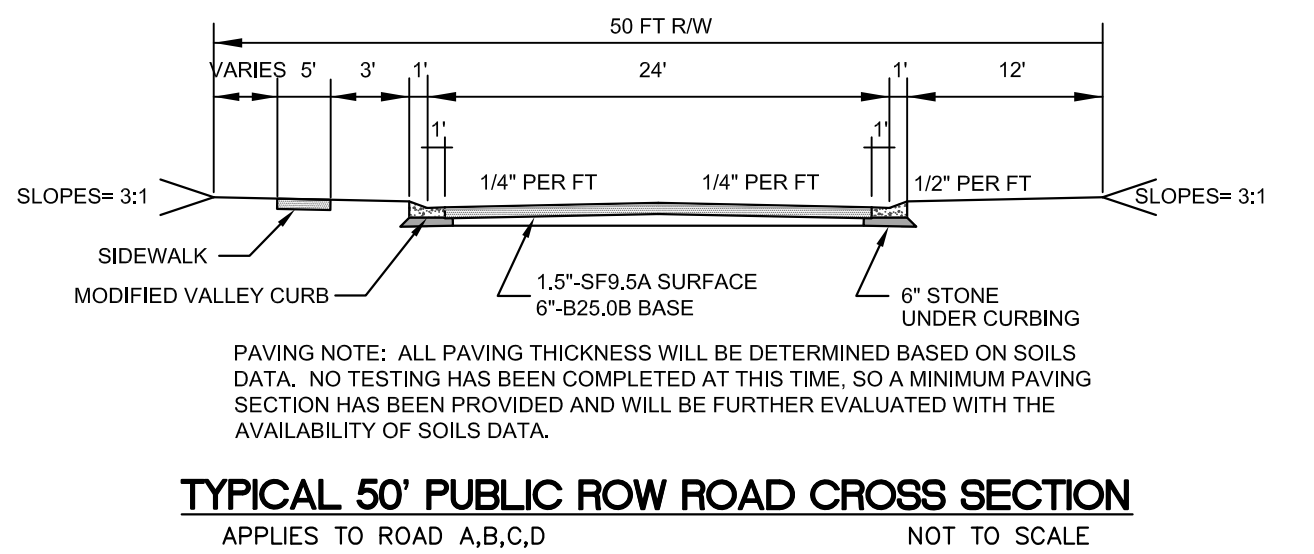
NUMBER OF DWELLING UNITS (DENSITY)
 FROM PENDER COUNTY DEVELOPABLE AREA FORMULA PER SECTION 4.8.1(C)

TOTAL SITE ACREAGE: ± 28.55 ACRES
 Subtract the following:
 NON-RESIDENTIAL DEVELOPMENT (COMMERCIAL): ± 4.55 ACRES
 OTHER NON-RESIDENTIAL AREAS: ± 2.51 ACRES
 WETLANDS: NO WETLANDS EXIST ON SITE
 RIGHT OF WAY: ± 3.50 ACRES
 OPEN SPACE:
 (ACTIVE & PASSIVE): ± 2.61 ACRES (1.53 AC ACTIVE; 1.08 AC PASSIVE)

REMAINING DEVELOPABLE AREA: ± 15.38 ACRES
 TOTAL PROPOSED PROJECT DENSITY: 4.7 UNITS/ACRE (72 UNITS)
 TOTAL ALLOWABLE DENSITY: 5 UNITS/ACRE (77 UNITS)

- OPEN SPACE REQUIREMENTS**
- REQUIRED: 0.03 ACRES X 72 UNITS = 2.16 ACRES
 (NO MORE THAN 50% OF THE OPEN SPACE CAN BE PASSIVE)
- PROVIDED: 2.61 ACRES
- ACTIVE SPACE: 1.53 ACRES
 PASSIVE SPACE: 1.08 ACRES
- UTILITIES**
- ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING; AND SEWER UTILITIES WILL BE COORDINATED WITH PLURIS.
 - WATER PROVIDED BY PENDER COUNTY ENGINEERING.
 - SANITARY SEWER TO BE PROVIDED BY PLURIS
 - STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STORMWATER STANDARDS.
- BUFFER NOTES**
- ALL SURROUNDING ADJACENT PROPERTIES ARE ZONED PD WITH THE EXCEPTION OF THE TRANSFER STATION TO THE WEST OF THE SITE. NO BUFFERS ARE REQUIRED IN ANY LOCATION OTHER THAN THE PROPOSED BUFFER AGAINST THE TRANSFER STATION PROPERTY.
- RECREATION UNIT NOTES**
- 72 LOTS REQUIRE 1 RECREATION UNIT TOTALING \$10,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE \$10,000. 1 UNIT REQUIREMENT
- PHASING**
- THE NEIGHBORHOOD WILL BE BUILT AS ONE PHASE.
 - ALL AMENITIES WILL BE CONSTRUCTED WITH THE INITIAL PHASE OF NEIGHBORHOOD DEVELOPMENT.
- PROJECT ROAD NOTES**
- ALL ROADS WILL BE PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
 - ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS WILL HAVE A 30' RADIUS MINIMUM.
 - 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.
 - SIDEWALKS WILL BE LOCATED ON ONE SIDE OF ROAD A. LOCATION TO BE DETERMINED DURING DESIGN DEVELOPMENT FOR ALL OTHER STREETS.
 - 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.

- FLOODPLAIN NOTES**
- THIS PROPERTY IS NOT LOCATED WITHIN A REGULATORY SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FIRM PANEL 3720420300J EFFECTIVE FEBRUARY 16, 2007. THERE ARE NO FLOOD DEVELOPMENT REGULATIONS APPLICABLE TO THIS DEVELOPMENT
- STREETLIGHT NOTES**
- STREETLIGHTS WILL BE PROVIDED BASED UPON A DESIGN BY DUKE ENERGY. DESIGN IS PENDING AT THIS TIME.
- HISTORICAL & ARCHAEOLOGY NOTES**
- NO KNOWN HISTORIC OR ARCHAEOLOGICAL SITES EXIST ON PARCEL A OR B.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>REVISIONS:</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		NO.	DATE	DESCRIPTION																											
NO.	DATE	DESCRIPTION																													
<p>CLIENT INFORMATION:</p> <p>PARAMOUNT ENGINEERING</p> <p>122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C-2846</p>																															
<p>PROJECT STATUS:</p> <p>CONCEPTUAL LAYOUT: _____ FINAL LAYOUT: _____ RELEASED FOR CONSTRUCTION: _____</p>																															
<p>DRAWING INFORMATION:</p> <p>DATE: _____ SCALE: 1" = 100' DESIGNED: _____ CHECKED: _____</p>																															
<p>PRELIMINARY PLAT</p> <p>HAMPSTEAD COMMONS TOPSAIL TOWNSHIP PENDER COUNTY, NORTH CAROLINA</p>																															
<p>SEAL</p> <p style="font-size: 2em; font-weight: bold;">C-2.0</p> <p>PEJ JOB#: 16191.PE</p>																															