

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	RP
PIN:	3292-27-2690-0000
PROPOSED USE:	RESIDENTIAL
PROPOSED ZONING:	RM
TOTAL SITE AREA:	120.87 ACRES
OWNER INFORMATION:	GREY BULL, INC.

SINGLE FAMILY DIMENSION REQUIREMENTS

MINIMUM LOT SIZE:	6,800 SF
FRONTYARD SETBACK:	5' MINIMUM
SIDEYARD SETBACK:	5' MINIMUM
CORNER SIDEYARD SETBACK:	5' MINIMUM
REAR SETBACK:	10' MINIMUM
CHORD:	40' MINIMUM
MAXIMUM HEIGHT:	35'
DENSITY:	NOT TO EXCEED 5 DU/AC

UNIT TOTALS

SINGLE FAMILY:	106 UNITS
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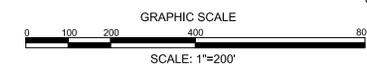
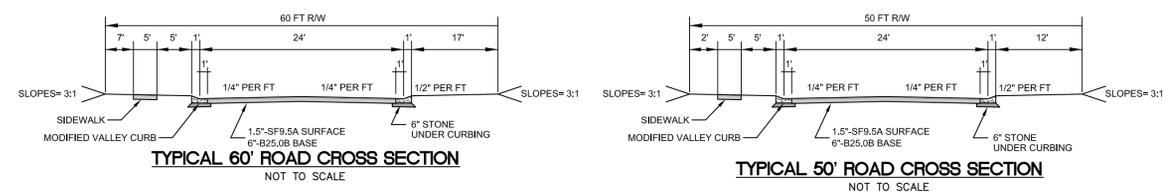
ACREAGE TOTALS

TOTAL SITE ACREAGE:	120.87 ACRES
OPEN SPACE:	5.78 ACRES
WETLANDS:	+42.2 ACRES (44.2 ACRES - 2.0 ACRES PASSIVE OPEN SPACE)
RIGHT OF WAY:	9.61 ACRES
NON-RESIDENTIAL UNDEVELOPED AREA:	30.87 ACRES
TOTAL DEVELOPABLE AREA:	32.41 ACRES

OPEN SPACE REQUIREMENTS

REQUIRED:	0.03 ACRES/ 106 UNITS = 3.18 ACRES
ACTIVE SPACE:	NO LESS THAN 50% = 1.59 ACRES
PASSIVE SPACE:	NO MORE THAN 50% = 1.59 ACRES
PROVIDED:	5.78 ACRES
ACTIVE SPACE:	3.26 ACRES
PASSIVE SPACE:	2.52 ACRES

- UTILITIES**
- ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING; AND SEWER UTILITIES WILL BE COORDINATED WITH OLD NORTH STATE WATER COMPANY, LLC.
 - WATER PROVIDED BY PENDER COUNTY ENGINEERING.
 - SANITARY SEWER PROVIDED BY OLD NORTH STATE WATER COMPANY, LLC. LETTER PROVIDED IN PACKAGE DEPICTS CAPACITY IS AVAILABLE TO SERVE THIS PROJECT.
 - STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STORMWATER STANDARDS.
- 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.
- PROJECT NARRATIVE:**
 THE CONDITIONAL REZONING REQUEST WILL ALLOW THE APPLICANT TO CHANGE THE CURRENT PROPERTY ZONING OF RP TO RM-CONDITIONAL USE. THIS PROPOSED ACTION IS REQUESTED TO ALLOW SMALLER SIZED SINGLE FAMILY LOTS THAN THE CURRENT RP ZONING ALLOWS. PROPOSED LOT SIZES RANGE FROM APPROXIMATELY 6,800 SF TO 12,000 SF. RP ZONING DOES NOT ALLOW FOR LOTS LESS THAN 15,000 SF AND LARGER SETBACKS THAN FEASIBLE ON THE SMALLER LOTS PROPOSED.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<p>REVISIONS:</p>	
<p>CLIENT INFORMATION:</p> <p>GREY BULL, INC 12917 DURANT RD RALEIGH, NC 27614</p>	
<p>PARAMOUNT ENGINEERING</p> <p>5911 Olander Drive, Suite 201 Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6700 (F) NC License #: C-2846</p>	
<p>OVERALL SITE PLAN GREY BULL PROPERTY CONDITIONAL REZONING PENDER COUNTY NORTH CAROLINA</p>	
<p>PROJECT STATUS: CONCEPTUAL LAYOUT: FINAL DESIGN: RELEASED FOR CONSTRUCTION:</p>	<p>DRAWING INFORMATION: DATE: 08/15/2007 SCALE: 1"=200' DESIGNED: JUE CHECKED: TCC</p>
<p>SEAL</p>	<p style="font-size: 2em; font-weight: bold;">C-1.0</p> <p>PEJ JOB#: 15204.PE</p>