

SITE INFORMATION
 CURRENT LAND USE: VACANT LAND
 ZONING: RP
 PROPOSED ZONING: RM-CD
 PIN: 3293-01-5693-0000
 PROPOSED USE: RESIDENTIAL SINGLE FAMILY DETACHED & MULTI-FAMILY
 78.39 ACRES
 DRC HAMPSTEAD, LLC

SINGLE FAMILY DIMENSION REQUIREMENTS
 MINIMUM LOT SIZE: 6,000 SF
 MAXIMUM LOT SIZE: 12,000 SF
 FRONT YARD SETBACK: 5' MINIMUM
 SIDE YARD SETBACK: 5' MINIMUM
 CORNER SIDE YARD SETBACK: 5' MINIMUM
 REAR SETBACK: 10' MINIMUM
 ZERO LOT LINE: ALLOWED IF 10' MIN. BETWEEN HOMES
 CHORD: 40' MINIMUM
 MAXIMUM HEIGHT: 35'

UNIT TOTALS
 SINGLE FAMILY: 135 UNITS
 APARTMENTS: 264 UNITS
 TOTAL UNITS: 399 UNITS

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

Density Calculations

Total Apartment Units	264
Total Single Family Units	135
Grand Unit Total	399
Total Acreage	78.39
Total Non-Residential Acreage (includes ROW, Parking, Sidewalks)	9.94
Total Wetlands Acreage (11.65) - Total Passive Open Space (5.45)	6.20
Total Open Space (.03 ac / unit)	12.42
Active Open Space	6.97
Passive Open Space	5.45
Total Developable Land Acreage	49.83

Developable land calculated as follows: Total Acreage Subtract the following: (Non-Residential, Wetlands (removing passive open space), Active and Passive Open Space) = Developable Land Area
 Max. Allowable Density Units/ Acre (max. 5du/ac allowed) = **249.15**
 Total Proposed Density Units/ Acre using 399 units = **8.0**

OPEN SPACE REQUIREMENTS
 REQUIRED: 0.03 ACRES X 399 UNITS = 11.97 ACRES (NO MORE THAN 50% OF THE OPEN SPACE CAN BE PASSIVE)
 PROVIDED: 12.42 ACRES INCLUDING:
 ACTIVE SPACE: 6.97 ACRES
 PASSIVE SPACE: 5.45 ACRES

UTILITIES
 1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING; AND SEWER UTILITIES WILL BE COORDINATED WITH PLURIS.
 2. WATER PROVIDED BY PENDER COUNTY ENGINEERING.
 3. SANITARY SEWER TO BE PROVIDED BY PLURIS HAMPSTEAD LLC
 4. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STORMWATER STANDARDS.

BUFFER NOTES
 ALL SURROUNDING ADJACENT PROPERTIES ARE ZONED RP WITH THE EXCEPTION OF THE CHURCH TO THE SOUTH/SOUTHWEST WHICH IS O&I AND GB ALONG HWY 17 CORRIDOR

RECREATION UNIT NOTES
 1. 399 LOTS REQUIRE 4 RECREATION UNIT TOTALING \$40,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE \$40,000, 4 UNIT REQUIREMENT

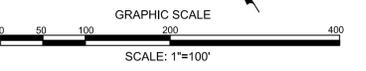
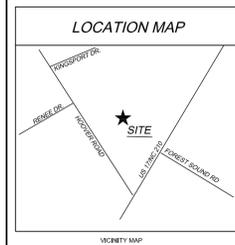
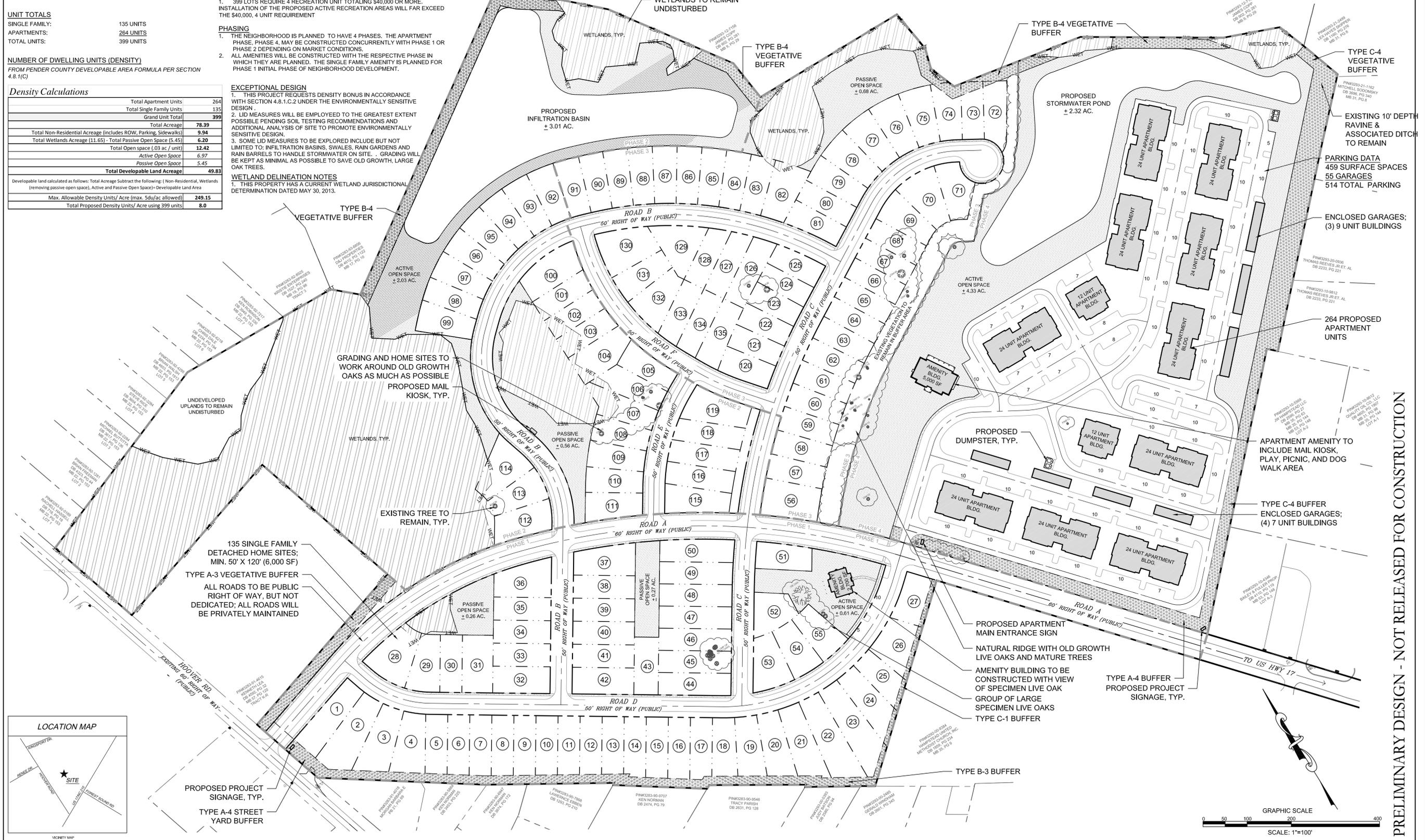
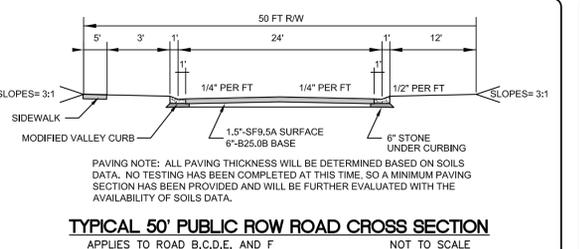
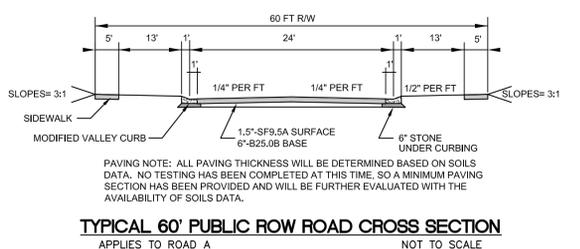
PHASING
 1. THE NEIGHBORHOOD IS PLANNED TO HAVE 4 PHASES. THE APARTMENT PHASE, PHASE 4, MAY BE CONSTRUCTED CONCURRENTLY WITH PHASE 1 OR PHASE 2 DEPENDING ON MARKET CONDITIONS.
 2. ALL AMENITIES WILL BE CONSTRUCTED WITH THE RESPECTIVE PHASE IN WHICH THEY ARE PLANNED. THE SINGLE FAMILY AMENITY IS PLANNED FOR PHASE 1 INITIAL PHASE OF NEIGHBORHOOD DEVELOPMENT.

PROJECT ROAD NOTES
 1. ALL ROADS WILL BE PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
 2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS & THE PROJECT COLLECTOR ROAD WILL HAVE A 30' RADIUS MINIMUM. ALL OTHER RADI ON THE PROJECT WILL BE 25' MIN.
 3. 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.
 4. SIDEWALKS WILL BE LOCATED ON ONE SIDE OF ALL ROADS EXCEPT THE MAIN COLLECTOR ROAD.
 5. 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.

STREETLIGHT NOTES
 1. STREETLIGHTS WILL BE PROVIDED BASED UPON A DESIGN BY DUKE ENERGY. DESIGN IS PENDING AT THIS TIME.

HISTORICAL & ARCHAEOLOGY NOTES
 1. NO KNOWN HISTORIC OR ARCHAEOLOGICAL SITES EXIST.

FLOODPLAIN NOTES
 1. PORTION OF THIS TRACT LAYS WITHIN DESIGNATED FLOOD ZONE X (MINIMAL FLOOD RISK) AND FLOOD ZONE A (1% CHANCE OF FLOOD, NO BFE CALCULATED) PER FEMA FIRM MAP 3720329300J WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007.



REVISIONS:

CLIENT INFORMATION:
 DRC HAMPSTEAD, LLC.
 60 GREGORY RD., SUITE 1
 BELVILLE, NC 28451

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6700 (F)
 NC License #: C-2846

CONDITIONAL REZONING SITE PLAN
 SPARROWS BEND
 US HWY 17
 HAMPSTEAD
 NORTH CAROLINA

PROJECT STATUS:
 CONCEPTUAL LAYOUT:
 FINAL DESIGN:
 RELEASED FOR CONST.:

DRAWING INFORMATION:
 DATE: 08/21/16
 SCALE: 1" = 100'
 DESIGNED:
 CHECKED:

SEAL

C-1.0

PEJ JOB#: 16197.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION