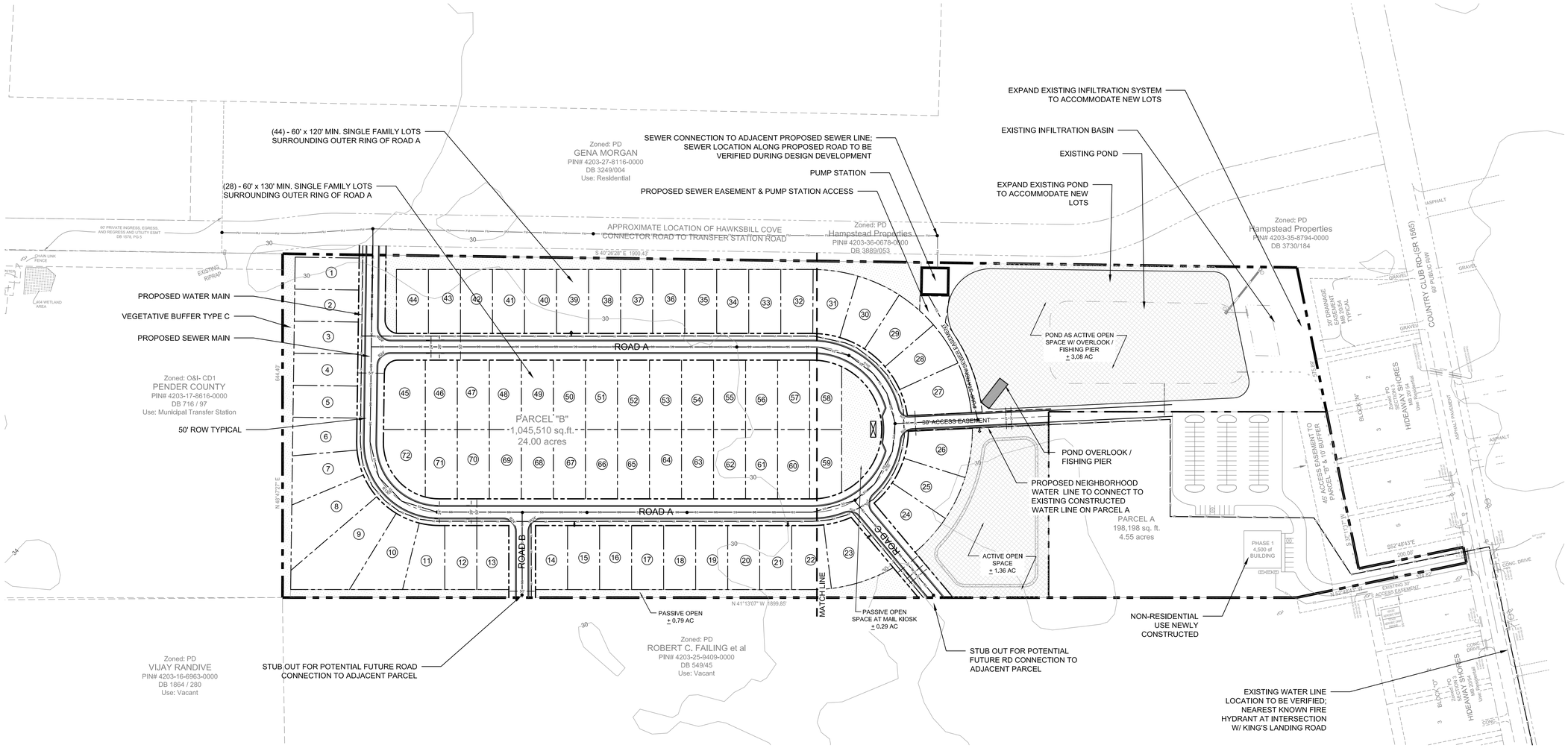
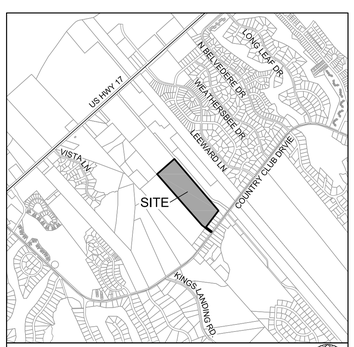




VICINITY MAP
SCALE: 1" = 2000'

SITE INFORMATION

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

SINGLE FAMILY DIMENSION REQUIREMENTS

MINIMUM LOT SIZE:	6,600 SF
FRONTYARD 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:	± 4.55 ACRES
WETLANDS:	NO WETLANDS EXIST ON SITE
RIGHT OF WAY:	± 3.16 ACRES
OPEN SPACE: (ACTIVE & PASSIVE):	± 5.46 ACRES (4.43 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: 5.46 ACRES
ACTIVE SPACE: 4.43 ACRES
PASSIVE SPACE: 1.08 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
4. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STORMWATER STANDARDS.

BUFFER NOTES

1. 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

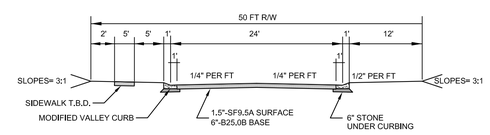
1. 72 LOTS REQUIRE 1 RECREATION UNIT TOTALING $10,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE $10,000. 1 UNIT REQUIREMENT

PHASING

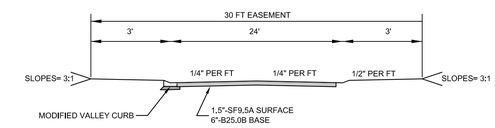
1. THE NEIGHBORHOOD WILL BE BUILT AS ONE PHASE.
2. ALL AMENITIES WILL BE CONSTRUCTED WITH THE INITIAL PHASE OF NEIGHBORHOOD DEVELOPMENT.

PROJECT ROAD NOTES

1. ALL ROADS WILL BE PRIVATE.
2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS WILL HAVE A 26' RADIUS MINIMUM.
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 ROAD A. LOCATION TO BE DETERMINED DURING DESIGN DEVELOPMENT FOR ALL OTHER STREETS.
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.



TYPICAL 50' PRIVATE ROAD CROSS SECTION
NOT TO SCALE



TYPICAL 30' PRIVATE EASEMENT
NOT TO SCALE

GRAPHIC SCALE
0 50 100 200 400
SCALE: 1"=100'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

PARAMOUNTE ENGINEERING
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

PRELIMINARY PLAT

HAMPSTEAD COMMONS
PENDER COUNTY
NORTH CAROLINA

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

DRAWING INFORMATION
DATE: 05/23/19
SCALE: 1" = 100'
DESIGNED: AME
DRAWN: AME
CHECKED: TCC

SEAL

C-2.0

PEI JOB#: 16191.PE

60' PRIVATE INGRESS, EGRESS, AND REGRESS AND UTILITY ESMT DB 1578, PG 5

EXISTING RIPRAP

S 40°26'28" E 1900.43'

PASSIVE OPEN SPACE

SINGLE FAMILY LOTS, TYP.

PROPOSED WATER MAIN

PROPOSED SEWER MAIN

Zoned: O&I- CD1
PENDER COUNTY
PIN# 4203-17-8616-0000
DB 716 / 97
Use: Municipal Transfer Station

644.40'

N 48°47'27" E

ROAD A
50' PRIVATE ROW

ROAD B
50' PRIVATE ROW

LOT 1 7,200 SF 0.17 AC
LOT 2 7,200 SF 0.17 AC
LOT 3 7,200 SF 0.17 AC
LOT 4 7,200 SF 0.17 AC
LOT 5 7,200 SF 0.17 AC
LOT 6 7,947 SF 0.18 AC
LOT 7 8,958 SF 0.21 AC
LOT 8 13,111 SF 0.30 AC
LOT 9 16,346 SF 0.38 AC
LOT 10 10,033 SF 0.23 AC
LOT 11 7,745 SF 0.18 AC
LOT 12 7,200 SF 0.17 AC
LOT 13 7,200 SF 0.17 AC
LOT 14 7,200 SF 0.17 AC
LOT 15 7,200 SF 0.17 AC
LOT 16 7,200 SF 0.17 AC
LOT 17 7,200 SF 0.17 AC
LOT 18 7,200 SF 0.17 AC
LOT 19 7,200 SF 0.17 AC
LOT 20 7,200 SF 0.17 AC
LOT 21 7,200 SF 0.17 AC
LOT 22 8,066 SF 0.19 AC
LOT 32 7,236 SF 0.17 AC
LOT 33 7,200 SF 0.17 AC
LOT 34 7,200 SF 0.17 AC
LOT 35 7,200 SF 0.17 AC
LOT 36 7,200 SF 0.17 AC
LOT 37 7,200 SF 0.17 AC
LOT 38 7,200 SF 0.17 AC
LOT 39 7,200 SF 0.17 AC
LOT 40 7,200 SF 0.17 AC
LOT 41 7,200 SF 0.17 AC
LOT 42 7,200 SF 0.17 AC
LOT 43 7,200 SF 0.17 AC
LOT 44 7,200 SF 0.17 AC
LOT 45 9,918 SF 0.23 AC
LOT 46 7,800 SF 0.18 AC
LOT 47 7,800 SF 0.18 AC
LOT 48 7,800 SF 0.18 AC
LOT 49 7,800 SF 0.18 AC
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LOT 56 7,800 SF 0.18 AC
LOT 57 7,800 SF 0.18 AC
LOT 58 7,581 SF 0.17 AC
LOT 59 7,581 SF 0.17 AC
LOT 60 7,800 SF 0.18 AC
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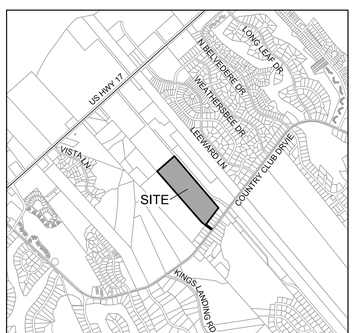
LOT 65 7,800 SF 0.18 AC
LOT 66 7,800 SF 0.18 AC
LOT 67 7,800 SF 0.18 AC
LOT 68 7,800 SF 0.18 AC
LOT 69 7,800 SF 0.18 AC
LOT 70 7,800 SF 0.18 AC
LOT 71 7,770 SF 0.18 AC
LOT 72 7,865 SF 0.18 AC

PROPOSED FIRE HYDRANT, TYP.

STUB OUT FOR POTENTIAL FUTURE RD CONNECTION TO ADJACENT PARCEL

N 41°13'07" W 1899.85'

MATCH LINE



VICINITY MAP
SCALE: 1" = 2000'
NORTH

SITE INFORMATION

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ZONING:	PD
PIN:	4203-36-1126-0000
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TOTAL SITE AREA:	28.55 ACRES
OWNER INFORMATION:	KSADE VENTURES

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MINIMUM LOT SIZE:	6,600 SF
FRONTYARD SETBACK:	5' MINIMUM
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REAR SETBACK:	10' MINIMUM
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CHORD:	40' MINIMUM
MAXIMUM HEIGHT:	35'
DENSITY:	NOT TO EXCEED 5 DU/AC

GRAPHIC SCALE
0 50 100 200 400
SCALE: 1"=100'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

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PRELIMINARY PLAT

HAMPSTEAD COMMONS
PENDER COUNTY
NORTH CAROLINA

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DRAWN: DJM
CHECKED: TGC

SEAL

C-2.1

PEI JOB#: 16191.PE

SEWER CONNECTION TO ADJACENT PROPOSED SEWER LINE; SEWER LOCATION ALONG PROPOSED ROAD TO BE VERIFIED DURING DESIGN DEVELOPMENT

PUMP STATION

PROPOSED SEWER EASEMENT & PUMP STATION ACCESS

EXPAND EXISTING INFILTRATION SYSTEM TO ACCOMMODATE NEW LOTS

EXISTING INFILTRATION BASIN

EXISTING POND

EXPAND EXISTING POND TO ACCOMMODATE NEW LOTS

Zoned: PD
Hampstead Properties
PIN# 4203-36-0678-0000
DB 3889/053

Zoned: PD
Hampstead Properties
PIN# 4203-35-8794-0000
DB 3730/184

COUNTRY CLUB RD-(SR 1565)
60' PUBLIC R/W

GRAVEL

20' DRAINAGE EASEMENT MB 20/54 TYPICAL

LOT 31 8,188 SF 0.19 AC

LOT 30 8,188 SF 0.19 AC

LOT 29 8,188 SF 0.19 AC

LOT 28 8,188 SF 0.19 AC

LOT 27 8,846 SF 0.20 AC

LOT 58 7,581 SF 0.17 AC

LOT 59 7,581 SF 0.17 AC

LOT 26 8,676 SF 0.20 AC

LOT 25 8,188 SF 0.19 AC

LOT 24 8,188 SF 0.19 AC

LOT 23 10,593 SF 0.24 AC

PUMP STATION/SEWER EASEMENT

POND AS ACTIVE OPEN SPACE W/ OVERLOOK / FISHING PIER ± 3.08 AC

POND OVERLOOK / FISHING PIER

30' ACCESS EASEMENTs

PASSIVE OPEN SPACE AT MAIL KIOSK ± 0.29 AC

PROPOSED NEIGHBORHOOD WATER LINE TO CONNECT TO EXISTING CONSTRUCTED WATER LINE ON PARCEL A

PROPOSED WATER MAIN

PROPOSED MAIL KIOSK

PROPOSED SEWER MAIN

ACTIVE OPEN SPACE ± 1.36 AC

ROAD C 50' PRIVATE ROW

PROPOSED FIRE HYDRANT

PASSIVE OPEN SPACE ± 0.79 AC

MATCH LINE

PARCEL A
198,198 sq. ft.
4.55 acres

PHASE 1
4,500 sf
BUILDING

NON-RESIDENTIAL USE NEWLY CONSTRUCTED

5' WIDE MULCH PATH

STUB OUT FOR POTENTIAL FUTURE RD CONNECTION TO ADJACENT PARCEL

45' ACCESS EASEMENT TO PARCEL "B" & 10' BUFFER

BLOCK "N"

Zoned: PD
SECTION 3
HIDEAWAY SHORES
MB 20/ 54
Use: Residential

ASPHALT PAVEMENT

S 37°11'17" W

S52°48'43"E
200.00'

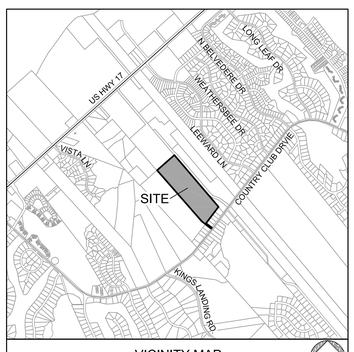
324.82'

N 52°48'43" W

EXISTING 30' ACCESS EASEMENT

EXISTING WATER LINE LOCATION TO BE VERIFIED; NEAREST KNOWN FIRE HYDRANT AT INTERSECTION W/ KING'S LANDING ROAD

575.89'



VICINITY MAP
SCALE: 1" = 2000'
NORTH

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PENDER COUNTY
NORTH CAROLINA

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FINAL LAYOUT:
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DRAWING INFORMATION
DATE: 05/23/16
SCALE: 1" = 100'
DESIGNED: AHE
DRAWN: DJM
CHECKED: TGC

SEAL

C-2.2

PEI JOB#: 16191.PE