

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 11035	Date	9.27.2013
Application Fee	\$ 1715.00	Receipt No.	# 132181
Pre-Application Conference	7.30.2013	Hearing Date	11.12.2013

SECTION 1: APPLICANT INFORMATION

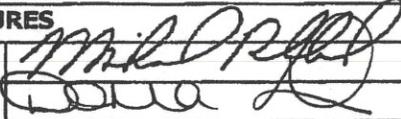
Applicant's Name:	SIGNATURE PENDER COUNTY NC LTD	Owner's Name:	FIRST FEDERAL BANK
Applicant's Address:	93376	Owner's Address:	PO BOX 118068
City, State, & Zip	HOUSTON TX 77024	City, State, & Zip	CHARLESTON SC 29423
Phone Number:	713-822-3891	Phone Number:	N/A

Legal relationship of applicant to land owner: APPLICANT HAS PROPERTY UNDER CONTRACT

SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	<input type="checkbox"/> Residential <small>RP, PD, RM MH District</small>	<input type="checkbox"/> Commercial <small>GB, OI, IT, GI District</small>	<input checked="" type="checkbox"/> Mixed Use <small>PD</small>	<input type="checkbox"/> Exempt
Property Identification Number (PIN):	4214-12-8251-0000	Total property acreage:	143 ACRES	
Zoning Classification:	PD	Acreage to be disturbed:	143 ACRES	
Project Address :	10410 TOPSOIL GREENS DRIVE			
Description of Project Location:	FRONTING H.W 17 GOING SOUTH APPROX 2 MILES CROSSING SLOOP POINT RD			
Describe activities to be undertaken on project site:	DEVELOPMENT OF RESIDENTIAL LOTS & FUTURE COMMERCIAL SITES			

SECTION 3: SIGNATURES

Applicant's Signature		Date:	9/26/13
Owner's Signature		Date:	

\$ 1715

September 24, 2014

Pender County Planning Department

RE The Oaks At Sloop Point Master Development Plat

Thank you for the opportunity to submit this request for a master plan for the property previously known as the Topsail Greens golf course.

The property has commercial frontage on HW 17 and fronts both sides of Sloop Point Rd. The property is located just North of the intersection of Sloop Point Rd and HW 17.

In designing this planned development we have given strong attention to creating a subdivision with connectivity to the surrounding communities, [both existing and future] schools and existing parks.

Access to the residential development is proposed on Sloop Point Rd. with future access to the Shepards Branch subdivision which was approved 9/05 . A pedestrian and emergency vehicle access is proposed to Doral Rd. via a hike and bike trail.

An attempt was made to connect the road infrastructure to Doral Road however this would have required putting a state road through an existing cemetery located on the property. We found that installing a road through the existing cemetery was not an option. However we are as shown on the plan proposing the installation of a hike and bike trail on a 50' wide piece of property currently owned by the County . This will create connectivity to the adjoining neighborhood and allow emergency vehicles access if there is ever a need. We are also working with Pender County planning director Kyle Breuer to evaluate the possibility of extending this hike and bike path through the Greenway neighborhood to connect to the "safe access trail to be installed along Sloop Point Road which is scheduled to be constructed from Sloop Point elementary school to the Kiwanas park sometime in the next 12-18 months. It is our plan to work with the county to apply for a grant through the STDDA(Surface Transportation Program Direct Attributable) to receive a grant of 80% of the cost of this connection and upon receipt

of that grant work to raise the remaining 20% and get the project completed.

We have designed a residential community with a minimum lot size of 10,000 sq.ft. A maximum height restriction of 38 feet and building set back lines as follows:

Front - 20 feet
Side - 10 feet
Rear - 20 feet
Corner- 15 feet

A 6 foot wood fence will be installed around the perimeter of the property along with a ten foot buffer restriction called for in article 8.2.6 buffer C-1. These fences will be a requirement of the builder as the homes are built and will be called out for in the deed restrictions.

County water and individual septic systems are planned.

Required permits are,

- 1 DENR- Public water supply for the water line extension
- 2 NCDOT- Driveway connection to SR1563 and the subdivision streets
- 3 NCDENR- Division of Water Quality for the storm water system

We are proposing 185 single family homes which will generate 1770 total daily trips with 139 in the AM peak hour and 187 in the PM peak hour.

This project will impact the surrounding subdivisions in a positive way by creating a quality residential development with homes similar to those being built currently in The Walk At Sloop Point just down the street.