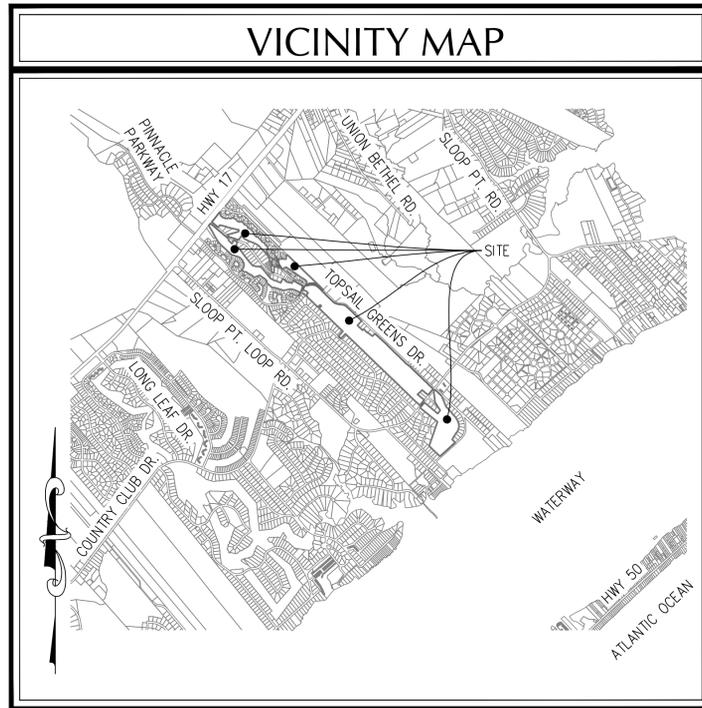
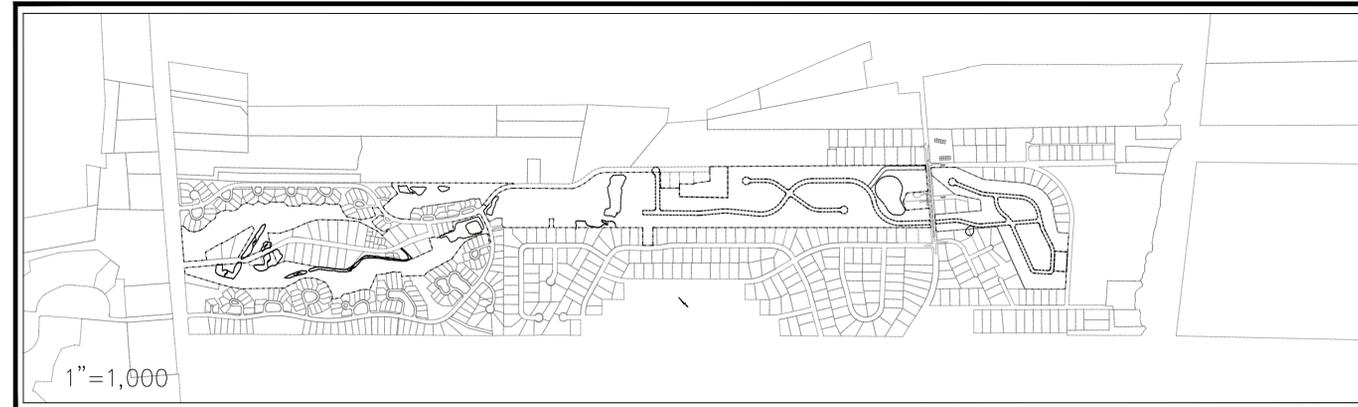


# MASTER DEVELOPMENT PLAN FOR THE OAKS AT SLOOP POINT PENDER COUNTY, NORTH CAROLINA SEPTEMBER 2013



VICINITY MAP  
(NTS)



DESCRIPTION	EXISTING	PROPOSED
1' CONTOUR INTERVAL	---	---
5' CONTOUR INTERVAL	----	----
PROPERTY LINE	----	----
ROADWAY CENTERLINE	----	----
RIGHT OF WAY LIMITS	----	----
EASEMENT LINE	----	----
CURB & GUTTER	----	----
SANITARY SEWER FACILITIES	---	---
STORM SEWER FACILITIES	---	---
WATERLINE	---	---
FIRE HYDRANT ASSEMBLY	⊕	⊕
WATERWAYS	---	N/A
PROPOSED LOT AND S.F.	x 5,000 s.f.	(A)
OPEN SPACE LABEL	[Hatched Box]	STREET SIGN
OPEN SPACE	[Hatched Box]	404 WETLANDS
BUILDING SET BACKS	---	FLOW DIRECTION
PRIVATE SANITARY SET BACKS	---	[Arrow]

**DEVELOPER/OWNER**

Signature Pender County NC, LP.  
4307 Peeble Drive  
WILMINGTON, NC 28402  
PHONE: (713) 822-3891

**PREPARED BY:**

**GSP CONSULTING, PLLC**  
**ENGINEERING**  
6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659 License # P-0718

CERTIFICATE OF PRELIMINARY PLAT APPROVAL  
APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ADMINISTRATOR  
SITE PLAN VALID FOR A PERIOD OF TWO (2) YEARS FROM APPROVAL DATE:

ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

INDEX OF SHEETS	
SHT C-0	COVER SHEET
SHT C-1	GENERAL NOTES
SHT C-2.1	BOUNDARY SURVEY
SHT C-2.2	BOUNDARY SURVEY
SHT C-2.3	BOUNDARY SURVEY
SHT C-2.4	BOUNDARY SURVEY
SHT C-3.1	SITE PLAN
SHT C-3.2	SITE PLAN
SHT C-3.3	SITE PLAN
SHT C-3.4	SITE PLAN
SHT C-3.5	SITE PLAN
SHT C-4.1	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.2	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.3	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.4	UTILITY & STORMWATER MANAGEMENT PLAN
SHT C-4.5	UTILITY & STORMWATER MANAGEMENT PLAN

SITE DATA TABLE	
<b>GENERAL NOTES:</b>	
1.	PENDER COUNTY PARCEL NO.: PIN 4214-12-8251-0000
2.	TOTAL TRACT AREA: 6,256,131 SF = 143.62 AC±
3.	ZONING: PLANNED DEVELOPMENT (PD)
4.	LAND CLASSIFICATION: GOLF COURSE
5.	A PORTION OF THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #5720420400J, EFFECTIVE DATE 2/16/2007 AND FLOOD INSURANCE RATE MAP #5720421400J, EFFECTIVE DATE 2/16/2007.
6.	THIS PROPERTY DOES NOT CONTAIN ANY A.E.C. AREAS OR IS UNDER CAMA JURISDICTION.
7.	THIS PROPERTY DOES CONTAIN 404 FEDERAL WETLANDS WHICH HAVE BEEN APPROVED BY THE USACE.
<b>GENERAL NOTES:</b>	
1.	OWNERSHIP REFERENCE: D.B. 4266 P.G. 325-341 PLAT # 16 PG. 73
2.	PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED PLANNED DEVELOPMENT (PD).
3.	A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
4.	ALL INTERIOR ROADWAYS ARE TO BE BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
5.	INTERIOR ROADWAYS ARE TO BE PRIVATE AND PUBLIC AS DEPICTED ON THE MASTER PLAN. PUBLIC ROADWAYS SHALL BE DEDICATED TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
6.	A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE.
7.	THIS MASTER PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE IN ACCORDANCE WITH THE PROVISIONS OF PENDER COUNTY DEVELOPMENT ORDINANCE.
8.	THE DEVELOPERS HAVE THE SOLE RIGHT TO MODIFY THIS MASTER PLAN IN ACCORDANCE WITH MARKET CONDITIONS OR OTHER CONDITIONS WHICH INDICATE A CHANGE IS DESIRED OR REQUIRED. ANY AND ALL CHANGES MUST BE REVIEWED BY THE PLANNING DEPARTMENT AND IN SOME INSTANCES MAY REQUIRE PLANNING BOARD APPROVAL.
9.	BUFFERS WILL BE PROVIDED PER CURRENT PENDER COUNTY ZONING ORDINANCE.
10.	ALL LOTS WIDTHS WILL BE A MINIMUM OF SEVENTY (70) FEET.
11.	ALL LOTS WHICH FRONT CUL-DE-SACS SHALL HAVE A MINIMUM CHORD LENGTH AT ROW OF THIRTY FOOT (30') MINIMUM.
12.	WETLANDS IMPACTED WILL BE MITIGATED IN ACCORDANCE WITH ANY REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS.
13.	ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REGULATIONS.
14.	ALL PROPOSED OPENSACE/RECREATION AREAS ARE NON-BUILDABLE FOR ANY TYPE OF DEVELOPMENT.
<b>MINIMUM LOT DIMENSIONS:</b>	<b>PROPOSED BUILDING SETBACKS:</b>
AREA IN (S.F.) 10,000 SF	FRONT - 20'
MIN USABLE LOT AREA (%) 95%	REAR - 20'
MIN LOT WIDTH (FT) 70'	SIDE - 10'
MIN CHORD AT ROW (CUL-DE-SAC) 30'	CORNER - 15'
MAX BLDG. HT. (FT) 38'	ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE
<b>REQUIRED OPEN SPACE:</b>	
185 LOTS * 0.03 AC/LOT = 5.55 AC±	
<b>PROVIDED OPEN SPACE:</b>	
5.56 AC± TOTAL OPEN SPACE PROVIDED	
<b>NOTE:</b> PROPOSED OPENSACE/RECREATION SPACE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT	<b>TRIP GENERATION:</b>
<b>DEVELOPMENT DATA:</b>	185 SINGLE FAMILY HOMES:
TOTAL TRACT AREA = 3,476,124 SF = 79.80 AC	1,770 - TOTAL DAILY TRIPS
PROPOSED DENSITY 185 UNITS = 2.72 UNITS/AC	139 - AM PEAK HOUR
AVERAGE LOT SIZE - 12,500 SF	187 - PM PEAK HOUR
AREA OF LOTS PROPOSED - 2,725,537 SF = 62.57 AC±	*PER ITE TRIP GENERATION MANUAL 8TH EDITION, ITE CODE 210
AREA OF ROW PROPOSED - 450,415 SF = 10.34 AC±	
TOTAL PROPOSED ROAD LENGTH -	
PUBLIC - 5,587 L.F.±	
PRIVATE - 4,356 L.F.±	
TOTAL - 9,943 L.F.±	
<b>IMPERVIOUS SURFACES -</b>	
PROPOSED BUA -	
ROADS - 304,361 S.F.	
LOTS - 740,000 S.F.	
TOTAL - 1,044,361 S.F. (30.6%)	
<b>UTILITY DATA:</b>	
TOTAL - 185 UNITS @ 360 GPD/UNIT = 66,600 GPD	
<b>DEVELOPMENT NOTES:</b>	
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.	
2. PROJECT SHALL COMPLY WITH ALL CITY, STATE & FEDERAL REGULATIONS.	
<b>NOTE:</b>	
ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & THE STATE OF NORTH CAROLINA	