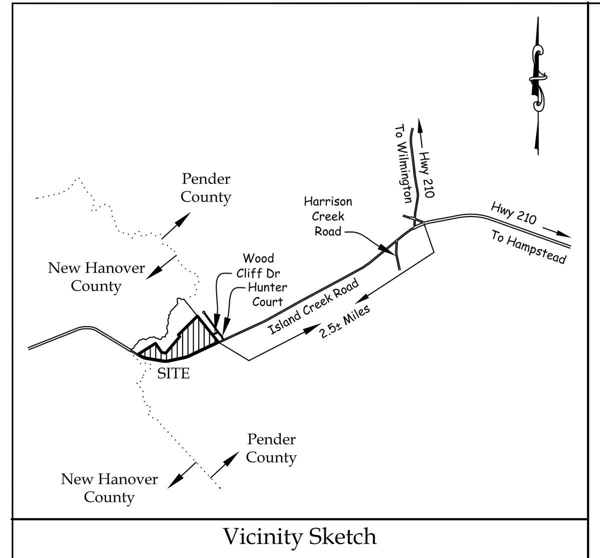
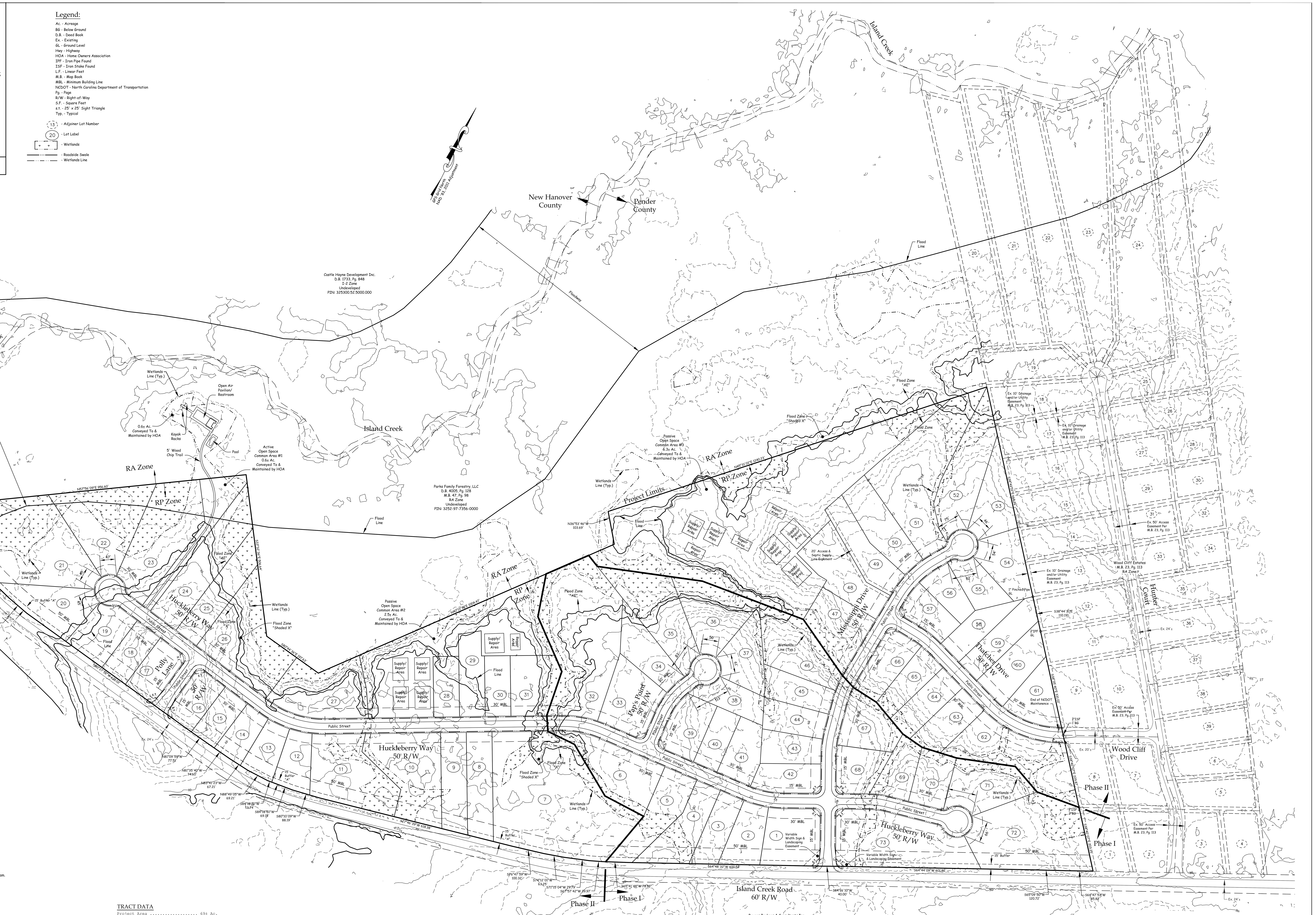


Vicinity Sketch
Scale: 1"=5000'



NOTES:

1. All streets to be public. (NC Department of Transportation)
2. All street signs provided by owner.
3. At all intersections:
   20' radii at all rights-of-way
   30' radii at all edges of pavement.
4. All street right-of-way to be 50' unless otherwise noted.
5. Pavement width to be 20'.
6. Flood lines drawn from an electronic overlay of the digital flood map 370344 3252 K and 370344 3262 K (Pender County) effective Nov. 3, 2005.
7. All easements will be drainage & utility, unless otherwise noted.
8. All easements will be dedicated for public use, unless specifically noted otherwise. Public use means that public entities and the general public may use the easement, but does not mean or imply that any entity does or will use, or does or will maintain any feature (drainage or utilities, etc.) inside the easement.
9. 10' public drainage & utility easements are reserved along all street rights-of-way.
10. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
11. Sight distance easements shown hereon shall remain as property of homeowners but shall remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants and traffic control signs, which could restrict driver's vision.
12. Stop signs shall be R1-1, 30"x30" high intensity diamond grade reflective, installed on a breakaway or two piece "U" channel post, 7 (seven) feet above adjacent pavement height to bottom of sign face, with a horizontal clearance of a minimum of 1 foot from existing pavement edge to outermost part of sign.
13. Street signs shall be engineer grade reflective, installed on a 2 3/8" O.D. galvanized post using same vertical and horizontal clearance as stop sign.
14. Boundary information taken from a partial survey by Parker & Associates, Inc. dated 4-16-14, and rezoning data provided by Stroud Engineering, P.A.
15. Wetlands lines taken from a map prepared by Stroud Engineering, P.A., and Dated 04-15-14.
16. Lot layout based on soils information received on 4-18-14 from Pittman Soil Consultants.
17. Lots 1 - 21, 73 & 74 shall have no driveway access onto Island Creek Road.
18. Topography shown is from lidar information provided by the NC Flood Mapping Program.
19. There are no historical structures and sites recognized as significant by The County Commissioners or as identified on any historical landmarks survey for Pender County.
20. Surface water classification to Northeast Cape Fear River is C.Sw
21. A 15' Buffer "A" along the rear of the lots along Island Creek Road will consist of 3 canopy trees, 2 understory trees, and a grass cover of at least 98% coverage (Except within 4' of the base of any tree), per 100 L.F.

Adjoiner Data

Lot No.	Owner(s)	D.B. / Pg.	Subdivision	M.B. / Pg.	Zone	Use(s)	Pin #
1	Gary Dean Buffkin & April N. Worth	D.B. 3356, Pg. 108	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Modular Home	3262-17-6296-0000
2	Gary Dean Buffkin & April N. Worth	D.B. 3356, Pg. 108	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Modular Home	3262-17-6296-0000
7	Russell D. Luhm Trustee Judith A. Luhm Trustee	D.B. 2890, Pg. 277	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Modular Home	3262-17-6424-0000
8	Lila Kay McDowell	D.B. 4238, Pg. 107	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Modular Home	3262-17-5309-0000
9	Jo-Serrano Ruben Corne	D.B. 4311, Pg. 76	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Modular Home	3262-17-3620-0000
10	Mary E. Roche & James Michael Brooks	D.B. 2222, Pg. 45	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Mobile Home	3262-17-4655-0000
11	Ralph Henry Horrell	D.B. 963, Pg. 267	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Mobile Home	3262-17-3707-0000
12	Heather J. Fulton	D.B. 3035, Pg. 168	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Modular Home	3262-17-2833-0000
13	Brandon Joel Lee	D.B. 3142, Pg. 341	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Modular Home	3262-17-1974-0000
14	Francisco Tovar & Tammy Tovar	D.B. 2270, Pg. 59	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Mobile Home	3262-18-0092-0000
15	Brandon Wells & Dana Errickson	D.B. 3297, Pg. 348	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Mobile Home	3262-18-0130-0000
16	Dennis R. Lafferty & Billie J. Lafferty	D.B. 1064, Pg. 48	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Mobile Home	3262-08-9159-0000
17	Brinson Properties LLC	D.B. 4210, Pg. 106	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Modular Home	3262-08-8289-0000
18	Tina M. Blake	D.B. 2824, Pg. 320	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Modular Home	3262-08-7397-0000
19	Patricia Evans Moffitt	D.B. 2206, Pg. 356	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Modular Home	3262-08-7446-0000
20	Thomas Alan Brabenec & Vickie Brabenec	D.B. 713, Pg. 38	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Undeveloped	3262-08-4703-0000
21	Thomas Alan Brabenec & Vickie Brabenec	D.B. 713, Pg. 38	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Undeveloped	3262-08-4881-0000
22	Michael A. Jones	D.B. 1552, Pg. 344	Wood Cliff Estates	M.B. 23, Pg. 113	RA Zone	Modular Home	3262-08-5887-0000
N/A	Buyers Brokers & Consultants Inc.	D.B. 3950, Pg. 139	N/A	M.B. 47, Pg. 98	PD Zone	Undeveloped	3262-25-8994-0000
N/A	Castle Hayne Development Inc.	D.B. 1733, Pg. 848	N/A	N/A	I-2 Zone	Undeveloped	325300.52.5000.000

TRACT DATA

```
Project Area .................. 69± Ac.
Acreage in Parks or
   other land usage .......... 9.4 Ac. (Additional 0.6± Ac. on Adjoining Tract)
Open Space Required ........... 2.2 Ac.
Percentage of Open Space ....... 13%
Number of Lots ................ 73
Minimum Lot Width ............. 80'
Minimum Lot Size .............. 15,000 S.F.
Linear Feet of Streets ........ 5,233 L.F.
Acreage in Street R/W ......... 6.3± Ac.
Density ....................... 1.2 Units/Ac.
Proposed Use .................. Single Family Dwelling - Detached Conventional
Existing Land Use ............. Undeveloped
Water Service ................. Pender County Water
Sewer Service ................. Individual Onsite/Offite Septic Systems
Storm Water Management ........ Low Density
Zone .......................... RP Zone
Fire District ................. Hampstead Fire

PIN - 3252-97-7356-0000
Deed Ref.: D.B. 4005, Pg. 128
           M.B. 47, Pg. 98
```

Setbacks (Along Island Creek Road . 50')

```
Front Yard .................... 30'
Side Yard ..................... 10'
Corner Yard (Side Street) ..... 15'
Rear Yard ..................... 25'
```

Estimated Trip Generation

```
Estimated Average Daily Trips .. 695
Estimated AM Peak Hour Trips ... 55
Estimated PM Peak Hour Trips ... 73

Note:
The Estimated Average Daily Trips Were Calculated
According To The Institute of Transporation
Engineers Trip Generation Manual 9th Edition
```

Development Phasing

Phase I

```
Acreage ....................... 22.5± Ac.
Number of Lots ................ 28 Lots
Acreage in Street R/W .........  2.7± Ac.
Density ....................... 1.2 Units/Ac.
```

Phase II

```
Acreage ....................... 46.5± Ac.
Number of Lots ................ 45 Lots
Acreage in Street R/W .........  3.6± Ac.
Density ....................... 1.0 Units/Ac.
```

Common Areas

Common Area #1 - Active

```
Acreage ....................... 0.6± Ac.
      (Plus 0.6± Ac. on Adjoining Property)
Acreage in Wetlands ........... 0.05± Ac.

Use - Walking Trail to Open Air Pavilion & Restrooms
      With Pool & Kayak Racks
```

Common Area #2 - Passive

```
Acreage ....................... 2.5± Ac.
Acreage in Wetlands ........... 0.3± Ac.

Use - Off Site Septic and/or Repair Systems
      to Serve Lots 8,9,12,13,18,26
```

Common Area #3 - Passive

```
Acreage ....................... 6.3± Ac.
Acreage in Wetlands ........... 1.1± Ac.

Use - Off Site Septic and/or Repair Systems
      to Serve Lots 55-59, 62-63
```

Master Developement Plan

the RESERVE on ISLAND CREEK

Topsail Twp., Pender Co., North Carolina

Developer: In Formation
To Be Determined

Owner:
Parks Family Forestry, LLC
2021-A Corporate Drive
Wilmington, NC 28405
(217)446-4600

Parker & Associates, Inc.
Consulting Engineers - Land Surveyors - Land Planners
P.O. Box 976 - 28541-0976
306 New Bridge Street - 28540
Jacksonville, North Carolina
Phone (910) 455-2414 - Fax (910) 455-3441
Firm License Number: F-0108

Shaping Horizons

DATE: 04/15/14
SCALE: 1"=100'

GRAPHIC SCALE: 1"=100'
0 50 100 200 300
FEET

Field Book: Island Creek, Pg. 1-2
Disk Name: Acad #2501
Filename: IC-MDP.dwg BLD
Job No.: S140217-5746

Z:\Land Projects 3\Island Creek\dwg\IC-MDP.dwg, 4/22/2014 1:07:58 PM, BLD