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PENDER PLANNING DEPT.

PARAMOUNTE
ENGINEERING, INC.

Hampstead Commons Narrative:

The proposed development is located in Hampstead on Pender County parcel # 4203-36-1126-0000. The parcel's address is 1497 Country Club Dr. with access from Country Club Drive. The proposed 72 lot single family neighborhood will primarily be accessed from the proposed Hawksbill Cove Collector Road leading to Transfer Station Rd. to the east/northeast of the site. The closest existing intersection to the property is Country Club Drive at Avila Drive.

The proposed development will offer 72 home sites ranging in size from approximately 6,600 sf to 9,000 sf. The current zoning for the site is PD and is proposed to remain PD.

The proposed single family neighborhood is tucked behind the newly constructed community center and will not generate excessive noise or other disruptions to the area. The 72 lots will add to the Pender County tax base and will make use of a currently vacant piece of property.

The proposed development will enlarge the existing stormwater pond and infiltration basin that was previously constructed for the newly constructed community center.

All water will be supplied by Pender County and sewer will be provided by Pluris.

There is not a traffic analysis for the project at this time. The neighborhood will be under 100 lots; therefore, no TIA is required.

All applicable local, state, and federal permits, such as state stormwater and erosion control permits, will be obtained prior to beginning construction on this project.

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