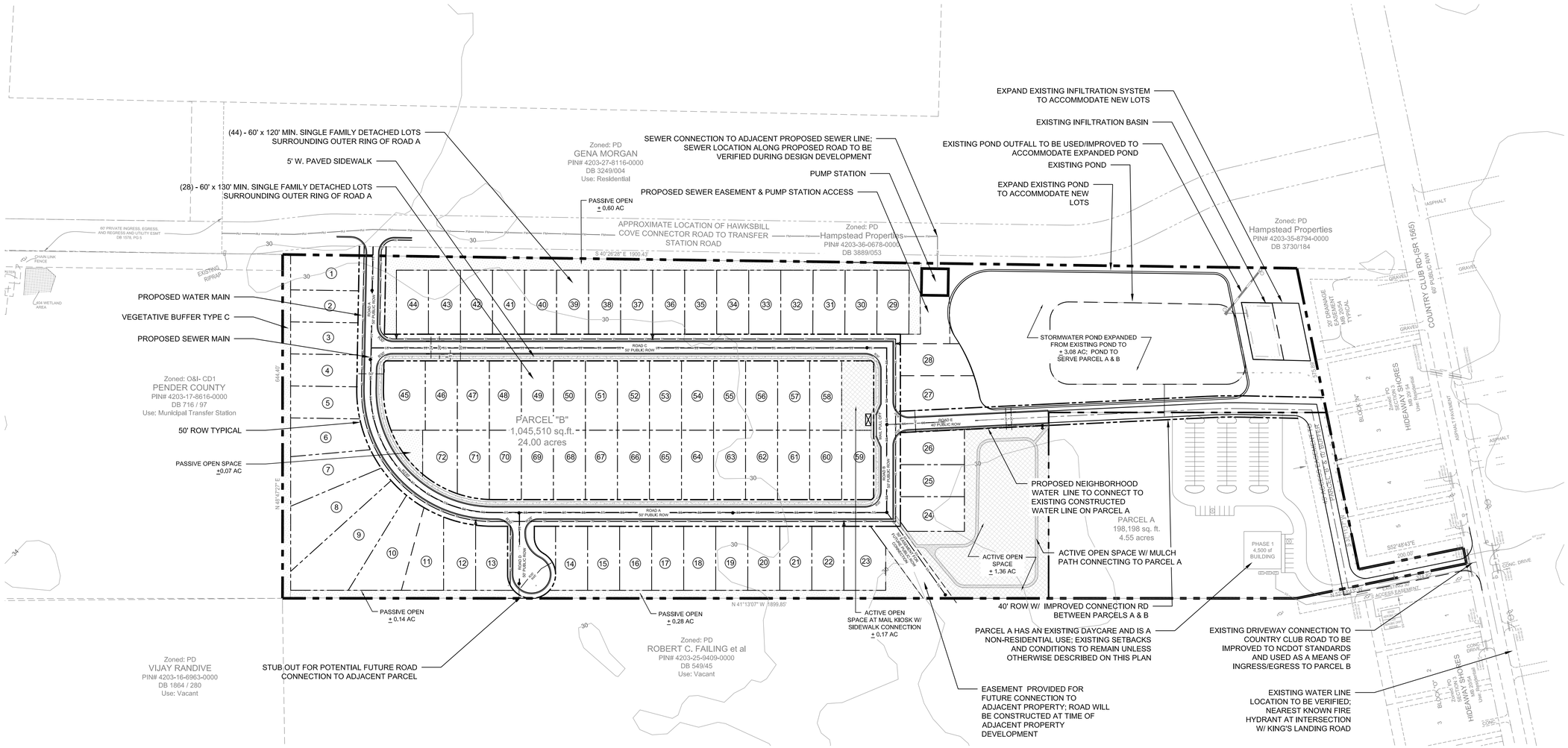
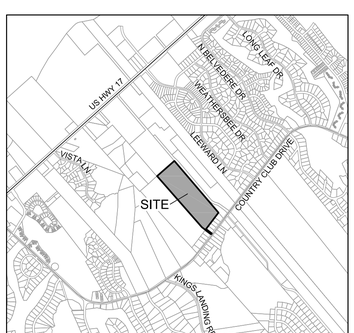




VICINITY MAP
SCALE: 1" = 2000'
NORTH

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
ZONING:	PD
PIN:	4203-36-1126-0000
PROPOSED USE:	RESIDENTIAL
TOTAL SITE AREA:	28.55 ACRES
APPLICANT 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)

Density Calculations

Total Single Family Units	72
Grand Unit Total	**72**
Total Acreage	**28.55**
Non-Residential Acreage (community center)	**4.55**
Right of ways, Parking, Sidewalks	**3.50**
Total Wetlands Acreage	**0.00**
Total Open space (.03 ac/un req'd); Provided: 1.53 ac active, 1.08 ac passive	**2.61**
Total Developable Land Acreage	**17.89**
Total Density Proposed Units/ Acre	**4.02**
Developable land calculated as follows: Total Acreage Subtract the following: (All Non-Residential, Right of Ways, Wetlands (removing passive open space), Active and Passive Open Space)= Developable Land Area	
Total Allowable Units based on ordinance (max. 5du/ac allowed)	**89.45**

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: 2.61 ACRES
ACTIVE SPACE: 1.53 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 PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS WILL HAVE A 30' 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.

FLOODPLAIN NOTES

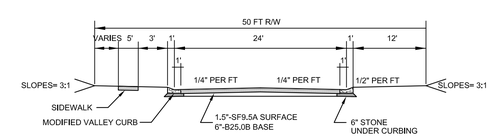
1. THIS PROPERTY IS NOT LOCATED WITHIN A REGULATORY SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FIRM PANEL 3720420300J EFFECTIVE FEBRUARY 16, 2007. THERE ARE NO FLOOD DEVELOPMENT REGULATIONS APPLICABLE TO THIS DEVELOPMENT

STREETLIGHT NOTES

1. STREETLIGHTS WILL BE PROVIDED BASED UPON A DESIGN BY DUKE ENERGY. DESIGN IS PENDING AT THIS TIME.

HISTORICAL & ARCHAEOLOGY NOTES

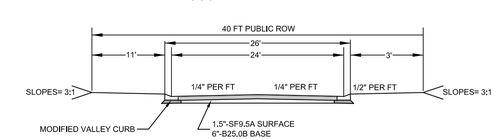
1. NO KNOWN HISTORIC OR ARCHEOLOGICAL SITES EXIST ON PARCEL A OR B.



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

TYPICAL 50' PUBLIC ROW ROAD CROSS SECTION

APPLIES TO ROAD A,B,C,D NOT TO SCALE



TYPICAL 40' PUBLIC ROW

APPLIES TO ROAD E NOT TO SCALE

PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME, SO A MINIMUM PAVING SECTION HAS BEEN PROVIDED AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

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

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

REV.1 PER TRC COMMENTS	06/15/16
REV.2 PER PLANNING STAFF COMMENTS	06/22/16

CLIENT INFORMATION:

PARAMOUNTE ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

MASTER DEVELOPMENT PLAN

HAMPSTEAD COMMONS
TOPSAIL TOWNSHIP
PENDER COUNTY, NORTH CAROLINA

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

DRAWING INFORMATION
DATE: 05/23/16
SCALE: 1" = 100'
DESIGNED: AME
DRAWN: TGC
CHECKED:

SEAL

C-1.0

PEI JOB#: 16191.PE