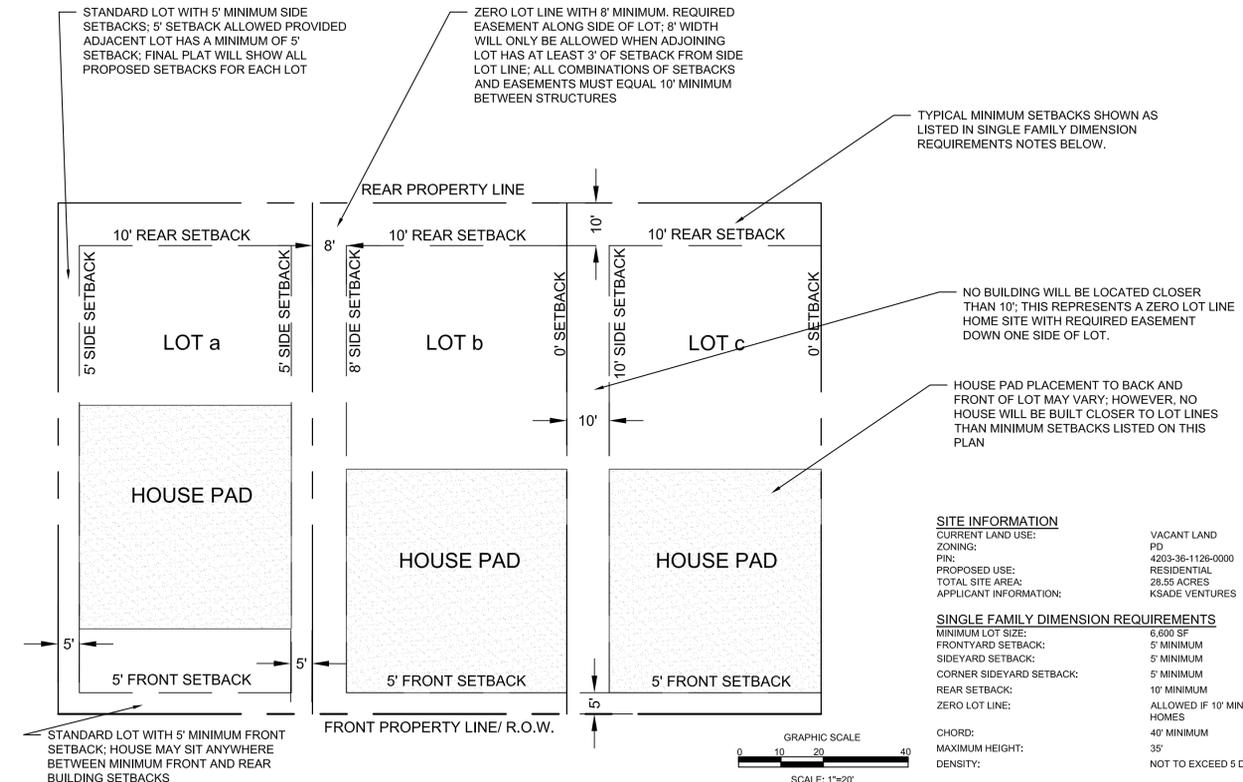
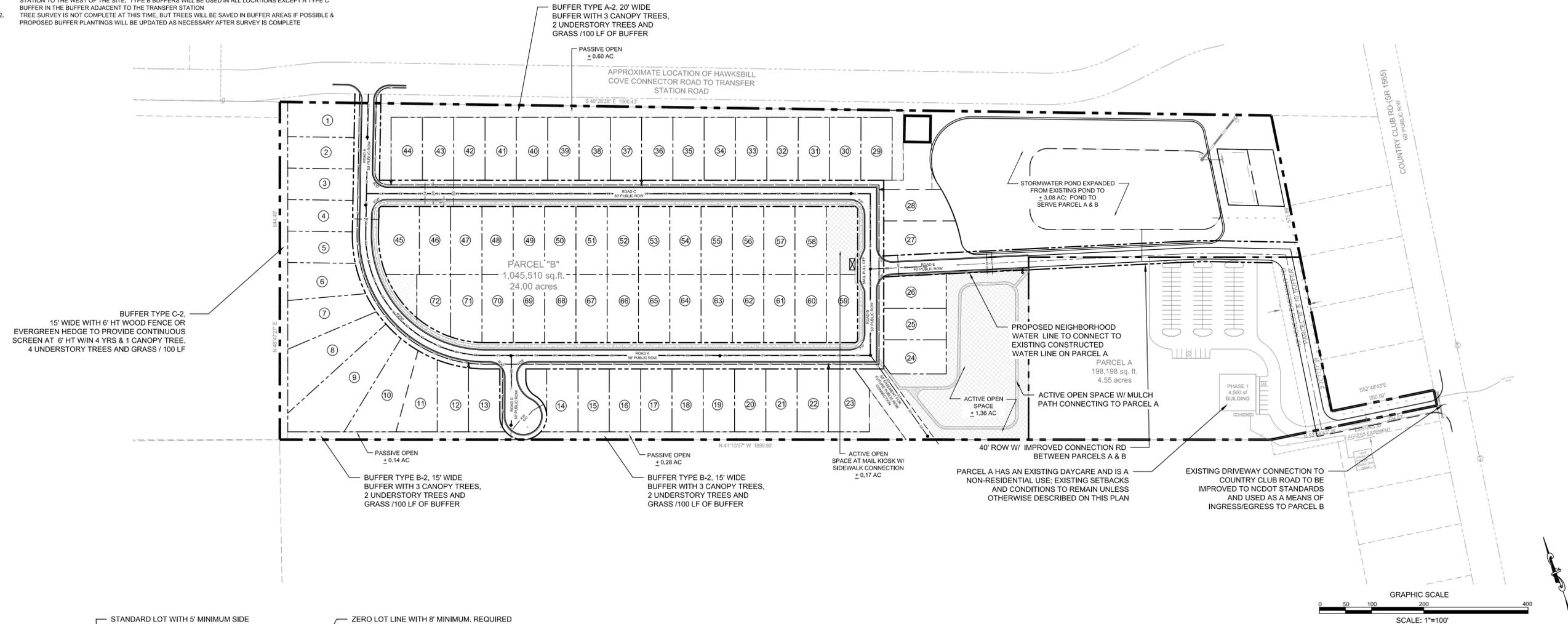


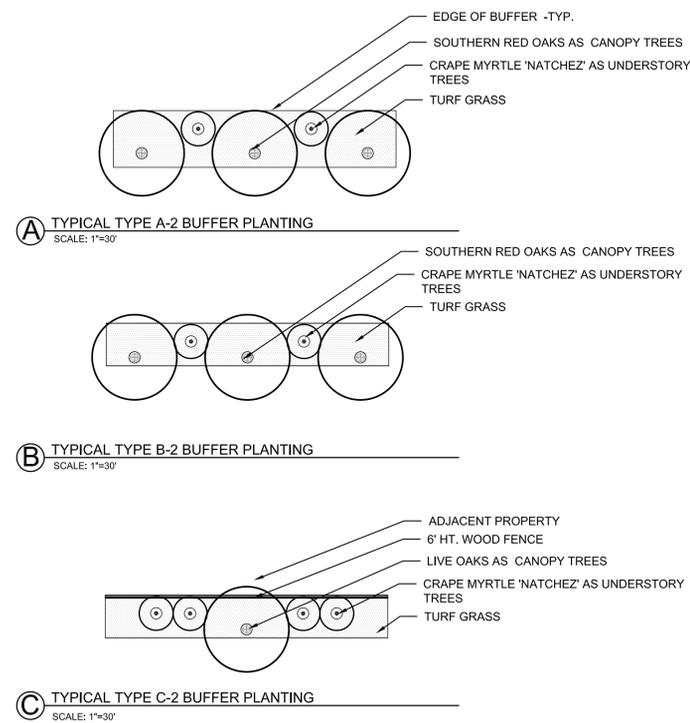
BUFFER NOTES

- ALL SURROUNDING ADJACENT PROPERTIES ARE ZONED PD WITH THE EXCEPTION OF THE TRANSFER STATION TO THE WEST OF THE SITE. TYPE B BUFFERS WILL BE USED IN ALL LOCATIONS EXCEPT A TYPE C BUFFER IN THE BUFFER ADJACENT TO THE TRANSFER STATION
- TREE SURVEY IS NOT COMPLETE AT THIS TIME, BUT TREES WILL BE SAVED IN BUFFER AREAS IF POSSIBLE & PROPOSED BUFFER PLANTINGS WILL BE UPDATED AS NECESSARY AFTER SURVEY IS COMPLETE



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



TYPICAL BUFFER PLANTING NOTES:
 1. ALL TYPICAL BUFFER SEGMENTS SHOWN REPRESENT 100 LF OF BUFFER AND ASSOCIATED REQUIRED PLANTING AS DETERMINED BY PENDER COUNTY UDO SECTION 8.2.6.

REVISIONS:

CLIENT INFORMATION:

PARAMOUNT ENGINEERING
 122 Cinema Drive
 Wilmington, North Carolina 28403
 (910) 791-6707 (O) (910) 791-6700 (F)
 NC License #: C-2846

BUFFER & LOT TYPOLOGY EXHIBIT
 HAMPSTEAD COMMONS
 TOPSAIL TOWNSHIP
 PENDER COUNTY, NORTH CAROLINA

PROJECT STATUS

CONCEPTUAL LAYOUT:	
FINAL DESIGN:	
RELEASED FOR CONST.:	

DRAWING INFORMATION

DATE:	8/22/2016
SCALE:	1" = 100'
DESIGNED:	AW
CHECKED:	TC

SEAL

EX-1

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION