Exhibit 5

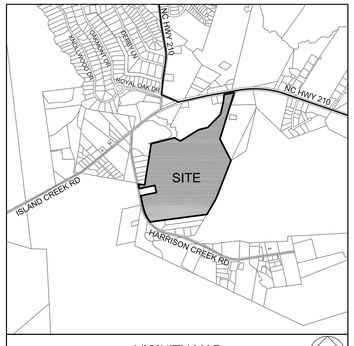
HARRISON COVE

NC HWY 210
PENDER COUNTY, NORTH CAROLINA

PRELIMINARY PLAT

APRIL 2016

FOR:
HARRISON COVE, LLC.
2021 A CORPORATE DRIVE
WILMINGTON, NC 28405



VICINITY MAP
SCALE: 1" = 2000'
NORTH

DEVELOPER:
HARRISON COVE, LLC.
2021 A CORPORATE DRIVE
WILMINGTON, NC, 28405
ATTN: COLEMAN PARKS, (910) 799-8080

ENGINEER (CIVIL):
PARAMOUNTE ENGINEERING, INC.
5911 OLEANDER DRIVE, SUITE 201
WILMINGTON, NORTH CAROLINA 28403
ATTN: TIMOTHY G. CLINKSCALES, P.E. (910) 791-6707

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-2.0	OVERALL PRELIMINARY PLAT
INDEX	INDEX
C-2.1 - C-2.6	PRELIMINARY PLAT

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTACT "CAROLINA ONE CALL" AT
1-800-632-4949

CONTACT THESE UTILITIES

PENDER COUNTY PLANNING AND COMMUNITY DEVELOPMENT
ATTN: MEGAN O'HARE
PH: 910-259-2110

PIEDMONT NATURAL GAS
ATTN: CARL PAQUET
PH: 910-350-2242

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

PENDER COUNTY UTILITIES (WATER & SEWER)
ATTN: BRYAN McCABE, PE
PH: 910-259-0212

DUKE ENERGY
ATTN: KEVIN LEATHERWOOD
PH: 910-602-4304

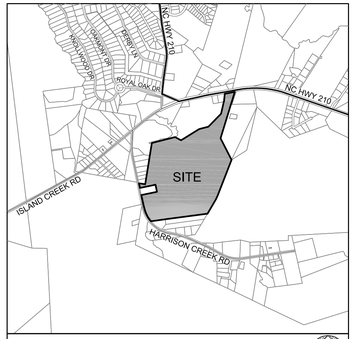
BELL SOUTH
ATTN: STEVE DAYVAULT
PH: 910-392-8712

TIME WARNER CABLE
PH: 910-763-4638

PREPARED BY:
PARAMOUNTE
ENGINEERING, INC.
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

PROJECT # 16158.PE

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



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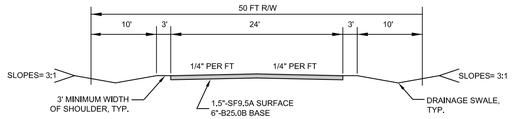


TYPICAL 50' PRIVATE ROAD CROSS SECTION
NOT TO SCALE

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	RP
PIN:	3273-10-0849-0000, 3273-33-1459-0000
PROPOSED USE:	RESIDENTIAL
TOTAL SITE AREA:	± 112.7 ACRES
OWNER INFORMATION:	HARRISON COVE, LLC. 2021 A CORPORATE DRIVE WILMINGTON, NC, 28405

SINGLE FAMILY DIMENSION REQUIREMENTS

MINIMUM LOT SIZE:	15,000 SF
MINIMUM LOT WIDTH:	80'
FRONTYARD SETBACK:	30' MINIMUM
SIDEYARD SETBACK:	10' MINIMUM
CORNER SIDEYARD SETBACK:	15' MINIMUM
REAR SETBACK:	25' MINIMUM
CHORD:	30' MINIMUM
MAXIMUM HEIGHT:	35'

SINGLE FAMILY TABULATIONS

TOTAL UNITS:	(90) SINGLE FAMILY LOTS

OPEN SPACE REQUIREMENTS

REQUIRED:	0.03 ACRES/ 90 UNITS = 2.7 ACRES
ACTIVE SPACE:	NO LESS THAN 50% = 1.35 ACRES
PASSIVE SPACE:	NO MORE THAN 50% = 1.35 ACRES
PROVIDED:	5.74 ACRES
ACTIVE SPACE:	4.39 ACRES
PASSIVE SPACE:	1.35 ACRES

UTILITIES

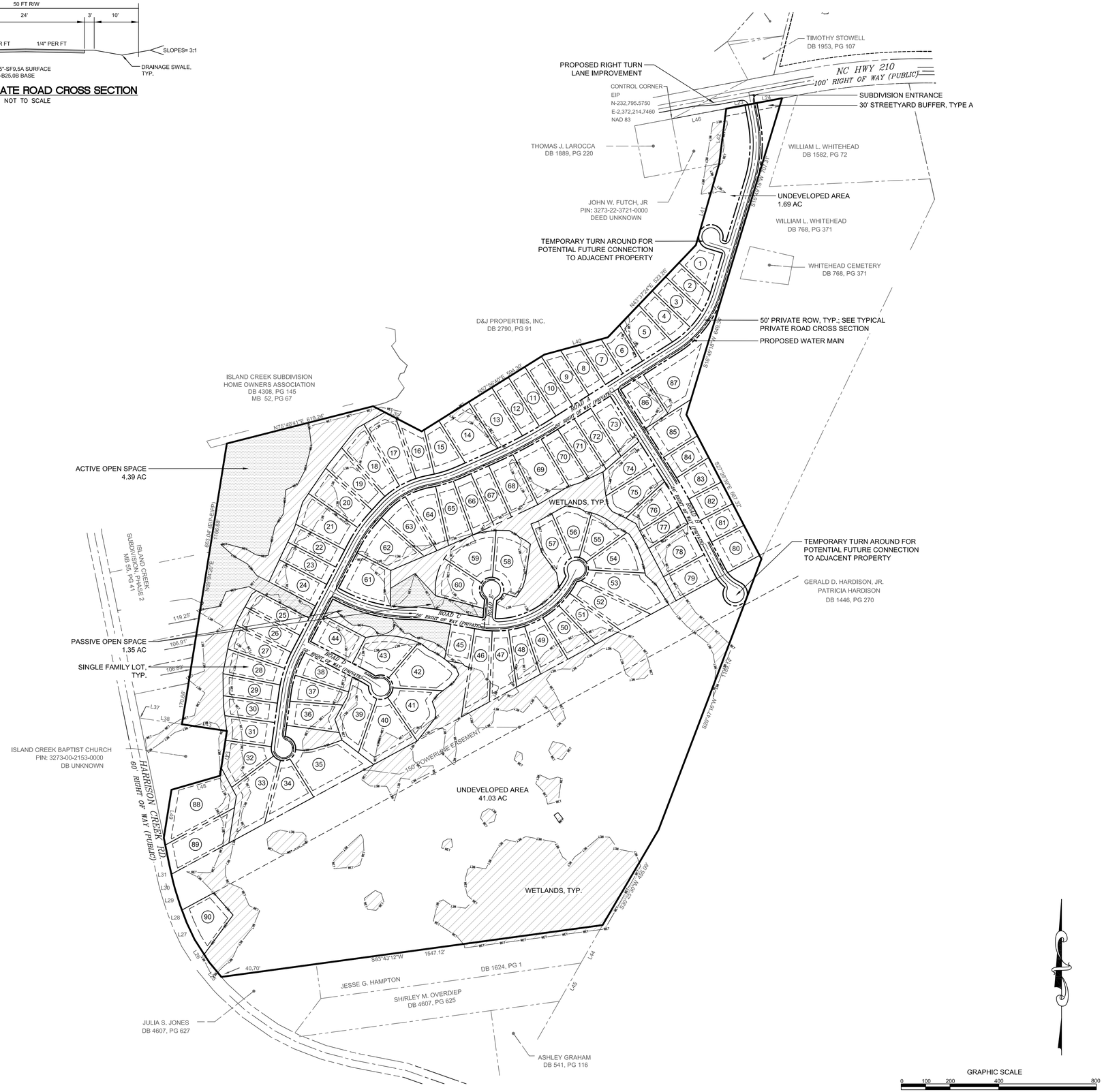
1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING
2. WATER PROVIDED BY PENDER COUNTY ENGINEERING.
3. ON-SITE SEPTIC WILL BE DESIGNED AND BUILT TO PENDER COUNTY STANDARDS.
4. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STORMWATER STANDARDS.
5. ACCESS AND UTILITIES FOR LOTS 88-90 TO BE PROVIDED FROM HARRISON CREEK RD.

NOTES

1. ALL ADJACENT ZONINGS ARE RP AND RA. NO BUFFER OR SCREENING IS REQUIRED BETWEEN RESIDENTIAL USES.
2. WETLAND AND SOIL INFORMATION PROVIDED BY PITTMAN SOIL CONSULTING.
3. SURVEY INFORMATION PROVIDED BY WESTON LYALL, PE, PLS, PLLC.
4. THIS PROPERTY IS WITHIN FLOOD ZONE 'X' LOCATED ON FEMA FLOOD MAPS #3720327300J AND #3720327200J EFFECTIVE FEBRUARY 16, 2007.

PROJECT ROAD NOTES

1. 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.



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REVISIONS:

CLIENT INFORMATION:

PARAMOUNTE ENGINEERING
5911 Oleander Drive, Suite 201
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

OVERALL PRELIMINARY PLAT
HARRISON COVE
NC HWY 210
PENDER COUNTY
NORTH CAROLINA

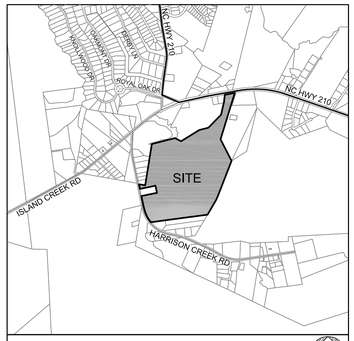
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST.:

DRAWING INFORMATION
DATE: 04.19.16
SCALE: 1" = 200'
DESIGNED: JOM
DRAWN: JOM
CHECKED: TGC

SEAL

C-2.0

PEI JOB#: 16158.PE



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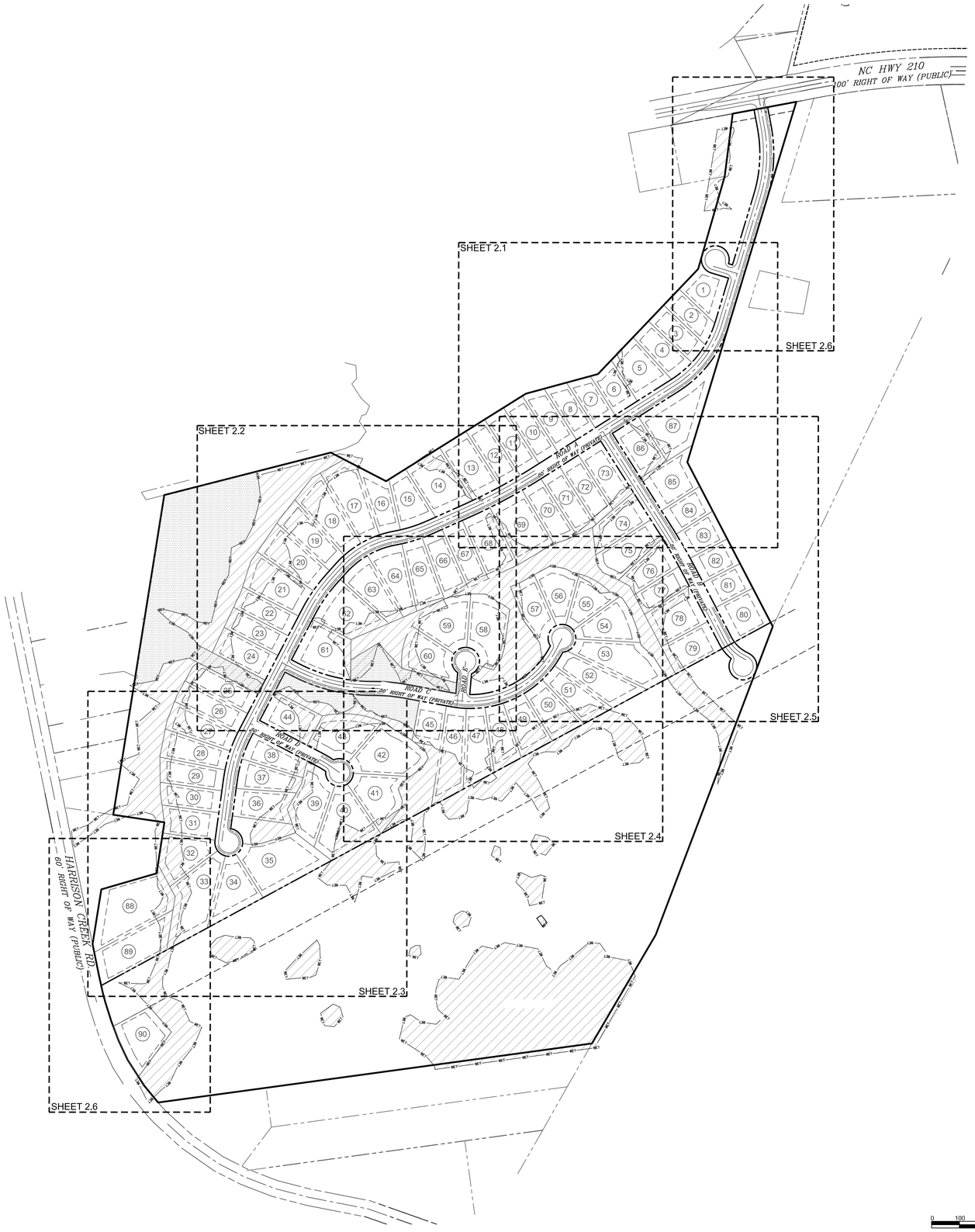

GRAPHIC SCALE
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SCALE: 1"=200'

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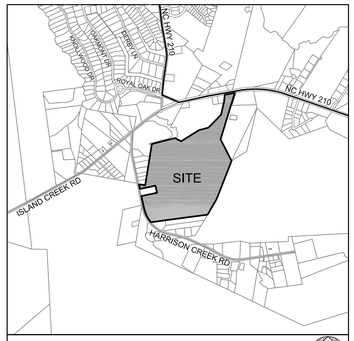

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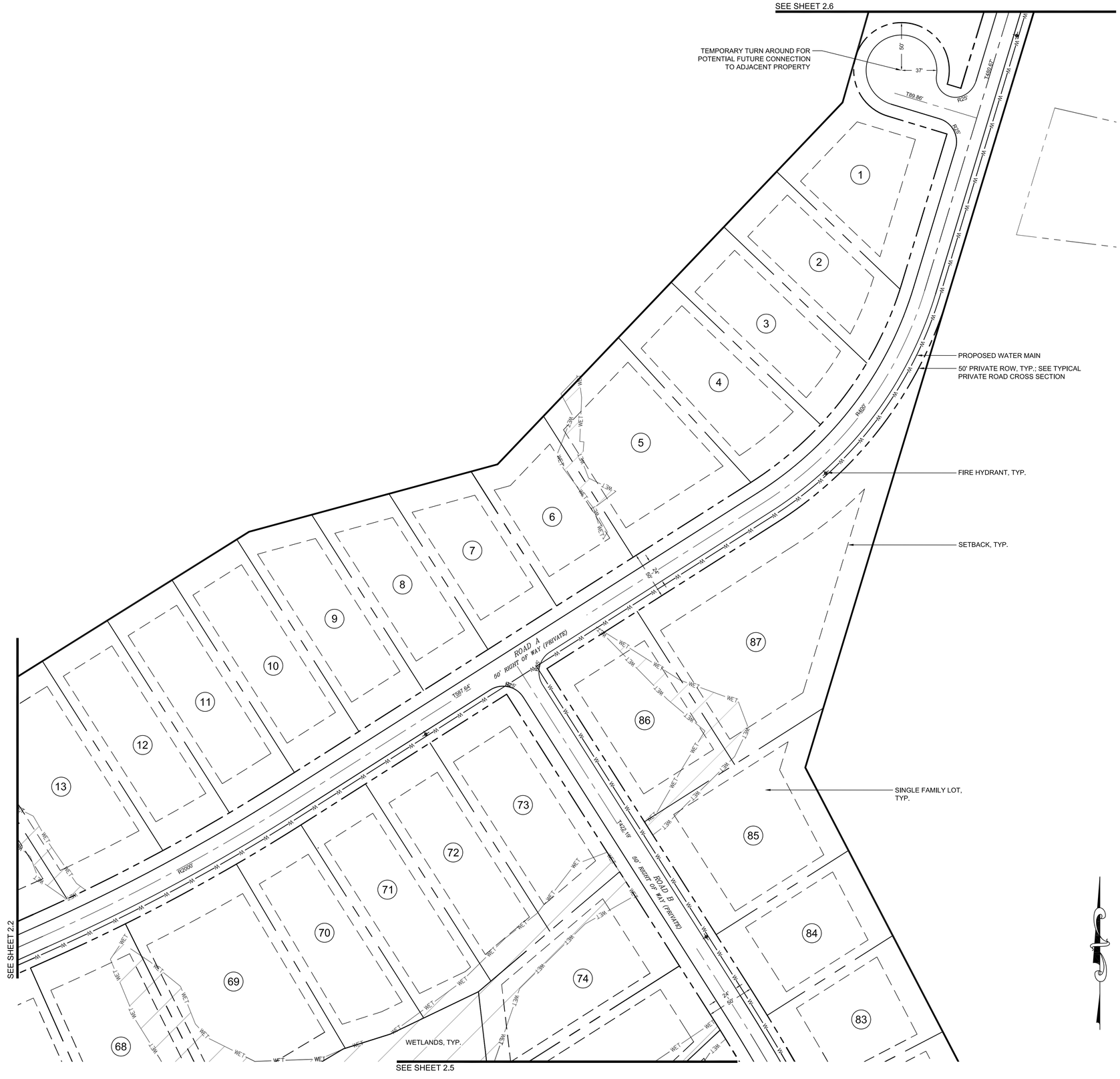

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C-2.1

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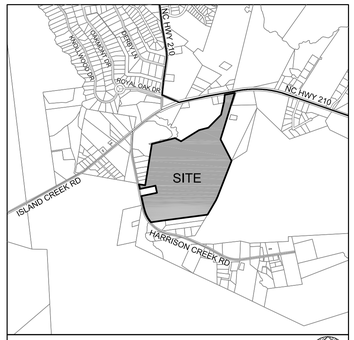

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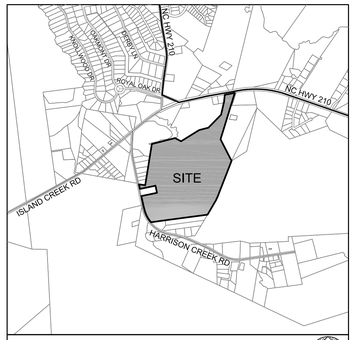

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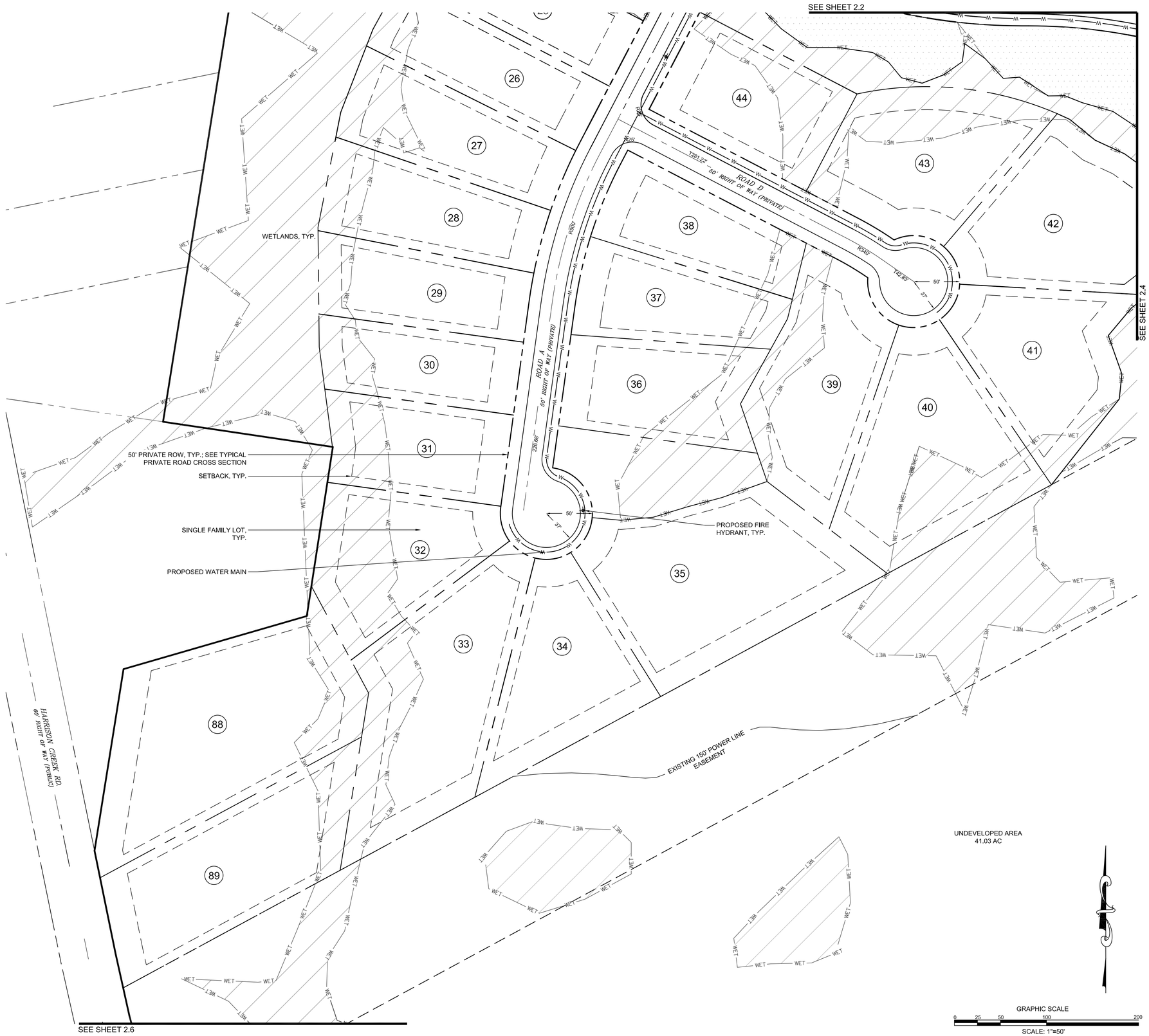

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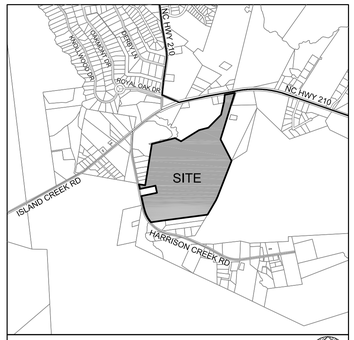
SEAL

C-2.3

PEI JOB#: 16158.PE



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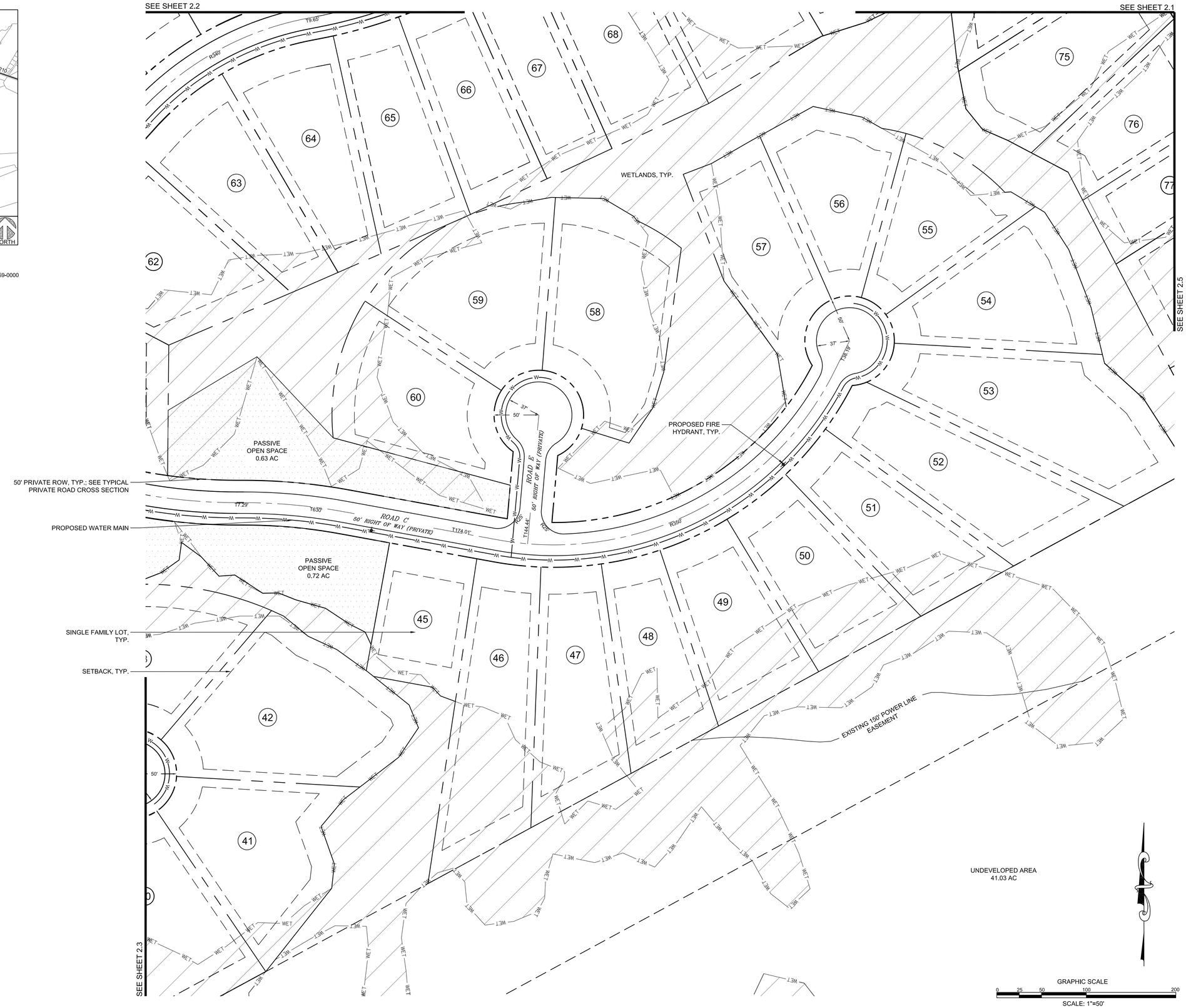

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HARRISON COVE
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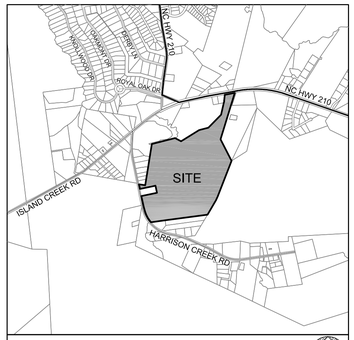
SEAL

C-2.4

PEI JOB#: 16158.PE



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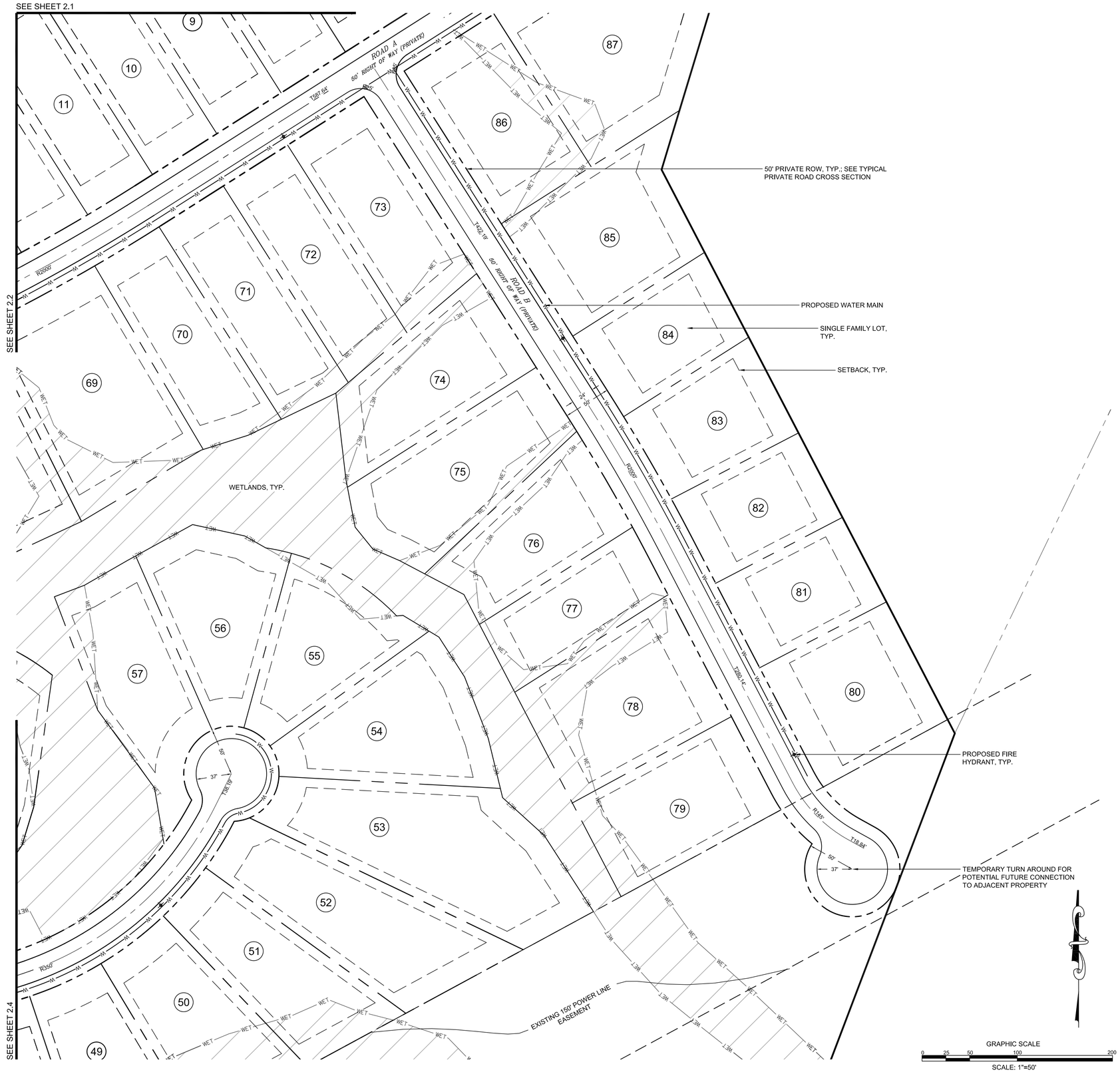

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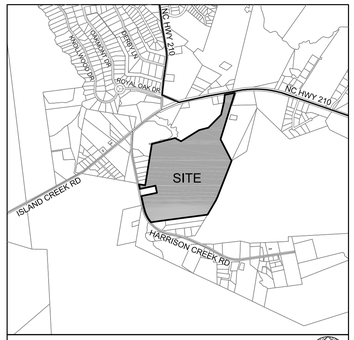
SEAL

C-2.5

PEI JOB#: 16158.PE



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OWNER INFORMATION:	CORBETT INDUSTRIES, INC. PO DRAWER 210 WILMINGTON, NC 28401

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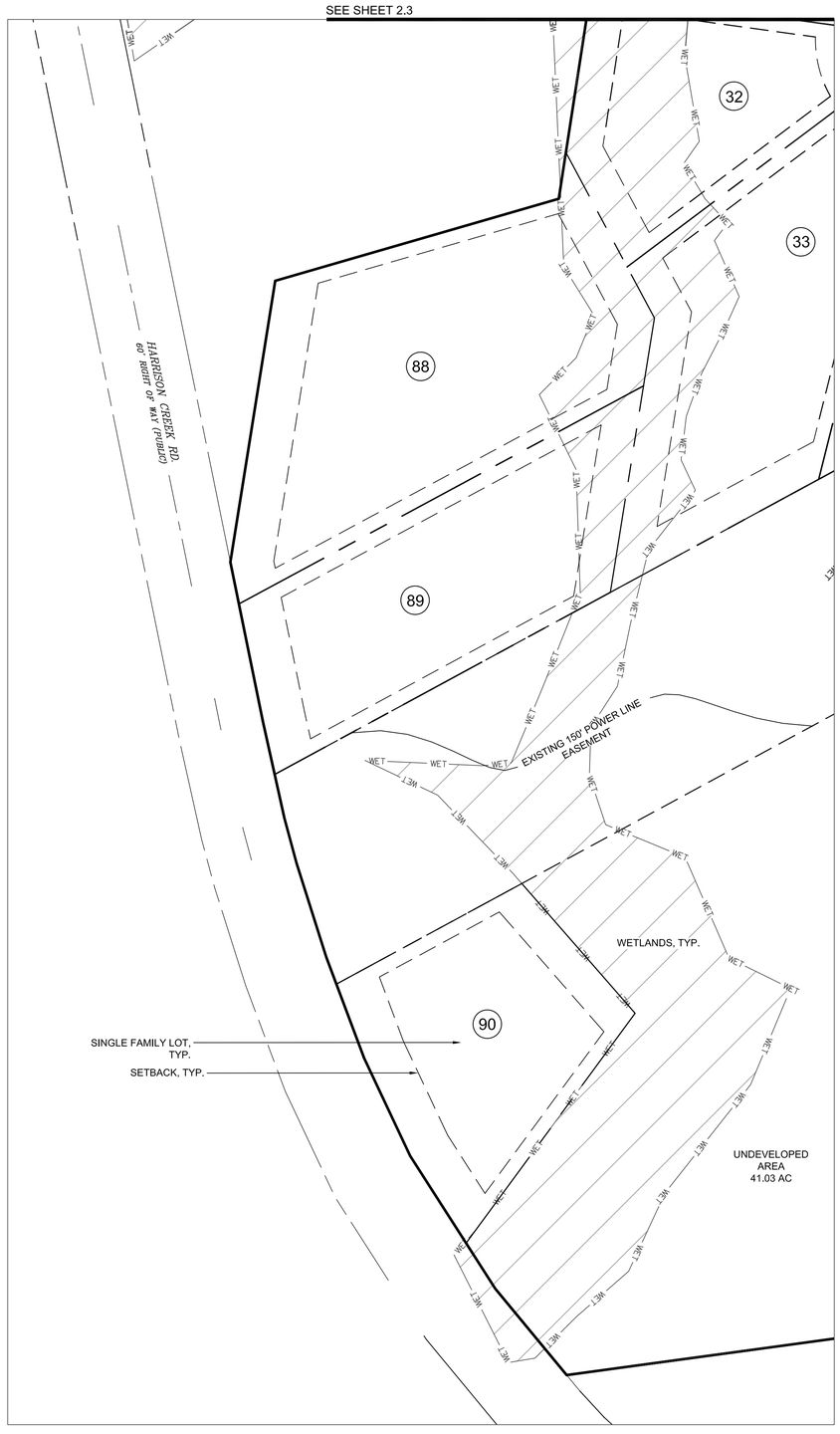

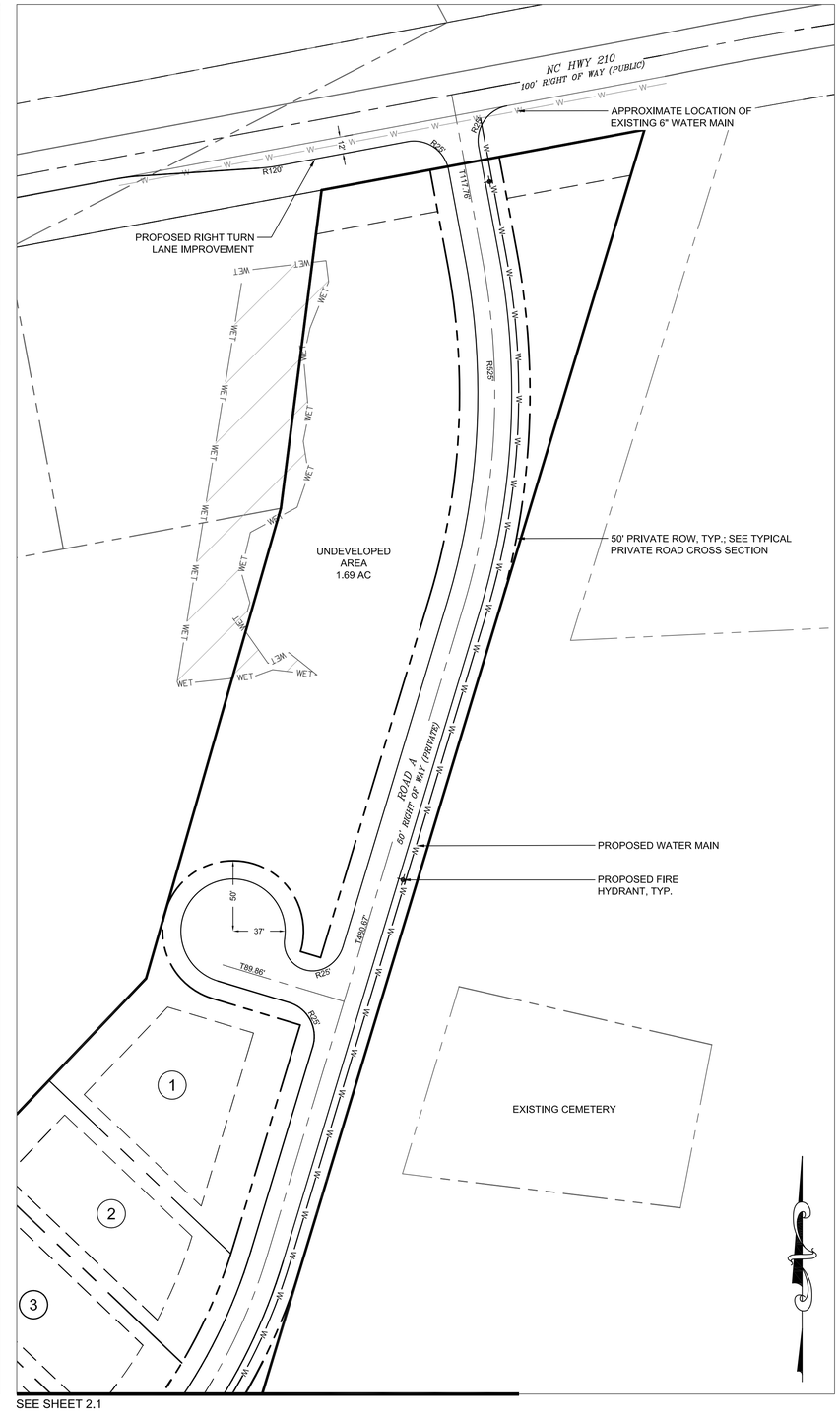

GRAPHIC SCALE
0 25 50 100 200
SCALE: 1"=50'

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