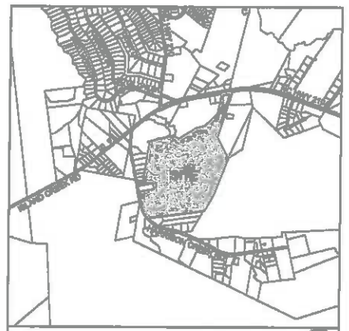
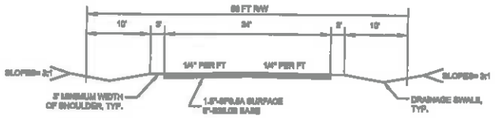


VICINITY MAP
SCALE: 1" = 2000'
NORTH



TYPICAL 50' PRIVATE ROAD CROSS SECTION
NOT TO SCALE

SITE INFORMATION

CURRENT LAND USE:	VACANT LAND
CURRENT ZONING:	RP
PIN:	3273-10-0848-0000, 3273-03-1489-0000
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:	10,000 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:	(60) SINGLE FAMILY LOTS

OPEN SPACE REQUIREMENTS

REQUIRED:	0.03 ACRES/ 60 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 56-60 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 0372032700J AND 0372032800J EFFECTIVE FEBRUARY 16, 2007.

PROJECT ROAD NOTES

1. NO PROPOSED ROAD EXCEEDS 1 MILE IN LENGTH OR ACCESSES MORE THAN 300 LOTS. ALL ROADS WILL COMPLY WITH SECTION 7.6.3 OF THE PENDER COUNTY UDO.

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION

PARAMOUNTE ENGINEERING, INC.
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 SUBDIV. COMMT.:

DRAWING INFORMATION
DATE: 04-16-19
SCALE: 1"=200'
DRAWN: JDS
DESIGNED: JDS
CHECKED: TBD

SEAL

EX-1

PB JOB#: 19168.PB