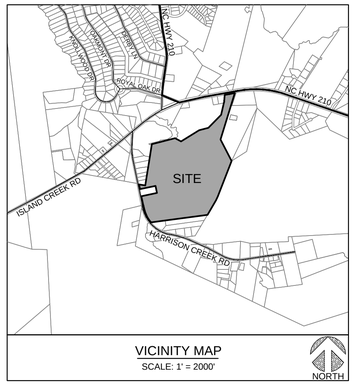
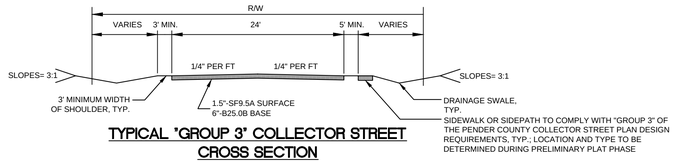
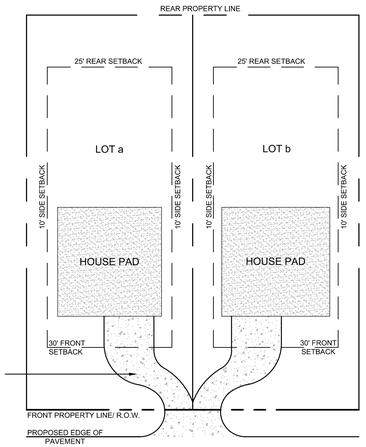


VICINITY MAP
SCALE: 1' = 2000'
NORTH



TYPICAL "GROUP 3" COLLECTOR STREET CROSS SECTION
NOT TO SCALE



TYPICAL SHARED DRIVEWAY DETAIL
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

PROJECT ROAD NOTES

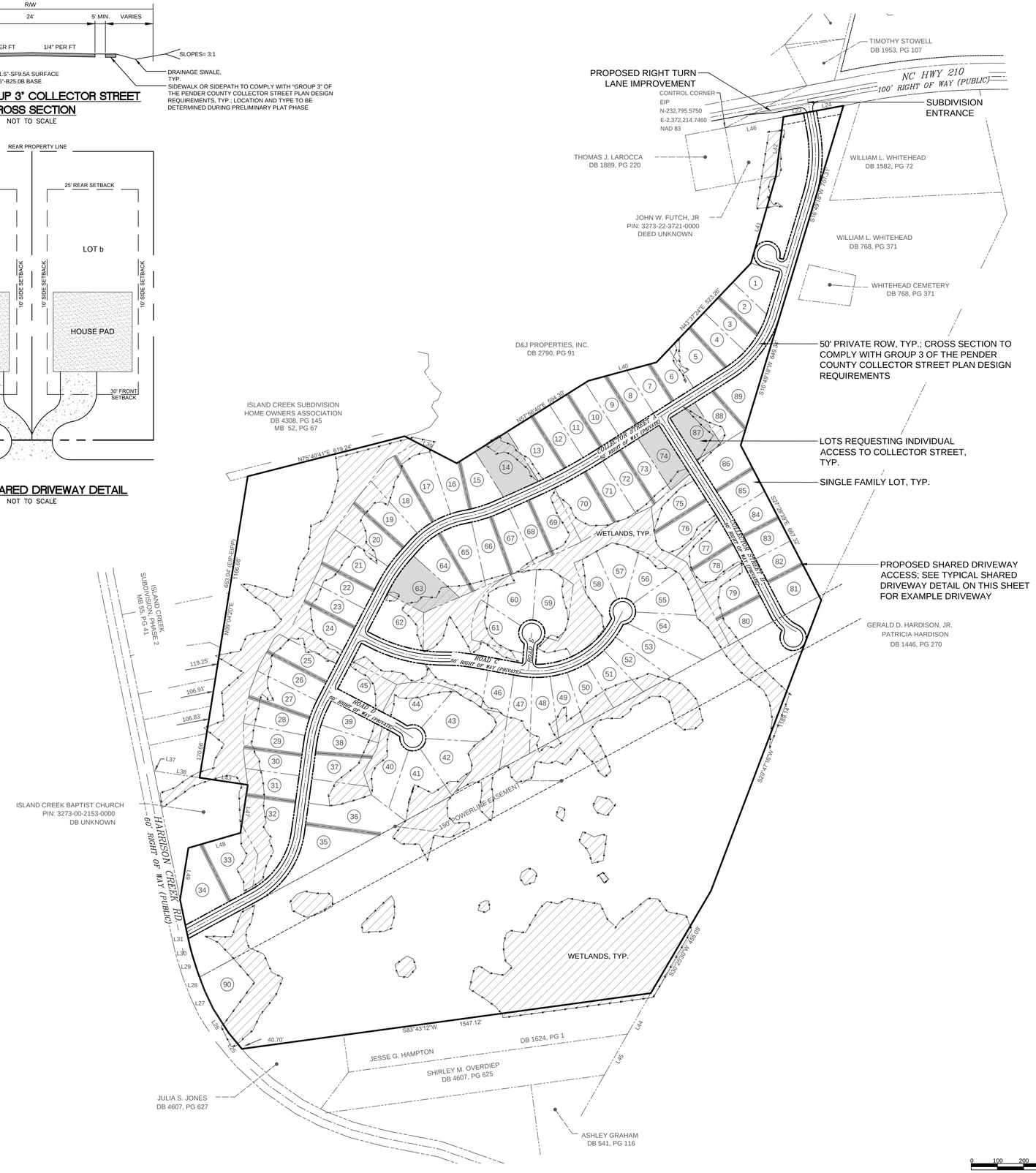
1. NO PROPOSED ROAD EXCEEDS 1 MILE IN LENGTH OR ACCESSES MORE THAN 200 LOTS.
2. ALL ROADS WILL COMPLY WITH CURRENT NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.

VARIANCE NOTES

1. THE PREVIOUSLY SUBMITTED SITE PLAN (SHEET C-2.0) WILL BE COMPLIANT WITH PENDER COUNTY UDO, EXCEPT FOR THE FOLLOWING SECTIONS, FOR WHICH THIS REQUEST FOR VARIANCE APPLIES.

A. SECTION 7.2.7 - "LOTS ON COLLECTOR STREETS"

2. SEE VARIANCE NARRATIVE FOR FURTHER EXPLANATION OF VARIANCE.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

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

COLLECTOR STREET EXHIBIT
HARRISON COVE
NC HWY 210
PENDER COUNTY
NORTH CAROLINA

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

DRAWING INFORMATION
DATE: 8/9/16
SCALE: 1" = 200'
DESIGNED: JCM
DRAWN: TGC
CHECKED:

SEAL

EX-A

PEI JOB#: 16158.PE