

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Hawksbill Cove Application Information Master Development Plan Revision

Case Number: MDP 2025-83

Application Type: Master Development Plan Revision

Applicant: Ryan Homes

Owners: Hampstead Properties, LLC

Location: Located east of Country Club Drive across from Transfer Station Road between Kings Landing Road and South Belvedere Drive in the Topsail Township.

Property ID #(s): 4203-74-3682-0000; 4203-64-1002-0000; 4203-45-2426-0000; 4203-54-0458-0000; 4203-43-7857-0000; 4203-64-4531-0000; 4203-53-9769-0000; 4203-45-4049-0000; 4203-53-8553-0000

Description: Ryan Homes, applicant, is requesting the approval of a Master Development Plan Revision for approximately 369 acres of residential development and 8 acres of commercial area. This project, known as Hawksbill Cove, was previously approved for 1,105 residential units with a mixture of single family detached, single family attached, and multifamily units. This revision is intended to replace the multifamily units with single family units to be more consistent with the area. The total unit count will remain the same.

Total Area of Project: 378 Acres

Current Zoning: PD, Planned Development

Application Materials

Application Package
Site Plan

APPLICATION

Pender County Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Planned Development & Residential Mixed Zoning Districts Master Development Plan Submission

Applications will be considered for the Technical Review Committee hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

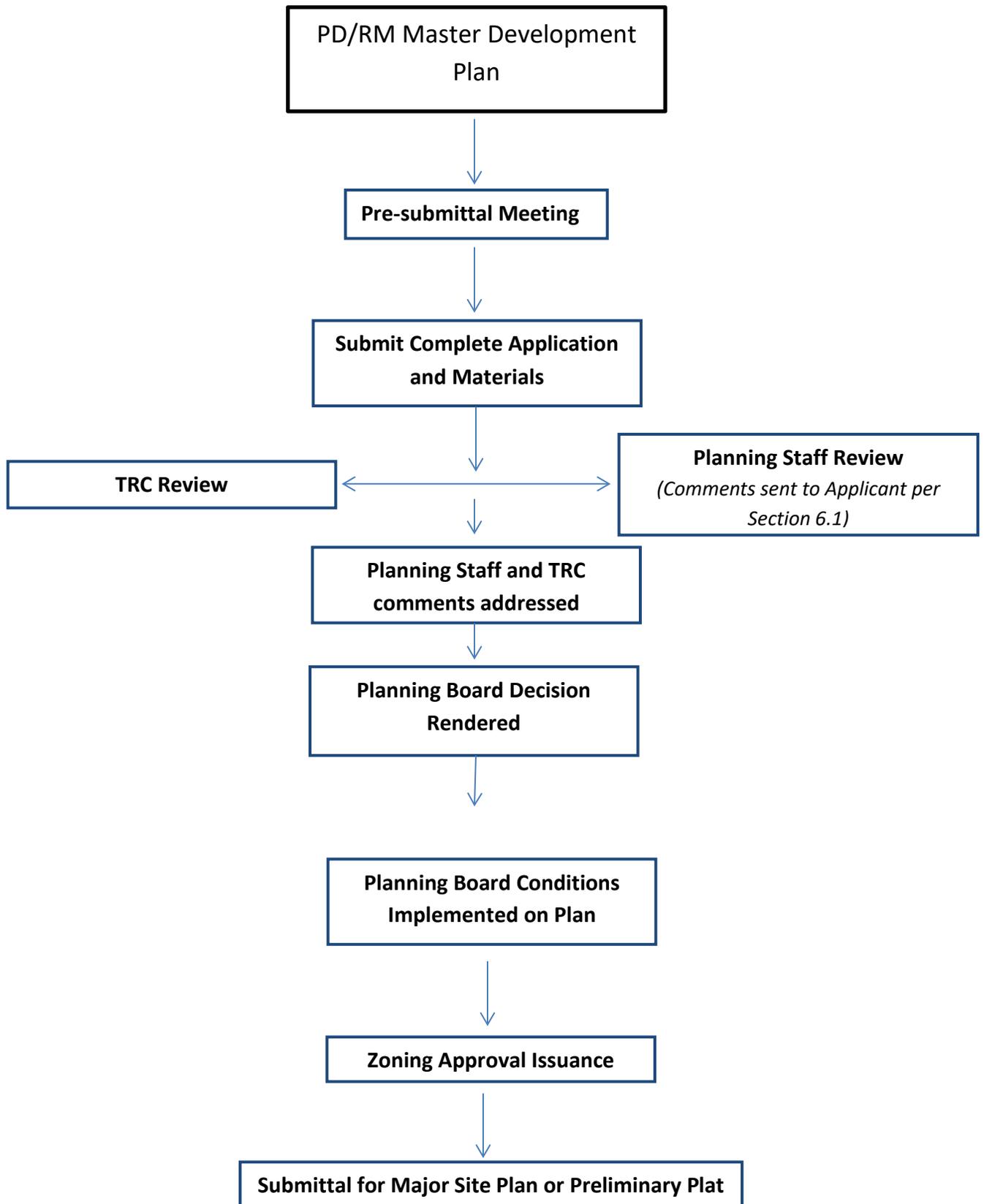
1. X **Signed Application**
2. X **Payment**
Application fee and initial stormwater review fee Invoices will be generated upon receipt of application for online payment. **Do not include check with application.** \$500 plus \$10 per acre for the first 100 acres, \$5 per acre thereafter (*rounded to the nearest whole acre*). MDP Stormwater review fee - \$200
3. X **Paper Plan Sets**
One (1) 24 x 36, Four (4) 11 x 17
4. X **Digital Submission**
For all documents submitted in paper copy, provide a digital copy. These may be emailed or uploaded to a share folder. **Physical media such as CD or USB drives will not be accepted.**
5. X **List of Property Owners Within 500'**
A numbered list of names and addresses, as obtained from the county tax listings and tax abstract, **including the applicant, the owner, and all owners** of all properties located within 500-feet of the perimeter of the project bounds as obtained from the county tax listings and tax abstract. Instructions to obtain list of addresses, available on Pender County's website on the Planning and Community Development page.
6. X **500' Buffer Property Envelopes**
The applicant shall provide a set of business envelopes addressed to **the applicant, the owner, and each of the owners** of all properties located within 500-feet of the perimeter of the project bounds and accompanied with first class postage adhered. Do not include return address or company branding on envelopes.
7. X **Permits**
Please include any permits issued on the project including but not limited to: environmental, traffic analysis, utility, or other site specific conditions.
8. X **Site Plan Requirements**
A prepared site plan in accordance with the Unified Development Ordinance standards 6.1, Pender County Collector Street Plan, Pender County Transportation Plan, other approved State of Federal Transportation Improvement Plan, or any other adopted plan in Pender County.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant Michael Groseclose

Date 5/30/2025

Printed Name Michael Groseclose



Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

Master Development Plan – Mixed Use Districts Specific Requirements

1. Requirements

- a. A land use plan
- b. Boundaries of existing environmental features as defined
- c. The proposed location of entrances to the development
- d. Proposed parking areas.
- e. The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets -providing access to adjoining parcels
- f. The use of adjoining parcels and the location of adjoining streets and utilities
- g. The approximate location of sewer
- h. Letter of intent for wastewater connection to package plant
- i. The approximate location of water mains
- j. Wastewater disposal method
- k. Water source with statements
- l. A conceptual plan for stormwater management
- m. The proposed location and arrangement of all streets
- n. Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
- o. A Traffic Impact Analysis is required when the development generates 100 trips in the morning or peak hours or 1,000 trips per day. The Traffic Impact Analysis must state the dates and times the counts were conducted.
- p. The location and treatment proposed for all historical structures
- q. Timing of construction for all amenities

2. Roadways

- a. Public roadways - Built to NCDOT Subdivision Roads Minimum Construction Standards
- b. Private roadways - All designated private streets designed and constructed in compliance with the current NCDOT Subdivision Roads Minimum Construction Standards
- c. Private streets will be subject to requirements to construct public collector streets under any of the following conditions (per Section 7.5.3.C)
 - Dimension of more than 5280 ft.
 - -Any street in the subdivision has the potential to serve more than 200 residential or commercial units
 - -Access to any lot or unit in the subdivision is more than 5280 ft. by a private street to a public street
 - -Existing public streets have been dedicated or constructed to the property line of the subdivision
 - -Access to adjacent properties will be hindered as a result of private streets being allowed in the subdivision

3. Access (per Section 7.4)

- a. All lots shall have direct or indirect access to a public street, private street, or private access easement.
- b. Access must provide a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

4. Public and Private Street Design (per Section 7.5.1)

- a. Adjoining street systems,
- b. Existing, planned and proposed streets, topographic, drainage and other natural features of the property,
- c. Continuity in existing streets and proposed streets,

Specific requirements can be found in Section 6.1 of the Pender County Unified Development Ordinance

- d. Adequate right-of-way for collector streets
- e. Reasonable access provided to adjacent properties for development
- f. Street intersections are directly aligned if possible.
- g. If not aligned not offset centerline to centerline by not less than 125 ft.
- h. Intersect as nearly as possible at right angles
- i. Permanent dead end streets (cul-de-sacs) or temporary dead end (stub) streets are longer than 1,000 ft.
- j. Street name approval from the Pender County Addressing Coordinator.
- k. Sight triangles as required in the NCDOT

5. Buffers (8.2 please refer to Section 4.15 of the Pender County UDO)

- a. Along all boundaries adjacent to a street Buffer A
- b. Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development Buffer C
- c. Along all other boundaries Buffer B
- d. -Boundaries and location of common open space, with the percentage of the total acreage of the site to be common open space.

6. Housing Types (per Section 4.15)

7. Residential Dimensional Requirements

- a. Front Setbacks
- b. Side Setback
- c. Rear Setbacks
- d. Corner Setbacks
- e. Building Height
- f. Structure Separation
- g. Minimum Chord distance
- h. Minimum lot width

8. Commercial Dimensional Requirements

- a. Front Setbacks
- b. Side Setback
- c. Rear Setbacks
- d. Corner Setbacks
- e. Building Height
- f. Structure Separation
- g. Minimum Chord distance
- h. Minimum lot width

9. Density

- a. Non-Residential Acreage
- b. Wetlands Acreage
- c. Passive Open space Acreage
- d. Active Open Space Acreage
- e. Right of Way Acreage
- f. Total Units
- g. Developable Land
- h. Net Density

10. Open Space Labeled Cleary with Acreages (per Section 7.6)

- a. Open Space
- b. Passive Open Space
- c. Active Open Space

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

MASTER DEVELOPMENT PLAN

Prior to submission of a preliminary master development plan for approval, the applicant shall request a pre-application review conference with the County staff.

1. The purpose of the pre-application conference shall be to discuss the proposal in relation to the requirements of the Land Use Plan and UDO and to obtain advice on the preparation of the master development plan.
2. At the pre-application conference, the applicant shall provide a land use plan describing the following:
 - a. The general location of the site.
 - b. The general location of proposed roads.
 - c. The general location of proposed uses, environmental areas, housing types or open space.
 - d. The uses on adjoining properties.
 - e. Utility requirements.

The purpose of the master development plan (MDP) is to promote orderly and planned development of property within Pender County. It is the purpose of the MDP to ensure that such development occurs in a manner that suits the characteristics of the land, is harmonious with adjoining property, is in substantial compliance with the goals and policies of the adopted Land Use Plan, and is in the best interest of the general public. The MDP shall be used to illustrate the characteristics of the property proposed for development and of surrounding properties.

**See Figures 2 and 3 at the end of Section 3.4, Pender County UDO for an illustrative process*

1. The MDP shall at least include all contiguous land under single or common ownership in the above zoning districts.
2. A preliminary MDP may be submitted with an application for a conditional rezoning but shall not be considered binding until approval of a final MDP.

Waivers to MDP – Residential Districts

The Administrator may waive the requirements of a MDP in the Residential Districts if the proposed development contains all of the following criteria:

1. Contains ten (10) or less traditional detached single-family dwelling units;
2. Is not an integral portion of a property proposed or planned for future development or subdivision;
3. Is planned to be developed in a manner that is harmonious with surrounding properties and land uses; and
4. Does not substantially affect the purpose and intent of its zoning district and the intent of this article.

Waivers to MDP – Commercial and Industrial Districts

The Administrator may waive the requirement of a MDP in the Commercial and Industrial Districts if the proposed development contains all of the following criteria:

1. If the proposed subdivision or development is less than five (5) acres in size;
2. Includes no new streets, roads or rights-of-way, does not further extend any existing or dedicated street, road or rights-of-way and does not significantly change the layout of any existing or dedicated street, road or rights-of-way;
3. Is not an integral portion of a property proposed or planned for future development or subdivision;
4. That such development is limited to one individual parcel and one single use in accordance with Section 5.2.

APPLICATION FOR MASTER DEVELOPMENT PLAN

| SECTION 1: APPLICANT INFORMATION | | | |
|--|--|--|--|
| Applicant's Name: | Ryan Homes Attention: Michael Groseclose | Owner's Name: | Hampstead Properties, LLC |
| Applicant's Address: | 1105 Military Cutoff Road, Suite 201 | Owner's Address: | 4721 Emperor Blvd., Suite 300 |
| City, State, & Zip | Wilmington, NC 28411 | City, State, & Zip | Durham, NC 27703 |
| Phone Number: | 843-534-0594 | Phone Number: | 919-233-9901 |
| Email Address: | mgrosec@nvrinc.com | Email Address: | carl.hellman@pharmabio.com |
| Legal relationship of applicant to landowner: Developer | | | |
| SECTION 2: PROJECT INFORMATION | | | |
| Type of Master Development Plan | <input checked="" type="checkbox"/> Residential <i>RP, PD, RM MH District</i> | <input type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i> | <input type="checkbox"/> Mixed Use <i>PD</i> |
| Property Identification Number (PIN): | 4203-74-3682; 4203-64-1002; 4203-45-2426; 4203-54-0458; 4203-43-7857; 4203-64-4531; 4203-53-9769; 4203-45-4049; 4203-53-8553 | Total property acreage: (rounded to the nearest whole acre) | 378 Acres |
| Zoning Classification: | Planned Development (PD) | Acreage to be disturbed: | TBD |
| Water Provider | Pender County Utilities | Wastewater Provider: | Pluris |
| Project Address : | Planned Development (PD) | Township: | Topsail |
| Description of Project Location: | Approximately 1.7 miles southeast from the intersection of US-17 N and Country | NAICS: | N/A |
| | Club Drive, across from Transfer Station Road. | Road Type: | Public/Private/Both |
| Describe activities to be undertaken on project site: | Approximately 369 acres of Residential development, 8 acres of Commercial area, and associated infrastructure. | | |
| SECTION 3: SIGNATURES | | | |
| Applicant's Signature |  | Date: | 5/30/2025 |
| Applicant's Printed Name | Michael Groseclose | Date: | 5/30/2025 |
| Owner's Signature |  | Date: | 30-May-25 |
| Owner's Printed Name | Carl Hellman, Manager | Date: | 30-May-25 |

NARRATIVE

June 4, 2025

Justin Brantley, MPA, CZO
Pender County Planning & Community Development
805 S Walker Street
Burgaw, NC 28425

**RE: Hawksbill Cove
WR#25-0320-A**

Dear Mr. Brantley:

Please accept this letter as part of our submittal to revise the Planned Development Master Plan for Hawksbill Cove in Hampstead, NC. As a general statement of justification for the revised master plan, it is the interpretation of Pender County Planning staff that since this project is no longer proposing a multi-family use, we are required to amend the master plan to remove multi-family as a proposed use. Removal of this use is within the spirit of the current comprehensive land use plan as both Low Density and Coastal Residential land uses deem Multi-family residential as an “inappropriate use”. Fortunately, this is also in the wishes of the developer. In harmony with the previous approvals, there is no proposed increase in gross density as a result of this revision. Other minor modifications are related to providing a clearer vision for the development of this master planned community, as described below:

- Removed multi-family apartments and condominiums as a proposed use
 - This is more in-line with the future land use plan as Apts/Condos are not a permitted use.
- Revised road network and single family lots for North and East Villages (areas north of Leatherback Lane and East of the road connection to Avila Avenue);
 - This was due to addressing stormwater management concerns. Ponds previously shown were undersized for stormwater requirements. Additionally, the new pond locations and sizing are more favorable to adequately balancing overall project earthwork.
- Modified calculations in the Development Summary, Housing Summary, Density Calculations, Civic and Recreational, and Other Uses charts to be more accurate based on the new layout and removal of the multi-family use;
- Removed references to Wastewater Treatment Facility as sewer service for the project will be provided by Pluris;
- Removed references to an inland marina and potential chapel;
- Minor modifications to the Development Notes to remove references mentioned above;
- Net density has changed from 5.67 du/ac to 6.38 du/ac. The primary reason for this change has to do with the increase in open space. Net density is calculated by the Gross Minus “other uses” such as open space, road right of way, environmental areas.
 - There is no change in gross density (2.94 du/ac)

HAWKSBILL CONDITIONS

1. The development team will incur all costs for the installation of a traffic signal at US Highway 17 and Transfer Station Road when traffic counts warrant such installation per NC Department of Transportation requirements.
 - a. **Complete.**
2. A sidewalk, trail, or multi-use path will be constructed to the proposed Community Aquatic Lifestyle Center, MP 09-08-04-03R. A payment in lieu of \$62,500 shall be furnished to Pender County for the facility to be constructed on the remainder of Transfer Station Road.
 - a. **Complete.**
3. Connections to Soundview Drive and Scotch Bonnet Lane are required for interconnectivity.
 - a. **Will be satisfied with development plans.**
4. 4. Pedestrian accommodations along the length of the public access road in the main development portion are to be provided.
 - a. **Will be satisfied with development plans.**
5. 5. Effluent disposal areas may be shown on the plan for either an on-site wastewater treatment plant or regional public wastewater provider.
 - a. **Completed through Private wastewater provider.**
6. 6. The area identified on the Master Plan as “Inland Marina” shall not accommodate development other than open space if permitting cannot be obtained.
 - a. **Will be satisfied by Active Open Space planned.**
7. 7. The development team will incur all costs associated with the relocation of the Pender County Transfer Station in accordance with the adopted resolution from the Board of Commissioners on November 15, 2010.
 - a. **Complete.**
8. 8. Wastewater treatment may be shown as either an on-site facility or noted as being provided by an off-site regional public entity.
 - a. **Completed through Private wastewater provider.**
9. 9. Construction of Transfer Station Road extension must be fully completed prior to any construction or land-disturbing activities on the main development site, including clearing and grading.
 - a. **Complete.**



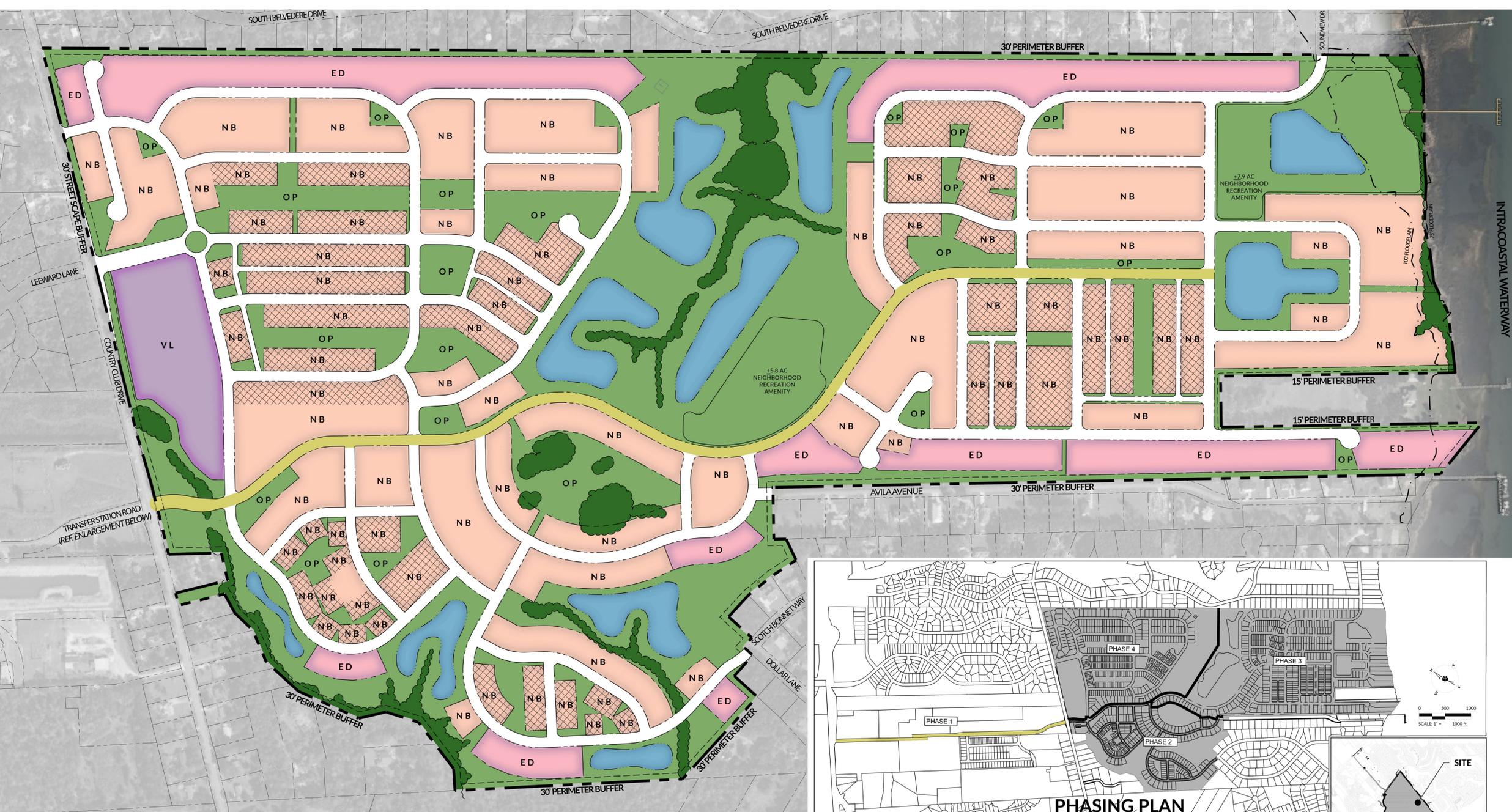
If you have any questions or would like to discuss further, please contact me at sriosmoore@withersravenel.com or my direct phone number 919.238.0497.

Sincerely,
WithersRavenel

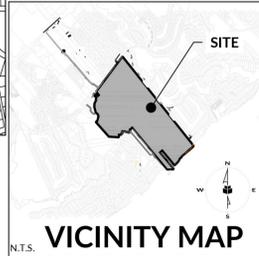
A handwritten signature in black ink, appearing to read "SRM", is positioned above the typed name.

Sol Rios-Moore
Senior Project Manager

SITE PLAN



- ### DEVELOPMENT NOTES:
- HAWKSBILL COVE PLANNED DEVELOPMENT MASTER LAND USE PLAN**
 • THE MASTER LAND USE PLAN FOR HAWKSBILL COVE IS CONCEPTUAL IN NATURE AND IS AN APPROXIMATE REPRESENTATION OF POTENTIAL LAND USES, SIZES, LOCATIONS AND CIRCULATION PATTERNS. THE PLAN IS INTENDED TO BE DEVELOPED IN PHASES OVER A PERIOD OF TIME AND SHOULD MAINTAIN FLEXIBILITY TO ACCOMMODATE SPECIFIC SITE CONDITIONS, ENVIRONMENTAL CONCERNS, DESIGN PARAMETERS AND ECONOMIC CHANGES IN THE MARKET. THE PLANNED DEVELOPMENT MASTER LAND USE PLAN WILL BE USED DURING THE REVIEW IN ACCORDANCE WITH SECTION 17 OF THE PENDER COUNTY ZONING ORDINANCE. THE MIXED USES AND NEIGHBORHOOD LOCATIONS, ENTRANCE LOCATIONS, SITE DATA, ACREAGE AND DENSITY ALLOCATION, STREET ALIGNMENT SHOWN ON THE PLANNED DEVELOPMENT MASTER LAND USE PLAN ARE SUBJECT TO CHANGE PENDING DETAILED DESIGN AND OTHER CONSTRAINTS AS NOTED HEREIN. THE OPEN SPACE, AMENITIES AND OTHER COMMON AREA PROPERTIES WILL BE OWNED AND MAINTAINED BY THE DEVELOPER, PROPERTY OWNER'S ASSOCIATION, OR OTHER LEGALLY DESIGNATED ENTITY.
 - SITE BOUNDARY, ACREAGE & ZONING**
 • THE PROPERTY BOUNDARY INFORMATION AND OVERALL ACREAGES ARE REFERENCED FROM SURVEY INFORMATION PROVIDED BY SOUTH WIND SURVEYING. THE 437.6-ACRE PROPERTY IS LOCATED ALONG COUNTRY CLUB ROAD, ADJACENT TO THE SOUTHERN BOUNDARY OF BELVEDERE AND EXTENDS FROM THE INTRACOASTAL WATERWAY TO COUNTRY CLUB ROAD AND PORTIONS WEST TOWARD US HWY 17. THE PROPERTY IS CURRENTLY ZONED PD AND IS ZONED R12 AND R200 ZONED LAND USES. THE PROPOSED MASTER LAND USE PLAN IS IN CONFORMANCE WITH PENDER COUNTY'S FUTURE LAND USE MAP FOR DESIGNATED URBAN GROWTH AREAS.
 - ARCHITECTURAL AND DEVELOPMENT CHARACTER**
 • THROUGH ARCHITECTURAL GUIDELINES, HAWKSBILL COVE WILL PROMOTE A TRADITIONAL VILLAGE STYLE OF DEVELOPMENT TYPICAL BY THE CULTURE, VALUE AND TRADITIONS EXEMPLIFIED BY THE HISTORICAL DISTRICTS OF NORTH CAROLINA COASTAL COMMUNITIES SUCH AS BEAUFORT, SWANSBORO, NEW BERN, AND OTHER COASTAL COMMUNITIES. THIS DEVELOPMENT IS TO RESEMBLE THE COASTAL VILLAGE STYLE WHICH IS CHARACTERIZED BY A PEDESTRIAN-FRIENDLY ENVIRONMENT OF LOOSELY LAID GRIDDED LIKE STREETS (ALLEYS WHERE APPROPRIATE), NEIGHBORHOOD PARKS, WALKWAYS, FRONT PORCHES, MIXED USES AND A UNIFYING FORM. HOMES WITHIN THE NEIGHBORHOOD ARE PLANNED TO BE WITHIN EASY WALKING DISTANCE OF THE PARKS, RECREATION AREA, CIVIC AND OTHER COMMUNITY FEATURES. THE VILLAGE CHARACTER LIKE OTHER TRADITIONAL NEIGHBORHOODS WILL BE A MIXED-USE DEVELOPMENT CONSISTING OF POTENTIAL NEIGHBORHOOD COMMERCIAL USES (SUCH AS LIVE/WORK UNITS), SINGLE-FAMILY RESIDENTIAL (INCLUDING ZERO LOT LINES), MULTI-FAMILY RESIDENTIAL (INCLUDING ATTACHED TOWNHOMES, RECREATIONAL, CIVIC USES AND OPEN SPACE). THE DISTINCT FEATURES OF THE DESIGN GUIDELINES AND LOCATIONS OF PROPOSED BUILDINGS WILL BE REFERENCED IN THE PRELIMINARY SITE PLAN PRESENTATION AS IDENTIFIED IN STEP II OF THE PLANNED DEVELOPMENT PROCESS.
 - OPEN SPACE / GREENWAYS / BUFFERS**
 • OPEN SPACE, GREENWAYS, BUFFERS, COMMUNITY PARKS AND THE LAKES ARE CONCEPTUAL AND INTENDED TO REPRESENT AN OVERALL SYSTEM OF NATURAL PRESERVES, WILDLIFE AND AQUATIC HABITATS, PROTECTED VIEW SHEDS, ACCESSIBLE NEIGHBORHOOD PARKS AND A HEALTHY LIFESTYLE OF OUTDOOR PASTIME AND RECREATIONAL ACTIVITIES SUCH AS FISHING, SWIMMING, TENNIS, FITNESS, PUBLIC GATHERINGS, GARDEN PLOTS, ETC. ACTUAL LOCATIONS OF THESE AREAS MAY CHANGE WITH SPECIFIC SITE CONDITIONS, PHASING IMPLEMENTATION, AND OTHER DEVELOPMENT FEATURES SUCH AS STORM DRAINAGE, UTILITIES, BUFFERS, WETLAND AREAS ARE BETTER DEFINED. BUFFERS SHALL MEET MINIMUM REQUIREMENT AS DEFINED BY PENDER COUNTY REGULATIONS AND SHALL PERTAIN TO THE PERIMETER OF THE PLANNED DEVELOPMENT ONLY, UNLESS OTHERWISE STATED. THE PERIMETER BOUNDARY SHALL HAVE A 30 FOOT BUFFER. PROPERTY LINES OF INDIVIDUAL LOTS MAY ALSO EXTEND INTO THE BUFFER AREAS AS LONG AS AN APPROPRIATE EASEMENT IS ESTABLISHED. A TOTAL OPEN SPACE HAS BEEN CALCULATED BASED ON AN OVERALL PLANNED DEVELOPMENT SYSTEM AND NOT ON A SITE-SPECIFIC BASIS FOR EACH POTENTIAL PHASE NOR INDIVIDUAL DEVELOPMENT OR PROJECT. OPEN SPACE INCLUDES NEIGHBORHOOD PARKS, RECREATIONAL AREAS, NATURAL AREAS, COMMUNITY GARDENS, SIDEWALKS, ACCESSIBLE EASEMENTS, TRAILS, BUFFER ZONES AND THE LIKE.
 - PEDESTRIAN CIRCULATION**
 • TRAILS AND SIDEWALKS WILL PROVIDE CONNECTIONS BETWEEN NEIGHBORHOODS AND VILLAGES, PROMOTING A PEDESTRIAN FRIENDLY ENVIRONMENT. SIDEWALKS AND STREET TREES MAY BE LOCATED ON ONE OR BOTH SIDES OF STREETS WHERE APPROPRIATE AS IN HIGHER DENSITY AREAS AND WHERE TRAILS OR PATHWAYS ARE UNAVAILABLE. WHERE APPROPRIATE, PEDESTRIAN SURFACES MAY BE PAVED WITH NATURAL MATERIALS AND PERVIOUS SURFACES TO MINIMIZE ENVIRONMENTAL IMPACTS AND TO BLEND WITH NATURAL CHARACTERISTICS OF THE AREA. SIDEWALK AND TRAIL LOCATIONS WILL BE SUBJECT TO ACTUAL SITE CONDITIONS, NATURAL FEATURES AND APPROVALS OF ACTUAL PHASED DEVELOPMENT PLANS.
 - VEHICULAR CIRCULATION**
 • BASED ON CONFIRMATION OF DISTANCES, SITE SPECIFICS AND COORDINATION WITH TRANSPORTATION ENGINEERS, THE PROPOSED ACCESS POINT LOCATIONS SHOWN ON THE MASTER LAND USE PLAN ARE PRELIMINARY AND MAY BE RELOCATED PRIOR TO FINAL DEVELOPMENT PLAN APPROVAL. ALL ROADWAY, STREET SYSTEMS AND SERVICE ALLEYS ARE CONSIDERED TO BE PRELIMINARY AND NEED TO BE VERIFIED FOR COMPLIANCE WITH NCDOT ROAD CIRCULATION PATTERNS AND CONNECTIONS ARE CONSIDERED CONCEPTUAL AND SUBJECT TO CHANGE BASED ON PHASED DEVELOPMENT REFINEMENT, AS WELL AS AGENCY INPUT AND REVIEWS. LOCATIONS FOR PARKING FACILITIES AND REFINEMENTS TO CIRCULATION WILL BE REFERENCED ON THE PRELIMINARY SITE PLAN PRESENTATION IN STEP II OF THE PLANNED DEVELOPMENT SUBMITTAL PROCESS.
 - CONNECTOR ROAD**
 • AN ASPHALT BINDER BASE OVER ROCK MUST BE COMPLETED ON THE CONNECTOR ROAD PRIOR TO ANY CONSTRUCTION ACTIVITY EAST OF COUNTRY CLUB DRIVE. CONNECTOR ROAD SHALL BE COMPLETE DURING PHASE 1.
 • WATER, FIRE PROTECTION, SANITARY SEWER, WASTE COLLECTION AND STORMWATER MANAGEMENT
 • WATER SERVICE WILL BE PROVIDED BY PENDER COUNTY WITH PHASING SUBJECT TO WATER AVAILABILITY. FIRE LINES WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL PROVIDE THE NECESSARY FIRE FLOWS PER PENDER COUNTY FIRE CODE REQUIREMENTS AND OTHER LOCAL, STATE AND FEDERAL REGULATIONS. SANITARY SEWER SERVICE WILL BE PROVIDED BY PENDING PLANNING AND DESIGN FOR THE SANITARY SEWER SYSTEM WILL COMMENCE WITH PREPARATION OF PHASED DEVELOPMENT PERMIT PLANS. SOLID WASTE (TRASH) COLLECTION WILL BE PROVIDED BY PRIVATE CONTRACTOR THROUGH THE HOME OWNERS ASSOCIATION. THE SITE WILL INCLUDE ON-SITE STORMWATER MANAGEMENT AND BMP FACILITIES DESIGNED TO CONTROL STORMWATER/FLOODING TO MEET COUNTY AND STATE STORMWATER REQUIREMENTS WHICH WILL PROVIDE NO INCREASE IN STORMWATER RUNOFF FROM THE SITE FOR THE REQUIRED DESIGN STORMS.
 - ONSITE ENVIRONMENTAL INFORMATION**
 • WETLAND INFORMATION IS BASED ON FIELD DELINEATIONS BY APPLIED RESOURCE MANAGEMENT AND SURVEY MAPPING BY SOUTH WIND ENGINEERING. FEMA FLOOD AND AEC INFORMATION IS BASED ON LATEST OFFICIAL MAPS AND GUIDELINES. PRELIMINARY PLAN AND PERMIT SUBMITTALS WILL REFLECT ACTUAL AGENCY CERTIFIED DELINEATIONS AND OTHER CRITERIA AS REQUIRED UNDER PENDER COUNTY'S PLAT AND SUBDIVISION GUIDELINES.
 - PHASING**
 • PHASE 1: CONNECTOR ROAD (SEE NOTE #7), WATERLINE EXTENSION TO SITE
 • PHASE 2: PORTION OF PUBLIC ACCESS ROAD TO SERVE SOUTH VILLAGE ±200 RESIDENTIAL UNITS, OFF-SITE SEWER EXTENSIONS
 • PHASE 3: ADDITIONAL ±485 UNITS, AMENITIES ASSOCIATED WITH EAST VILLAGE, 24 AC NEIGHBORHOOD RECREATION AMENITY (TOTAL OF ±685 UNITS)
 • PHASE 4: ADDITIONAL ±420 RESIDENTIAL UNITS (TOTAL OF 1105 UNITS)



DEVELOPMENT SUMMARY

| LAND USE PARCEL | ACREAGE |
|-------------------|-------------|
| VILLAGE (VL) | ±19 |
| NEIGHBORHOOD (NB) | ±129 |
| EDGE (ED) | ±36 |
| OTHER USES | ±192 |
| TOTAL: | ±376 |

HOUSING SUMMARY*

| RESIDENTIAL PRODUCT TYPE | PERCENTAGE OF TOTAL | NUMBER OF UNITS |
|------------------------------------|---------------------|-----------------|
| DETACHED SINGLE-FAMILY | ±44% | ±490 |
| RESIDENTIAL ATTACHED SINGLE-FAMILY | ±56% | ±615 |
| TOTAL: | | ±1,105 |

*TOTAL YIELD BY PRODUCT TYPE MAY VARY UP TO 10% SO LONG AS THE TOTAL YIELD DOES NOT EXCEED 1,105 RESIDENTIAL UNITS

DENSITY CALCULATIONS

| | |
|---------------------|-------------|
| UNITS | 1,105 |
| GROSS ACREAGE | ±376 |
| OTHER USES ACREAGE | ±203 |
| NET ACREAGE* | ±173 |
| GROSS DENSITY | 2.94 DU/AC |
| NET DENSITY** | 6.38 DU/AC |

*CALCULATION PER DENSITY STANDARDS TABLE OF THE PENDER COUNTY MASTER PLAN REVIEW CHECKLIST
 **AS DEFINED IN PENDER COUNTY ZONING ORDINANCE DATED 09/18/06

SETBACK REQUIREMENTS*

| | |
|--------------------------|---------|
| MINIMUM LOT WIDTH | 50 FEET |
| MINIMUM FRONT YARD | 25 FEET |
| MINIMUM SIDE YARD | 10 FEET |
| MINIMUM CORNER SIDE YARD | 20 FEET |
| MINIMUM REAR YARD | 15 FEET |
| MAXIMUM HEIGHT | 35 FEET |

*PER THE 1988-2010 PENDER COUNTY ZONING ORDINANCE

DETACHED (SINGLE-FAMILY) DEVELOPMENT

| PARCEL | MIN. LOT WIDTH (W) | MIN. LOT SIZE (SQ.FT) | AVG. LOT SIZE (SQ.FT) | TOTAL UNITS |
|-----------------------------|--------------------|-----------------------|-----------------------|-------------|
| VILLAGE | N/A | N/A | N/A | ±14 |
| NEIGHBORHOOD | 50 | 5,000 | ±5,500 | ±355 |
| EDGE | 80 | 12,000* | ±12,000* | ±135 |
| SINGLE-FAMILY TOTAL: | | | | ±490 |

*LOT SQUARE FOOTAGE IS EXCLUSIVE OF ANY PERMANENT BUFFER SQUARE FOOTAGE

ATTACHED (SINGLE-FAMILY) DEVELOPMENT

| PARCEL | TOWNHOME / DUPLEX | TOTAL UNITS |
|-----------------------------|-------------------|-------------|
| VILLAGE | N/A | N/A |
| NEIGHBORHOOD | ±400/215 | ±615 |
| EDGE | N/A | N/A |
| SINGLE-FAMILY TOTAL: | | ±615 |

COMMERCIAL / OFFICE & RETAIL SPACE

| PARCEL | SQUARE FOOTAGE |
|---------------|----------------|
| VILLAGE | ±23,200 |
| NEIGHBORHOOD | 0 |
| TOTAL: | ±23,200 |

POTENTIAL USES: FOOD & BEVERAGE STORES; HEALTH & PERSONAL CARE STORES; GAS STATIONS; CLOTHING & CLOTHING ACCESSORY STORES; SPORTING GOODS; HOBBY, BOOK & MUSIC STORES; FINANCE & INSURANCE; REAL ESTATE RENTAL & LEASING; PROFESSIONAL OFFICES & TECHNICAL SERVICES; MANAGEMENT SERVICES; ENTERPRISES; ADMINISTRATIVE & SUPPORT SERVICES; PERFORMING ARTS COMPANIES; FULL SERVICE RESTAURANT; SPECIAL FOOD SERVICES; DRINKING PLACES (ALCOHOLIC BEVERAGES); PERSONAL & HOUSEHOLD GOODS REPAIR & MAINTENANCE; PERSONAL CARE SERVICES; CIVIC & SOCIAL ORGANIZATIONS; BUSINESS, PROFESSIONAL, LABOR, POLITICAL, & SIMILAR ORGANIZATIONS; PUBLIC ADMINISTRATION; FAMILY CHILD CARE

OTHER USES

| USE | ACREAGE |
|-------------------------------------|---------------|
| OPEN SPACE PROVIDED / REQUIRED | ±108 / 56 |
| PUBLIC ROAD RIGHTS-OF-WAY | ±14 |
| PRIVATE ROAD RIGHTS-OF-WAY | ±50 |
| PRIVATE ALLEYS (ACCESS TO PARKING) | ±4 |
| WETLANDS | ±14 |
| HYDRIC SOILS** | ±11 |
| 100-YR FLOOD ZONE | ±2 |
| AREA OF ENVIRONMENTAL CONCERN (AEC) | ±0.2 |
| TOTAL: | ±203.2 |

PROPERTY IDENTIFICATION NUMBER

| PARCEL | ZONING | ACREAGE |
|-------------------|--------|---------|
| 4203-74-3682-0000 | PD | 100.80 |
| 4203-64-4531-0000 | PD | 136.24 |
| 4203-64-1002-0000 | PD | 30.52 |
| 4203-53-9769-0000 | PD | 36.51 |
| 4203-45-2563-0000 | PD | 0.81 |
| 4203-54-1453-0000 | PD | 8.42 |
| 4203-53-8614-0000 | PD | 1.20 |
| 4203-45-1389-0000 | PD | 1.00 |
| 4203-45-4049-0000 | PD | 1.00 |
| 4203-44-8578-0000 | PD | 2.85 |
| 4203-53-9319-0000 | PD | 1.10 |
| 4203-43-7857-0000 | PD | 54.85 |

CIVIC & RECREATIONAL*

| PARCEL | SQUARE FOOTAGE |
|--------------------|----------------|
| VILLAGE | ±22,000 |
| PARKS & OPEN SPACE | ±38,000 |
| TOTAL: | ±60,000 |

*EXAMPLES: FIRE STATION, AMENITIES, POST OFFICE, SALES CENTER, PARK PAVILIONS, HIKING, COMMUNITY CENTER, CLUBHOUSE, LIBRARY, EDUCATIONAL USES, ETC.

- #### PROPOSED LAND USES
- VL VILLAGE
 - NB NEIGHBORHOOD DETACHED SINGLE-FAMILY
 - NB NEIGHBORHOOD ATTACHED SINGLE-FAMILY
 - ED EDGE
 - OP OPEN / GREEN SPACE
 - WE WETLAND / PRESERVED LANDS
 - PUBLIC ACCESS ROAD
 - STORMWATER POND / LAKE