

**SITE INFORMATION**

CURRENT LAND USE: VACANT LAND  
 ZONING: PD  
 PROPOSED USE: RESIDENTIAL  
 TOTAL SITE AREA: 28.25 ACRES  
 OWNER INFORMATION: KBADE VENTURES

**SINGLE FAMILY DIMENSION REQUIREMENTS**

MINIMUM LOT SIZE: 8,500 SF  
 FRONTYARD SETBACK: 8' MINIMUM  
 SIDERYARD SETBACK: 8' MINIMUM  
 CORNER SIDERYARD SETBACK: 8' 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

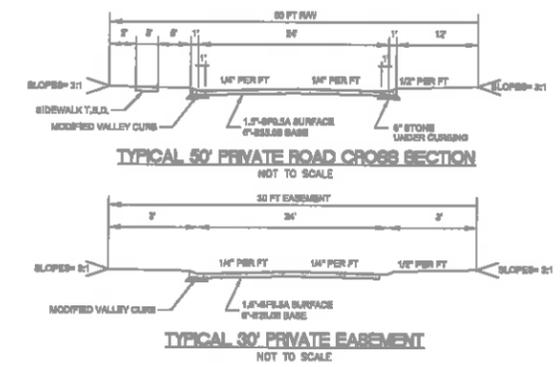
**UNIT TOTALS**

SINGLE FAMILY: 72 UNITS

**NUMBER OF DWELLING UNITS (DENSITY)**  
 FROM PENDER COUNTY DEVELOPABLE AREA FORMULA PER SECTION 4.8.1(C)

TOTAL SITE ACRES: ± 28.25 ACRES  
 Subdivided by the following:  
 NON-RESIDENTIAL DEVELOPMENT: ± 4.85 ACRES  
 WETLANDS: NO WETLANDS EXIST ON SITE  
 RIGHT OF WAY: ± 5.16 ACRES  
 OPEN SPACE:  
 (ACTIVE & PASSIVE) ± 5.43 ACRES (4.43 AC ACTIVE, 1.00 AC PASSIVE)  
 REMAINING DEVELOPABLE AREA: ± 18.39 ACRES  
 TOTAL PROPOSED PROJECT DENSITY: 4.7 UNITS/ACRE (72 UNITS)  
 TOTAL ALL CHAIRS BY DIMENSION: 8.19 UNITS/ACRE (77 UNITS)

- OPEN SPACE REQUIREMENTS**
- REQUIRED: 0.25 ACRES X 72 UNITS = 2.16 ACRES  
 (NO MORE THAN 80% OF THE OPEN SPACE CAN BE PASSIVE)  
 PROVIDED: 5.46 ACRES  
 ACTIVE SPACE: 4.43 ACRES  
 PASSIVE SPACE: 1.03 ACRES
- UTILITIES**
1. ALL WATER UTILITIES WILL BE COORDINATED WITH PENDER COUNTY ENGINEERING; AND SEWER UTILITIES WILL BE COORDINATED WITH PLURIS.
  2. WATER PROVIDED BY PENDER COUNTY ENGINEERING.
  3. SANITARY SEWER TO BE PROVIDED BY PLURIS
  4. STORMWATER WILL BE HANDLED ON SITE IN COMPLIANCE WITH ALL STATE STORMWATER STANDARDS.
- BUFFER NOTES**
1. ALL SURROUNDING ADJACENT PROPERTIES ARE ZONED PD WITH THE EXCEPTION OF THE TRANSFER STATION TO THE WEST OF THE SITE. NO BUFFERS ARE REQUIRED IN ANY LOCATION OTHER THAN THE PROPOSED BUFFER AGAINST THE TRANSFER STATION PROPERTY.
- RECREATION UNIT NOTES**
1. 72 LOTS REQUIRE 1 RECREATION UNIT TOTALING \$10,000 OR MORE. INSTALLATION OF THE PROPOSED ACTIVE RECREATION AREAS WILL FAR EXCEED THE \$10,000, 1 UNIT REQUIREMENT
- PHASING**
1. THE NEIGHBORHOOD WILL BE BUILT AS ONE PHASE.
  2. ALL AMENITIES WILL BE CONSTRUCTED WITH THE INITIAL PHASE OF NEIGHBORHOOD DEVELOPMENT.
- PROJECT ROAD NOTES**
1. ALL ROADS WILL BE PRIVATE.
  2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS AND CONNECTIONS TO EXISTING ROADWAYS WILL HAVE A 20' RADIUS MINIMUM.
  3. STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLES TRAPPED TO INCLUDE DURING CONSTRUCTION AND MEET PENDER COUNTY STREET SIGN SPECIFICATIONS.
  4. SIDEWALKS WILL BE LOCATED ON ONE SIDE OF ROAD A. LOCATION TO BE DETERMINED DURING DESIGN DEVELOPMENT FOR ALL OTHER STREETS.
  5. NO PROPOSED ROAD EXCEEDS 1 MILE IN LENGTH OR ACCESSIBLE MORE THAN 200 LOTS. ALL ROADS WILL COMPLY WITH SECTION 7.5.3 OF THE PENDER COUNTY UDO.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

<b>PARAMOUNT</b>									
5911 Oceanside Drive, Suite 201 Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846									
<b>MASTER DEVELOPMENT PLAN</b>					<b>HAMPSTEAD COMMONS</b> PENDER COUNTY NORTH CAROLINA				
PROJECT STATUS		DRAWING INFORMATION		DATE		SCALE		SHEET	
CONSTRUCTION LAYOUT		DATE: 08/11/2007		SCALE: 1"=100'		SHEET: C-2.0		SHEET: 181.PE	