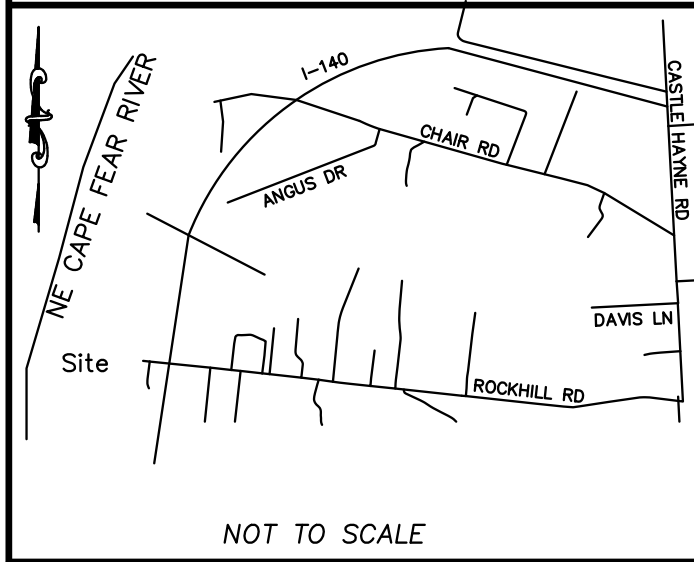
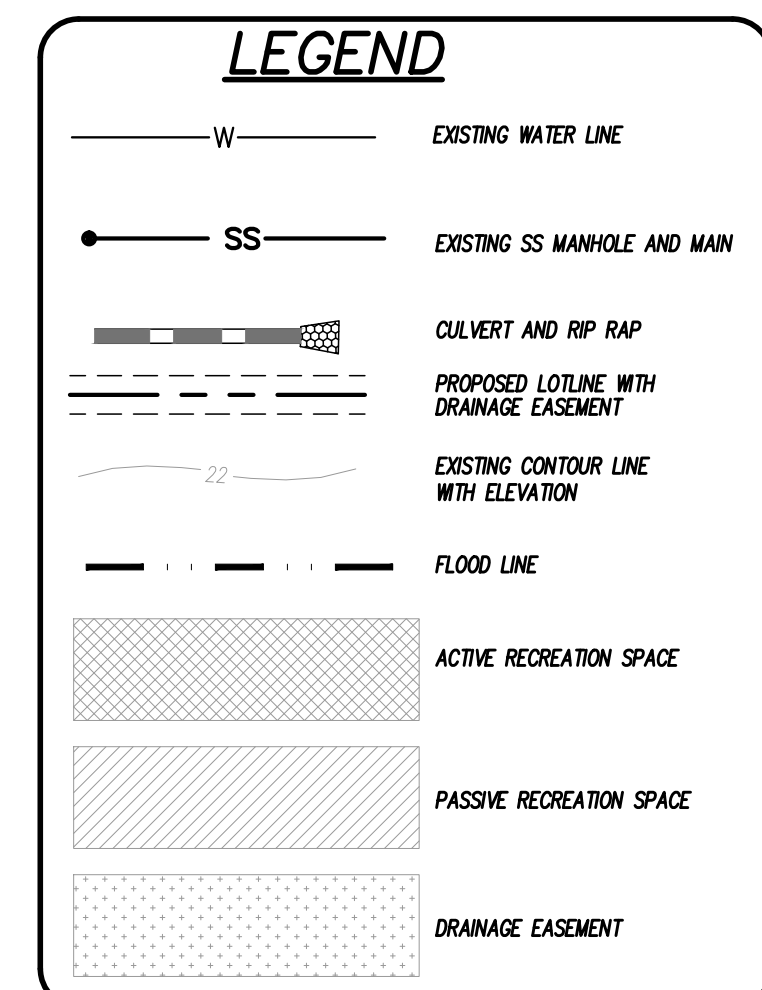
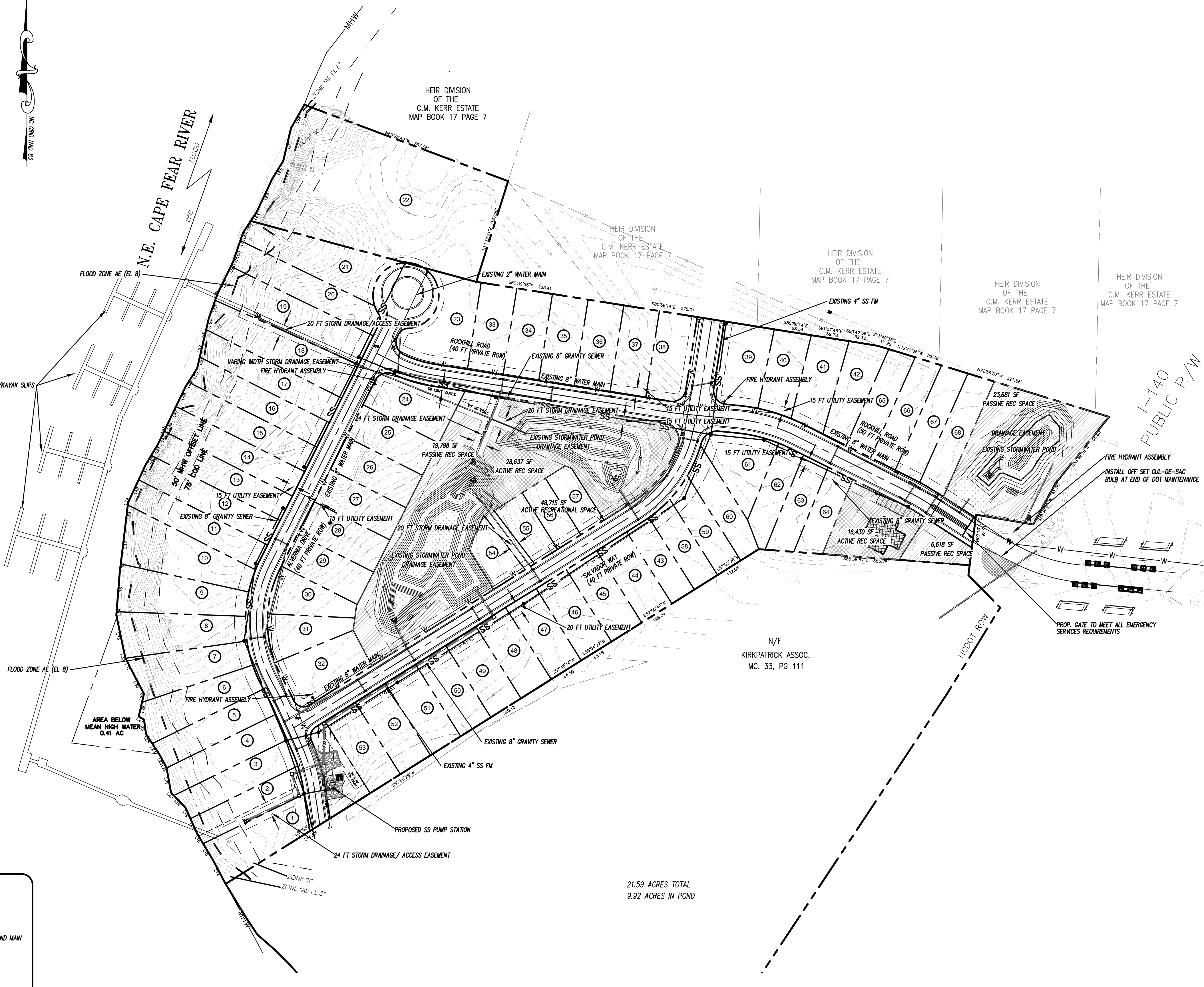


# LOCATION MAP



LINE	LENGTH	BEARING
L14	47.26	N27°53'15"W
L15	37.37	N31°01'52"W
L16	18.70	N31°01'52"W
L17	32.59	N24°07'19"W
L18	19.27	N24°07'19"W
L19	33.42	N43°19'40"W
L20	5.35	N43°19'40"W
L21	45.62	N10°11'17"W
L22	2.24	N28°02'31"W
L23	26.15	N28°02'31"W
L24	25.27	N33°30'32"W
L25	18.45	N33°30'32"W
L26	26.56	N07°48'25"W
L27	11.27	N59°17'56"W
L28	29.98	N12°57'13"E
L29	12.58	N12°57'13"E
L30	42.39	N27°59'31"W
L31	31.51	N27°06'46"W
L32	2.91	N11°52'29"W
L33	76.71	N11°52'29"W
L34	10.72	N04°35'19"E
L35	68.20	N04°35'19"E
L36	19.86	N06°52'44"E
L37	61.06	N06°52'44"E
L38	46.52	N06°45'55"E
L39	1.38	N24°50'21"E
L40	50.03	N24°50'21"E
L41	24.70	N24°50'21"E
L42	25.39	N31°04'18"E
L43	17.91	N31°04'18"E
L44	28.15	N25°26'35"E
L45	4.00	N25°26'35"E
L46	14.66	N25°26'35"E
L47	35.35	N25°40'25"E
L48	34.14	N25°40'25"E
L49	15.94	N32°11'54"E
L50	24.41	N32°11'54"E
L51	26.45	N13°02'22"E
L52	17.37	N13°02'22"E
L53	34.09	N13°05'59"E
L54	16.07	N13°05'59"E
L55	39.71	N19°36'55"E
L56	7.19	N19°36'55"E
L57	44.06	N25°56'30"E
L58	17.08	N25°56'30"E
L59	4.29	N25°56'30"E
L60	29.96	N18°55'46"E
L61	16.09	N18°55'46"E
L62	9.26	N18°55'46"E
L63	31.66	N33°04'46"E
L64	15.11	N33°04'46"E
L65	65.21	S25°03'09"W
L66	38.60	N31°32'25"E
L67	61.39	N13°22'00"E
L68	49.30	N29°33'13"E



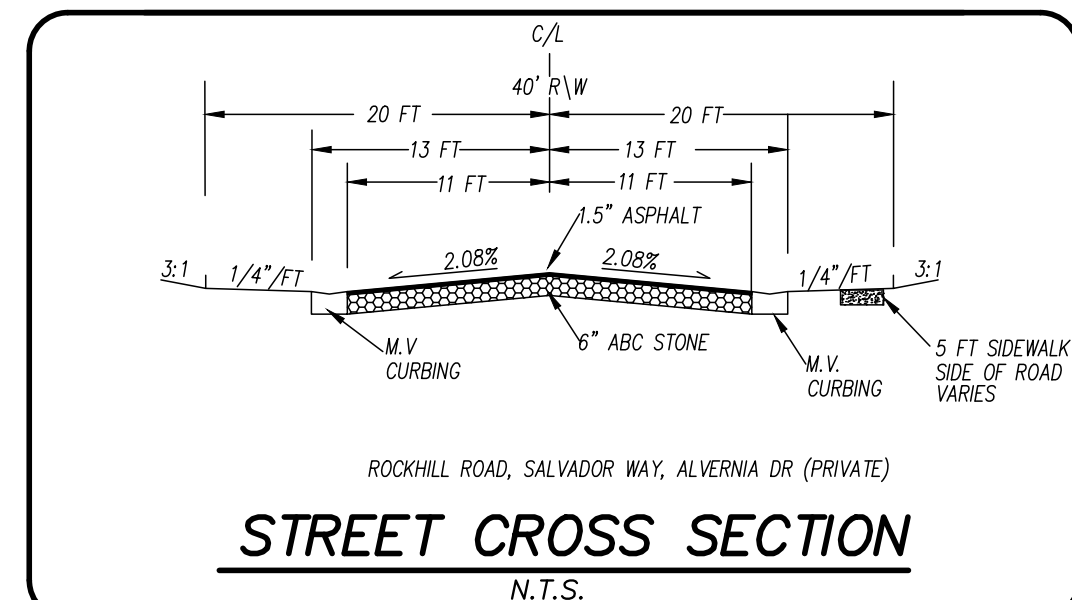
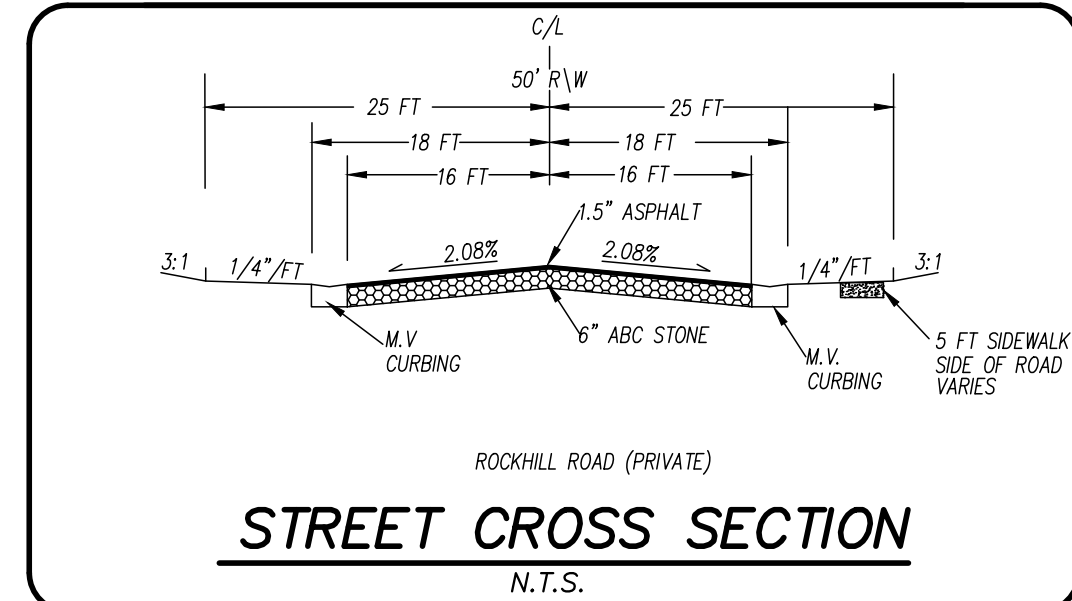
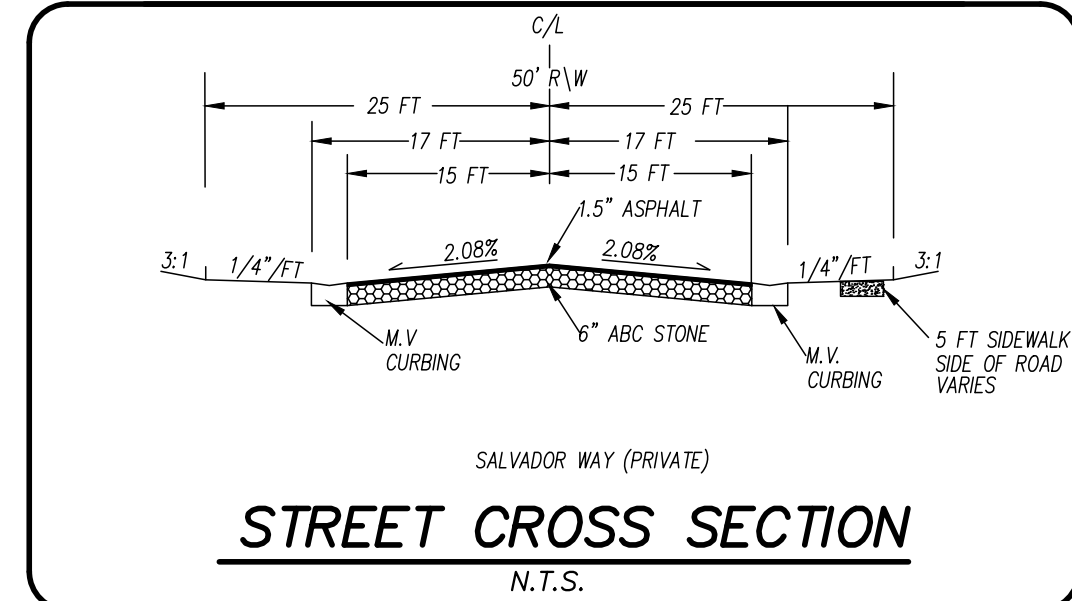
21.59 ACRES TOTAL  
9.92 ACRES IN POND

I (we) the developers of SUNSET REACH subdivision in the unincorporated area of New Hanover County understand that the roads in said subdivision are designated private. I understand that ownership and maintenance of the roads will be the responsibility of the developer until such time that the developer designates the responsibility to the property owners' association. Responsibilities must be accepted by the homeowners association as specified in the homeowner covenants for said subdivision. The private road in said subdivision are to be constructed in accordance with Section 52-4 of the New Hanover County Subdivision Ordinance and all applicable County Codes which includes the design, installation, inspection and approval by a licensed Professional Engineer (PE) recognized in the State of NC prior to final plot approval for all or a portion of the subdivision. If all or a portion of the road infrastructure system within the subdivision is bonded through a surety, performance bond or cash escrow, no bond shall be released until all road construction improvements are complete and certified by the Professional Engineer.

It shall be disclosed to the prospective buyer of a lot or lots within the subdivision that road maintenance shall run through the property owners association in perpetuity after acceptance from the developer until such time that the roads are re-platted as publically designated roads and taken over for maintenance through the NCDOT or appropriate governing authority.

Developers Name \_\_\_\_\_ Date \_\_\_\_\_

- #### NOTES:
- SITE AREA = 1,185,616 SF or 27.22 AC±
  - SITE ZONING = R-15 (2.5 UNITS PER ACRE)
  - PERFORMANCE DEVELOPMENT
  - TOTAL NUMBER OF LOTS = 68 PROPOSED
  - ALL LOTS ARE SUBJECT TO A 10 FT UTILITY EASEMENT ALONG ALL STREET RIGHT OF WAYS.
  - NEW HANOVER COUNTY PD# R2400-002-010-000
  - ELEVATIONS ARE RELATIVE TO M.S.L. (N.A.V.D. '88)
  - NO CONSTRUCTION SHALL COMMENCE UNTIL A PERMIT IS OBTAINED UNDER THE NORTH CAROLINA DEPARTMENT OF HEALTH, ENVIRONMENT AND NATURAL RESOURCES (SEDI-MENTATION POLLUTION CONTROL ACT OF 1973).
  - STORMWATER MANAGEMENT TO MEET NEW HANOVER COUNTY PRE/POST DEVELOPMENT REQUIREMENTS FOR THE 2-YR, 10-YR, AND 25-YR STORMS.
  - PROJECT TO MEET STATE DEWR DWO STORMWATER MANAGEMENT HIGH DENSITY REQUIREMENTS.
  - CPPIA WATER.
  - CPPIA SEWER.
  - PRELIMINARY - NOT FOR RECORDATION, CONVEYANCES OR SALES.
  - AREAS PARTIALLY OCCUPIED BY STRUCTURES (LOTS & STREET R.O.W.) = 13.97 AC±
  - WATER & SEWER TO BE INSTALLED IN ACCORDANCE WITH N.C.D.O.T. POLICY AND PROCEDURES FOR ALL UTILITIES ON HIGHWAY RIGHT OF WAYS.
  - DRAINAGE EASEMENTS AND DRAINAGE INFRASTRUCTURE ARE SUBJECT TO REVISION/RELOCATION AS A RESULT OF FUTURE STATE AND COUNTY CONSTRUCTION PLAN APPROVALS.
  - STREETLIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH NEW HANOVER COUNTY REGULATIONS.
  - TYPE HOUSING = SINGLE FAMILY APPROX. # BEDROOMS = 204
  - PARK AREA REQUIRED = 68 LOTS X 0.03 = 2.04 AC. RECD ACTIVE PARK AREA = 1.02 AC. RECD / 1.25 AC. PROPOSED PASSIVE PARK AREA = 1.02 AC. RECD / 1.48 AC. PROPOSED
  - NO SIGNIFICANT TREES (24" OR ABOVE) OR FLOWERING TREES (8" OR ABOVE) WERE OBSERVED WITHIN STREET RIGHT-OF-WAYS.
  - ALL OPEN SPACE TO BE DEDICATED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - THIS SITE IS LOCATED WITHIN ZONE "AE" ELEV B AND ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 37203 2100A, EFFECTIVE DATE 4/3/06.
  - ALL SEWER TO BE 8".
  - TOPOGRAPHY AND BOUNDARY SURVEY PERFORMED BY SHERWIN D ORRIB
  - HOUSES WILL TYPICALLY BE THREE BEDROOM STRUCTURES.
  - PARKING WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE.
  - NO PARKING ALLOWED ON THE STREETS
  - NO SPEED CALMING DEVICES TO BE INSTALLED ON STREETS.
  - ALL DRAINAGE EASEMENTS TO BE MAINTAINED BY DEVELOPER / HOA.
  - NO JURISDICTIONAL WETLANDS LOCATED ONSITE.
  - REQUESTING WAIVER ON SIDEWALKS.



**CSD ENGINEERING**  
 LICENSE # C-2710  
 ENGINEERING  
 LAND PLANNING  
 COMMERCIAL / RESIDENTIAL  
 P.O. BOX 4041  
 WILMINGTON, NC 28406  
 (910) 791-4441

PERFORMANCE RESIDENTIAL PRELIMINARY PLAN for SUNSET REACH

PRELIMINARY PLAN for SUNSET REACH  
 LOCATED IN CAPE FEAR TOWNSHIP, NORTH CAROLINA, NEW HANOVER COUNTY.  
 OWNER: HOOSER DADDY  
 PO BOX 1019  
 WILMINGTON, NC 28402  
 910-443-3060

PRELIMINARY

REV.	NO.	DATE	BY	REMARKS
1	1	9/6/17	RLW	REVISED TITLE BLOCK
2	2	4/10/15	RLW	CONVERTED TOWNHOMES TO SF LOTS, MOVED AMENITY CENTER
3	3	3/12/14	RLW	ADDED SIDEWALKS TO CROSS SECTIONS
4	4	2/21/14	RLW	REVISED PER TRC DEPT. COMMENTS

DATE: 10-11-13  
 HORZ. SCALE: 1" = 100'  
 VERT. SCALE: N/A  
 DRAWN BY: RLW  
 CHECKED BY: HSR  
 PROJECT NO.: 13-0304

Sheet No. **1** of **1**