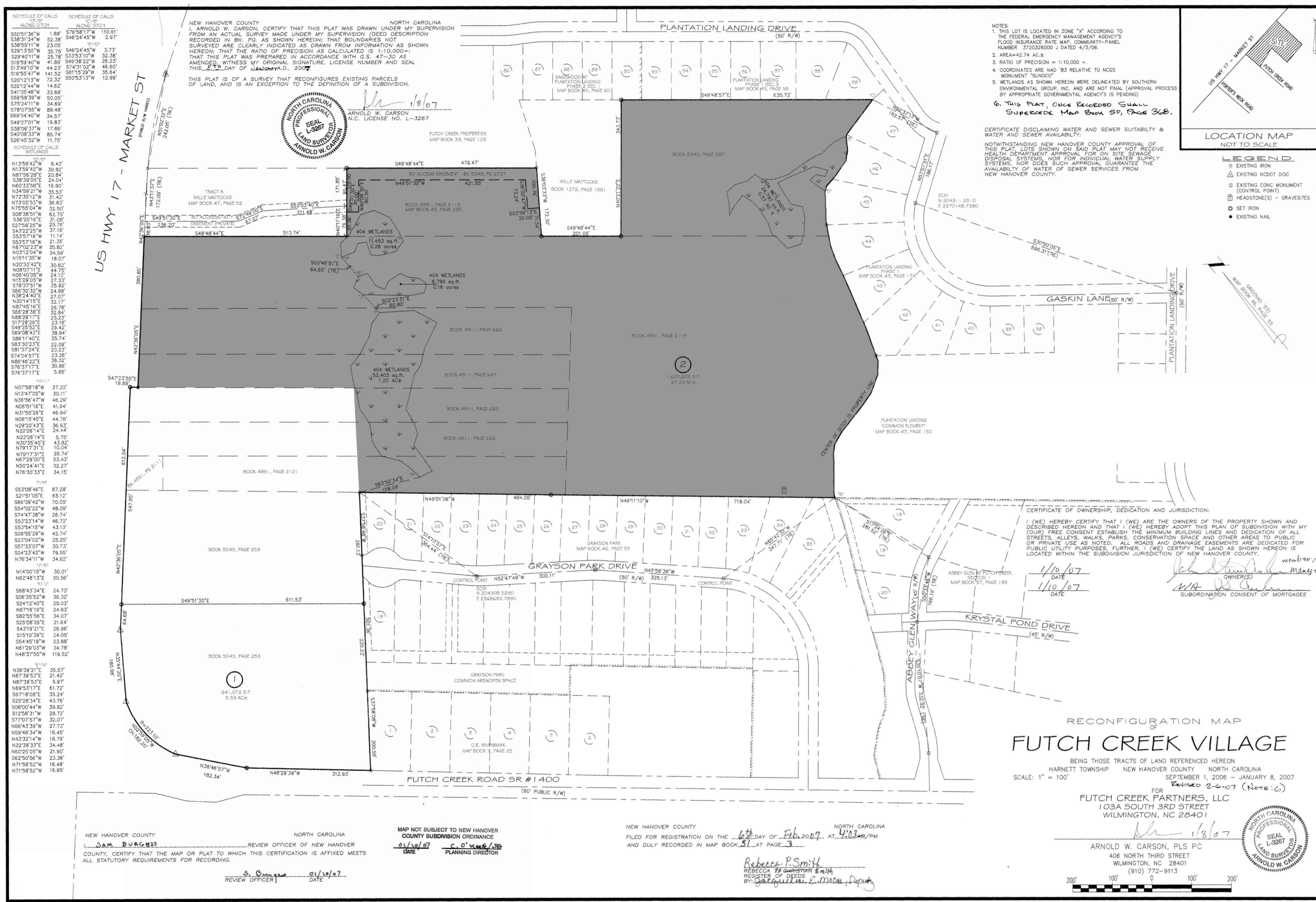
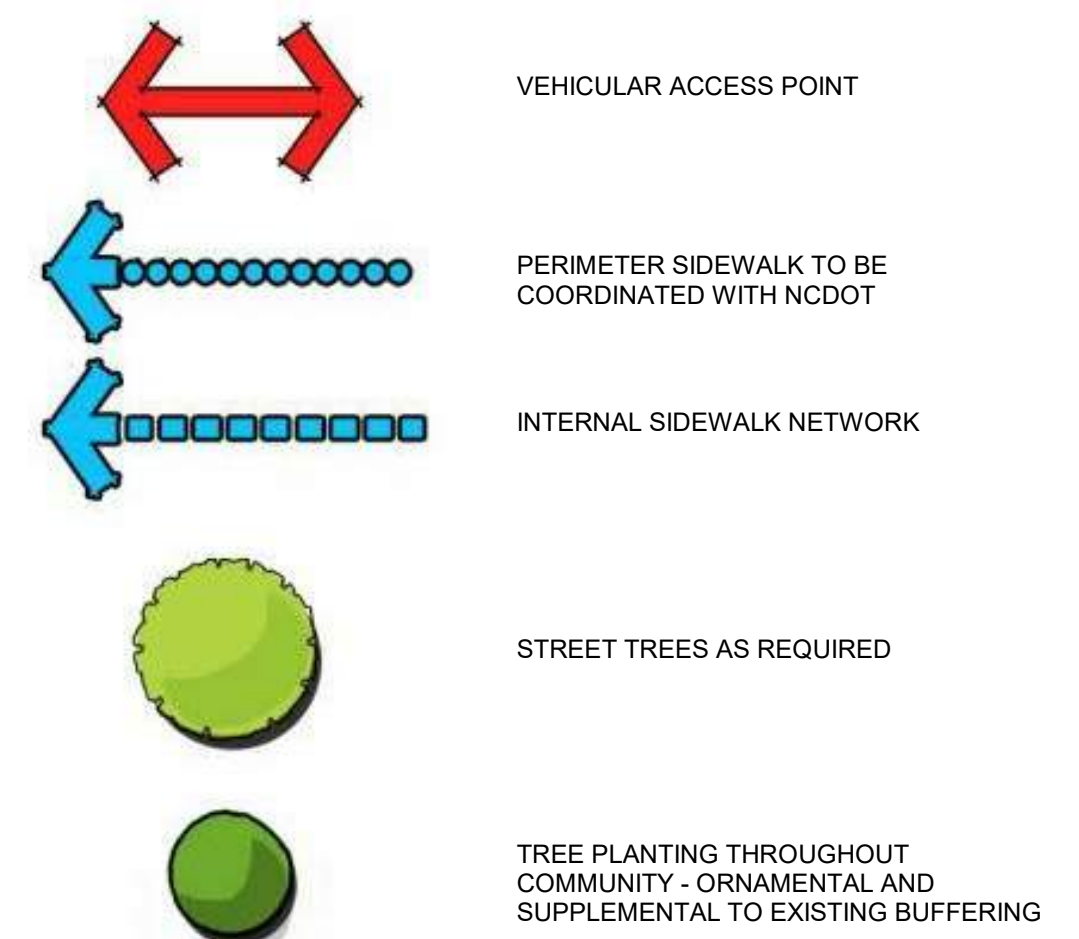


[illegible]

RIG SUBMISSION: 07/08/20
CURRENT:

HEET: **A-100**





Proposed Master Development Plan Terms & Conditions

Ridgewood Gardens Healthy Investors, LLC – 8704 Market Street

1. Conditions related to approval of the application for the master planned development zoning district classification:
 - a) The use, density of use, and maximum building heights shall comply with the approved Master Development Plan ("MDP") as the MDP may be amended or modified in accordance with County requirements from time to time
 - b) The use and development of the subject property shall comply with all applicable regulations and requirements imposed by the New Hanover County Unified Development Ordinance ("UDO"), and any other applicable federal, state, or local law;
 - c) Approval of this rezoning does not constitute technical approval of the site plan. Issuance of all required permits must occur prior to construction commencing;
2. References to the MDP, including any density/intensity standards, dimensional standards, and development standards:
 - a) Maximum density permitted in UMXZ – twenty five (25) dwelling units per acre ("DUAC"). Total site area is 29.956 acres, maximum number of dwelling units would be 748.
 - b) Proposed density – 342 proposed dwelling units or 11.42 DUAC
 - c) Developed in accordance with County, state, and federal building and environmental regulations
3. Conditions related to the approval of the MDP Master Plan, including any conditions related to the form and design of development shown in MDP Master Plan:

No conditions currently proposed.

4. Provisions addressing how transportation, potable water, wastewater, stormwater management, and other infrastructure will be provided to accommodate the proposed development:
 - a) Transportation will be provided by access to public rights of way. A NCDOT driveway permit will be acquired prior to any access to Market Street.
 - b) Potable water will be provided by Cape Fear Public Utility Authority ("CFPUA").
 - c) Wastewater services will be provided by CFPUA.
 - d) Stormwater will be managed on site in accordance with NCDEQ restrictions and regulations, will comply with all County and State regulations, and any permit issued for the site. The engineers who will coordinate and implement the stormwater management plan have not yet been selected.
 - e) Infrastructure will be designed in accordance with the North Carolina building code, all other applicable government regulations, laws, and ordinances, and developed consistent with the approved MDP.

5. Provisions related to environmental protection and monitoring:

Any 404 wetlands determined to exist on the site from time to time will be handled in accordance with all applicable government regulations, laws, and ordinances including Army Corp. of Engineers requirements. Twenty-five foot (25') wide buffers described on the Master Plan include existing mature landscaping and trees which will not be materially disturbed in connection with development of the site. The property owner will comply with all applicable regulations, laws, and ordinances from local, state, and federal sources with jurisdiction over the site.

6. Any other provisions relevant and necessary to the development of the master planned development in accordance with applicable standards and regulations:

None.