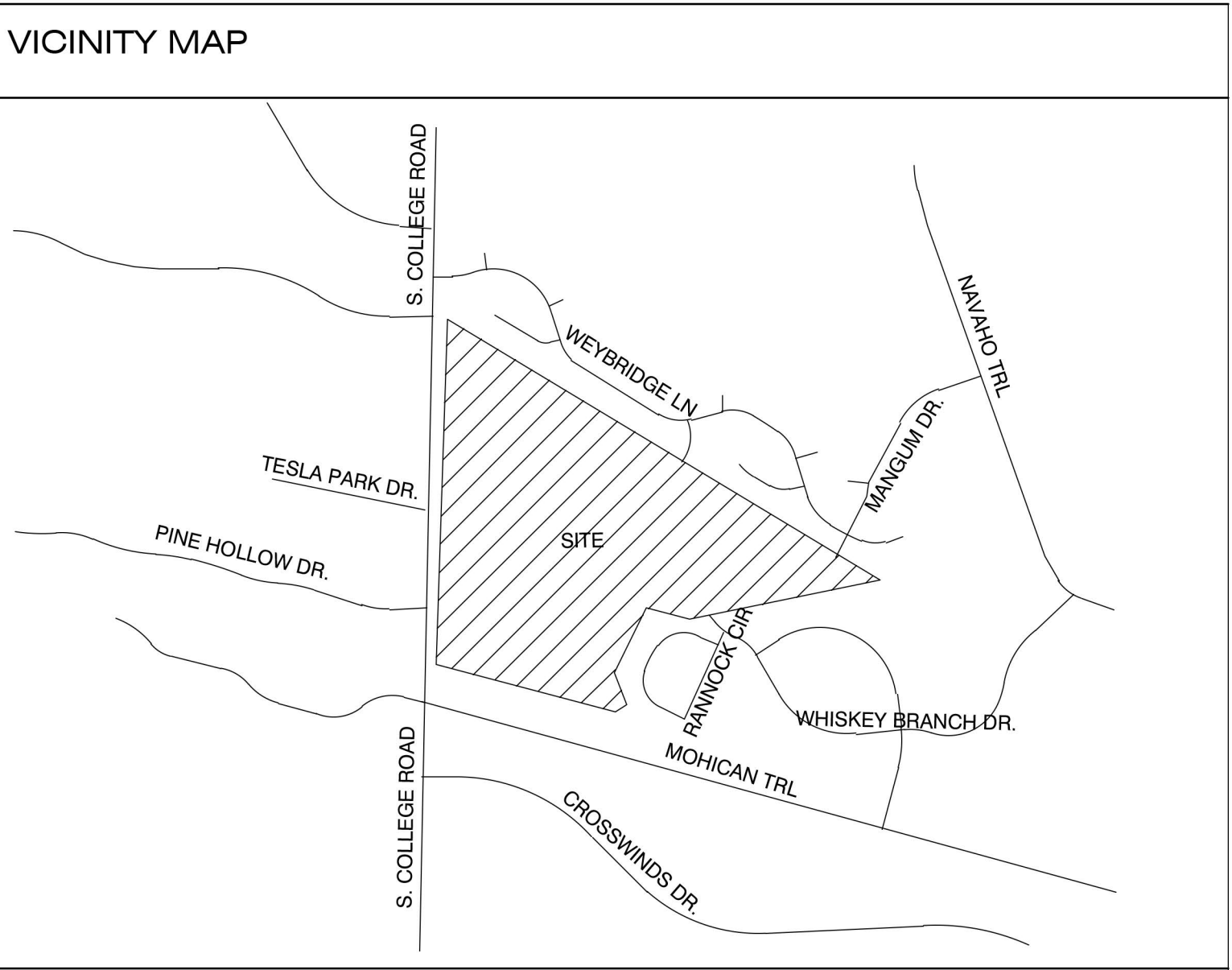
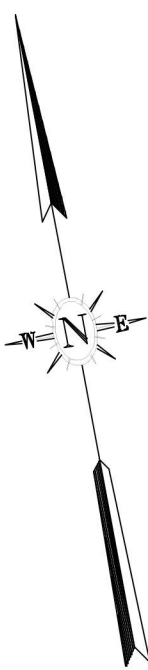




- NOTES:
- ENTRANCES INTO PROJECT AREA BASED MOST CURRENT DOT CONFIGURATION OF SOUTH COLLEGE ROAD AS OF 06.25.2020
 - EACH COLOR INDICATES DIFFERENT PROJECT PHASES
 - ALL ROADWAY AND PARKING IMPROVEMENTS DEPICTED ARE SHOWN FOR SPACE RELATIONSHIP AND BUFFERING PURPOSES ONLY, AND THE DESIGN FOR THE CONSTRUCTION OF SAID IMPROVEMENTS IS SUBJECT TO CHANGE.
 - COMMUNITY BENEFITS TO INCLUDE ENHANCED ARCHITECTURE, PEDESTRIAN AND BICYCLE CONNECTION TO FOX RUN FARMS, WALKING TRAILS, GREENWAYS AND MIXED USE DEVELOPMENT



SITE DATA

ADDRESS:	
OWNER:	DRY POND PARTNERS LLC P.O. Box 3649 Wilmington, NC 28406
PARCEL ID:	R07100-004-004-000
TOTAL PROJECT AREA	2,800,037 SF (64.28 AC.)
EXISTING ZONING	R-15
PROPOSED ZONING	PD - Planned Development
CAMA LAND CLASSIFICATION	Water Shed Resource Protection & Transition
FUTURE LAND USE PLAN	Community Mixed-Use & General Residential
ALLOWABLE DENSITY:	17 UNITS / ACRE
PROPOSED DENSITY:	7.16 UNITS / ACRE (1082 UNITS ALLOWED, 480 PROPOSED)
MAXIMUM BUILDING HEIGHT:	40' (A MAXIMUM OF 80' IN AREAS IDENTIFIED AS COMMUNITY MIXED USE IN THE FUTURE LAND USE PLAN)

BUFFER REQUIREMENTS

	REQUIRED	PROVIDED
BUFFER YARD (ABUTTING RESIDENTIAL)	20' MIN.	20' MIN.

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
RESIDENTIAL USE	20' MIN.	20' MIN.
COMMERCIAL USE FRONTYARD	20' MIN.	20' MIN.
REARYARD (ABUTTING RESIDENTIAL)	10' MIN. 25' MIN.	20' MIN. 25' MIN.
SIDEYARD (ABUTTING RESIDENTIAL)	0' MIN. 20' MIN.	0' MIN. 20' MIN.
US & NC HIGHWAYS	50' MIN.	50' MIN.

TABLE OF USES

<div></div> MIXED USED (3-STORY) LEVEL 1 - COMMERCIAL LEVEL 2 - RESIDENTIAL LEVEL 3 - RESIDENTIAL TOTAL SQUARE FOOTAGE = 72,000 SF TOTAL COMMERCIAL - 24,000 SF RESIDENTIAL - 40 UNITS MAX HEIGHT = 50'
<div></div> MULTI-FAMILY APARTMENTS HOMES APARTMENT HOMES WILL BE A MIX OF 1,2 & 3 BEDROOM TOTAL UNITS = 250 UNITS MAX HEIGHT = 50'
<div></div> TOWNHOMES TOTAL UNITS = 50 UNITS MAX HEIGHT = 40'
<div></div> SINGLE-FAMILY LOTS / TOWNHOMES / DUPLEX / TRIPLEX / QUADRAPLEX TOTAL UNITS = 60 UNITS MAX HEIGHT = 40'
<div></div> SINGLE-FAMILY LOTS / TOWNHOMES / DUPLEX / TRIPLEX / QUADRAPLEX TOTAL UNITS = 60 UNITS MAX HEIGHT = 40'
<div></div> COMMERCIAL OUTPARCEL DENSITY = THE COLLECTIVE SQUARE FOOTAGE OF THE COMMERCIAL OUTPARCELS SHALL NOT EXCEED 185,000 SF MAX HEIGHT = 50'

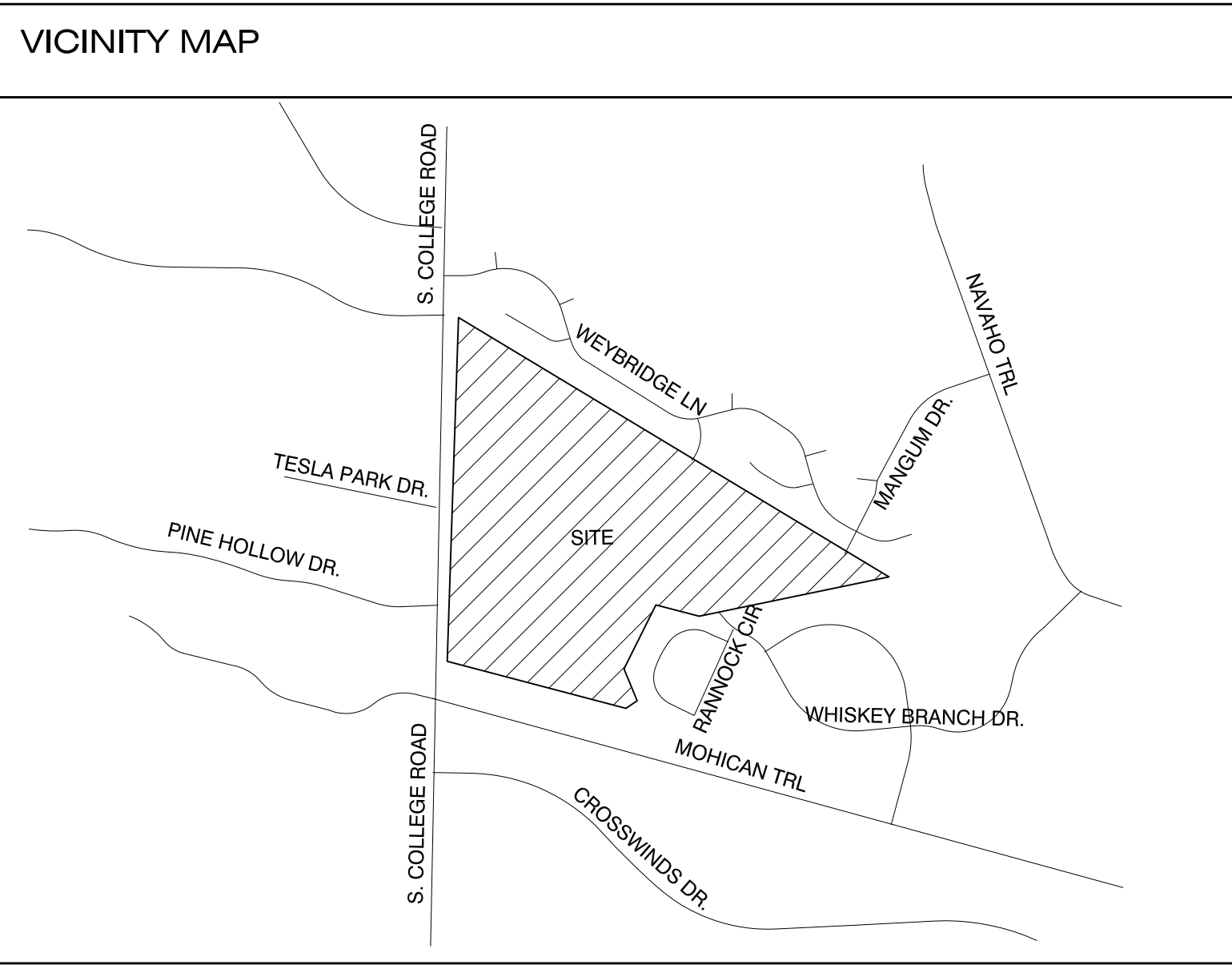
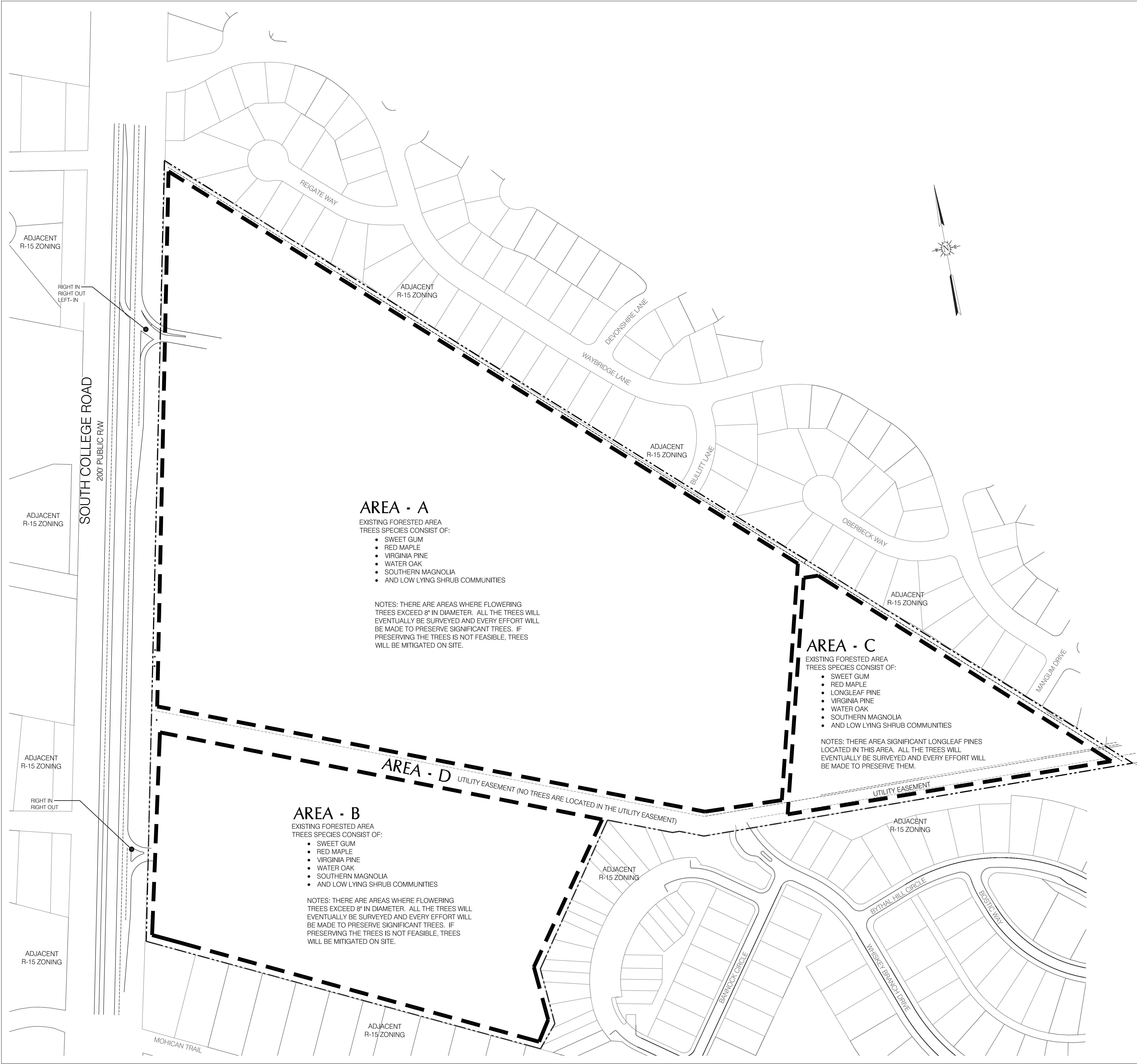
WHISKEY BRANCH

CONCEPTUAL MASTER PLAN

DATE: 11.29.2020

SCALE: 1" = 100'

MIHALY
LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
335 Military Cutoff Rd. Suite A33
Wilmington, NC 28403 | 910.392.4200

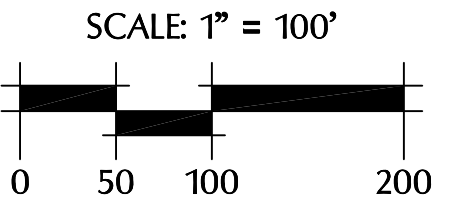


NOTES:
TREE ANALYSIS IS BASED ON THE LANDSCAPE ARCHITECT FIELD VISIT THAT TOOK PLACE ON 12-31-2020. EVERY EFFORT WAS MADE TO REVIEW EACH AREA OF THE SITE TO DETERMINE THE EXISTING TREE SPECIES.

WHISKEY BRANCH

TREE ANALYSIS PLAN

DATE: 12.31.2020



Proposed Master Development Plan Terms & Conditions

Dry Pond Partners, LLC – 5601 South College Road

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 for the areas depicted as "Mixed Use Building"; "Multi-Family Apartment Homes"; "Townhomes"; "Commercial Outparcel"; "Townhomes/Duplex/Triplex"; and "Single Family Lots" 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 Planned Development ("PD") District – seventeen (17) dwelling units per acre ("DUAC"). Total site area is 64.28 acres, maximum number of dwelling units would be 1092.
 - b) Proposed maximum density of residential units on this MDP is 460 total units, or 7.16 DUAC.
 - c) The project shall be developed in accordance with County, state, and federal building and environmental regulations, including compliance with the current open space requirements.
 - d) Sidewalks will be provided along both sides of the roads within the development at a width of five feet (5'), except for portions of roads adjacent to the "Utility Easement" depicted on the MDP Master Plan, where sidewalks will be limited to one side of the road.

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:
 - a) Vehicular access from the master planned development site through to Whiskey Branch Drive is gated for use only by emergency vehicles and owners in the existing Whiskey Branch planned community;
 - b) An access point for pedestrian and bicycle use will be provided through to the site from the existing Bullitt Lane.
 - c) Existing vegetation will be left undisturbed in the depicted twenty foot (20') buffer, subject to the applicant's right to install required utilities and infrastructure and make any changes required by this zoning. To the extent necessary to satisfy County standards, additional vegetation, as well as fencing, will be added to the buffer area sufficient to establish required opacity in areas adjacent to residential uses.
4. Street yard area along College Road shall be provided as follows:
 - a) Provide eighteen (18) square feet of street yard area for every linear foot of street frontage along College Road (minimum width of 9', max width of 27').
 - i. Driveways shall not be included in the calculation of street frontage;
 - ii. The area of any walkways, sidewalks or other bicycle and pedestrian facilities, and transit amenities shall be subtracted from the base street yard area required above to get the total required street yard area;
 - iii. The applicant may choose to increase the required square footage per linear foot up to twenty-five percent (25%) to receive an equivalent reduction in the building's front yard setback;
 - iv. The applicant may install the street yard in any configuration that provides the required amount of street yard square footage between the property line and any site improvements as long as it remains in compliance with the minimum and maximum widths outlined above.
 - b) For every six hundred (600) square feet of street yard area, the following landscaping shall be provided:
 - i. One canopy/shade tree a minimum of three inches (3") caliper in size OR three (3) understory trees a minimum of six (6) feet in

- height at time of planting, if overhead power lines are located above the street yard; and
 - ii. Six shrubs, 12" in height at time of planting.
 - c) If there are existing trees of a minimum two inches caliper size in the proposed street yard, the Planning Director may grant credit toward meeting tree preservation requirements.
 - d) Walkways, sidewalks, or other bicycle and pedestrian facilities, fountains, walls or fences, and transit amenities shall be permitted within the street yard; however, parking areas shall not be permitted.
5. 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 College Road.
 - 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.
6. Provisions related to environmental protection and monitoring:
- a) 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. The property owner will comply with all applicable regulations, laws, and ordinances from local, state, and federal sources with jurisdiction over the site.

7. Any other provisions relevant and necessary to the development of the master planned development in accordance with applicable standards and regulations:
 - a) The Residential Use areas of the MDP may be used for any purpose permitted under the applicable zoning regulations.
 - b) The Mixed Use and Commercial areas of the MDP shall be used for any Commercial purpose permitted under the applicable zoning regulations, except that the following Commercial uses will not be permitted:
 - i. Animal Shelter;
 - ii. Adult Entertainment Establishment;
 - iii. Kennel;
 - iv. Vehicle Towing Service and Storage Yard;
 - v. Equestrian Facility;
 - vi. Campground/Recreational Vehicle (RV) Park;
 - vii. Farm Implement Sales;
 - viii. Mobile Home and Prefab Building Sales;
 - ix. Outdoor Boat Dealer; and
 - x. Outdoor Vehicle Sales.
 - c) In addition to the Commercial uses permitted by applicable zoning regulations, subject to these terms and conditions, the following Civic and Institutional uses shall be permitted in the Mixed-Use and Commercial areas of the MDP:
 - i. Adult Day Care;
 - ii. Child Care Center;
 - iii. Family Child Care Home;
 - iv. Community Center;
 - v. Library;
 - vi. Lodges, Fraternal, & Social Organizations;
 - vii. Museum;
 - viii. Post Office;
 - ix. Hospital, Medical, and Dental Office and Clinic; and
 - x. Nursing and Rehabilitation Center
 - d) In addition to the Commercial and Civic and Institutional uses permitted by applicable zoning regulations, subject to these terms and conditions, the following Industrial uses shall be permitted in the Mixed-Use and Commercial areas of the MDP:
 - i. Artisan Manufacturing.

8. Identify the proposed compensating community benefits. They may include, but are not limited to, improved design, natural preservation, improved connectivity for pedestrians and/or vehicles, mixed-use development, green building practices, and dedication of land or in-lieu fee contribution.

The community will benefit from the development contemplated herein for the following reasons identified in the New Hanover County Unified Development Ordinance:

- a. Improved Design. The use of architectural design that exceeds any minimum standards established in this UDO or any other County regulation, or the use of site design incorporating principals of walkable urbanism and traditional neighborhood development, compatible with the comprehensive plan and other adopted County plans. **The proposed development encourages a walkable urban environment by incorporating non-vehicular access points to adjacent properties; five foot (5') sidewalks along all internal roads within the development other than where sidewalks would interfere with existing utility easements; and locating high density multi-family uses in the center of the site to promote easier pedestrian access to nearby commercial uses without additional vehicle trips.**
- b. Natural Preservation. The preservation of sensitive lands such as natural habitats, natural features, or trees that exceed the requirements of this UDO, when they are located on the site. **Unless required for necessary infrastructure or required by the County's land use and building regulations, existing vegetation that serves as a buffer between the development site and adjacent residential uses will be left in place, including a significant number of mature trees that current have an average canopy height in excess of fifty feet (50'). These trees are not required by the UDO—compliance could be obtained with fencing or a less substantial natural area, but the natural features will remain in substantially their original condition with limited allowances for required infrastructure and utilities.**
- c. Improved Connectivity for Pedestrians and/or Vehicles. Additional connections to existing roads, bicycle facilities, and pedestrian facilities that provide additional connectivity to and from the development and existing residential and commercial development in the County,

beyond the requirements of Section 5.2, Traffic, Access, and Connectivity. **In response to neighbors' requests and in an effort to improve connectivity for pedestrians, additional connections to neighboring properties are being provided for pedestrian and bicycle use. At least one of these connections will also be accessible by a neighboring subdivision's vehicles to allow increased connectivity to that development and encourage a dispersal of existing vehicle trips to reduce existing traffic.**

The proposed development also offers an integrated commercial/residential node that will serve the residents of the development as well as the surrounding neighborhoods to reduce the number and distance of additional vehicular trips and offer nearby retail and commercial services to adjacent and nearby residents.

- d. Mixed-Use Development. The approval of a significant amount of mixed-use development on the site, by ensuring that a minimum of 35 percent of the total gross square feet in the development (and 25 percent of the land area) will be developed in an integrated mixed-use form (residential and nonresidential), with sidewalks on both sides of the street, and street trees spaced appropriately along the street. **The proposed development will have a mixture of residential and commercial uses within the property boundary, integrated through pedestrian and vehicular paths to promote interconnectivity. Integration is primarily horizontal, but there are vertical mixed use structures included in the proposed development plan.**
- e. Any other community benefit that would provide benefits to the development site and the citizens of the County, generally. **The proposed development would be an example of successful in-fill development; repurposing a current vacant County parcel into a residential and commercial project designed to provide additional housing for County residents, local commercial and retail for those and nearby residents, and provide a benefit to the County's tax base and citizens.**

While the specific tenants are not yet identified, it is the applicant's desire to include a gourmet grocery store, electrical

**car charging station(s), a coffee shop, and a
consumer-electronics store among the retail uses that will be
available to the public.**

ND: 4816-2816-4051, v. 6