

# **Carolina Bluff PLANNED DISTRICT**

**PREPARED FOR:**

**New Beach Properties, LLC**

**Columbus County, North Carolina**



Prepared by:  
Development Resource Group  
of the Carolinas, PLLC

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## Project Introduction

The properties, known as the Marlowe Road Tracts are located along Marlowe Road in Columbus County, North Carolina. See Exhibit 1 for parcel identification numbers and acreage. The developed property shall be known as "Carolina Bluff" and shall consist of approximately 280+/- acres. Carolina Bluff proposes the rights for multiple development uses as outlined later in this document. The development uses consist of single family residential, residential ancillary uses, commercial uses, and multifamily uses.

The existing conditions of the site are outlined in Exhibits 1-6 of this document, and the full development plan proposed for this project is set forth in Exhibits 7-11 of this document. This entire written narrative, including all exhibits herein, constitutes the full Planned District Document.

## Conformance with Columbus County Comprehensive Plan

Upon review of the Columbus County Comprehensive Plan prepared by Holland Consulting Planners, and adopted by Columbus County Board of Commissioners on January 3, 2012 we believe that we are in conformance with the overall master plan for Columbus County. We believe we meet the following housing policies listed in Section VI.B:

- P.2 – This project provides provisions for adjacent dissimilar land uses as well as environmental concerns.
- P.3 – This project can be served utilizing existing Columbus County infrastructure.
- P.4 – This project condenses into 3 connection points to a secondary road.
- P.5 – This project is anticipated to contain housing at multiple price points which will be attractive to Columbus County Residents.
- P.6 – This project expands housing inventory.
- P.9 – The parcel has municipal water and sewer connections aligning with this policy.

## Existing Conditions (Exhibits 1 - 6)

The subject properties (tracts) are currently owned by multiple parties. The applicant has these properties under contract and has permission from the respective Owners to submit for Planned District (PD) approval.

This application seeks approval of the PD as a conditional use under the current zoning based on the current approved development guidelines under the Columbus County Zoning Ordinance.

The subject properties are located on the east and west side of Marlowe Road and abut the North Carolina / South Carolina state line to the south. The properties mostly consist of timber stands and agricultural fields with wetlands and two existing graveyards. There are currently several drainage ditches and throughout the properties draining to adjacent wetlands which eventually outfall to the Buck Creek Watershed.

#### Development Plan (Exhibit 7)

Carolina Bluff will be developed in general accordance with the submitted Development Plan. The location of roads, ponds, parking areas and other elements shown on this Development Plan are conceptual in nature and are subject to change at the discretion of the developer, provided however, that these minor changes to the PD will be submitted to the County Staff for review and, if necessary, approval, before implementation. Major changes to the plan in accordance with Columbus County PD Ordinance shall not be effective until such changes are approved by the appropriate parties and processes. The overall maximum dwelling unit count is proposed to be 1,000.

#### Phasing (Exhibit 8)

Carolina Bluff will be constructed in multiple phases. The number of phases and phase boundaries are subject to change at the discretion of the developer. Development Uses will be limited to one (1) type within each phase. Adjacent dissimilar Development Uses will be separated by a minimum 20' landscaped buffer. The remaining future phases will be constructed as lot inventory is required. The estimated time for the completion of this project is projected to be approximately ten years from the date of adoption of this PRD. Please note that the phases shown within this exhibit are schematic in nature, these phases may be re-configured, additional phases may be added, or phases may be removed as a minor amendment to this PD.

#### Site Design and Development Standards

It is anticipated that all structures included in this development will be constructed on site with traditional construction methods (stick-built). Architectural guidelines shall be at the discretion of the developer and may vary through the project. Developer retains the right to amend Architectural guidelines at any time. Developer shall record community Covenants and Restrictions.

#### Stormwater Management (Exhibit 9)

Stormwater runoff from this property will be drained through stormwater detention ponds located on the property. The ponds will be sized and constructed to meet the requirements set forth in the NCDENR "Stormwater Best Management Practices Manual". All ponds and associated private maintenance easements shall be owned and maintained, in perpetuity, by the HOA/POA. All drainage systems in the rights-of-way shall be maintained by the HOA/POA. All other drainage systems will be maintained, in perpetuity, by POA/HOA. All drainage easements and rights-of-way will be designated either "Public" or "Private" on the Final Subdivision Plat.

### Utility Services (Exhibit 10)

Water, sewer, and power utilities shall be provided in general accordance with the layout shown in Exhibit 10. Water mainline extension from Columbus County will be required to serve the project, and a sewer mainline extension from Grand Strand Water and Sewer will also be required. The developer is responsible for these extensions in accordance with each supplier's standard practices. Each extension shall be completed, or bonded prior to the issuance of any structure building permits for the project.

### Fire Coverage

Based upon existing delivery pressures and water models it is anticipated that the proposed water supply system is capable of providing fire flow for the parcel. Each water system construction permit shall be individually analyzed for delivery pressures in accordance with Columbus County Fire District requirements.

Fire coverage and water delivery pressures may be supplemented or augmented by the placement of dry hydrants on each pond. Such instances shall be coordinated with and approved by Columbus County Fire Marshall.

### Proposed Streets & Parking

Access to this project shall contain a minimum of three (3) access points off Marlowe Road as shown on Exhibit 7. These access points are subject to move at the Developer's discretion and are subject to NCDOT's input and review.

The private streets within the development shall be owned and maintained by the HOA/POA. Provisions and funding methods for which will be established in the HOA/POA governing documents. Streets shall be constructed using NCDOT standards for subdivision roads as a basis of design, but design may vary from these standards. Roads are subject to a 1-year warranty period by the developer/contractor after being dedicated to the HOA/POA.

The number of parking spaces (including driveway and garage spaces) for Carolina Bluff shall be provided in accordance with the following schedule.

Single Family Residential:	0.75 Space per Bedroom
Multi-Family Residential:	2.0 Spaces per Unit
Sales Models/Amenity Center:	2.0 Spaces per 1,000 SF
Commercial:	Per current Columbus County Ordinance

Carolina Bluff HOA/POA reserves the right to maintain landscaping, irrigation and parking within private road rights-of-ways. Carolina Bluff HOA/POA reserves the right to maintain landscaping and irrigation within public road rights-of-way. Any damage resulting from work done in the public rights-of-way shall be repaired and the right-of-way shall be returned to the minimum standards required by ordinance or the approved site plan.

## Ownership of Common Areas & Utilities

### Common Areas (Exhibit 11)

The developer of Carolina Bluff, will file restrictive covenants on the property that will establish guidelines for Common Area ownership and maintenance. The Common Areas, which include, but are not limited to, open fields, sidewalks, ponds, easements, open space, amenities, etc., will be owned by the HOA/POA as established in the Covenants and Restrictions. This ownership will include the maintenance of facilities, landscaping within road rights-of-way and private drainage easements on the property. Fees will be assessed from all property owners to provide funding for the operation and maintenance of these areas.

### Utilities

Columbus County Water Department will own and operate the water facilities necessary for this project. Grand Strand Water and Sewer Authority will own and operate the sewer facilities necessary for this project. Focus Broadband will own and operate the telephone, internet and cable service. Electrical power facilities will be owned and operated by Brunswick Electric Membership Corporation (BEMC). Utility Easements will be shown on the Final Subdivision Plat in accordance with the Subdivision Ordinance for Columbus County.

## Lot Criteria Development Summary

### 1) Single-Family Detached

Min. Lot Size:	5,000sf
Max. Lot Coverage:	85%
Min. Lot Width:	42'
(Min. Lot Width to be measured at the Right-Of-Way)	
(Min. Lot Width at a Cul-de-sac: 25' at the Right-Of-Way)	
Front Yard Setback:	20'
Side Yard Setback:	5'
Corner Side Yard Setback:	10'
Rear Yard Setback:	10'
Max. Structure Height:	35' from grade.
Minimum Building Separation:	10'

### 2) Multi Family Attached Townhouse (Zero Lot Line) (3+ Units)

Min. Lot Size:	1,000sf
Max. Lot Coverage:	85%
Min. Lot Width:	15'
(Min. Lot Width to be measured at Bldg. Line/Front Yard Setback)	
Front Yard Setback:	20'
Side Yard Setback:	5'
Corner Side Yard Setback:	10'
Rear Yard Setback:	10'

Max. Structure Height: 35' from grade.  
Minimum Building Separation: 20'

3) Ancillary (Amenity Center/Sales Models)

Min. Lot Size: 5,000sf  
Max. Lot Coverage: 85%  
Min. Lot Width: 42'  
(Min. Lot Width to be measured at Bldg. Line/Front Yard Setback)  
Front Yard Setback: 20'  
Side Yard Setback: 5'  
Corner Side Yard Setback: 10'  
Rear Yard Setback: 10'  
Max. Structure Height: 35' from grade.  
Minimum Building Separation: 10'

4) Commercial

Min. Lot Size: 20,000sf  
Max. Lot Coverage: 85%  
Min. Lot Width: 75'  
(Min. Lot Width to be measured at Bldg. Line/Front Yard Setback)  
Front Yard Setback: 40'  
Side Yard Setback: 15'  
Corner Side Yard Setback: 20'  
Rear Yard Setback: 25'  
Max. Structure Height: 35' from grade.  
Minimum Building Separation: 20'

Density Analysis (Exhibit 11)

The property under this PD consists of 280+/- total acres. The Development Plan calls for a maximum of 1,000 total dwelling units within Carolina Bluff. The gross density is the number of dwelling units per acre calculated based upon gross parcel area. Based on this calculation, the overall gross density of the conceptual Development Plan is 3.30 dwelling units per acre. This calculation is subject to change and is dependent on the final Development Plan. In any case, not more than 85% of the established net buildable area may be made impervious. Density analysis only applies to residential portion of Carolina Bluff.

Open Space Analysis (Exhibit 11&13)

Columbus County PD Ordinance dictates that the development must provide for Permanent Common Open Space in accordance with Section 3.e.

Recreational Open Space Calculation:

$$A=D \times 2.45 \times 0.01$$

The totals are as follows:

Total Dwelling Units = 1,000

Total Recreational Open Space Required = 24.50 Acres

Common Open Space Calculation:

$$A=D \times 2.45 \times 0.01 / 2$$

The totals area as follows:

Total Dwelling Units = 1,000

Total Common Open Space Required = 12.25 Acres

Permanent Common Open Space may be comprised of open space easements, stormwater ponds, buffers, wetlands, recreational areas. Carolina Bluff will designate permanent common open space in its Development Plan sufficient to exceed the minimum required. Open space will be maintained by the HOA/POA and will be accessible to all HOA/POA owners as passive open space. Open Space requirement and calculation is only applicable to residential portions of Carolina Bluff. Recreational and Common Open Space depicted within this PD may change during detailed design. However final platted open space will meet the intent of this PD and Columbus County Ordinance. PD open space must be platted by phase with sufficient open space provided by phase. Phase lines may vary as the project progresses and are not arbitrarily set by this PD.

Buffers & Tree Preservation (Exhibit 11)

An average width 25' vegetated buffer has been provided between Marlowe Road and the proposed residential development. An average width 15' vegetated buffer has been provided along the perimeter of the project. This buffer may be naturally vegetated or augmented with supplemental plantings where deemed necessary. Where wetlands abut the property line, no augmentation is anticipated. These buffers are intended to provide for reduction of noise and air pollution as well as provide a visual buffer. At the discretion of the developer, these buffers may be improved with supplemental plantings.

Amenity Center, Sales Models & Construction Trailer

Amenity Center(s) at Carolina Bluff will be at the discretion of the developer of each phase. Amenity Center(s) site(s) may consist of a building with auxiliary structures, pool, parking, sports courts, mail kiosks, etc. The developer will turn over the Amenity Center site to the HOA/POA for residents of the respective phase of Carolina Bluff. The HOA/POA will have the right to modify and/or enhance the building, parking, and other elements. At this time no community wide amenity is planned, the developer of each phase may elect to construct amenities as they see fit.

Sales Models will be prominently located near the primary entrances of the development and or phase. From the start of each phase, Sales Models along with parking will be

developed on site to provide offices for sales agents and show rooms for selection of interior coverings and fixtures. Sales models may be constructed as groups of 2 – 5 homes serviced by one parking lot. The parking lot may extend across two lots.

Construction Trailer(s) and parking may be installed at a location determined by the developer and permitted by the County for use by the contractors during project/phase construction until the project/phase is complete. The construction trailer may be temporarily tied into public water and sewer systems.

#### Residential Uses

Per the development plan (Exhibit 7) portions of the Carlina Bluff PD are intended to be single family residential areas. Proposed uses within these areas include:

Single Family Detached  
Ancillary Uses (Amenity Centers/Sales Models)

#### Multifamily Uses

Per the development plan (Exhibit 7) portions of the Carlina Bluff PD are intended to be multi family residential areas. Proposed uses within these areas include:

Multifamily Attached Townhouse  
Ancillary Uses (Amenity Centers/Sales Models)

#### Commercial Parcels

Per the development plan (Exhibit 7) portions of Carolina Bluff are intended to be commercial areas. These commercial areas shall be subject to the current Columbus County Development ordinance at time of development. The Carolina Bluff PD shall establish a 15' vegetated buffer along the non-road frontage perimeter of these parcels, road frontage buffers shall not be required. Proposed uses within the commercial areas are as follows:

Outdoor Storage	Medical Uses
Indoor Storage	Educational Uses
Mini-Storage	Restaurant and Food Services
Retail	Animal Services
Trade Shops	Vehicle Service
Commercial Centers	Hair and Nail Salons
Professional Offices	

#### Development Performance Security

In order to facilitate the recording of final plats and obtaining building permits, the developer of the project/phase may offer one of the following as guarantee that required improvements will be completed in the project/phase:

- 1) Surety bond, with a corporation licensed to do business in the state.

The amount of guarantee instrument shall be equal to the estimated cost of improvements plus 25 percent of that amount. Only the above is acceptable as guarantee of improvements and no others.

With the bonded and recorded final plat, the Developer may apply and attain individual building permits to begin construction of homes or amenities within the subject project/phase, subject to provisions of the applicable building codes.

The required improvements will be complete prior to application for final certificate of occupancy and conveying of the property to individual owners.

### Signage & Monumentation

Carolina Bluff will be allowed two (2) entrance signs per entrance if signs are placed on the face of an entrance wall to said development. Such signs shall not exceed seventy five (75) square feet per sign face and an aggregate area of one hundred (100) square feet per entrance, nor shall they exceed a height of ten (10) feet. If a double-faced sign is used without the entrance walls, only one (1) such sign is allowed per entrance. If a boulevard entrance is chosen, a sign may be placed within a landscaped median only if such sign is protected by an six (6) inch raised curb.

Each amenity site within the subdivision shall be permitted one monument sign no greater than eight (8) feet in height and no greater than fifty (50) square feet in area.

Temporary signage withing the tract limits will be as follows:

"AGENT ON DUTY" sign—sign surface not to exceed two (2) feet in width by three (3) feet in height in size. Sign must be a "sandwich board" type sign which can easily be removed when the sales office or model home is not open for business.

Identification signs—not to exceed forty-two (42) inches × twenty (20) inches—One (1) for each model—may reference model home type, "specialized" parking, etc.

Temporary advertising sign per each community entrance—sign surface not to exceed forty (40) square feet in size and ten (10) feet in height. Sign must be removed prior to closing of final single-family residence.

Advertising flags, banners & fluttering ribbons permitted throughout the property. These advertisements may be located along any and all entrances to the community and may also be used internal to the community for the approach to the amenity or sales model.

Individual Lot "For Sale" signs smaller than 48"x48" shall be allowed outside of the right of way while a property is actively being advertised as for sale.

Individual Lot "Sold" signs smaller than 48"x48" shall be allowed outside of the right of way for no more than 14 calendar days after a completed property transaction.

Temporary signs shall not be erected in such a manner as to create a vision clearance issue for any adjacent property and/or for motorists on adjacent roadways.

Signs on individual lots identifying lot numbers shall be considered ancillary and permissible.

Wayfinding signs shall be considered ancillary and permissible.

#### Voluntary Agricultural District (Exhibit 12)

Portions of the project parcels outlined within this PD district are within one-half mile of a Voluntary Agricultural District as defined by Columbus County Ordinance. Pursuant to Article XIII, all subsequent property transfers within this one-half mile radius of a Voluntary Agricultural District shall notify future property owners of the proximity to said district. The Voluntary Agricultural District one-half mile radius is also designated on the preliminary development plans included within this PD.

#### Traffic Impact

Upon buildout Carolina Bluff will generate a significant amount of vehicle trips. This traffic generation has been coordinated with NCDOT and off site traffic improvements are not required at this time. Adjacent roadways are capable of accommodated anticipated increases in vehicular volume.

#### Agricultural Operation Disclosure (Attachment A)

Agricultural operations are a key piece of the local and regional economy, and are instrumental in ensuring the security of product and food supply chains. It is the intent of this PD to co-exist in harmony with existing and future agricultural operations.

The Carolina Bluff project is within close proximity of several agricultural operations which include but are not limited to: cattle farming, timber operations, swine farms, row crop production, and other agricultural activities. As such the disclosure statement shown in Attachment A shall be included in every property transaction for any current or future parcels included within this project. This disclosure shall be agreed to by any new property owner including single family homes, multifamily parcels, commercial properties, and amenity centers/areas.



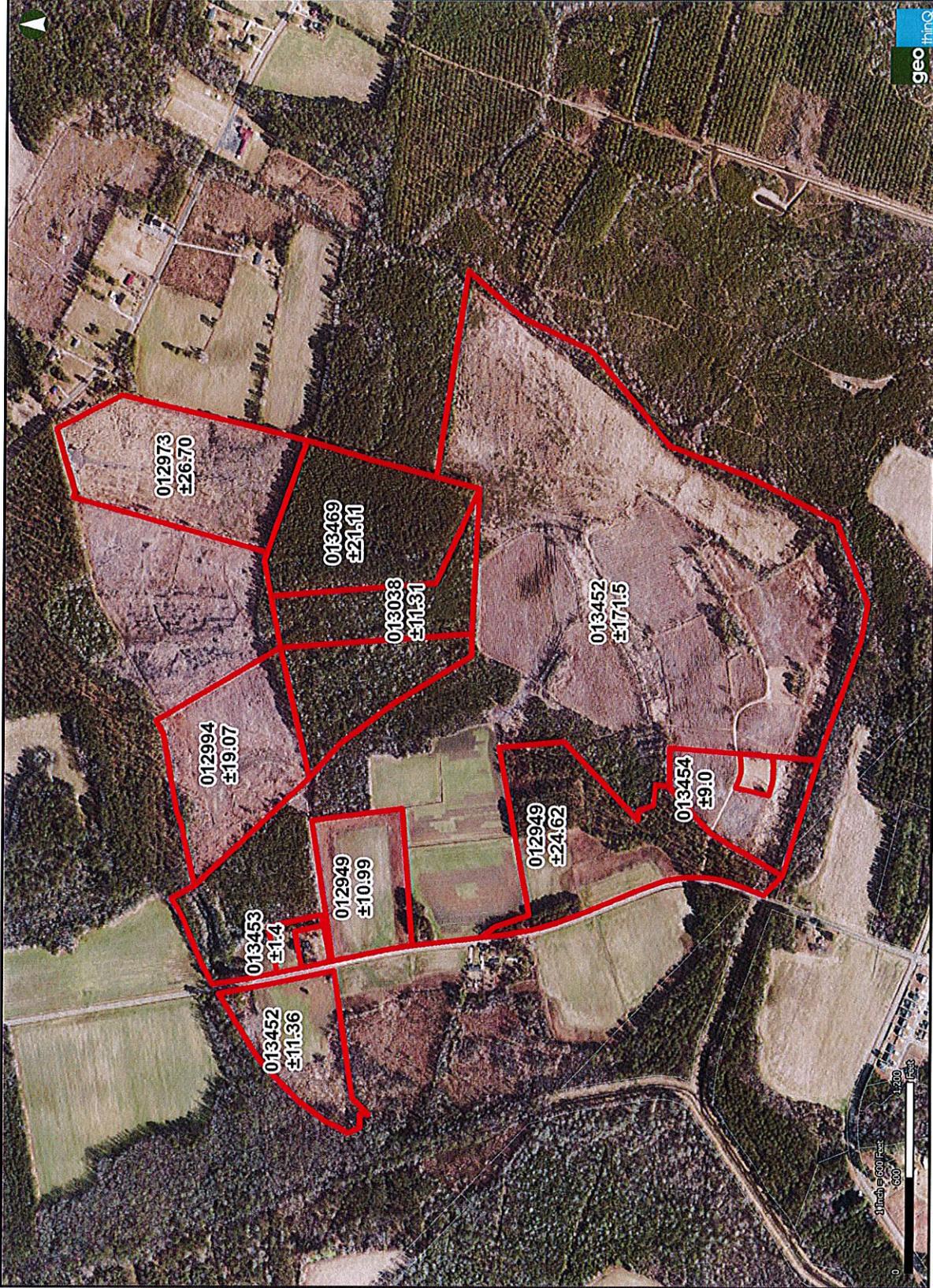
Development Resource Group, LLC

# CAROLINA BLUFF

EXHIBIT 1: TMS NUMBERS AND  
ACREAGE

11/28/2022

IMAGE DATE: 02/02/2020

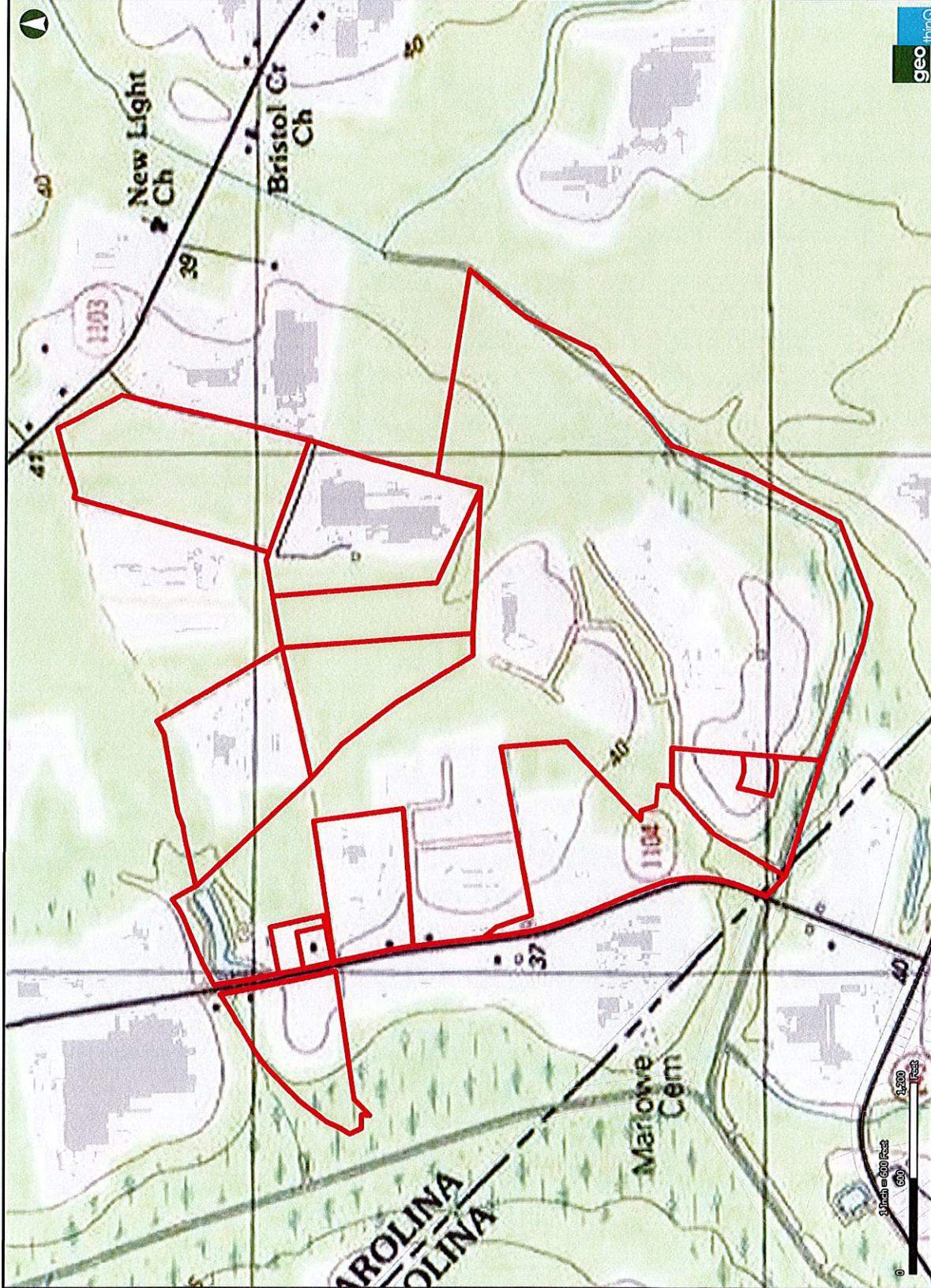




Development Resource Group, LLC

# CAROLINA BLUFF

EXHIBIT 2: USGS  
11/28/2022



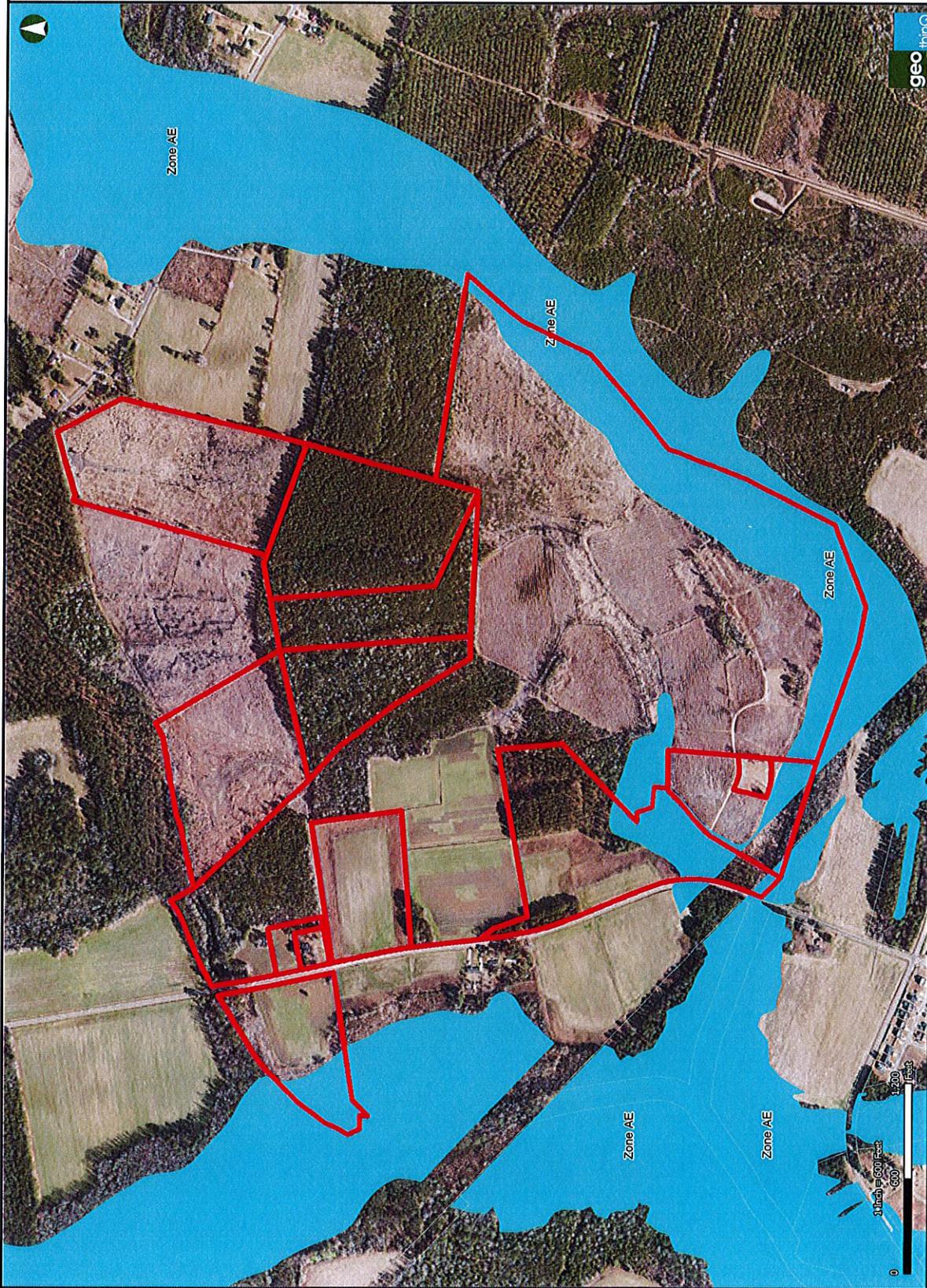


Development Resource Group, LLC

# CAROLINA BLUFF

EXHIBIT 3: FEMA  
11/28/2022

1% Annual Chance Flood Hazard

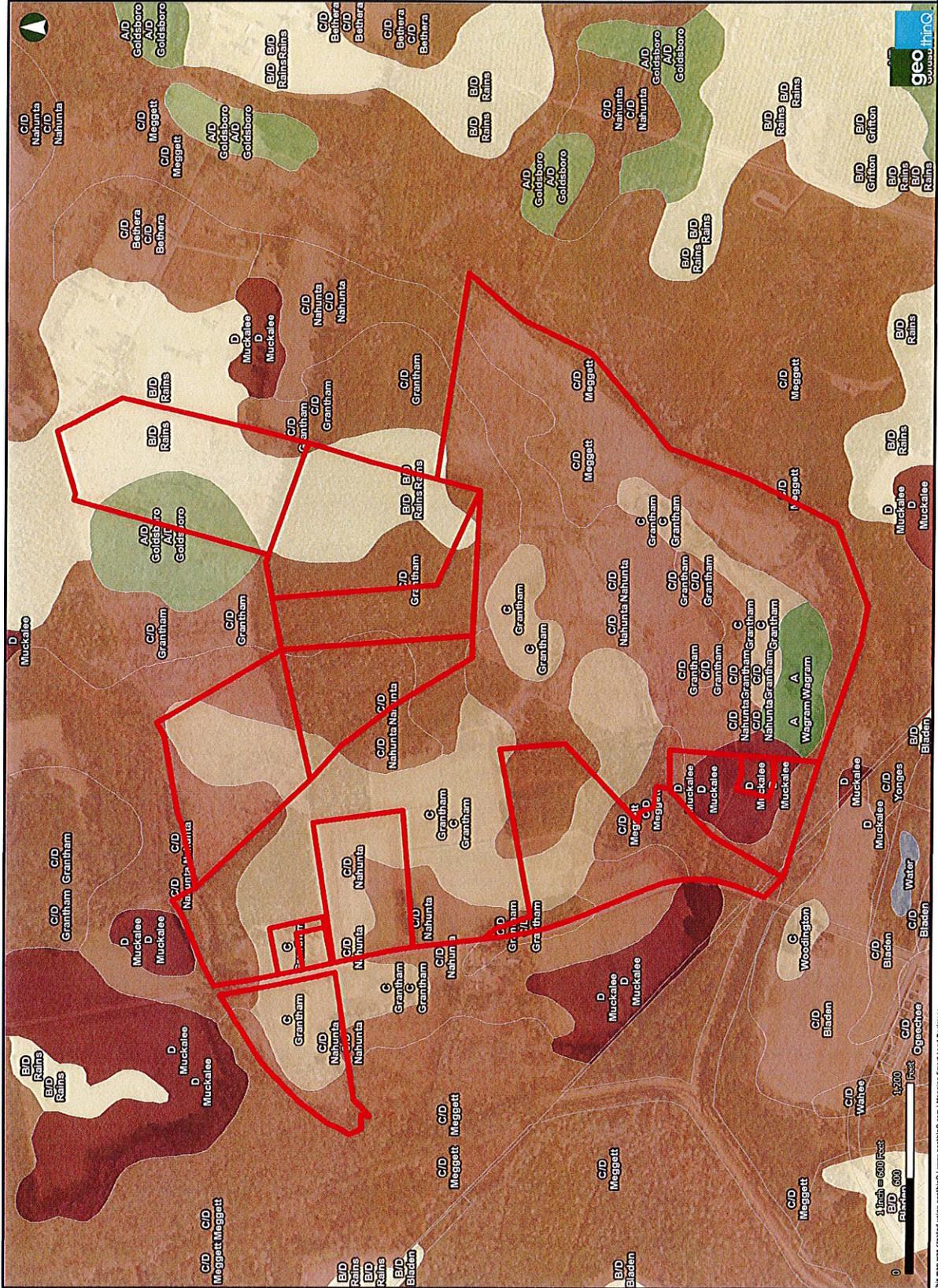
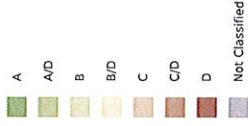




Development Resource Group, LLC

# CAROLINA BLUFF

EXHIBIT 4: SOILS  
11/28/2022



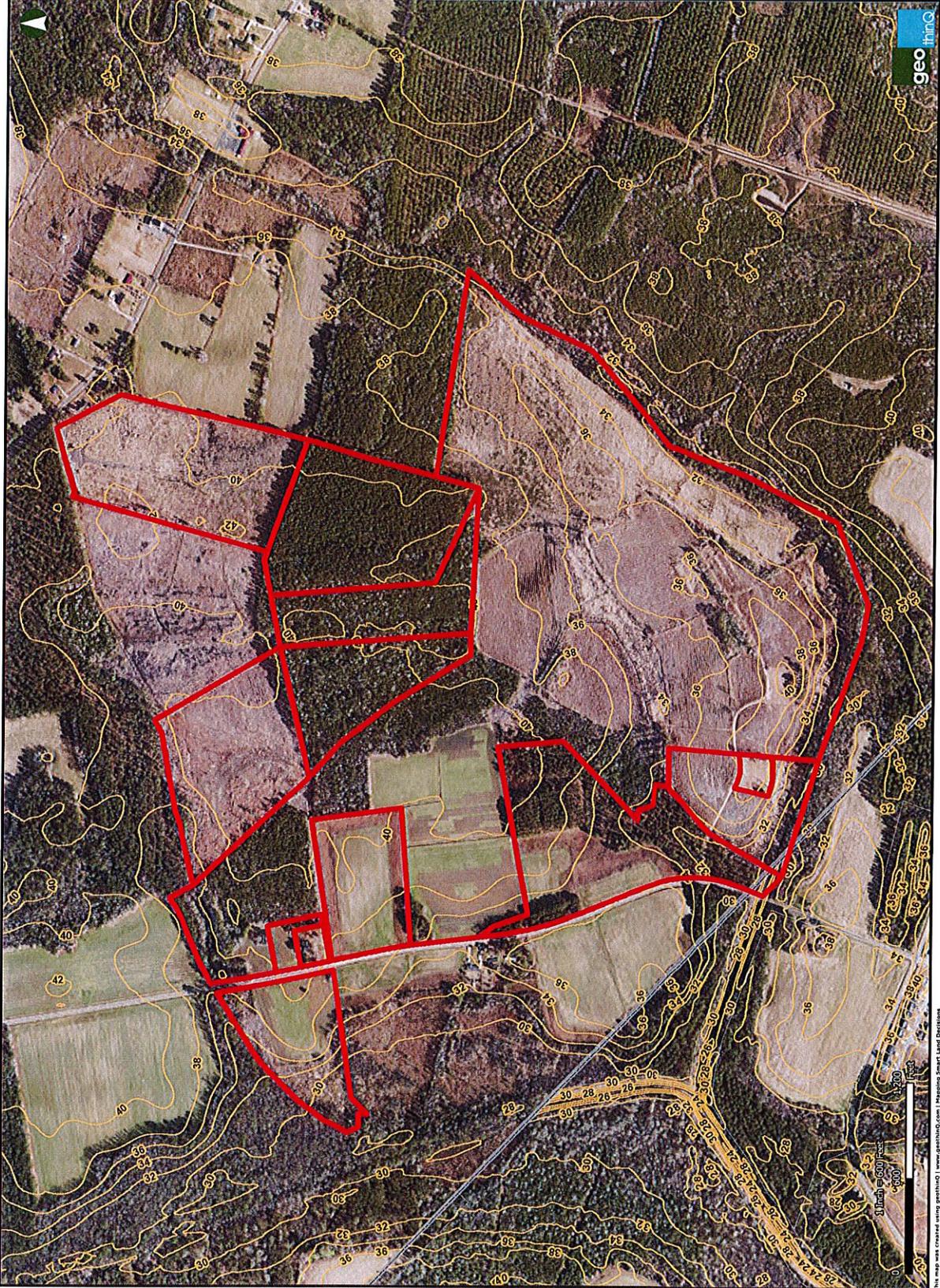
This map was created using geotiff | www.geotiff.com | Mapping Smart Land Decisions



Development Resource Group, LLC

# CAROLINA BLUFF

EXHIBIT 5: LIDAR  
11/28/2022





DEVELOPMENT RESOURCE GROUP, LLC  
 4011 S. GARDEN LANE, SUITE 200  
 HOUSTON, TEXAS 77051  
 281.468.3301 | DRG@DRG.COM

CAROLINA BLUFF

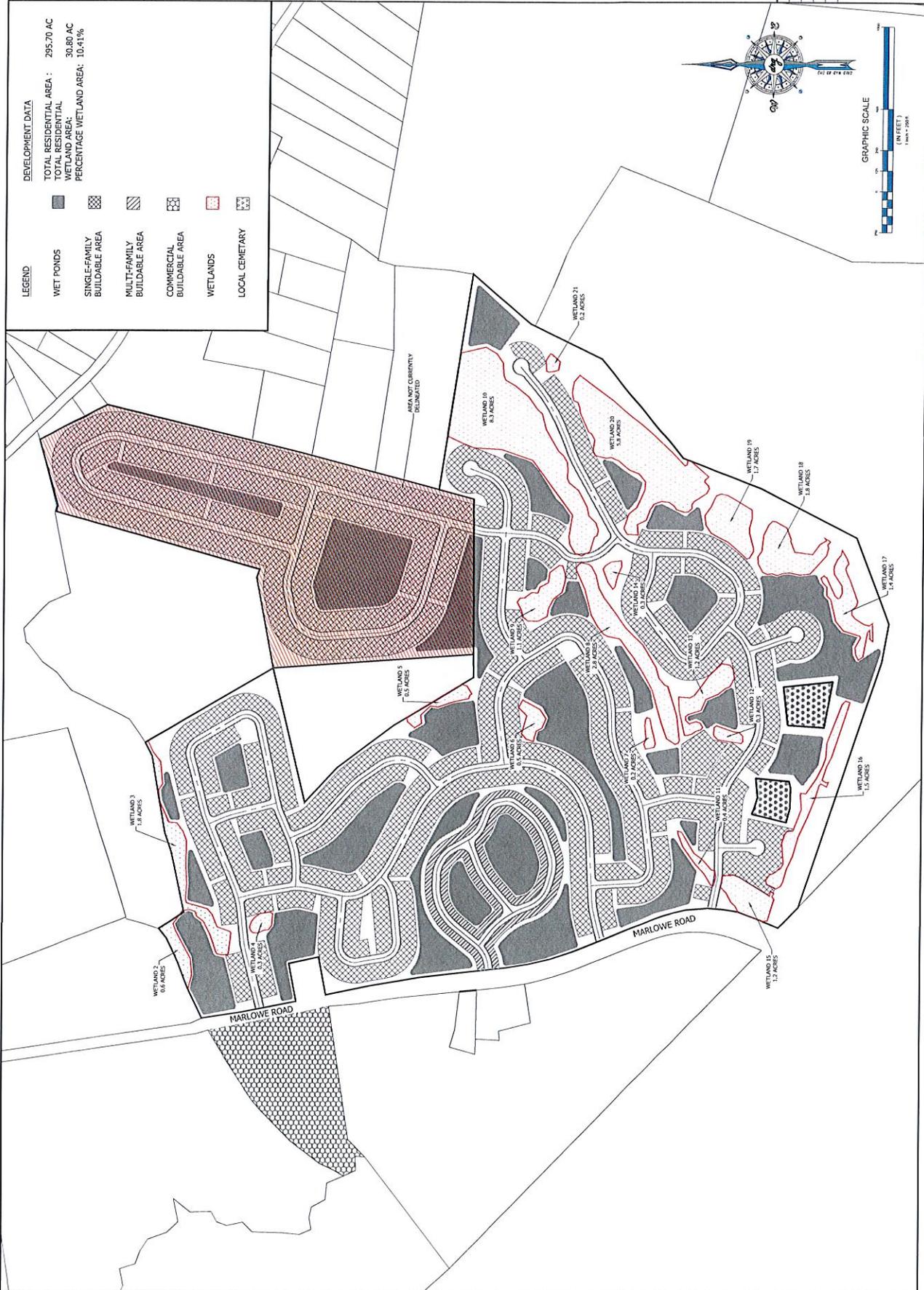
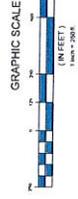
WETLANDS

JOB NO: 22-103  
 SCALE: 1" = 250'  
 DRAWN BY: WLB  
 CHECKED BY: WAG  
 DATE: 11/29/22  
 EXHIBIT NUMBER:

6

**DEVELOPMENT DATA**  
 TOTAL RESIDENTIAL AREA : 295.70 AC  
 TOTAL RESIDENTIAL WETLAND AREA: 30.80 AC  
 PERCENTAGE WETLAND AREA: 10.41%

- LEGEND**
- WET PONDS
  - SINGLE-FAMILY BUILDABLE AREA
  - MULTI-FAMILY BUILDABLE AREA
  - COMMERCIAL BUILDABLE AREA
  - WETLANDS
  - LOCAL CEMETARY





DEVELOPMENT PERFORMANCE GROUP, LLC  
 10000 W. 10TH AVE., SUITE 200  
 DENVER, CO 80202

DEVELOPMENT PLAN  
 CAROLINA BLUFF

JOB NO: 22-103  
 SCALE: 1" = 250'  
 DRAWN BY: MJB  
 CHECKED BY: MJC  
 DATE: 11/29/22  
 EXHIBIT NUMBER:

7

**DEVELOPMENT DATA**

TOTAL SINGLE-FAMILY AREA:	272.76 AC
TOTAL SINGLE-FAMILY UNITS:	875
TOTAL MULTI-FAMILY AREA:	22.94 AC
TOTAL MULTI-FAMILY UNITS:	125
TOTAL COMMERCIAL AREA:	11.36 AC
TOTAL RESIDENTIAL AREA:	295.70 AC
TOTAL UNITS:	1000
GROSS DENSITY:	3.4 UNITS / AC
BUILDABLE AREA:	248.94 AC *
NET DENSITY:	3.8 UNITS / AC *

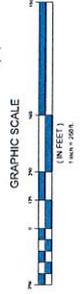
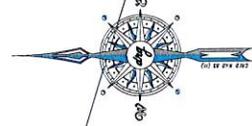
**LEGEND**

	WET PONDS
	SINGLE-FAMILY BUILDABLE AREA
	MULTI-FAMILY BUILDABLE AREA
	COMMERCIAL BUILDABLE AREA
	ANCILLARY USE
	LOCAL CEMETARY
	ACCESS POINTS

**NOTES**

- LOCAL RESIDENTIAL STREETS WILL HAVE CURB AND GUTTER WITHIN A 50' RIGHT OF WAY
- ALL PROPOSED STREET RIGHT OF WAYS WILL BE PRIVATE AND MAINTAINED BY POA.

\* LAND PLAN DEPICTS CURRENT DEVELOPMENT MODEL. FINAL DEVELOPMENT MODEL AND LAYOUTS MAY VARY FROM CURRENT DEPICTION.





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 SUITE 100  
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CAROLINA BLUFF

PHASING PLAN

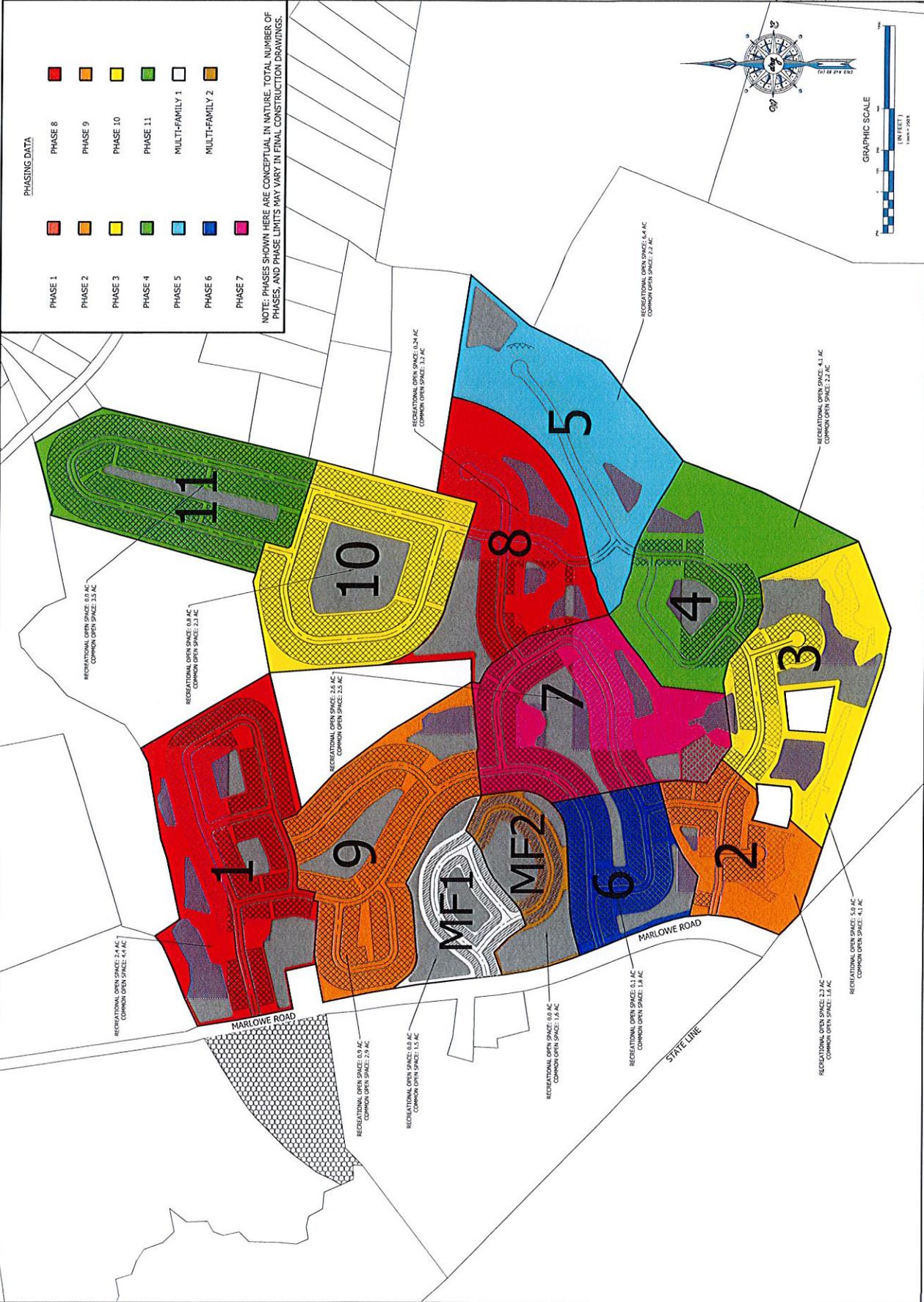
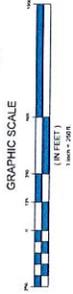
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 SCALE: 1" = 250'  
 DRAWN BY: WLB  
 CHECKED BY: WAG  
 DATE: 11/29/22  
 EXHIBIT NUMBER:

8

**PHASING DATA**

PHASE 1	PHASE 8
PHASE 2	PHASE 9
PHASE 3	PHASE 10
PHASE 4	PHASE 11
PHASE 5	MULTI-FAMILY 1
PHASE 6	MULTI-FAMILY 2
PHASE 7	

NOTE: PHASES SHOWN HERE ARE CONCEPTUAL IN NATURE. TOTAL NUMBER OF PHASES, AND PHASE LIMITS MAY VARY IN FINAL CONSTRUCTION DRAWINGS.





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CAROLINA BLUFF

STORMWATER MASTER PLAN

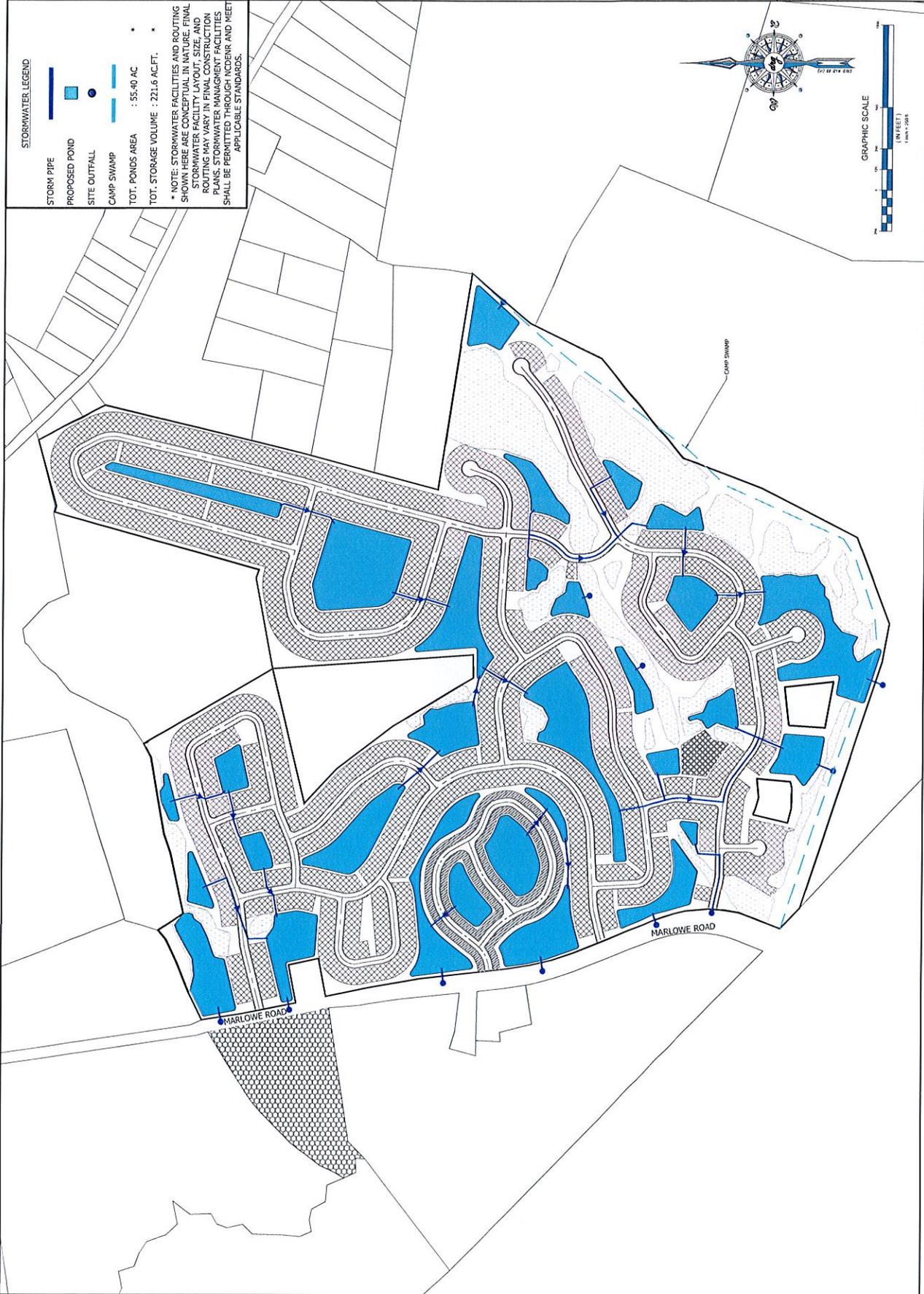
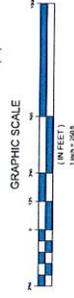
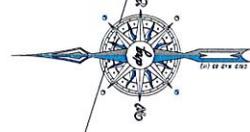
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 SCALE: 1" = 250'  
 DRAWN BY: WLB  
 CHECKED BY: WAG  
 DATE: 11/29/22  
 EXHIBIT NUMBER:

9

STORMWATER LEGEND

- STORM PIPE
- PROPOSED POND
- SITE OUTFALL
- CAMP SWAMP
- TOT. POND AREA : 55.40 AC
- TOT. STORAGE VOLUME : 221.6 AC.FT.

\* NOTE: STORMWATER FACILITIES AND ROUTING SHOWN HERE ARE CONCEPTUAL IN NATURE. FINAL STORMWATER FACILITY LAYOUT, SIZE, AND ROUTING MAY VARY IN FINAL CONSTRUCTION PLANS. STORMWATER MANAGEMENT FACILITIES SHALL BE PERMITTED THROUGH INCIDENR AND MEET APPLICABLE STANDARDS.





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 www.drginc.com

CAROLINA BLUFF

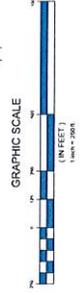
UTILITY MASTER PLAN

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 CHECKED BY: WAC  
 DATE: 1/27/22  
 EXHIBIT NUMBER:

10

STORMWATER LEGEND

- WATERMAIN
- GRAVITY SEWER
- FORCEMAIN
- PUMP STATION





DEVELOPMENT RESOURCE GROUP, LLC  
 1000 WILSON BLVD, SUITE 200  
 WILSON, NC 27157  
 919.333.1001 | DRG@DRGALL.COM

# CAROLINA BLUFF OPEN SPACE PLAN

JOB NO.	22.103
SCALE	1" = 250'
DRAWN BY	WLB
CHECKED BY	WAS
DATE	7/16/22
EXHIBIT NUMBER	

11

**OPEN SPACE INFORMATION**

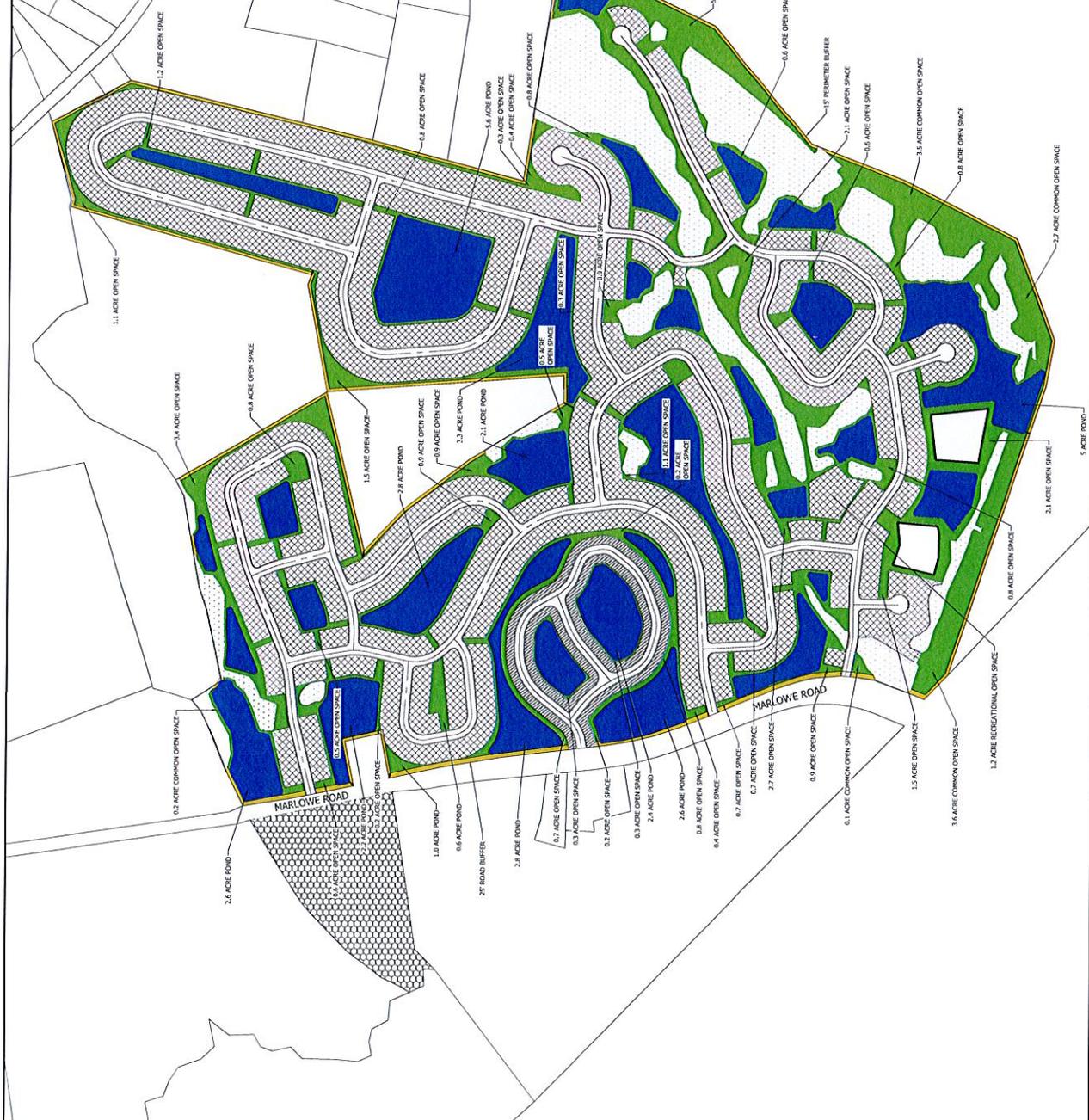
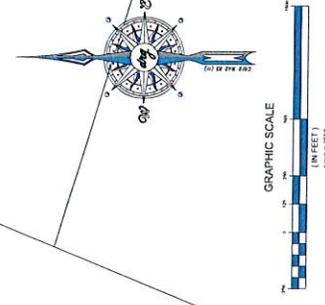
TOTAL RESIDENTIAL AREA: 285.7 AC  
 TOTAL SINGLE FAMILY: 875  
 TOTAL MULTI-FAMILY: 125  
 MAXIMUM TOTAL UNITS (D): 1000

OPEN SPACE  
 WET PONDS  
 BUFFER AREA

RECREATIONAL OPEN SPACE REQUIREMENT EQUATION:  $A1=D \times 2.45 + 0.01$   
 COMMON OPEN SPACE REQUIREMENT CALCULATION:  $A2=D \times 2.45 + 0.01/2$

TOTAL RECREATIONAL OPEN SPACE REQUIRED: 24.50 AC  
 TOTAL RECREATIONAL OPEN SPACE PROVIDED: 24.67 AC  
 TOTAL COMMON OPEN SPACE REQUIRED: 12.25 AC  
 TOTAL COMMON OPEN SPACE PROVIDED: 35.82 AC

NOTE: OPEN SPACE CONFIGURATION SHOWN HERE IS CONCEPTUAL IN NATURE. FINAL OPEN SPACE CONFIGURATION AND QUANTITY MAY VARY FROM CURRENT DEPICTION.





DEVELOPMENT RESOURCE GROUP, LLC  
10000 W. 10TH AVENUE, SUITE 2000  
DENVER, CO 80202

# VOLUNTARY AGRICULTURAL DISTRICTS

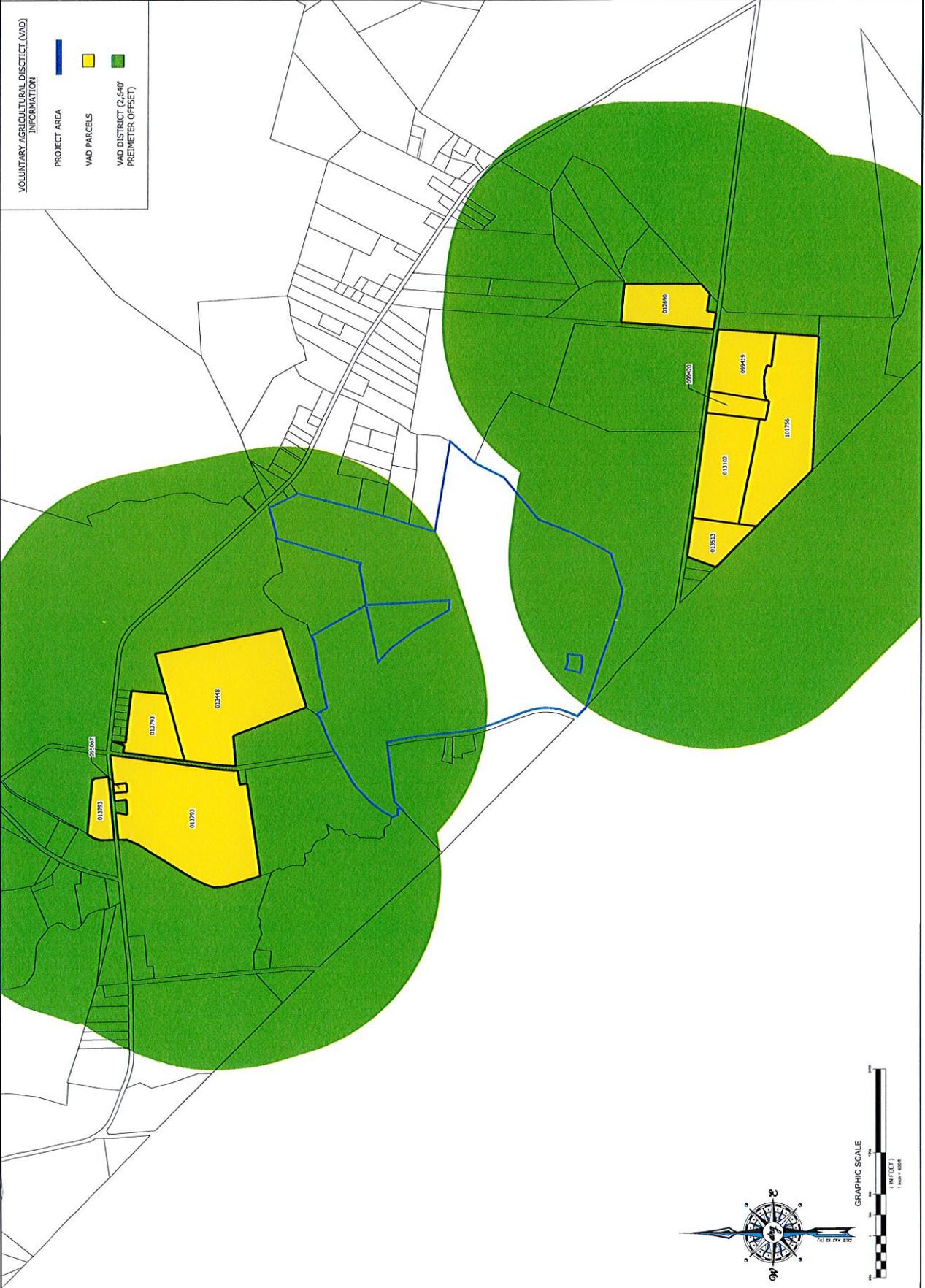
## CAROLINA BLUFF

DIST NO: 221102  
SCALE: 1" = 600'  
DRAWN BY: WLB  
CHECKED BY: WAG  
DATE: 12/14/2022  
EXHIBIT NUMBER:

12

### VOLUNTARY AGRICULTURAL DISTRICT (VAD) INFORMATION

- PROJECT AREA
- VAD PARCELS
- VAD DISTRICT (2,640' PERIMETER OFFSET)



GRAPHIC SCALE





DEVELOPMENT PERFORMANCE GROUP, LLC  
 4000 W. WILSON AVENUE, SUITE 200  
 WILMINGTON, NC 28403

CAROLINA BLUFF

RECREATIONAL OPEN SPACE PLAN

JOB NO: 22-103  
 SCALE: 1" = 250'  
 DRAWN BY: WALS  
 CHECKED BY: WALS  
 DATE: 2/19/23  
 EXHIBIT NUMBER:

13

**OPEN SPACE INFORMATION**

TOTAL RESIDENTIAL AREA: 295.7 AC  
 TOTAL SINGLE-FAMILY: 875  
 TOTAL MULTI-FAMILY: 125  
 MAXIMUM TOTAL UNITS (D): 1000

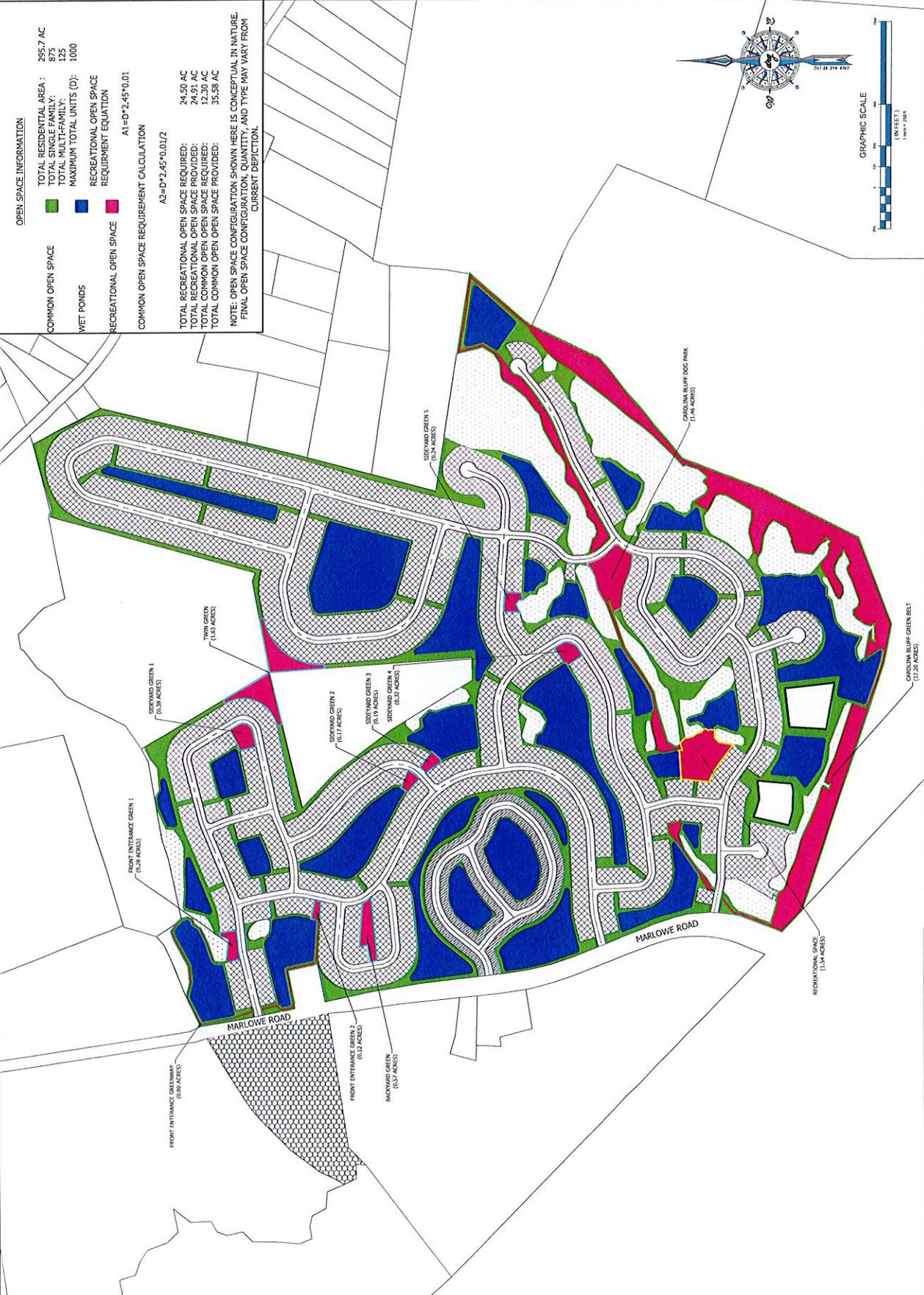
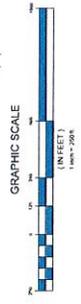
COMMON OPEN SPACE  
 WET PONDS  
 RECREATIONAL OPEN SPACE  
 RECREATIONAL OPEN SPACE REQUIREMENT EQUATION  
 A1=D\*2.45+0.01

**COMMON OPEN SPACE REQUIREMENT CALCULATION**

A2=D\*2.45+0.01/2

TOTAL RECREATIONAL OPEN SPACE PROVIDED: 24.50 AC  
 TOTAL COMMON OPEN SPACE PROVIDED: 24.91 AC  
 TOTAL RECREATIONAL OPEN SPACE REQUIRED: 12.30 AC  
 TOTAL COMMON OPEN SPACE REQUIRED: 35.58 AC

NOTE: OPEN SPACE CONFIGURATION SHOWN HERE IS CONCEPTUAL IN NATURE. FINAL OPEN SPACE CONFIGURATION, QUANTITY, AND TYPE MAY VARY FROM CURRENT DEPICTION.



ACKNOWLEDGEMENT OF DISCLOSURE OF AGRICULTURAL OPERATION  
IN CLOSE PROXIMITY TO PROPERTY ADDRESS

Property Address: \_\_\_\_\_

The undersigned Purchaser(s) acknowledge the following:

- (i) the Property Address is located in close proximity to an agricultural operation which may include, without limitation, a facility for production for commercial purposes of crops, livestock, poultry, pork, livestock products, poultry products or pork products (“Agricultural Operation”);
- (ii) the use and enjoyment of the Property Address may be impaired by inconveniences or discomforts arising from the Agricultural Operation, including but not limited to noise, odors and the operation of machinery of any kind at any time;
- (iii) Purchaser(s) acknowledge the Agricultural Operation may be subject to change in nature and purpose;
- (iv) Purchaser(s) have been encouraged to make any investigations of the impact of the Agricultural Operation on the Property Address before signing any contract or agreement to purchase the Property Address and have made any investigations they consider necessary; and
- (v) Purchaser(s) have received a copy of this acknowledgment of disclosure, have carefully examined it before signing, understand this is not a representation or warranty by any owner of the Property Address (“Owner”) or Owner’s agent, and it is not a substitution for any investigations Purchaser(s) may wish to make.

Purchaser(s)

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_