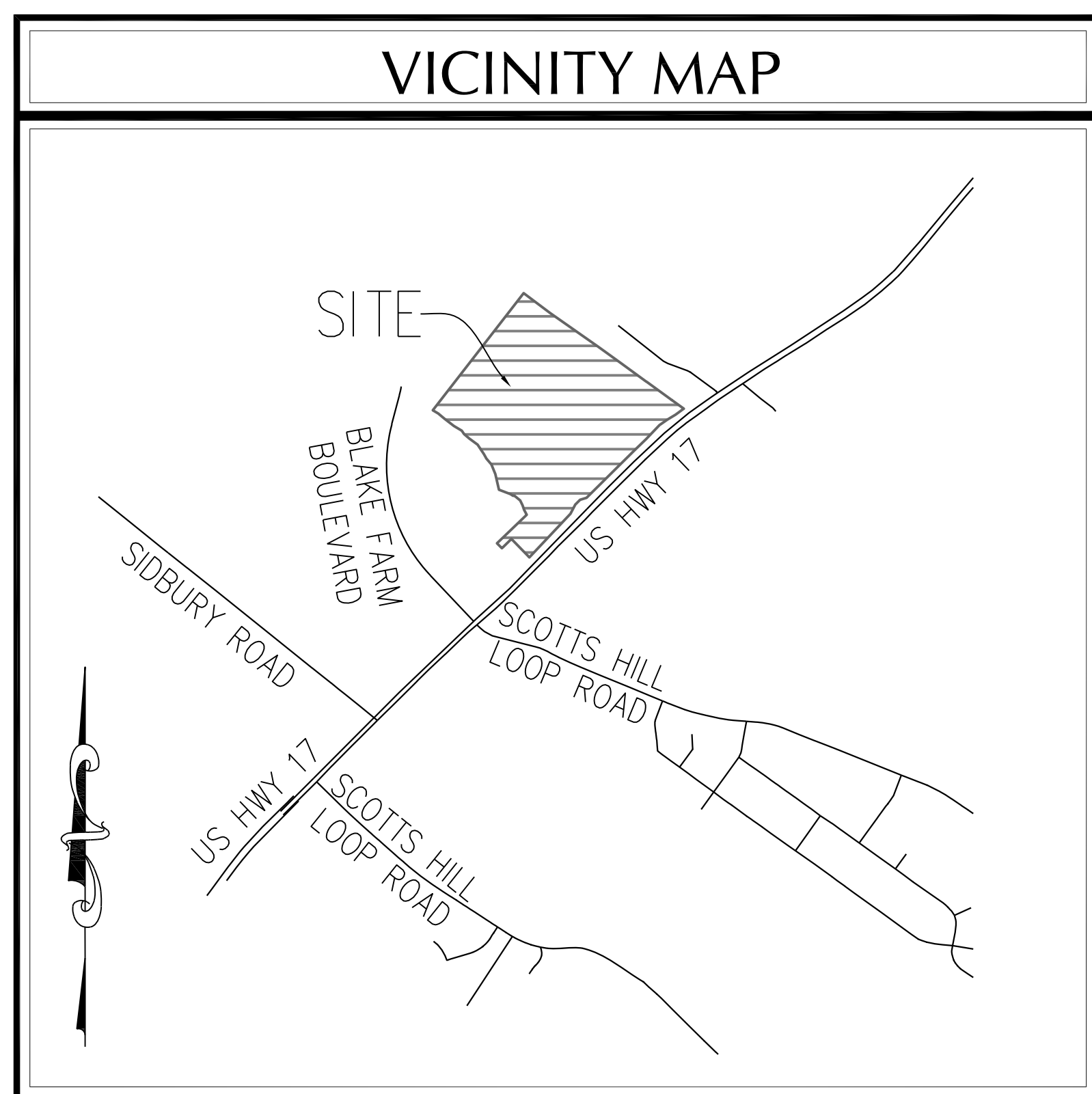
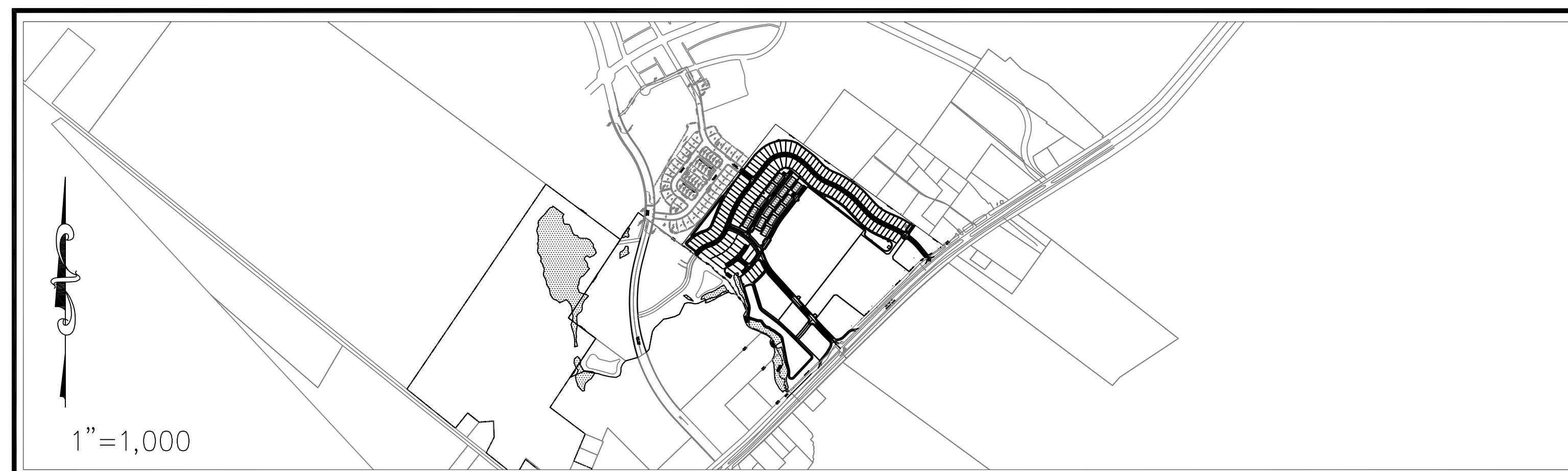


# MASTER DEVELOPMENT PLAN FOR POINT SOUTH PENDER COUNTY, NORTH CAROLINA OCTOBER 2023



VICINITY MAP  
(NTS)



1" = 1,000

### DEVELOPER/PURCHASER

**McADAMS HOMES, LLC**  
6626-C GORDON ROAD  
WILMINGTON, NC 28411  
PHONE: (910) 799-3006

### INDEX OF SHEETS

SHT C-0	COVER SHEET
SHT C-1	OVERALL MASTER DEVELOPMENT PLAN
SHT C-2	DETAILED MASTER DEVELOPMENT PLAN
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SHT C-4	DETAILED MASTER DEVELOPMENT PLAN
SHT C-5	DETAILED MASTER DEVELOPMENT PLAN
SHT C-6	DETAILED MASTER DEVELOPMENT PLAN
SHT C-7	BOUNDARY/TOPOGRAPHIC SURVEY

### PREPARED BY:

**GSP CONSULTING, PLLC**  
**ENGINEERING**

6626 Gordon Road, Unit C, Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659 License # P-0718

**PROPERTY OWNER:**  
BLAKES OF SCOTTS HILL, LLC  
2500 SCOTTS HILL LOOP ROAD  
WILMINGTON, NC 28411

**DEVELOPER/PURCHASER:**  
McADAMS HOMES, LLC/ AND/OR ASSIGNS  
6626-C GORDON ROAD  
WILMINGTON, NC 28411

The following are Conditions of Approval for this Master Development Plan (MDP 2023-57) and are hereby accepted. I/we acknowledge that the approval is dependent on these conditions, and failure to honor the conditions shall constitute a violation of this ordinance as well as grounds for permit revocation.

- Condition #1: Construct a multi-use path at least 10 feet wide adjacent to the US Hwy 17 ROW and dedicate this path for public use via an easement.
- Condition #2: The development is to prohibit on-street parking to be enforced by way of a Homeowners Association or the Declarant.
- Condition #3: The Planning Director has the authority to require modification to the plan to ensure the intention of Section 4.8.1.E of the Unified Development Ordinance is met.

Applicant Signature: [Signature] Date: 12/11/2023

Applicant Printed Name: Adam Sosne - McAdams Homes

Owner Signature: [Signature] Date: 12/09/2023

Owner Printed Name: HENRY C. BLAKE, III

### CERTIFICATE OF MASTER DEVELOPMENT PLAN APPROVAL

MASTER DEVELOPMENT PLAN APPROVED BY PENDER COUNTY FOR A PERIOD OF TWO (2) YEARS SUBJECT TO THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS AND CONDITIONS OF APPROVAL.

Taylor Davis 12/11/2023  
PLANNING STAFF DATE

### SITE DATA TABLE

**GENERAL NOTES:**

- PENDER COUNTY PARCEL NO.: PIN 3271-43-5429-0000
- TOTAL TRACT AREA: 3,380,804 SF = 77.61 AC.±
- ZONING: PLANNED DEVELOPMENT (PD).
- THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720327100J, EFFECTIVE DATE 2/16/2007.
- THIS PROPERTY DOES CONTAIN WETLANDS.
- THE PROPERTY DOES NOT CONTAIN ANY HISTORICAL STRUCTURES/SITES PER ALL AVAILABLE INFORMATION.

**GENERAL NOTES:**

- OWNERSHIP REFERENCE: D.B. 3375 PG. 179.
- PROPERTY IS LOCATED IN PENDER COUNTY AND IS ZONED PLANNED DEVELOPMENT (PD).
- A HOME OWNERS ASSOCIATION WILL BE FORMED TO GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
- INTERIOR ROADWAYS ARE TO BE PUBLIC & PRIVATE AND BUILT TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
- A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE.
- WETLANDS IMPACTED WILL BE MITIGATED IN ACCORDANCE WITH ANY REQUIREMENTS OF APPLICABLE STATE AND FEDERAL PERMITS.
- ALL LOTS SHALL MEET CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE REGULATIONS.
- ALL PROPOSED OPENSACE/RECREATION AREAS ARE NON-BUILDABLE FOR ANY TYPE OF DEVELOPMENT EXCEPT AS RECREATIONAL FACILITIES.
- ALL STREET SIGNS & STREET LIGHTING TO CONFORM WITH PENDER COUNTY UDO.
- WATER FOR THIS DEVELOPMENT TO BE PROVIDED BY PENDER COUNTY UTILITIES AND SEWER TO BE PROVIDED BY PLURIS, INC.
- IT IS THE INTENT FOR THIS DEVELOPMENT TO INCLUDE SEPARATE RECREATIONAL AREAS FOR THE SINGLE FAMILY AND MULTI-FAMILY PORTIONS OF THE PROJECT. THE SINGLE FAMILY AREA IS TO BE CONSTRUCTED ONCE 50% OF THE SINGLE FAMILY UNITS HAVE BEEN DEVELOPED.
- SIDEWALKS ARE PROPOSED WITHIN THE DEVELOPMENT AS SHOWN ON THE PLAN.
- PHASING FOR THE DEVELOPMENT WILL CONSIST OF:  
PHASE 1: SINGLE FAMILY DETACHED (2025-2026) ±103 UNITS  
PHASE 2: SINGLE FAMILY DETACHED (2025-2026) ±30 UNITS  
PHASE 2: SINGLE FAMILY ATTACHED (2025-2026) ±60 UNITS  
PHASE 3: MULTI-FAMILY (2026-2027) ±225 UNITS  
PHASE 4: COMMERCIAL (2027-2028)

**SINGLE FAMILY DEVELOPMENT STANDARDS:**

<b>MINIMUM LOT DIMENSIONS:</b>		<b>PROPOSED BUILDING SETBACKS:</b>	
AREA IN (S.F)	3,000 SF	FRONT -	10'
MAX USABLE LOT AREA (%)	95%	REAR -	15'
MIN LOT WIDTH (FT)	35'	SIDE -	ZERO LOT LINE
MIN CHORD AT ROW (CUL-DE-SAC)	20'	(10' MAINTENANCE EASEMENT BETWEEN STRUCTURES, STRUCTURES TO BE A MINIMUM OF 5' FROM SIDE PROPERTY LINE)	
MAX BLDG. HT. (FT)	38'	CORNER -	10'
		ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE	

**SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS:**

<b>MINIMUM LOT DIMENSIONS:</b>		<b>PROPOSED BUILDING SETBACKS:</b>	
AREA IN (S.F)	500 SF	FRONT -	10'
MAX USABLE LOT AREA (%)	100%	REAR -	15'
MIN LOT WIDTH (FT)	20'	SIDE*	ZERO LOT LINE
MAX BLDG. HT. (FT)	38'	(10' MAINTENANCE EASEMENT BETWEEN STRUCTURES)	
		CORNER -	10'
		ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE	
		*TWO ATTACHED SINGLE FAMILY UNITS LOCATED ON ONE OR TWO LOTS THAT SHARE A COMMON WALL ALONG THE LOT LINE	

**COMMERCIAL DEVELOPMENT STANDARDS:**

<b>MINIMUM LOT DIMENSIONS:</b>		<b>PROPOSED BUILDING SETBACKS:</b>	
AREA IN (S.F)	15,000 SF	FRONT -	20'
MAX USABLE LOT AREA (%)	100%	REAR -	15'
MIN LOT WIDTH (FT)	20'	SIDE -	10'
MAX BLDG. HT. (FT)	45'	CORNER -	15'
		MIN. STRUCTURE SEPARATION - 20'	
		ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE	

**MULTI-FAMILY DEVELOPMENT STANDARDS:**

<b>MINIMUM LOT DIMENSIONS:</b>		<b>PROPOSED BUILDING SETBACKS:</b>	
AREA IN (S.F)	15,000 SF	FRONT -	20'
MAX USABLE LOT AREA (%)	100%	REAR -	15'
MIN LOT WIDTH (FT)	20'	SIDE -	10'
MAX BLDG. HT. (FT)	45'	CORNER -	15'
		MIN. STRUCTURE SEPARATION - 20'	
		ANY PERIPHERAL PROPERTY LINE STRUCTURES - AS PER NORTH CAROLINA STATE BUILDING CODE	

**REQUIRED OPEN SPACE:**

418 UNITS \* 0.03 AC/UNIT = 12.54 AC±  
15.44 AC± TOTAL OPEN SPACE PROVIDED  
1.35 AC± PASSIVE OPEN SPACE  
14.09 AC± ACTIVE OPEN SPACE

**TRIP GENERATION:**

133 SINGLE FAMILY DETACHED HOUSING; ITE CODE 210  
60 SINGLE FAMILY ATTACHED HOUSING; ITE CODE 215  
225 MULTI-FAMILY HOUSING; ITE CODE 220  
±89,000 SF GENERAL RETAIL; ITE CODE 821  
±75,000 SF GENERAL OFFICE; ITE CODE 710  
±116 ROOM HOTEL; ITE CODE 310  
±80 BED ASSISTED LIVING; ITE CODE 254

NOTE: PROPOSED PASSIVE OPENSACE AREAS ARE NOT FOR BUILDING OR STRUCTURAL DEVELOPMENT

11,231 - TOTAL DAILY TRIPS  
567 - AM PEAK HOUR  
950 - PM PEAK HOUR  
PER ITE TRIP GENERATION MANUAL 11TH EDITION

**DEVELOPMENT DATA:**

TOTAL PROJECT AREA: 3,380,804 SF = 77.61 AC.±  
USE TYPE AREAS:

SINGLE FAMILY DETACHED - 16.53 AC.± = ±21.3% (133 UNITS)  
SINGLE FAMILY ATTACHED - 2.82 AC.± = ±3.6% (60 UNITS)  
MULTI FAMILY - 15.00 AC.± = ±19.3% (225 UNITS)  
COMMERCIAL - 20.00 AC.± = ±25.9%  
RIGHT OF WAYS - 7.82 AC.± = ±10.1%  
OPEN SPACE - 15.44 AC.± = ±19.9% (WETLANDS - 1.51 AC.±)

**UTILITY DATA:**

**SEWER**  
418 UNITS @ 360 GPD/UNIT = 150,480 GPD  
20.00 AC. @ 880 GAL/ACRE = 17,600 GPD  
TOTAL = 168,080 GPD

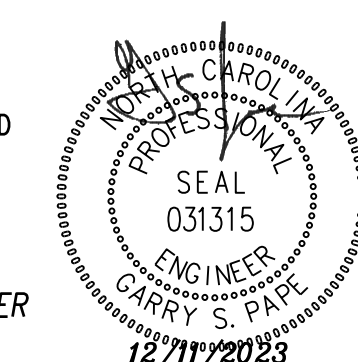
**WATER**  
@125% SEWER RATE  
TOTAL = 210,100 GPD

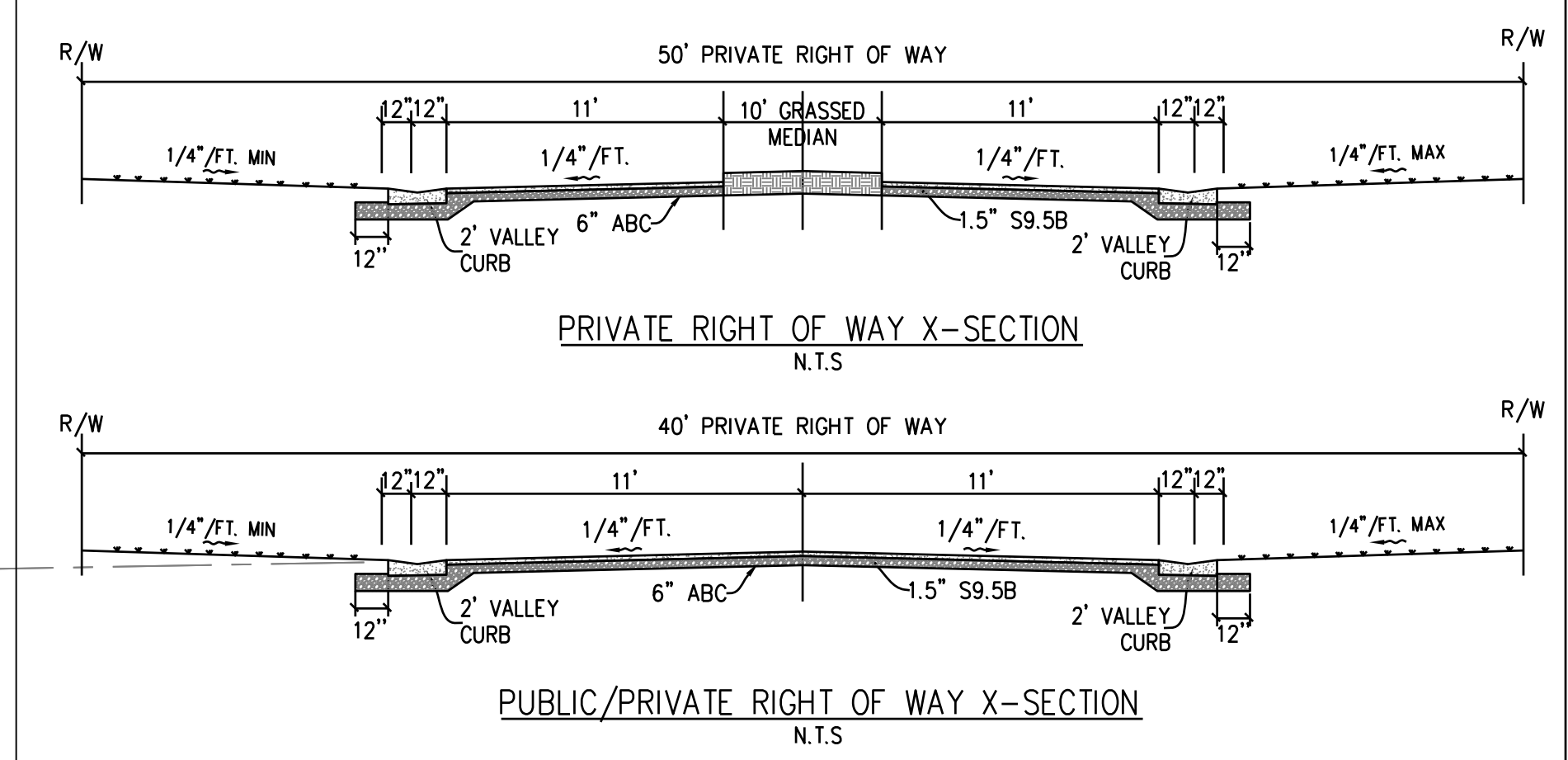
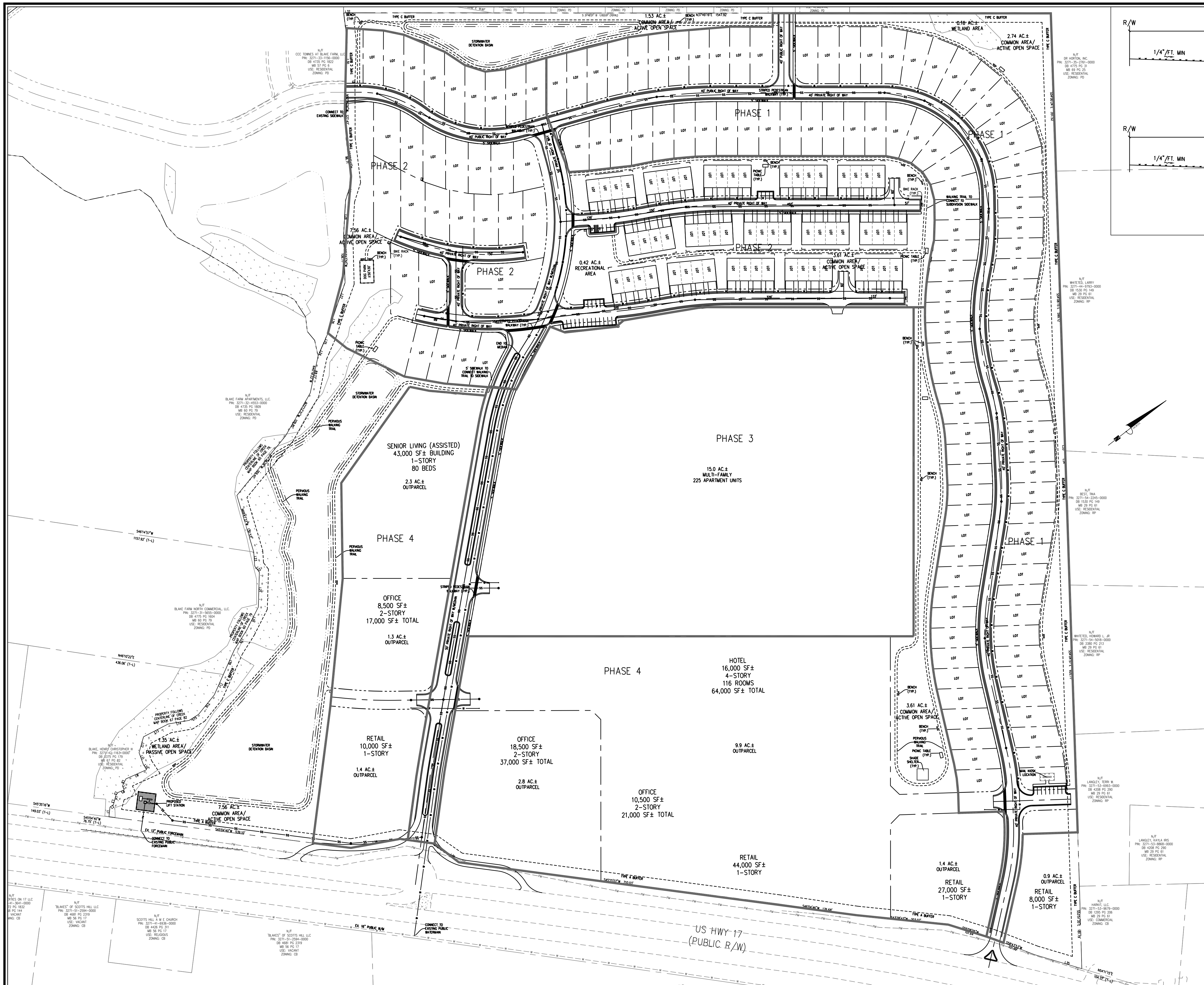
**DENSITY DATA:**

SINGLE FAMILY - 193 UNITS/19.35 AC.± = ±9.97 UNITS/ACRE  
APARTMENTS - 225 UNITS/15.00 AC.± = ±15.0 UNITS/ACRE

**NOTE:**

ALL DESIGN AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE & THE STATE OF NORTH CAROLINA





**LANDSCAPING NOTES:**

ALL TYPE "A" BUFFERS TO BE A-2 BUFFERS AND WILL BE COMPRISED OF A 20 FOOT WIDE STRIP WITH 3 CANOPY TREES, 2 UNDERSTORY TREES AND EITHER A GRASS COVER OF AT LEAST 98% COVERAGE (EXCEPT WITHIN 4 FEET OF THE BASE OF ANY TREE OR SHRUB) OR 18 SHRUBS PER 100 LINEAR FEET.

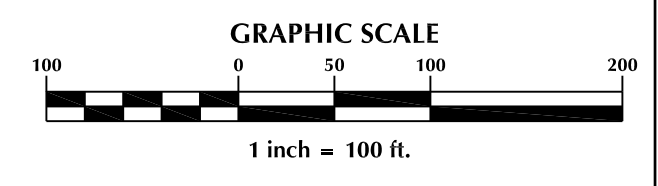
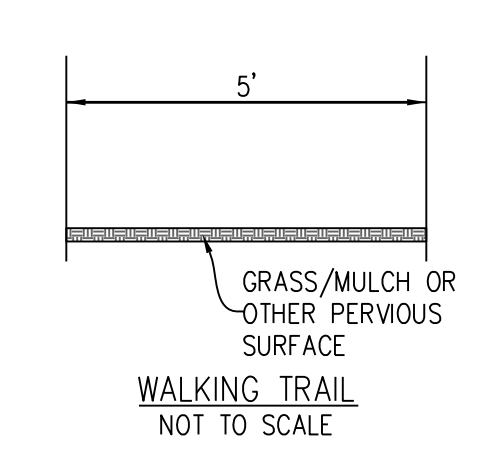
ALL TYPE "C" BUFFERS TO BE C-3 BUFFERS AND WILL BE COMPRISED OF A 20 FOOT WIDE STRIP WITH AN EVERGREEN HEDGE THAT WILL PROVIDE A CONTINUOUS SCREEN AT LEAST 6' HIGH WITHIN 4 YEARS AND 1 CANOPY TREE OR 3 UNDERSTORY TREES AND A GRASS COVER OF AT LEAST 98% COVERAGE (EXCEPT WITHIN 4 FEET OF THE BASE OF ANY TREE), PER 100 LINEAR FEET. EXISTING VEGETATION TO BE PRESERVED IN BUFFER YARDS TO THE BEST PRACTICAL EXTENT TO MEET SCREENING REQUIREMENT AND TO BE SUPPLEMENTED AS NEEDED/REQUIRED.

WALKING TRAILS LOCATED WITHIN BUFFERS TO BE CONSTRUCTED SO AS TO MAINTAIN TOTAL DEPTH OF BUFFER AND NOT IMPACT ANY/ALL SCREENING REQUIREMENTS.

- GENERAL STORMWATER NOTES:**
1. ALL STORM DRAINAGE TO BE CONSTRUCTED PER NCDENR, NCDOT & PENDER COUNTY STANDARDS.
  2. STORM WATER MEASURES FOR THIS DEVELOPMENT WILL BE DESIGNED TO CONTROL THE POST DEVELOPMENT PEAK DISCHARGE FOR THE 2, 10 & 25-YEAR STORM EVENTS TO BE NO MORE THAN TEN (10) PERCENT MORE THAN THE PRE DEVELOPMENT RUNOFF FOR THOSE STORM EVENTS TO MEET PENDER COUNTY STORM WATER REGULATIONS.
  3. BEST MANAGEMENT PRACTICES FOR E&SC TO BE UTILIZED TO PREVENT EROSION FROM OCCURRING, ELIMINATE SEDIMENT TRANSPORT AND TO REDUCE RUNOFF VELOCITIES IN ORDER TO PREVENT SCOURING AND EROSION.
  4. ALL DRAINAGE EASEMENTS ARE TO BE A MINIMUM OF 20' IN WIDTH.
  5. ALL ROOF DRAINS TO BE DIRECTED TO THE STORMWATER SYSTEM.

**USE NOTES:**

ARTISAN MANUFACTURING (BAKERY, BAKED GOODS, ALL NATURAL GOODS, PIZZA, HANDCRAFTED BEER, WINE, SPIRITS & EDUCATION PROGRAMS), 443 (ELECTRONICS AND APPLIANCE STORES), 445 (FOOD AND BEVERAGE STORES), 446 (HEALTH AND PERSONAL CARE STORES), 447 (GASOLINE STATIONS), 448 (CLOTHING AND CLOTHING ACCESSORIES STORES), 451 (SPORTING GOODS, HOBBY, BOOK, AND MUSIC STORES), 453 (MISCELLANEOUS STORE RETAILERS), 454 (NON STORE RETAILERS), 491110 (POSTAL SERVICES), 51 (INFORMATION), 52 (FINANCE & INSURANCE), 53 (REAL ESTATE AND RENTAL AND LEASING), 54 (PROFESSIONAL, SCIENTIFIC, & TECHNICAL SERVICES), 55 (MANAGEMENT OF COMPANIES AND ENTERPRISES), 561 (ADMINISTRATIVE AND SUPPORT SERVICES), 611 (EDUCATIONAL SERVICES), 6114 (BUSINESS SCHOOLS, COMPUTER & MANAGEMENT TRAINING), 6115 (TECHNICAL AND TRADE SCHOOLS), 6116 (OTHER SCHOOLS AND INSTRUCTION), 621 (AMBULATORY HEALTH CARE SERVICES), 622 (HOSPITALS), 623 (NURSING AND RESIDENTIAL CARE FACILITIES), 624 (SOCIAL ASSISTANCE), 7111 (PERFORMING ARTS COMPANIES), 7114 (AGENTS AND MANAGERS FOR ARTISTS, ATHLETES, ENTERTAINERS AND OTHER PUBLIC FIGURES), 712 (MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS), 713940 (FITNESS & RECREATIONAL SPORTS CENTERS), 71395 (BOWLING CENTERS), 71399 (ALL OTHER AMUSEMENT & RECREATION INDUSTRIES), 72111 (HOTELS & MOTELS), 721191 (BED AND BREAKFAST INNS), 721199 (ALL OTHER TRAVELER ACCOMMODATION), 7221 (FULL SERVICE RESTAURANTS), 7222 (LIMITED SERVICE EATING PLACES), 7223 (SPECIAL FOOD SERVICES), 7224 (DRINKING PLACES (ALCOHOLIC BEVERAGES), 8114 (PERSONAL AND HOUSEHOLD GOODS REPAIR AND MAINTENANCE), 8121 (PERSONAL CARE SERVICES), 812310 (COIN OPERATED LAUNDRIES AND DRYCLEANERS), 812320 (DRY-CLEANING AND LAUNDRY SERVICES), 8129 (OTHER PERSONAL SERVICES), 8131 (RELIGIOUS ORGANIZATIONS), 8132 (GRANT MAKING AND GIVING SERVICES), 8133 (SOCIAL ADVOCACY ORGANIZATIONS), 813410 (CIVIC AND SOCIAL ORGANIZATIONS), 8139 (BUSINESS, PROFESSIONAL, LABOR, POLITICAL AND SIMILAR ORGANIZATIONS), 92 (PUBLIC ADMINISTRATION), FAMILY CHILD CARE HOME, TEMPORARY MANUFACTURED HOMES, TEMPORARY MODULAR/MANUFACTURED OFFICES.



No.	Revision	Date	By
1	PENDER COUNTY TRC COMMENTS	10/23/2023	GSP
2	PENDER COUNTY PLANNING COMMENTS	10/30/2023	GSP

Designer: GSP  
 Drawn By: GSP  
 License #: P-0718  
 Scale: 1" = 100'  
 Date: August 2023  
 Job No.: 2023-0006

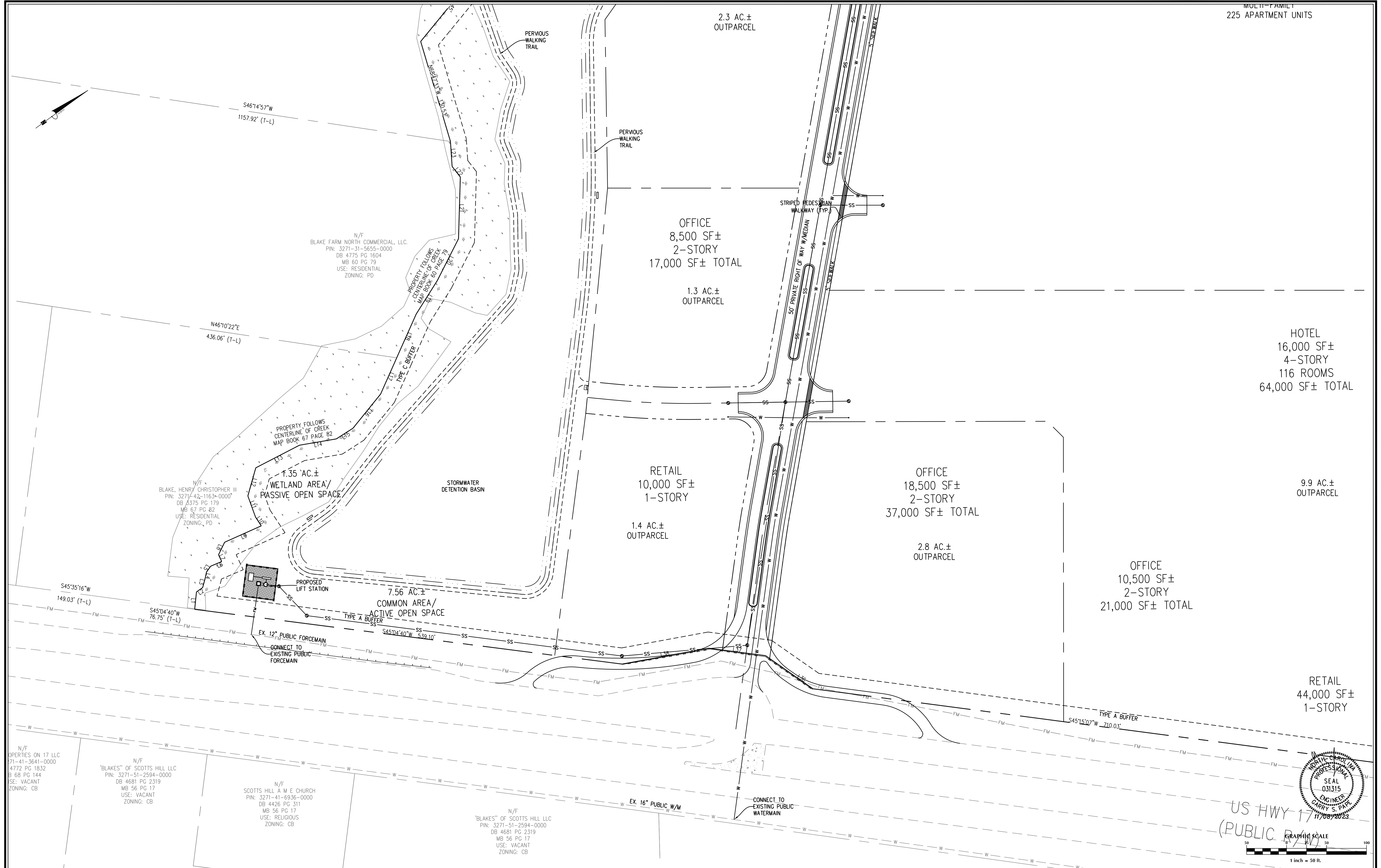
**POINT SOUTH**  
 Pender County  
 North Carolina

**OVERALL MASTER DEVELOPMENT PLAN**

PREPARED FOR:  
 McAdams Homes, LLC  
 6626-C Gordon Road  
 Wilmington, NC 28411  
 910-799-3006

**GSP CONSULTING, PLLC**  
 ENGINEERING  
 6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No. **C-1**

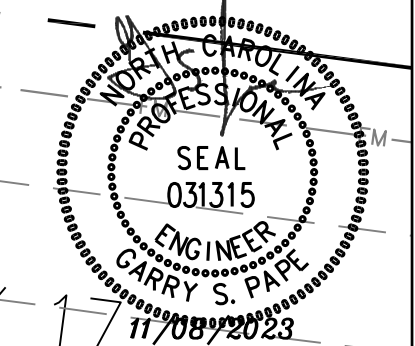


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OPERTIES ON 17 LLC  
71-41-3641-0000  
4772 PG 1832  
B 68 PG 144  
USE: VACANT  
ZONING: CB

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"BLAKES" OF SCOTT'S HILL LLC  
PIN: 3271-51-2594-0000  
DB 4681 PG 2319  
MB 56 PG 17  
USE: VACANT  
ZONING: CB

N/F  
SCOTT'S HILL A M E CHURCH  
PIN: 3271-41-6936-0000  
DB 4426 PG 311  
MB 56 PG 17  
USE: RELIGIOUS  
ZONING: CB

N/F  
"BLAKES" OF SCOTT'S HILL LLC  
PIN: 3271-51-2594-0000  
DB 4681 PG 2319  
MB 56 PG 17  
USE: VACANT  
ZONING: CB



US HWY 17  
(PUBLIC RIGHT-OF-WAY)  
GRAPHIC SCALE  
1 inch = 50 ft.

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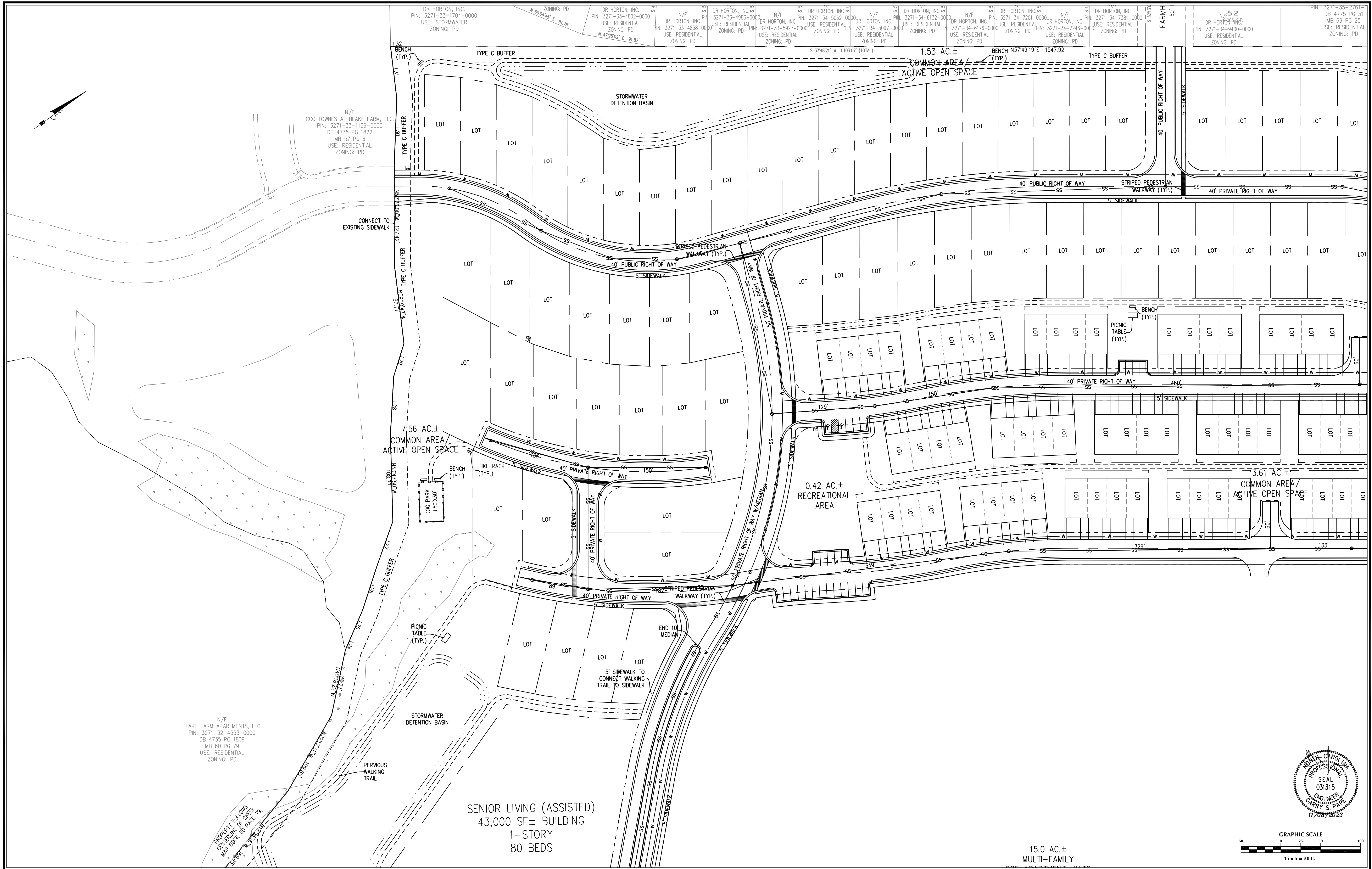
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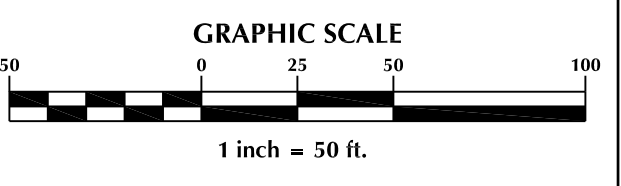
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**C-2**



N/F  
BLAKE FARM APARTMENTS, LLC.  
PIN: 3271-32-4553-0000  
DB 4735 PG 1809  
MB 60 PG 79  
USE: RESIDENTIAL  
ZONING: PD

SENIOR LIVING (ASSISTED)  
43,000 SF± BUILDING  
1-STORY  
80 BEDS

15.0 AC±  
MULTI-FAMILY  
CONDOMINIUM UNITS



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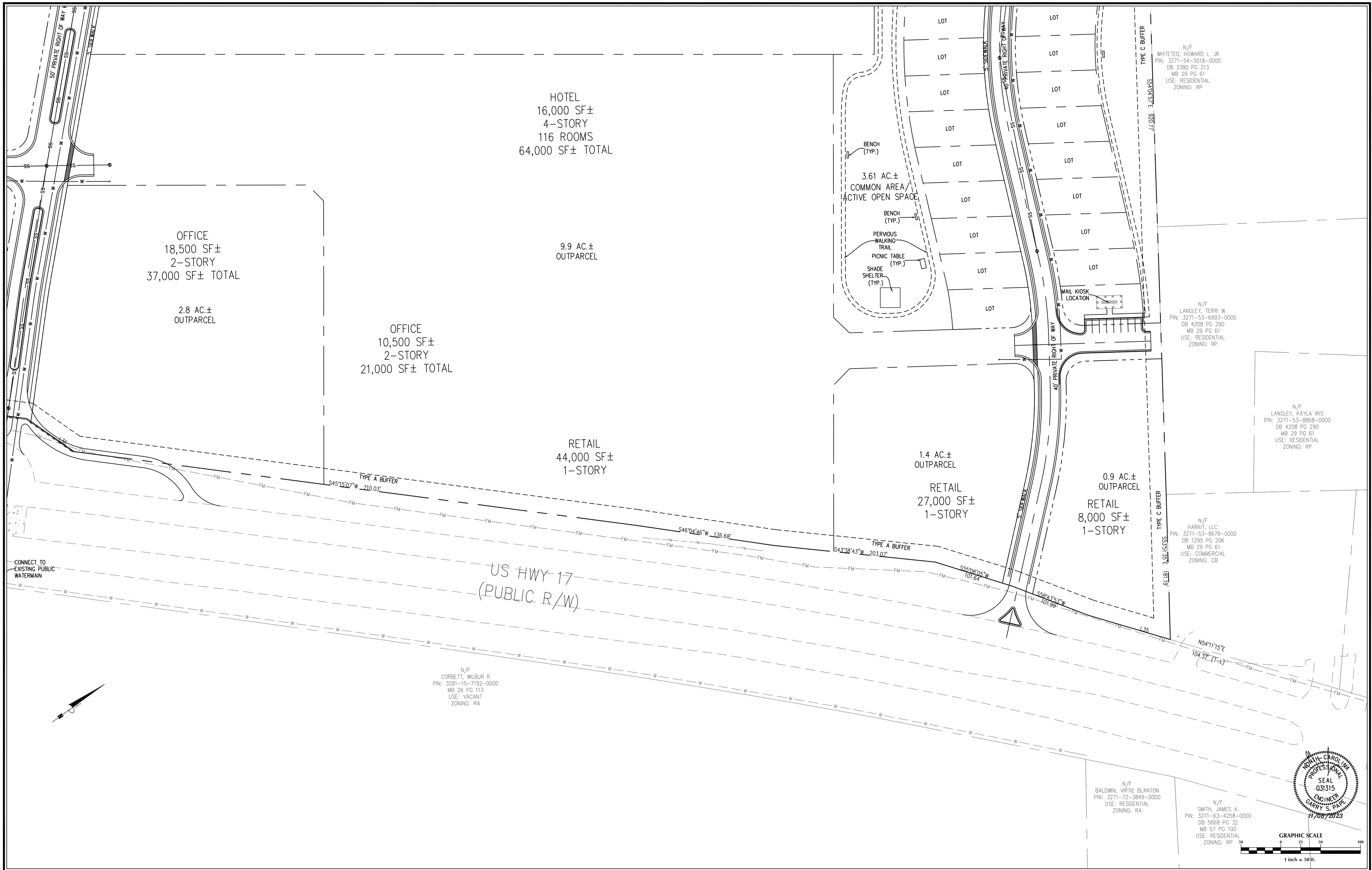
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Sheet No.  
**C-3**



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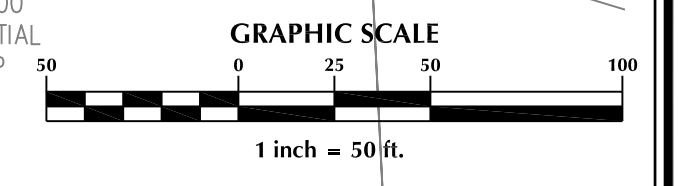
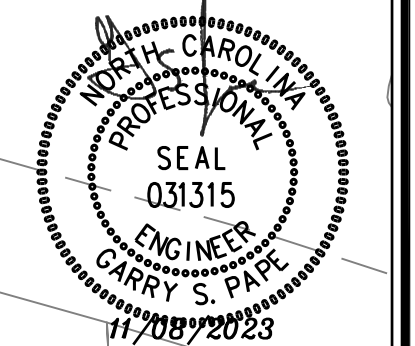
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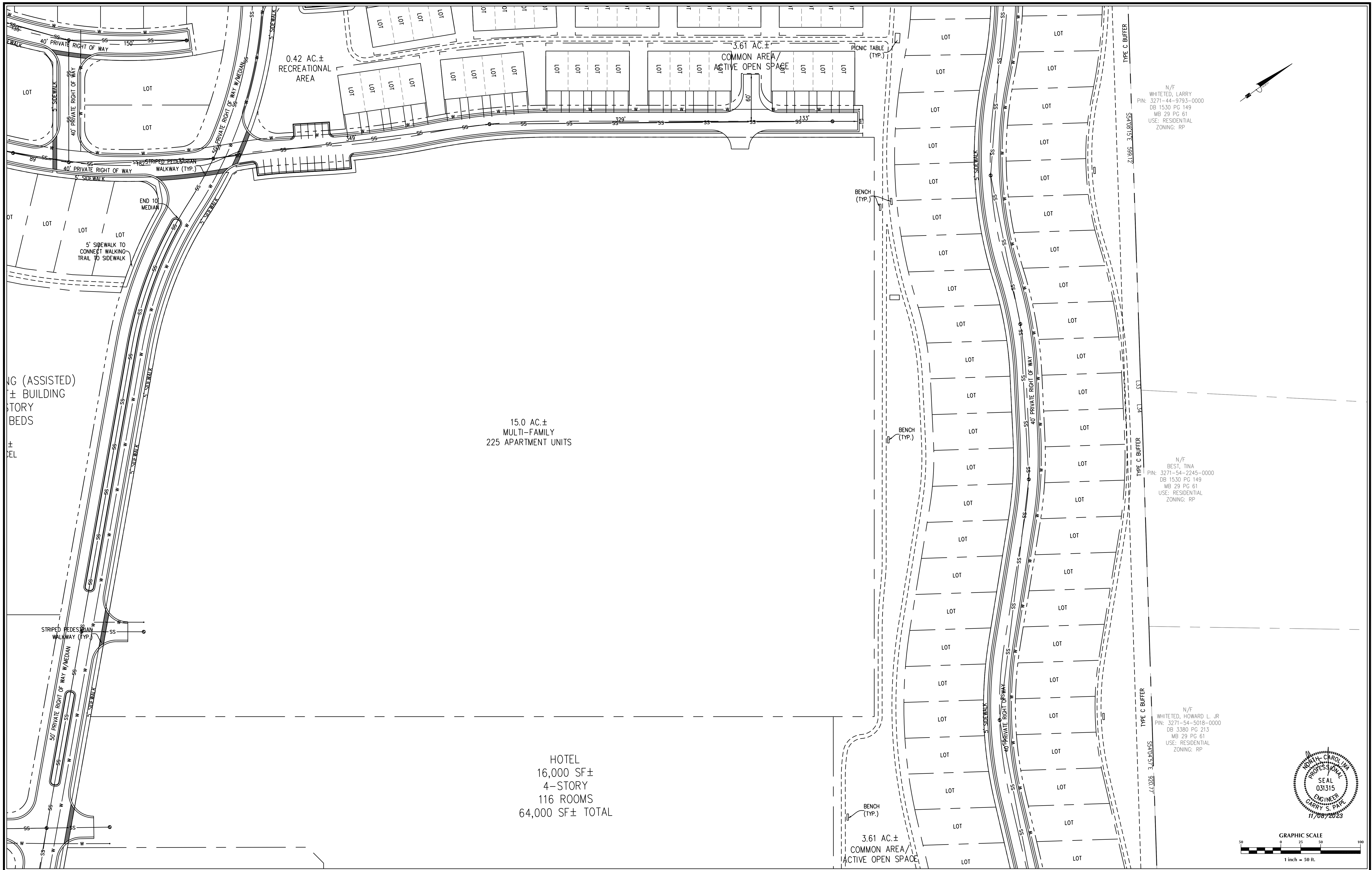
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Sheet No.  
**C-4**

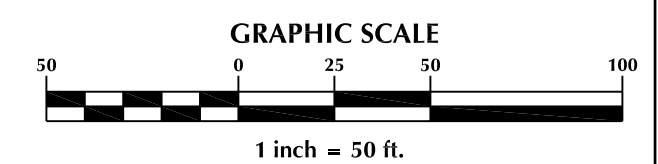
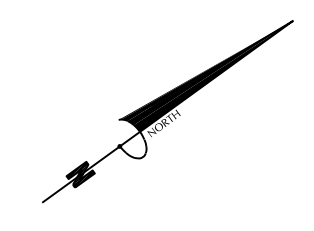




N/F  
 WHITEID, LARRY  
 PIN: 3271-44-9793-0000  
 DB 1530 PG 149  
 MB 29 PG 61  
 USE: RESIDENTIAL  
 ZONING: RP

N/F  
 BEST, TINA  
 PIN: 3271-54-2245-0000  
 DB 1530 PG 149  
 MB 29 PG 61  
 USE: RESIDENTIAL  
 ZONING: RP

N/F  
 WHITEID, HOWARD L. JR.  
 PIN: 3271-54-5018-0000  
 DB 3380 PG 213  
 MB 29 PG 61  
 USE: RESIDENTIAL  
 ZONING: RP



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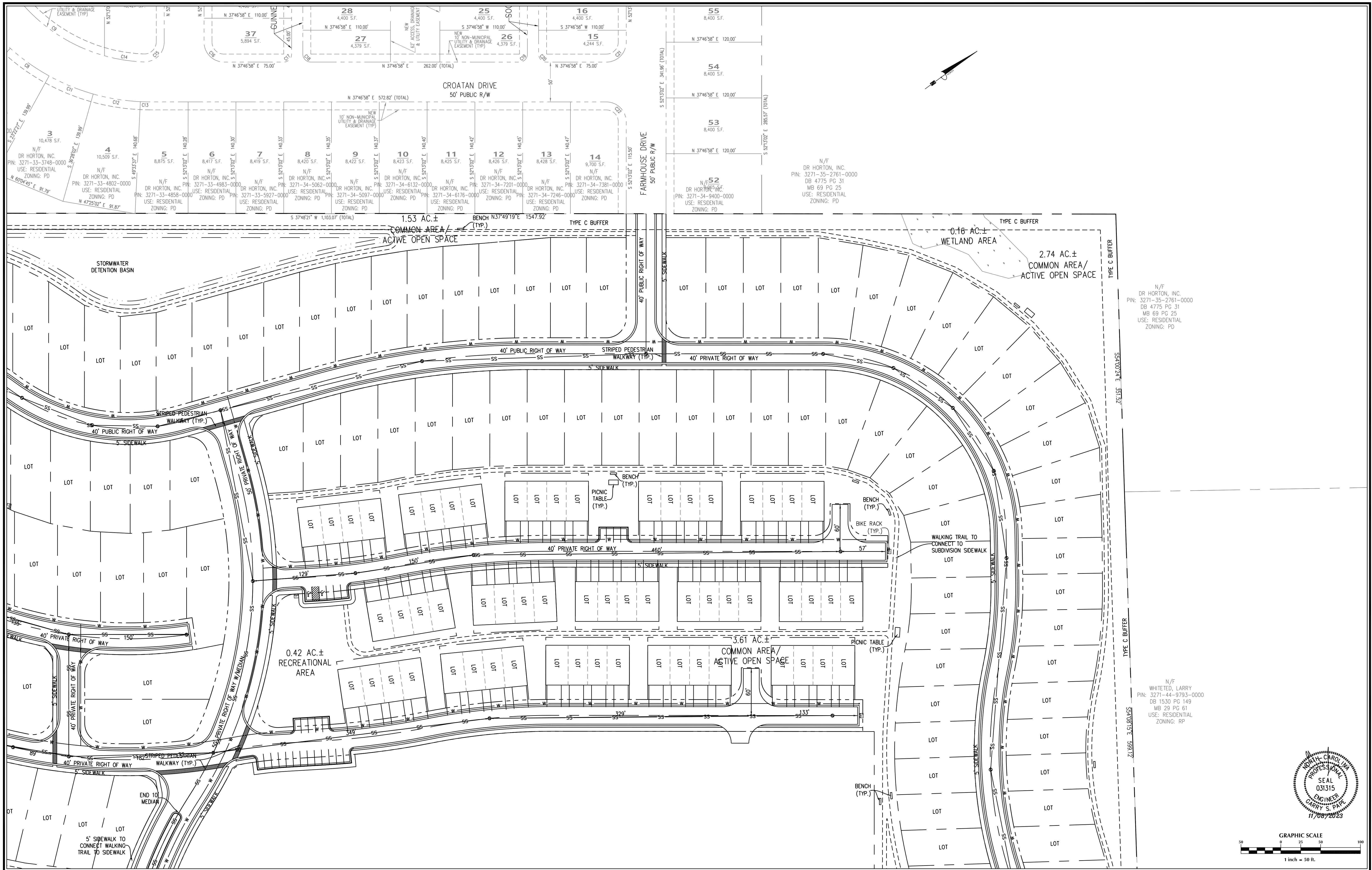
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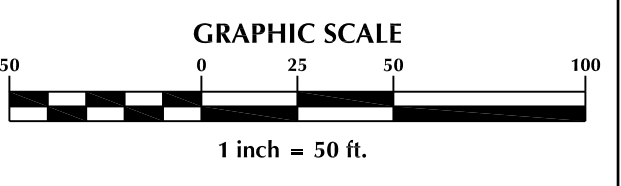
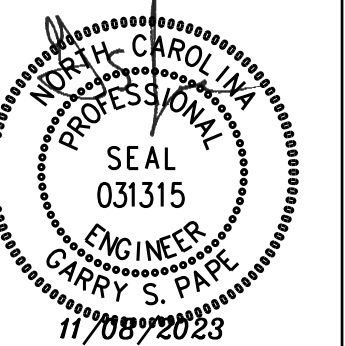
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Sheet No.  
**C-5**



N/F  
DR HORTON, INC.  
PIN: 3271-35-2761-0000  
DB 4775 PG 31  
MB 69 PG 25  
USE: RESIDENTIAL  
ZONING: PD

N/F  
WHITED, LARRY  
PIN: 3271-44-9793-0000  
DB 1530 PG 149  
MB 29 PG 61  
USE: RESIDENTIAL  
ZONING: RP



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Drawn By	GSP	Date	August 2023
License #	P-0718	Job No.	2023-0006

**POINT SOUTH**  
Pender County  
North Carolina

**MASTER DEVELOPMENT PLAN**

PREPARED FOR:  
McAdams Homes, LLC  
6626-C Gordon Road  
Wilmington, NC 28411  
910-799-3006

**GSP CONSULTING, PLLC**  
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