(CD) R-15 Development Data:

Total Development Area –	11.35 ac.
minus Class IV Soils – (not applicable)	–0–
minus Natural water features – (not applicable)	1.49
Total Development Area –	9.86 ac.

Performance Residential Density –
9.86 ac. @ 2.5 units/ac. (R–15) =
Total Units Permitted – 25
** Total Units Proposed = 34 **

Rec Area (@ 0.03 ac./unit)
1.02 ac. req'd. (0.51 Active & 0.51 Passive)
Active Provided = 44,432 s.f. (1.02 ac.)
Passive Provided = 188,636 s.f. (4.33 ac.)

(CD) R–20 Development Data:

Total Development Area –	4.70 ac.
minus Class IV Soils – (not applicable)	–0–
minus Natural water features – (not applicable)	–0–
Total Development Area –	4.70 ac.

Performance Residential Density –
4.70 ac. @ 1.9 units/ac. (R–20) =
Total Units Permitted – 9

Northside:

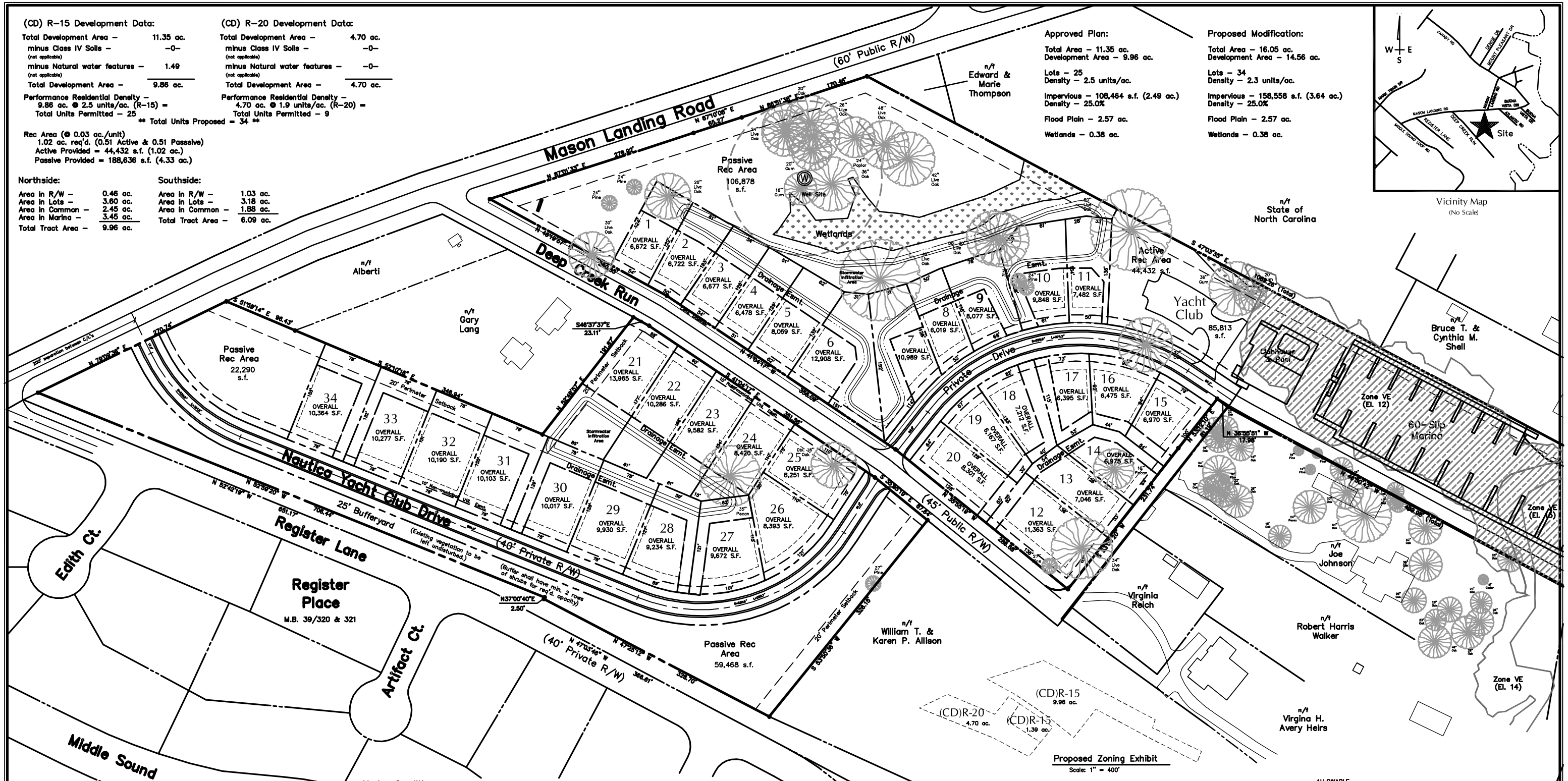
Area in R/W –	0.46 ac.
Area in Lots –	3.60 ac.
Area in Common –	2.45 ac.
Area in Marina –	3.45 ac.
Total Tract Area –	9.96 ac.

Southside:

Area in R/W –	1.03 ac.
Area in Lots –	3.18 ac.
Area in Common –	1.88 ac.
Total Tract Area –	6.09 ac.

Approved Plan:
Total Area – 11.35 ac.
Development Area – 9.96 ac.
Lots – 25
Density – 2.5 units/ac.
Impervious – 108,464 s.f. (2.49 ac.)
Density – 25.0%
Flood Plain – 2.57 ac.
Wetlands – 0.38 ac.

Proposed Modification:
Total Area – 16.05 ac.
Development Area – 14.56 ac.
Lots – 34
Density – 2.3 units/ac.
Impervious – 158,558 s.f. (3.64 ac.)
Density – 25.0%
Flood Plain – 2.57 ac.
Wetlands – 0.38 ac.



General Notes:

1. New Hanover Co. Parcel Nos.:
3168(08) – 99 – 5990
3168(08) – 99 – 8933
3168(08) – 99 – 9821
3169(20) – 90 – 7263
3169(20) – 90 – 8119
3169(20) – 90 – 9105
3169(20) – 90 – 9213
3178(05) – 09 – 1937
3178(05) – 09 – 4918
3178(05) – 90 – 2776
3178(05) – 90 – 4884
3178(05) – 09 – 8602
3178(05) – 19 – 1215
3179(17) – 00 – 0211
3179(17) – 00 – 0241
3179(17) – 00 – 2104

2. Total Tract Area: 16.05 ac.±
Land – 14.56 ac.±
Water – 1.49 ac.±

3. Zoning District: (CD) R–15 & R–20S (Existing)
(CD) R–15 & (CD) R–20 (Proposed)

4. Land Classification: Conservation (2.57 ac.)
& Resource Protection (13.48 ac.)

Marina Conditions:

The marina boat ramp referenced in S–366 will be reestablished for emergency use during storm events. Use at other times will be prohibited.

In accordance with a plan of operation proposed by the applicant for the marina permitted under S–366, these additional conditions shall apply:

A. General hours of marina operation shall be 6:30 a.m. to 8:30 p.m. Sunday through Thursday, and 6:30 a.m. through 10:30 p.m. Friday & Saturday. Boats shall only occasionally be permitted to depart from and arrive at the marina outside of these general hours of operation.
B. the jetty shall only be used for vehicular parking when residents and their guests are accessing or using the boat slips, and not for dock activities or special events. No boat trailers or storage shall be allowed on the jetty except during emergencies as stated below.
C. Owners, their guests, and the public may use the boat ramp to evacuate boats from area waters during emergency situations. Federal, State and local authorities may use the boat ramp to launch and evacuate boats during emergency situations. Any such evacuated boats and/or trailers may not be parked or stored on the jetty.
D. Persons shall not be permitted to live on board boats at the marina for a period greater than seven (7) consecutive days.
E. the use of the marina facilities shall be restricted to owners, their guests and invitees.
F. No outside amplified paging or music system shall be utilities at the clubhouse or marina complex, except that live bands/music may be permitted at special events, until no later than 10:30 p.m.
G. the jetty shall be enclosed with a timber railing system on both the North & South sides.
H. Indirect security lighting shall be permitted, but no pole lighting shall be allowed.
I. Southwestern face of existing concrete bulkhead to be surfaced with treated wood lattice between vertical mounted posts at 8–12' spacing. Marsh plantings shall be installed along base of lattice.

Development Notes:

1. All development shall be in accordance with the New Hanover County Zoning Ordinance and Subdivision Regulations.
2. Deep Creek Run is public, and maintained by N.C.D.O.T. Nautica Yacht Club Road to be private and maintained by a Homeowners' Association. The following restrictions shall be incorporated into the Homeowners' documents:
   - Private streets shall be open to public traffic.
   - No gates shall be permitted.
   - No speed bumps shall be permitted.
   - No on–street parking shall be permitted, & signs shall be posted.
3. All common areas, inclusive of recreation areas, shall be dedicated to and maintained by the Homeowners' Association.
4. Street lighting shall be provided in accordance with Sec. 52–9 of the Subdivision Regulations.
5. Building setbacks shall be min. 20' from all perimeter boundaries & 10' between detached structures.
6. There are Conservation Overlay boundaries effecting this property. Existing wetlands are defined as Swamp Forest Resorce. A minimum .5 conservation factor and a 25' buffer will be applied.
7. Significant trees within the development area have been field located and are labelled. Clearing limits shall be limited to street rights–of–way, drainage facilities & utility esmts.

Graphic Scale
60 40 20 0 30 60 120

ALLOWABLE IMPERVOUS AREA (SF)

LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	2,483	18	2,483
2	2,483	19	2,483
3	2,483	20	2,568
4	2,483	21	2,483
5	2,483	22	2,483
6	2,483	23	2,483
7	2,483	24	2,483
8	2,483	25	2,483
9	2,118	26	2,483
10	2,483	27	2,483
11	2,248	28	2,483
12	2,568	29	2,483
13	2,568	30	2,483
14	2,568	31	2,483
15	2,568	32	2,483
16	2,568	33	2,483
17	2,568	34	2,483

Utility Notes:

1. Water service to be provided by a Community Well. Maintenance will be contracted to a licensed Utility Contractor.
2. Sanitary sewer service to be provided by New Hanover County public system.
2. No certificate of Occupancy shall be issued for the additional lots, not currently allocated sewer capacity, until such lots are attached to public sewer.
4. All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
5. Project to be developed as "low–density." Stormwater management shall meet both State & County requirements.

WITHERS & RAVENEL
ENGINEERS I PLANNERS I SURVEYORS
7040 Wrightsville Avenue, Suite 101, Wilmington, North Carolina 28403
Tel: 910-256-9277 Fax: 910-256-2584
www.withersravenel.com

Seal

Job No.	03050542
Drawn By:	C Wolf
Checked By:	
Scale:	1" = 60'
Date:	10/22/07

Revisions:
11/12/07 for BOC
approved conditions

Owner / Developer:
Mason Landing Yacht Club, L.L.C.
3317 Masonboro Loop Rd., Suite 150
Wilmington, NC 28409
Tel. 910-332-3680

Performance Residential Development

Mason Landing Residences & Yacht Club

Harnett Township / New Hanover County / North Carolina

Modified Conditional District Site Plan

Sheet: 1 of 1