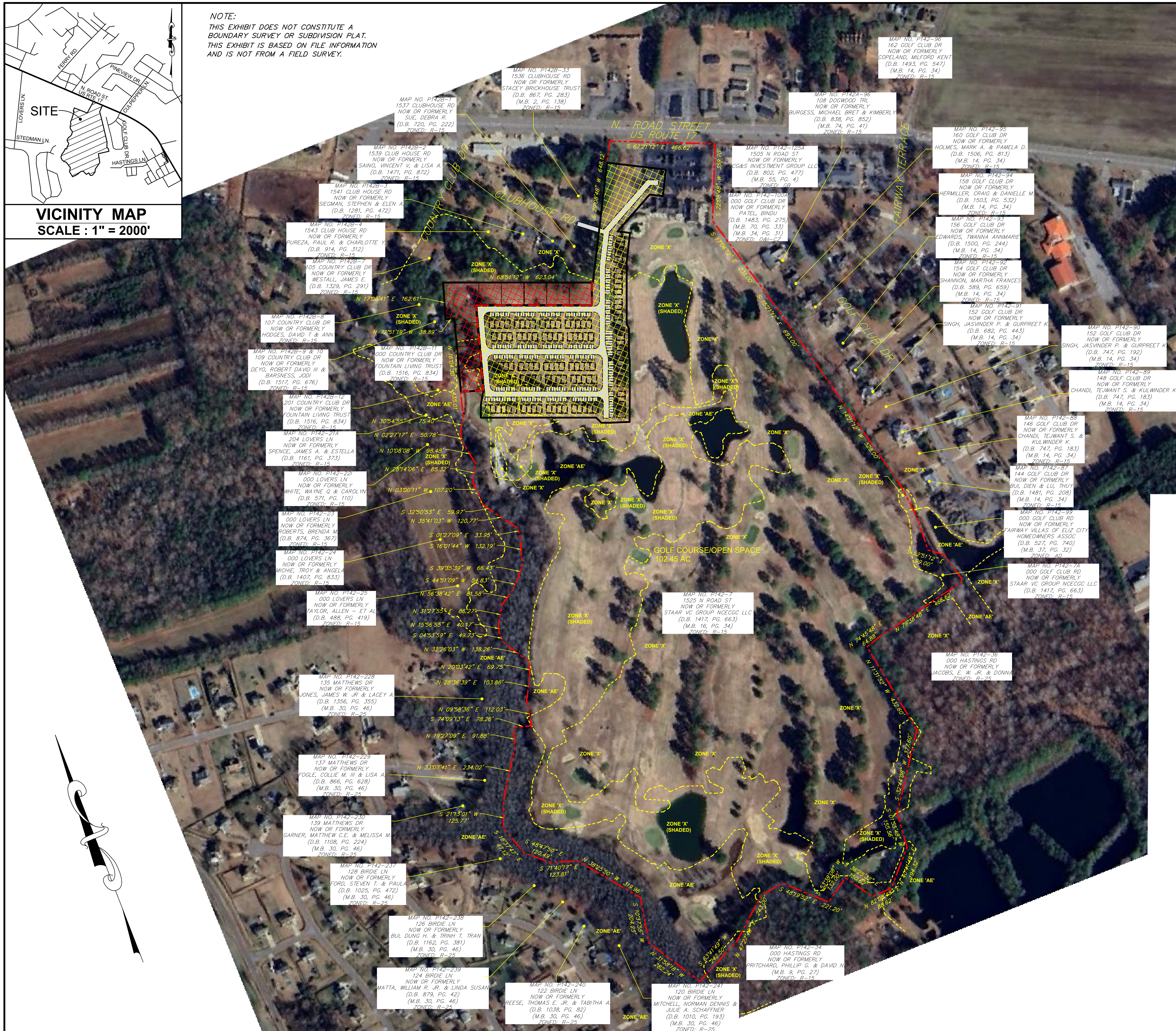


**VICINITY MAP**  
SCALE: 1" = 2000'

**NOTE:**  
THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY OR SUBDIVISION PLAT. THIS EXHIBIT IS BASED ON FILE INFORMATION AND IS NOT FROM A FIELD SURVEY.

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**MASTER SITE DEVELOPMENT PLAN**  
OF  
**TOWNHOMES AT THE PINES**  
PUD-PDR  
**MAP NO. P142-7**  
**ELIZABETH CITY,**  
**NORTH CAROLINA**  
11-03-2025  
1" = 80'  
SHEET 1 OF 2  
**GRAPHIC SCALE**  
0' 200' 400' 600'  
SCALE: 1"=200'



DENOTES SINGLE FAMILY DETACHED UNITS  
 DENOTES MULTI-FAMILY UNITS

- SITE DATA**
- OWNER/DEVELOPER  
STAAR VC GROUP NCECGC LLC  
114 MATTHEWS DR  
ELIZABETH CITY, NC 27909
  - TOTAL SITE AREA: 115.55 AC.
  - R-15 ZONING CLUSTER UNITS TO R-10 REGULATIONS
    - AREA "A" (SINGLE FAMILY DETACHED UNITS): 2.43 AC. (APPROXIMATE)
    - AREA "B" (MULTI-FAMILY UNITS): 9.96 AC. (APPROXIMATE)
  - TOTAL NUMBER UNITS SHOWN: 126 UNITS
    - 117 MULTI FAMILY
    - 9 SINGLE FAMILY DETACHED
  - GOLF COURSE / OPEN SPACE: 103.16 AC.
  - CURRENT ZONING: R-15
  - PROPOSED ZONING: PUD-PDR
  - BUILDING HEIGHT: 40' (MAX)

**NOTES**

BOUNDARY SHOWN TAKEN FROM ANNEXATION PLAT ENTITLED "COMPOSITE MAP OF PROPERTY FOR PINE LAKES COUNTRY CLUB" DATED 11-12-1990 BY MCDOWELL & ASSOCIATES, PA AND RECORDED IN MAP BOOK 16 PAGE 34 OF THE PASQUOTANK COUNTY REGISTER OF DEEDS OFFICE & PLANS ENTITLED "THE PINES AT ELIZABETH CITY GOLF COURSE CONSTRUCTION PLANS" DATED 02-21-2025.

THERE ARE KNOWN WETLANDS ALONG THE SOUTHWEST SIDE OF THE SITE. NO WETLAND DELINEATION HAS BEEN DONE AT THIS TIME, BUT IT IS ANTICIPATED THAT THE WETLANDS ARE ONLY LOCATED WITHIN THE GOLF COURSE PORTION OF THE PROPERTY. WETLAND DELINEATION IS IN PROCESS.

**FLOOD PLAIN NOTE:**

THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, X (SHADED) AREAS WITHIN THE 0.2% ANNUAL CHANCE FLOOD PLAIN & ZONE AE (BFE 4.7) AS SHOWN ON THE FEMA FLOOD MAP COMMUNITY PANEL 3720891500K & 3720891400L; EFFECTIVE 12-21-2018. ALL STRUCTURES OR MACHINERY AND SUPPORTING STRUCTURES SHALL BE AT OR ABOVE FLOOD ELEVATION.