



CLIENT
PENDERLINE, LLC
 17117 US HIGHWAY 17
 HAMSTEAD, NC 28443
 Phone: (704) 576-0428
 Email:
 ANCHOREDBUILDINGLLC@GMAIL.COM

PROJECT
IVY GROVE TOWNHOMES

ISSUANCE AND REVISIONS

60% SUBMITTAL,
NOT RELEASED FOR CONSTRUCTION

PROFESSIONAL CERTIFICATION

PROJECT INFORMATION

PROJECT NUMBER	16
DESIGNED BY	BPB
DRAWN BY	BPB
REVIEWED BY	WKM

RELEASE DATE

APRIL 30, 2025

DRAWING SCALE

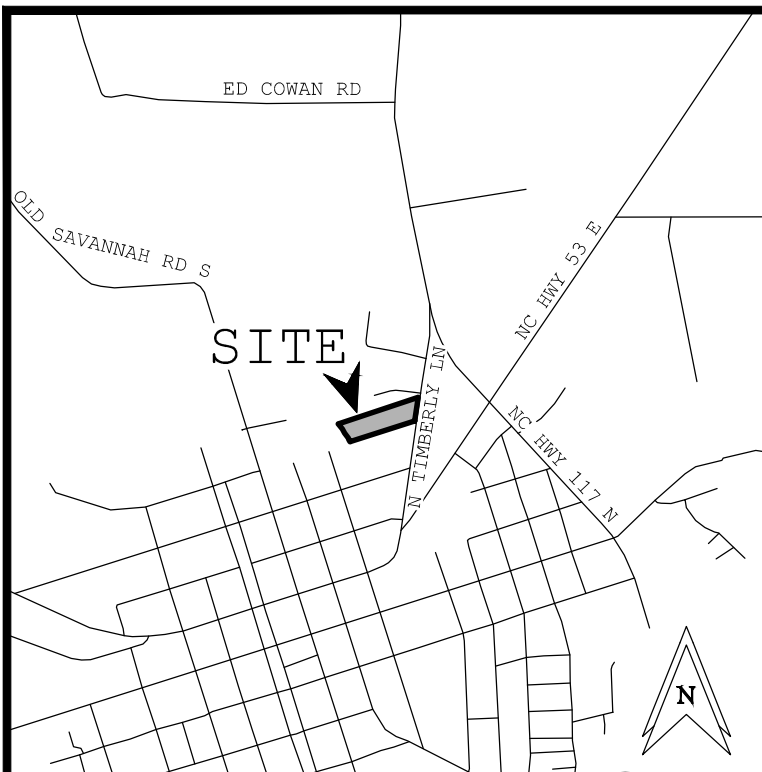
HORIZONTAL: 1"=40'

SHEET NAME

SITE PLAN

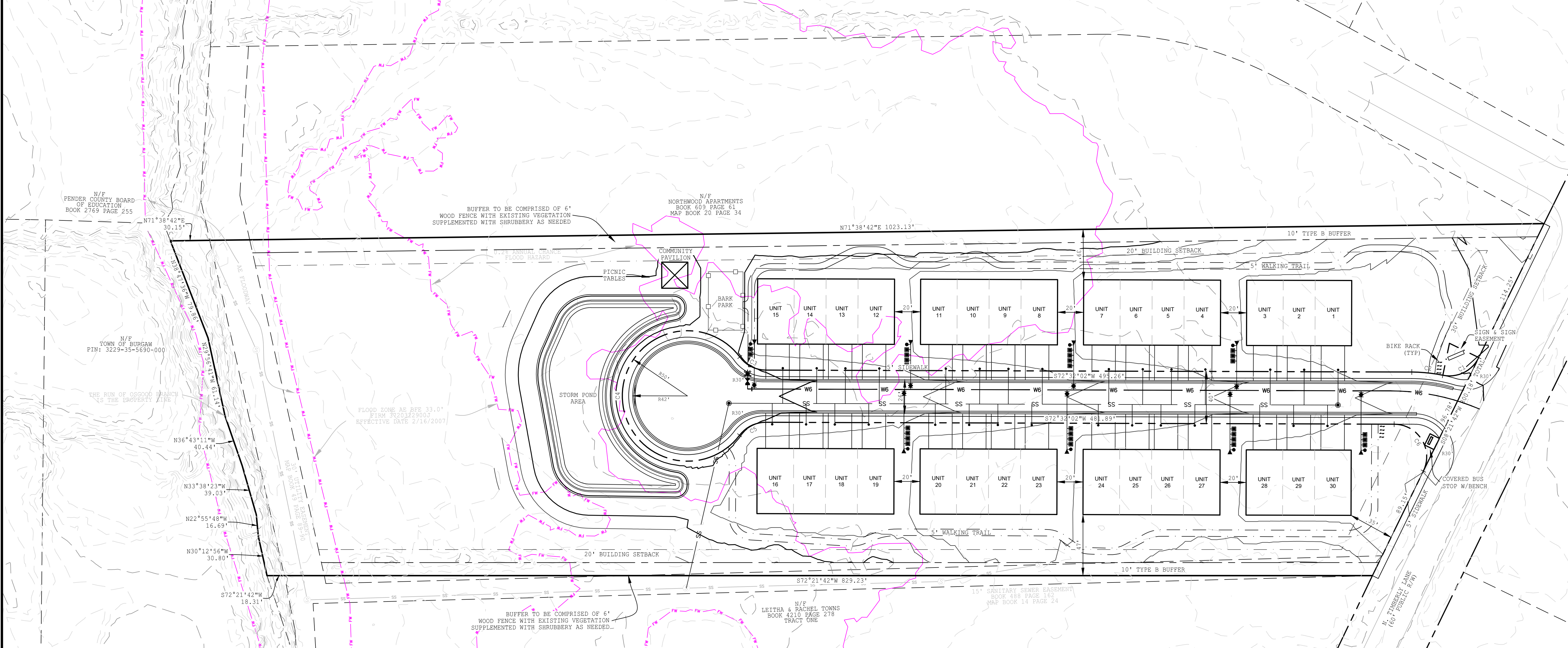
SHEET NUMBER

S-2.0



CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	33.00	25.00	N46°10'28"E	30.65
C2	23.99	120.00	S78°15'37"W	23.95
C3	23.18	25.00	S80°54'04"E	22.36
C4	249.81	50.00	S17°27'58"E	60.00
C5	23.18	25.00	S45°58'08"W	22.36
C6	50.54	25.00	N49°33'08"W	42.36

VICINITY MAP
NOT TO SCALE



APPROVAL OF THIS PLAT/PLAN DOES NOT GUARANTEE WATER CAPACITY OR WASTEWATER CAPACITY. CURRENT/FUTURE CAPACITY MAY NOT BE AVAILABLE. THIS DEVELOPMENT MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE EXISTING WATER AND WASTEWATER SYSTEM TO MEET FUTURE WATER AND WASTEWATER DEMANDS PRIOR TO A PRELIMINARY PLAT, CONSTRUCTION PLAN AND/OR FINAL PLAT APPROVAL.

PROJECT SITE INFORMATION	
OWNER	PENDER LINE, LLC
MAILING ADDRESS	17117 HWY 17 N
CITY, STATE	HAMSTEAD, NORTH CAROLINA 28443
PIN NUMBER	3229-36-9052-0000
TOWNSHIP	BURGAW
TOTAL SITE AREA	248,928 SF (5.71 AC)
AREA TO BE DEVELOPED	248,928 SF (5.71 AC)
CURRENT ZONING	R-12
EXISTING USE	UNDEVELOPED
PROPOSED ZONING	R-7
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
PROPOSED BUILDING UNITS	30
DISTURBED AREA	XX.XX ACRES
OPEN SPACE	XX.XX ACRES
SETBACKS REQUIRED:	
FRONT	30 FT
SIDE	20 FT
REAR	20 FT

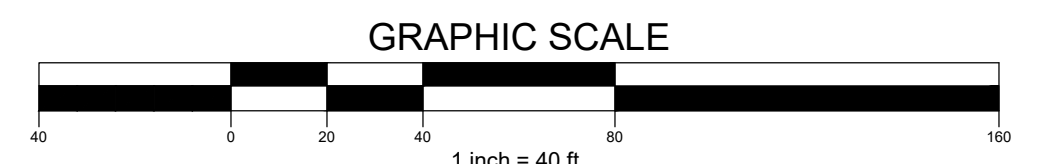
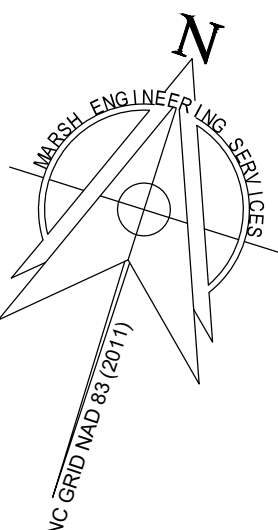
- NOTES:**
- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - 2) THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO MAP# 3720322900J OF THE FLOOD INSURANCE RATE, DATED FEBRUARY 16, 2007.
 - 3) WATER LINES ARE SHOWN USING INFORMATION FOUND ON PENDER COUNTY GIS.
 - 4) THE PROJECT SITE IS NOT WITHIN A WS-IV WATER SUPPLY WATERSHED AREA.
 - 5) THIS DEVELOPMENT WAS DESIGNED IN ACCORDANCE WITH COMPATIBILITY DESIGN CONCEPT STANDARDS.
 - 6) TOTAL UNITS: 30
 - 7) 5.25 UNITS PER ACRE.
 - 8) THE DIAMETER OF ALL CUL-DE-SACS IS 100 FT MEASURED TO THE RIGHT OF WAY.
 - 9) SUBDIVISION ROADS ARE 26' IN WIDTH FROM BACK OF CURB TO BACK OF CURB. 22' EDGE OF PAVEMENT TO EDGE OF PAVEMENT.
 - 10) THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE AND MAIL KIOSKS.
 - 11) TOWNSHIP: BURGAW
 - 12) LAND USE CLASSIFICATION - MULTI-FAMILY RESIDENTIAL

- SITE NOTES**
1. EXISTING UNDERGROUND UTILITIES ARE SHOWN ONLY WHERE EVIDENCE COULD BE FOUND TO VERIFY LOCATION. PRIOR TO CONSTRUCTION OR EXCAVATION OF THE SITE, THE GENERAL CONTRACTOR SHALL VERIFY ALL UTILITY COMPANIES TO VERIFY THE LOCATION OF THEIR RESPECTIVE UTILITIES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE.
 2. ASPHALT AND BASE TYPE SHALL BE PER THE DETAILS.
 3. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 4. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
 5. ALL SITE IMPROVEMENTS SHALL BE INSTALLED PER TOWN OF BURGAW, PENDER COUNTY AND STATE REGULATIONS.
 6. ALL EXISTING FENCES, STRUCTURES, AND POWER UTILITIES WITHIN PROPERTY LINES TO BE REMOVED OR RELOCATED.

TOTAL AREA: (BY COORDINATE COMPUTATION)
248,928 SF (5.71 AC)
 PIN: 3229-36-9052-0000
 EXISTING ZONING: R-12
 PROPOSED ZONING: R-7 (C3)

SOURCE OF TITLE
BE 4817 TO 2795
PENDER COUNTY
REGISTER OF DEEDS
 BOUNDARY DATA OBTAINED FROM A SURVEY FOR PENDERLINE, LLC DATED MAY 1, 2023 AND TITLED IVY GROVE TOWNHOMES PREPARED BY:
GSP CONSULTING, PLLC
6626 GORDON ROAD-UNIT C
WILMINGTON, NORTH CAROLINA 28411
910-442-7870

TOPOGRAPHIC DATA
EXISTING TOPOGRAPHIC DATA SHOWN IS FROM THE SURVEY LISTED ABOVE.



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