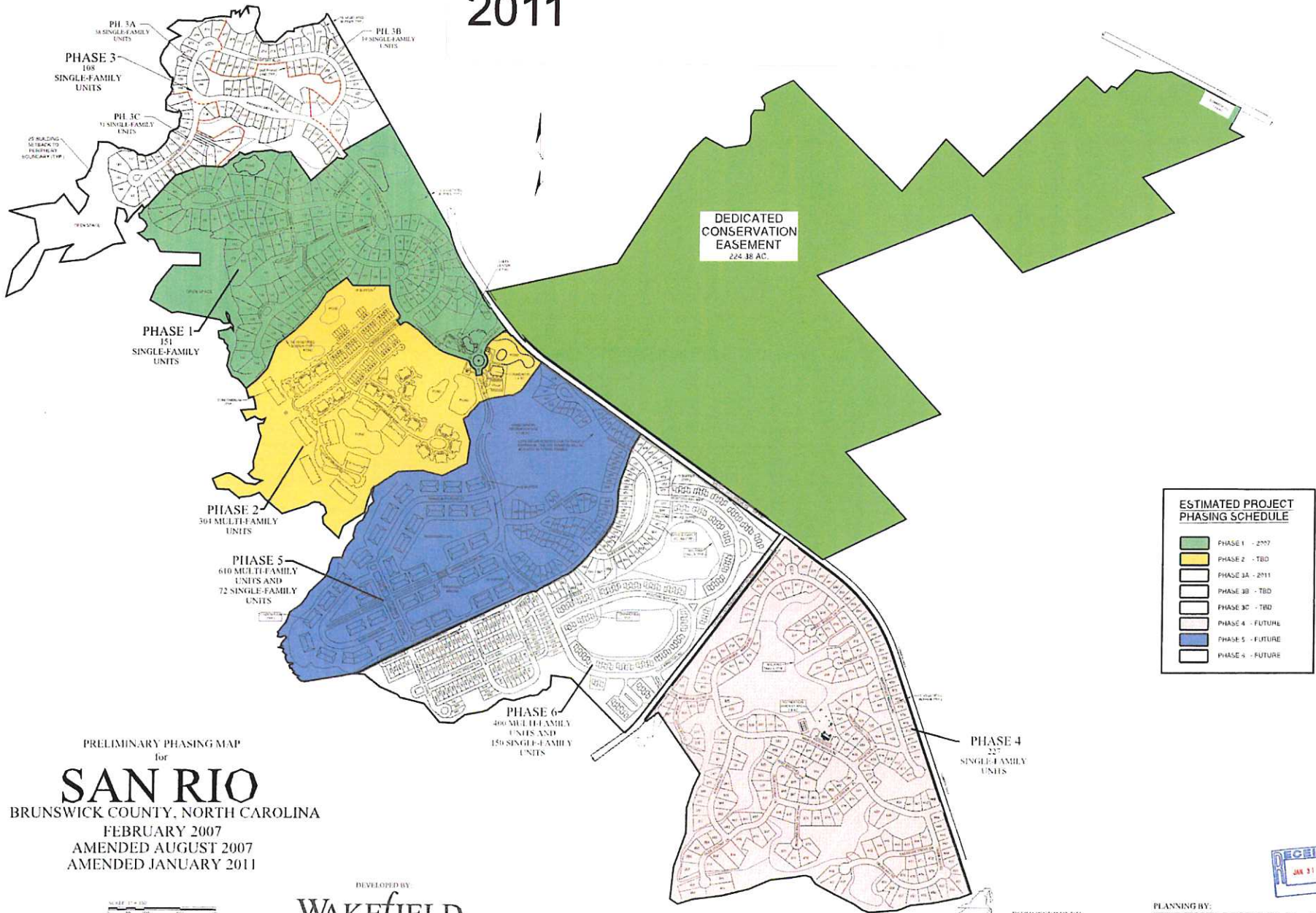


# Current Master Plan 2011



| ESTIMATED PROJECT PHASING SCHEDULE |                  |
|------------------------------------|------------------|
| [Green Box]                        | PHASE 1 - 2007   |
| [Yellow Box]                       | PHASE 2 - TBD    |
| [White Box]                        | PHASE 3A - 2011  |
| [White Box]                        | PHASE 3B - TBD   |
| [White Box]                        | PHASE 3C - TBD   |
| [White Box]                        | PHASE 4 - FUTURE |
| [Blue Box]                         | PHASE 5 - FUTURE |
| [White Box]                        | PHASE 6 - FUTURE |

PRELIMINARY PHASING MAP  
for  
**SAN RIO**  
BRUNSWICK COUNTY, NORTH CAROLINA  
FEBRUARY 2007  
AMENDED AUGUST 2007  
AMENDED JANUARY 2011



DEVELOPED BY  
**WAKEFIELD**  
DEVELOPMENT COMPANY  
3209 GRESHAM LAKE ROAD, SUITE 140  
RALEIGH, NC 27615  
(919) 556-4110

**PRELIMINARY**  
NOT FOR CONSTRUCTION OR FOR CONSTRUCTION PERMITS.  
MASTER PLAN SUBJECT TO CHANGE IN RESPONSE TO MARKET CONDITIONS.

ENGINEERING BY:  
**EAST COAST ENGINEERING COMPANY, P.A.**  
1014 Main Street - P.O. Box 2104  
Shelby, North Carolina 28154

PLANNING BY:  
**THE JOHN R. McADAMS COMPANY, INC.**  
ENGINEERS/PLANNERS/SURVEYORS  
RESEARCH TRIANGLE PARK, NC  
P.O. BOX 14005 ZIP 27709-4005  
(919) 361-5600





# Current Master Plan 2011



**VICINITY MAP**  
SAY 1/08/06

**LEGEND**

- SINGLE FAMILY
- MULTIFAMILY
- RECREATIONAL/RECREATION
- COMMERCIAL AREA
- UTILITY AREA
- CONSERVATION AREA
- CONSERVATION EASEMENT

**DEVELOPMENT SUMMARY**

|                                   |            |
|-----------------------------------|------------|
| TOTAL SITE AREA                   | 223.50 AC. |
| TOTAL DEVELOPABLE AREA            | 223.50 AC. |
| TOTAL CONSERVATION AREA           | 223.50 AC. |
| TOTAL COMMERCIAL AREA             | 0.00 AC.   |
| TOTAL RECREATIONAL AREA           | 0.00 AC.   |
| TOTAL UTILITY AREA                | 0.00 AC.   |
| TOTAL CONSERVATION EASEMENT       | 223.50 AC. |
| TOTAL SINGLE FAMILY UNITS         | 0          |
| TOTAL MULTIFAMILY UNITS           | 0          |
| TOTAL COMMERCIAL UNITS            | 0          |
| TOTAL RECREATIONAL UNITS          | 0          |
| TOTAL UTILITY UNITS               | 0          |
| TOTAL CONSERVATION EASEMENT UNITS | 223.50 AC. |

**PLANNED RESIDENTIAL DEVELOPMENT  
MASTER PLAN  
for  
**SAN RIO**  
BRUNSWICK COUNTY, NORTH CAROLINA**

FEBRUARY 2007  
AMENDED AUGUST 2007  
AMENDED JANUARY 2011

DEVELOPED BY:  
**WAKEFIELD  
DEVELOPMENT COMPANY**

1299 SHAMLAKE ROAD, SUITE 100  
RALEIGH, NC 27615  
703.796.4110

PLANNING BY:  
**THE JOHN R. McADAMS  
COMPANY, INC.**

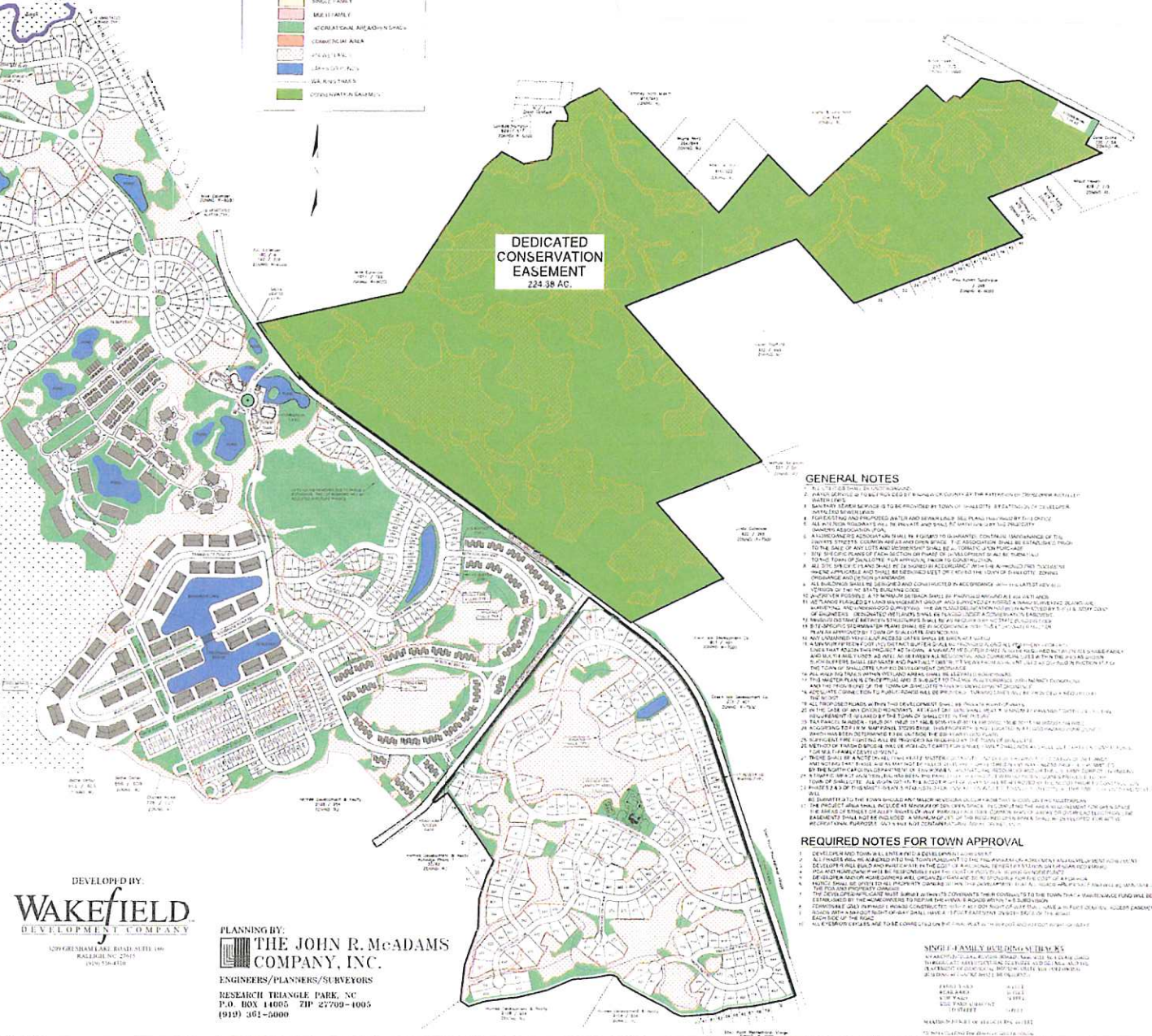
ENGINEERS/PLANNERS/SUBVEYORS  
RESEARCH TRIANGLE PARK, NC  
P.O. BOX 14890 ZIP 27709-1005  
(919) 361-0000

ENGINEERING BY:  
**EAST COAST ENGINEERING  
COMPANY, P.A.**

Wilmington, North Carolina 28405  
4019 Main Street • P.O. Box 2569

ORIGINAL PD 11 APPROVAL  
GRANTED BY BRUNSWICK COUNTY'S  
PLANNING BOARD ON MAY 22, 2006  
AS "STRAND RIVER"

**PRELIMINARY**  
NOT FOR CONVEYANCE OF PROPERTY  
OR FOR CONSTRUCTION  
MASTER PLAN SUBJECT TO CHANGES IN  
RESPONSE TO MARKET CONDITIONS



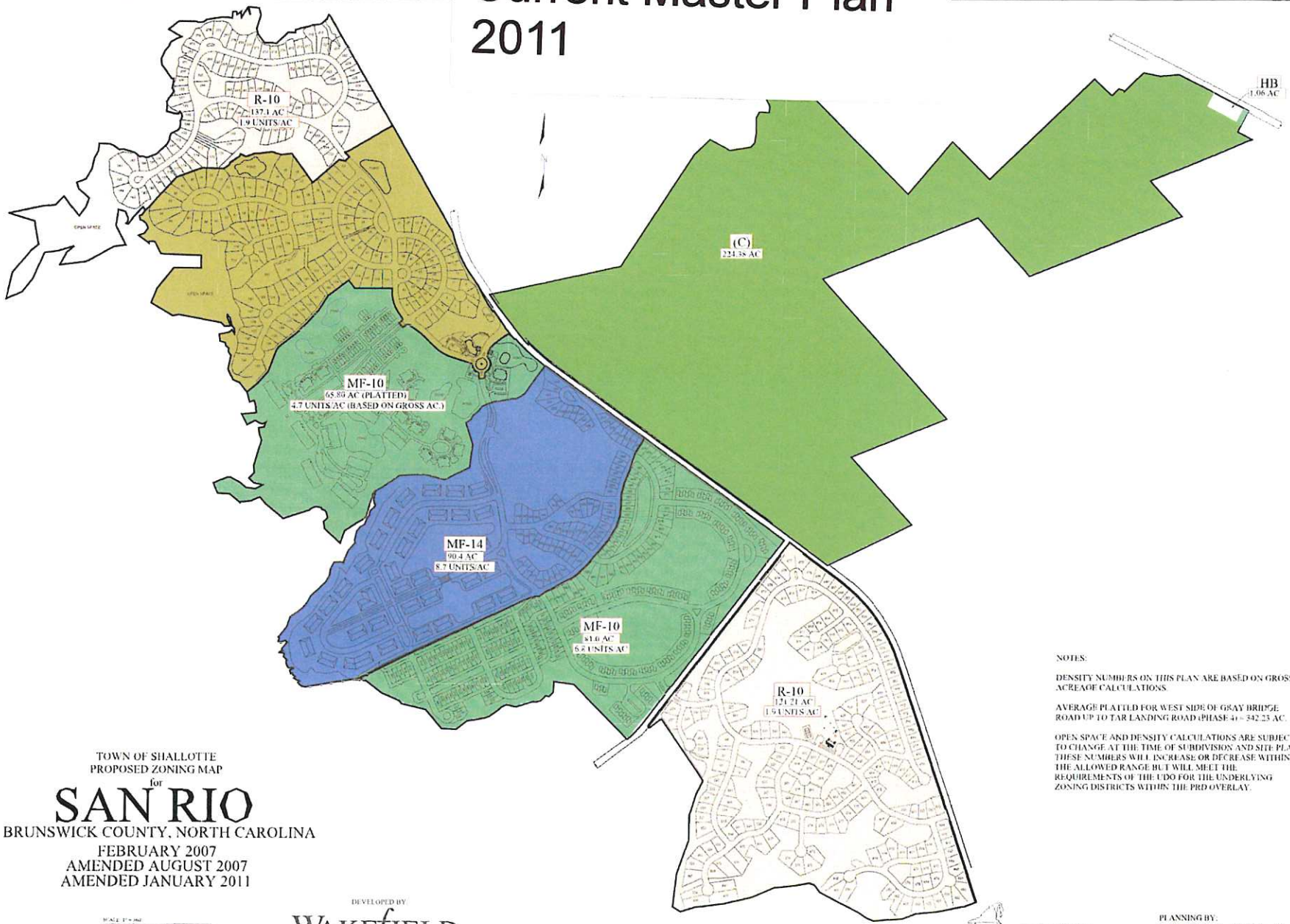
**DEDICATED CONSERVATION EASEMENT**  
224.38 AC.

- GENERAL NOTES**
- ALL UTILITIES SHALL BE DELETED.
  - PERMITS SHALL BE OBTAINED FROM BRUNSWICK COUNTY AND THE STATE OF NORTH CAROLINA PRIOR TO CONSTRUCTION.
  - CONSERVATION EASEMENT SHALL BE MAINTAINED BY TOWN OF SANRIO. STATE OF NORTH CAROLINA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE CONSERVATION EASEMENT.
  - FOR EACH PHASE AND PROPOSED MAJOR AND MINOR LOTS, DEVELOPMENT SHALL BE REVIEWED BY THE OFFICE OF ENVIRONMENTAL AND NATURE HISTORY (ENH) AND THE OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT (OCCD).
  - A VARIATION OF THE MASTER PLAN SHALL BE REQUIRED TO MAINTAIN THE ORIGINAL INTENT OF THE MASTER PLAN. ANY VARIATION SHALL BE REVIEWED BY THE TOWN OF SANRIO AND THE OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT (OCCD).
  - ALL UTILITIES SHALL BE DELETED AND RECONSTRUCTED IN ACCORDANCE WITH THE APPROVED THIS MASTER PLAN. ALL UTILITIES SHALL BE DELETED AND RECONSTRUCTED IN ACCORDANCE WITH THE APPROVED THIS MASTER PLAN.
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- REQUIRED NOTES FOR TOWN APPROVAL**
- DEVELOPER AND TOWN SHALL ENTER INTO A DEVELOPMENT AGREEMENT.
  - ALL PHASES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT.
  - DEVELOPER SHALL MAINTAIN ALL UTILITIES AND CONSERVATION EASEMENTS THROUGHOUT THE LIFE OF THE DEVELOPMENT.
  - CONSERVATION EASEMENT SHALL BE MAINTAINED BY TOWN OF SANRIO.
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DRAWN BY: J. McADAMS, T. McADAMS, K. McADAMS, L. McADAMS, M. McADAMS, N. McADAMS, O. McADAMS, P. McADAMS, Q. McADAMS, R. McADAMS, S. McADAMS, T. McADAMS, U. McADAMS, V. McADAMS, W. McADAMS, X. McADAMS, Y. McADAMS, Z. McADAMS



# Current Master Plan 2011



NOTES:  
 DENSITY NUMBERS ON THIS PLAN ARE BASED ON GROSS ACRES OF CALCULATIONS.  
 AVERAGE PLATTED FOR WEST SIDE OF GRAY BRIDGE ROAD UP TO TAR LANDING ROAD (PHASE 4) - 342.23 AC.  
 OPEN SPACE AND DENSITY CALCULATIONS ARE SUBJECT TO CHANGE AT THE TIME OF SUBDIVISION AND SITE PLAN. THESE NUMBERS WILL INCREASE OR DECREASE WITHIN THE ALLOWED RANGE BUT WILL MEET THE REQUIREMENTS OF THE UDO FOR THE UNDERLYING ZONING DISTRICTS WITHIN THE PRD OVERLAY.

TOWN OF SHALLOTTE  
 PROPOSED ZONING MAP  
 for  
**SAN RIO**  
 BRUNSWICK COUNTY, NORTH CAROLINA  
 FEBRUARY 2007  
 AMENDED AUGUST 2007  
 AMENDED JANUARY 2011



DEVELOPED BY  
**WAKEFIELD**  
 DEVELOPMENT COMPANY

1289 GRESHAM LAKE ROAD, SUITE 100  
 RALEIGH, NC 27617  
 (919) 336-6110

**PRELIMINARY**  
 NOT FOR ANNUAL PLAN OF PROPERTY  
 OR FOR CONSTRUCTION  
 MASTER PLAN SUBJECT TO CHANGE IN  
 RESPONSE TO MARKET CONDITIONS

ENGINEERING BY  
**EAST COAST ENGINEERING  
 COMPANY, P.A.**  
Shelbyville, North Carolina 28152  
 1470 Main Street, P.O. Box 2200

PLANNING BY:  
**THE JOHN R. McADAMS  
 COMPANY, INC.**  
 ENGINEERS/PLANNERS/SURVEYORS  
 RESEARCH TRIANGLE PARK, NC  
 P.O. BOX 14005 ZIP 27709-4005  
 (919) 361-5000