

CLD ZONING
GARY O POPE
310 E FIRST ST
OCEAN ISLE BEACH, NC
28469-7606
P.B. 17 PG. 186
D.B. 4078 PG. 1196

CLD ZONING
CHATHAM GLENN DEVELOPMENT LLC
2002 N OAK ST STE 200
MYRTLE BEACH, SC 29577-3196
P.B. 51 PG. 63
D.B. 4079 PG. 376

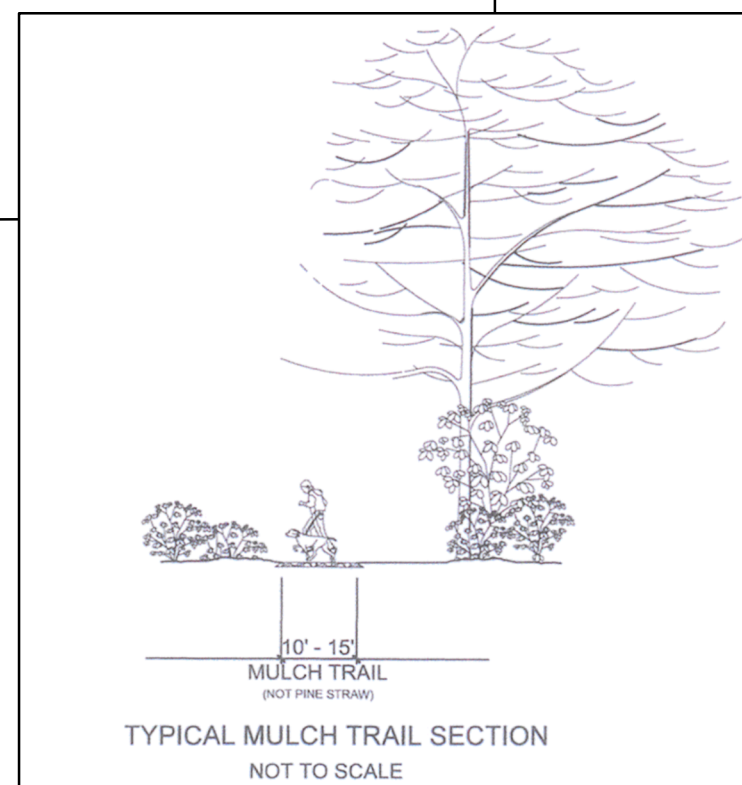
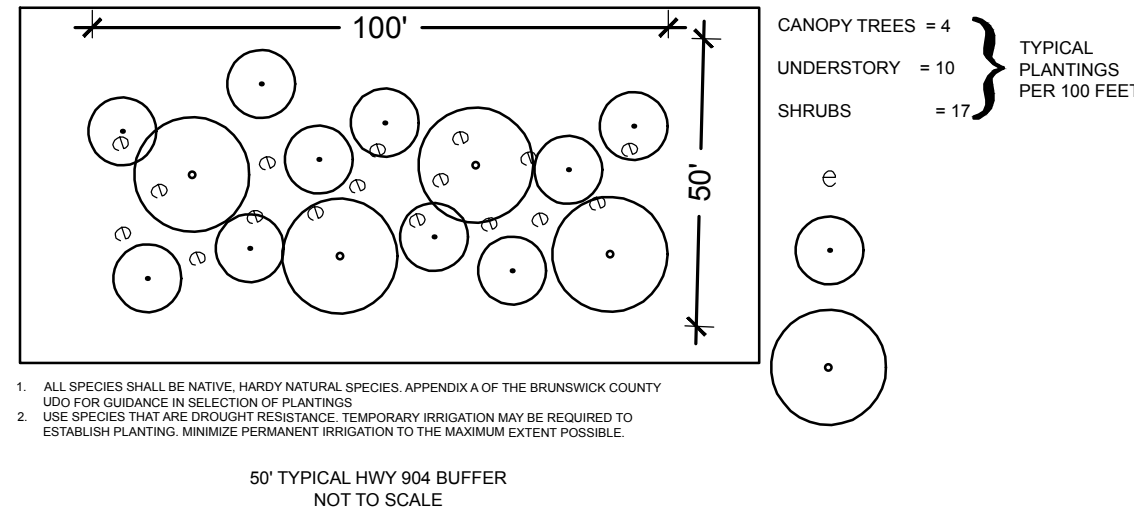
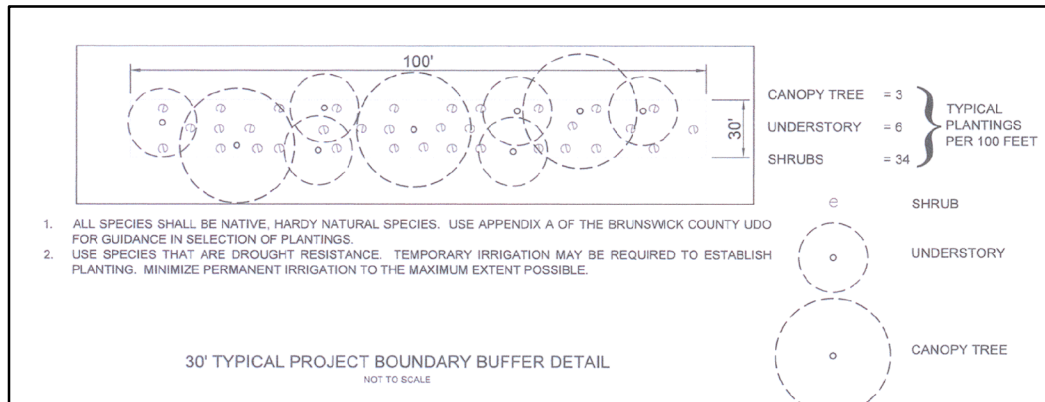
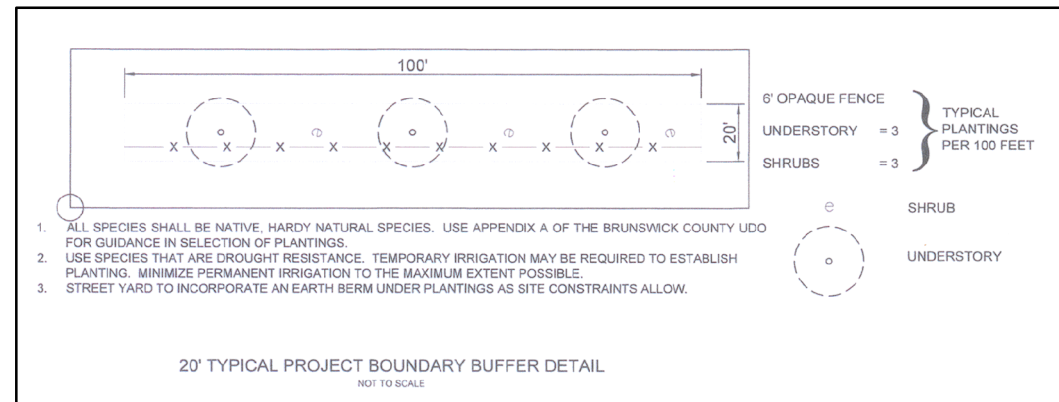
CLD ZONING
CHATHAM GLENN POA INC
605 BRIARWOOD DR STE C
MYRTLE BEACH, SC 29572-5745
P.B. 98 PG. 15
D.B. 4277 PG. 1287

CLD ZONING
TRACT A
DUCK POND VENTURES LLC
5430 WADE PARK BLVD
RALEIGH, NC 27607-4190
P.B. 51 PG. 63
D.B. 4299 PG. 333

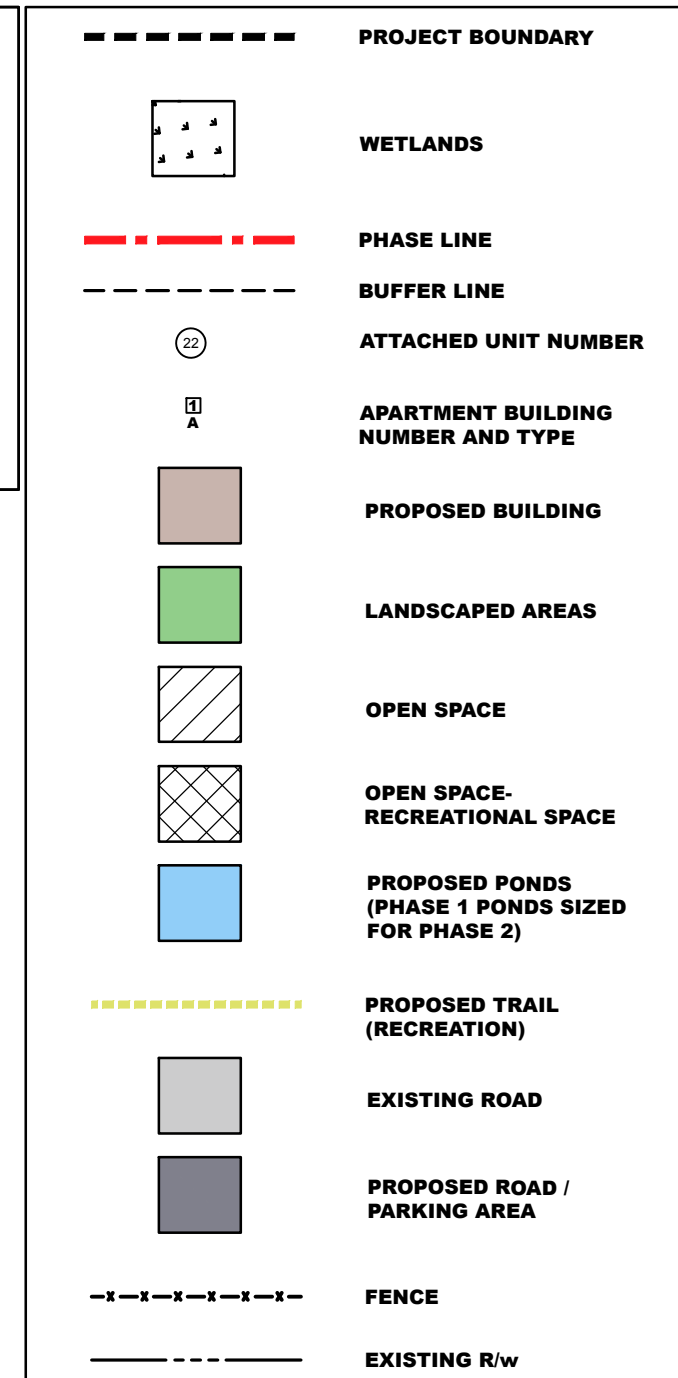
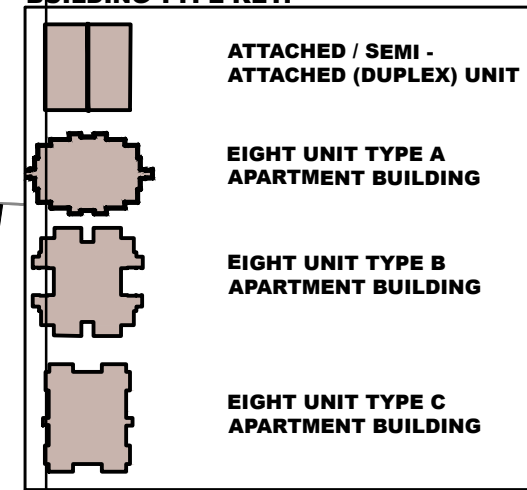
CLD ZONING
SUNSET
COMMONS LLC
PO BOX 8189
CINCINNATI, OHIO
45208-0189
P.B. 51 PG. 63
D.B. 3995 PG. 1

CLD ZONING
STATE EMPLOYEES
CREDIT UNION
PO BOX 26807
RALEIGH, NC
27611-7865
P.B. 32 PG. 84
D.B. 3821 PG. 356

MB2 ZONING
SIERRA PACIFIC INVESTMENT ENT
LLC
1545 STONE CANYON ROAD
LOS ANGELES, CA 90077
P.B. 30 PG. 356
D.B. 1973 PG. 145



BUILDING TYPE KEY:



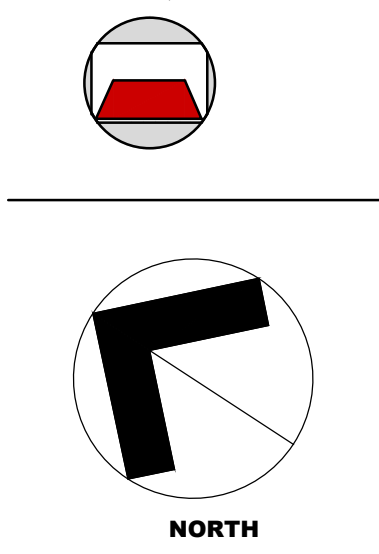
PROJECT INFORMATION AND PD BREAKDOWN

TAX PARCEL NUMBERS:	2270002308 2270002321 2270002322
OVERALL AREA:	24.32 ACRES
WETLANDS AREA:	11.35 ACRES
APPROXIMATE UPLAND AREA:	12.97 ACRES
TOTAL RESIDENTIAL UNITS PROPOSED:	136 UNITS (48 DUPLEX / 88 APARTMENT)
SEMI ATTACHED/ ATTACHED (DUPLEX) BUILDING AREA:	1.98 ACRES
APARTMENT BUILDING AREA:	1 ACRE
SEMI ATTACHED/ ATTACHED (DUPLEX) UNIT BUILDING AREA (2 UNITS PER BUILDING):	3,600 SF
APARTMENT BUILDING AREA (ALL BUILDINGS 8 UNITS):	3,600 SF
TYPE A BUILDING:	4,400 SF
TYPE B BUILDING:	4,400 SF
TYPE C BUILDING:	4,400 SF
PROPOSED DENSITY:	136 UNITS / 24.32 ACs
TOTAL OPEN SPACE REQ. (25% OF GROSS AREA):	6.08 ACs
TOTAL OPEN SPACE PROVIDED:	12.09 ACs
PHASE 1:	11.49 ACs
PHASE 2:	0.60 ACs
RECREATION (ACTIVE) OPEN SPACE REQUIRED:	15% OF REQUIRED TOTAL OPEN SPACE:
RECREATION (ACTIVE) OPEN SPACE PROVIDED:	0.912 ACs
PHASE 1:	3.24 ACs
PHASE 2:	2.64 ACs
PHASE 2:	0.60 ACs

GENERAL NOTES:

- WATER AND SEWER SERVICE TO BE PROVIDED BY BRUNSWICK COUNTY PUBLIC UTILITIES. PROJECT TO BE BUILT TO BRUNSWICK COUNTY PUBLIC UTILITIES SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT.
- COUNTY AND STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE PERMITS.
- THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER COVENANTS, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERLY PERMITTED BY THE NC DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES AND/OR THE US ARMY CORPS OF ENGINEERS.
- A MANAGEMENT COMPANY WILL BE EMPLOYED TO MANAGE THE DEVELOPMENT WITH RULES IN PLACE TO MANAGE THE RESIDENCE OF THE COMMUNITY. THE MANAGEMENT WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 6.11.2.1 OF THE BRUNSWICKCOUNTY UNIFIED DEVELOPMENT ORDINANCE AS THEY APPLY.
- ALL ROADS WILL BE BUILT TO NC DOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS. ALL ROADS WILL BE PRIVATE AND MAINTAINED BY THE HOA.
- A HERITAGE TREE SURVEY WILL BE REQUIRED FOR ALL PROPOSED DEVELOPMENT AREAS IN ACCORDANCE WITH SECTION 6.1.3 OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- IMPERVIOUS AREAS FOR EACH PHASE OF DEVELOPMENT WILL BE DETERMINED AT A LATER DATE AND INCORPORATED INTO COUNTY AND STATE STORMWATER PERMITS.
- THE PROJECT HAS BEEN DESIGNED TO MAXIMIZE ROADWAY INTERCONNECTIVITY AND MINIMIZE LINK-TO-NODE RATIO WHILE HONORING EXISTING DEVELOPMENT AND ENVIRONMENTALLY SENSITIVE AREAS (WETLANDS).
- A ROAD MAINTENANCE AGREEMENT WITH THE OWNERS OF THE ACCESS EASEMENT (CHATHAM GLENN SW) WILL BE SECURED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- A TRAFFIC IMPACT ANALYSIS MAY BE REQUIRED IF THE PROPOSED SITE PLAN MEETS THE THRESHOLDS ESTABLISHED IN SECTION 6.16.
- ALL SEMI ATTACHED RESIDENCES SHALL PROVIDE A MINIMUM OF TWO OFF STREET PARKING SPACES. OFF STREET PARKING HAS BEEN PROVIDED WITHIN DRIVEWAYS. GARDEN APARTMENT MULTI-FAMILY WILL PROVIDE A MINIMUM OF ONE POINT SEVEN FIVE OFF STREET PARKING SPACES PER UNIT. THE SPACES WILL BE PROVIDED IN A COMMON PARKING LOT ADJACENT TO THE UNIT BUILDINGS.
- THE MANAGEMENT COMPANY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS (INCLUDING MAINTENANCE OF ALL STORMWATER PONDS) AND ROADWAYS.
- ALL STREET NAMES WILL BE SUBMITTED TO AND APPROVED BY BRUNSWICK COUNTY GIS DEPARTMENT PRIOR TO RECORDING OF PLATS.
- A MINIMUM ON AVERAGE 30-FOOT PERIPHERAL BUFFER, WHICH SHALL HAVE A VISUAL OPACITY OF 0.6, WILL BE PROVIDED FOR ALL AREAS WHERE PROPOSED DEVELOPMENT ADJUTS ADJACENT PROPERTIES. THIS BUFFER WILL CONSIST OF EXISTING VEGETATION AND SUPPLEMENTAL NATIVE PLANTINGS (I.E. WAX MYRTLES) AS DEEMED NECESSARY BY DEVELOPER.
- WHERE THE 30-FOOT PERIPHERAL BUFFER CANNOT BE PROVIDED A 20-FOOT PERIPHERAL BUFFER WILL BE PROVIDED AND SHALL INCLUDE A 6-FOOT OPAQUE FENCE AND 0.6 OPACITY. ALTERNATIVE 3 (PER BRUNSWICK COUNTY UDO) VEGETATION REQUIREMENTS, IN AREAS WHERE EVEN THE 20-FOOT BUFFER CANNOT BE PROVIDED THE VEGETATION REQUIREMENTS SHALL BE DOUBLED. A50-FOOT BUFFER SHALL BE PROVIDED ALONG NC HWY 90 AND SHALL MEET ALTERNATIVE 2. THERE ARE NO INTERNAL BUFFERS BETWEEN UNIT TYPES.
- ALL STREET LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH SECTION 6.9 OF THE UDO FOR ALL AREAS NOT CURRENTLY PLATTED. AN APPROVED LIGHTING PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL



PLANNED DEVELOPMENT LAND PLAN

HEARTSEASE AT OCEAN ISLE (FORMERLY SUNSET COMMONS) BRUNSWICK COUNTY, NC

PROJECT #:
DATE:
SCALE:
DESIGN/DRAWN:
CHECKED:
REVISED:
REVISED:
REVISED:
SHEET NUMBER:
PD-1
OF: 1