



AGENDA BRUNSWICK COUNTY PLANNING BOARD

**6:00 P.M. Monday
June 8, 2015**

**Commissioners Chambers
David R. Sandifer Administration Bldg.
Brunswick County Government Center
Old U.S. 17**

- 1) Call to Order.
- 2) Invocation.
- 3) Pledge of Allegiance.
- 4) Roll Call.
- 5) Consideration of the Minutes of the May 11, 2015 Meeting.
- 6) Agenda Amendments.
- 7) Public Comment.
- 8) Request for Preliminary Major Subdivision Approval (SS-259).
 - A. Name: The Reserve at Sunset Harbor Major Subdivision
 - Applicant: The Reserve at Sunset Harbor, LLC (Represented by Alan Lewis)
 - Tax Parcels: 2010002057
 - Location: Located on Zion Hill Road (SR 1114) near Bolivia, NC.
 - Description: The proposed Reserve at Sunset Harbor Major Subdivision consists of 99 single family lots on a gross site of 58.26 acres creating an overall density of 1.7 units per acre.
- 9) Request for Planned Development Conceptual Plan Approval (PD-1).
 - A. Name: Mirasol Planned Development
 - Applicant: Jones Holdings NC, LLC (Represented by Dan Weeks)
 - Tax Parcels: 20400009, 20400010, 20400011, 20400012, 20400013, 20400014, and 20400048
 - Location: Located on Southport-Supply Road (NC 211) near St. James, NC.
 - Description: The proposed Mirasol Planned Development consists of 200 single family lots, 415 multi-family units and 28.33 acres of commercial. The project is on a gross site of 138 acres creating an overall density of 4.4 units per acre.
- 10) Other Business.
- 11) Adjournment.

MINUTES

PLANNING BOARD

BRUNSWICK COUNTY, NC

**6:00 P.M. Monday
May 11, 2015**

**Commissioners Chambers
David R. Sandifer Administration Bldg.
County Government Center
Old U.S 17 East**

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Cynthia Henry
Troy Price
Chris Stanley
Randy Ward
Michael Polychrones

MEMBERS ABSENT

None

STAFF PRESENT

Michael Hargett, Director
Helen Bunch, Zoning Administrator
Connie Marlowe, Admin. Asst.
Marc Pages, Land Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Terry Pope, State Port Pilot
Joe Johnson, Alternate

Lewis Dozier
Jerry Pierce, Director of Public Utilities
Jeff Malpass

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Mr. Dunham said a prayer. He asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL.

There were no members absent.

IV. OATH OF OFFICE – Michael Polychrones.

Ms. Marlowe administered the Oath of Office to Michael Polychrones. The Chair and other Board members welcomed Mr. Polychrones to the Board.

V. ELECTION OF CHAIR.

Mr. Dunham asked for nominations for Chair. Mrs. Henry made a motion to nominate Eric Dunham as Chair. Ms. Easley seconded the motion and the motion was unanimously carried. With no further nominations, Mr. Polychrones made a motion to close the nominations. The Board voted unanimously for Mr. Dunham to be Chair.

The Chair asked for nominations for Vice Chair. Mr. Stanley made a motion to nominate Ms. Easley as Vice Chair and Mr. Ward seconded the motion and the motion was unanimously carried. With no further nominations, Mr. Polychrones made a motion to close the nominations. The Board voted unanimously for Ms. Easley to be Vice Chair.

VI. CONSIDERATION OF MINUTES OF THE 13-APR-15 MEETING.

Mrs. Henry noted a correction on page 2, second sentence of the second paragraph should say, "She stated that she was surprised about the number of endangered species in Brunswick County North Carolina as a result of the patterns of development that do not practice green growth." Mr. Ward made a motion to approve the minutes with the noted correction and the motion was carried with Mr. Polychrones abstaining from voting as he was not a member during that time.

VII. AGENDA AMENDMENTS.

The Chair moved the Public Hearing for Windermere Estates Reestablishment of Vested Rights before Presentations. He further stated that Item A (FEMA Flood Maps Update) under Presentations has been deleted and will be presented at the June 8, 2015 meeting.

VIII. PUBLIC COMMENT.

There were none.

IX. PUBLIC HEARING AND CONSIDERATION OF THE REESTABLISHMENT OF VESTED RIGHTS – WINDERMERE ESTATES PUD (SE-191).

Mr. Pages addressed the Board. He stated that Windermere Estates Planned Unit Development (PUD) was previously approved on 10-May-10 and the master plan consisted of 51 single-family lots and 42 townhome units on a gross site of 18.28 acres. Mr. Pages said no lots have been recorded, but some site work has occurred. Due to the lack of further activity on the site and the

absence of written request to extend the project, the development approval period expired on 01-Jan-15. He stated that applicant is requesting vested rights, but no development has occurred.

Mr. Pages said Mr. Jesse Malpass has submitted a request per Section 9.5 of the Brunswick County Unified Development Ordinance (UDO) to reestablish vested rights for Windermere Estates PUD. He provided a map of Windermere Estates PUD displayed on an overhead projector.

Mr. Jeff Malpass, authorized agent for Windermere Estates PUD, addressed the Board. Mr. Malpass stated that the site has been cleared and an approved North Carolina Department of Transportation (NCDOT) driveway has been installed. Mr. Malpass said public water and sewer have been stubbed into the site and a stormwater easement has been acquired from the adjacent property owner.

The Chair asked staff the period of the extension request? Mr. Pages said three years with an option for two additional years upon request from the applicant.

With no further comments, Mrs. Henry made a motion to extend vested rights for a period of three years for Windermere Estates and the motion was unanimously carried.

X. PRESENTATIONS.

A. Water and Sewer Expansion Plans — Jerry Pierce, Director of Utilities

Mr. Jerry Pierce addressed the Board. Mr. Pierce stated that the County did not have sewer prior to 2003, but the water system has been in operation since 1984. He stated that the County has spent approximately \$280 million dollars upgrading the water system and building a sewer system to meet customer demands. Mr. Pierce said the County currently provides public water to 7 municipalities (Carolina Shores, Calabash, Sunset Beach, Boiling Spring Lakes, Varnamtown, Bolivia, and Sandy Creek) and the County anticipates adding Caswell Beach to the water system in the fall of 2015. He further stated that the County provides water to several unincorporated areas. There is over 1,050 miles of water mains and approximately 600 miles of sewer mains throughout the County. Mr. Pierce said the County provides water treatment to 10 wholesale customers as well as wastewater treatment, which consists of 11 million gallons of treatment capacity.

Mr. Pierce discussed the current and future projects involving water and sewer availability provided by the County via a power point presentation (attached). He stated that the County has the ability to treat wastewater at several different wastewater treatment plants in the County to minimize capacity building cost. He said the County utilize measures to increase capacity through aquifer storage and recovery, which puts water underground in the aquifer and pulls the water out during the peak period so a water treatment plant does not have to be expanded. He further stated that they are exploring a raw water reservoir that provides an emergency supply of water in the event there is a malfunction at the pump station or through the County's other means of providing water. Mr. Pierce proceeded to discuss other programs that are very successful as well as future projects for public water and sewer.

The Vice Chair asked Mr. Pierce if there is an assessment for the property owner regarding enterprise fund program? Mr. Pierce said there is a connection fee. The Vice Chair asked Mr. Pierce the maximum assessment charged to the Carolina Shores property owners for sewer accessibility as he previously discussed in his presentation? Mr. Pierce replied, \$6,700. She asked if that will move forward in the near future? Mr. Pierce said the Board of Commissioners

have approved it and the Request for Proposal (RFP) has been written for Mr. Bill Pinnix, Director of Engineering and he has assured Mr. Pierce that the RFP will be distributed this week. He further stated that the schedule outlines potentially awarding the engineering contract at the Board of Commissioners regular meeting 06-Jul-15 with construction beginning early 2016 and sewer availability in the summer or fall 2016. The Vice Chair asked Mr. Pierce about House Bill (HB) 516, which addresses Counties Dissolving Certain Sanitary Districts. Mr. Pierce said a referendum would be required by the County and the Bill would require the County to develop a plan of how the County would provide service and meet the obligation of any bond holders. He stated that the County has acquired 4 municipal systems and several private systems.

Mr. Stanley asked Mr. Pierce if they are looking at other regional areas as a model for aquifer storage? Mr. Pierce stated that this is proven technology as Grand Strand has 18 aquifer storage areas that are in operation, but it is location dependent. He stated that there is a process that determines the feasibility of such occurring. Mr. Pierce said there are a few aquifer storage areas (Greenville Utilities and Cape Fear Public Utilities Authority) in the State, but they are not in production at this time.

The Chair asked Mr. Pierce if the County has connected to and provide sewer and water services to Ocean Isle Beach? Mr. Pierce said the County acquired the Ocean Isle Beach Wastewater Treatment Plant (OIB Plant). He stated that the County agreed to provide additional capacity at the plant via a pump station with a force main that will send the flow up to a 24" force main that runs it up to the West Brunswick Treatment Plant (West Brunswick Plant). He further stated that, once the capacity at the West Brunswick Plant is used up, the OIB Plant will be expanded so additional flow from the south end of the County can be diverted to the OIB Plant. The Chair asked if the County also purchased Ocean Isle Beach spray fields and Mr. Pierce concurred.

Mrs. Henry asked Mr. Pierce how the water coming from Bladen County is treated? Mr. Pierce said chemicals are added to adjust the pH to recommended levels, coagulants are added into the water to remove organic matter, chemicals are added to remove the color, and physical properties are used to settle the sediments and filter it through. Mrs. Henry asked Mr. Pierce if there are any other methods utilized to conserve water? Mr. Pierce said the County has the most capacity that is non-discharge in the State. He said only 3 million gallons of the 11 million gallons of water is discharged to a river and the rest is sprayed on golf courses and common areas. He further stated that the County has a groundwater recharge system.

Mr. Polychrones asked Mr. Pierce the current total water and sewer capacity per day? Mr. Pierce said 30 million gallons per day for water and just under 11 million gallons per day for sewer. Mr. Polychrones asked if the County is serving the current population or above capacity? Mr. Pierce said an average day in the water system is approximately 14 million gallons with a peak day at 25.9 million gallons, which occurred during a drought in 2012. He further stated that they are working on expanding the water plant and 3 wastewater plant expansions within the next decade. Mr. Polychrones asked Mr. Pierce to elaborate on the grinder pump program. Mr. Pierce said grinder pump customers pay an additional \$5 per month on their sewer bill that covers maintenance costs and/or grinder pump replacement, when necessary. With no further comments, the Board thanked Mr. Pierce for his presentation.

Mr. Hargett added that the County's utility systems have received awards for large system operations, competing against areas such as Mecklenburg and Wake Counties. He added that Mr. Pierce was instrumental in the section of the UDO that addresses reclaimed water. He stated that the Board of Commissioners passed a resolution in support of House Bill 516, but the outcome is uncertain as this time.

B. Transportation Update – Helen Bunch, Zoning Administrator

Ms. Bunch addressed the Board. She stated that the County has 3 transportation jurisdictions (Greater Wilmington Metropolitan Planning Organization [MPO], Grand Strand Area Transportation Study [GSATS], and Cape Fear Rural Planning Organization [RPO]). Ms. Bunch discussed different areas of transportation (i.e., bike and pedestrian, aviation, public, ferries, and rail) available in the County. She stated that unfunded and new projects will be addressed in the next few months in anticipation of the next prioritization for transportation projects. She stated that the prioritization process is devised by the North Carolina Department of Transportation (NCDOT). Ms. Bunch said some of the projects on the list are large projects, which are sometimes difficult to receive funding. However, the County is looking at segmenting projects so the County will be in a better position to receive funding. Ms. Bunch said Commissioner Williams is the RPO Chair and a Transportation Advisory Committee member for Greater Wilmington MPO and he sees the need for local officials to be involved in the decision-making process so the County's immediate needs are met. Ms. Bunch said projects are based on a priority ranking and the projects should be submitted for scoring by October 2015. Once the projects are ranked, the County has another opportunity to see if something was not considered if a project did not make the ranking system. She further stated that the County is competing for funding with other counties in the State. Ms. Bunch explained how the funding is dispersed once awarded.

The Chair asked Ms. Bunch if there are rail lines in southern Brunswick County? Ms. Bunch said there are rail lines beside Hwy 74/76 and at Sunny Point Military Ocean Terminal. The Chair asked the status of I140 extension? Ms. Bunch said NCDOT is working on the bridges and the last stretch of highway that is scheduled to open 2016.

Mr. Hargett interjected that the project ranking system is a complicated process and further compounded by the fact that the County is working with 3 different entities. However, the County has a good working relationship with all 3 entities as well as NCDOT. He stated that the County was successful in advocating for the inclusion of factors such as seasonal traffic and hurricane evacuation routes were to be included in the priority ranking system. He reiterated that the participation of local jurisdiction has been beneficial in County projects being funded.

XI. OTHER BUSINESS.

There was none.

XII. ADJOURNMENT.

With no further business, Ms. Easley made a motion to adjourn and the motion was unanimously carried.

**BRUNSWICK COUNTY
MAJOR SUBDIVISION
STAFF REPORT AND RECOMMENDATION**

Application No. SS-259

Applicant: The Reserve at Sunset Harbor, LLC

Project Name: The Reserve at Sunset Harbor Major Subdivision

Property Location: Zion Hill Road (SR 1114)

Parcel Number: 2010002057

Zoning District: R-7500 (Medium Density Residential)

Surrounding Zoning: **North** R-7500 **South** RR (Rural Residential) **East** R-7500
West SBR-6000 (Site Built High Density Residential)

Submittal Date: May 5, 2015

TRC Date: May 14, 2015

Proposed Use: Major Subdivision consisting of 99 single-family lots on a gross site of 58.26 acres creating an overall density of 1.7 units per acre.

Approval Criteria

- The majority of the surrounding uses consist of undeveloped land, low density manufactured and site built houses. The proposed development is consistent with the 2007 Future Land Use Map which denotes this area as Low Density Residential.
- Parking will be off-street and the proposed project meets minimum vehicular access point requirements.
- The minimum residential lot size in the R-7500 zone is 7,500 square feet. The smallest proposed lot within the proposed subdivision is 9,921 square feet and the average lot size is 13,812 square feet.
- The proposed project meets all street design requirements regarding construction and emergency service standards. The proposed development has a link/node ratio of 1.2 which does not meet the minimum UDO requirement of a 1.3 ratio. Site conditions, however, prohibit the project from meeting the UDO minimum ratio.
- Proposed infrastructure will include:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- **Open Space** is required at 5% of the total project area. The developer is proposing **25.02** acres of open space of which **2.91** acres are required. Of the required open space, 15% is required to be useable recreation area. The

developer is proposing 2.52 acres of recreational open space of which 0.44 acres is required.

- Adjacent property owners were notified via US mail.
- According to NCDOT's Average Annual Daily Traffic Counts, there are no capacity deficiencies on Zion Hill Road. The approximate trip generation of this project at build out is 947 trips per 24 hour two-way volume.

If approved, this major subdivision shall have a vested right for a period of three years. A two year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.
3. Provide a permanent design for a turnaround/cul-de-sac at the future clubhouse site.



Major Subdivision

Application and Checklist

Fee: \$350

For Office Use Only	
File # <u>SS-289</u>	Receipt # <u>13373</u>
Date Submitted: <u>5/5/14</u>	

This application is a request to obtain approval to construct a Major Subdivision of more than 10 lots consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot size, width, buffers, off-street parking and street widths. Please reference Section 3.4.11. of the Brunswick County Unified Development Ordinance (UDO) for requirements regarding Major Subdivisions.

Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name	<u>The Reserve at Sunset Harbor, LLC</u>	Phone	<u>910-695-6652</u>
	Address	<u>PO Box 349</u>	Fax	<u>910-673-0421</u>
	City, St, Zip	<u>West End, North Carolina 27376</u>	Email	<u>angusm27@gmail.com</u>

Applicant or Representative	Name	<u>East Coast Engineering & Surveyin</u>	Phone	<u>910-754-8029</u>
	Address	<u>PO Box 2469</u>	Fax	<u>910-754-8049</u>
	City, St, Zip	<u>Shallotte, North Carolina 28459</u>	Email	<u>alewis@eces.biz</u>

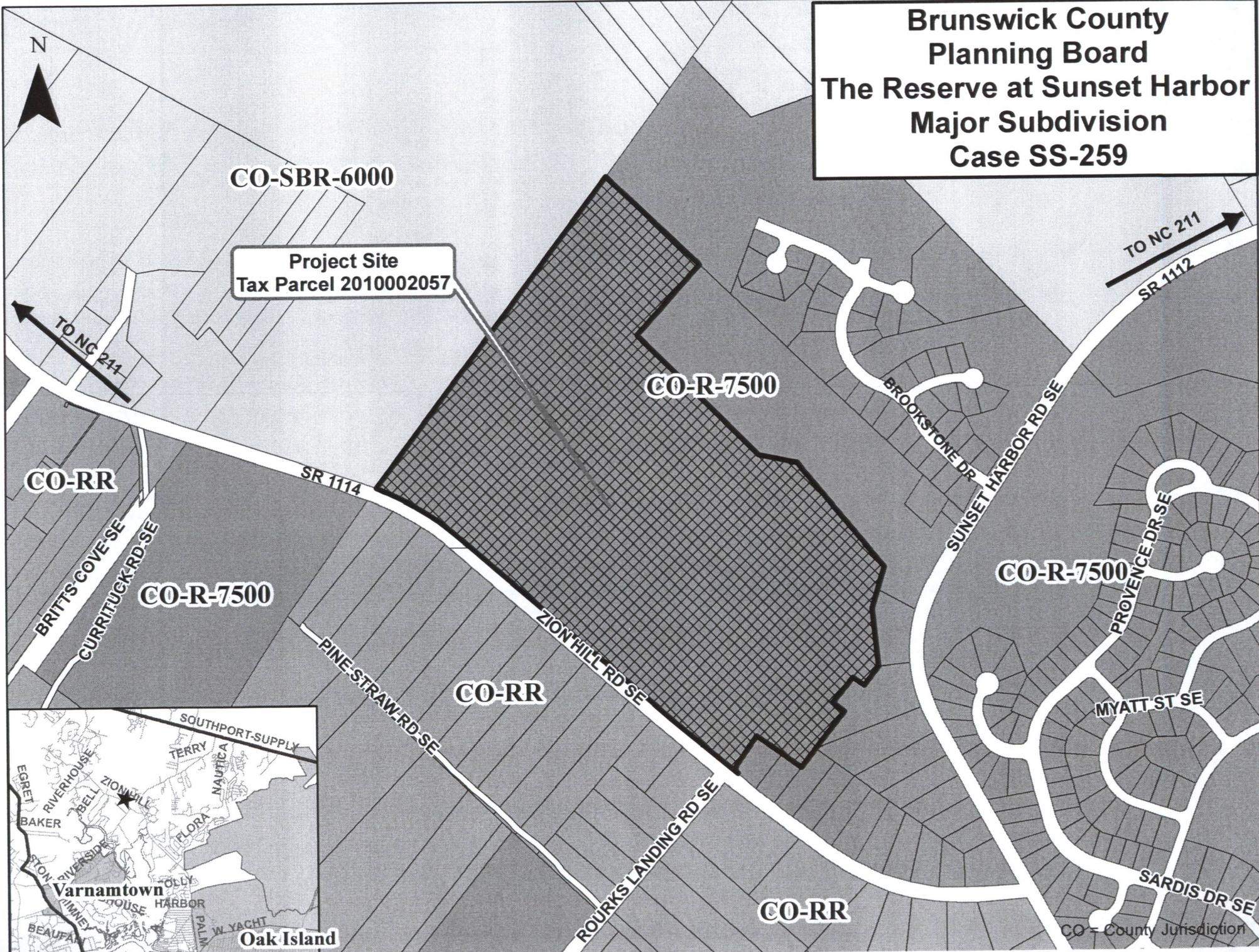
Property Information	Address	<u>Zion Hill Rd (521114)</u> <u>Sunset Harbor Road Area</u>
	Tax Parcel(s)	<u>2010002057</u>
		<u>99 Lot Single Family Subdivision</u>
	Acreage	<u>58.26</u>
	Current Zoning	<u>R7500</u>
Public Utilities Available? Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/>		

Project Information	Project Name	<u>The Reserve at Sunset Harb</u>
	Project Description	<u>2010002057</u>
		<u>99 Lot Single Family Subdivision</u>
	Modification or Expansion Of Existing Subdivision?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Single Family Acres	<u>58.26</u>
	Commercial Acres	<u>0</u>
Number of Lots	<u>99</u>	

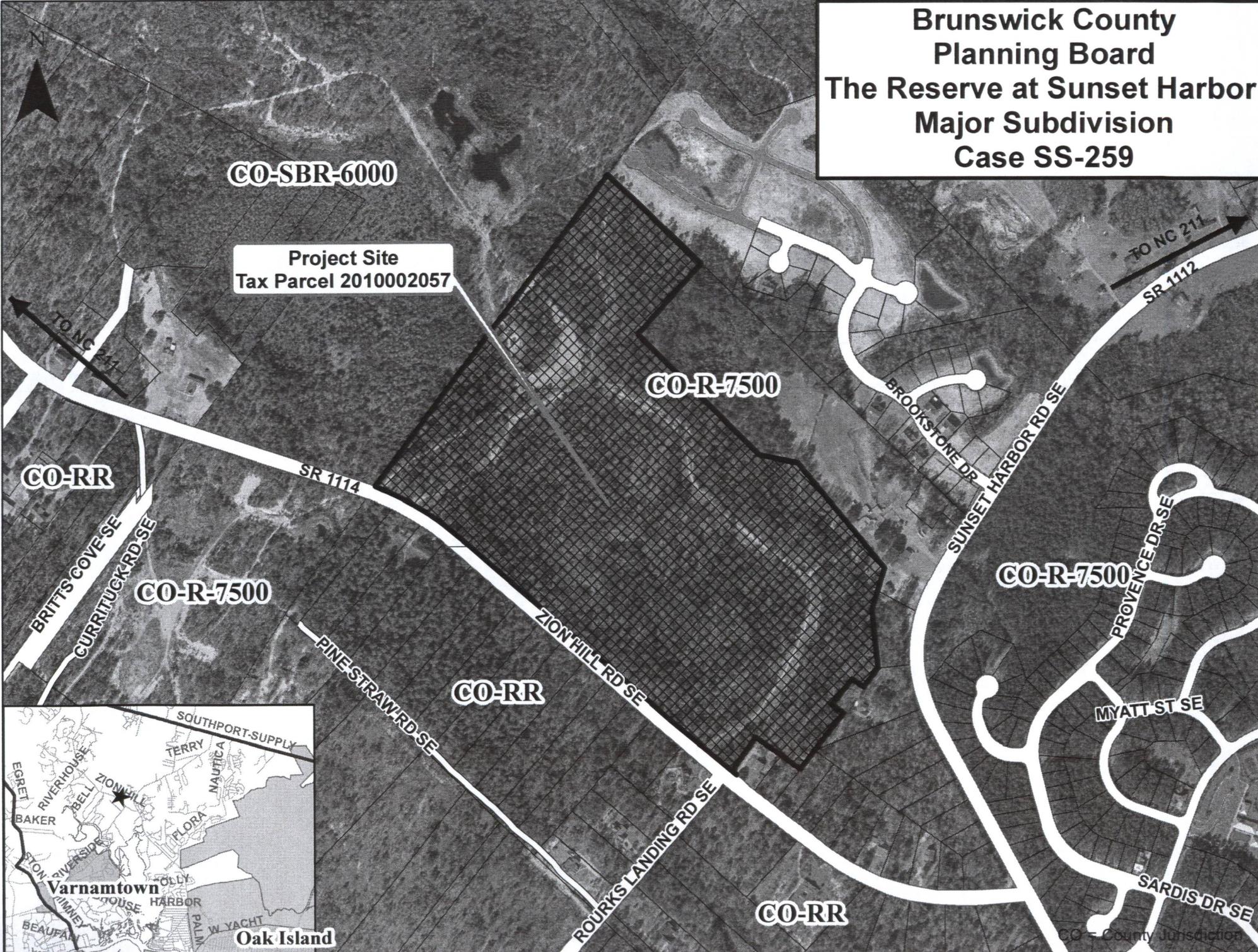
Authorization	Property Owner Signature	<u>Angus M. Daulton</u> <u>MEMBER/MANAGER GEN. MGR</u>	Date	<u>5-4-15</u>
	Applicant/Representative Signature	<u>[Signature]</u>	Date	<u>5-4-15</u>

Please submit fifteen folded copies and one electronic copy of the site plan with application.

**Brunswick County
Planning Board
The Reserve at Sunset Harbor
Major Subdivision
Case SS-259**



**Brunswick County
Planning Board
The Reserve at Sunset Harbor
Major Subdivision
Case SS-259**



CO-SBR-6000

**Project Site
Tax Parcel 2010002057**

CO-R-7500

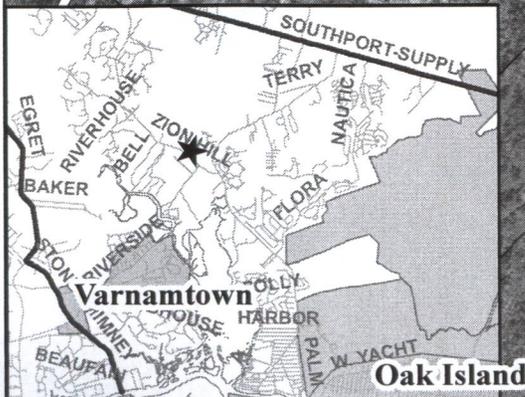
CO-RR

CO-R-7500

CO-R-7500

CO-RR

CO-RR



CO = County Jurisdiction

ADJACENT PROPERTY OWNERS

File # SS-259

The Reserve at Sunset Harbor

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
20100020	REO FUNDING SOLUTIONS III LLC	PO BOX 56607	ATLANTA	GA	30343
20100005	COX ANTHONY ETALS	2919 COXS LANDING RD SE	BOLIVIA	NC	28422
20100035	SIKKA DEVELOPMENT CORPORATION	PO BOX 7365	WILMINGTON	NC	28406
201KA001	THE RESERVE AT SUNSET HARBOR LLC	PO BOX 349	WEST END	NC	27376-0349
201KA002	RICHARDS MICHAEL D ET CAROLE A	2373 SUNSET HARBOR RD SE	BOLIVIA	NC	28422
201KA018	THE RESERVE AT SUNSET HARBOR LLC	PO BOX 349	WEST END	NC	27376-0349
201KA019	FOX PAMELA WILSON ETVIR EDWARD E	5176 CARLSON DAIRY ROAD	SUMMERFIELD	NC	27358
2010002037	CROUCH JEFFREY A	3302 EAST YACHT DRIVE	OAK ISLAND	NC	28465
2010002038	CROUCH JEFFREY A	3302 EAST YACHT DRIVE	OAK ISLAND	NC	28465
201KA017	THE RESERVE AT SUNSET HARBOR LLC	PO BOX 349	WEST END	NC	27376-0349
2010002013	BEEDE DAVID	619 BYRNES WAY	BOLIVIA	NC	28422
2010002036	AMATO ROBERT D ETUX RHONDA M	2337 ZION HILL RD SE	BOLIVIA	NC	28422
2010002039	CROUCH JEFFREY A	3302 EAST YACHT DRIVE	OAK ISLAND	NC	28465
2010002040	CROUCH JEFFREY A	3302 EAST YACHT DRIVE	OAK ISLAND	NC	28465
2010002041	CROUCH JEFFREY A	3302 EAST YACHT DRIVE	OAK ISLAND	NC	28465
2010002042	CROUCH JEFFREY A	3302 EAST YACHT DRIVE	OAK ISLAND	NC	28465
2010002043	CROUCH JEFFREY A	3302 EAST YACHT DRIVE	OAK ISLAND	NC	28465
2010002044	WHITE WILLIAM M JR	112 HUNTERS GLEN CT	VACAVILLE	CA	95687
2010002045	WHITE WILLIAM M JR	112 HUNTERS GLEN CT	VACAVILLE	CA	95687
2010002046	DAVID C CLARK CONSTRUCTION INC	7004 ORCHARD KNOLL DR	APEX	NC	27539
2010002047	DAVID C CLARK CONSTRUCTION INC	7004 ORCHARD KNOLL DR	APEX	NC	27539
2010002049	CROUCH JEFFREY A	3302 EAST YACHT DRIVE	OAK ISLAND	NC	28465
2010002048	CROUCH JEFFREY A	3302 EAST YACHT DRIVE	OAK ISLAND	NC	28465

TECHNICAL REVIEW COMMITTEE MEETING

May 14, 2015

Sign-In Sheet

DEPARTMENT

REPRESENTATIVE

NCDOT

JON ROAN

Brunswick Electric Membership Corp.

Tim DEAN

Atlantic Telephone Membership Corp.

Dane Stanley

Bell South

Progress Energy

Engineering & Utilities

Jay Moxey

Stormwater

Brigit Flora

Wildlife Resources

Kacy Cook

GIS

Jan Clum

Building Inspections

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Ray Hunt

Brunswick County Planning Board

County Board of Education

Seel Rutledge

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s)

Jerry W. Pinn



**Brunswick County Planning and Community
Development Department**
P.O. Box 249
75 Courthouse Drive N.E., Bldg I
Bolivia, NC 28422
(910) 253-2025

May 15, 2015

East Coast Engineering
c/o Alan Lewis
4918 Main Street
Shallotte, NC 28459

**RE: The Reserve at Sunset Harbor Major Subdivision
File # SS-259**

Dear Mr. Lewis,

The Technical Review Committee (TRC) at their May 14, 2015 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

- Begin discussions for the Driveway Permit and utility easement process from NCDOT. DOT has also indicated that there must be a 20' setback from property line for the east driveway and radius encroachment. Please contact Jon Roan with NCDOT for additional details – 251-2655 or jroan@ncdot.gov.
- ATMC has facilities available to provide fiber to the home service for telephone, cable, and DSL to the project. Please contact Dane Stanley prior to construction to forward a digital file of the project. He may be contacted at 754-4311 or jdstanley@atmc.coop.
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391.
- Please contact GIS if you wish to have County issued street signs. Jan Clemmons can be contacted at 253-2392.
- Please indicate the amount of recreation space provided, label all recreation areas on the plan and indicate individual sizes.
- Please submit a Heritage Tree Plan per Section 6.1.3. of the UDO. If there are no Heritage Trees located in upland areas, please note on the site plan.
- Please add a note stating that the amenity center is subject to site specific review.
- Please revise the paved width of the road to be a minimum of 20 feet.
- Please be aware that the minimum radius for cul-de-sacs is 35 feet.
- Please be aware that I-2 asphalt is no longer permissible. Revise to show acceptable material.
- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO"

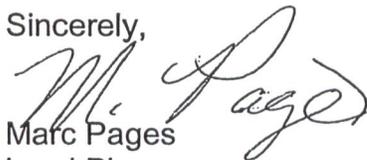
- Please provide a turnaround that would accommodate emergency vehicles at the proposed amenity center.
- Please indicate that the dark areas on the site plan are fillable wetlands.
- Please note on the plan that a TIA was not required.

Please return the revised plans to the Brunswick County Planning Department by 5:00 p.m. on May 22, 2015. Please accompany the paper plans with a digital (dwg) set as well. This may be in the form of a CD or via e-mail. Revisions will be reviewed and you will be asked for additional copies for Planning Board distribution.

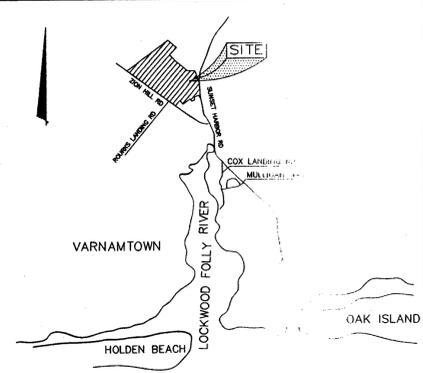
Due to the high rate of new projects being submitted to the Planning Board, the day and time that the above referenced project will be going before the Planning Board is yet to be determined. It will be announced and you will be contacted.

If you have any questions, please feel free to contact me at 910-253-2056.

Sincerely,



Marc Pages
Land Planner



VICINITY MAP NOT TO SCALE

BRUNSWICK COUNTY GENERAL NOTES:

PROJECT TO BE BUILT TO COUNTY SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT DIVISION 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 THESE 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 CORP OF ENGINEERS.

A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT. THE HOMEOWNERS ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 6.11.1.1 OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.

ALL ROADS WILL BE PRIVATE AND BUILT TO NCDOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS.

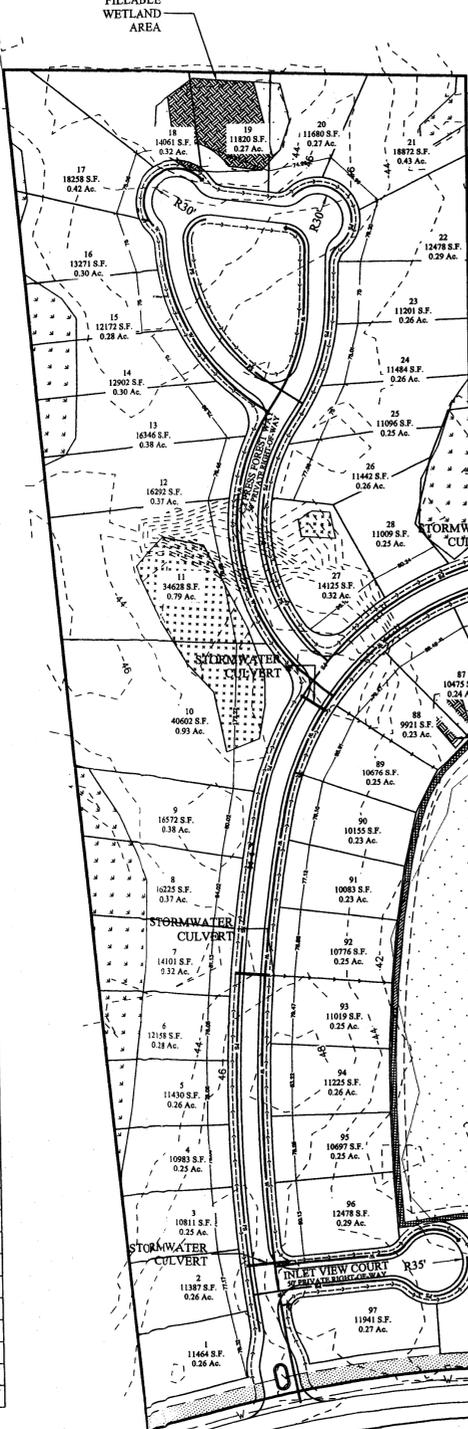
ALL STREET LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH SECTION 6.9 OF THE UDO.

THE FUTURE AMENITY CENTER WILL BE SUBJECT TO A SITE SPECIFIC REVIEW.

THE CLEARING LIMITS OF THE PROPOSED MULCH WALKWAYS SHALL BE LIMITED TO TEN FEET (10') WIDE AS REQUESTED BY THE NC DEPARTMENT OF FISH AND WILDLIFE.

A TRAFFIC IMPACT ANALYSIS (TIA) IS NOT REQUIRED FOR THIS PROJECT.

**PHASE TWO
BROOKSTONE PL
MAP CABINET 56, PAGE 41
ZONED: R-7500**



NOTE:

MINIMUM LOT SIZES AND DIMENSIONS FOR R-7500 ZONED LANDS WERE TAKEN FROM BRUNSWICK COUNTY, NC UDO, ARTICLE 4, SECTION 4.3.3, TABLE 4-1, CONVENTIONAL SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT.

MIN. LOT SIZE:

LOT WIDTH - 75' @ 25' FRONT YARD SETBACK
LOT AREA - 7500 SQ. FT.

LOTS:

TOTAL LOTS: 99
BUILDABLE LOTS: 99
SMALLEST LOT SIZE = 9,911 SF - 0.23 AC (LOT #8)
AVERAGE LOT SIZE = 13,812 SF - 0.32 AC

MIN BUILDING SETBACKS:

FRONT - 25'
REAR - 9'
SIDE - 5' (EACH LOT)
SIDE STREET - 15'

OPEN SPACE REQUIREMENT PER UDO (R-7500) CONVENTIONAL:

PER BRUNSWICK COUNTY UDO, ARTICLE 6, SECTION 6.4.4 B, .5% OF GROSS DEVELOPMENT (PROJECT AREA) SHALL BE OPEN SPACE (WETLANDS MAY BE USED AS OPEN SPACE)

PROJECT AREA = 58.26 ACRES
REQUIRED OPEN SPACE = 2.91 ACRES
PROVIDED OPEN SPACE = 25.02 ACRES

PER BRUNSWICK COUNTY UDO, ARTICLE 6, SECTION 6.4.4 C.2, 15% OF REQUIRED OPEN SPACE MUST BE USABLE RECREATION AREA

REQUIRED RECREATIONAL OPEN SPACE = 0.44 ACRES
PROVIDED RECREATIONAL OPEN SPACE = 2.52 ACRES

PROJECT DENSITY = 1.7 DWELLING UNITS PER ACRE
LINK TO NODE RATIO = 1.2 (14/12)

NOTE:

THIS SUBDIVISION IS BEING DEVELOPED AS A LOW DENSITY SUBDIVISION WITH A MAXIMUM IMPERVIOUS AREA OF 24% OF THE TOTAL PROJECT AREA.

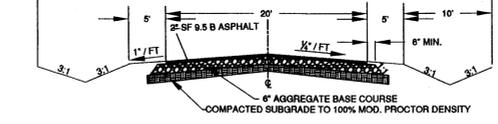
RESIDENTIAL STREET GEOMETRY:

PER BRUNSWICK COUNTY, USE NCDOT SUBDIVISION MANUAL, MIN. DESIGN AND CONSTRUCTION CRITERIA FOR SUBDIVISION ROADS, SECTION K - MIN. DESIGN CRITERIA, PG. 26

MIN. CENTERLINE RADIUS - 250'
CUL-DE-SAC (on C&G) - R/W radius - 50'
R/W WIDTH - 50' FOR SHOULDER SECTION ON LEVEL TERRAIN

WETLANDS:
404 JURISDICTIONAL WETLAND AREA = 3.28 ACRES
ISOLATED POCONIN WETLAND AREA = 0.46 ACRES
ISOLATED BASIN WETLAND AREA = 17.61 ACRES

WATER AND SEWER PROVIDED BY BRUNSWICK COUNTY
A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ALONG THE FRONT OF EACH LOT.



TYPICAL ROADWAY SECTION (DITCH)
NOT TO SCALE

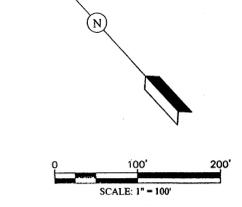
**PHASE ONE
BROOKSTONE PL
MAP CABINET 45, PAGE 80
ZONED: R-7500**

ANTHONY COX
ET AL
DB 367, PG 457
PID #0100095
ZONED: R-7500

PRESSURE SEWER TO CONNECT TO EXISTING COUNTY SEWER MANHOLE

PROPOSED SEWER FORCEMAIN

OWNER CONTACT INFORMATION:
THE RESERVE AT SUNSET HARBOR, LLC
PO BOX 349
WEST END, NORTH CAROLINA



- 6" WIDE RAISED WALKWAY
- 6" WIDE MULCH WALKWAY
- STORMWATER SWALES
- ALLOWED ISOLATED BASIN WETLAND FILL AREA NOT TO EXCEED 1 ACRE

LOT #	Area (SF)	Acres	LOT #	Area (SF)	Acres	LOT #	Area (SF)	Acres
1	11464 SF	0.26 ac	21	18072 SF	0.43 ac	41	21706 SF	0.50 ac
2	11307 SF	0.26 ac	22	12478 SF	0.29 ac	42	18290 SF	0.42 ac
3	10811 SF	0.25 ac	23	11201 SF	0.26 ac	43	14978 SF	0.34 ac
4	10883 SF	0.25 ac	24	11484 SF	0.26 ac	44	14071 SF	0.32 ac
5	11430 SF	0.26 ac	25	11008 SF	0.25 ac	45	10264 SF	0.24 ac
6	12108 SF	0.28 ac	26	11442 SF	0.26 ac	46	10630 SF	0.24 ac
7	14101 SF	0.32 ac	27	14120 SF	0.32 ac	47	14837 SF	0.34 ac
8	14225 SF	0.33 ac	28	11008 SF	0.25 ac	48	10130 SF	0.23 ac
9	18072 SF	0.41 ac	29	11940 SF	0.27 ac	49	20683 SF	0.47 ac
10	40802 SF	0.93 ac	30	10990 SF	0.25 ac	50	14522 SF	0.33 ac
11	34680 SF	0.79 ac	31	10845 SF	0.25 ac	51	18820 SF	0.43 ac
12	18292 SF	0.42 ac	32	11078 SF	0.26 ac	52	17884 SF	0.41 ac
13	18348 SF	0.42 ac	33	11941 SF	0.27 ac	53	17877 SF	0.41 ac
14	12902 SF	0.30 ac	34	13715 SF	0.31 ac	54	22988 SF	0.53 ac
15	12172 SF	0.28 ac	35	18328 SF	0.42 ac	55	9990 SF	0.23 ac
16	18071 SF	0.41 ac	36	18020 SF	0.41 ac	56	10134 SF	0.23 ac
17	18258 SF	0.42 ac	37	18843 SF	0.43 ac	57	10173 SF	0.23 ac
18	14081 SF	0.32 ac	38	18975 SF	0.43 ac	58	24689 SF	0.57 ac
19	11800 SF	0.27 ac	39	18788 SF	0.43 ac	59	10222 SF	0.23 ac
20	11800 SF	0.27 ac	40	20801 SF	0.48 ac	60	10988 SF	0.25 ac
						61	10100 SF	0.23 ac
						62	10778 SF	0.24 ac
						63	10988 SF	0.25 ac
						64	10988 SF	0.25 ac
						65	10988 SF	0.25 ac
						66	10988 SF	0.25 ac
						67	10988 SF	0.25 ac
						68	10988 SF	0.25 ac
						69	10988 SF	0.25 ac
						70	10988 SF	0.25 ac
						71	10988 SF	0.25 ac
						72	10988 SF	0.25 ac
						73	10988 SF	0.25 ac
						74	10988 SF	0.25 ac
						75	10988 SF	0.25 ac
						76	10988 SF	0.25 ac
						77	10988 SF	0.25 ac
						78	10988 SF	0.25 ac
						79	10988 SF	0.25 ac
						80	10988 SF	0.25 ac
						81	10988 SF	0.25 ac
						82	10988 SF	0.25 ac
						83	10988 SF	0.25 ac
						84	10988 SF	0.25 ac
						85	10988 SF	0.25 ac
						86	10988 SF	0.25 ac
						87	10988 SF	0.25 ac
						88	10988 SF	0.25 ac
						89	10988 SF	0.25 ac
						90	10988 SF	0.25 ac
						91	10988 SF	0.25 ac
						92	10988 SF	0.25 ac
						93	10988 SF	0.25 ac
						94	10988 SF	0.25 ac
						95	10988 SF	0.25 ac
						96	10988 SF	0.25 ac
						97	10988 SF	0.25 ac
						98	10988 SF	0.25 ac
						99	10988 SF	0.25 ac

Revisions

East Coast Engineering & Surveying, P.C.
ENGINEERS & SURVEYORS
4918 Main Street
Post Office Box 2469
Shalotte, North Carolina 28459
Phone: 910.754.8029
Fax: 910.754.8049
Firm License Number C-3014

PRELIMINARY SUBDIVISION PLAN FOR
THE RESERVE AT SUNSET HARBOR
BOLIVIA, NORTH CAROLINA

Date: 5/2/15
Scale: 1" = 100'
Drawn By: JCR
Checked By: ACL/JCR

PRELIMINARY

THIS PLAN IS NOT ISSUED FOR CONSTRUCTION WITHOUT AFFIXED CORPORATE SEAL.

RECEIVED
MAY 22 2015

C2.0

ECCS PROJECT NO. 1384

**BRUNSWICK COUNTY
PLANNED DEVELOPMENT
STAFF REPORT AND RECOMMENDATION**

Application No. PD-1

Applicant: Jones Holdings NC, LLC

Project Name: Mirasol Planned Development

Property Location: Southport-Supply Road (NC 211)

Parcel Number: 20400009, 20400010, 20400011, 20400012, 20400013, 20400014, and 20400048

Zoning District: CLD (Commercial Low Density)

Surrounding Zoning: **North** CLD and OK-CLD (Oak Island Jurisdiction)
South SJ-EPUD (St. James Jurisdiction) **East** CI (Commercial Intensive) **West** CLD and CI

Submittal Date: May 4, 2015

TRC Date: May 14, 2015

Proposed Use: Mixed Use Planned Development consisting of 200 single-family family lots, 415 multi-family units and 28.33 acres of commercial use on a gross site of 138 acres creating an overall density of 4.4 units per acre

Approval Criteria

- The majority of the surrounding uses consist of undeveloped land. The proposed development is consistent with the 2007 Future Land Use Map which denotes this area as Commercial.
- Parking will be off-street and the proposed project meets minimum vehicular access point requirements.
- The proposed project meets all street design requirements regarding construction and emergency service standards. The proposed development has a link/node ratio of 2.2 which exceeds the requirement set forth in Section 6.11.3.B. of the UDO (Unified Development Ordinance).
- A 0.6 opacity buffer is proposed along the periphery of the development with a 20 foot street buffer fronting NC 211.
- Proposed infrastructure will include:
 1. **Water** and **Sewer** will be provided by Brunswick County.
 2. **Roads** will be private.
- **Open Space** is required at 25% of the total project area. The developer is proposing **37.8** acres of open space of which **34.5** acres are required. Of the required open space, 15% is required to be useable recreation area. The

developer is proposing 16.4 acres of recreational open space of which 5.18 acres is required.

- Adjacent property owners were notified via US mail. The Commander of the Sunny Point Military Terminal was also notified via certified mail as this development lies within a 5 mile radius of the terminal.
- TRC was held on May 14, 2015 in which all comments were addressed.
- According to NCDOT's Average Annual Daily Traffic Counts, this section of NC 211 is near capacity. Widening of NC 211 in this area is on NCDOT's TIP (Transportation Improvement Program) and is currently in the planning and design phase with construction scheduled to begin in 2019. The approximate trip generation of this project at build out is 22,440 trips per 24 hour two-way volume.

If approved, this development shall have a vested right for a period of three years. A two year extension may be requested by the applicant to the Brunswick County Planning Department.

Staff recommends approval based on the following conditions:

1. That the development shall proceed in conformity with all plans and design features submitted as part of the planned development application and kept on file by the Brunswick County Planning Department.
2. That the development of the parcel(s) shall comply with all regulations as specified in the Brunswick County Unified Development Ordinance.



Planned Development (PD) Master Plan

Application and Checklist
Fee: \$500

For Office Use Only	
File #	PD-1
Receipt #	13372
Date Submitted:	5/4/15

This application is a request to construct a Planned Development consistent with a submitted master site plan that identifies permitted land uses, densities, building setbacks, heights, lot layout, buffers, off-street parking and street widths. This application should only be used if the proposed development is requesting flexibility in zoning requirements in order to achieve a development as an alternative to a conventional zoning design standards. Please reference Section 4.3.1. of the Brunswick County Unified Development Ordinance (UDO) for requirements regarding Planned Developments (PD's).

Please fill out form completely, supplying all necessary information and documentation to support your request.

Property Owner	Name	Jones Holdings NC, LLC.	Phone	(561) 691-2000
	Address	207 Island Drive	Fax	(561) 746-8848
	City, St, Zip	Jupiter, FL, 33477	Email	malcolmjones@homesbyjones.net

Applicant or Representative	Name	Paramounte Engineering	Phone	(910) 791-6707
	Address	5911 Oleander Drive	Fax	(910) 791-6760
	City, St, Zip	Wilmington, NC, 28403	Email	cmatthews@paramounte-eng.com

Property Information	Address	Hwy 211
	Tax Parcel(s)	207706395917, 207818318585 207817100704, 207817200031, 207817204521, 207818207275, 207818201154,
	Acreage	138 Acres
	Current Zoning	C-LD
	Public Utilities Available?	Water <input type="checkbox"/> Sewer <input checked="" type="checkbox"/>

Project Information	Project Name	Mirasol		
	Modification or Expansion Of Existing PD?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
	Single Family Acres	37.26	Lots	200
	Multi-Family Acres	17.9	Units	240
	Commercial Acres	31.85		

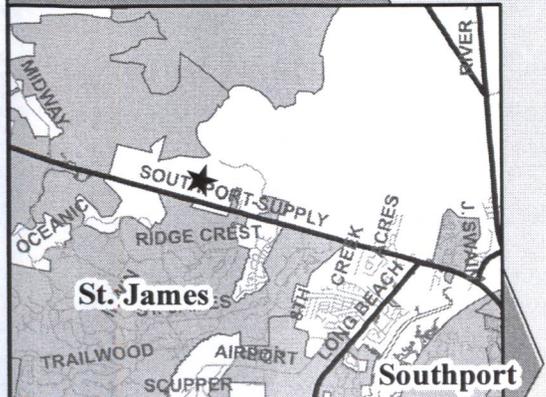
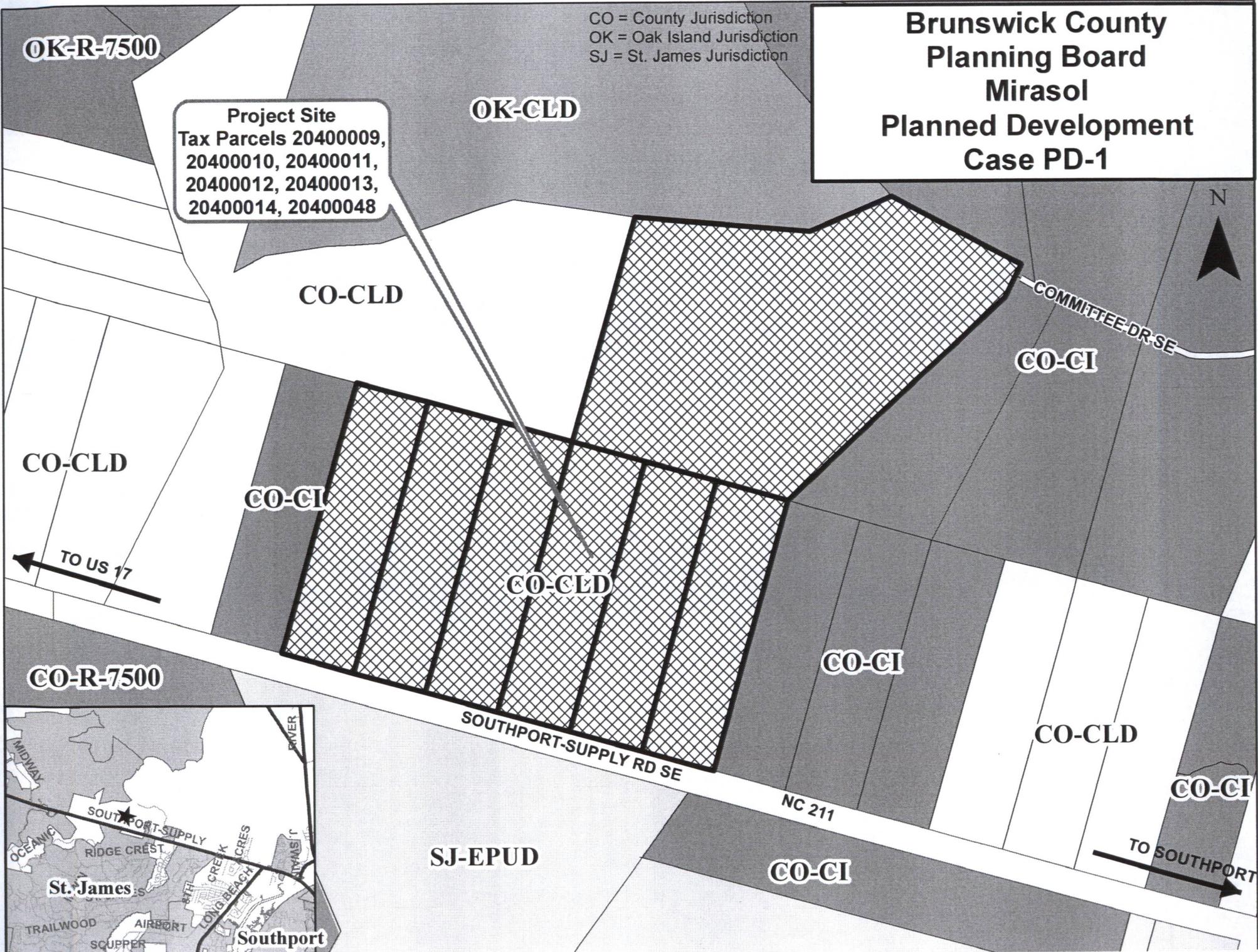
Authorization	Property Owner Signature		Date	4/22/15
	Applicant/Representative Signature		Date	5/4/15

Please submit fifteen folded copies and one electronic copy of the site plan with application.

**Brunswick County
Planning Board
Mirasol
Planned Development
Case PD-1**

CO = County Jurisdiction
OK = Oak Island Jurisdiction
SJ = St. James Jurisdiction

Project Site
Tax Parcels 20400009,
20400010, 20400011,
20400012, 20400013,
20400014, 20400048



Brunswick County Planning Board Mirasol Planned Development Case PD-1

CO = County Jurisdiction
OK = Oak Island Jurisdiction
SJ = St. James Jurisdiction

Project Site
Tax Parcels 20400009,
20400010, 20400011,
20400012, 20400013,
20400014, 20400048

OK-R-7500

OK-CLD

CO-CLD

CO-CI

CO-CLD

CO-CI

CO-CLD

CO-CI

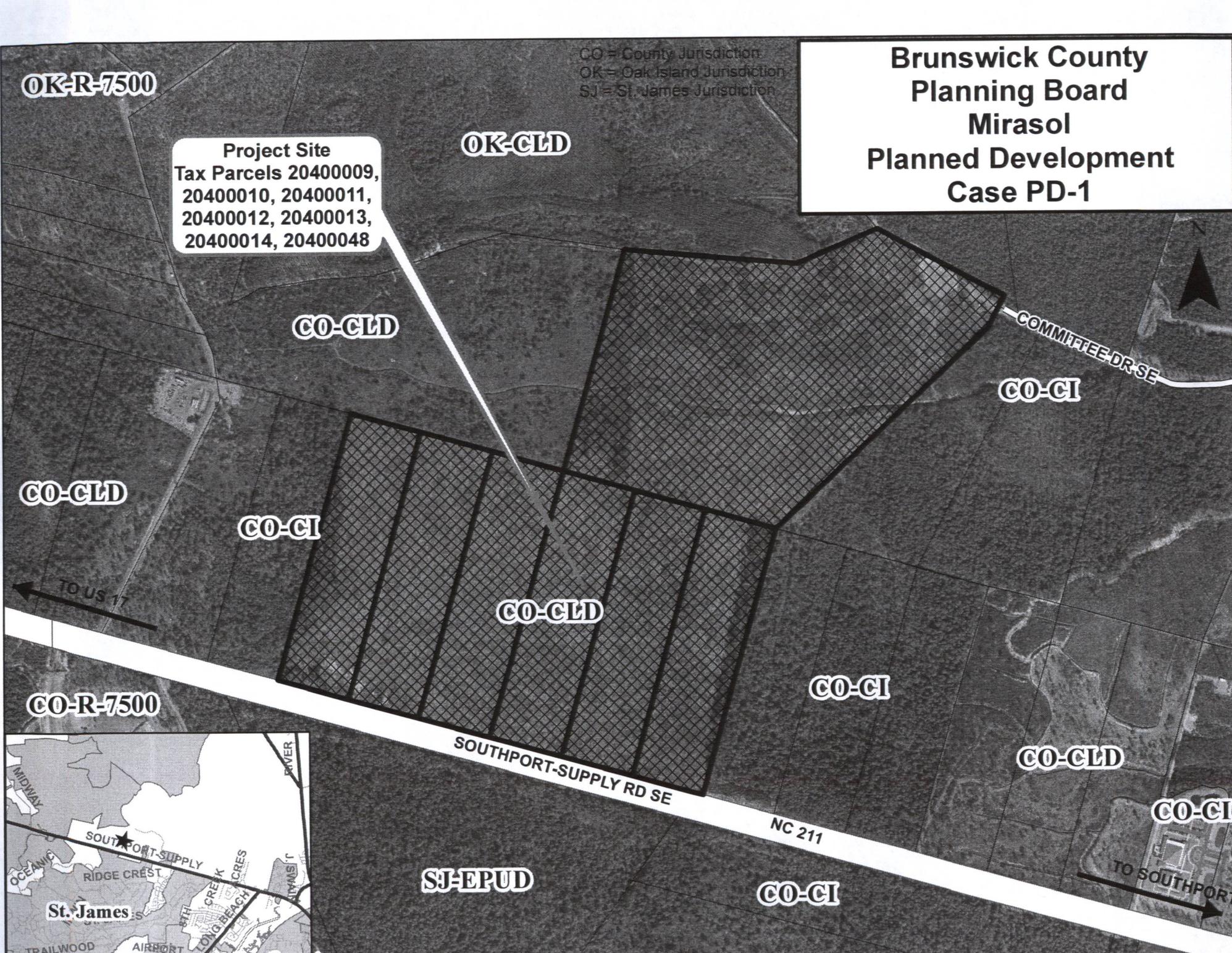
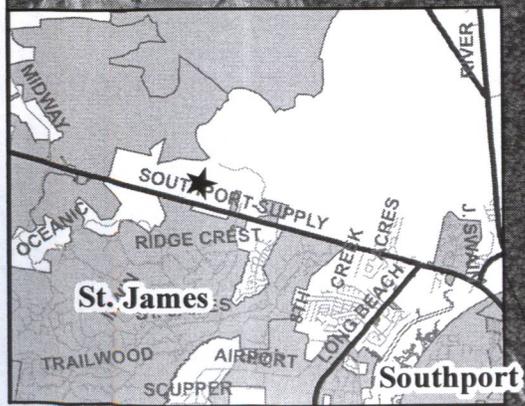
CO-R-7500

CO-CLD

CO-CI

SJ-EPUD

CO-CI



ADJACENT PROPERTY OWNERS

File # PD-1

Mirasol Planned Development

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
18700023	EQUITY INVESTMENTS ASSOCIATES LLC	7610 SIX FORKS RD STE 200	RALEIGH	NC	27615
20400049	GILBERT SALLY P TRUSTEE	209 SHORT STREET	SOUTHPORT	NC	28461
20400047	T & G REAL ESTATE SERVICES INC	8505 E OAK ISLAND DR #2	OAK ISLAND	NC	28465
20400050	COMPOS JOHN & WALTER HILL & ASSOCIA	216 MCGLAMERY ST	OAK ISLAND	NC	28465
20400008	GRIFFIN D H SR ETUX MARYLENE	2022 SHIMER DRIVE	JAMESTOWN	NC	27282
20400060	ST JAMES DEVELOPMENT CO LLC	PO BOX 10879	SOUTHPORT	NC	28461
20400015	CENTERLINE DEVELOPMENT INC	PO BOX 11060	SOUTHPORT	NC	28461
20400068	RESERVE DEVELOPMENT CO LLC	P O BOX 10879	SOUTHPORT	NC	28461

TECHNICAL REVIEW COMMITTEE MEETING

May 14, 2015

Sign-In Sheet

DEPARTMENT

REPRESENTATIVE

NCDOT

JON ROAN

Brunswick Electric Membership Corp.

Tim DEAN

Atlantic Telephone Membership Corp.

Dane Stanley

Bell South

Progress Energy

Engineering & Utilities

Jay Moxey

Stormwater

Brigit Flora

Wildlife Resources

Kacy Cook

GIS

Jan Clum

Building Inspections

County Emergency Management/Fire Marshal

Parks & Recreation

Environmental Health

Dan Smith

Brunswick County Planning Board

County Board of Education

See Rutledge

Soil and Water Conservation District

Solid Waste (Operations Services)

Town of St. James Representative

Planning Department

Other(s)

Jerry W. Pin



**Brunswick County Planning and Community
Development Department**
P.O. Box 249
75 Courthouse Drive N.E., Bldg I
Bolivia, NC 28422
(910) 253-2025

May 15, 2015

Paramounte Engineering
c/o Dan Weeks
5911 Oleander Drive
Wilmington, NC 28403

**RE: Mirasol PD
File # PD-1**

Dear Mr. Weeks,

The Technical Review Committee (TRC) at their May 14, 2015 meeting reviewed the preliminary plans for the above referenced project.

Please find below comments with regards to the review of the project.

- Begin discussions for the Driveway Permit and utility easement process from NCDOT. DOT has also indicated that there must be a 20' setback from property line for the east driveway and radius encroachment. Please contact Jon Roan with NCDOT for additional details – 251-2655 or jroan@ncdot.gov.
- ATMC has facilities available to provide fiber to the home service for telephone, cable, and DSL to the project. Please contact Dane Stanley prior to construction to forward a digital file of the project. He may be contacted at 754-4311 or jdstanley@atmc.coop.
- Please forward a digital file of the project to Brunswick Electric 30 days prior to construction. Contact Tim Dean at 754-4391 for additional information.
- Please provide 2 additional street names for approval and contact GIS if you wish to have County issued street signs. Jan Clemmons can be contacted at 253-2392.
- Please show the Tax Parcel ID's for the project on the site plan.
- Please clarify the site data so the acreage for each land use adds up to the total 138 acres.
- Please provide an open space breakdown of all open and recreation space areas.
- Please add a note stating that the multifamily and nonresidential areas are subject to site specific review.
- Please label the area that is to be claimed by NCDOT.
- Please revise Note #5 that the parking areas will comply with UDO Section 6.12.
- Please label the trail behind parcel A.
- Please note on the plan, "All street lighting will be installed in compliance with Section 6.9. of the UDO"

- Please be aware that during stormwater plan review, a 20' maintenance and access easement to and around any ponds will be required.
- Brunswick County Utilities also had the following comments. Keep in mind that these are for your information and do not have to be addressed on the site plan at this time.
 - Sewer Contribution in Lieu of Construction is required prior to the execution of NCDENR sewer permit by Brunswick County per policy.
 - NCDOT widening of NC 211 will impact this project. Right of way and/or easements may be acquired by NCDOT.
 - Existing sewer force main and effluent reuse main will be relocated as part of the NCDOT project. The contract for the design of the relocation will be approved by the next Board meeting.
 - Uses on Tract C may be impacted by NCDENR wellhead protection regulations.

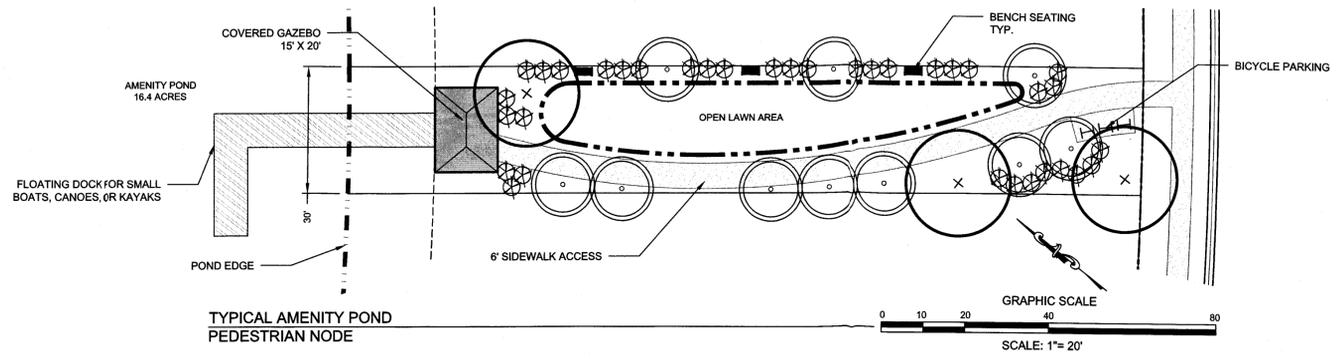
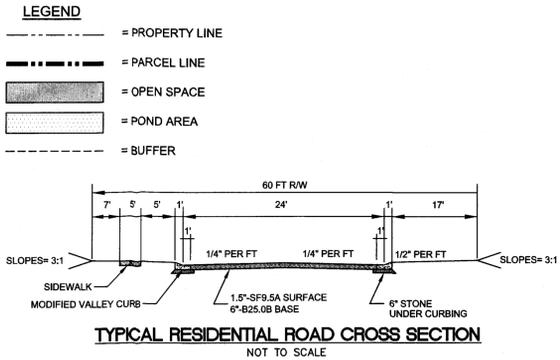
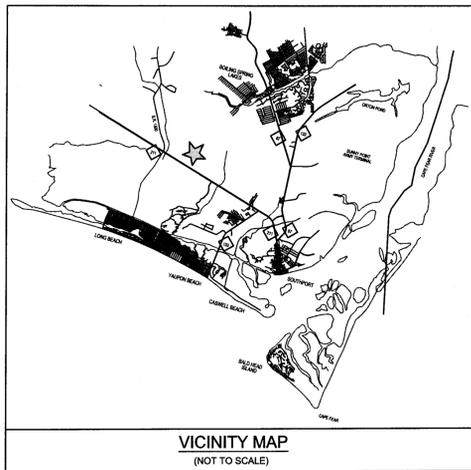
Please return the revised plans to the Brunswick County Planning Department by 5:00 p.m. on May 22, 2015. Please accompany the paper plans with a digital (dwg) set as well. Revisions will be reviewed and you will be asked for additional copies for Planning Board distribution.

Due to the high rate of new projects being submitted to the Planning Board, the day and time that the above referenced project will be going before the Planning Board is yet to be determined. It will be announced and you will be contacted.

If you have any questions, please feel free to contact me at 910-253-2056.

Sincerely,

Marc Pages
Land Planner



SITE INFORMATION
 PIN: 20400009, 20400010, 20400011, 20400012, 20400013, 20400014, 20400048
 CURRENT ZONING: C-LD
 PROPOSED USE: PD (PLANNED DEVELOPMENT)
 TOTAL SITE AREA: 138 ACRES
 OWNER INFORMATION: JONES HOLDINGS NC, LLC, 207 ISLAND DRIVE, JUPITER, FL 33477, (561) 691-2000

SINGLE FAMILY DIMENSION REQUIREMENTS
 MINIMUM LOT SIZE: 6,000 SF
 MINIMUM LOT WIDTH: 45'
 MAXIMUM IMPERVIOUS SURFACE: 75%
 FRONTYARD SETBACK: 20' MINIMUM
 SIDEYARD SETBACK: 5' MINIMUM
 CORNER SIDEYARD SETBACK: 10' MINIMUM
 REAR SETBACK: 15' MINIMUM
 MAXIMUM HEIGHT: 35'

OPEN SPACE REQUIREMENTS
 REQUIRED: 25% OF TOTAL ACREAGE
 RECREATION AREA: 25% OF 138 AC = 34.5 AC
 15% OF REQ'D OPEN SPACE = 5.175 AC
 PROVIDED: 38.7 AC
 RECREATION AREA: 16.4 AC

BUFFER REQUIREMENTS
 PERIMETER BUFFER: 0.6 MINIMUM OPAQITY BUFFER WILL BE PROVIDED ALONG ALL BOUNDARIES EXCEPT THOSE ALONG AN ADJOINING STREET OR ROW; 30' DEPTH

STREET BUFFER: 1 CANOPY TREE PER 100'; 20' DEPTH

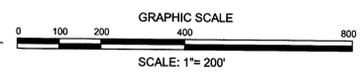
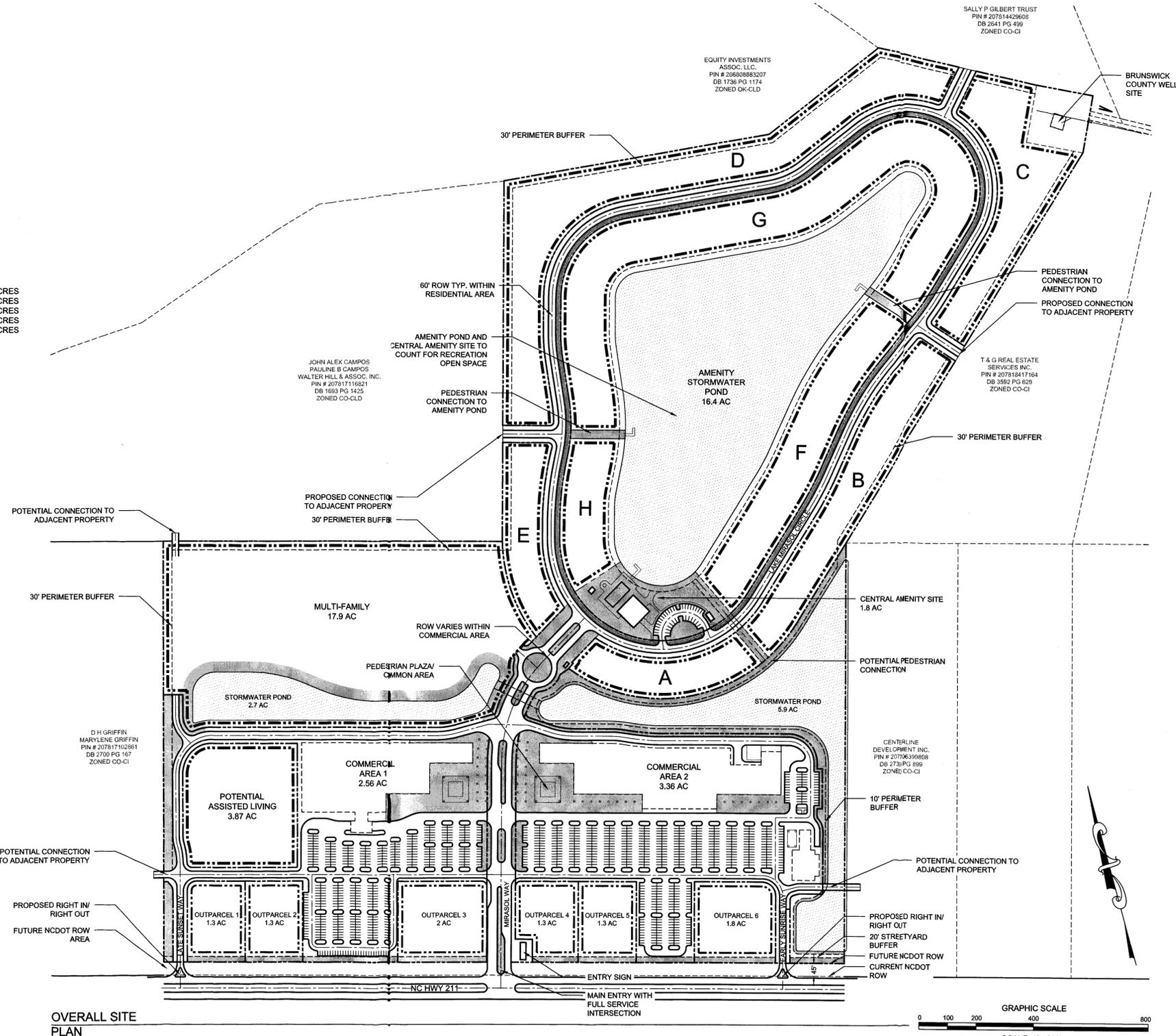
SITE DATA
 SITE ACREAGE: 138 ACRES
 NCDOT ROW EXPANSION ACREAGE: 2 ACRES
 STORMWATER ACREAGE: 25 ACRES
 RESIDENTIAL ACREAGE: 38.1 ACRES
 MULTI-FAMILY ACREAGE: 17.9 ACRES
 POTENTIAL ASSISTED LIVING: 3.87 ACRES
 COMMERCIAL ACREAGE: 28.33 ACRES
 OUTPARCEL ACREAGE: 9 ACRES
 AMENITY ACREAGE: 1.8 ACRES
 ROW AREA: 12 ACRES
 LINKS/ NODES RATIO: 1.3
 PROVIDED: 2.2

UNIT COUNT
 ALLOWABLE OVERALL DENSITY: 7.3 UNITS/ ACRE= 1,007 UNITS
 PROPOSED OVERALL RESIDENTIAL DENSITY: 615 UNITS/ 138 ACRES = 4.4 UNITS/ ACRE
 ALLOWABLE MULTI-FAMILY DENSITY: 13.6 UNITS/ ACRE = 243 UNITS
 PROPOSED MULTI-FAMILY DENSITY: 240 UNITS/ 17.9 ACRES = 13.4 UNITS/ ACRE

TOTAL RESIDENTIAL UNITS: 615 UNITS
 SINGLE FAMILY (PARCELS A - H): 200 UNITS
 PARCEL A: 12 UNITS
 PARCEL B: 25 UNITS
 PARCEL C: 18 UNITS
 PARCEL D: 48 UNITS
 PARCEL E: 12 UNITS
 PARCEL F: 24 UNITS
 PARCEL G: 51 UNITS
 PARCEL H: 10 UNITS
 MULTI FAMILY: 240 UNITS
 ASSISTED LIVING: 125 UNITS
 FLATS OVER COMMERCIAL: 50 UNITS

- GENERAL NOTES**
- 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 CORP OF ENGINEERS.
 - A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT. THE HOMEOWNERS ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 6.11.2.1 OF THE BRUNSWICK COUNTY UDO.
 - ALL ROADS WILL BE BUILT TO NCDOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS.
 - ALL OPEN SPACE WILL COMPLY WITH SECTION 6.4.4 OF THE BRUNSWICK COUNTY UDO ADOPTED MARCH 18TH OF 2015.
 - ALL PARKING AREAS WILL COMPLY WITH SECTION 6.12 OF THE BRUNSWICK COUNTY UDO ADOPTED MARCH 18TH OF 2015.
 - ALL LANDSCAPE AND BUFFERS WILL COMPLY WITH SECTION 6.1 - 6.3.10 OF THE BRUNSWICK COUNTY UDO ADOPTED MARCH 18TH OF 2015.
 - ALL STREET LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH SECTION 6.9 OF THE BRUNSWICK COUNTY UDO.
 - ALL ROADS WITHIN PROJECT BOUNDARIES TO BE DEDICATED AS PRIVATE.
 - THERE ARE NO EXISTING TREES ON SITE.
 - THERE ARE NO EXISTING WETLANDS ON SITE.
 - MULTI-FAMILY AND NON RESIDENTIAL AREAS ARE SUBJECT TO SITE SPECIFIC REVIEW.

OPEN SPACE BREAKDOWN
 COMMERCIAL AREA 1: 2.06 ACRES
 COMMERCIAL AREA 2: 9.13 ACRES
 RESIDENTIAL AREA: 21.1 ACRES
 MULTI-FAMILY: 4.04 ACRES
 ROW: 2.37 ACRES



OVERALL SITE PLAN

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS: REVISION NO. DATE DESCRIPTION	
CLIENT INFORMATION: JONES HOLDINGS NC, LLC. 207 ISLAND DRIVE JUPITER, FL 33477	
PARAMOUNT ENGINEERING 5911 Oleander Drive, Suite 201 Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6760 (F) NC License #: C-2846	
PROJECT STATUS: CONCEPTUAL LAYOUT: [] FINAL DESIGN: [] RELEASED FOR CONST: []	
DRAWING INFORMATION: DATE: 11/20/2015 SCALE: 1" = 200' DESIGNED: [] CHECKED: []	
SEAL: []	
PD SITE PLAN MIRASOL BRUNSWICK COUNTY NORTH CAROLINA	
C-1.0 PEI JOB#: 14381.PE	