BRUNSWICK COUNTY GENERAL NOTES

1. PROJECT MUST BE BUILT TO BRUNSWICK COUNTY SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT PRIOR TO CONSTRUCTION.
2. 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.
3. THERE SHALL BE A NOTE ON THE FINAL PLAT, 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 ENVIRONMENTAL QUALITY UNDER CLEAN WATER ACT SECTIONS (401) AND THE U.S. ARMY CORP OF ENGINEERS (404).
4. A HOMEOWNERS ASSOCIATION MUST 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.I OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
5. ALL ROADS WILL BE BUILT TO NCDOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS.
6. THIS PROJECT IS WITHIN ½ MILE OF A VOLUNTARY AG. DISTRICT.

PLANNED DEVELOPMENT REQUIREMENTS

1. RECREATION AREA: OPEN SPACE AND RECREATIONAL AREAS SHALL BE PROVIDED IN THE SUBJECT DISTRICT, PER TABLE 6.4.4.B
2. WATER AND WASTEWATER: PUBLIC OR COMMUNITY WATER AND WASTEWATER SERVICE SHALL BE PROVIDED IN THE PD PER UDO SECTION 4.3.1.E.2.
3. OWNERSHIP OF DEVELOPMENT SITE: THE SITE SHALL BE DEVELOPED ACCORDING TO A SINGLE PLAN WITH COMMON AUTHORITY AND COMMON RESPONSIBILITY PER ARTICLE 4.3.1.E.3.
4. PD BUFFER COMPATIBILITY: THE PERIMETER BUFFER IS REQUIRED ALONG ALL EXTERIOR BOUNDARIES, CONSISTENT WITH UDO SECTION 4.3.1.E.4 AND TABLE 4.3.1.F DEPENDING ON ADJACENT USE.

BRUNSWICK COUNTY STORMWATER NOTES

1. A STATE EROSION CONTROL PERMIT WILL BE REQUIRED PRIOR TO ANY CLEARING, GRADING AND/OR LAND-DISTURBING OR CONSTRUCTION. (UDO SECTION 3.9)
2. ALL STORMWATER CONVEYANCE AND DETENTION SYSTEMS SHALL BE DESIGNED TO MANAGE AT MINIMUM THE 1-YEAR AND 10-YEAR, 25-YEAR & 24-HOUR STORMS PER THE BRUNSWICK COUNTY STORMWATER MANAGEMENT MANUAL. WITH CONSIDERATION OF THE 100-YEAR, 24-HOUR STORM FOR ATTENUATION WHERE FEASIBLE. THIS IS CONSISTENT WITH BRUNSWICK COUNTY ENGINEERING PRACTICE AND THE INTENT OF UDO SECTION 3.3.3.B.7.III.
3. STORMWATER FACILITIES FOR EACH POD WILL BE DESIGNED, PERMITTED & CONSTRUCTED SEPARATELY.

UTILITIES

1. ALL WATER AND SEWER UTILITIES TO BE COORDINATED WITH BRUNSWICK COUNTY WATER AND SEWER PER PROJECT DEVELOPERS AGREEMENT.
2. PROJECT WILL CONNECT TO BRUNSWICK COUNTY EXISTING INFRASTRUCTURE. DEVELOPER AND UTILITY WILL COORDINATE DETAILS OF CONNECTION AS PLANS PROGRESS. PROJECT IS CURRENTLY WITHIN BRUNSWICK COUNTY'S JURISDICTION FOR UTILITY SERVICE.
3. LOCATIONS OF WATER AND SEWER LINES WILL BE PLACED IN THE RIGHT OF WAYS AND/OR 10' UTILITY EASEMENTS ADJACENT TO THE RIGHT OF WAY WHEN POSSIBLE. OTHERWISE, ADEQUATE EASEMENT WILL BE PROVIDED IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS. FULL UTILITY DESIGN WILL BE DETERMINED WITH THE DESIGN AND DEVELOPMENT OF PROJECT ROADS AND DEVELOPMENT PODS.
4. ONE WATER AND SEWER SERVICE SHALL BE PROVIDED TO EACH SINGLE FAMILY LOT.
5. THE USE OF GRAVITY SEWER SHALL BE MAXIMIZED PER BRUNSWICK COUNTY ORDINANCE FOR NEW DEVELOPMENTS.

BRUNSWICK COUNTY FIRE NOTES

1. EACH BUILDING WILL REQUIRE AN INDIVIDUAL FIRE DEVELOPMENT PERMIT. BUILDING CONSTRUCTION TYPE, SQUARE FOOTAGE PER FLOOR, AND INCLUDED/INSTALLED FIRE PROTECTION SYSTEMS WILL BE PROVIDED AT THE TIME OF CONSTRUCTION/FIRE PLAN REVIEW.
2. UTILITY PLANS SHALL BE PROVIDED SATISFYING THE REQUIREMENTS OF THE 2018 NC FIRE PREVENTION CODE AND BRUNSWICK COUNTY FIRE MARSHAL'S COMMENTS.
3. FINAL PLAT WILL REQUIRE FIRE APPROVAL.
4. NFPA 291 FORM (FIRE HYDRANT FLOW TEST) SHALL BE REQUIRED FOR FIRE HYDRANT SYSTEMS AT TIME OF FIELD FIRE INSPECTION PRIOR TO FINAL PLAT
5. FIRE HYDRANTS SHALL BE LOCATED AT EACH ENTRANCE TO THE SITE AND THEN EVERY 800' THEREAFTER. FIRE HYDRANT FLOW DATA WILL BE PROVIDED AT THE TIME OF CONSTRUCTION.
6. HYDRANTS SHALL BE PROVIDED WITHIN 400' OF EACH COMMERCIAL BUILDING.
7. HYDRANTS SHALL BE PROVIDED WITHIN 100' OF ANY FDC FOR SPRINKLERED BUILDINGS.
8. HYDRAULIC CALCULATIONS SHALL BE PROVIDED PRIOR TO FINAL PLAT
9. HYDRANTS SHALL BE IN PLACE AND HAVE WATER BEFORE COMBUSTIBLE CONSTRUCTION MATERIALS ARE PLACED ON SITE
10. THIS PROJECT SHALL COMPLY WITH REQUIREMENTS OF THE BRUNSWICK COUNTY FIRE MARSHALL IN CONJUNCTION WITH THE CURRENT EDITION OF THE 2018 NORTH CAROLINA FIRE PREVENTION CODE AND THE BRUNSWICK COUNTY FIRE PREVENTION ORDINANCE.
11. FIRE APPLICATIONS WILL BE SUBMITTED TO THE BRUNSWICK COUNTY FIRE MARSHAL IN ACCORDANCE WITH THE BRUNSWICK COUNTY FIRE PREVENTION ORDINANCE WHEN OBTAINING ALL OTHER CONSTRUCTION PERMITS.

TRAFFIC IMPACT ANALYSIS

1. A TRAFFIC IMPACT ANALYSIS SHALL BE SUBMITTED IN ACCORDANCE WITH SECTION 6.16.4 OF THE UDO AND APPROVED BY THE WMPO, CFRPO AND NCDOT.
2. A TRAFFIC IMPACT ANALYSIS IS IN PROCESS.

OPEN SPACE REQUIREMENTS

1. MINIMUM OPEN SPACE REQUIRED: 25% (PER 6.4.4.B)
2. NO OPEN SPACE SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 15'
3. NO INDIVIDUAL OPEN SPACE SHALL HAVE AN AREA LESS THAN 2,000 SF (0.045 AC.)
4. OPEN SPACE AREAS MAY CONTAIN WETLANDS, LANDSCAPED STORMWATER AREAS AND DRAINAGE EASEMENTS

OPEN SPACE KEY

TOTAL PROVIDED OPEN SPACE: ± 1200.0 AC

PASSIVE OPEN SPACE (WETLANDS)* ± 1,450 AC

RECREATION SPACE ± 98.5 AC

REQUIRED OPEN SPACE

TOTAL *REQUIRED* OPEN SPACE: ±656.7 AC
*±4,378 * 15% = ±656.7*

TOTAL REQUIRED RECREATION SPACE: ± 98.5 AC
*±656.7 * 15% = ± 98.5* *(15% OF TOTAL REQUIRED OPEN SPACE)*

**WETLAND DATA IS PRELIMINARY.*

PROJECT BUFFERS

1. A PROJECT BOUNDARY BUFFER WITH A MINIMUM OPACITY OF 0.6, 30' WIDE, SHALL BE REQUIRED ALONG ALL BOUNDARIES OF A PD EXCEPT PORTIONS OF THE PROJECT LOCATED ADJOINING A STREET OR ROADWAY ACCORDING TO ARTICLE 4.4 OF UDO.
2. A 20' WIDE STREET BUFFER SHALL BE REQUIRED ALONG ALL BOUNDARIES OF A PD FRONTING ON A STREET OR ROADWAY.
3. ALL BUFFERS WILL BE COMMON AREA AND BE LOCATED OUTSIDE OF ALL INDIVIDUAL LOTS.
4. ANY QUALIFYING EXISTING VEGETATION ALREADY PRESENT IN REQUIRED BUFFER AREAS SHALL COUNT TOWARDS MINIMUM PLANTING REQUIREMENTS
5. STREAM BUFFERS MEASURED EACH SIDE FROM TOP OF BANK.

PROJECT BOUNDARY UDO SECTION 6.3.9	REQUIRED PER 100-FT
0.6 BUFFER ALONG ALL NON-STREET BOUNDARIES	30-FT WIDTH, 3 CANOPY TREES, 8 UNDERSTORY TREES, 13 SHRUBS
STREET BUFFERS UDO SECTION 6.3.8	REQUIRED PER 100-FT
1 CANOPY TREE PER 100 LF REQUIRED BUFFER (20-FT WIDTH) 1,004 LF ROAD FRONTAGE ON EXISTING STREETS	10 TREES

PROJECT SCREENING

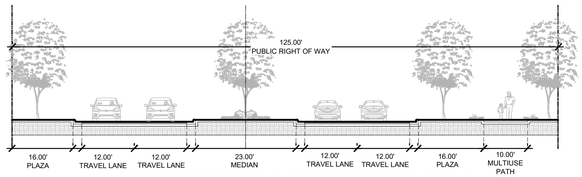
1. SCREENING FOR ALL DUMPSTERS, HVAC UNITS, PUMP STATIONS, AND UTILITY BOXES WILL BE CONSISTENT WITH UDO SECTION 6.4

LIGHTING

1. LIGHTING PLAN WILL BE PROVIDED CONSISTENT WITH UDO SECTION 6.9

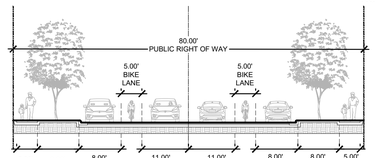
PROJECT ROAD NOTES

1. ALL PRIMARY AND SECONDARY COLLECTOR ROADS WILL BE PUBLIC RIGHT OF WAYS CONSTRUCTED TO NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS.
2. ALL PROPOSED INTERNAL ROADWAY INTERSECTIONS WILL HAVE A 25' RADIUS MINIMUM AND CONNECTIONS TO EXISTING ROADWAYS WILL HAVE A 30' RADIUS MINIMUM.
3. STREET NAME SIGNS SHALL BE INSTALLED AS SOON AS ROADWAYS ARE ACCESSIBLE BY VEHICLE TRAFFIC TO INCLUDE DURING CONSTRUCTION AND BRUNSWICK COUNTY STREET SIGN SPECIFICATIONS (AS STANDARDS APPLY)
4. ADDRESSING WILL COMPLY WITH LOCAL ORDINANCES.
5. PER SECTION 6.11.3 C OF BRUNSWICK COUNTY UDO, DEVELOPMENTS OVER 120 LOTS WILL HAVE AT LEAST 3 ACCESS POINTS.
6. ONE WAY ALLEYS WILL BE A MINIMUM OF 14' WIDE, TWO WAY ALLEYS WILL BE A MINIMUM OF 18' WIDE.
7. PROJECT ENTRANCE ROADS WILL BE DESIGNED IN ACCORDANCE WITH NCDOT REQUIREMENTS
8. PROJECT ROADS MAY NOT BE BUILT ALL AT ONE TIME. PHASING WILL COINSIDE WITH DEVELOPMENT POD CONSTRUCTION.
9. SIDEWALKS OR A MULTI-USE TRAIL SHALL BE INSTALLED ON ONE SIDE OF THE ROADWAY PER THE TYPICAL CROSS SECTION BELOW.
10. IF DETERMINED NECESSARY, 404 AND 401 WETLAND PERMITS WILL BE OBTAINED IN AREAS OF WETLAND CROSSINGS PRIOR TO CONSTRUCTION OF ROADS OR BRIDGES.



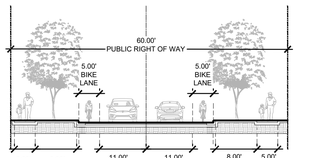
MULTI USE PATH NOTE: WHERE MULTIUSE AMENITY PATH IS PLANNED, IF THE MUP MEANDERS OUTSIDE OF R/W LIMITS IT WILL BE ENCOMPASSED BY A PUBLIC PEDESTRIAN EASEMENT.
PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA AND NCDOT SUBDIVISION ROADS STANDARDS.
REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

ROAD TYPE A
(PRIMARY) TYPICAL 125' PUBLIC ROW: ROAD CROSS SECTION
NOT TO SCALE



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA AND NCDOT SUBDIVISION ROADS STANDARDS.
REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

ROAD TYPE B
(SECONDARY) TYPICAL 80' PUBLIC ROW: ROAD CROSS SECTION
NOT TO SCALE



PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA AND NCDOT SUBDIVISION ROADS STANDARDS.
REFERENCE PROJECT ROAD NOTES THIS SHEET FOR ADDITIONAL INFORMATION.

ROAD TYPE C
(SECONDARY) TYPICAL 60' PUBLIC ROW: ROAD CROSS SECTION
NOT TO SCALE

DENSITY & YIELD NOTES:

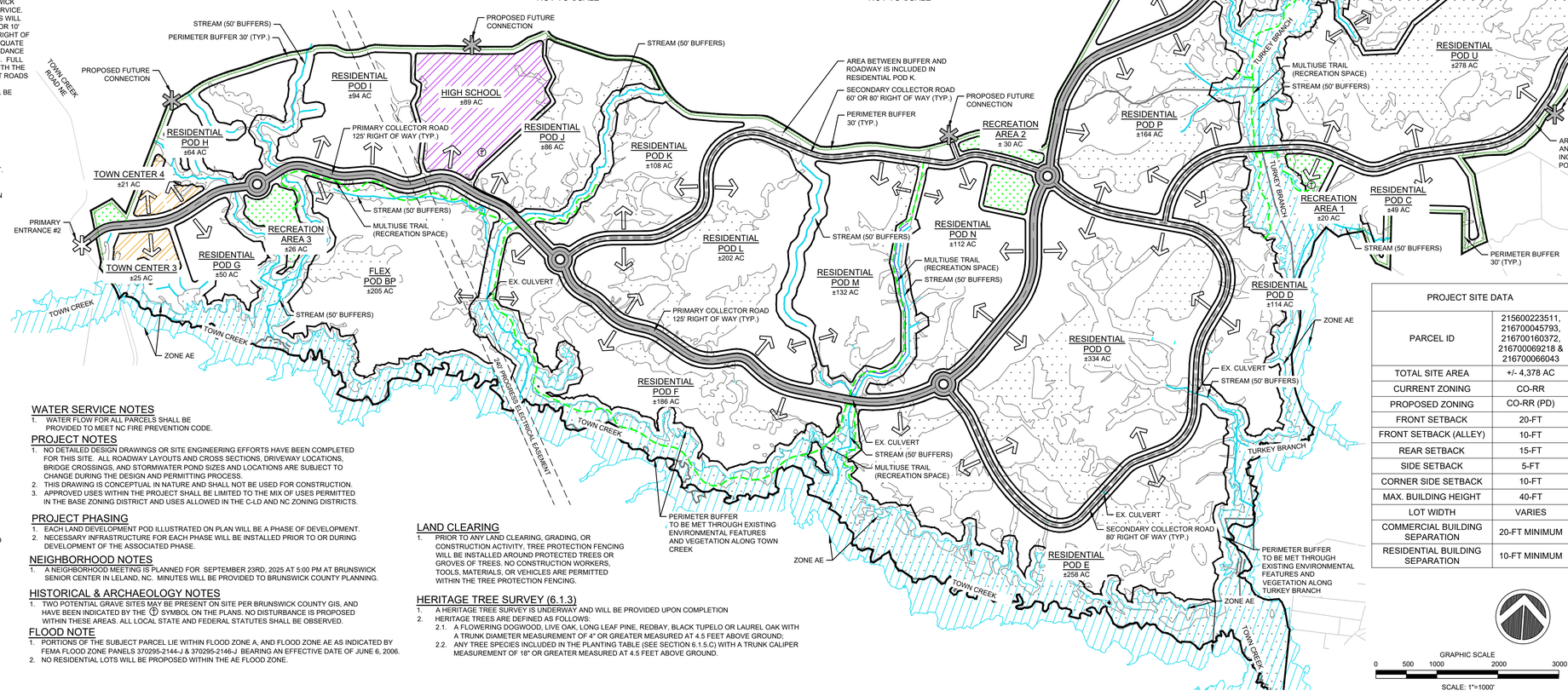
1. DENSITY AND UNIT COUNTS SHALL BE TRANSFERABLE BETWEEN PODS SO LONG AS THE NUMBER OF UNITS DOES NOT EXCEED THE OVERALL MAXIMUM (12,499). TOTAL DENSITY FOR DEVELOPMENT IS 2.9 UNITS AN ACRE PER BY-RIGHT ZONING.
2. BUSINESS PARK POD MAY BE CONVERTED TO ADDITIONAL RESIDENTIAL POD AT OWNERS DISCRETION AT FUTURE DATE.

PARKING NOTES

1. EACH SINGLE FAMILY LOT, ATTACHED OR DETACHED, SHALL HAVE TWO (2) 9' X 18' PARKING SPACES.

DRIVEWAYS

1. INDIVIDUAL RESIDENTIAL DRIVEWAYS WILL BE PROHIBITED ON ROAD TYPES A & B.



LINETYPE AND SYMBOL LEGEND

- PROPERTY LINE
- EXISTING STREAM
- POD DRIVEWAY / INTERNAL CONNECTION
- (5 CONNECTIONS) PROPOSED CONNECTION TO EXISTING ROAD
- (6 INTERCONNECTIONS) PROPOSED FUTURE ACCESS (STUB OUT)

HATCH LEGEND

- WETLANDS (PASSIVE OS)
- FEMA FLOOD ZONE AE
- PERIMETER BUFFERS
- RECREATION SPACE

ROADS	
PRIMARY COLLECTOR (125' R/W)	±31,723 LF (±6.0 MILES)
SECONDARY COLLECTOR (60' / 80' R/W)	±41,794 LF (±7.9 MILES)

RESIDENTIAL DENSITY	
TOTAL ACREAGE	±4,378 ACRES
PROPOSED UNITS	12,499 UNITS
PROPOSED DENSITY	2.85 DU/AC

PROJECT SITE DATA	
PARCEL ID	215600223511, 216700045793, 216700160372, 216700069218 & 216700066043
TOTAL SITE AREA	+/- 4,378 AC
CURRENT ZONING	CO-RR
PROPOSED ZONING	CO-RR (PD)
FRONT SETBACK	20-FT
FRONT SETBACK (ALLEY)	10-FT
REAR SETBACK	15-FT
SIDE SETBACK	5-FT
CORNER SIDE SETBACK	10-FT
MAX. BUILDING HEIGHT	40-FT
LOT WIDTH	VARIES
COMMERCIAL BUILDING SEPARATION	20-FT MINIMUM
RESIDENTIAL BUILDING SEPARATION	10-FT MINIMUM

GRAPHIC SCALE
0 500 1000 2000 3000
SCALE: 1"=1000'

PARCEL DATA		
POD	ACREAGE	PROPOSED LAND USE
SC1	±81 AC	ELEMENTARY/ MIDDLE COMPLEX
SC2	±89 AC	HIGH SCHOOL
TC1	±26 AC	COMMERCIAL
TC2	±30 AC	COMMERCIAL
TC3	±25 AC	COMMERCIAL
TC4	±21 AC	COMMERCIAL
A	±217 AC	±820 RESIDENTIAL UNITS
B	±93 AC	±352 RESIDENTIAL UNITS
C	±49 AC	±185 RESIDENTIAL UNITS
D	±114 AC	±431 RESIDENTIAL UNITS
E	±258 AC	±1,051 RESIDENTIAL UNITS
F	±186 AC	±835 RESIDENTIAL UNITS
G	±50 AC	±159 RESIDENTIAL UNITS
H	±64 AC	±242 RESIDENTIAL UNITS
I	±94 AC	±340 RESIDENTIAL UNITS
J	±86 AC	±302 RESIDENTIAL UNITS
K	±108 AC	±408 RESIDENTIAL UNITS
L	±202 AC	±763 RESIDENTIAL UNITS
M	±132 AC	±499 RESIDENTIAL UNITS
N	±142 AC	±537 RESIDENTIAL UNITS
O	±334 AC	±1,262 RESIDENTIAL UNITS
P	±164 AC	±620 RESIDENTIAL UNITS
Q	±104 AC	±393 RESIDENTIAL UNITS
R	±30 AC	±114 RESIDENTIAL UNITS
S	±90 AC	±340 RESIDENTIAL UNITS
T	±274 AC	±1,020 RESIDENTIAL UNITS
U	±278 AC	±1,051 RESIDENTIAL UNITS
BP	±205 AC	COMMERCIAL/OFFICE (OR RESIDENTIAL)
BP	±205 AC	±775 RESIDENTIAL UNITS (OR COMMERCIAL/OFFICE)

WATER SERVICE NOTES

1. WATER FLOW FOR ALL PARCELS SHALL BE PROVIDED TO MEET NC FIRE PREVENTION CODE.

PROJECT NOTES

1. NO DETAILED DESIGN DRAWINGS OR SITE ENGINEERING EFFORTS HAVE BEEN COMPLETED FOR THIS SITE. ALL ROADWAY LAYOUTS AND CROSS SECTIONS, DRIVEWAY LOCATIONS, BRIDGE CROSSINGS, AND STORMWATER POND SIZES AND LOCATIONS ARE SUBJECT TO CHANGE DURING THE DESIGN AND PERMITTING PROCESS.
2. THIS DRAWING IS CONCEPTUAL IN NATURE AND SHALL NOT BE USED FOR CONSTRUCTION.
3. APPROVED USES WITHIN THE PROJECT SHALL BE LIMITED TO THE MIX OF USES PERMITTED IN THE BASE ZONING DISTRICT AND USES ALLOWED IN THE C-LD AND NC ZONING DISTRICTS.

PROJECT PHASING

1. EACH LAND DEVELOPMENT POD ILLUSTRATED ON PLAN WILL BE A PHASE OF DEVELOPMENT.
2. NECESSARY INFRASTRUCTURE FOR EACH PHASE WILL BE INSTALLED PRIOR TO OR DURING DEVELOPMENT OF THE ASSOCIATED PHASE.

NEIGHBORHOOD NOTES

1. A NEIGHBORHOOD MEETING IS PLANNED FOR SEPTEMBER 23RD, 2025 AT 5:00 PM AT BRUNSWICK SENIOR CENTER IN LELAND, NC. MINUTES WILL BE PROVIDED TO BRUNSWICK COUNTY PLANNING.

HISTORICAL & ARCHAEOLOGY NOTES

1. TWO POTENTIAL GRAVE SITES MAY BE PRESENT ON SITE PER BRUNSWICK COUNTY GIS, AND HAVE BEEN INDICATED BY THE Ⓣ SYMBOL ON THE PLANS. NO DISTURBANCE IS PROPOSED WITHIN THESE AREAS. ALL LOCAL STATE AND FEDERAL STATUTES SHALL BE OBSERVED.

FLOOD NOTE

1. PORTIONS OF THE SUBJECT PARCEL LIE WITHIN FLOOD ZONE A, AND FLOOD ZONE AE AS INDICATED BY FEMA FLOOD ZONE PANELS 3702950144J & 3702950146J BEARING AN EFFECTIVE DATE OF JUNE 6, 2006.
2. NO RESIDENTIAL LOTS WILL BE PROPOSED WITHIN THE AE FLOOD ZONE.

LAND CLEARING

1. PRIOR TO ANY LAND CLEARING, GRADING, OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

HERITAGE TREE SURVEY (6.1.3)

1. A HERITAGE TREE SURVEY IS UNDERWAY AND WILL BE PROVIDED UPON COMPLETION
2. HERITAGE TREES ARE DEFINED AS FOLLOWS:
   - 2.1. A FLOWERING DOGWOOD, LIVE OAK, LONG LEAF PINE, REDBAY, BLACK TUPELO OR LAUREL OAK WITH A TRUNK DIAMETER MEASUREMENT OF 4" OR GREATER MEASURED AT 4.5 FEET ABOVE GROUND;
   - 2.2. ANY TREE SPECIES INCLUDED IN THE PLANTING TABLE (SEE SECTION 6.1.5.C) WITH A TRUNK CALIPER MEASUREMENT OF 18" OR GREATER MEASURED AT 4.5 FEET ABOVE GROUND.

REV.NO.	DESCRIPTIONS	DATE
	REVISIONS	

SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 040271 — 08/25/2025

SEAL

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STRATEGIC MACO ROAD - PD

PLANNED DEVELOPMENT - MASTER PLAN

DATE:	08-25-2025
MCE PROJ. #	10414-0001
DRAWN	AJW
DESIGNED	AJW/TSM
CHECKED	RMC
PROJ. MGR.	RMC

SCALE
HORIZONTAL: 1"=1000'
VERTICAL: N/A

C3.0
DRAWING NUMBER
0
REVISION

STATUS: ZONING DRAWINGS