

SITE INFORMATION TABLE

PARCEL:
 PIN: 200900264, 200900264, 200900264, 200900264, 200900264, 200900264
 OWNER: NARM SHEET DEVELOPMENT LLC, COLASABEL, ARTHUR ANDERSON & WARDON, TRAM LIND TRUST LLC, THOMAS & HUTTON & ASSOCIATES
 ADDRESS: 4000 AC

IDING:
 CURRENT: C.L.S. 9-7300

DEVELOPMENT STANDARDS:
 MINIMUM LOT AREA: 5,300 SF
 SETBACKS: FRONT: 20 FT, SIDE: 5 FT, REAR: 10 FT, CORNER: 10 FT
 MIN LOT WIDTH @ 60%: 32 FT
 BUILDING SEPARATION: 20 FT

DEVELOPMENT SUMMARY:
 LOTS: 242
 IN SINGLE-FAMILY DETACHED: 214
 IN SINGLE-FAMILY SEMI-DETACHED: 28
 APPLAND AREA: 4,363 AC
 WETLAND AREA: 1,178 AC
 FOND AREA: 1,072 AC
 TOTAL AREA: 1,072 AC
 DENSITY: 2.2
 NET DENSITY: 3.3
 SMALL LOT LOTS: 1,500 SF
 AVERAGE LOT SIZE: 4,500 SF
 PARKING: 1 DRIVEWAY SPACES PER LOT

OPEN SPACE:
 TOTAL REQUIRED: 870 AC @ 30% = 261 AC
 RECREATION: 34 AC @ 20% = 67 AC
 TOTAL PROVIDED: 525 AC
 PARKING: 48 AC INCLUDES FOND
 WETLANDS: 42.2 AC
 PONDS: 17.4 AC
 TOTAL: 85.3 AC

EXCEPTIONAL DESIGN STANDARDS:

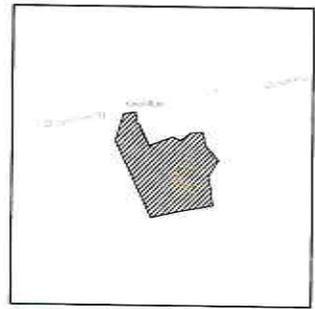
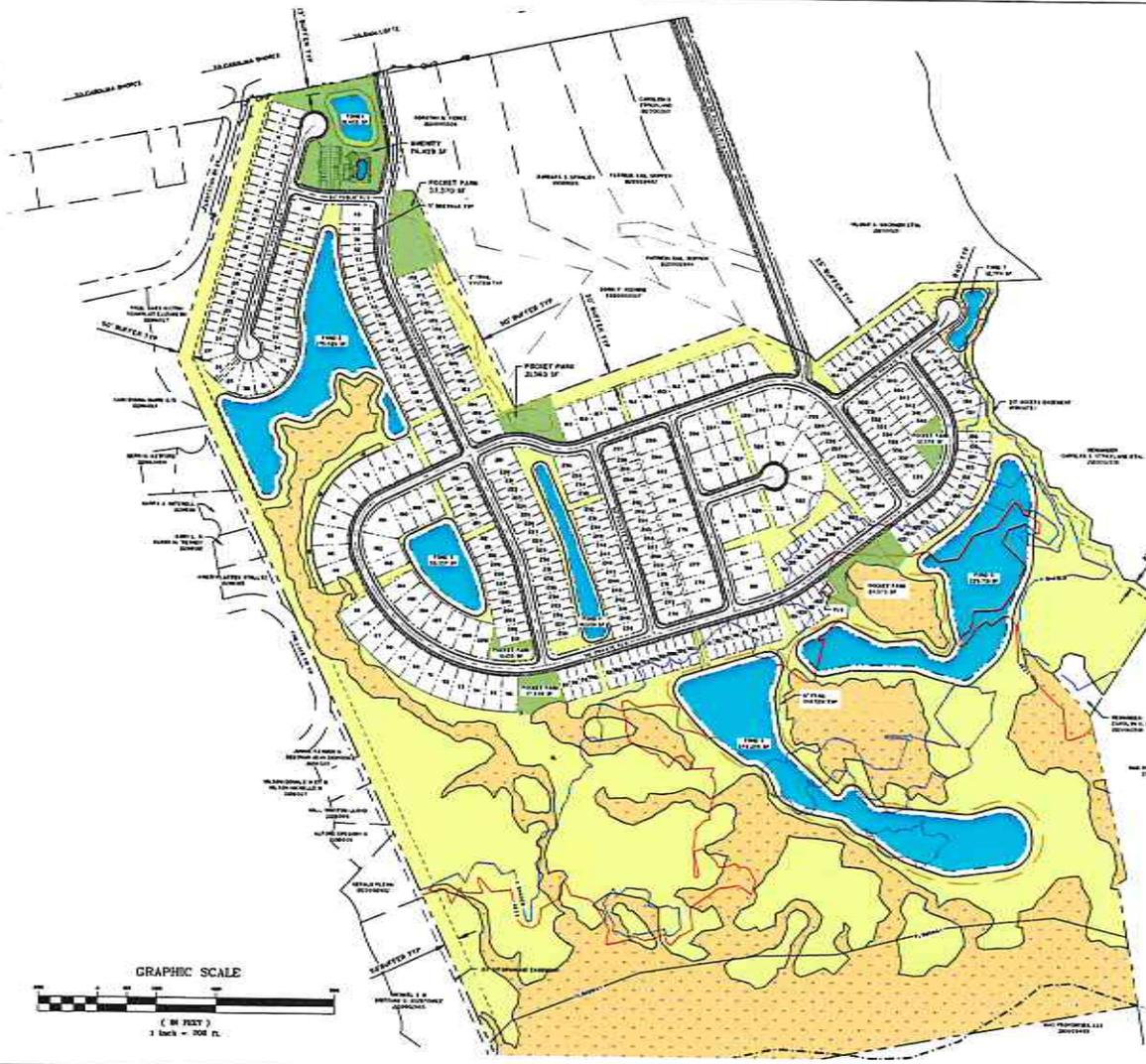
- INCREASED OPEN SPACE: 75% OF TOTAL SITE IS DEDICATED OPEN SPACE AND COMMON AREA
- WALKWAY DESIGN: A 1' WALKWAY ON ONE SIDE OF ALL INTERNAL ROADS & IF WALKWAY IMPROVED PAVEMENT SHALL BE PROVIDED FOR INTERCONNECTIVITY BETWEEN RECREATIONAL AREAS AND FUTURE TRAILS
- SUPERIOR LANDSCAPING: NATURAL BUFFERS SHALL BE PROVIDED AROUND THE DRIVE PERIMETER OF THE DEVELOPMENT AS SHOWN AND BOUNDARY AND LOT ENCLOSUREMENT SHALL BE PROVIDED WITHIN THE BUFFERS. BOUNDARY, LANDSCAPING, FURNITURE, BICYCLE, PESTICIDES, AND CONCRETE TRAIL, LANDSCAPE PLANTING, AND LEVEL OF MOUNT DISTANCES MAY BE PERMITTED WITHIN SUCH OF THE
- NATURAL RESOURCE CONSERVATION: NO CLEARING OR GRADING WITHIN WETLANDS OR FLOODPLAIN
- STORMWATER: THE STORMWATER SYSTEM SHALL BE DESIGNED TO MEET OR EXCEED THE 10-YEAR STORM EVENT. THE 100-YEAR STORM EVENT SHALL BE MODELED AND TREATED AS REQUIRED TO MEET THE DESIGN CRITERIA

DMAC:
 DATE: 1. 2023, REV 1
 DRAWN BY: J. HARRIS

USERS:
 REVIEW: BRUNSWICK
 REVISION: BRUNSWICK

NOTES:

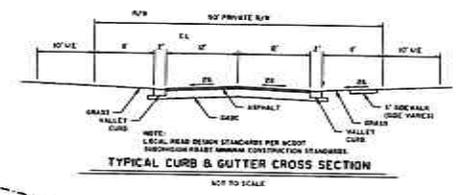
- PROJECT TO BE BUILT IN CONJUNCTION WITH WATER AND SEWER A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY BRUNSWICK COUNTY PRIOR TO ANY CONSTRUCTION AND PERMITS SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION
- COUNTY AND/OR STATE PERMITS MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION AND PERMITS SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION
- THESE SHALL BE A NOTE ON THE FINAL PLANS, MASTER CONSENTS, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND WETLAND BUFFER ZONES. ANY CHANGES TO THESE ZONES, DISTANCES, OR ALLEGEDLY IN ANY WAY SHALL BE PROHIBITED BY THE DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES AND/OR THE U.S. ARMY CORP OF ENGINEERS
- ALL WETLANDS SHALL BE MAINTAINED PERMANENTLY UNLESS OTHERWISE SHOWN ON THE PLANS. THE HOMEOWNERS ASSOCIATION SHALL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 6.02 OF THE SPECIFIC DEVELOPMENT INSTRUMENT
- ALL PHASES OF THIS PLANNED DEVELOPMENT SHALL MAINTAIN THE PROPOSED OPEN SPACE
- ALL ROADS SHALL BE BUILT TO 1000 MINIMUM FINISH STANDARDS FOR SUBDIVISION ROADS
- ALL PROPOSED ROADS SHALL BE PRIVATE AND MAINTAINED BY THE HOA. A NON-EXCLUSIVE STREET EASEMENT SHALL BE PROVIDED ALONG THE FRONT OF ALL LOTS PARALLEL TO THE ROAD RIGHT-OF-WAY
- ALL AREAS SHOWN ON THIS PLAN AS COMMON RECREATION SPACE SHALL REMAIN AS SUCH PERMANENTLY
- ALL LOTS, POND, BEING COMMON AREAS AND OPEN SPACE ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY HOA
- WETLANDS DELINEATED BY THE BRUNSWICK COUNTY COMMISSION
- HERITAGE TREES SHALL NOT BE REMOVED, DAMAGED OR DESTROYED
- WETLANDS AND BOUNDARY OF ANY WETLANDS SHALL BE MAINTAINED PERMANENTLY UNLESS OTHERWISE SHOWN ON THE PLANS
- THE PROJECT IS WITHIN THE 100-YEAR FLOODPLAIN AS A RESULT OF STORMWATER DETENTION WITHIN THE 100-YEAR FLOODPLAIN
- THE PROJECT IS WITHIN THE 100-YEAR FLOODPLAIN AS A RESULT OF STORMWATER DETENTION WITHIN THE 100-YEAR FLOODPLAIN



LOCATION MAP
 1" = 100M

OPEN SPACE BREAKDOWN:

TYPE	ACRES	SYMBOL
■ PASTURE/OPEN SPACE	50.9 ±	[Green Box]
■ RECREATION	4.8 ±	[Yellow Box]
■ WETLANDS	42.2 ±	[Blue Box]
■ PONDS	17.4 ±	[Light Blue Box]
TOTAL OPEN SPACE	85.3 ±	



**Planned Development
 Osprey Isle**
 Brunswick County, NC
 May 13, 2022



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