OPEN SPACE, LANDSCAPED

ZONING INFORMATION

ZONING CLASSIFICATION: R-6000

MINIMUM SETBACKS:
FRONT YARD: 15 FEET
REAR YARD: 9 FEET
SIDE YARD: 5 FEET
SIDE YARD ADJACENT TO STREET: 15 FEET
PERIPHERAL BOUNDARY SETBACK: 25 FEET

PERIPHERAL BOUNDARY BUFFER: 15 FEET
(BUFFER AS DEFINED IN THE BRUNSWICK COUNTY ZONING ORDINANCE)

RUTLEDGE - SECTION 3 PUD
SITE DATA & LOT INFORMATION

TAX PARCEL ID NUMBERS:
2140002001, 2140002002, 214EH001, 214EI001, 214EI002, 214EI003, 214EI004, 214EI005, 214EK006, 214EI007, 214EI008, 214EI009, 214EI010, 214EI011, 214EI012, 214EI013, 214EI014, 214EI015, 214EI016, 214EI017, 214EI018, 214EI019, 214EI020, 214EI021, 214EI022, 214EI023, 214EI024, 214EI025, 214EI026, 214EI027, 214EI028, 214EI029, 214EI030, 214EI031, 214EI032, 214EI033, 214EI034, 214EI035, 214EI036, 214EI037, 214EI038, 214EI039, 214EI040, 214EI041, 214EI042, 214EI043, 214EI044, 214EI045, 214EI046, 214EI047, 214EI048, 214EI049, 214EI050, 214EI051, 214EI052, 214EI053, 214EI054, 214EI055, 214EI056, 214EI057, 214EK001, 214EK002, 214EK003, 214EK004, 214FB015, 214FB01501, 214FB01504

TOTAL NUMBER OF SINGLE FAMILY LOTS: 153

TOTAL ACREAGE IN SECTION 3 PUD: 91.87 ACRES

AVERAGE SINGLE FAMILY LOT SIZE: 15,428 SF

SMALLEST SINGLE FAMILY LOT SIZE: 10,522 SF

PROJECT BREAKDOWN:	ACREAGE	UNITS
SINGLE FAMILY	54.19	153
R/W (ROADS, SIDEWALK, GRASS)	13.84	N/A
OPEN SPACE, PROPOSED LAKES	8.95	N/A
OPEN SPACE, LANDSCAPE	10.54	N/A
WETLANDS, OUTSIDE LOTS AND R/W	4.35	N/A
TOTAL	91.87	153

TOTAL DENSITY PER ACRE: 153 SINGLE FAMILY UNITS / 91.87 AC = 1.7

ACREAGE OF OPEN SPACE:
AMOUNT PROVIDED: 19.49 ACRES OF NON-WETLAND AREA
AMOUNT REQUIRED: 9.19 ACRES
BASED ON DENSITY, PERCENT REQUIRED: 10%

ROADS:
1. ALL ROADS SHALL BE PRIVATE
2. ROADS SHALL BE BUILT TO MINIMUM NCDOT STANDARDS
3. ROADS WILL BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION

UTILITIES:
1. A STORMWATER PLAN IN ACCORDANCE WITH STORMWATER AND SEDIMENTATION AND EROSION CONTROL REQUIREMENTS SET FORTH IN THE BRUNSWICK COUNTY SUBDIVISION ORDINANCE AND NCDENR, IS REQUIRED FOR THIS DEVELOPMENT. 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.
2. ALL UTILITIES SHALL BE UNDERGROUND
3. PROJECT TO BE BUILT TO COUNTY SPECIFICATIONS FOR WATER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING ADN EMERGENCY MANAGEMENT. WATER SERVICE TO BE PROVIDED BY BRUNSWICK COUNTY BY THE EXTENSION OF DEVELOPER INSTALLED WATERLINES. FOR EXISTING AND PROPOSED WATERLINES, SEE PLANS PREPARED BY BOWMAN & ASSOCIATES.
4. SANITARY SEWER TO BE PROVIDED AS INDIVIDUAL SEPTIC SYSTEMS FOR EACH SINGLE FAMILY RESIDENCE.

GENERAL NOTES:
1. LOTS FRONTING ON CUL-DE-SACS SHALL HAVE A MINIMUM 40' WIDTH
2. A HOMEOWNER'S ASSOCIATION SHALL BE FORMED TO GUARANTEED CONTINUAL MAINTENANCE OF THE PRIVATE ROADS AND OPEN SPACE. THE ASSOCIATION SHALL BE ESTABLISHED PRIOR TO THE SALE OF ANY LOTS AND MEMBERSHIP SHALL BE AUTOMATIC UPON PURCHASE.
3. SITE SPECIFIC PLANS OF EACH PHASE OF DEVELOPMENT SHALL BE SUBMITTED TO THE BRUNSWICK COUNTY PLANNING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
4. WETLANDS FLAGGED BY NEEDHAM ENVIRONMENTAL GROUP OF WILMINGTON NORTH CAROLINA AND SURVEYED BY TOMPKINS LAND SURVEYING OF ASH, NORTH CAROLINA.
5. ALL UNMANNED VEHICULAR ACCESS GATES SHALL BE SIREN ACTIVATED.
6. THERE SHALL BE A NOTE ON ALL FINAL PLATS, MASTER COVENANTS, AND DEED RESTRICTIONS SHOWING THE LOCATION OF WETLANDS AND NOTING THAT THOSE AREAS MAY NOT BE FILLED, DISTURBED, OR ALTERED IN ANY WAY UNLESS PROPERTY PERMITTED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES AND/OR THE U.S. ARMY CORPS OF ENGINEERS.
7. A TRAFFIC IMPACT ANALYSIS (TIA) HAS BEEN PREPARED FOR THIS PROJECT AND SUBMITTEDTO THE PLANNING DEPARTMENT. ALL WORK WITHIN THE NCDOT RIGHT-OF-WAYS SHALL BE APPROVED BY THE NCDOT PRIOR TO CONSTRUCTION.

TABLE OF LOT AREA AND LOT FRONTAGE

Lot #	Area (SF)	Lot Frontage (ft)	Lot #	Area (SF)	Lot Frontage (ft)	Lot #	Area (SF)	Lot Frontage (ft)	Lot #	Area (SF)	Lot Frontage (ft)	Lot #	Area (SF)	Lot Frontage (ft)
1	22,901	154	32	13,186	85	63	29,154	150	94	11,900	85	125	12,163	207
2	14,918	244	33	12,038	77	64	30,805	121	95	11,899	85	126	10,856	84
3	20,040	139	34	26,257	40	65	15,514	102	96	11,765	213	127	11,795	85
4	21,137	146	35	24,706	54	66	14,023	64	97	17,821	84	128	12,810	86
5	19,475	135	36	22,416	284	67	16,284	65	98	16,420	85	129	13,855	86
6	16,809	251	37	12,701	99	68	14,519	110	99	13,891	86	130	14,680	85
7	14,370	71	38	10,611	99	69	15,487	90	100	13,871	218	131	15,148	85
8	13,894	85	39	17,946	347	70	17,289	143	101	17,092	264	132	13,516	100
9	14,202	85	40	10,522	86	71	16,604	122	102	14,346	90	133	11,658	221
10	16,553	89	41	12,996	86	72	17,721	261	103	16,253	94	134	10,987	76
11	15,218	61	42	12,057	82	73	12,452	221	104	18,196	85	135	12,494	80
12	14,828	80	43	11,838	[illegible]	74	12,846	83	105	[illegible]	98	136	10,708	81
13	17,117	112	44	14,660	239	75	12,329	208	106	17,121	44	137	23,792	63
14	13,897	222	45	14,981	90	76	13,617	87	107	18,167	44	138	27,423	41
15	13,095	84	46	16,495	105	77	13,044	87	108	12,558	44	139	25,621	42
16	12,971	79	47	13,305	85	78	13,467	85	109	13,534	254	140	27,984	53
17	12,211	80	48	13,992	87	79	14,100	90	110	14,195	102	141	20,260	78
18	12,955	235	49	15,028	85	80	13,060	89	111	13,500	90	142	20,246	96
19	16,180	264	50	19,233	122	81	12,610	86	112	13,238	90	143	22,178	81
20	14,271	86	51	22,006	103	82	12,718	85	113	16,111	278	144	17,277	84
21	12,889	84	52	16,334	110	83	18,173	255	114	12,518	225	145	16,403	84
22	13,644	86	53	19,740	52	84	18,763	255	115	11,894	85	146	16,436	84
23	14,129	81	54	21,685	47	85	12,771	85	116	11,895	85	147	15,723	85
24	22,351	49	55	13,588	46	86	12,613	84	117	11,761	213	148	15,265	85
25	20,485	49	56	16,723	46	87	12,610	84	118	12,870	85	149	17,444	86
26	12,756	50	57	13,132	60	88	12,642	84	119	12,238	88	150	15,622	87
27	12,303	70	58	12,626	85	89	12,848	86	120	11,731	90	151	16,668	86
28	14,091	42	59	12,884	85	90	12,901	86	121	11,740	89	152	15,051	84
29	12,821	66	60	13,234	85	91	12,660	84	122	11,744	88	153	24,590	100
30	12,085	84	61	19,679	118	92	11,565	203	123	11,323	87			
31	12,807	84	62	20,128	98	93	11,808	86	124	12,304	211			

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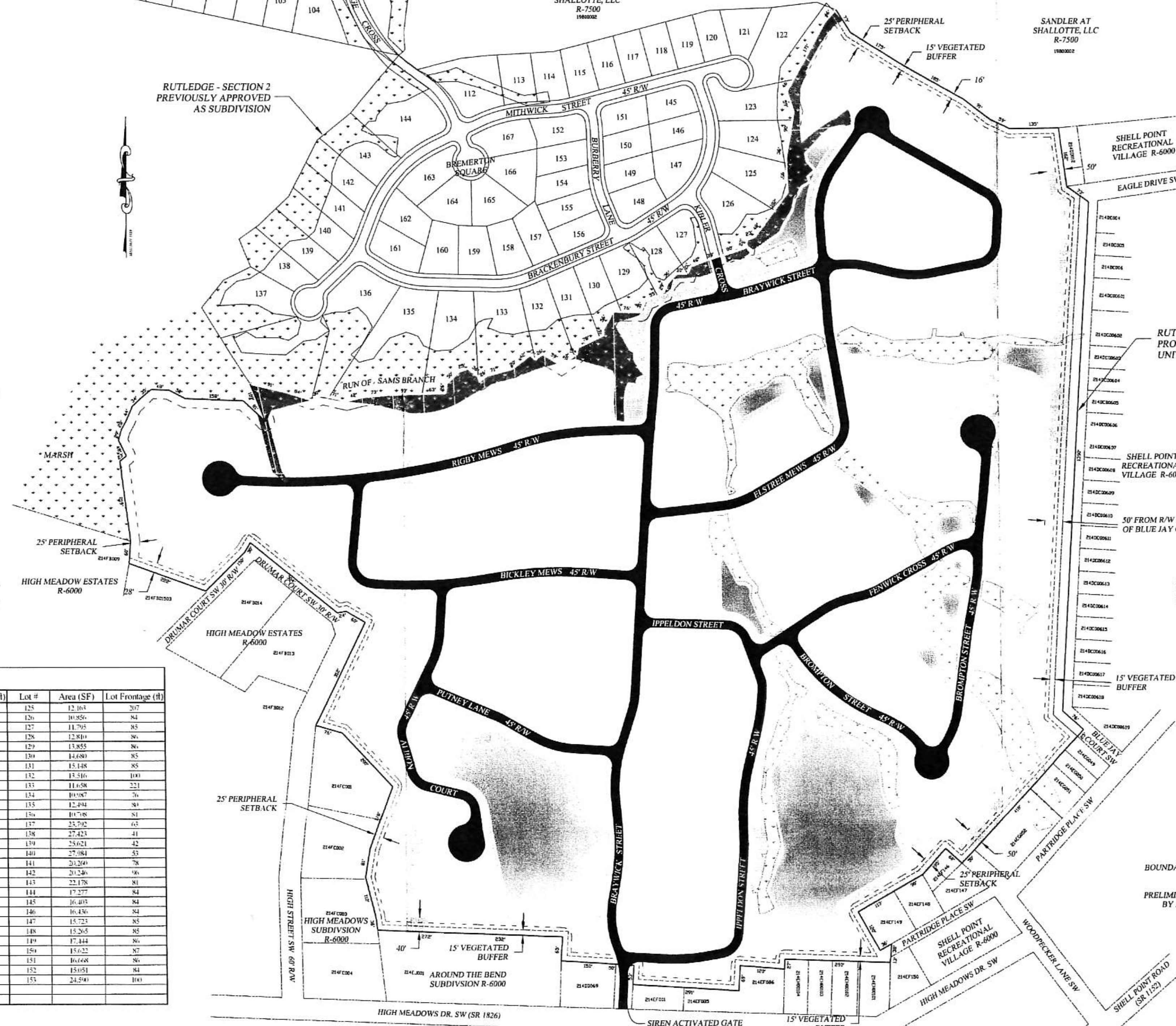
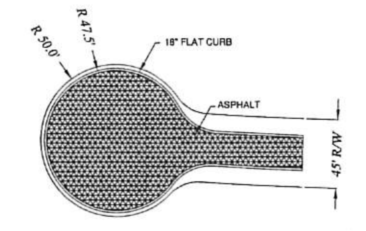
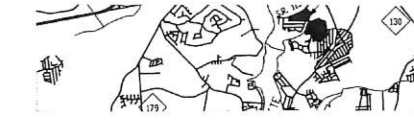


OWNER / DEVELOPER
HOLMES DEVELOPMENT & REALTY, LLC
POST OFFICE BOX 1216
SHALLOTTE, NC 28470
(910) 754-3400

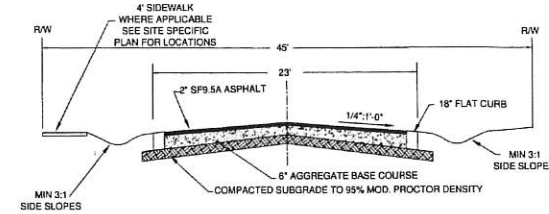


ALL CUL-DE-SACS MUST HAVE A MINIMUM RADIUS OF 47.5' TO THE BACK OF THE FLAT CURB. THE RIGHT-OF-WAY AND CUL-DE-SAC SHAPES AND DIMENSIONS VARY - SEE PLAN VIEW FOR SPECIFIC LAYOUT AND DIMENSIONS.

TYPICAL BIRDS EYE VIEW OF CUL-DE-SAC
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



TYPICAL ROADWAY SECTION
NOT TO SCALE

RECEIVED
MAR 2 3 2007

PRELIMINARY
APPROVAL GRANTED
CLERK BRUNSWICK COUNTY
PLANNING BOARD
DATE:

See special exception permit for additional conditions.
Plan expires November 14, 2008 unless an extension of time is applied for and approved by the Planning Board.

BOUNDARY SURVEY PROVIDED BY TOMPKINS LAND SURVEYING.

PRELIMINARY WETLAND DELINEATION PERFORMED BY NEEDHAM ENVIRONMENTAL GROUP OF WILMINGTON, NORTH CAROLINA.

SCALE: 1" = 150'
0 75 150 300 450

BOWMAN DESIGN
& ENGINEERING
SERVICES, PA
PO BOX 748, 143-3 HOLDEN BEACH ROAD
SHALLOTTE, NORTH CAROLINA 28459

PLANNED UNIT DEVELOPMENT MASTER PLAN FOR RUTLEDGE - SECTION 3
BRUNSWICK COUNTY, NORTH CAROLINA

Date: 05 FEB 07
Scale: 1" = 150'
Drawn By: BSH / EMN
Checked By: [signature]

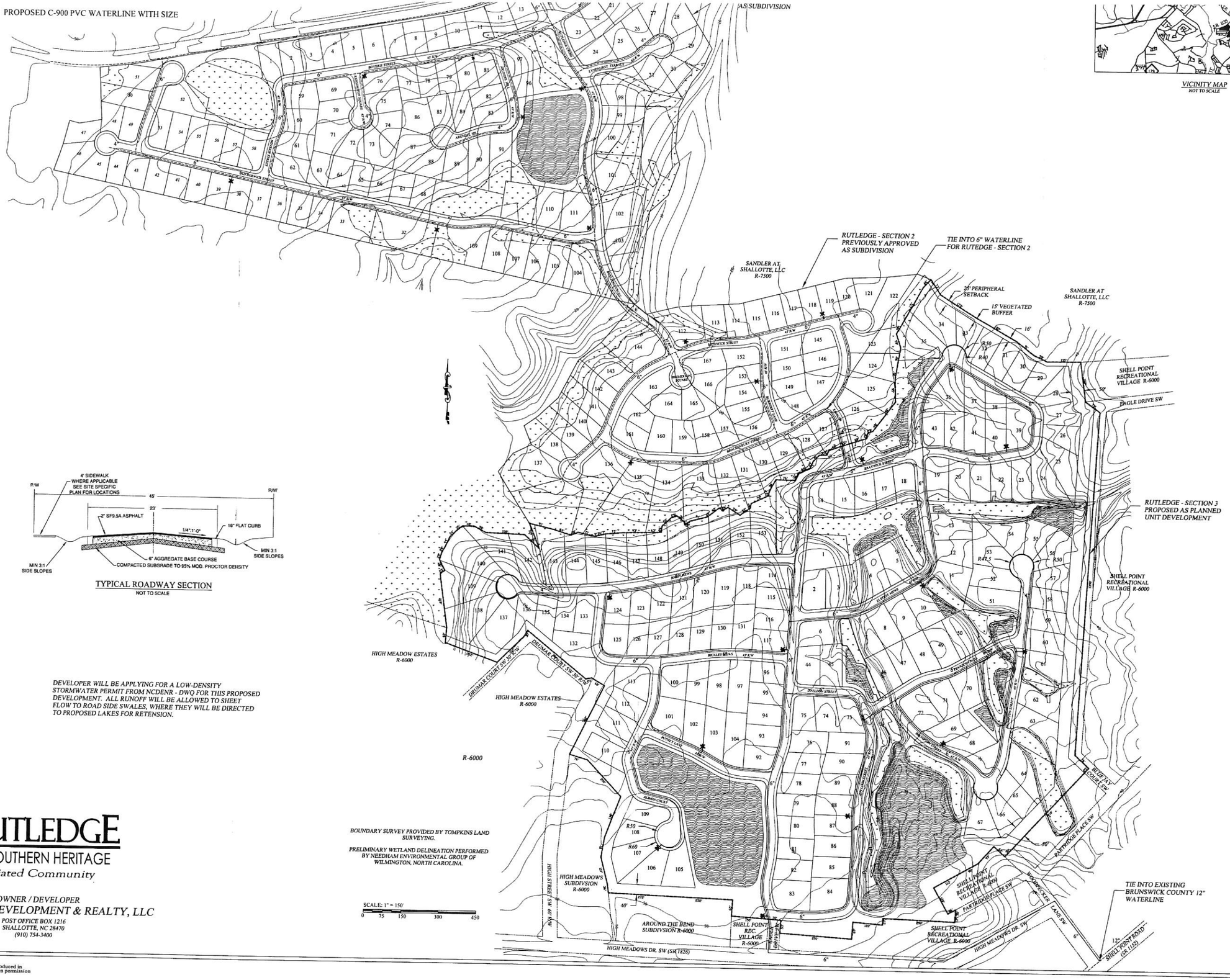
THIS PLAN IS NOT ISSUED FOR CONSTRUCTION WITHOUT AFFIXED CORPORATE SEAL.

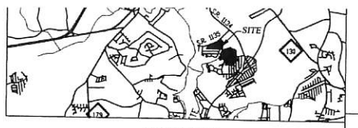
NORTH CAROLINA PROFESSIONAL SEAL 030507 ENGINEER ELIZABETH M NELSON 03/23/07

C1

PROJECT NO. 0719

6" PROPOSED C-900 PVC WATERLINE WITH SIZE





VICINITY MAP
NOT TO SCALE

TYPICAL ROADWAY SECTION
NOT TO SCALE

DEVELOPER WILL BE APPLYING FOR A LOW-DENSITY STORMWATER PERMIT FROM NCDENR - DWQ FOR THIS PROPOSED DEVELOPMENT. ALL RUNOFF WILL BE ALLOWED TO SHEET FLOW TO ROAD SIDE SWALES, WHERE THEY WILL BE DIRECTED TO PROPOSED LAKES FOR RETENSION.

BOUNDARY SURVEY PROVIDED BY TOMPKINS LAND SURVEYING.

PRELIMINARY WETLAND DELINEATION PERFORMED BY NEEDHAM ENVIRONMENTAL GROUP OF WILMINGTON, NORTH CAROLINA.

RUTLEDGE

A SOUTHERN HERITAGE
Gated Community

OWNER / DEVELOPER
HOLMES DEVELOPMENT & REALTY, LLC
POST OFFICE BOX 1216
SHALLOTTE, NC 28470
(910) 754-3400

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BOWMAN DESIGN & ENGINEERING SERVICES, PA
PO BOX 748, 143-3 HOLDEN BEACH ROAD
SHALLOTTE, NORTH CAROLINA 28459

PRELIMINARY UTILITY PLAN
FOR
RUTLEDGE - SECTION 3
BRUNSWICK COUNTY, NORTH CAROLINA

Date: 05 FEB 07
Scale: 1" = 150'
Drawn By: BSH / EMN
Checked By: EN

THIS PLAN IS NOT ISSUED FOR CONSTRUCTION WITHOUT AFFIXED CORPORATE SEAL

NORTH CAROLINA PROFESSIONAL SEAL 030507 ENGINEER ELIZABETH M. NELSON 03/21/07

C2

PROJECT NO. 0719