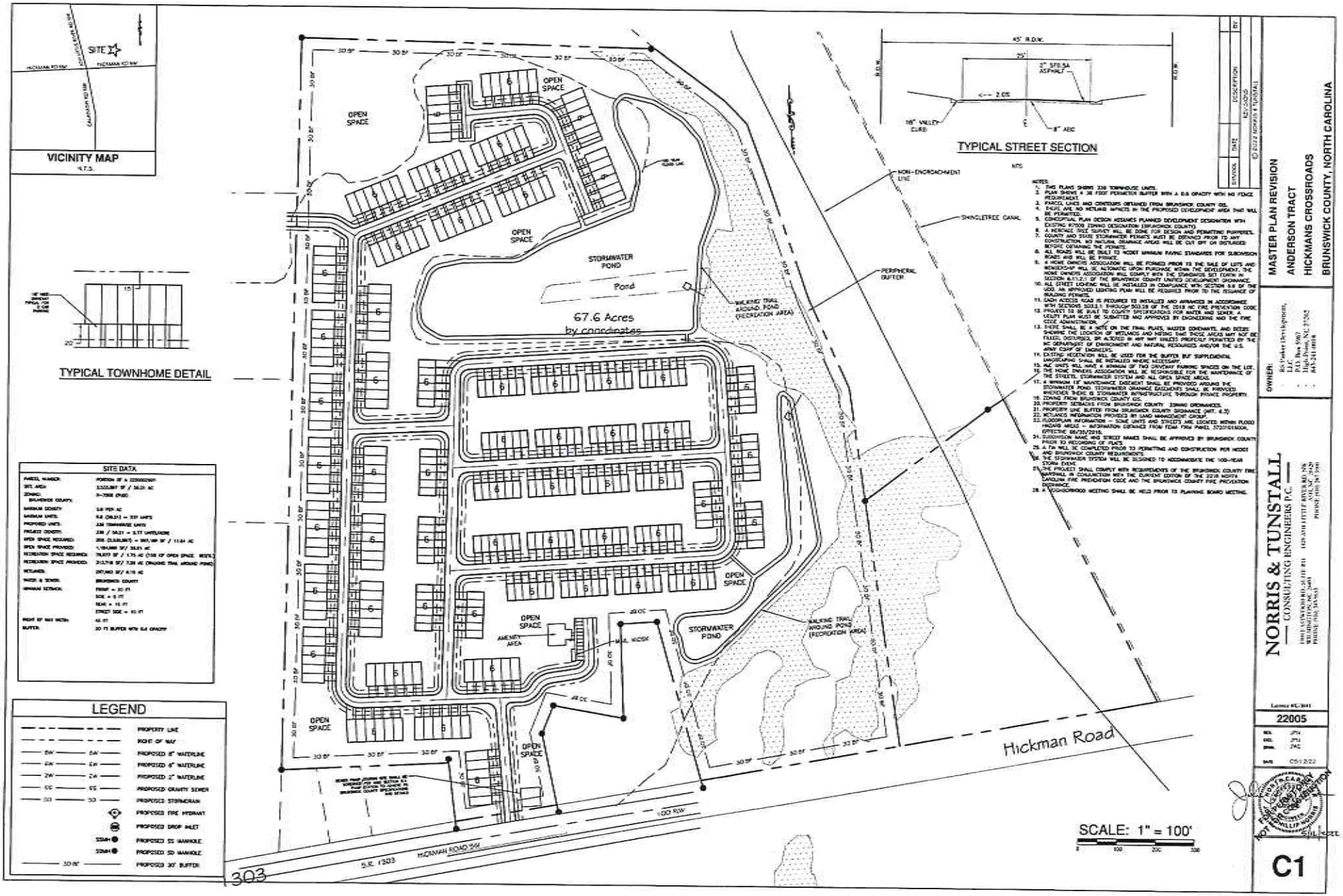
VICINITY MAP
N.T.S.
SITE
TYPICAL TOWNHOME DETAIL
TYPICAL STREET SECTION
SITE DATA
LEGEND
PROPERTY LINE
RIGHT OF WAY
PROPOSED 8" WATERLINE
PROPOSED 6" WATERLINE
PROPOSED 2" WATERLINE
PROPOSED GRAVITY SEWER
PROPOSED STORMDRAIN
PROPOSED FIRE HYDRANT
PROPOSED DROP INLET
PROPOSED SS MANHOLE
PROPOSED SD MANHOLE
PROPOSED 30' BUFFER
OPEN SPACE
STORMWATER POND
Pond
67.6 Acres
by coordinates
AMENITY AREA
MAIL KIOSK
WALKING TRAIL AROUND POND (RECREATION AREA)
PERIPHERAL BUFFER
SHINGLETREE CANAL
NON-ENCROACHMENT LINE
Hickman Road
HICKMAN ROAD SW
S.R. 1303
100' R/W
SCALE: 1" = 100'
NOTES:
1. THIS PLANS SHOWS 336 TOWNHOUSE UNITS.
2. PLAN SHOWS A 30 FOOT PERIMETER BUFFER WITH A 0.6 OPACITY WITH NO FENCE REQUIREMENT.
3. PARCEL LINES AND CONTOURS OBTAINED FROM BRUNSWICK COUNTY GIS.
4. THERE ARE NO WETLAND IMPACTS IN THE PROPOSED DEVELOPMENT AREA THAT WILL BE PERMITTED.
5. CONDITIONAL PLAN DESIGN ASSUMES PLANNED DEVELOPMENT DESIGNATION WITH EXISTING R7500 ZONING DESIGNATION (BRUNSWICK COUNTY).
6. A HERITAGE TREE SURVEY WILL BE DONE FOR DESIGN AND PERMITTING PURPOSES.
7. 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.
8. ALL ROADS WILL BE BUILT TO MODIFY MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS AND WILL BE PRIVATE.
9. A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT. THE HOME OWNERS ASSOCIATION WILL COMPLY WITH THE STANDARDS SET FORTH IN SECTION 4.11.2.1 OF THE BRUNSWICK COUNTY UNIFIED DEVELOPMENT ORDINANCE.
10. ALL STREET LIGHTING WILL BE INSTALLED IN COMPLIANCE WITH SECTION 8.8 OF THE UDO. AN APPROVED LIGHTING PLAN WILL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
11. EACH ACCESS ROAD IS REQUIRED TO INSTALLED AND APPROVED IN ACCORDANCE WITH SECTIONS 503.2.1 THROUGH 503.2.8 OF THE 2018 NC FIRE PREVENTION CODE.
12. PROJECT TO BE BUILT TO COUNTY SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND THE FIRE CODE ADMINISTRATOR.
13. THERE SHALL BE A NOTE ON THE FINAL PLATS, MASTER DEVELOPMENT, AND DEEDS SHOWING THE LOCATION OF WETLANDS AND STATING 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 U.S. ARMY CORP OF ENGINEERS.
14. EXISTING VEGETATION WILL BE USED FOR THE BUFFER BUT SUPPLEMENTAL LANDSCAPING SHALL BE INSTALLED WHERE NECESSARY.
15. SAC UNITS WILL HAVE A MINIMUM OF TWO DRIVEWAY PARKING SPACES ON THE LOT.
16. THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STREETS, STORMWATER SYSTEM AND ALL OPEN SPACE AREAS.
17. A MINIMUM 10' MAINTENANCE EASEMENT SHALL BE PROVIDED AROUND THE STORMWATER POND. STORMWATER DRAINAGE EASEMENTS SHALL BE PROVIDED WHEREVER THERE IS STORMWATER INFRASTRUCTURE THROUGH PRIVATE PROPERTY.
18. ZONING FROM BRUNSWICK COUNTY GIS.
19. PROPERTY SETBACKS FROM BRUNSWICK COUNTY ZONING ORDINANCES.
21. PROPERTY LINE BUFFER FROM BRUNSWICK COUNTY ORDINANCE (ART. 4.3)
22. WETLANDS INFORMATION PROVIDED BY LAND MANAGEMENT GROUP
23. FLOODPLAIN INFORMATION - SOME UNITS AND STREETS ARE LOCATED WITHIN FLOOD HAZARD AREAS - INFORMATION OBTAINED FROM FEMA FIRM PANEL 3720161600K, EFFECTIVE 06/20/2018.
24. SUBDIVISION NAME AND STREET NAMES SHALL BE APPROVED BY BRUNSWICK COUNTY PRIOR TO RECORDING OF PLATS.
25. A TIA WILL BE COMPLETED PRIOR TO PERMITTING AND CONSTRUCTION FOR NCDOT AND BRUNSWICK COUNTY REQUIREMENTS.
26. THE STORMWATER SYSTEM WILL BE DESIGNED TO ACCOMMODATE THE 100-YEAR STORM EVENT.
27. THE 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 PROTECTION ORDINANCE.
28. A NEIGHBORHOOD MEETING SHALL BE HELD PRIOR TO PLANNING BOARD MEETING.
MASTER PLAN REVISION
ANDERSON TRACT
HICKMANS CROSSROADS
BRUNSWICK COUNTY, NORTH CAROLINA
OWNER:
NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
22005
C1