

VICINITY MAP

PARCEL TABLE

PARCEL	OWNER	#	USE	ZONE
1	PRICE	2260001201	RESIDENTIAL	R7500
2	VAUGHAN	225LF028	RESIDENTIAL	R7500
3	FREEDOM HOMES	225LF00103	RESIDENTIAL	R7500
4	KLINE	225LF029	RESIDENTIAL	R7500
5	MURRAY	225LF030	RESIDENTIAL	R7500
6	ASKEW	225LF031	RESIDENTIAL	R7500
7	HOLSTEIN	225LF032	RESIDENTIAL	R7500
8	WHITE	225LF033	RESIDENTIAL	R7500
9	FREEDOM HOMES	225LF00104	RESIDENTIAL	R7500
10	FREEDOM HOMES	225LE00103	RESIDENTIAL	R7500
11	ALMEIDA	225LE038	RESIDENTIAL	R7500
12	DWYER	225LE039	RESIDENTIAL	R7500
13	VITA	225LE040	RESIDENTIAL	R7500
14	GRAHAM	225LE041	RESIDENTIAL	R7500
15	THOMPSON	225LE042	RESIDENTIAL	R7500
16	POST	225LE043	RESIDENTIAL	R7500
17	SILBERQUIT	225LE044	RESIDENTIAL	R7500
18	PARTON/CANADY	225LE045	RESIDENTIAL	R7500
19	BELLAMY	2260001117	VACANT	CLD
20	BELLAMY	2260001105	RESIDENTIAL	CLD
21	CARLUS	22600013	RESIDENTIAL	R7500
22	VAUGHT	22600014	RESIDENTIAL	R7500
23	CARLUS	22600015	RESIDENTIAL	R7500
24	PRICE	2260001202	VACANT	R75

SIDELINGER ADRIANNA AND
EDGE JENNINGS GARY
22600016
VACANT
R7500/CLD

SIDELINGER ADRIANNA AND
EDGE JENNINGS GARY
2260001602
RESIDENTIAL
R7500

EDGE HOLDINGS LLC
2260001603
VACANT
CLD

F&M CAPITAL INC
21000017
COMMERCIAL
CLD

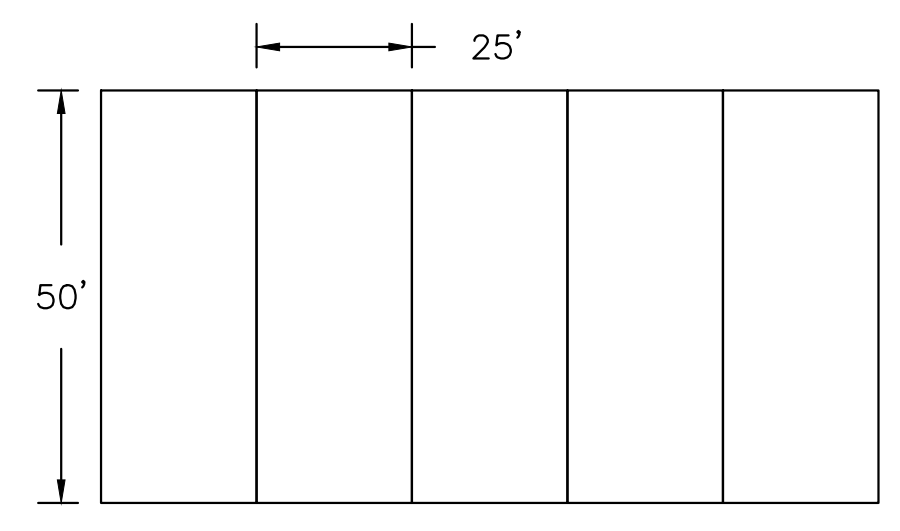
LONG MARIE B ETALS
21000013
COMMERCIAL/RESIDENTIAL
CLD

THOMASBORO LANDCO LLC
22600001
VACANT
R7500

BRUNSWICK COMMUNITY COLLEGE
THE BOARD OF TRUSTEES
2260000102
VACANT
CLD

THOMASBORO LANDCO LLC
22600001
VACANT
R7500

LLOYD EDWIN BENNETT & CHERYL
G BENNET REV LIV TRUST
22600011
AGRICULTURAL/RESIDENTIAL
R7500

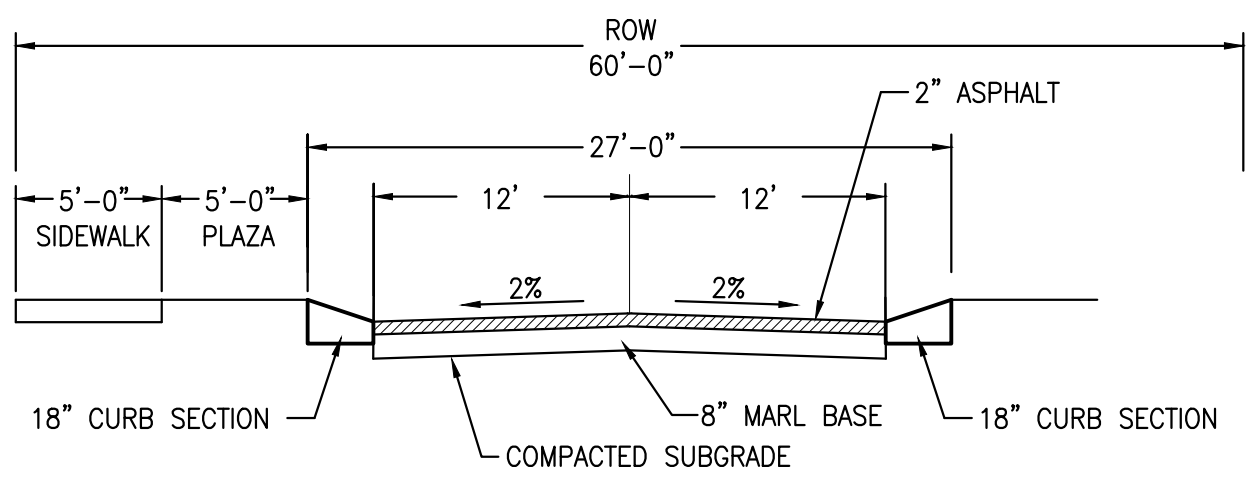


TOWNHOME UNIT

NOTES: TOWNHOMES SHALL HAVE A MIN. 20' BETWEEN BUILDINGS.

SITE DATA

PARCEL #: 22600012
 SITE AREA: 3,579,307 SF / 82.17 AC
 COMMERCIAL: 233,722 SF / 5.37 AC
 RESIDENTIAL: 3,345,585 SF / 76.80 AC
 ZONING: R7500 / CLD
 # LOTS: 164
 # TOWNHOMES: 22
 # TOTAL UNITS: 186
 MIN. LOT WIDTH: 70'
 AVE. LOT AREA: 7,000 SF
 MAX. DENSITY: 5.8 UNITS/AC
 PROPOSED DENSITY: 2.3 UNITS/AC
 SETBACKS:
 FRONT: 25'
 REAR: 9'
 SIDE: 5' (10' TOTAL)
 STREET SIDE: 15'
 REQ. OPEN SPACE:
 PASSIVE (20%): 715,861 SF / 16.43 AC
 RECREATIONAL (15%): 107,379 SF / 2.47 AC
 PROV. OPEN SPACE: 1,075,000 SF / 24.68 AC
 PASSIVE:
 GREEN SPACE: 550,000 SF
 PONDS: 400,000 SF
 TOTAL: 950,000 SF / 21.81 AC
 RECREATIONAL:
 CLUBHOUSE: 40,000 SF
 TRAILS: 50,000 SF
 PARK: 35,000 SF
 TOTAL: 125,000 SF / 2.87 AC



TYPICAL STREET CROSS-SECTION

- NOTES:
 1. STREETS TO BE PRIVATE
 2. STREET NAMES
 2.1. ROAD A
 2.2. ROAD B
 2.3. ROAD C
 2.4. ROAD D
 2.5. ROAD E
 2.6. ROAD F
 3. SIDEWALKS TO BE INSTALLED ON ONE SIDE OF THE ROADS.

LEGEND

---	PROPERTY LINE
- - -	EX. PROP LINE / ROW
---	LOT LINE
---	PROPOSED ROW LINE
---	BUFFER

NOTES:
 1. THIS PLAN HAS BEEN DEVELOPED FROM INFORMATION TAKEN FROM BRUNSWICK COUNTY GIS AND IS TO BE CONFIRMED BY BOUNDARY & TOPOGRAPHIC SURVEY.

GENERAL NOTES:

- PROJECT TO BE BUILT TO COUNTY OR CITY SPECIFICATIONS FOR WATER AND SEWER. A UTILITY PLAN MUST BE SUBMITTED AND APPROVED BY ENGINEERING AND EMERGENCY MANAGEMENT.
- COUNTY AND/OR STATE STORMWATER PERMITS MUST BE OBTAINED 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 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.
- 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.I. OF THE UNIFIED DEVELOPMENT ORDINANCE.
- ALL ROADS WILL BE BUILT TO NCDOT MINIMUM PAVING STANDARDS FOR SUBDIVISION ROADS.
- STREET TREES ARE ENCOURAGED WITHIN THE ROW.
- WATER & SEWER TO BE PROVIDED BY BRUNSWICK COUNTY.
- THE STORMWATER PONDS WILL BE DESIGNED TO ACCOMMODATE THE 100 YEAR STORM EVENT.
- WESTERN PORTION OF PROPERTY (149 AC ±) TO BE RETAINED BY OWNER & IS NOT TO BE INCLUDED IN THIS PD APPLICATION. SEE PLAN.
- NATURE TRAIL SHALL BE OF PERVIOUS MATERIAL. MULCH, GRASS, ETC...
- EXISTING VEGETATION WITHIN BUFFER SHALL REMAIN AND SUPPLEMENTAL LANDSCAPING SHALL BE INSTALLED WHERE NECESSARY.
- THERE SHALL BE A MINIMUM OF 2 DRIVEWAY PARKING SPACES PER LOT OUTSIDE OF THE RIGHT OF WAY.
- ALL STREET LIGHTING MUST MEET UDO SECTION 6.9.
- THERE ARE NO HERITAGE TREES ON THIS SITE.
- THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING ALL ROADS, STORMWATER ELEMENTS, AND COMMON AREAS.
- A NCDOT DRIVEWAY PERMIT SHALL BE REQUIRED.
- A NEIGHBORHOOD MEETING IS RECOMMENDED PER UDO SECTION 9.2.



OVERALL PLAN
PRICE SUBDIVISION
 THOMASBORO RD
 L.H. PRICE, LLC
 1344 SUNNYSIDE ST., SHALLOTTE, NC 28467
 910-612-8426 PRICE9955@GMAIL.COM

NO.	DATE	DESCRIPTION	BY

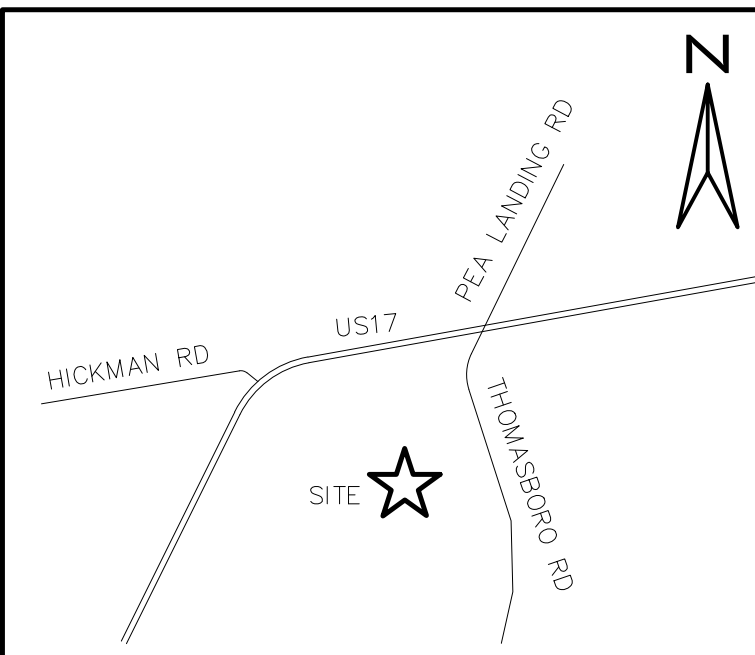
REVISIONS

HEADWATERS ENGINEERING
OF THE CAPE FEAR, PLLC
 P-2714
 LELAND, NORTH CAROLINA
 (910)465-3304
 TSCHIEITZ@HEADWATERSCAPEFEAR.COM

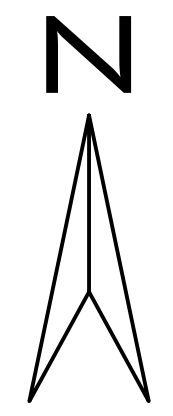
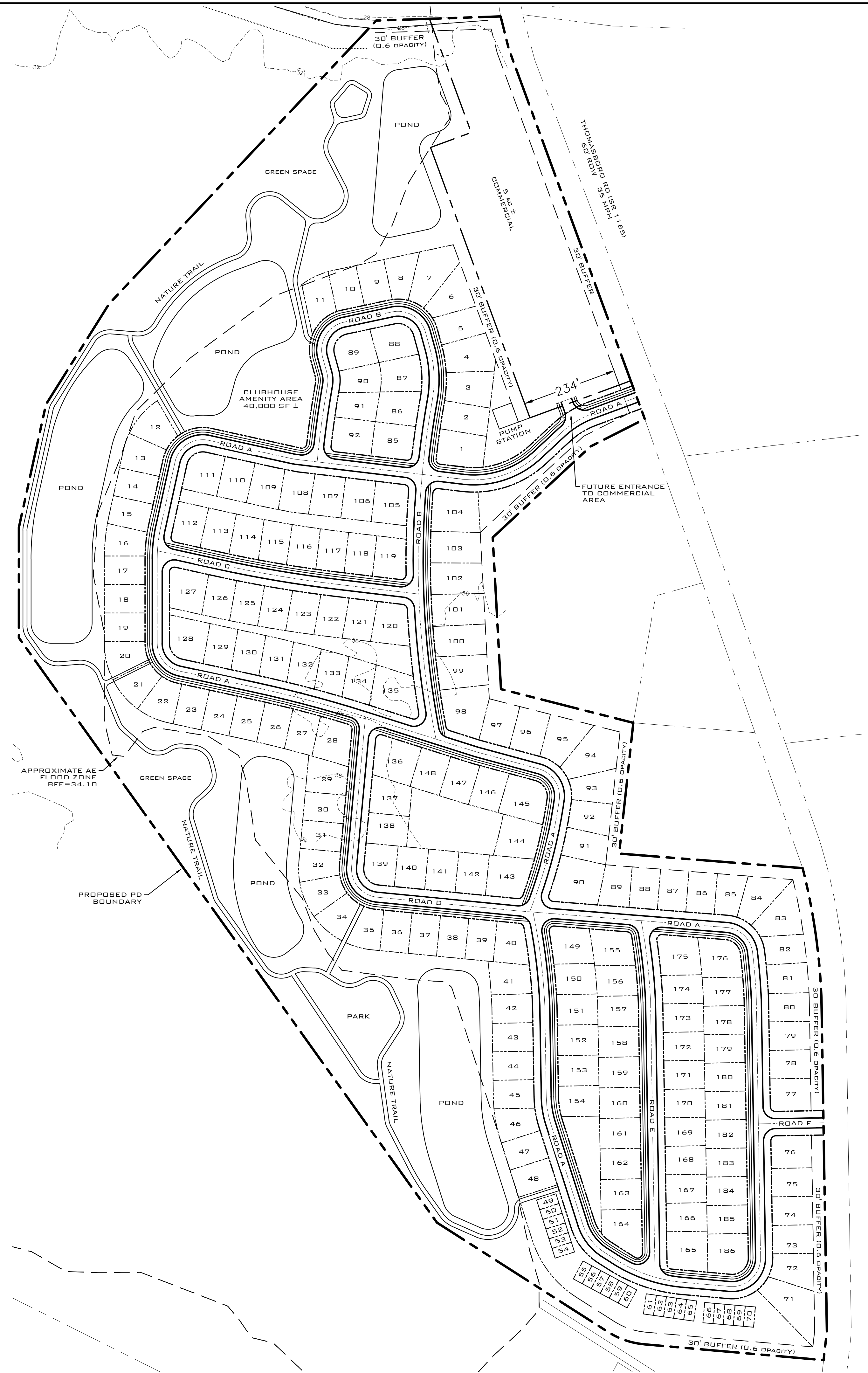
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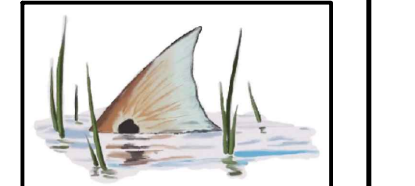
LEGEND

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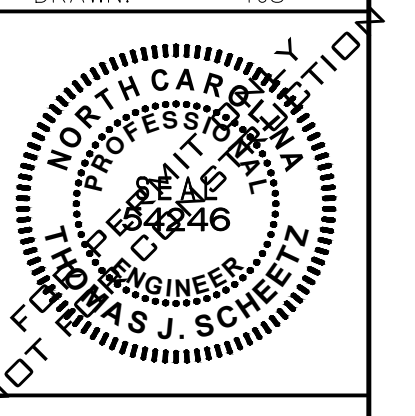
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