

The Sanctuary at Angels Trace

Sunset Beach, North Carolina



LOT KEY

76	50' Wide Lots (Alley Loaded)
76	52' Wide Lots
48	55' Wide Lots
93	60' Wide Lots
67	65' Wide Lots

SITE DATA

APPLICANT / SUBDIVIDER INFORMATION:

PARCEL	OWNER
240000903 DB 02571 / PG 0574 (PARTIAL)	ANGELS TRACE INVESTMENTS, LLC 131 OCEAN BLVD WEST HOLDEN BEACH, NC 28462
242000983 DB 03121 / PG 0797 (PARTIAL)	JAGUARS LAIR GOLF, LLC 131 OCEAN BLVD WEST HOLDEN BEACH, NC 28462
242000981 DB 03121 / PG 0797 (PARTIAL)	JAGUARS LAIR GOLF, LLC 131 OCEAN BLVD WEST HOLDEN BEACH, NC 28462

BILL CLARK HOMES
127 RACINE DRIVE, SUITE 201
WILMINGTON, NC 28403

SIZE	ZONING
398.40 AC.	MR3
20.23 AC.	MR3
10.53 AC.	MR3

TOWNSHIP: SUNSET BEACH
CURRENT LAND USE: VACANT LAND
PROPOSED ZONING: MR3
PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT

DEVELOPMENT DATA

PROPOSED NUMBER OF LOTS: 363
PROPOSED DENSITY: 363 UNITS / 131.45 AC = 2.76

MINIMUM DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL
PROPOSED HOUSING TYPES: ALL UNITS ARE SINGLE FAMILY DWELLING

MINIMUM DIMENSIONAL REQUIREMENTS PER ZONING:	7,500 SF
MINIMUM LOT SIZE:	25' MINIMUM
FRONT YARD SETBACK:	5'
SIDEYARD SETBACK:	12' MINIMUM
CORNER SIDEYARD SETBACK:	25' MINIMUM
REAR SETBACK:	35'
MAXIMUM BUILDING HEIGHT:	

OPEN SPACE REQUIREMENTS - SEC. 7.34
MINIMUM OPEN SPACE REQUIRED: 20.74 AC
15% OF GROSS PROJECT ACREAGE
138.25 AC X 15% = 20.74

TOTAL OPEN SPACE PROVIDED: 32.08 AC (23.20%)
MINIMUM WIDTH OF GREEN SPACE: 50'
*WETLANDS ARE NOT INCLUDED IN OPEN SPACE CALCULATIONS

STREETLIGHT NOTES

1. STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY. FINAL DESIGN, LOCATIONS, AND CALCULATIONS WILL BE PROVIDED BY BEMC AND COMPLY WITH OCEAN ISLE BEACH ORDINANCES.

PROJECT ROAD NOTES

1. ALL COLLECTOR ROADS WILL BE PRIVATE 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 MEET OCEAN ISLE BEACH OR BRUNSWICK COUNTY STREET SIGN SPECIFICATIONS (AS STANDARDS APPLY)
4. ADDRESSING WILL COMPLY WITH LOCAL ORDINANCES.

FLOOD NOTES

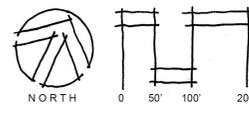
1. PORTIONS OF THE SUBJECT PARCEL LIE WITHIN FLOOD ZONE AE (11') AS INDICATED BY FEMA FLOOD ZONE PANEL 1045, MAP NUMBER 3720104500K, BEARING AN EFFECTIVE DATE OF AUGUST 28, 2018.

WATER SERVICE NOTES

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

Prepared by:
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DATE: 9 September 2019
SCALE: 1" = 100' At 24" x 36"



Existing Pump Station

NC Highway 304