THE SANCTUARY AT ANGELS TRACE

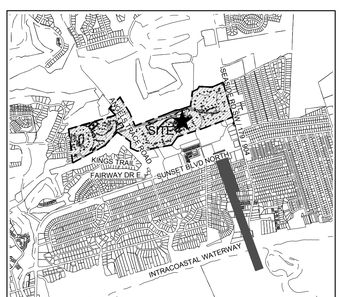
ANGELS TRACE RD

TOWN OF SUNSET BEACH, BRUNSWICK COUNTY, NORTH CAROLINA

PRELIMINARY PLAT

AUGUST 2019

FOR:
BILL CLARK HOMES
127 RACINE DRIVE
WILMINGTON, NC 28405



VICINITY MAP
SCALE: 1" = 2,500'
NORTH

NOTICE REQUIRED

ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES.

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

CONTRACTORS SHALL CONTACT OVERHEAD ELECTRIC PROVIDER TO COMPLY WITH FEDERAL OSHA 1910.333 MINIMUM APPROACH DISTANCE TO ENERGIZED POWERLINES AND OSH 29 CFR 1926.1407-1411 MUST BE FOLLOWED.

CONTACT THESE UTILITIES

TOWN OF SUNSET BEACH PLANNING DEPARTMENT
ATTN: TODD RADEMACHER
PH: 910-579-6297

PIEDMONT NATURAL GAS
ATTN: CATHY PLEASANT
PH: 910-251-2827

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE

811
Know what's below.
Call before you dig.

BRUNSWICK COUNTY UTILITIES (WATER/SEWER)
ENGINEERING/INSPECTIONS
ATTN: WILLIAM PINNIX, PE
PH: 910-253-2408

OPERATIONS/MAINTENANCE
PH: 910-253-2657

BRUNSWICK COUNTY ENGINEERING (STORMWATER)
ENGINEERING/INSPECTIONS
ATTN: BRIGIT FLORA, PE
PH: 910-253-2405

BRUNSWICK ELECTRIC MEMBERSHIP CORP.
SERVICE
PH: 1-800-842-5871

AT&T/BELL SOUTH
ENGINEERING
ATTN: JAMES M. BATSON
PH: 910-341-1621

SPECTRUM
PH: 910-763-4638

PROPERTY OWNER:
BILL CLARK HOMES OF WILMINGTON, LLC
127 RACINE DRIVE, SUITE 201
WILMINGTON, NC 28403

DEVELOPER:
BILL CLARK HOMES
127 RACINE DRIVE, SUITE 201
WILMINGTON, NC 28403
ATTN: LANDON WEAVER

CIVIL ENGINEER, LANDSCAPE ARCHITECT, & SURVEYOR:
PARAMOUNTE ENGINEERING, INC.
122 CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
ATTN: ROB BALLAND, PE - CIVIL ENGINEERING
ATTN: JIM CIRELLO, ASLA - LAND PLANNER
ATTN: CHRIS GAGNE, PLS - SURVEYING
PHONE: (910) 791-6707

SHEET INDEX

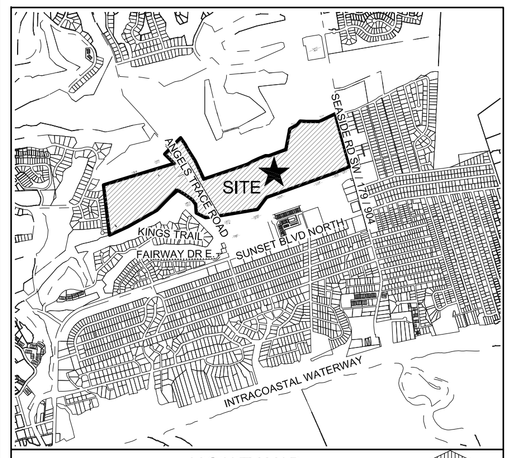
SHEET NUMBER	SHEET TITLE
C-0.0	COVER SHEET
C-1.0	LINE TABLES
C-2.0 THRU C-2.7	SITE PLANS
L-1.1 THRU L-1.7	LANDSCAPE PLANS

PARAMOUNTE
ENGINEERING, INC
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

PROJECT # 19228.PE

NORTH CAROLINA PROFESSIONAL SEAL 031591 ENGINEER ROBERT P. BALLAND
09/12/19

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION



VICINITY MAP
SCALE: 1" = 2500'
NORTH

SITE DATA

APPLICANT / SUBDIVIDER INFORMATION:	BILL CLARK HOMES 127 RACINE DRIVE, SUITE 201 WILMINGTON, NC 28403	
PARCEL / OWNER	SIZE	ZONING
2400000903 DB 02571 / PG 0574 (PARTIAL) ANGELS TRACE INVESTMENTS, LLC 131 OCEAN BLVD WEST HOLDEN BEACH, NC 28462	398.40 AC.	MR3
2420000983 DB 03121 / PG 0797 (PARTIAL) JAGUARS LAIR GOLF, LLC 131 OCEAN BLVD WEST HOLDEN BEACH, NC 28462	20.23 AC.	MR3
2420000981 DB 03121 / PG 0797 (PARTIAL) JAGUARS LAIR GOLF, LLC 131 OCEAN BLVD WEST HOLDEN BEACH, NC 28462	10.53 AC.	MR3
TOWNSHIP:	SUNSET BEACH	
CURRENT LAND USE:	VACANT LAND	
PROPOSED ZONING:	MR3	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL DEVELOPMENT	
TOTAL SITE AREA:	± 138.25 (6,022,150 SF)	
TOTAL WETLAND AREA:	± 6.84 AC	
NET SITE AREA:	± 131.45 AC	

DEVELOPMENT DATA

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

MINIMUM DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL

PROPOSED HOUSING TYPES: ALL UNITS ARE SINGLE FAMILY DWELLING

MINIMUM DIMENSIONAL REQUIREMENTS PER ZONING:

MINIMUM LOT SIZE:	7,500 SF
FRONTYARD SETBACK:	25' MINIMUM
SIDEYARD SETBACK:	5'
CORNER SIDEYARD SETBACK:	12' MINIMUM
REAR SETBACK:	25' MINIMUM
MAXIMUM BUILDING HEIGHT:	35'

OPEN SPACE REQUIREMENTS - SEC. 7.34

MINIMUM OPEN SPACE REQUIRED: *15% OF GROSS PROJECT ACREAGE* *138.25 AC. X 15% = 20.74*	20.74 AC
TOTAL OPEN SPACE PROVIDED:	32.08 AC (23.20%)
MINIMUM WIDTH OF GREEN SPACE:	50'

**WETLANDS ARE NOT INCLUDED IN OPEN SPACE CALCULATIONS*

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 TOWN OF SUNSET 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.

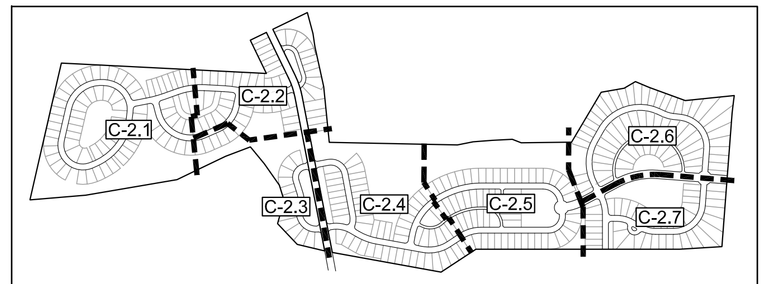
GENERAL NOTES

1. AMENITY CENTER WILL RECEIVE A SEPARATE SITE PLAN REVIEW
2. SIGNAGE WILL BE PERMITTED SEPARATELY

STREETLIGHT NOTES

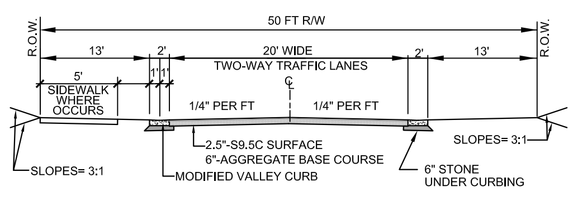
1. STREETLIGHT LOCATIONS SHOWN ON PLAN ARE PRELIMINARY.
2. FINAL DESIGN, LOCATIONS, AND CALCULATIONS WILL BE PROVIDED BY BEMC AND COMPLY WITH TOWN OF SUNSET BEACH ORDINANCES.
3. STREET LIGHT FIXTURES WILL BE SEMI- OR FULL-CUTOFF IN ACOORDANCE WITH TOWN OF SUNSET BEACH REQUIREMENTS

STREET LIGHT OPTION
1. BEMC TYPE 35 / 37 WITH LED LIGHT
2. 12' HEIGHT
3. ± 250' SPACING PENDING FINAL DESIGN

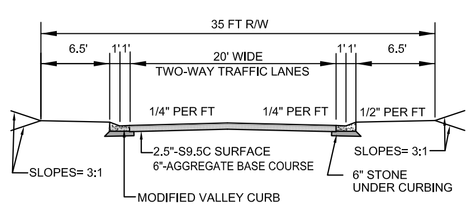


KEY MAP
(NOT TO SCALE)

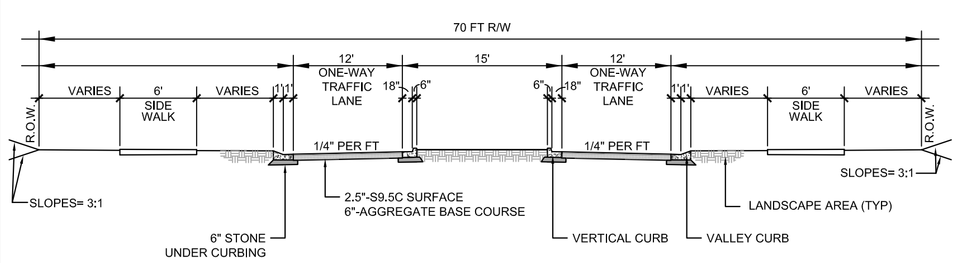
PHASE MAP
(NOT TO SCALE)



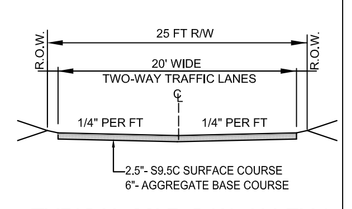
TYPICAL 50' R.O.W. STREET SECTION
NOT TO SCALE



TYPICAL 35' R.O.W. STREET SECTION
NOT TO SCALE



TYPICAL 70' R.O.W. STREET SECTION
NOT TO SCALE



TYPICAL 20' R.O.W. ALLEY / STREET SECTION
NOT TO SCALE

PAVING NOTE: ALL PAVING THICKNESS WILL BE DETERMINED BASED ON SOILS DATA. NO TESTING HAS BEEN COMPLETED AT THIS TIME. SECTIONS ILLUSTRATE A MINIMUM PAVING THICKNESS AND WILL BE FURTHER EVALUATED WITH THE AVAILABILITY OF SOILS DATA.

OPEN SPACE KEY

1	TOTAL OPEN SPACE	± 0.26 AC
2	TOTAL OPEN SPACE	± 0.18 AC
3	TOTAL OPEN SPACE	± 1.0 AC
4	TOTAL OPEN SPACE *POND AREA*	± 2.96 AC *± 2.00 AC*
5	TOTAL OPEN SPACE	± 0.99 AC
6	TOTAL OPEN SPACE	± 2.12 AC
7	TOTAL OPEN SPACE *POND AREA*	± 13.02 AC *± 7.57 AC*
8	TOTAL OPEN SPACE	± 0.56 AC
9	TOTAL OPEN SPACE	± 0.23 AC
10	TOTAL OPEN SPACE *POND AREA*	± 1.07 AC *± 0.56 AC*
11	TOTAL OPEN SPACE	± 0.65 AC
12	TOTAL OPEN SPACE	± 0.18 AC
13	TOTAL OPEN SPACE *POND AREA*	± 0.38 AC *± 0.23 AC*
14	TOTAL OPEN SPACE *POND AREA*	± 8.48 AC *± 2.78 AC*
	TOTAL OPEN SPACE TOTAL POND AREA	± 32.08 AC ± 13.14 AC (44%)

OPEN SPACE REQUIRED :	± 21.0 AC (15%)
TOTAL OPEN SPACE PROVIDED:	± 32.08 AC (23%)
TOTAL POND % OF OPEN SPACE ALLOWED:	± 15.10 AC (50%)
TOTAL POND % OF OPEN SPACE PROVIDED:	± 13.14 AC (41%)

**WETLANDS ARE NOT INCLUDED IN OPEN SPACE CALCULATIONS*

ROADWAY LENGTHS

ROAD	LENGTH	R.O.W WIDTH
CORALINE BLVD	1,851 LF	70'
MANTA RAY WAY	2,381 LF	50'
MORAY LOOP	1,045 LF	25'
PALMAS PLACE	1,140 LF	50'
LADERA POINT	1,605 LF	50'
PALOMAR DRIVE	2,169 LF	50'
ADIRA LANE	892 LF	25
CARIBE LANE	245 LF	25'
MALABAR BEND	802 LF	50'
OASIS LANE	785 LF	50'
MONTAGE LOOP	497 LF	50'
NOVATO DRIVE	1,433 LF	50'
DELMAR CIRCLE	1,078 LF	50'
CALIZA LOOP	2,035 LF	50'
SOLERA CIRCLE	568 LF	25'
TOTAL ROAD SEGMENTS	18,741 LF	

SYMBOL LEGEND

	OPEN SPACE
WET HEC LSW	WETLANDS
100-YR	AE FLOOD ZONE (100-YR)
500-YR	500-YR FLOOD LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
	RIGHT-OF-WAY
	PROPOSED LOT LINE
	SETBACK LINE
	REQUIRED BUFFER
38	PROPOSED LOT NUMBER
	PROPOSED STREETLIGHT LOCATION

NC5299(NAD83/2011)

GRAPHIC SCALE
0 100 200 400 800
SCALE: 1"=200'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

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

PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive
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NC License #: C-2846

OVERALL SITE PLAN
PRELIMINARY PLAT
THE SANCTUARY AT ANGELS TRACE
TOWN OF SUNSET BEACH
BRUNSWICK COUNTY, NC

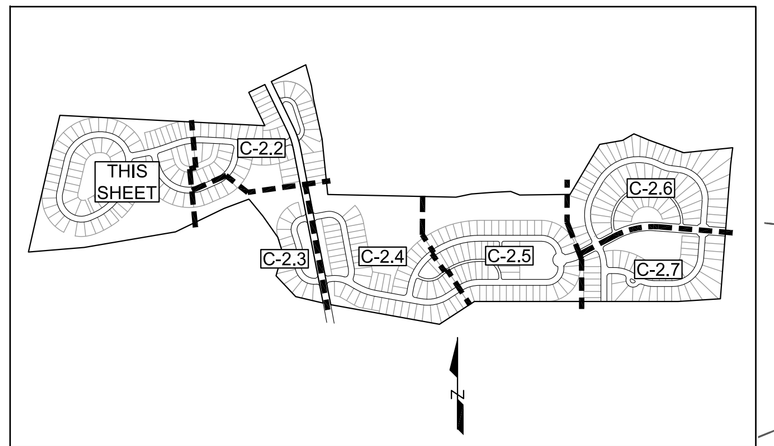
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 09/12/19
SCALE: 1" = 200'
DESIGNED: JRC
DRAWN: JRC
CHECKED: RPB

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 031591 ENGINEER ROBERT P. BALLARD
09/12/19

C-2.0

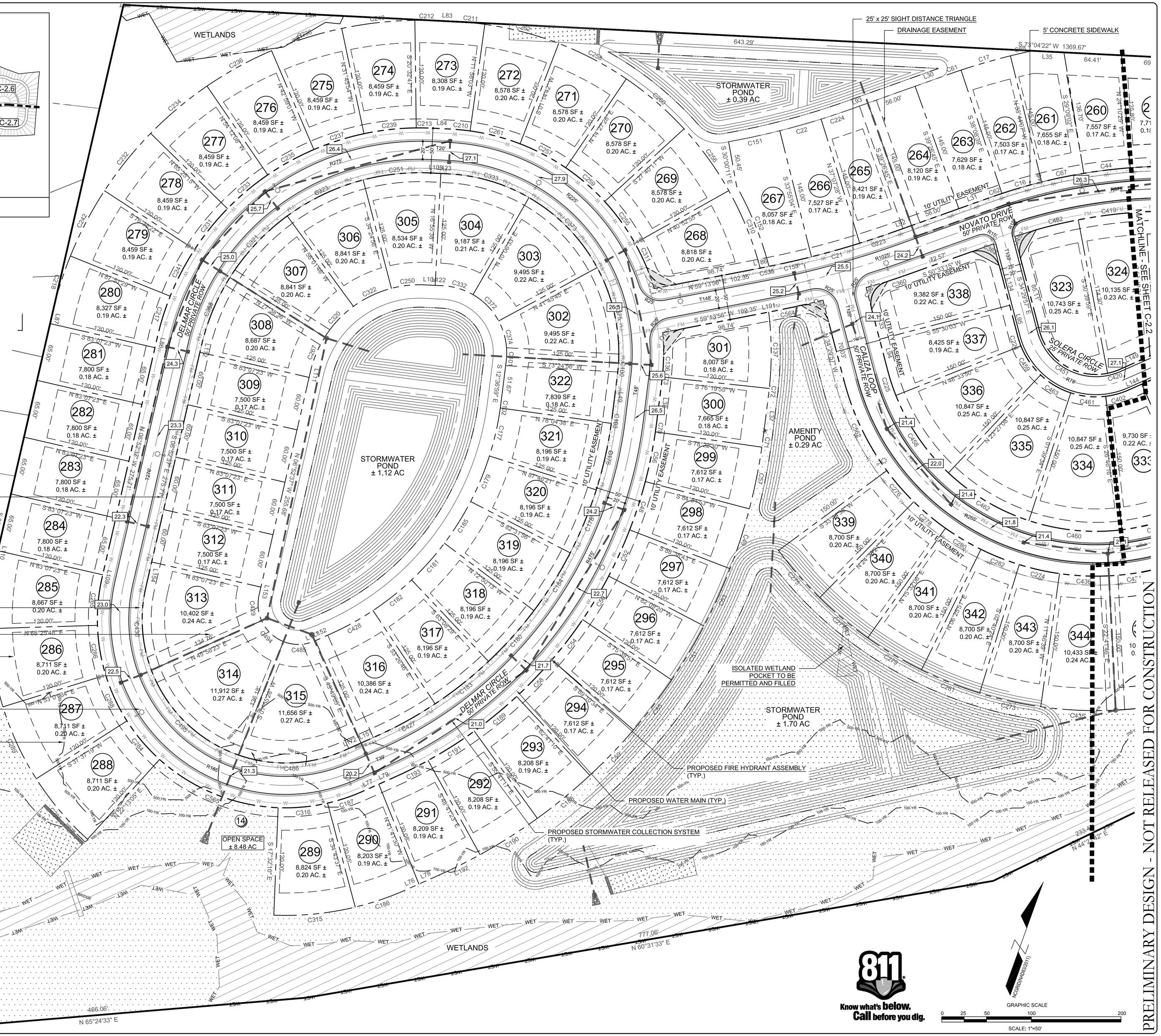
PEI JOB#: 19228.PE



KEY MAP
(NOT TO SCALE)

SYMBOL LEGEND

- OPEN SPACE
- WETLANDS
- 100-YR / AE FLOOD ZONE (100-YR)
- 500-YR FLOOD LINE
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- RIGHT-OF-WAY
- PROPOSED LOT LINE
- SETBACK LINE
- REQUIRED BUFFER
- 38 — PROPOSED LOT NUMBER
- PROPOSED STREETLIGHT LOCATION



Know what's below. Call before you dig.

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SITE PLAN
PRELIMINARY PLAT
THE SANCTUARY AT ANGELS TRACE
TOWN OF SUNSET BEACH
BRUNSWICK COUNTY, NC

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
PRELIMINARY:
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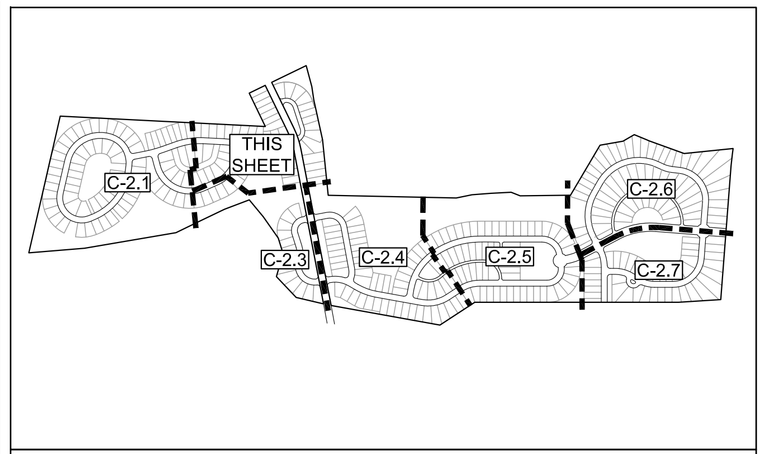
DATE: 09/12/19
SCALE: 1" = 50'
DESIGNED: JRC
DRAWN: JRC
REVIEWED: RPB
CHECKED:

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 031591 ENGINEER ROBERT P. BALLARD
09/12/19

C-2.1

PEI JOB#: 19228.PE



KEY MAP
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SYMBOL LEGEND

- OPEN SPACE
- WETLANDS
- 100-YR — AE FLOOD ZONE (100-YR)
- 500-YR — 500-YR FLOOD LINE
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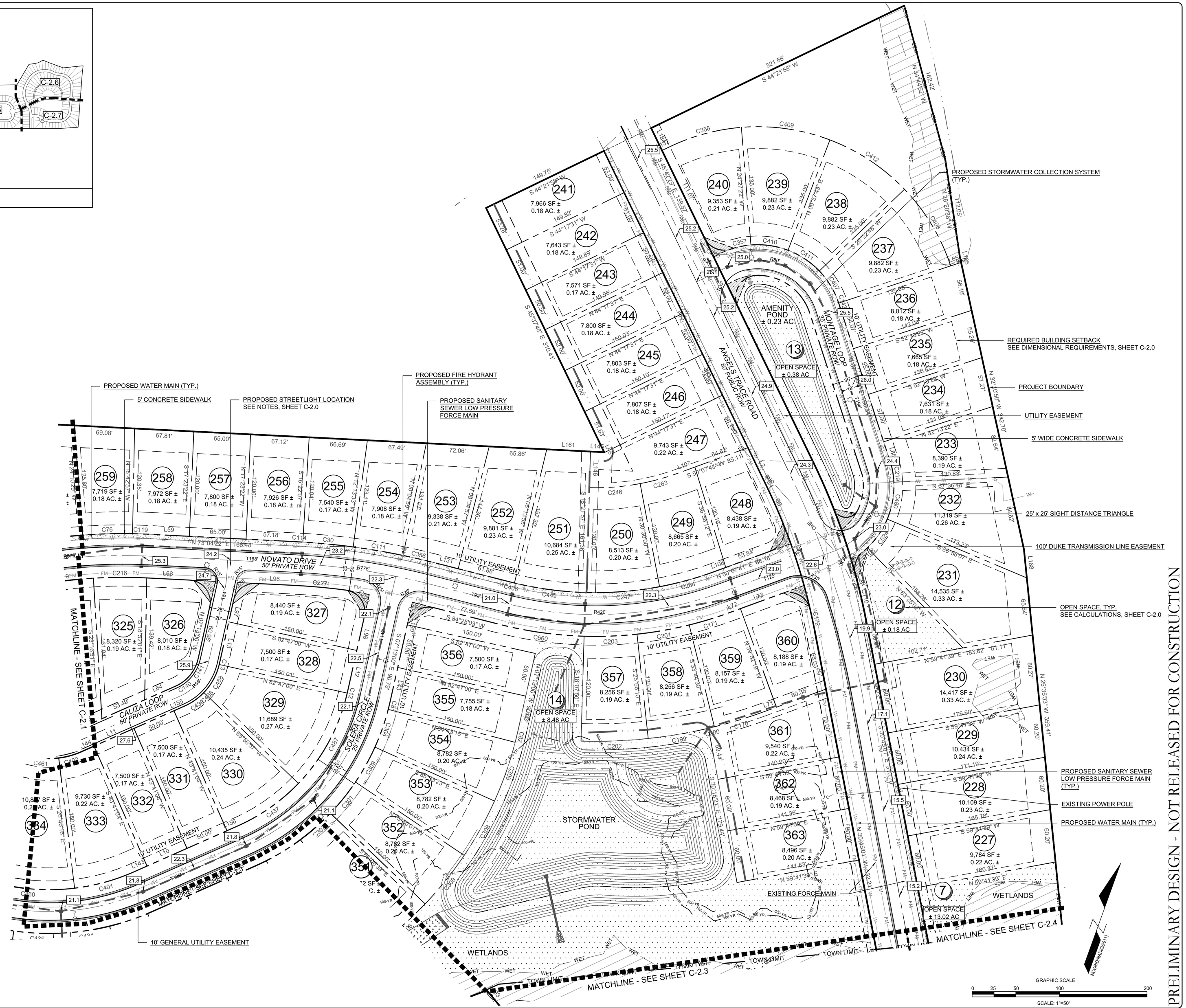

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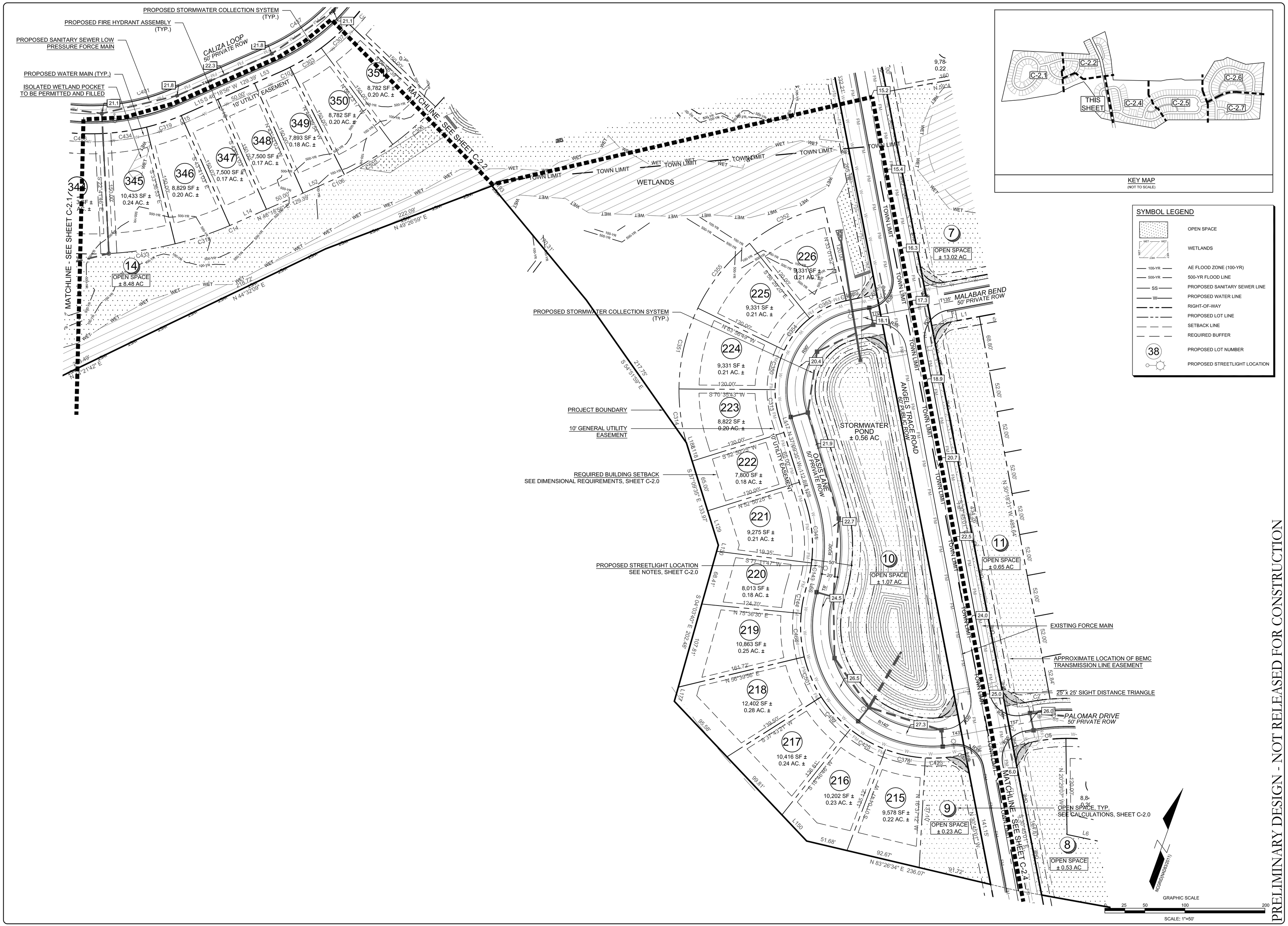
09/12/19

C-2.2

PEI JOB#: 19228.PE



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09/12/19

C-2.3

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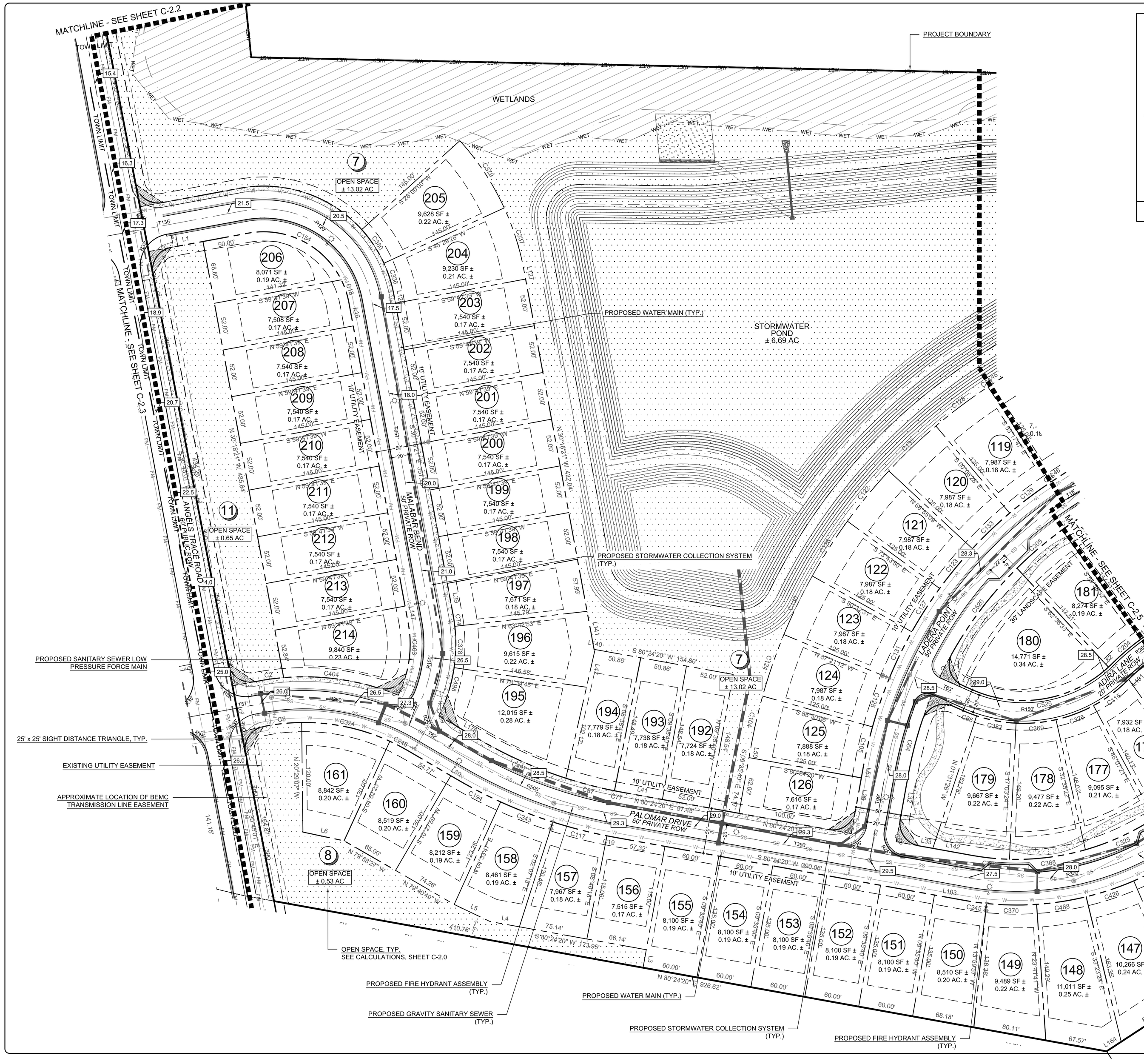

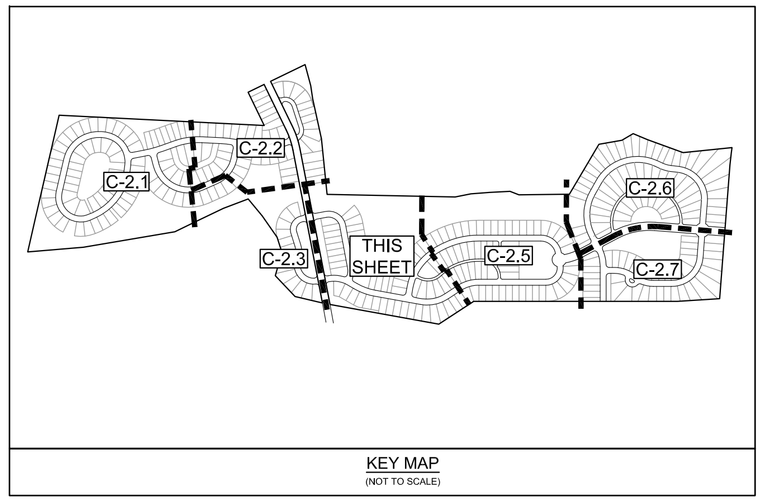

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SYMBOL LEGEND

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	WETLANDS
100-YR	AE FLOOD ZONE (100-YR)
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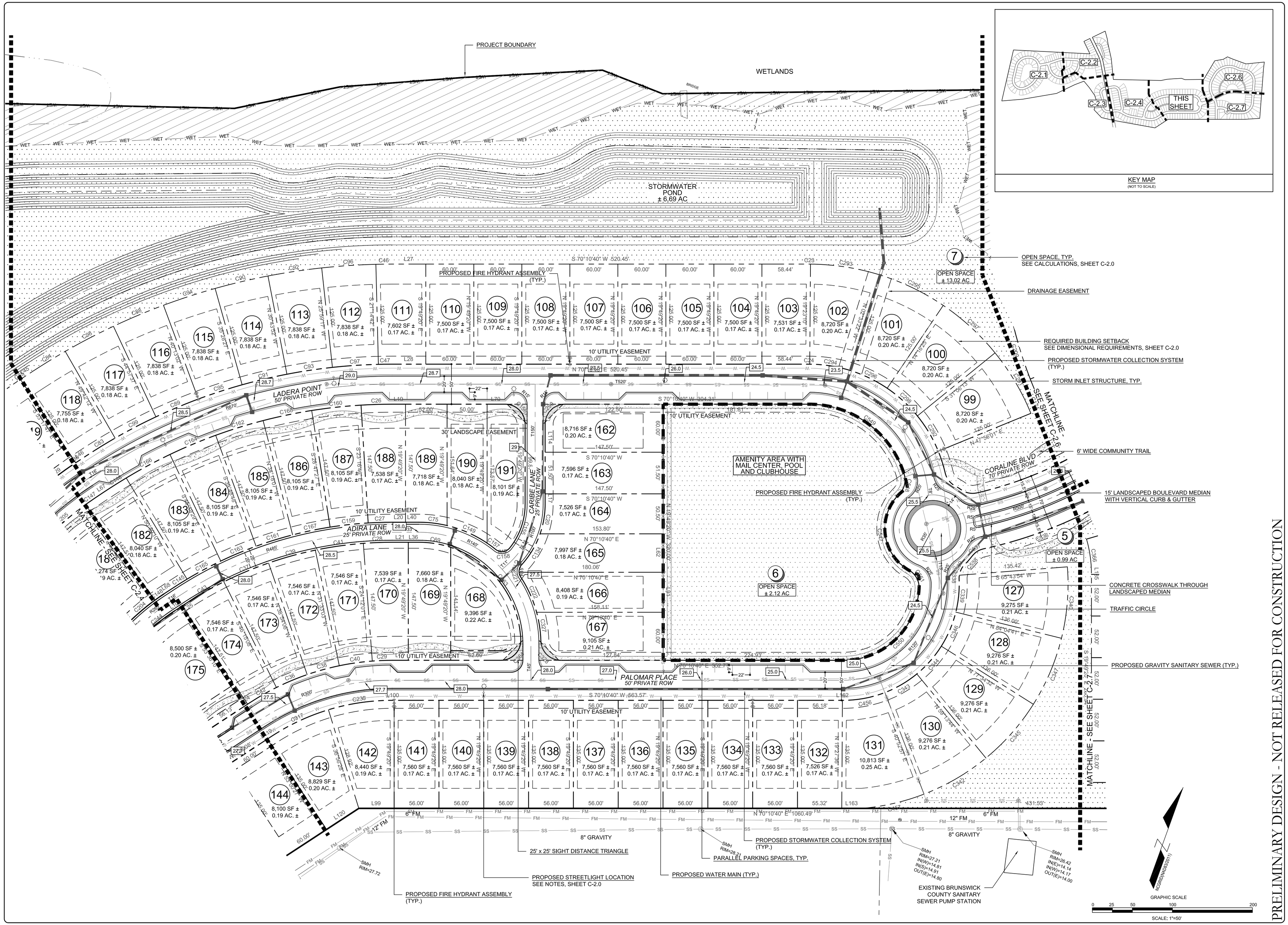
09/12/19

C-2.4

PEI JOB#: 19228.PE



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C-2.5

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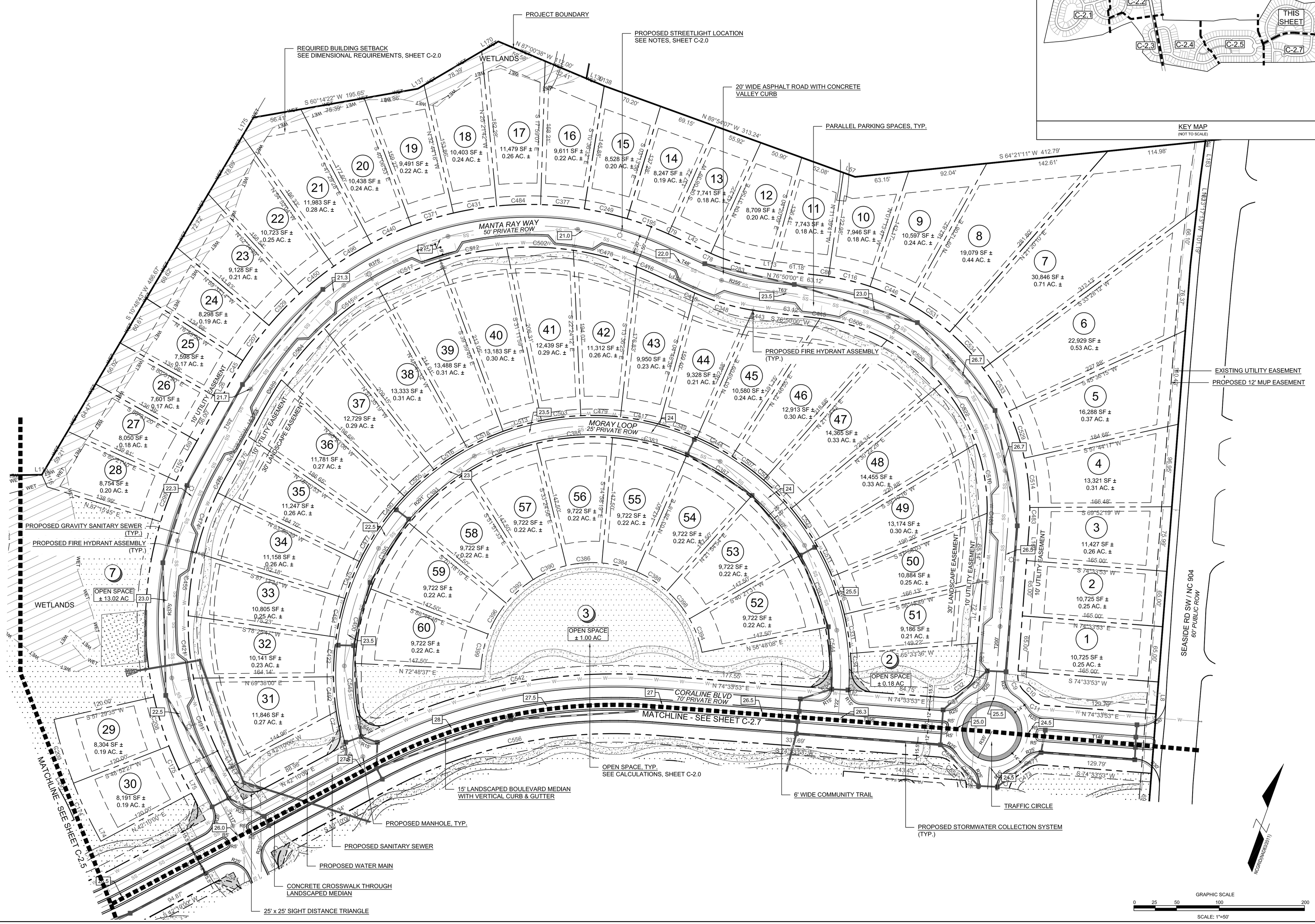

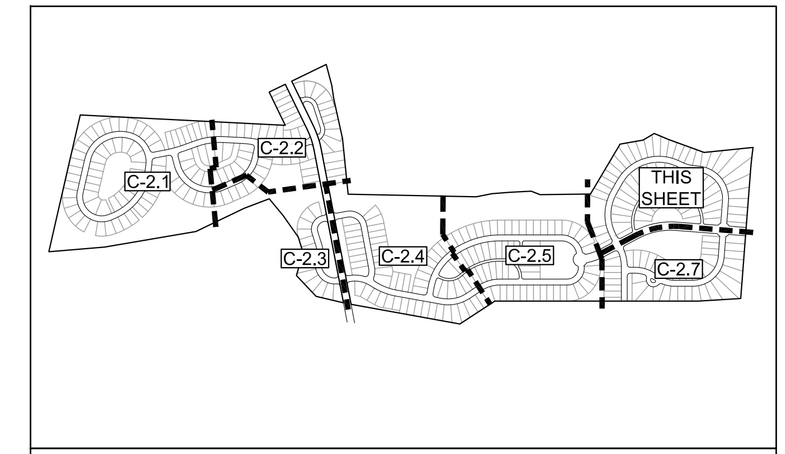

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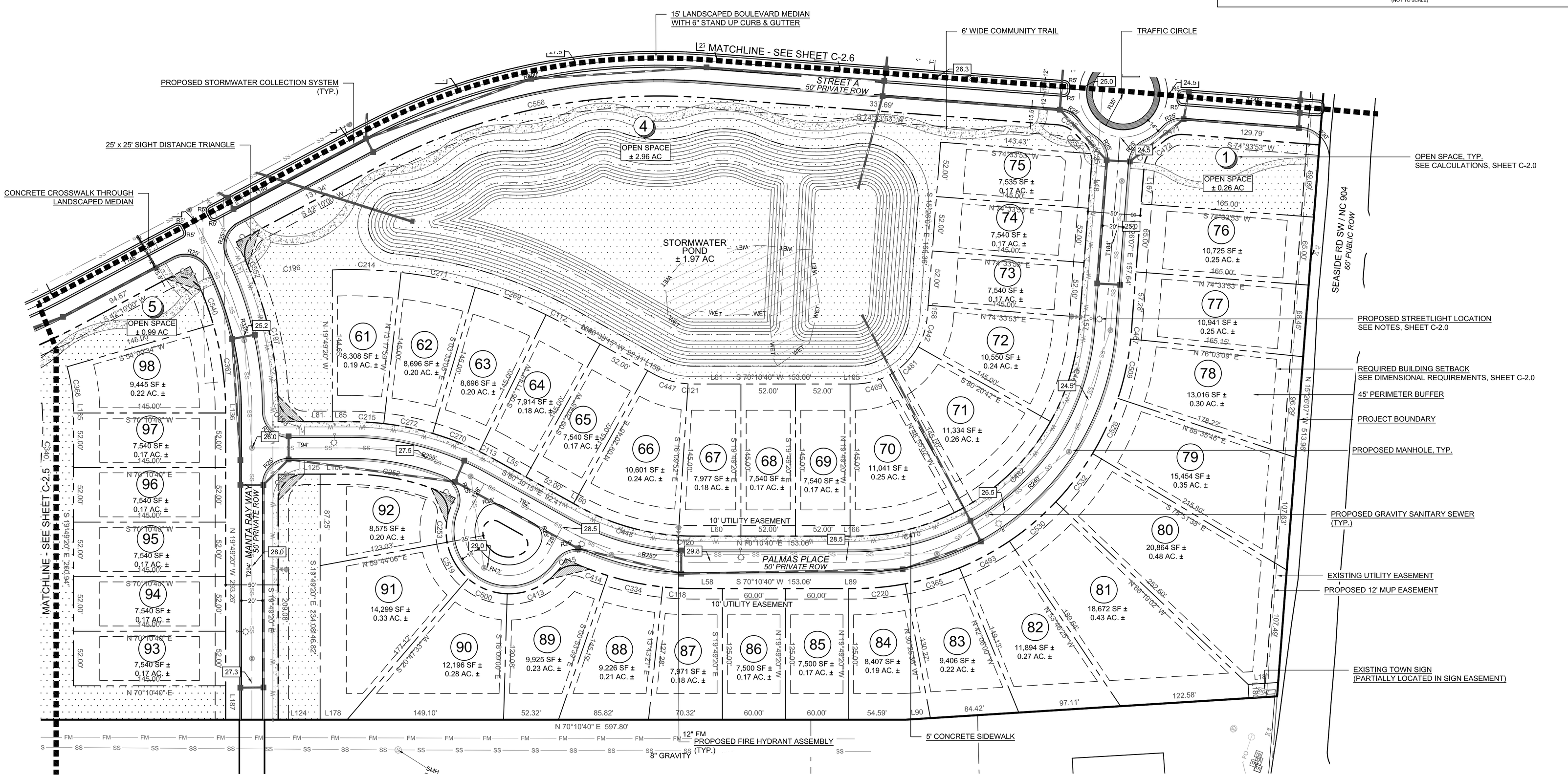
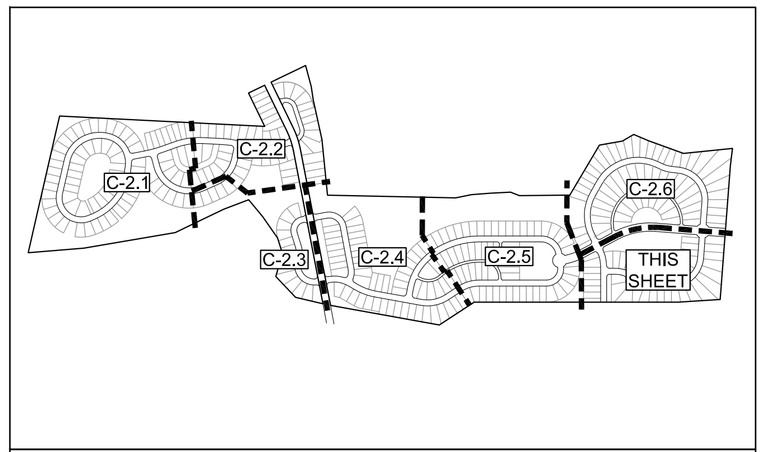
C-2.6

PEI JOB#: 19228.PE





KEY MAP
(NOT TO SCALE)

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

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

PARAMOUNTE ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-0760 (F)
NC License #: C-2846

SITE PLAN
PRELIMINARY PLAT
THE SANCTUARY AT ANGELS TRACE
TOWN OF SUNSET BEACH
BRUNSWICK COUNTY, NC

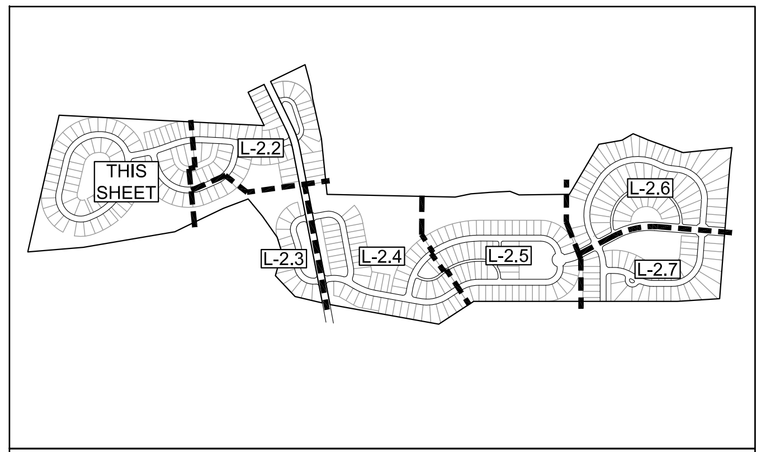
PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST.:

DRAWING INFORMATION
DATE: 09/12/19
SCALE: 1"= 50'
DESIGNED: JRC
DRAWN: JRC
CHECKED: RPS

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 031591 ENGINEER ROBERT P. BALLARD
09/12/19

C-2.7

PEI JOB#: 19228.PE



KEY MAP
(NOT TO SCALE)

SYMBOL LEGEND

- OPEN SPACE
- WETLANDS
- 100-YR — AE FLOOD ZONE (100-YR)
- 500-YR — 500-YR FLOOD LINE
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- RIGHT-OF-WAY
- PROPOSED LOT LINE
- SETBACK LINE
- REQUIRED BUFFER
- 38 — PROPOSED LOT NUMBER
- PROPOSED STREETLIGHT LOCATION

HERITAGE TREE LEGEND

- AH4 — (AH) AMERICAN HOLLY
- DG4 — (DG) DOGWOOD
- MAG16 — (MAG) MAGNOLIA
- MAP16 — (MAP) MAPLE
- OAK18 — (OAK) OAK / (LOAK) LIVE OAK
- POP16 — (POP) POPLAR
- GUM16 — (GUM) SWEET GUM
- *CODE INDICATES TREE TYPE AND DIAMETER*
- TREE TO BE REMOVED, TYP.

PLANT SCHEDULE L-2.1

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	15	Fraxinus p. `Patmore` `Patmore` Ash	10' - 12' H
CANOPY TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	14	Quercus virginiana Southern Live Oak	10' - 12' H
	66	Ulmus parvifolia `Bosque` Bosque Lacebark Elm	10' - 12' H

OPEN SPACE KEY

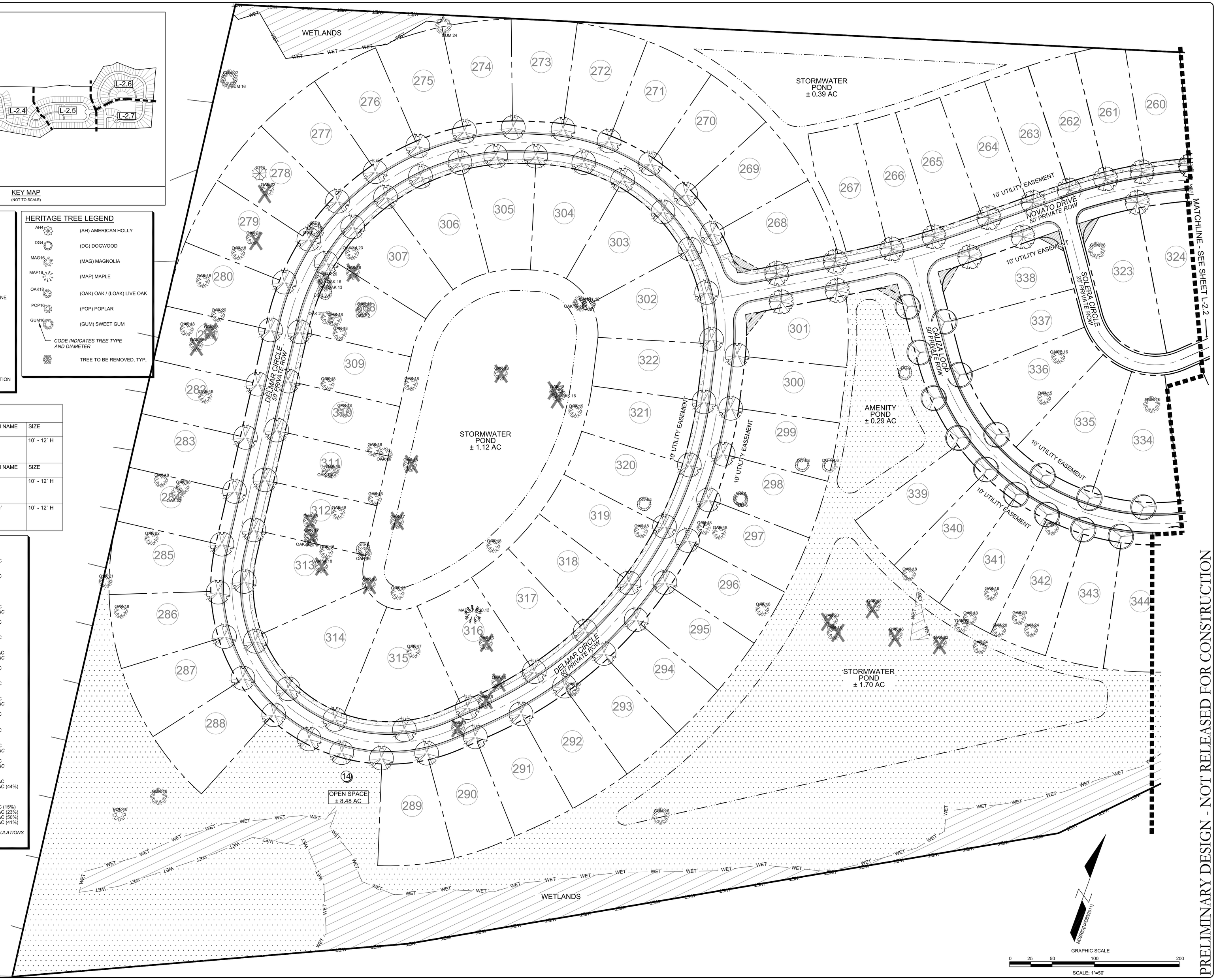
1	TOTAL OPEN SPACE	± 0.26 AC
2	TOTAL OPEN SPACE	± 0.18 AC
3	TOTAL OPEN SPACE	± 1.0 AC
4	TOTAL OPEN SPACE *POND AREA*	± 2.96 AC *± 2.00 AC*
5	TOTAL OPEN SPACE	± 0.99 AC
6	TOTAL OPEN SPACE	± 2.12 AC
7	TOTAL OPEN SPACE *POND AREA*	± 13.02 AC *± 7.57 AC*
8	TOTAL OPEN SPACE	± 0.56 AC
9	TOTAL OPEN SPACE	± 0.23 AC
10	TOTAL OPEN SPACE *POND AREA*	± 1.07 AC *± 0.56 AC*
11	TOTAL OPEN SPACE	± 0.65 AC
12	TOTAL OPEN SPACE	± 0.18 AC
13	TOTAL OPEN SPACE *POND AREA*	± 0.38 AC *± 0.23 AC*
14	TOTAL OPEN SPACE *POND AREA*	± 8.48 AC *± 2.78 AC*

TOTAL OPEN SPACE ± 32.08 AC
TOTAL POND AREA ± 13.14 AC (44%)

OPEN SPACE REQUIRED : ± 21.0 AC (15%)
TOTAL OPEN SPACE PROVIDED: ± 32.08 AC (23%)
TOTAL POND % OF OPEN SPACE ALLOWED: ± 15.10 AC (50%)
TOTAL POND % OF OPEN SPACE PROVIDED: ± 13.14 AC (41%)

**WETLANDS ARE NOT INCLUDED IN OPEN SPACE CALCULATIONS*

REFER TO SHEET L-2.2 FOR SITE DATA AND LANDSCAPE NOTES



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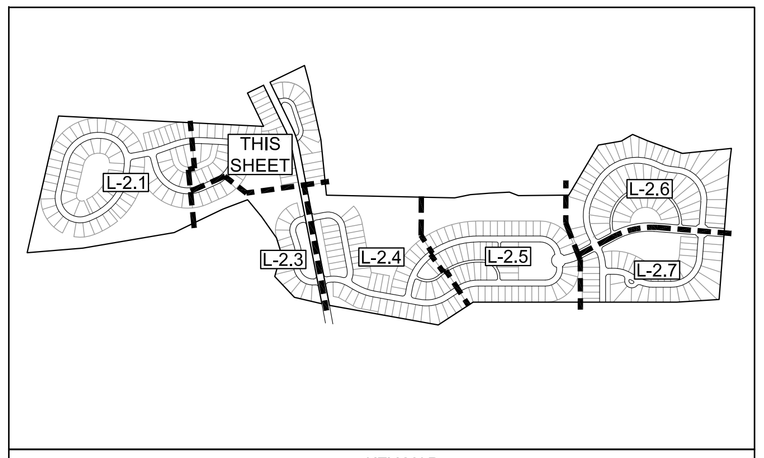
SEAL NORTH CAROLINA PROFESSIONAL SEAL 031591 ENGINEER ROBERT P. BALLARD
09/12/19

L-2.1

PEI JOB#: 19228.PE



KEY MAP
(NOT TO SCALE)

SITE DATA

APPLICANT / SUBDIVIDER INFORMATION:		BILL CLARK HOMES 127 RACINE DRIVE, SUITE 201 WILMINGTON, NC 28403	
PARCEL	OWNER	SIZE	ZONING
240000903 DB 02571 / PG 0574 (PARTIAL)	ANGELS TRACE INVESTMENTS, LLC 131 OCEAN BLVD WEST HOLDEN BEACH, NC 28462	398.40 AC.	MR3
2420000983 DB 03121 / PG 0797 (PARTIAL)	JAGUARS LAIR GOLF, LLC 131 OCEAN BLVD WEST HOLDEN BEACH, NC 28462	20.23 AC.	MR3
2420000981 DB 03121 / PG 0797 (PARTIAL)	JAGUARS LAIR GOLF, LLC 131 OCEAN BLVD WEST HOLDEN BEACH, NC 28462	10.53 AC.	MR3
TOWNSHIP:		SUNSET BEACH	
CURRENT LAND USE:		VACANT LAND	
PROPOSED ZONING:		MR3	
PROPOSED USE:		SINGLE FAMILY RESIDENTIAL DEVELOPMENT	
TOTAL SITE AREA:		± 138.25 (6,022,150 SF)	
TOTAL WETLAND AREA:		± 6.84 AC	
NET SITE AREA:		± 131.45 AC	

DEVELOPMENT DATA

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

LANDSCAPE NOTES

1. LANDSCAPE DESIGN PROVIDED IS CONCEPTUAL PROVIDED FOR DISCUSSION AND TO GENERALLY REPRESENT THE QUANTITY OF TREES TO BE PROVIDED. FINAL DESIGN IS PENDING SITE LAYOUT APPROVAL AND GRADING DESIGN.
2. HERITAGE TREES SHOWN AND INDICATED FOR REMOVAL ARE THOSE LOCATED IN PROPOSED ROADS, PROPOSED PONDS AND IN BUILDING PADS THAT WILL BE PROBLEMATIC TO BUILD AROUND WITHOUT DAMAGE.
3. ADDITIONAL REMOVALS MAY BE NECESSARY IN THE FUTURE AND WILL BE INCLUDED IN THE APPLICATION FOR THE TREE REMOVAL PERMIT
4. TREE REMOVAL PERMIT APPLICATION WILL BE SUBMITTED PRIOR TO THE REMOVAL OF ANY HERITAGE TREE IN ACCORDANCE WITH UDO SECTION 10.06(D)
5. LANDSCAPING OF INDIVIDUAL RESIDENTIAL LOTS WILL SATISFY THE REQUIREMENTS OF UDO SECTION 10.05 AT THE TIME OF DEVELOPMENT

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- AH4 — (AH) AMERICAN HOLLY
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- GUM16 — (GUM) SWEET GUM

CODE INDICATES TREE TYPE AND DIAMETER

- TREE TO BE REMOVED, TYP.

PLANT SCHEDULE L-2.2

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	10	Acer r. `October Glory` October Glory Red Maple	5` H
	13	Fraxinus p. `Patmore` `Patmore` Ash	10` - 12` H
CANOPY TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	23	Quercus virginiana Southern Live Oak	10` - 12` H

OPEN SPACE KEY

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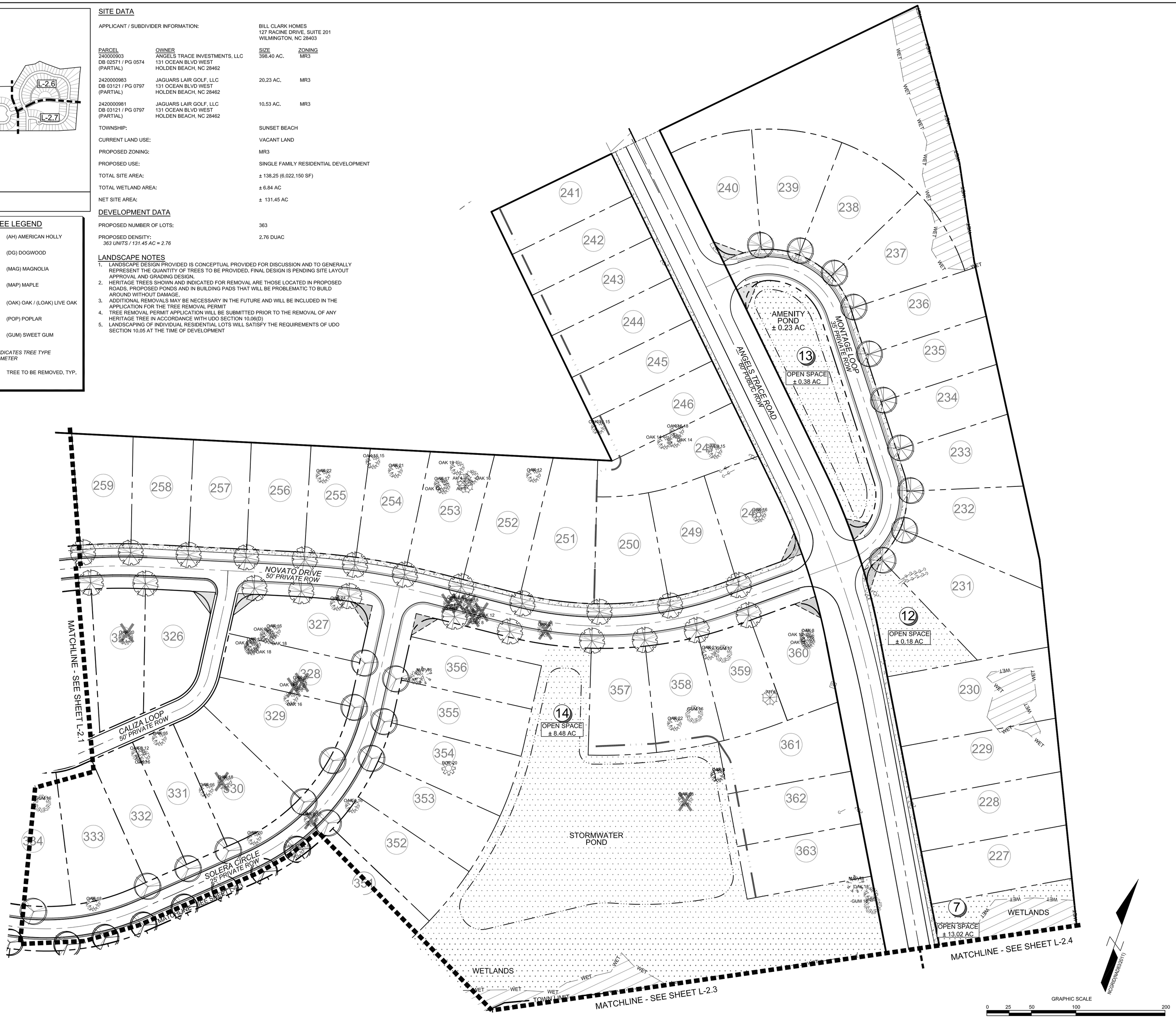

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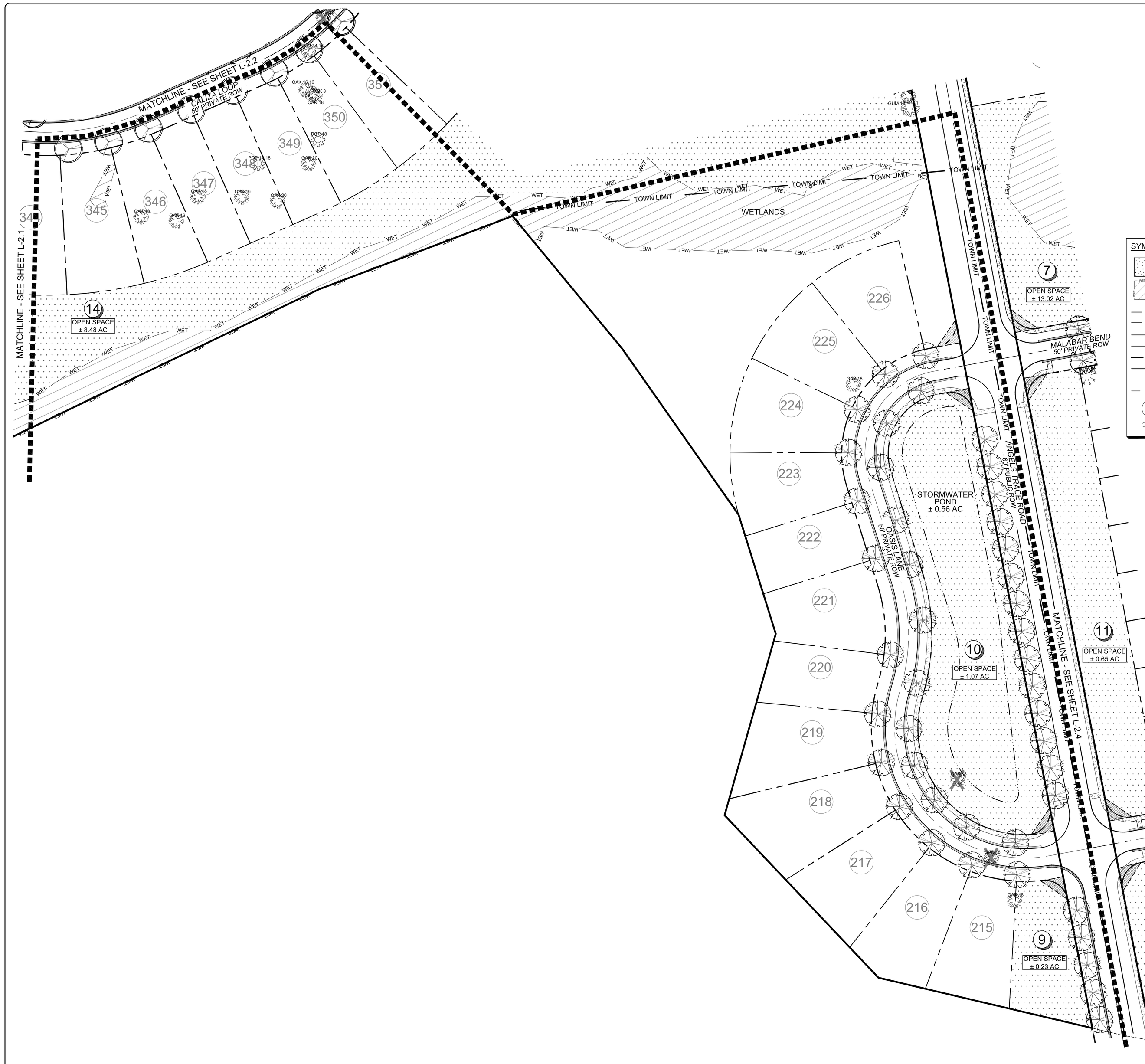
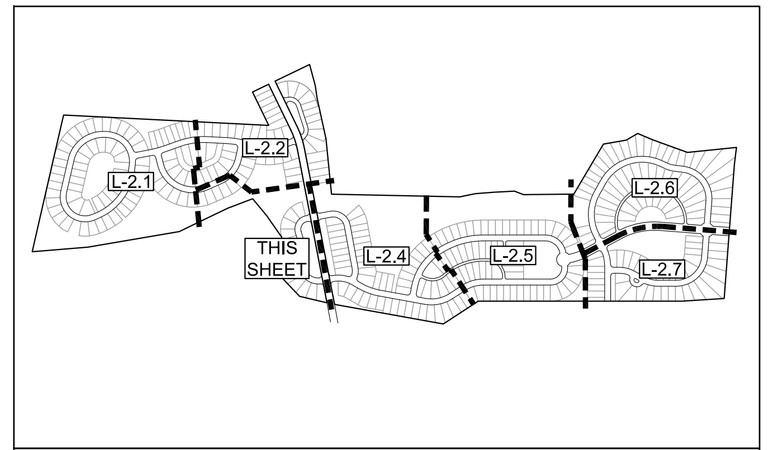
CHECKED: RPB

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 031591 ENGINEER ROBERT P. BALLARD
09/12/19

L-2.2

PEI JOB#: 19228.PE





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REFER TO SHEET L-2.2 FOR SITE DATA AND LANDSCAPE NOTES

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PLANT SCHEDULE L-2.3

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	6	Fraxinus p. `Patmore' `Patmore' Ash	10` - 12` H
CANOPY TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	39	Quercus virginiana Southern Live Oak	10` - 12` H

HERITAGE TREE LEGEND

- AH4 — (AH) AMERICAN HOLLY
- DG4 — (DG) DOGWOOD
- MAG16 — (MAG) MAGNOLIA
- MAP16 — (MAP) MAPLE
- OAK18 — (OAK) OAK / (LOAK) LIVE OAK
- POP16 — (POP) POPLAR
- GUM16 — (GUM) SWEET GUM
- *CODE INDICATES TREE TYPE AND DIAMETER*
- TREE TO BE REMOVED, TYP.

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LANDSCAPE PLAN
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PROJECT STATUS
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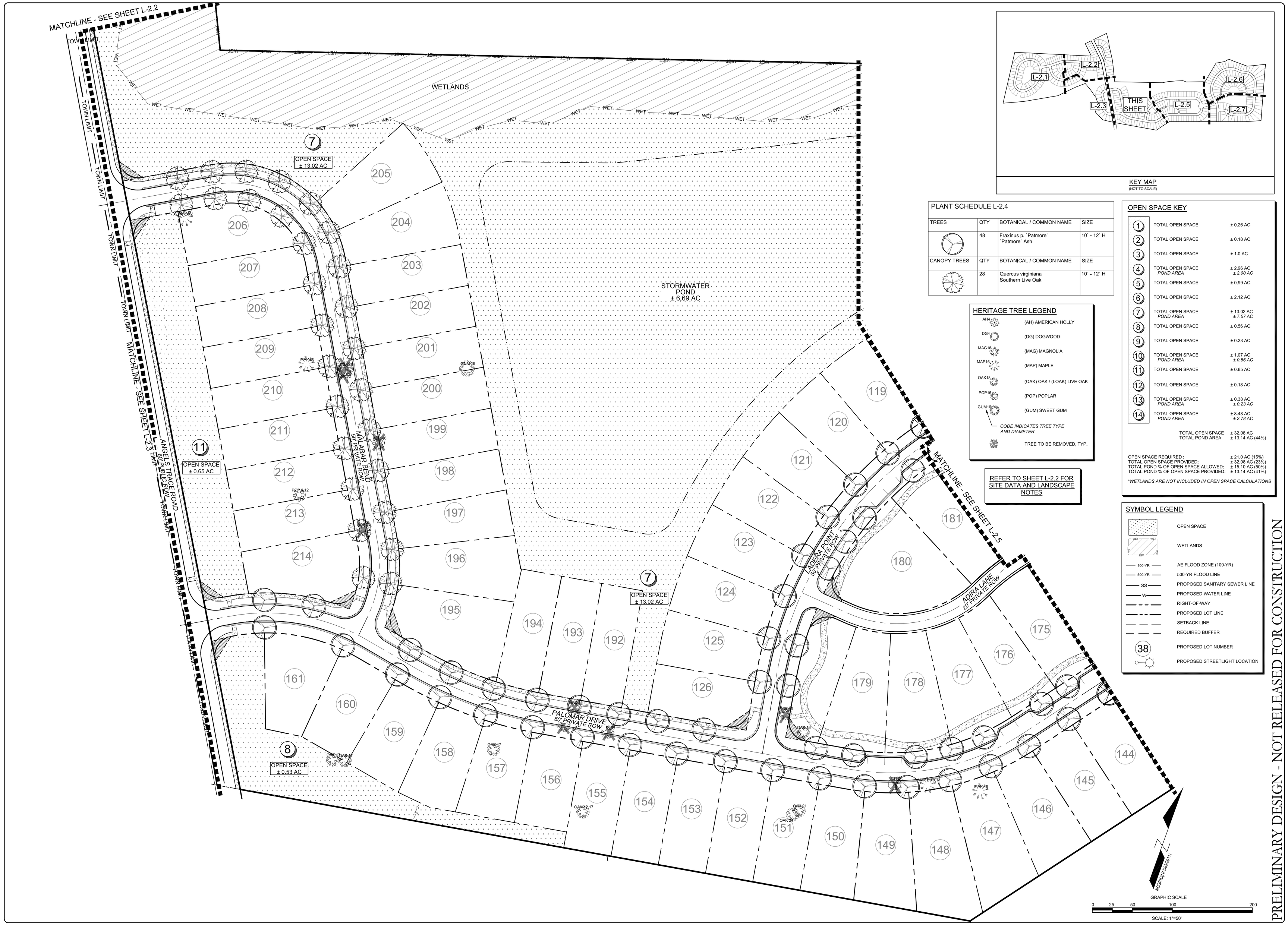
SEAL
NORTH CAROLINA PROFESSIONAL SEAL 031591 ENGINEER ROBERT P. BALLARD
09/12/19

L-2.3

PEI JOB#: 19228.PE



KEY MAP
(NOT TO SCALE)

PLANT SCHEDULE L-2.4

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	48	Fraxinus p. 'Patmore' 'Patmore' Ash	10' - 12' H
CANOPY TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	28	Quercus virginiana Southern Live Oak	10' - 12' H

HERITAGE TREE LEGEND

- AH4 — (AH) AMERICAN HOLLY
- DG4 — (DG) DOGWOOD
- MAG16 — (MAG) MAGNOLIA
- MAP16 — (MAP) MAPLE
- OAK18 — (OAK) OAK / (LOAK) LIVE OAK
- POP16 — (POP) POPLAR
- GUM16 — (GUM) SWEET GUM

CODE INDICATES TREE TYPE AND DIAMETER

TREE TO BE REMOVED, TYP.

REFER TO SHEET L-2.2 FOR SITE DATA AND LANDSCAPE NOTES

OPEN SPACE KEY

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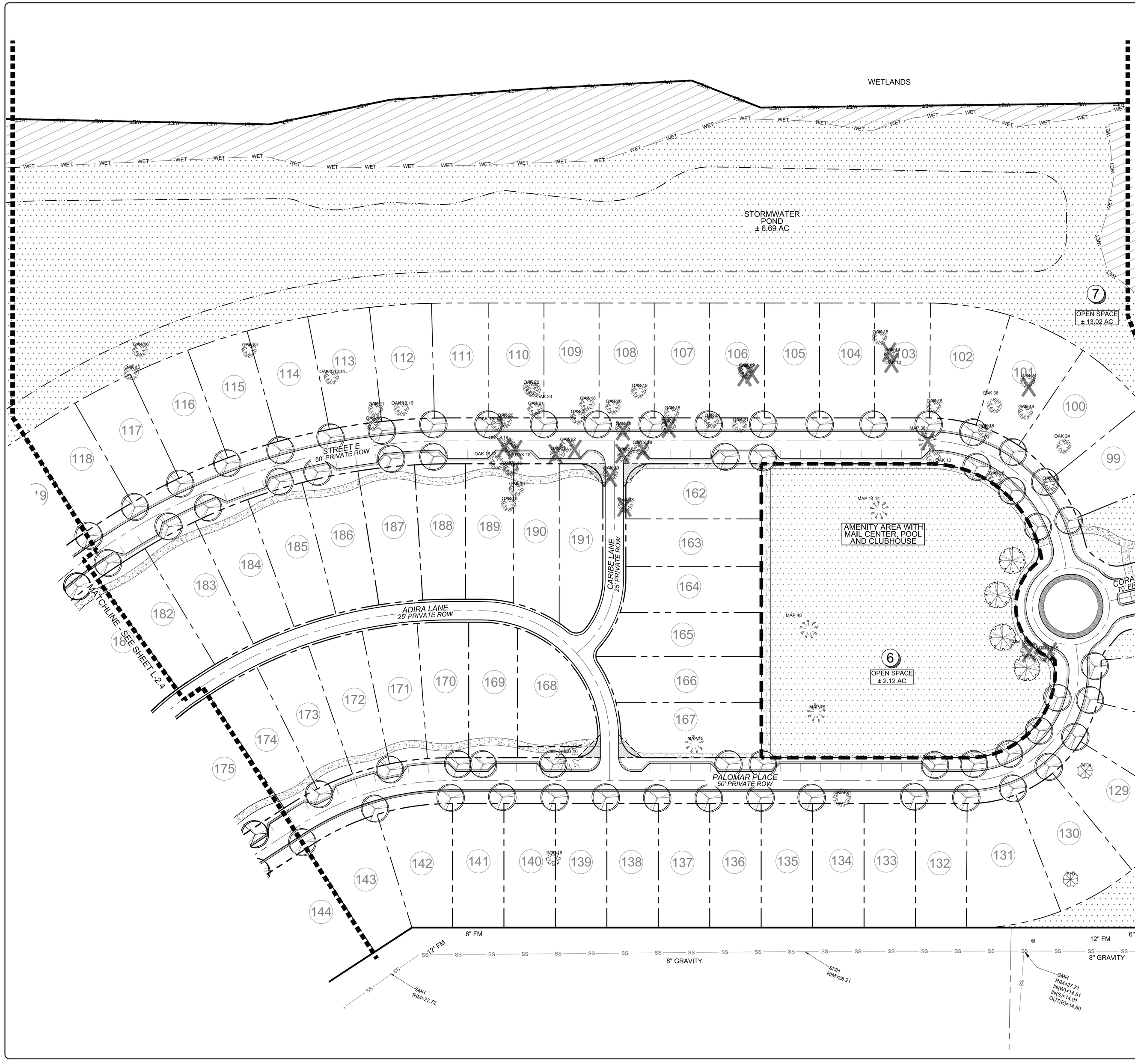

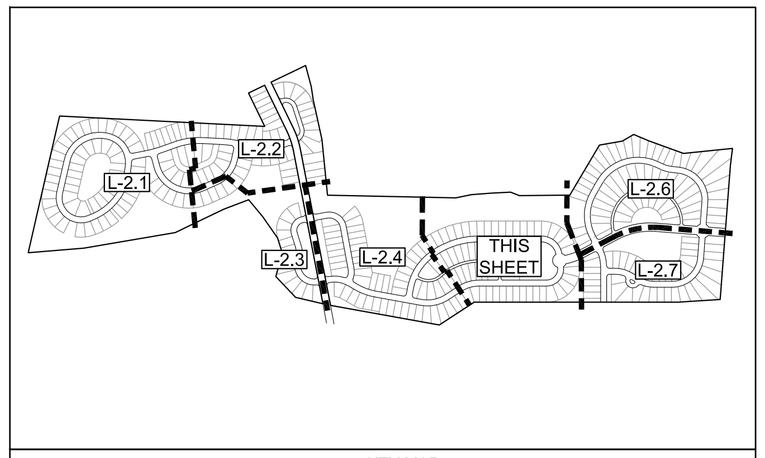

KEY MAP
(NOT TO SCALE)

PLANT SCHEDULE L-2.5

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	56	Fraxinus p. `Patmore` `Patmore` Ash	10` - 12` H
CANOPY TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	9	Quercus virginiana Southern Live Oak	10` - 12` H

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REFER TO SHEET L-2.2 FOR SITE DATA AND LANDSCAPE NOTES

HERITAGE TREE LEGEND

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- MAG16 — (MAG) MAGNOLIA
- MAP16 — (MAP) MAPLE
- OAK16 — (OAK) OAK / (LOAK) LIVE OAK
- POP16 — (POP) POPLAR
- GUM16 — (GUM) SWEET GUM
- CODE INDICATES TREE TYPE AND DIAMETER
- TREE TO BE REMOVED, TYP.

GRAPHIC SCALE
0 25 50 100 200
SCALE: 1"=50'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

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L-2.5

PEI JOB#: 19228.PE

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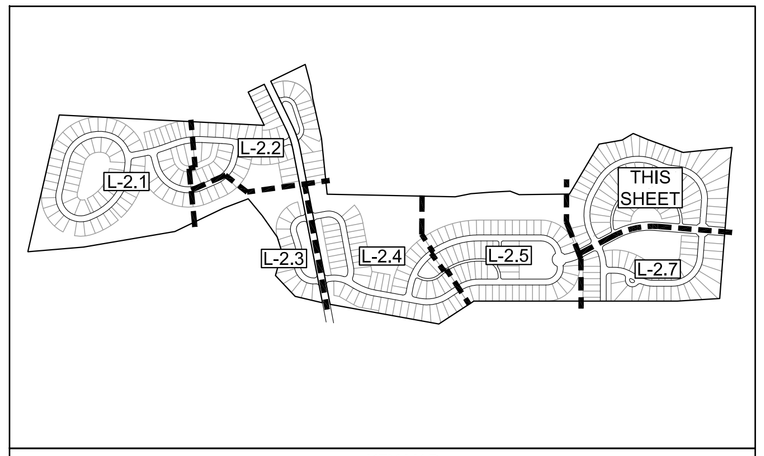
- TREE TO BE REMOVED, TYP.

PLANT SCHEDULE L-2.6

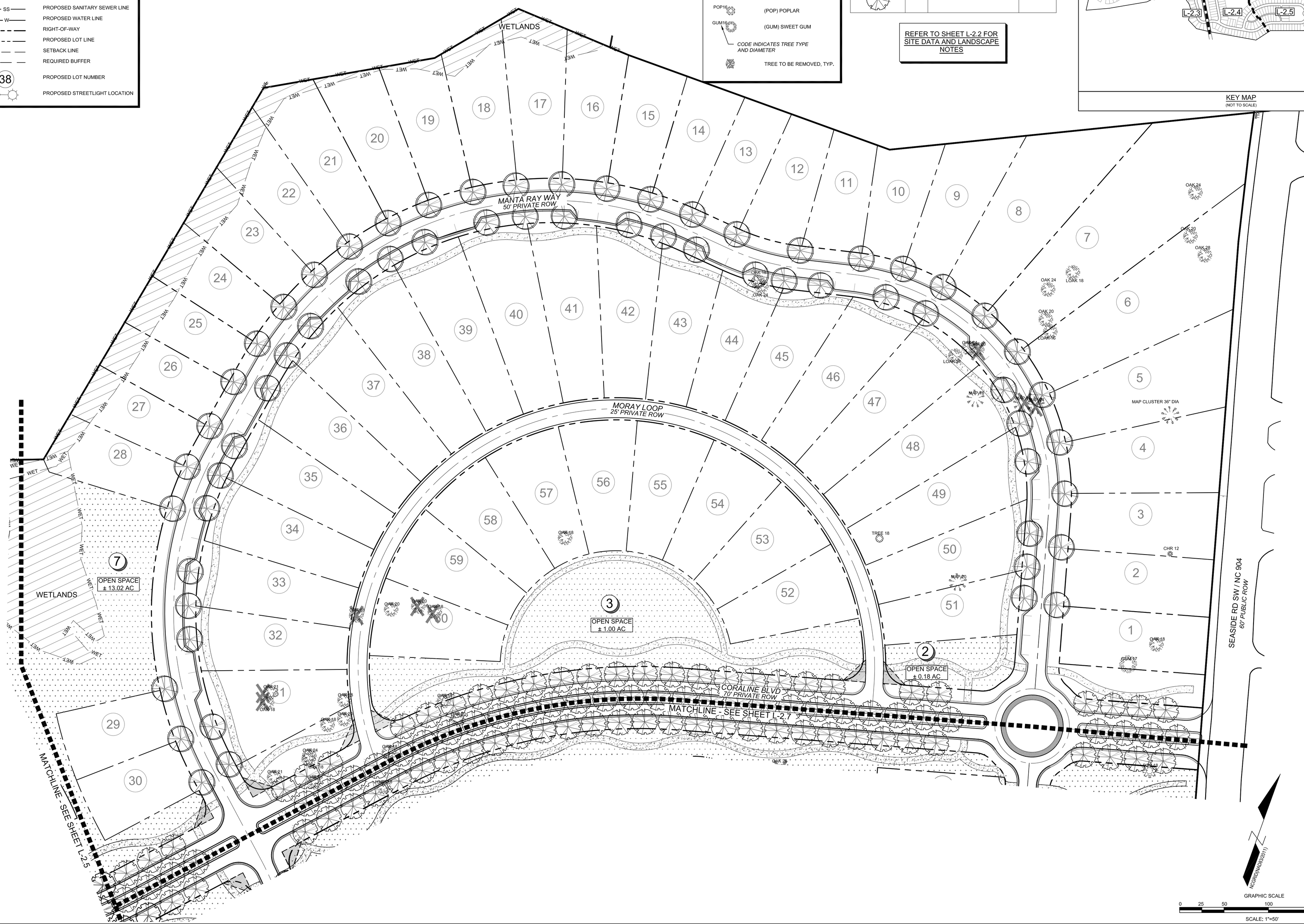
TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	61	Acer r. `October Glory' October Glory Red Maple	5` H

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	63	Quercus virginiana Southern Live Oak	10` - 12` H

REFER TO SHEET L-2.2 FOR SITE DATA AND LANDSCAPE NOTES



KEY MAP
(NOT TO SCALE)



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

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

PARAMOUNTE ENGINEERING, INC
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-0760 (F)
NC License #: C-2846

LANDSCAPE PLAN
PRELIMINARY PLAT
THE SANCTUARY AT ANGELS TRACE
TOWN OF SUNSET BEACH
BRUNSWICK COUNTY, NC

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL REVIEW:
RELEASED FOR CONST.:

DRAWING INFORMATION
DATE: 09/12/19
SCALE: 1"=50'
DESIGNED: JRC
DRAWN: JRC
CHECKED: RPB

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 031591 ENGINEER ROBERT P. BALLARD
09/12/19

L-2.6

PEI JOB#: 19228.PE

HERITAGE TREE LEGEND

AH4	(AH) AMERICAN HOLLY
DG4	(DG) DOGWOOD
MAG16	(MAG) MAGNOLIA
MAP16	(MAP) MAPLE
OAK18	(OAK) OAK / (LOAK) LIVE OAK
POP16	(POP) POPLAR
GUM16	(GUM) SWEET GUM

CODE INDICATES TREE TYPE AND DIAMETER

TREE TO BE REMOVED, TYP.

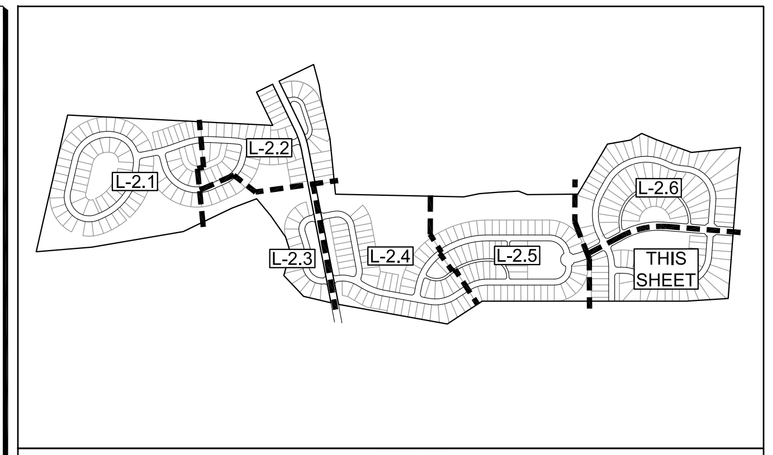
PLANT SCHEDULE L-2.7

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	50	Acer r. `October Glory` October Glory Red Maple	5` H
CANOPY TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**
	33	Quercus virginiana Southern Live Oak	10` - 12` H

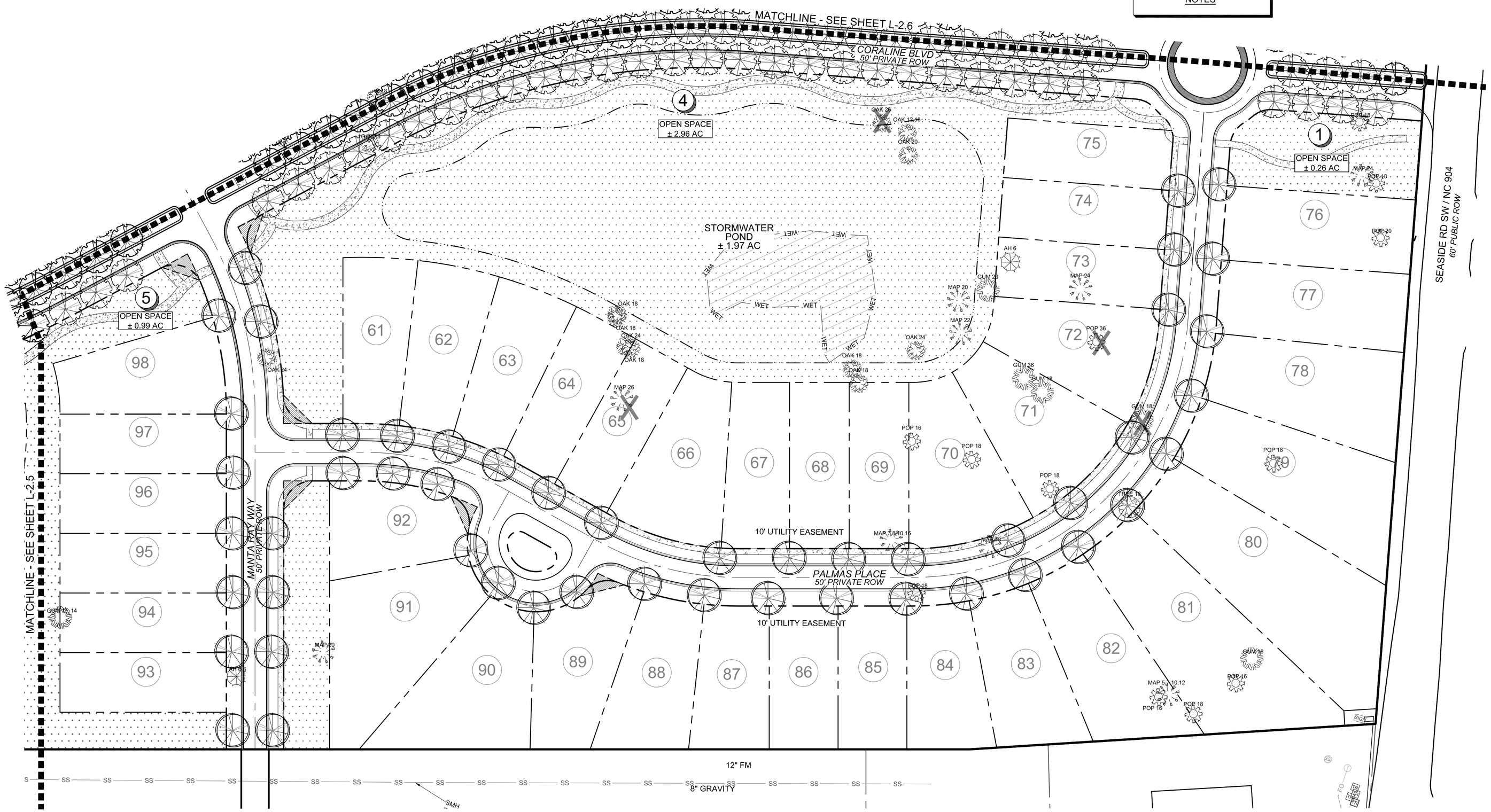
SYMBOL LEGEND

- OPEN SPACE
- WETLANDS
- 100-YR — AE FLOOD ZONE (100-YR)
- 500-YR — 500-YR FLOOD LINE
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- RIGHT-OF-WAY
- PROPOSED LOT LINE
- SETBACK LINE
- REQUIRED BUFFER
- 38 — PROPOSED LOT NUMBER
- PROPOSED STREETLIGHT LOCATION

REFER TO SHEET L-2.2 FOR SITE DATA AND LANDSCAPE NOTES



KEY MAP
(NOT TO SCALE)



GRAPHIC SCALE
0 25 50 100 200
SCALE: 1"=50'

PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

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L-2.7

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