

Cheryl

WILLIAMSON TRACT
PLANNED UNIT DEVELOPMENT
And
GENERAL LAND USE PLAN

BRUNSWICK COUNTY,
NORTH CAROLINA

Prepared For:

LaDANE ENTERPRISES, LLC &
DWE III, LLC

Submitted to:

TOWN OF OAK ISLAND
PLANNING BOARD
AND
TOWN COUNCIL



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SECTION I:

INTRODUCTION AND NARRATIVE OF INTENT

The Williamson Tract of land, approximately +/- 3,360 total acres, located within the southern unincorporated portion of Brunswick County, North Carolina, currently owned by LaDANE ENTERPRISES, LLC and DWE III, LLC ("Owner/Developer") and is being submitted to the Town of Oak Island ("Town") for Annexation consideration and Planned Unit Development ("PUD") Zoning approval. The property is situated north of the Intracoastal Waterway, extending to Southport Supply Road (S.R. 211) and extends from Sunset Harbor Road (S.R. 1112) eastward towards the new Oak Island Connector. The property is currently zoned R-7500A and the southern portion of the property is within the Town of Oak Island's extraterritorial jurisdiction.

A. THE PROPERTY

The property has been actively managed for silviculture over the last few decades. Exhibit A depicts the Williamson Tract boundary. The majority of the property is bordered by residential subdivisions of St. James Plantation to the east (across proposed Oak Island Connector), Seawatch to the northwest, River Run Plantation and Sunset Harbor to the southwest. The remaining edges of the property are predominately undeveloped or rural in nature. The Williamson Tract boundary also depicts the FEMA flood zones on the property, ranging from Zone AE (areas with base flood elevations) to Zone X (areas of minimal flooding).

Exhibit B depicts the Williamson Tract PUD, General Land Use Plan, consisting of approximately +/- 3,360 total acres, with approximately +/- 2,150 acres of uplands and approximately +/- 1,210 acres of jurisdictional freshwater wetlands (wetlands delineation verified by the EPA/U.S. Army Corps of Engineers). Soils on the property range from sandy well drained soils in the higher elevation portions of the site to clayey poorly drained soils in the lower elevation portions of the site.

Exhibit C depicts topographic information obtained from Brunswick County's GIS resources (2' contour elevations). Elevations on the site range from approximately 6 feet above mean sea level in the southern areas to approximately 67 feet above mean sea level in the western upland areas.

B. PLANNED UNIT DEVELOPMENT AND DEVELOPMENT AGREEMENT PROCESS

The Planned Unit Development (PUD) as adopted by the Town of Oak Island to permit and encourage the effective, efficient, and economical development of large tracts of land over a period of years within Town limits. The PUD application will be concurrent with a Development Agreement, the intent of which is to carefully integrate between public and private entities, requiring long-term commitment of resources and the protection of

rights and entitlements specified in the PUD for the property from the effect of subsequently enacted local legislation or from the effects of changing policies and procedures of local government agencies which may conflict with any term or provision of the PUD or in any way hinder, restrict, or prevent the development of the project. The Development Agreement will provide a reasonable certainty as to the lawful requirements that must be met in protecting vested property rights, while maintaining the authority and duty of government to enforce laws and regulations which promote the public safety, health, and general welfare of the citizens of our State. The Development Agreement is being made and entered between the Developer and the Town of Oak Island, under the terms of the North Carolina General Statutes, for the purpose of providing assurances to the Developer that it may proceed without encountering future changes in law which would materially affect the ability to develop under the plan, and for the purpose of providing important protection to the natural environment and long term financial stability and a viable tax base to the Town of Oak Island.

C. GENERAL LAND USE PLAN

It is anticipated that the Williamson Tract +/-3,360 acre property will be developed over a period of twenty to thirty years in accordance with the General Land Use Plan as set forth in this document or amended in the future. The General Land Use Plan sets forth the general scope of the development including number of units, land use and transportation patterns, open space and overall development standards. In addition to the General Land Use Plan and this document, development of the property is controlled by other provisions of the PUD and further guaranteed by the Development Agreement between the Developer and Town of Oak Island.

The goal of the development is to produce a safe, flexible, environmentally responsive and innovative mixed-use development that raises the quality of life and development standards in the area while anticipating future needs for education, culture, commerce, housing and services. The tract of land provides an opportunity for a mix of land uses that will be developed over a period of time. The PUD designation is necessary to accommodate the mix of land uses, a pedestrian friendly environment, a strong community atmosphere, an environmentally sensitive plan that fosters environmental education and provides for the responsible planning and development strategies for the property over time.

The Williamson Tract PUD General Land Use Plan, prepared by Wood + Partners Inc, (refer to Exhibit B) shows general transportation patterns and a mixed use community, showing designated areas for Commercial, Town Center, Residential, Civic, School, Wetland Preserves, Upland Preserve and Primary Roadways, etc. Proposed land uses within the General Land Use Plan are detailed under Section 2-Land Use Designation and Definitions.

The General Land Use Plan seeks to maintain open space requirements set forth in the Town of Oak Island's Zoning Ordinance for planned unit developments. The open space, preserves and amenities will be owned and maintained by the Developer, Property

Owner's Association, or other legally designated entity. Property deeded to a governmental entity becomes the maintenance responsibility of that entity.

The Williamson Tract General Land Use Plan, the provisions of this PUD and Development Agreement constitute the zoning for the Property and a waiver from current Town of Oak Island codes and regulations where differences occur. The General Land Use Plan and this PUD document may introduce land uses that do not exist in current zoning documents.

The most current version of the Zoning Ordinance (Chapter 18, Article II) and Subdivision Regulations (Chapter 18, Article III) are included as part of the PUD document (Exhibit D).

D. DEVELOPMENT STANDARDS

Site development within the Williamson Tract PUD will be controlled by the development standards set forth in this document, the Development Agreement, and the Town of Oak Island Zoning and Subdivision Ordinances. In the event of a conflict, the hierarchy of documents is the 1) Development Agreement; 2) Williamson Tract PUD and General Land Use Plan; 3) Town of Oak Island's Ordinance, Chapter 18, Article II. Zoning, Division 1 - Section 18-226 (31) Planned Unit Developments (PUD) and Article III. Subdivision Regulations, all in effect at time of PUD approval.

E. ENVIRONMENTAL / STORMWATER

Environmental sensitivity and protection and education are high priorities for this PUD. . As part of the development process, the Williamson Tract developer will implement best management practices for stormwater and management requirements per local, state and federal regulations to enhance water quality and protect the surrounding freshwater wetlands.

The developer will prepare stormwater management plans for each phased community as it is developed in accordance with a stormwater drainage master plan to be prepared by a professional engineering firm, licensed by the State of North Carolina prior to the development of any parcel/tract. The stormwater drainage master plan will address hydrological characteristics of the entire site, as well as adjacent drainage patterns of relative importance. The plan will address pre-development conditions and post-development stormwater management for flood control and sediment reduction.

The use of swales as part of stormwater management shall be deemed acceptable. Curbs and gutters shall not be required. In general, curbs and/or gutters may be used where smaller road right-of-way, aesthetic control, higher density/urban development or drainage easements are desired or where surcharged drainage conditions would result in standing water.

Freshwater wetlands on the property are typical of the North Carolina coastal area. The site contains jurisdictional freshwater wetlands. Approximately +/-1,210 acres, or 36 percent of the site are jurisdictional, freshwater wetlands. Any wetland impacts will be regulated as required under applicable law. There are no major impacts at present to the jurisdictional freshwater wetlands other than necessary road and utility crossings. All impact mitigation will meet or exceed state or federal standards then in effect. No additional requirements in connection with environmental impact studies will be required, other than those required by Federal and State regulations in accordance with the applicable law, shall be imposed on the property.

F. CULTURAL AND HISTORICAL RESOURCES

There has been no cultural and historical research performed on this property. Should a US Army Corps of Engineers wetlands permit be required for any of the parcels/tracts of land, cultural resource issues, if any, will be addressed with the State Historic Preservation Offices once a report is complete. No requirements in connection with historical or cultural resources pertaining to the property, other than those required by the State of North Carolina in accordance with the applicable law, shall be imposed on the property.

G. WATER AND SEWER SERVICE

Preliminary discussions with the Town of Oak Island indicate a willingness to have water and sanitary sewer service be provided by the same public utilities serving The Town of Oak Island. If not available, the Developer will provide such services. Water and sewer will be coordinated for service to the site and to sufficiently service all of the units and commercial acreage allowed within the PUD. Developer, at its sole cost and expense shall engineer, design, permit, construct and install the water and sewer lines servicing within the Williamson Tract PUD. The internal water and sewer lines shall be engineered, designed, constructed and installed in accordance with all applicable federal, state, and local laws, regulations and policies, including but not limited to, those regulations promulgated by the North Carolina Department of Environmental and Natural Resources (NCDENR). Upon completion by the Developer and acceptance by the public utilities, the public utilities will own, operate and maintain water and sewer systems within the PUD service area.

H. UTILITY SERVICE

Williamson Tract PUD is in the service territory of Brunswick Electric Membership Corp (BEMC) for electrical power. The Developer will coordinate with BEMC regarding planning for Williamson Tract PUD.

Bellsouth Telecommunications and Time Warner Cable will provide telephone/internet/cable services to Williamson Tract PUD. The Developer will coordinate with these service providers regarding planning for Williamson Tract PUD.

Other utilities may be available and will be coordinated by the Developer as needed for service within the Williamson Tract PUD.

I. PARKING

Total number of required parking spaces for all land uses allowed herein shall conform to the Town of Oak Islands, Chapter 18, Article II, Zoning Ordinance. Modulation of those standards shall be allowed in order to minimize impervious surfaces, incorporate shared use parking, on-street parking and based on walk-ability characteristics; provided the applicant furnishes actual documentation that the new standard meets the parking needs of the proposed land use.

J. ROADWAYS AND TRAFFIC

Williamson Tract PUD is bordered by the following public roads: South Port Supply Road (S.R. 211) to the North, Sunset Harbor Road (S.R. 1112) to the West, and the new Oak Island Connector to the East. These roads are currently under the jurisdiction of the North Carolina Department of Transportation (NCDOT) and Brunswick County, regarding access, construction improvements and maintenance. Establishing safe and reasonable ingress and egress for the PUD is a priority for the Developer, NCDOT, and Local Authorities.

The General Land Use Plan (Exhibit A) illustrates an overall transportation network system of primary roadway corridors that traverse the property and provides desirable full movement ingress/egress intersection and interconnectivity to adjacent offsite roadways, including the new Oak Island Connector. Transportation patterns indicated on the General Land Use Plan are subject to modification at the time of Development Plan approval based upon specific soil conditions, environmental concerns, marketing conditions, physical constraints, detailed design parameters and NCDOT approvals.

Ingress and egress to the property as described above and as shown on the General Land Use Plan are currently being coordinated with NCDOT and are preliminary and may be relocated prior to final development plan(s) approval. Planning, design and construction of these accesses, as well as all roadways, alleys and transportation elements, shall be in accordance with NCDOT standards (including TND street guidelines), PUD standards or other engineering standards based upon geotechnical studies. Road design may include curb and gutter, or swale sections without curb and gutter.

Potential access across jurisdictional wetlands surrounding adjacent tracts/parcels may be allowed if approved by U.S. Army Corps of Engineers (USACOE) and N.C. Division of Water Quality (NCDWQ). Road linkages to adjacent properties and isolated uplands may include impacts to jurisdictional wetlands.

Notwithstanding other provisions of this document, roadway, boulevard, round-a-bouts, alleys and other traffic rights-of-way design standards may be modified to reduce

environmental impacts, control traffic speeds, enhance new urbanism characteristics and increase tree preservation provided safety concerns are not compromised. To protect and preserve significant trees, such design is hereby encouraged. Reductions of roadway and right-of-way widths may not occur unless specifically authorized by the local jurisdiction.

The Williamson Tract PUD shall provide roadway linkage of major land use areas including internal linkage to commercial and recreational uses. Certain areas within the Williamson Tract PUD in whole or in part may be developed as private roads (in accordance with NCDOT standards) with access restricted and/or gated appropriately at Owner/Developer discretion. All roads and alleys within the PUD shall be constructed by the Developer or other party(ies) and maintained by such party(ies) and/or Association(s), or dedicated to the public for the NCDOT. Overall roadway corridors as indicated on the General Land Use Plan are intended to be dedicated for public use and interconnectivity.

SECTION II:

DESIGNATION AND DEFINITIONS

A. INTRODUCTION

The Williamson Tract Planned Unit Development (PUD) has a total of approximately +/- 3,360 acres, consisting of approximately +/- 2,150 acres of uplands and approximately +/- 1,210 acres of jurisdictional freshwater wetlands as indicated on the General Land Use Plan for Williamson Tract PUD prepared by Wood + Partners Inc.

The General Land Use Plan consists of the following land use areas:

- a. Commercial:
 - i. CM (General Commercial, Neighborhood Commercial, Hospitality, Business Center, TND, etc.)
- b. Town Center:
 - i. TC (RB, RC, TND, Neighborhood Commercial, General Commercial, etc.)
- c. Residential:
 - i. RA (Low to Medium Density - Single Family, Neighborhood Center, etc.)
 - ii. RB (Medium Density - Single Family, Multi-Family, Neighborhood Center, Traditional Neighborhood Development-TND, etc.)
 - iii. RC (Medium to High Density - Multi-Family, Neighborhood Center, TND, Neighborhood Commercial, etc.)
- d. Civic:
 - i. CV (Civic, Government, Public Safety, Community Parks, etc.)
- e. School:
 - i. SC (School, Institutional, etc.)
- f. Community Preserves:
 - i. Wetland / Wetland Preserve (Nature Trails, Boardwalks, Viewing Platforms, Environmental Education, Conservation Easement, etc.)

- ii. Upland Preserve (Open Space, Parks, Community Recreation, Nature Trails, Environmental Education, Conservation Easement)
- g. Primary Roadway Corridors:

The land use areas indicated on the General Land Use Plan are not intended to be rigid exact boundary lines for future land use and improvements. The General Land Use Plan for the Williamson Tract PUD district shall maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions and design parameters and as such, the exact location of roadways, access points, parcel/tract boundary lines, land uses and their mix of uses, parcels and their subsequent location and size indicated within the planning area shall be subject to change at the time phased Development Permit Plan(s) are submitted for development; provided, however, that maximum densities and other conditions of the Development Agreement between the Developer and Town of Oak Island, will be strictly adhered to, unless adjustment is requested by the Developer and approved by the Town. The boundaries of the PUD may be modified to include adjacent acreage subject to the approval of the Town by appropriate petition/application to the Town to amend the PUD and the Development Agreement.

B. ALLOWED LAND USES

The General Land Use Plan for Williamson Tract PUD is not intended to be a comprehensive listing of allowed land uses, the following land uses shall be permitted in the Williamson Tract PUD. The purpose of this portion of the PUD document is to state which land uses shall be allowed within the Williamson Tract PUD, however by allowing these uses, this does not obligate the Developer to provide the uses or facilities stated herein.

The following land uses and definitions shall be permitted in the Williamson Tract PUD:

- 1. Mixed-Use Community
 - a. Business Center
 - b. Neighborhood Center
 - c. Community Recreation
 - d. Dwelling Units – Residential
 - i. Single Family (Attached and Detached)
 - ii. Multi-family
 - e. General Commercial
 - f. Hospitality
 - g. Institutional/Civic
 - h. Maintenance Areas
 - i. Model Home/Sales Center
 - j. Neighborhood Commercial
 - k. Open Space

- l. Recreational Vehicle Parks
- m. Silviculture
- n. Traditional Neighborhood Development (TND)
- o. Utilities

2. Easement

- a. Any easement that occurs within the property shall have the same land uses as any of the adjacent land uses. Any restrictions shall be based on the legal definition of the easement.

C. ALLOWED DENSITY AND TRANSFER OF DENSITY BETWEEN PLANNING AREAS

Of the +/- 3,360 total acres within the General Land Use Plan for the Williamson Tract PUD, approximately +/- 138 (4%) upland acres are intended for Commercial, +/- 135 (4%) upland acres are intended for a mixed-use Town Center, +/- 761 (23%) upland acres are intended for low-medium density residential, +/- 406 (12%) upland acres are intended for medium density residential, +/-198 (6%) upland acres are intended for medium-high density residential, +/- 58 (2%) upland acres are intended for Civic, +/- 103 (3%) upland acres are intended for School, +/- 1,453 (43%) acres of Community Preserve (wetlands and uplands), +/- 108 (4%) upland acres are intended for Primary Roadway Corridor. The General Land Use Plan may be modified at time of phased development permit submittal(s), taking into consideration the potential need to adjust the exact locations of residential and commercial uses to address, site constraints, traffic considerations and in response to market conditions.

There will be an overall residential density cap of 7,700 residential units which is based on an average density of 2.3 units per acre applied to the entire Williamson Tract PUD.

The Developer shall have the right to convert non-residential acreage to residential acreage (including attached and detached single-family and multi-family) provided the maximum allowed residential units is not exceeded. The Developer shall also have the right to convert residential acreage to non-residential acreage (including commercial, civic, institutional, business center, etc.). There will not be a cap on the conversion of residential to commercial acreage. However, the conversion factor shall be an acre for acre exchange (excluding jurisdictional wetland acreages).

Overall residential density shall include both Attached and Detached Single-Family Residential and Multi-Family Residential. Bed and Breakfast and Guesthouses shall not count against residential density. Detached Guesthouses, Mother-in-Law Apartments, and Garage and/or Garden Apartments (for rent or not) on the same lot with a single family unit will be allowed as one structure per lot (up to a maximum of 25% of the total residential density units with the exception of TND land use areas which shall not be subject to this 25% maximum restriction) and the second structure will not be

counted against the total density. Fractional Ownership and Time Shares count as 0.5 residential units for purposes of density.

Commercial acreage shall include commercial uses of Business Center, Neighborhood Center, General Commercial, Hospitality, Institutional/Civic, Maintenance, Neighborhood Commercial, Traditional Neighborhood Development (TND), Recreational Vehicle Parks, as well as other uses and shall have no cap placed on density (building square footage/acre), provided compliance with storm water, parking, setbacks, landscaping and other site design requirements of the PUD and the Town of Oak Island Zoning Regulations are met. Hotel/Lodges, Inn, Bed and Breakfast Properties and Assisted Living, Congregate Care and Nursing Home Facilities shall not have a specified dwelling unit per acre maximum nor a square footage per acre maximum, provided compliance with storm water, parking, buffering, landscaping and other site design requirements of the PUD and the Town of Oak Island Zoning Regulations are met.

D. DESIGN REGULATIONS

1. The Owner/Developer will maintain a cohesive and high quality community development through such mechanisms as, covenant and restrictions, design guidelines, pattern books, architectural review board, etc. to govern and administer quality, uniformity and development design standards. Such standards may include overall PUD and individual development guidelines for uniform signage, landscaping, lighting, etc. The Developer can establish architectural review board(s) to administer these standards, including Town's Vegetation Management Program in accordance with said regulations. The Town shall not issue a final building or development permit unless the applicant has been approved in writing or stamped by the Chairman or their designee, of any established architectural review board.
2. Excluding any Town approved Variances or as outlined herein, maximum height for single family residential structures shall be 35 feet and multi-family/non-residential structures shall be 55 feet, not including minor uninhabitable architectural elements above basic roof lines, in accordance with Town of Oak Island's Zoning Regulations. Building heights shall be relatively consistent for visual continuity.

E. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS

In the absence of a term definition or clarity specific to the Williamson Tract PUD in this General Land Use Plan or in the Williamson Tract Development Agreement with the Town of Oak Island, the definitions of the Town of Oak Island Zoning Ordinance included in Exhibit D, included herein, shall apply in the interpretation of the Williamson Tract PUD. The locations of specific land uses are not described on the General Land Use Plan because the large scale and conceptual representation of this mixed-use development. However, the definitions below shall generally describe the allowed uses within the Williamson Tract PUD.

1. Acre:

- a. Gross Acre shall mean the entire acreage of this site.
- b. Net Acre shall mean the acre that remains after deduction of restrictive use easements for existing utilities and on-site jurisdictional wetlands.

2. Business Center:

This designation allows for a multi-use business park to meet regional demands for light manufacturing, office, commercial services, research and development, technology center and wholesale/retail businesses.

Permitted uses include:

- a. Establishments involved in light manufacturing, regional warehouses, distribution operations, back-office operations, commercial businesses, office space, technology research, office/warehouse operations, wholesale/retail businesses, flex-space, commercial service businesses, call/communication centers, research or experimental laboratories, public building, public utility facility, agricultural farm, horticultural nursery, radio and/or television station and/or transmission tower, commercial trade or vocational school, off street commercial parking or storage are for customer and client or employee-owned vehicles.
- b. Light manufacturing uses shall provide a minimum buffer of 25 feet from adjacent residential uses not separated by a road right of way, or wetland of an equal width.
- c. Build to property lines will be allowed to reduce cost of utilities and create more pedestrian friendly environment as long as fire protection between adjacent and party walls is strictly adhered and visual design standards are met.

3. **Neighborhood Center:**

This designation allows for the development of an internally oriented integral mix of various allowed land uses, accessory uses and structures defined herein to establish a pedestrian/village oriented community node or core.

Permitted uses include:

- a. Single Family Residential
- b. Multi-Family Residential
- c. Traditional Neighborhood Development (TND)
- d. Model homes and Sales Center
- e. Community Administration Offices
- f. Neighborhood Commercial
- g. Bed and Breakfast/Guesthouse
- h. Hospitality
- i. Institutional/Civic
- j. Open Space and Neighborhood Parks
- k. Community Recreation

Build to property lines will be allowed to reduce cost of utilities and create more pedestrian friendly environment as long as fire protection between adjacent and party walls is strictly adhered and visual design standards are met.

4. **Community Recreation:**

This designation allows for the recreational complexes and amenities to serve the community, which shall be allowed to occur as a mixed-use throughout the Williamson Tract PUD. Land uses may consist of private and semi-private recreation, indoor and outdoor lighted and unlighted recreation facilities, establishments and services that include active and passive sports and entertainment, ancillary facilities such as restaurants serving such public recreational facilities. Community Recreation enhances the quality of life and provides recreational needs for the Williamson Tract community and shall not be considered commercial uses and shall not be counted against the overall allowed acreage for commercial uses within the Williamson Tract PUD.

Permitted uses include:

- a. Outdoor Recreational Facilities including but not limited to:
 1. Public and/or Private Golf courses (full size, executive, putt-putt and other golf related activities) and ancillary facilities associated therewith
 2. Public and/or Private Health Clubs and Spas
 3. Golf Cart storage barn and maintenance facilities

4. Swimming Pools, Water Slides, Lazy Rivers, Splash Play Areas, Pool Bath Houses and Gazebos and other associated ancillary facilities
 5. Tennis Courts and ancillary facilities associated therewith
 6. Lawn Games such as bocce, croquet, and volleyball, etc.
 7. Multi-use fields
 8. Playgrounds
 9. Neighborhood Parks
 10. Community Parks
 11. Leisure Trails and Bike Trails
 12. Lakes/Ponds
 13. Boating, Kayaking, docks and aquatic support facilities
 14. Nature Centers
 15. Community special events, charitable and public gatherings
 16. Other Recreational Uses
- b. Recreational Buildings including but not limited to uses such as indoor recreation, meetings, assembly, banquet, dining, wellness, fitness and hobby space.
 - c. Accessory Buildings
 - d. Community Offices, Sales Offices, Model Homes and Administration Buildings (uses shall not be counted against commercial acreage)
 - e. Maintenance and Storage Facilities
 - f. Community Center and Service facilities including:
 1. Public and/or Private Club facilities
 2. Pro shops, snack bars, grills, restaurants and lounges associated with clubhouses
 3. Ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.
- 5. Dwelling Units – Residential:**

Residential dwelling units per acre (DU/AC) is a calculation based on the total residential units of a tract or parcel, divided by the total gross acres of the same tract or parcel. Residential types include:

- a. Single Family:
 1. Single family residential consists of attached (2 or more units separated by a common ground-to-roof wall) and detached residential, including both short term and long term rentals, fee-simple, condominium and other ownerships.
 2. Single-family residential shall have a maximum of 6 DU/AC max for detached single-family residential and 8 DU/AC max for attached single-family residential on a site-specific basis.
 3. Product mix may include full size lots, attached and detached zero-lot line product, townhouses, patio home lots, zipper-lots and cottages.

4. For detached single family residential and duplexes (excluding TND and Cottages):
 - i. Minimum lot width shall be 40 feet with a minimum depth of 100 feet
 - ii. Average lot size may vary as to specific, individual phased development plans, but the overall average lot size on the Property shall not be less than 4,500 square feet.
 - iii. Minimum side yard setbacks shall be 5 feet on each side for non-zero-lot line lots and 10 feet on only one side for zero-lot line lots. Side setbacks can be reduced at the discretion of the Town. As for single family dwelling units (excluding TND and Cottages), the minimum front-yard setback of 25 feet shall be imposed on lots with front loaded garages; a minimum setback of 15 feet for lots with side loaded garages or garages that are setback 25 or more feet; a minimum setback of 15 feet from back lot line; a minimum of 5 feet side and rear setback for detached garages; and a minimum setback of 5 feet from pool or deck.
 5. Cottage units are single family lots or condominium clusters and shall be developed on a site-specific basis with environmental and fire-rating separation concerns being the primary constraint for each cottage site selection and lot sizes may be defined by foundation dimensions.
 6. For attached single family residential, townhomes, or condominiums:
 - i. There shall be no minimum lot size or setbacks.
 - ii. 5 foot side setbacks shall be required for all non-common lot line sides.
 7. Lot size range from square footage of the foundation of cottage-type product to larger single-family lots. Additional lot size designations and bulk requirements shall be provided for each type of proposed residential use at time of phased Development Plan submittal(s).
 8. The allocation of density as specified in the PUD allows for the clustering of development on any parcel within the property; provided that each residential unit shall be counted against the maximum allowed residential density on the property, and in no case shall this be exceeded. This does not guarantee the Property can be developed at the identified maximums.
- b. Multi-family:
1. Multi-family residential (which are not separated by a common ground-to-roof wall) consists of attached residential including both short term and long term rentals, fee-simple, condominium and other ownerships (excludes Hotel/Motel/Lodges/Inn/Bed and Breakfast and Guesthouse).
 2. Multi-family residential units are allowed up to a maximum of 16 dwelling units per gross acre on a site-specific basis. Density is based on the number of stories in a project. One-story projects are limited to 8 dwelling units per gross acre, two story projects are limited to 12

dwelling units per gross acre and any project with three or four story component is capped at 16 dwelling units per gross acre.

3. Mid-rise multi-family residential units shall be defined as those which exist in buildings over three stories with density limited to 40 dwelling units per gross acre. Mid-rise multi-family units shall be reviewed on a case by case basis and only allowed provided building safety, fire protection and other applicable standards.
4. Multi-family units do not have a lot size designation.
5. The allocation of density as specified in the PUD allows for the clustering of development on any parcel within the property; provided that each residential unit shall be counted against the total allowed residential density on the property, and in no case shall this be exceeded. This does not guarantee the Property can be developed at the identified maximums.

c. Permitted uses include:

1. Mixed Single Family and Multi-family products.
2. Traditional Neighborhood Development (TND).
3. Institutional and Civic buildings and uses.
4. Lodges, Inns, bed and breakfast and guest housing accommodations.
5. Neighborhood Commercial.
6. Community center, clubhouses, recreational facilities, and other community facilities, buildings and uses.
7. Community and golf maintenance facilities
8. Accessory buildings, private swimming pools, and home occupations.
9. Community recreation, golf, parks, playgrounds, trails and community owned facilities.
10. Model home and sales center and support offices.
11. Open space.
12. Lakes/Ponds for drainage systems and recreational amenity.
13. Religious facilities.
14. Temporary construction facilities including storage, staging, disposal yards and offices.
15. Utilities including but not limited to, power, telephone, water, sewer, and telecommunications.
16. Primary collector roads and access roads.

6. General Commercial:

The general commercial designation allows for the development of concentrated commercial and office nodes located on primary vehicular routes to serve the Williamson Tract PUD and entire region.

Permitted uses include:

- a. Establishments engaged in selling goods or merchandise to the general public for personal or household consumption (e.g. shopping centers, town centers, village centers, supermarkets, department stores, convenience stores, gas stations, automobile and boat dealerships, etc.) and rendering services incidental to the sale of such goods; establishments providing services or entertainment to the general public including but not limited to eating and drinking establishments, personal service and hardware and repair business and entertainment establishments (e.g. movie theatres, bowling alleys, etc.); office buildings for banks government, business professional or general purposes, unless specifically prohibited under Prohibited Uses below.
- b. Integrated residential mix of single family, multi-family and/or traditional neighborhood development (TND). Residential uses are not to be integrated with light industrial, flex space, warehousing, self storage, metal prefabricated buildings and other non new urbanism land uses.)
- c. Institutional and Civic
- d. Assembly, Worship
- e. College and Professional Schools
- f. Schools (neighborhood elementary and middle school)
- g. Schools (community high school)
- h. Medical offices, labs and out-patient facilities
- i. Daycare, commercial
- j. Utilities
- k. Public Services
- l. Government Offices
- m. Commercial Lodging (hotel, lodge, inn, condo-hotel, motel)
- n. Commercial Retail
- o. Office (including medical)
- p. Hospitality
- q. Restaurant (including outdoor seating)
- r. Service Businesses
- s. Dry-Cleaning and Laundry Services
- t. Parking Garages and Decks
- u. Gas/Convenience Store with no Repair Bays or Facilities
- v. Commercial Amusement (indoor only)
- w. Commercial Recreation
- x. Christmas Tree Sales
- y. Roadside Stands (on designated areas only)
- z. Commercial Outdoor Sales (related to existing retail)
- aa. Public Interest and Special Events (permitted, located, and scheduled ahead of time)
- bb. Nightclub and Entertainment
- cc. Movie Theaters
- dd. Grocery
- ee. Mini-warehouse facilities will be limited to a maximum height of two stories

- ff. Outdoor go-cart racing facilities subject to Town Zoning Regulations
- gg. Live/Work facilities (i.e. commercial below with residential above)
- hh. Neighborhood Commercial
- ii. Community special events, charitable and public gatherings
- jj. Recreational vehicle and boat storage areas or facilities
- kk. Maintenance facilities

Sidewalk displays are permitted directly in front of an establishment, if at least five feet of sidewalk is maintained for adequate and uncluttered pedestrian access.

Commercial use shall provide a minimum buffer of 15 feet from any adjacent residential use not separated by a road right-of-way, wetland or wooded open space preserve (excluding integrated Town Center, TND and Neighborhood Center uses).

Prohibited Uses:

- a. Junkyards or auto salvage yards
- b. Gambling facilities not authorized by law
- c. Sexually-oriented businesses
- d. Other Special Nuisances under Town of Oak Island Ordinances, Chapter 14 Environment, Article II Nuisances.

7. Hospitality:

This designation is for Hotels, Motels, Condo-Hotels, Lodges, Inns, Timeshare Project Resort, Wellness Spas and Spas that consist of building or buildings with transient guest rooms for sleeping, kitchens and/or a dining room(s) to provide meals for guests including public restaurants, bars and entertainment areas. Condo/Hotels are defined as primary transient, short term lodging facilities that have units owned by individuals/entities and may be under some type of common management/leasing program. Conference and support facilities may or may not accompany hospitality uses and may be integral to or detached from such uses. Resorts under this land use may include fractional or integral ownership. Hotels, Lodges, Inns, Resorts and Spas shall be considered commercial land use and will not count against the residential density except for fractional ownership and timeshares, which count as 0.5 residential units for purposes of density, but count as commercial acreage.

This land use category shall have no site specific square footage limitations, but shall be governed by applicable parking requirements, storm water retention, open space and other applicable site design standards.

8. Institutional/Civic:

This designation allows for institutional and civic land uses, which shall be allowed to occur as a mixed-use throughout the Williamson Tract PUD. Institutional and

Civic land uses shall be included in the overall open space acreage and shall not count against the overall commercial acreage or residential density allowed for the Williamson Tract PUD.

- a. Civic, cultural, municipal, governmental, school/educational (k-12, public or private, higher education, vocational, technical, day care, administration, facilities, etc.), conference centers, group assembly, research or other similar facilities that may include dormitories or other similar living quarters for students, staff, faculty and professionals.
- b. Churches, synagogues, temple and other places (including ancillary facilities) of worship provided that such uses are housed in a permanent structure.
- c. Cemeteries and other methods of internment provided that such use does not include a funeral home and crematorium.
- d. Hospitals, medical and health facilities, assisted living facility, independent living, nursing home and congregate care facility.
- e. Public emergency service facilities (such as police, fire and rescue squad), library, museum, day care facilities, social/community centers, etc.

9. Maintenance Areas:

Maintenance areas (private or public) will contain the facilities, tools, and equipment necessary to maintain the common properties, facilities and golf courses, etc. which shall be allowed to occur throughout the Williamson Tract PUD and will not count against the overall commercial acreage or residential density allowed for the Williamson Tract PUD. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, golf course maintenance, recreation area maintenance or individual property regime maintenance. Maintenance areas shall provide physical screening or a minimum landscape buffer of 15 feet from any adjacent residential use not separated by a wooded community preserve or open space.

Permit uses include:

- a. Vehicle maintenance
- b. Storage of vehicles and parts, boats, recreational vehicles and residential storage units.
- c. Fuel storage
- d. Recycling and waste dumpster facilities
- e. Power generation and emergency backup facilities
- f. Shops for woodwork, metalwork and painting.
- g. Greenhouses, plant propagation areas and holding yards.
- h. Mulching facility, composting and mulch storage.
- i. Storage of chemicals and bulk materials as permitted by law.
- j. Offices associated with community and maintenance.

10. Model Homes/Real Estate Sales Center:

This designation allows for the model homes (single family or multi-family) and office/administrative facilities associated with the primary sale of residential lots and homes. The facility(s) may be permanent or temporary in nature with the model homes being sold as single-family residences in the future or the facility(s) may relocate from time to time during the period of development to meet the needs of developing phasing. Permanent model homes will count against the total residential density. Temporary community sales centers will not count against commercial square acreage.

11. Neighborhood Commercial:

This designation allows for the development of multiple neighborhood oriented limited use commercial, civic, institutional and office nodes including villages, community centers, gardens and neighborhood shopping centers to provide essential services to residents, invitees and guests to the Williamson Tract PUD, promoting a pedestrian friendly environment, relieving a degree of traffic and congestion which may surround other large commercial developments in the general area. Neighborhood Commercial Development shall count against total Commercial and Town Center acreages.

Permitted Uses:

- a. Retail businesses, personal service businesses, shopping centers, restaurants, convenience stores, clustered commercial establishments, offices and civic/institutional uses, unless specifically prohibited under Prohibited Uses below.
- b. Integrated residential mix of single family, multi-family and/or traditional neighborhood development (TND). Residential uses are not intended to be integrated with light industrial, flex space, warehousing, self storage, metal prefabricated buildings and other non new urbanism land uses.
- c. Institutional/Civic
- d. Hospitality
- e. Medical offices (not including facilities for patient care exceeding 48 hours)
- f. Office
- g. Bed & Breakfast
- h. Live/Work facilities (i.e. commercial below with residential above and commercial located within the same structure or homesite, not including a home business in a single family or multi-family residence)
- i. Outdoor entertainment, including community special events, charitable and public gatherings

Prohibited Uses:

- a. Junkyards or auto salvage yards

- b. Gambling facilities not authorized by law
- c. Outdoor Amusement Parks
- d. Outdoor Go-cart racing facilities
- e. Outdoor Roller Coasters and other permanent carnival like facilities
- f. Sexually-oriented businesses
- g. Other Special Nuisances under Town of Oak Island Ordinances, Chapter 14 Environment, Article II Nuisances.

12. Open Space:

- a. Total open space for the Williamson Tract PUD shall be calculated for the boundary of the PUD and not on a site-specific basis for each phase of the PUD, individual development or project. The Williamson Tract shall provide at least fifteen 15% open space (passive and active). Notwithstanding the foregoing, each phased development submittal for residential subdivisions shall contain at least 10% total open space. Open space shall be calculated on gross acreage and may be located in restricted access, gated communities and shall consist of the following:
 - i. Landscaped areas including manicured new urbanism areas
 - ii. 50% of Lakes, detention ponds, impoundments and effluent disposal areas
 - iii. Wetlands
 - iv. Forest, wildlife preserves/corridors, conservation areas and greenbelts greens
 - v. Community garden plots
 - vi. Recreation areas including swimming pools, tennis courts, playgrounds, ball fields, lawn game fields, gardens, linear parks, public parks, etc.
 - vii. Public or private regulation or par three golf courses including ancillary facilities such as golf learning centers, practice facilities and support facilities
 - viii. Pedestrian/bicycle trails
 - ix. Equestrian facilities and bridle trails
 - x. Perimeter buffers
 - xi. Utility easements and corridors
 - xii. Any area left in a natural state
 - xiii. School sites

13. Pedestrian Circulation:

- a. Trails and sidewalks within the Williamson Tract PUD will be required within residential neighborhoods, interconnecting neighborhoods and interconnecting adjacent non-residential land uses within the Williamson Tract PUD. Sidewalks will be located on one or both sides of streets where appropriate for higher density areas, for urban/TND street classifications and where trails or pathways are unavailable. Where appropriate, pedestrian surfaces may be paved with natural materials and pervious surfaces to minimize environmental impacts and

to blend with the natural characteristics of the area. Sidewalk and trail locations will be subject to actual site conditions, natural features and phased development approvals.

14. Recreational Vehicle Parks:

- a. These parks are permitted provided the Developer and the Town agree to the design standards that must be submitted at the time of application. Recreational Vehicle Parks shall be buffered a minimum of 25 feet from any adjacent residential land use.

15. Setbacks and Buffers:

There shall be no minimum setbacks applied to the General Land Use Plan. Setbacks, screenings, height restrictions and buffers shall meet the minimum requirement established herein and shall apply to the perimeter of the PUD only; provided, however, that any required wetlands setbacks shall apply according to law throughout the PUD.

- a. Perimeter setbacks and buffer standards shall include:
 - i. At perimeter PUD property boundaries of Williamson Tract; setbacks and buffers shall be a minimum of 25 feet except where said boundary is a jurisdictional wetland or recorded conservation easement, then the setbacks and buffers shall be as determined by the state and federal agencies having jurisdiction over the wetlands. In addition to the required distance, the perimeter buffers shall contain appropriate plant material sufficient to ensure the protection against real or potential incompatibility between adjoining land uses. Existing trees shall be retained wherever possible with additional plantings as necessary to achieve the required buffer. If sufficient natural vegetation does not exist, planting requirements shall be determined at the time of final development application. The required buffer planting shall be installed on a phase-by-phase basis as development commences. Trails, perpendicular road crossings, entrance features and monumentation, naturalized and enhanced landscaping, fencing, utilities and stormwater management facilities are allowed in the perimeter setback and buffer area. A 30-foot buffer shall be applied to the portion of the property that edges the new Oak Island Connector (includes bike/pedestrian easement within buffer along western edge of Right of Way).
 - ii. A 10-foot setback shall be required for drainage systems and retention ponds with the exception of dry detention areas (grassed swales), which shall be used rather than drainage pipes within the 10-foot buffer zone unless a drainage pipe outfall from detention, retention or filtration system. Also allowed within the 10-foot buffer zones are approved flood control and erosion devices and other activities related to soil and water conservation.

- b. Internal setbacks, build to lines and buffers shall meet the minimum requirements established herein or in accordance with the Town of Oak Island's Zoning and Subdivision Regulations.

16. Signage Control:

Signage for the Williamson Tract PUD shall be governed by the Town of Oak Island's Zoning Ordinance with the following allowances:

- a. Community identification signage shall be allowed at each corner of the Williamson Tract PUD perimeter property along said roads.
- b. Identification signs shall be allowed at each access point to the Williamson Tract PUD. Due to the fact that the Williamson Tract PUD will be a large scale mixed-use community, access identification signage will be allowed a maximum display area of 300 square feet with a maximum height of 35 feet.

17. Silviculture:

This designation allows for continuation of managed forestry. Silviculture includes the practice of planting, culture, and harvesting of trees for the purpose of producing wood fiber and timber. Generally accepted methods of forest management are permitted, including wildlife management, construction and use of forest roads, and practices to promote health and growth of trees. Silviculture uses may continue up to the time a subdivision plat is recorded and must be in accordance with standard forestry BMPs. The Developer shall be permitted to plant and grow trees upon the Property which may be used for tree farming and harvesting of such trees for purposes of replanting same in locations which are on or off Property and may engage in farming operations which are indigenous to the area.

18. Town Center:

This designation allows for a higher density, new urbanism mix of residential and non-residential uses within mixed-use areas and structures.

a. Purpose:

- i. The Town Center ideally is the hub for civic, social, economic, educational and entertainment activities ("live – work – play"). An essential concept of the Town Center for Williamson Tract PUD is to create one or more area(s) where daily activities are integrated rather than separated, creating a socially robust and economically efficient area. The mix of uses allowed adds variety and vitality to the center. Mutually supportive levels of higher density single family residential, multi-family residential, retail, and office space within mixed-use structures and sites are allowed but not required. Multi-use structures providing a mix of uses are allowed, and retention and

use of upper floors for residential purposes are encouraged. The area should have a critical mass of people and activities and should contain attractive, convenient developed; educational facilities, libraries and bookstores, pedestrian friendly design, plazas, parks, a town square and other amenities.

- ii. The commercial design standards set forth a framework for creating a unique and pedestrian friendly atmosphere. In the Town Center typically, parking is placed to the rear of the buildings, store fronts face the street and buildings are built to the sidewalk/right-of-way. Building mass, placement, form, and height are regulated to allow human scale buildings.
- iii. Build-to-property lines will be allowed to reduce cost of utilities and create a more pedestrian friendly environment as long as fire protection between adjacent and party-walls is strictly adhered to and visual design standards are met.

b. Applicability:

- i. The Town Center requirements apply to all uses within the Town Center boundaries and shall apply to all development within the Town Center Area, unless expressly exempted or otherwise provided for in this section.
- ii. Uses within the Town Center are encouraged to maintain a new urbanism pattern of development, with walkable scale gridded style interconnected pedestrian oriented streets, on street parking, parking lots oriented to rear of buildings, build-to-setbacks, sidewalks, urban parks and plazas, street graphics, etc.
- iii. Permitted uses shall include an intermixing of the various uses permitted under this PUD, including residential, TND, neighborhood commercial, general commercial, civic, government, institutional, open space, parks, recreation, entertainment, etc.
- iv. Sidewalk displays are permitted directly in front of an establishment, if at least five feet of sidewalk is maintained for adequate and uncluttered pedestrian access.
- v. Excluding any Town approved Variances, maximum height for Town Center structures shall be 55 feet, not including minor uninhabitable architectural elements above basic roof lines, in accordance with Town of Oak Island Zoning Regulations. Maximum building height shall be relatively consistent for visual continuity.

19. Traditional Neighborhood Development (TND):

a. Overview:

This Land Use Category allows for the development of Traditional Neighborhood Development within the Williamson Tract PUD which is typified by the culture, value and traditions exemplified by the historical districts of North Carolina coastal communities such as Beaufort, New Bern, Swansboro and other coastal communities. The TND land use designation is characterized by a

pedestrian-friendly environment of gridded streets, neighborhood parks, sidewalks, front porches, alleys, mixed uses of residential and non-residential and a tight scale to unify the district. Homes within the neighborhood are planned to be within a five minute walk of the community hall/clubhouse, civic buildings, parks, recreation and higher density mixed use areas.

The TND land use will be a mixed-use development consisting of neighborhood-commercial, single-family residential, multi-family residential, recreational, civic uses, bed and breakfast, Lodges, Inns, open space, etc. There shall be allowance for mixed-use capabilities (live/work units) as well as an allowance for accessory buildings to have residential capacity (such as garage apartments). Other distinctive features of a TND that will be allowed within this district are outlined in this land use category.

- b. Design Standards shall be governed and enforced by an internal architectural review board.
- c. Lot Layout and Site Organization:
 - i. The TND districts within Williamson Tract PUD will be typified by a gridded system of streets with specific "build-to" lines for home fronting the streets. Where possible alley ways with rear access garages at the back of the lot will be incorporated into the land plan. Where alleys are not possible, garage access will be from the street with the garage sited to the side or behind the main house. Front porches, neighborhood parks, sidewalks and street trees will enhance the environment of the street which is enclosed by the homes creating a pedestrian friendly walkable outdoor room.
 - ii. The intent is to integrate traditional neighborhood's site plan with adjacent parcels to provide a logical, safe and harmonious system of roadways, sidewalks and building facades.
- d. Parks/Open space:
 - i. The TND will have small neighborhood parks within comfortable walking distances and be furnished with the necessary site elements for passive recreational use by homeowners.
 - ii. Plant palette shall include trees for shade and enclosure.
 - iii. Both planting design and material shall reflect the architectural style and character of the community.
- e. Thoroughfares / Streets:
 - i. The roads throughout the TND are designed in an organized, hierarchical manner that relates to the adjacent land-use and buildings by creating a framework for such buildings and open space. The connected network of streets that make up the TND will be tree lined and will have sidewalks along both sides of the street in most cases. The right-of-way for the streets

- will be narrow, reducing the overall width of the roadway, which in turn will help to slow traffic and create a more pedestrian friendly environment.
- ii. Parallel parking shall be allowed along most roads to reduce the need for parking lots and help to calm traffic.
 - iii. Sidewalks are required on at least one side of all front access streets and on sides of streets adjacent to defined parallel parking. At the discretion of the Architectural Review Board, sidewalks on streets not associated with designated parallel parking may be substituted with an adjacent trail system.
- f. Street Types: A variety of thoroughfares serve the needs of the pedestrian and the automobile equitably. (Refer to Exhibit E for Street Sections). They are as follows:
- i. Thru Street (refer to Minor Street section) – Two Way with Parking
 - Design Speed: +/- 25 mph
 - Pavement width: 27' to 29' (min. 10' to 11' drive lanes and 7' parallel parking) - 34' to 36' (min. 10' to 11' drive lanes and 7' parallel parking on both sides)
 - R.O.W. width: 60 ft. (12' min. for sidewalk and planter strip w/ 5' min. residential walks and 6' – 12' min. commercial walks)
 - Curb radius: 8-15 ft.
 - Drainage: Vertical curb or vertical curb and gutter with flush ribbon curb at intersections for ADA compliance and increase turning radius for fire trucks.

Streets within commercial areas may include parallel parking in front of the commercial stores and offices as well as parking lots behind the buildings. Paving changes, such as brick and concrete pavers (especially at pedestrian crossings and in areas where vehicles and people may co-exist) may be utilized for safety and as an aesthetic treatment.

- ii. Minor Streets – Free Flow:
 - Design Speed: +/- 20 mph
 - Pavement width: 25' (two 9' drive lanes and 7' parallel parking) - 32' (two 9' drive lanes and 7' parallel parking on both sides) (min. 10' drive lane, 8' parallel parking for one way traffic)
 - R.O.W. width: 47 - 56 ft. (12' – 7' for sidewalk and planter strip w/ 5' walk min.)
 - Curb radius: 15 ft. typ.
 - Drainage: Vertical curb or vertical curb and gutter with flush ribbon curb at intersections for ADA compliance and increase turning radius for fire trucks.

Streets within neighborhood areas may include parking behind the housing units and in garages that face the alleys where applicable. Turning radii are tightened to help slow traffic to safe neighborhood speeds.

Street width, sidewalk width and planting area width may vary slightly from the above criteria based on final landscape and hardscape design for each block.

iii. Residential Yield street:

- Design Speed: +/- 20 mph
- Pavement width: 28' (14' yield drive lane, 7' informal parallel parking each side).
- R.O.W. width: 48 ft. min (11' min. for sidewalk and landscape strip each side, w/ 4' walk min.)
- Drainage: Vertical curb or vertical curb and gutter with flush ribbon curb at intersections.

Streets within neighborhood areas may include parking behind the housing units and in garages that face the alleys where applicable. Turning radii are tightened to help slow traffic to safe neighborhood speeds. Street width, sidewalk width and planting area width may vary slightly from the above criteria based on final landscape and hardscape design for each block.

iv. Minor Residential Yield Street- 2 way yield with informal parking on both sides:

- Design Speed: +/- 20 mph
- Pavement width: 24 ft. (10' yield drive lane with 7' informal parallel parking on each side).
- R.O.W. width: 46 ft. (11' min. sidewalk and landscape strip each side w/ 4' walk min.)
- Drainage: Vertical curb or vertical curb and gutter with flush ribbon curb at intersections.

Streets within neighborhood areas may include parking behind the housing units and in garages that face the alleys where applicable. Turning radii are tightened to help slow traffic to safe neighborhood speeds. Street width, sidewalk width and planting area width may vary slightly from the above criteria based on final landscape and hardscape design for each block.

v. Green, Park or Lake Street:

- Design Speed: +/- 15 mph
- Pavement width: 18 to 25 ft. (10' yield drive lane - 2 way with 8' informal parking on house side of street only)
- R.O.W. width: 35 - 41 ft. (10' min. sidewalk and landscape strip, 4' min. sidewalk)
- Curb radius: 15 - 20 ft. (curb radius expands around squares for improved fire truck access).

- Drainage: Vertical curb or vertical curb and gutter with flush ribbon curb at intersections for ADA compliance and increase turning radius for fire trucks.

Street width, sidewalk width and planting area width may vary slightly from the above criteria based on final landscape and hardscape design for each block.

- vi. Alley – Two way (drainage by inverted crown at the center):
 - Design Speed: +/- 10 mph
 - Pavement width: 14 ft.
 - R.O.W. width: 22 - 24 ft. (building face to building face)
 - Pavement radius: 15 ft. at “T” alley intersection, 5’ on interior alley intersections.
 - Drainage: open section

Parking for 2 vehicles shall be provided within property lines. On-street parking will provide additional parking requirements for guests and commercial development.

- vii. Reversed frontage Street - Minor Residential:
 - Design Speed: +/- 10 mph
 - Pavement Width - 18 Feet (two 9’ drive lanes)
 - R.O.W. 22 - 24 ft (building face to building face)
 - Pavement Radius - 15’
 - Drainage - inverted crown @ center

- viii. General Street Guidelines:
 - All streets with the exception of alleys and reversed frontage streets will be crowned with drainage directed to the sides of the street and away from pedestrian crossings and walkways.
 - On-street/parallel parking (7 feet x 22 feet minimum).
 - Allowance for streets of intersects at angles less than 75 degrees and allowance for more than two streets to intersect at public parks or squares.
 - Allowance for intersections within the village to be closer than 200’ centerline distances to accommodate formal public squares and parks.
 - All intersections shall conform to the truck turning templates as designated in the AASHTO Green Book.

g. Parking:

- i. The parking required shall be 2 per principal dwelling, 1 per apartment unit, and 1 per every 300 square feet of commercial use. Shared parking shall be allowed for residential /commercial uses. Parking lots (behind businesses): parking dimensions – 9’ x18’ regular. Parallel parking dimensions - 7’ x 22’.

- ii. The required parking shall include on-street parking along the street frontage.
- h. Driveways:
 - i. Maximum width of single family driveways is 14' (12' where driveway intersects a sidewalk).
 - ii. Sidewalk paving material shall continue across front and side access lot driveways and at alleys to create a continuity of the sidewalk.
- i. Street Trees:
 - i. The maximum tree spacing and setbacks will conform to the following:
 - Street trees will be spaced at a maximum of 50' on center.
 - Street trees shall be located between the sidewalk and the back of curb on both sides or in planters within the sidewalk. However, variations may be allowed to accommodate variety between the blocks and to accommodate specific architectural design.
 - Spacing may be staggered in a regular pattern on opposite sides of the street to provide canopy closure.
 - Variances in spacing may be made due to the location of drive entrances, or other features.
 - Street trees on same sides of streets shall be identical. However, a variety of evergreens and deciduous street trees shall be allowed from block to block.
 - Where possible street trees are encouraged at alleys and reversed frontage streets.
- j. Lot Design Standards:

The Traditional Neighborhood Development TND offers a variety of lot types. They include – Front or Side-Loaded Rear Garage Lots, Street lots with Alley Access, Townhouse lots, and Side yard lots.

 - i. Front or Side Loaded Garage Lots
 - Front loaded Rear Garage lot width may vary, minimum ave. width of 50'
 - Front Yard “build-to range” 15-20'
 - Side Yard Setback – 5' min.
 - Rear Yard Setback – 5' (all structures)
 - Building coverage – 60%
 - Encroachments – Only porch steps, stoops and bay windows may extend into the Front Yard and Side Street Setback zone.
 - Out Building requirements – Garages, carriage houses and carports are not allowed to extend into the front façade zone. Out buildings shall be sited at the side or the rear of lot behind the main house. ‘Porte cocheres’ may be placed within the side façade zone and shall be a maximum of 14' wide.

- ii. Street Lots with Alley Access:
 - Street lots width may vary, minimum width of 35'.
 - Front Yard "build-to range" 10-15', 15-20'.
 - Side Yard Setback – 5' min.
 - Side Street Setback – 5' min. or when the front of one house and the side of an adjacent house face the same street, the setbacks for both homes shall align at the front yard "build-to range".
 - Rear Yard Setback – 5' (all structures)
 - Building coverage – 68%
 - Encroachments – Only porch steps, stoops and bay windows may extend into the Front Yard and Side Street Setback zone.
 - Out Building requirements – Garages, carriage houses and carports shall be set back either 5' from the rear property line or a minimum 18'. At corner lots out building shall have a 5' "build-to" line at rear property line. All structures must be located behind the main house. Garages may be either attached or detached to the main body of the house.

- iii. Townhouse Lots (attached or detached):
 - Townhouse lot widths may vary, minimum width 16'.
 - Build-to-zone – 0' to 10 ft. max.
 - Side yard setback – 0' min. (5' min. for end units)
 - Side street yard setback – 5' min. or when the front of one house and the side of an adjacent house face the same street, the setbacks for both homes shall align at the front yard "build-to range".
 - Rear yard setback – 5' (all structures)
 - Building coverage – 80%
 - Maximum attached units in a row – 8
 - Out Building requirements – Garages, carriage houses and carports shall be set back either 5' from the rear property line or a minimum of 18'. At corner lots out building shall have a 5' "build-to" line at rear property line. All out buildings are encouraged to be located behind the main house. Garages may be either attached or detached to the main body of the town house.

- iv. Live / Work Lots (attached or detached) :
 - Live / Work lots may vary, minimum width 16'.
 - Build-to-zone – 0' to 10' max.
 - Side yard setback – 0' required
 - Rear yard setback – 5' min. (all structures)
 - Building coverage – 80%
 - Maximum attached units in a row – 8
 - Parking shall be provided for by on-street parallel parking and parking lots. Garages, carports and/or carriage houses shall be behind the main building.

- v. Side yard lots :
 - Side yard lots may vary, minimum average lot width 50’.
 - Front Yard Setback – typically 10’. The front façade of the house is to be placed on the front yard build to range. A side porch (min 30’ long and 8’ deep) is to face the deepest side yard, and may encroach on the side yard. A fence or hedge shall be placed on the remaining frontage on the front yard build to range unless the fence or hedge abuts the adjacent house.
 - Side Yard Setback – Minimum 5’ and 10’ setbacks from the side street property line. Side street property line shall be delineated by a fence or hedge.
 - Side Street Setback – 5’ min.
 - Rear Yard Setback – 5’ (all structures)
 - Encroachments – Only porch steps, stoops and bay windows may extend into the Front Yard and Side yard setback or build to range.
 - Out Building requirements – Garages, carriage houses and carports shall be set back either 5’ from the rear property line or a minimum 18’. At corner lots out buildings shall have a 5’ built to line at the rear property line. Garages may be either attached or detached to the main body of the house. Garage doors opening onto public streets are not permitted.

- vi. Building Siting (shall be governed and enforced by an internal architectural review board):
 - All buildings shall, typically be sited perpendicular and parallel to streets.
 - Relatively consistent building placement and setback creates visual continuity.
 - The architecture of the building façade including form and materials may vary along the street to promote an interesting and engaging streetscape.
 - Excluding any Town approved Variances, maximum height for TND structures shall be 55 feet, not including minor uninhabitable architectural elements above basic roof lines, in accordance with Town of Oak Island Zoning Regulations. Maximum building height Building heights shall be relatively consistent for visual continuity.

20. Wetlands:

This designation allows the following uses within wetlands. Freshwater wetlands on the property shall be those areas over which the Army Corps of Engineers claims 404 jurisdiction for freshwater wetlands. The use of these lands is regulated by the U.S. Army Corps of Engineers (USACOE) and the North Carolina Division of Water Quality (NCDWQ), the following are Permitted Uses:

- a. Open space, buffers and Conservation areas
- b. Activities in all areas as permitted by the USACOE and NCDWQ

- c. Disposal of reclaimed water as permitted by State and Local Jurisdictions.
- d. Storm water control and management
- e. Boardwalks, trails, bridle trails, bridges, viewing platforms and other permitted structures
- f. Game Management
- g. Nature/outdoor educational and interpretive uses
- h. Silviculture

21. Utilities:

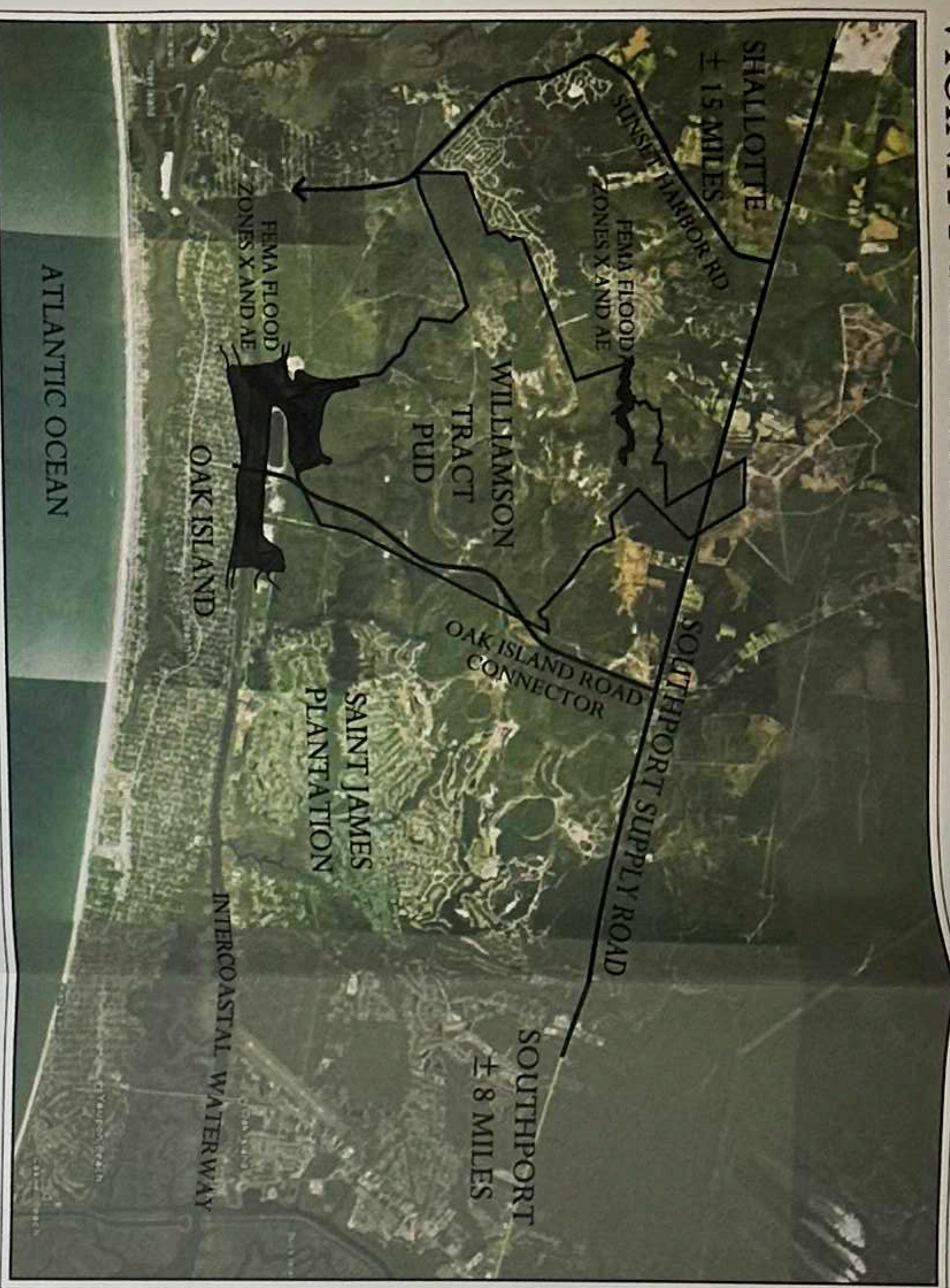
This designation allows for utility service to serve the planning tracts of the Williamson Tract PUD. The following land uses shall be allowed only after written approval from Owner/Develop and/or its consultants for location design:

- a. Potable water supply and distribution
- b. Wastewater collection, treatment and disposal
- c. Stormwater collection, treatment and detention
- d. Irrigation and related facilities
- e. Communication towers (buffers may be required, unless camouflaged structures are approved by designated community review board)
- f. Satellite antennas
- g. Cable television facilities
- h. Telephone facilities
- i. Power transmission and distribution
- j. Fiber optic lines
- k. Other utility services (i.e. Internet access and other telecommunication uses)
- l. Raised and/or on grade water tanks

Certain community-wide infrastructure is required for the development of any large, master-planned community. This infrastructure may include, but is not limited to the following:

- a. Arterial streets and primary access roads.
- b. Water supply
- c. Wastewater Treatment and Effluent Disposal
- d. Power Substations
- e. Central telephone facilities
- f. Stormwater management ponds
- g. Natural gas supply

In the case of this General Land Use Plan, the community-wide infrastructure may serve more than one Planning Tract. Infrastructure serving the community (on-site and off-site) is exempt from the General Land Use Plan approval process. Infrastructure projects must receive a Town of Oak Island Development Permit prior to construction.



- CM - COMMERCIAL (MIXED USE)
General Commercial, Neighborhood Commercial, Hospitality, Business Center, TND
- TC - TOWN CENTER (MIXED USE)
RB, RC, TND, Neighborhood Commercial, General Commercial
- RA - LOW TO MEDIUM DENSITY RESIDENTIAL
Single Family, Neighborhood Center
- RB - MEDIUM DENSITY RESIDENTIAL
Single Family, Multi-family, Neighborhood Center, TND
- RC - MEDIUM TO HIGH DENSITY RESIDENTIAL
Multi-family, Neighborhood Center, TND, Neighborhood Commercial
- CV - CIVIC
Civic, Government, Public Safety, Community Park
- SC - SCHOOL
School / Institution
- WETLAND / WETLAND PRESERVE
Wetland, Nature Trails, Benthic, Young Palatka, Environmental Education, Conservation Easement
- UPLAND PRESERVE
Open Space, Park, Community Recreation, Nature Trails, Environmental Education, Conservation Easement
- PRIMARY ROADWAY CORRIDOR
- PROPERTY BOUNDARY
- PARCEL / TRACT BOUNDARY
- POTENTIAL SECONDARY WETLAND CROSSING

SCALE: 1" = 1000'

1000' 2000' 3000' 4000' 5000'

1/4 MILE 1/2 MILE 1 MILE 2 MILE

WILLIAMSON TRACT

PLANNED UNIT DEVELOPMENT GENERAL USE PLAN (EXHIBIT B)

FEBRUARY 27th, 2009
BRUNSWICK COUNTY, NORTH CAROLINA
SUBMITTED TO:
TOWN OF OAK ISLAND
NORTH CAROLINA

PREPARED BY:
Wood + Partners Inc. WPI
Landscape Architects
Land Planners

PROJECT: Williamson Tract Planned Unit Development
PROJECT NO.: WPI-09-001

DEVELOPMENT SUMMARY

PROPOSED ACREAGE SUMMARY

Parcel ID	Total Acreage	Wetland Acreage	Upland Preserve Acreage	Upland Acreage	Useable Acreage
CM-1	±58.78	±3.12			±55.66
CM-2	±34.96	±20.68			±14.28
CM-3	±16.29	±3.00			±13.29
CM-4	±10.43	±2.47			±7.96
CM-5	±16.88	±9.76			±7.12
CM-6	±128.78	±68.78			±60.00
TC-1	±95.21	±26.20			±69.01
TC-2	±45.59	±8.36			±37.23
TC-3	±38.81	±10.55			±28.26
RA-1	±199.97	±70.39			±129.58
RA-2	±307.31	±70.93			±236.38
RA-3	±389.98	±116.52			±273.46
RA-4	±287.99	±93.57	±60.59		±133.83
RB-1	±108.68	±54.29			±54.39
RB-2	±120.20	±41.65			±78.55
RB-3	±20.98	±20.98			±0.00
RB-4	±111.03	±24.04			±86.99
RB-5	±84.56	±31.62			±52.94
RB-6	±46.33	±29.01			±17.32
RB-7	±356.32	±230.78	±62.30		±63.24
RB-8	±82.92	±48.30	±7.23		±27.39
RC-1	±78.13	±28.80			±49.33
RC-2	±73.35	±16.46			±56.89
RC-3	±58.53	±12.20			±46.33
RC-4	±63.97	±18.55			±45.42
CV-1	±20.99	±10.36			±10.63
CV-2	±229.16	±151.00	±41.08		±37.08
CV-3	±12.51	±2.25			±10.26
SC-1	±147.14	±42.50			±104.64
ROAD ROW	±175.97	±16.98	±0.50		±108.44
TOTAL	±3358.58	±1214.10	±188.24		±1956.24

PROPOSED DENSITY SUMMARIES

OVERALL PROPERTY AREA	±3358.58
MAXIMUM DWELLING UNITS	7,700
PROPOSED DENSITY (DU/AC)	±2.3 du/ac

MAXIMUM ALLOWED DENSITIES

SINGLE FAMILY RESIDENTIAL - DETACHED	6 du/ac
SINGLE FAMILY RESIDENTIAL - ATTACHED	8 du/ac
MULTI-FAMILY RESIDENCE	16 du/ac

PROPOSED LAND USE SUMMARIES

Land Use Type	Acreage	Percentage	Landuse Group
CM - COMMERCIAL	±41.77	±1.2%	Proposed Development
TC - TOWN CENTER	±194.50	±5.8%	Proposed Development
RA - RESIDENTIAL (Low to Medium Density)	±783.25	±23.3%	Proposed Development
RB - RESIDENTIAL (Medium Density)	±427.70	±12.7%	Proposed Development
RC - RESIDENTIAL (Medium to High Density)	±197.97	±5.9%	Proposed Development
CV - CIVIC	±57.97	±1.7%	Proposed Development
SC - SCHOOL	±104.64	±3.1%	Proposed Development
WETLAND AND UPLAND PRESERVE	±1402.34	±42.1%	Proposed Development
PRIMARY ROADWAY CORRIDOR	±108.44	±3.2%	Proposed Development
TOTAL	±3358.58	±100%	Proposed Development

NOTES FOR DEVELOPMENT SUMMARY

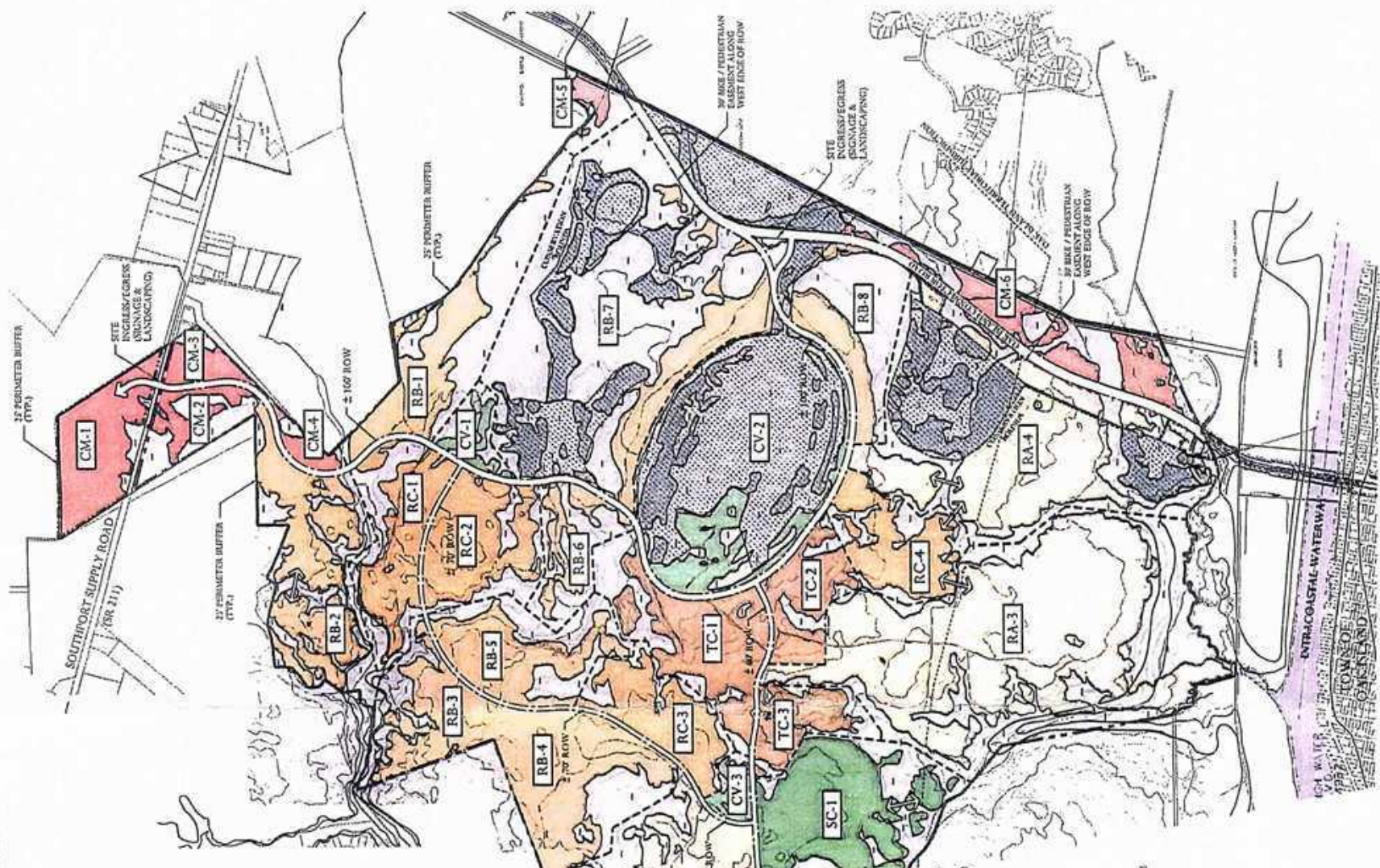
- The General Land Use Plan for the Williamson Tract PUD represents the projected future development and land use for the Williamson Tract PUD. It is intended to provide a framework for future development and land use, and to guide the development of specific site plans and subdivision maps. The General Land Use Plan is subject to change by the Town of Oak Island.
- The General Land Use Plan for the Williamson Tract PUD shall be used as the basis for all future development and land use. Any future development and land use shall be consistent with the General Land Use Plan.
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WILLIAMSON TRACT PLANNED UNIT DEVELOPMENT GENERAL USE PLAN (EXHIBIT D)

SUBMITTED TO:
FEBRUARY 27th, 2009
-REVISED MAY 11th, 2009-
BRUNSWICK COUNTY, NORTH CAROLINA

PREPARED BY:
Wood+Partners Inc. WVPi
Landscape Architecture
10000 Woodlawn Drive
Charlotte, NC 28226
Phone: 704.366.1000
Fax: 704.366.1001
www.woodpartners.com

VICINITY MAP NOT TO SCALE



DEVELOPMENT SUMMARY

PROPOSED ACREAGE SUMMARY

Parcel ID	Total Acreage	Wetland Acreage	Preserve Acreage	Upland Acreage	Usable Acreage
CM-1	±18.78	±3.17			±15.61
CM-2	±24.96	±20.68			±4.28
CM-3	±16.29	±1.00			±15.29
CM-4	±10.43	±2.47			±7.96
CM-5	±16.88	±9.76			±7.12
CM-6	±128.79	±65.78	±16.54		±46.47
TC-1	±95.21	±26.70			±68.51
TC-2	±45.39	±8.36			±37.03
TC-3	±23.81	±10.55			±13.26
RA-1	±179.97	±20.93			±159.04
RA-2	±207.31	±20.39			±186.92
RA-3	±289.78	±116.57			±173.21
RA-4	±287.99	±91.87	±60.39		±135.73
RB-1	±108.68	±14.29			±94.39
RB-2	±120.20	±41.65			±78.55
RB-3	±97.86	±20.58			±77.28
RB-4	±111.03	±24.04			±86.99
RB-5	±284.56	±31.62			±252.94
RB-6	±166.32	±29.01			±137.31
RB-7	±130.78	±10.78	±63.24		±56.76
RB-8	±82.92	±48.30	±7.23		±27.39
RC-1	±78.13	±28.80			±49.33
RC-2	±71.35	±16.46			±54.89
RC-3	±58.53	±17.20			±41.33
RC-4	±63.97	±18.55			±45.42
CV-1	±20.90	±10.36			±10.54
CV-2	±229.16	±151.00	±41.06		±37.10
CV-3	±12.51	±2.23			±10.28
SC-1	±147.14	±42.50			±104.64
ROAD ROW	±290.38	±1.88	±0.50		±288.00
TOTAL	±3323.24	±1201.00	±188.24		±1924.00

PROPOSED DENSITY SUMMARIES

OVERALL PROPERTY AREA (AC)	±3323.24
MAXIMUM DWELLING UNITS (Based on R-50, 30,000 sf / unit)	7,218
PROPOSED DENSITY (DU/AC)	±2.2 du/ac

MAXIMUM ALLOWED DENSITIES

SINGLE FAMILY RESIDENTIAL - DETACHED	6 du/ac
SINGLE FAMILY RESIDENTIAL - ATTACHED	8 du/ac
MULTI-FAMILY RESIDENCE	16 du/ac

PROPOSED LAND USE SUMMARIES

Land Use Type	Acreage	Landuse Percentage	Group Percentage
CM - COMMERCIAL (Mixed Use)	±141.77	±4%	Proposed Development ± 50%
TC - TOWN CENTER (Mixed Use)	±114.50	±3%	Proposed Development ± 50%
RA - RESIDENTIAL (Low to Medium Density)	±283.33	±9%	Proposed Development ± 50%
RB - RESIDENTIAL (Medium Density)	±247.70	±8%	Proposed Development ± 50%
RC - RESIDENTIAL (Medium to High Density)	±197.97	±6%	Proposed Development ± 50%
CV - CIVIC	±27.97	±1%	Proposed Development ± 50%
SC - SCHOOL	±104.64	±3%	Proposed Development ± 50%
WETLAND AND UPLAND PRESERVE	±1389.24	±42%	Proposed Development ± 50%
PRIMARY ROADWAY CORRIDOR	±86.20	±3%	Proposed Development ± 50%
TOTAL	±3323.24	±100%	

NOTE: Williamson Tract PID is a mixed-use development with a maximum of 50% commercial and a minimum of 15% open space and/or recreational area.

NOTES FOR DEVELOPMENT SUMMARY

- The General Use Plan for the Williamson Tract PID represents the anticipated future development and land use patterns for the site. It is intended to provide a framework for future development and to ensure that the site is developed in a manner consistent with the surrounding area. The General Use Plan is subject to change based on future developments and changes in the surrounding area.
- The General Use Plan for the Williamson Tract PID is intended to provide a framework for future development and to ensure that the site is developed in a manner consistent with the surrounding area. The General Use Plan is subject to change based on future developments and changes in the surrounding area.
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CM - COMMERCIAL (MIXED USE)
General Commercial, Neighborhood Commercial, Hospitality, Business Center, TND

TC - TOWN CENTER (MIXED USE)
R, R/C, TND, Neighborhood Commercial, General Commercial

RA - LOW TO MEDIUM DENSITY RESIDENTIAL
Single-Family, Neighborhood Center

RB - MEDIUM DENSITY RESIDENTIAL
Single-Family, Multi-Family, Neighborhood Center, TND

RC - MEDIUM TO HIGH DENSITY RESIDENTIAL
Multi-Family, Neighborhood Center, TND, Neighborhood Commercial

CV - CIVIC
Civic, Government, Public Safety, Community Park

SC - SCHOOL
School / Institution

WETLAND / WETLAND PRESERVE
Wetland, Wetland Preserve, Wetland, Wetland Preserve, Environmental Education, Conservation Easement

UPLAND PRESERVE
Open Space, Park, Community Recreation, Nature Trails, Environmental Education, Conservation Easement

PROPERTY BOUNDARY

PARCEL / TRACT BOUNDARY

POTENTIAL SECONDARY WETLAND CROSSING
↔

ACREAGE SCALE

1000' 2000' 3000' 4000' 5000'

SCALE: 1" = 1000'

1/4 MILE 1/2 MILE 1 MILE 2 MILE

WILLIAMSON TRACT

PLANNED UNIT DEVELOPMENT

TOWN OF OAK ISLAND, NORTH CAROLINA

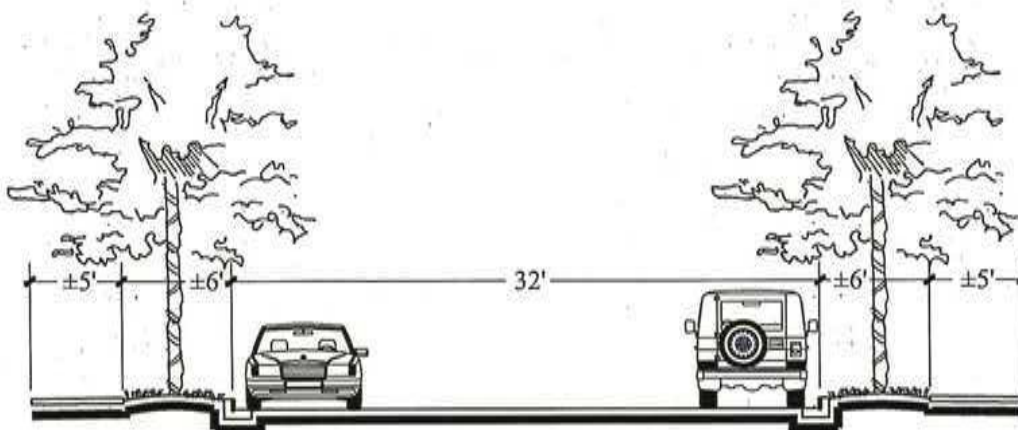
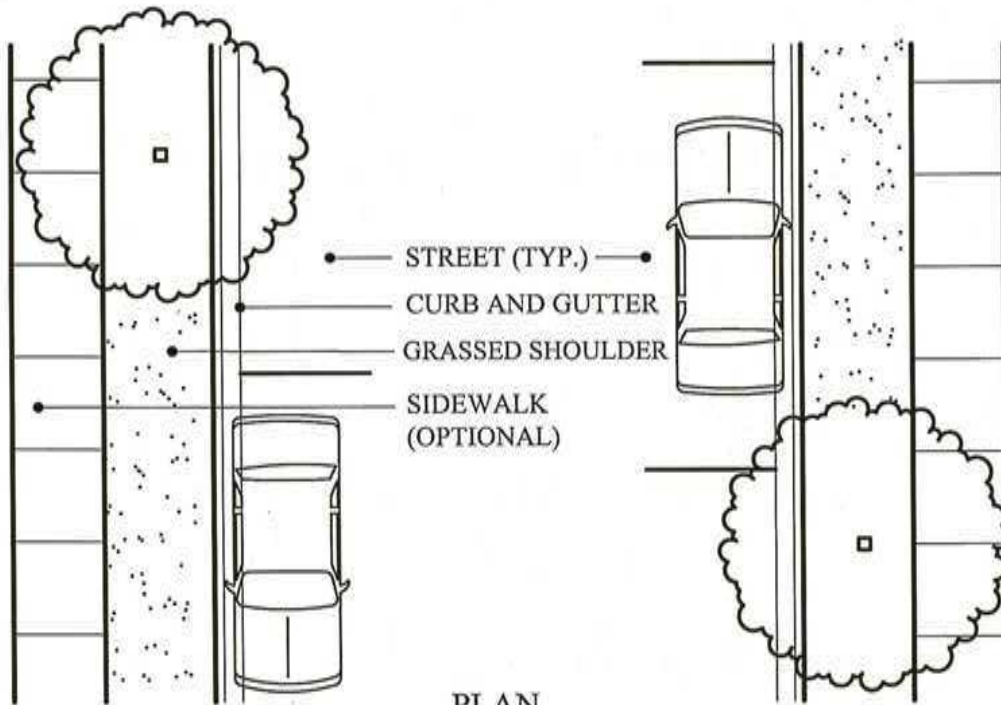
FEBRUARY 27th, 2009

(EXHIBIT E)

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

1. STREET SECTION - MINOR FREE FLOW
2. STREET SECTION - RESIDENTIAL YIELD
3. STREET SECTION - MINOR
RESIDENTIAL
4. STREET SECTION - GREEN / PARK
RESIDENTIAL YIELD 2 WAY TRAFFIC
INFORMAL PARKING ONE SIDE
5. PLAN / ELEVATION A - REVERSED
FRONTAGE STREET
6. ELEVATION B - REVERSED FRONTAGE
STREET
7. UTILITY LOCATION STREET SECTION

STREET SECTIONS
FOR
WILLIAMSON TRACT
PLANNED UNIT DEVELOPMENT
TOWN OF OAK ISLAND, NORTH CAROLINA
FEBRUARY 27th, 2009
MINOR STREETS - FREE FLOW

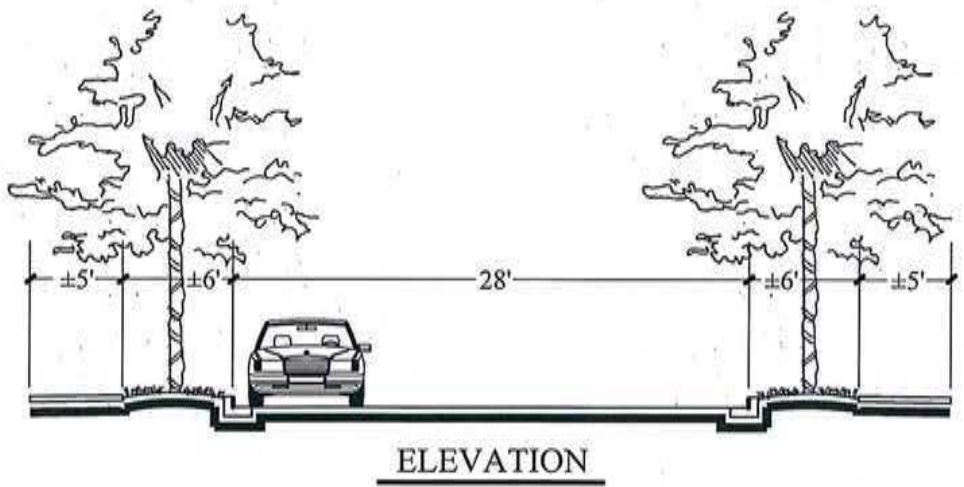
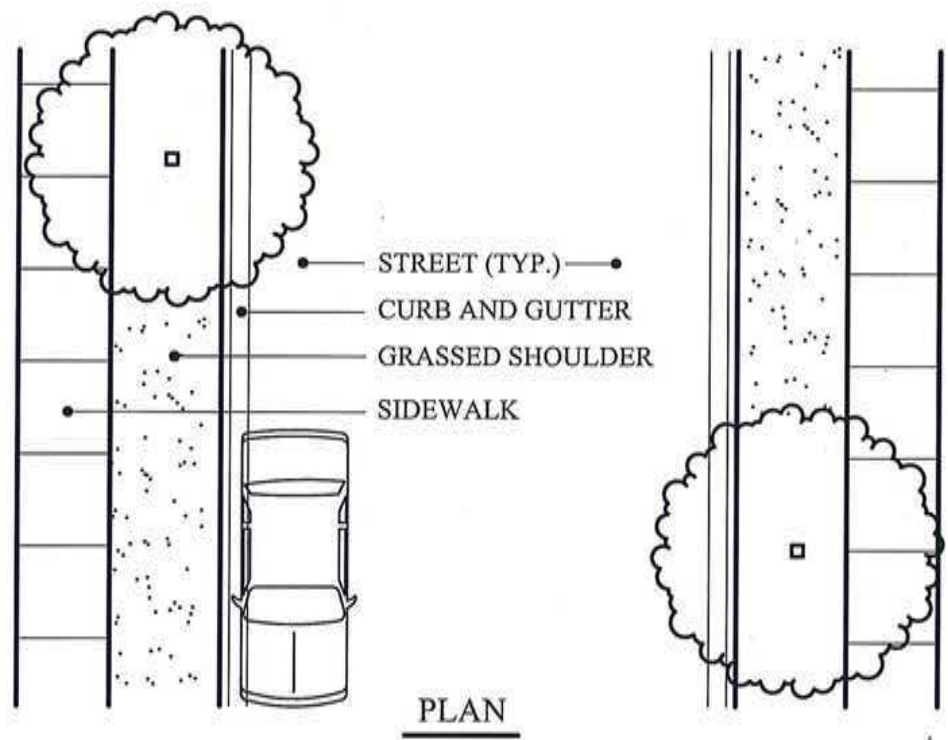


MINOR FREE FLOW - 2 - 7' FT. DESIGNATED PARKING 2 - 9' FT. DRIVE LANES

SCALE: 1" - 10'

Prepared By:
WOOD + PARTNERS, INC
HILTON HEAD ISLAND, SOUTH CAROLINA

STREET SECTIONS
FOR
WILLIAMSON TRACT
PLANNED UNIT DEVELOPMENT
TOWN OF OAK ISLAND, NORTH CAROLINA
FEBRUARY 27th, 2009
RESIDENTIAL YIELD

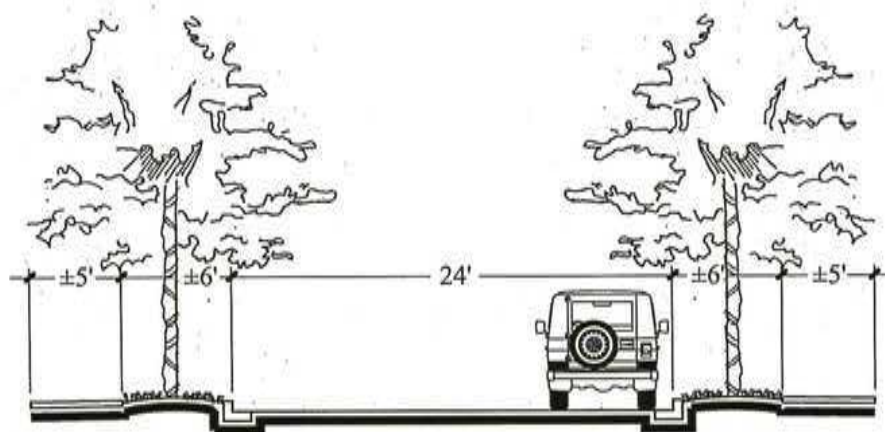
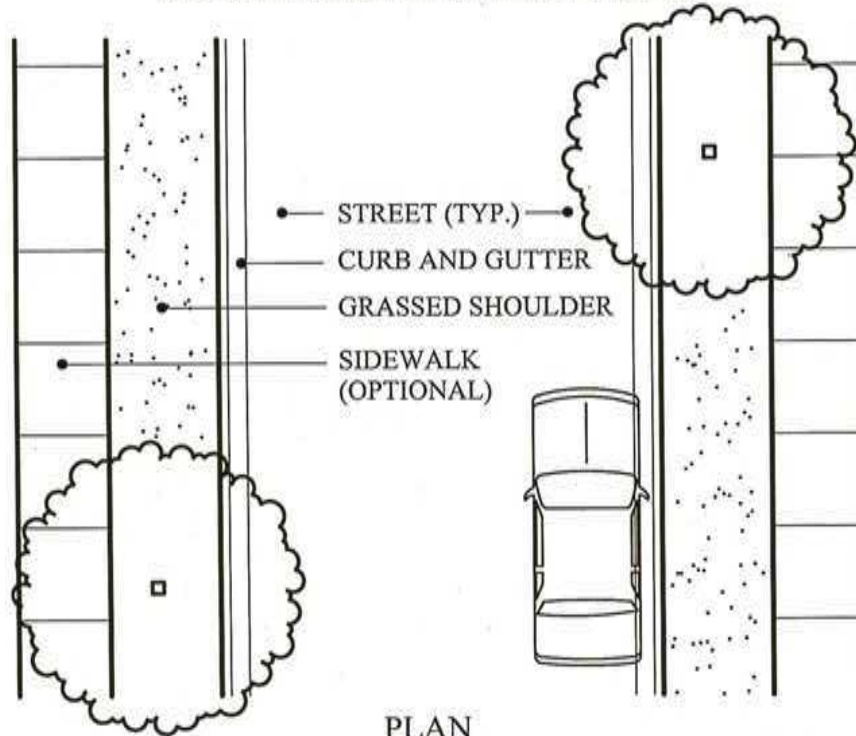


RESIDENTIAL YIELD - 2 WAY YIELD - INFORMAL PARKING BOTH SIDES

Prepared By:
WOOD + PARTNERS, INC
HILTON HEAD ISLAND, SOUTH CAROLINA

SCALE: 1" - 10'

STREET SECTIONS
FOR
WILLIAMSON TRACT
PLANNED UNIT DEVELOPMENT
TOWN OF OAK ISLAND, NORTH CAROLINA
FEBRUARY 27th, 2009
MINOR RESIDENTIAL YIELD

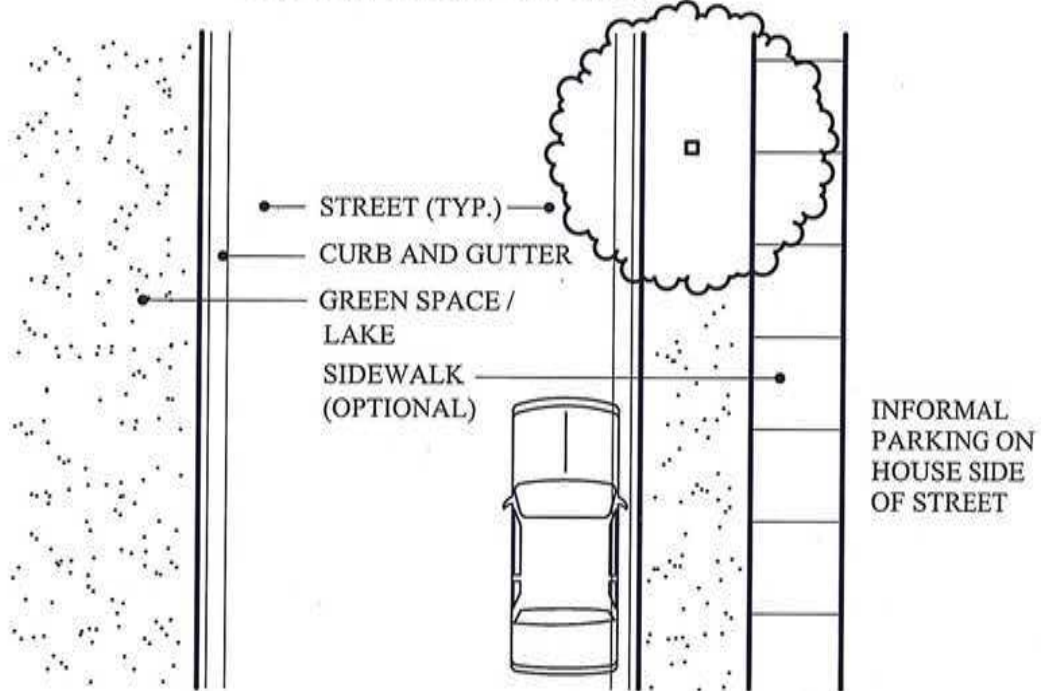


MINOR RESIDENTIAL - 2 WAY YIELD - INFORMAL PARKING BOTH SIDES

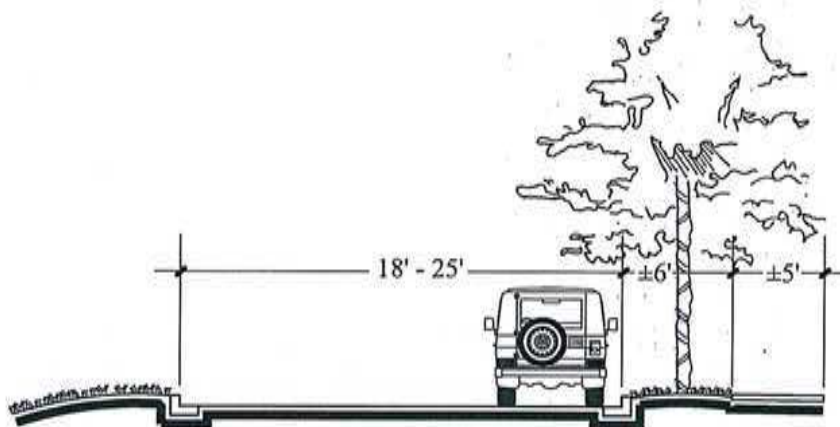
Prepared By:
WOOD + PARTNERS, INC
HILTON HEAD ISLAND, SOUTH CAROLINA

SCALE: 1" = 10'

STREET SECTIONS
FOR
WILLIAMSON TRACT
PLANNED UNIT DEVELOPMENT
TOWN OF OAK ISLAND, NORTH CAROLINA
FEBRUARY 27th, 2009
GREEN PARK OR LAKE



PLAN



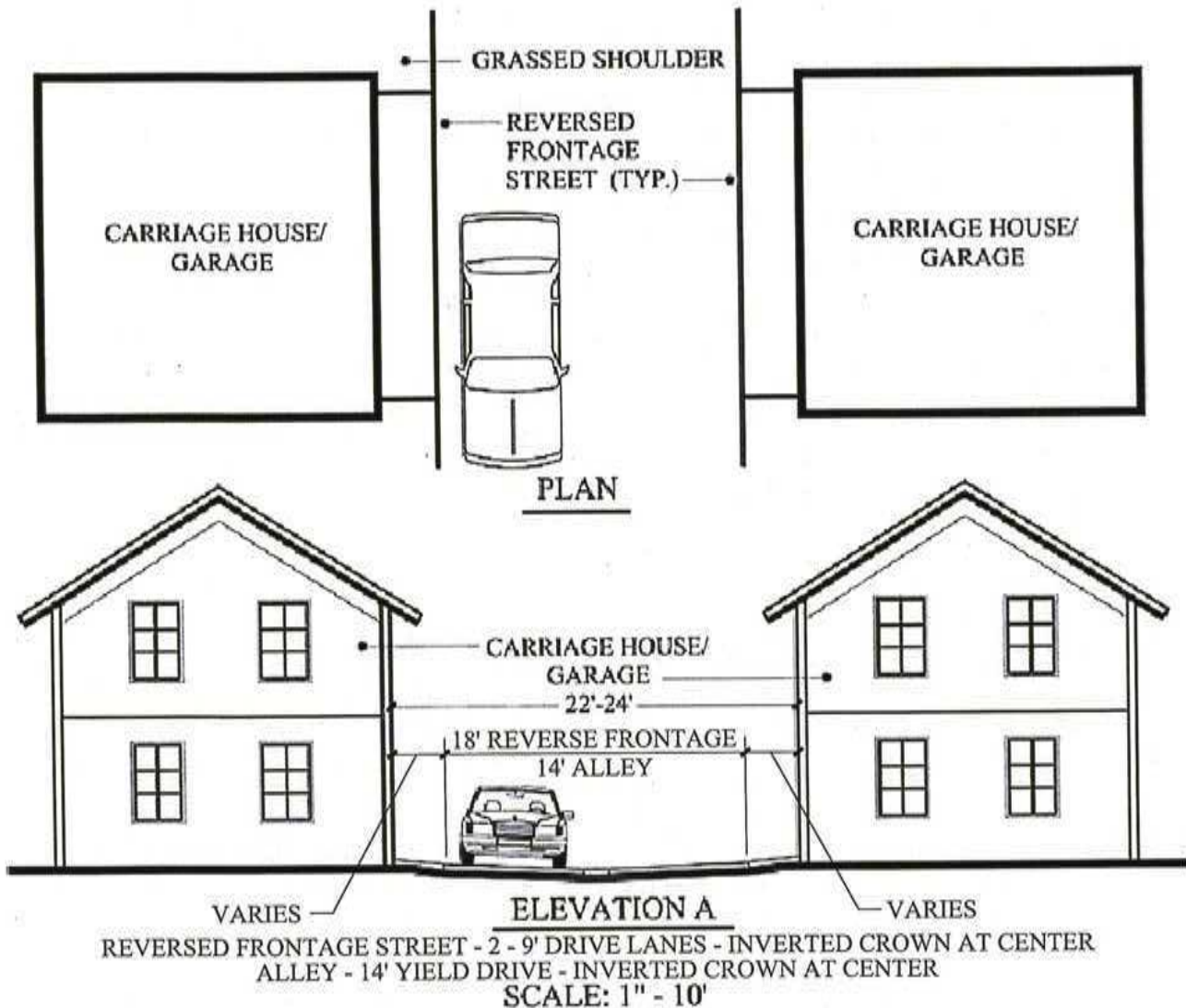
ELEVATION

GREEN / PARK RESIDENTIAL YIELD 2 WAY TRAFFIC INFORMAL PARKING ONE SIDE

Prepared By:
WOOD + PARTNERS, INC
HILTON HEAD ISLAND, SOUTH CAROLINA

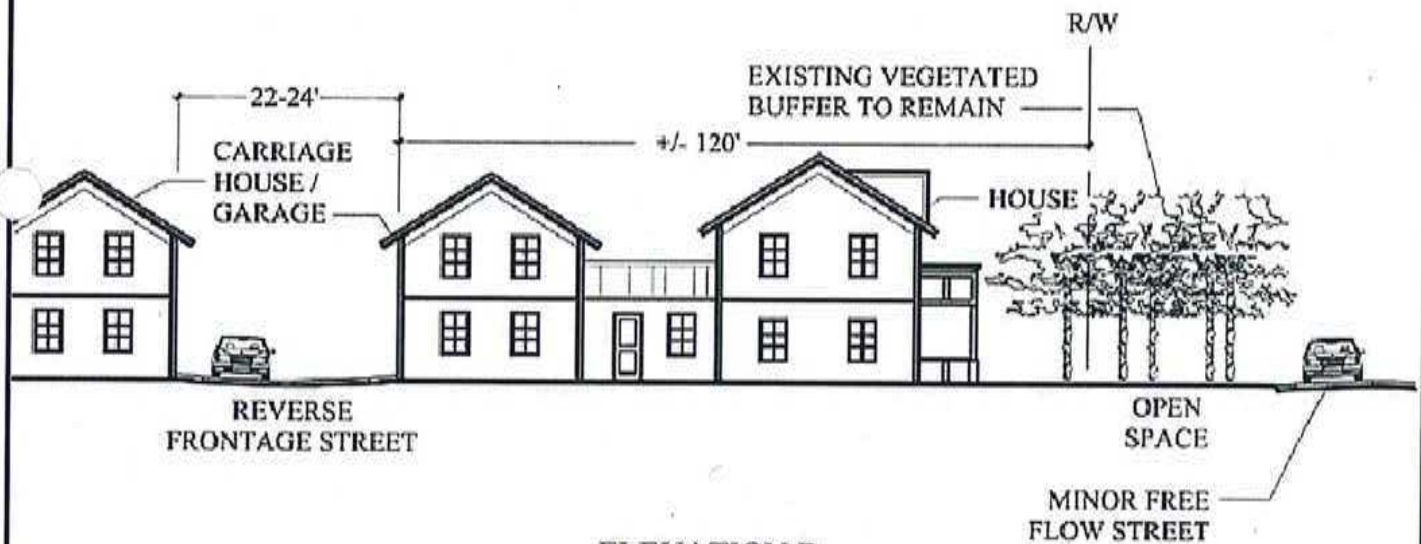
SCALE: 1" = 10'

STREET SECTIONS
FOR
WILLIAMSON TRACT
PLANNED UNIT DEVELOPMENT
TOWN OF OAK ISLAND, NORTH CAROLINA
FEBRUARY 27th, 2009
REVERSED FRONTAGE / ALLEY



Prepared By:
WOOD + PARTNERS, INC
HILTON HEAD ISLAND, SOUTH CAROLINA

STREET SECTIONS
FOR
WILLIAMSON TRACT
PLANNED UNIT DEVELOPMENT
TOWN OF OAK ISLAND, NORTH CAROLINA
FEBRUARY 27th, 2009
REVERSED FRONTAGE



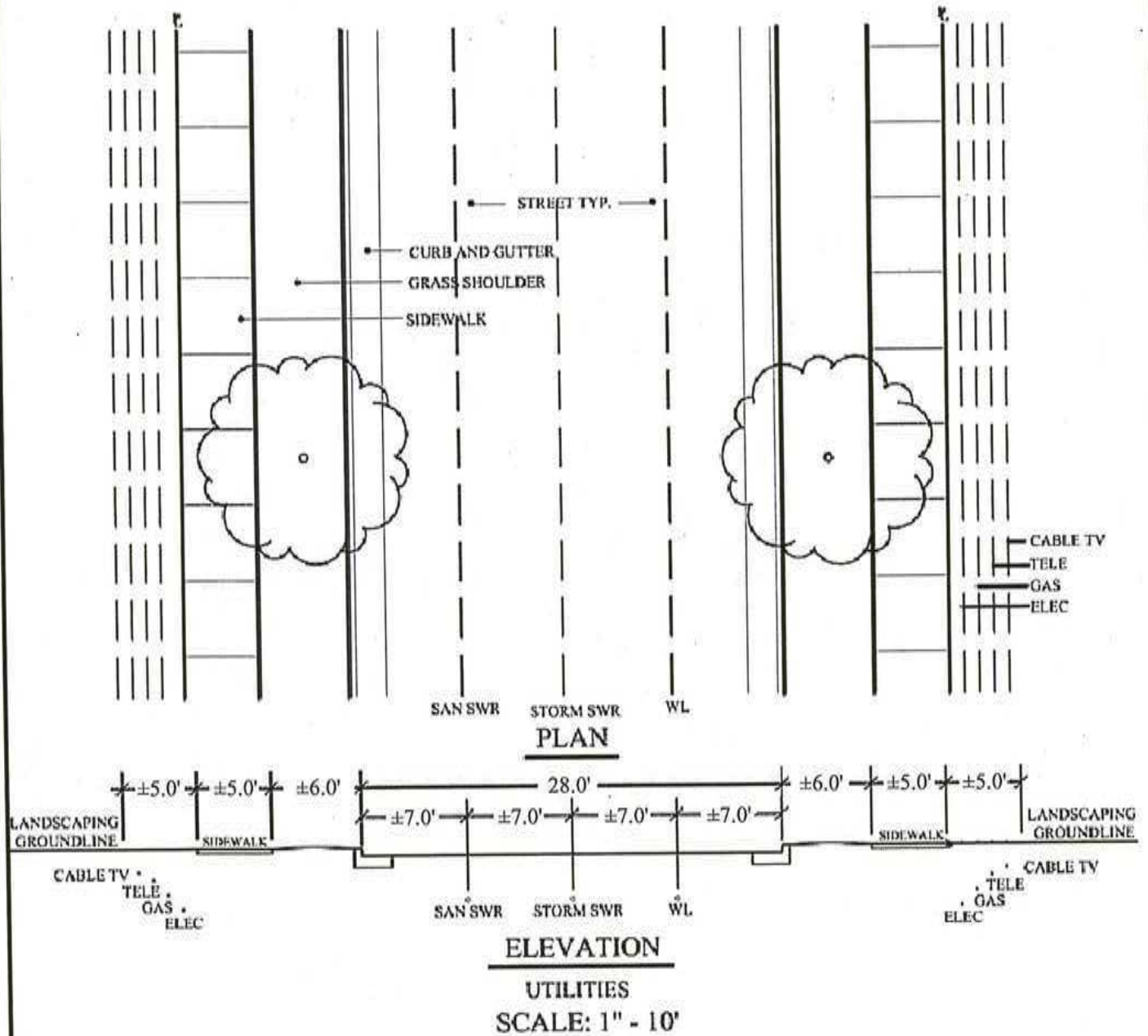
ELEVATION B

REVERSED FRONTAGE STREET - 2 - 9' DRIVE LANES - INVERTED CROWN @ CENTER

SCALE: 1" = 20'

Prepared By:
WOOD + PARTNERS, INC
HILTON HEAD ISLAND, SOUTH CAROLINA

STREET SECTIONS
FOR
WILLIAMSON TRACT
PLANNED UNIT DEVELOPMENT
TOWN OF OAK ISLAND, NORTH CAROLINA
FEBRUARY 27th, 2009
RECOMMENDED UTILITY CORRIDOR



Prepared By:
WOOD + PARTNERS, INC
HILTON HEAD ISLAND, SOUTH CAROLINA