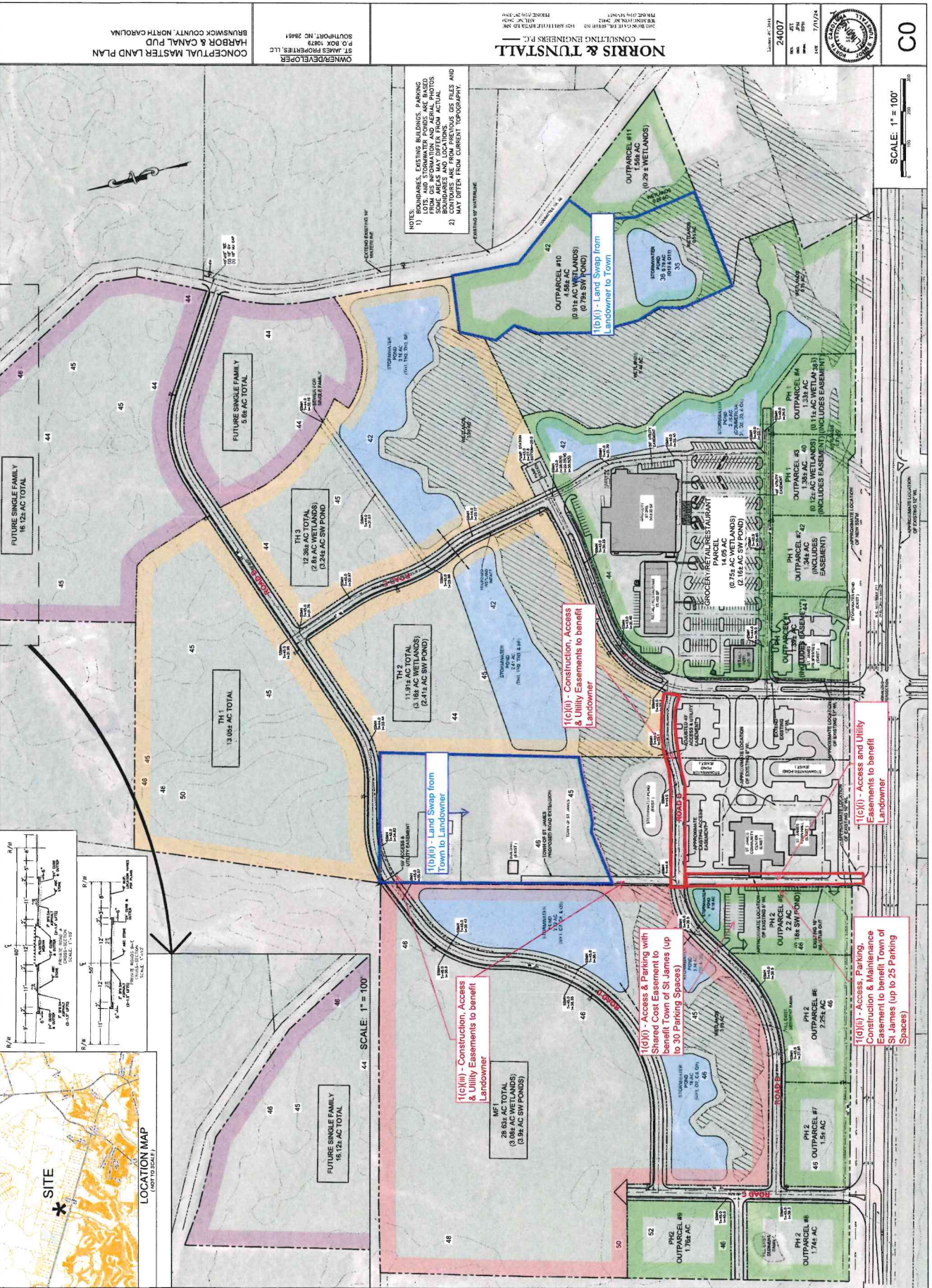


CONCEPTUAL MASTER LAND PLAN
HARBOR & CANAL FUD
BRUNSWICK COUNTY, NORTH CAROLINA

OWNER/DEVELOPER
ST. JAMES HOMES, LLC
P.O. BOX 10874
SOUTHPORT, NC 28451

NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
10241 HIGHTOWER DRIVE
SUITE 200
GREENSBORO, NC 27409
PHONE: 336.733.2344
FAX: 336.733.2345
WWW.NORRIS-TE.COM

24007
DATE: 7/1/24
BY: [Signature]



C0

SCALE: 1" = 100'

NOTES:
1) BOUNDARIES, EXISTING BUILDINGS, PARKING LOTS AND STORMWATER PONDS ARE BASED ON AERIAL PHOTOGRAPHY AND FIELD SURVEY. SOME AREAS MAY DIFFER FROM ACTUAL. CONTOURS ARE FROM PREVIOUS GIS FILES AND MAY DIFFER FROM CURRENT TOPOGRAPHY.

1(c)(ii) - Construction, Access & Utility Easements to benefit Landowner

1(b)(ii) - Land Swap from Town to Landowner

1(c)(iii) - Construction, Access & Utility Easements to benefit Landowner

1(c)(iv) - Access & Parking with Shared Cost Easement to benefit Town of St. James (up to 30 Parking Spaces)

1(c)(v) - Access, Parking, Construction & Maintenance Easement to benefit Town of St. James (up to 25 Parking Spaces)

1(c)(vi) - Access and Utility Easements to benefit Landowner

FUTURE SINGLE FAMILY 16.12 AC TOTAL

TH 1 13.05 AC TOTAL

FUTURE SINGLE FAMILY 16.12 AC TOTAL

TH 2 11.91 AC TOTAL (3.18 AC WETLANDS) (2.41 AC SW POND)

TH 3 12.36 AC TOTAL (2.85 AC WETLANDS) (3.24 AC SW POND)

MF 1 28.63 AC TOTAL (9.88 AC WETLANDS) (3.88 AC SW POND)

OUTPARCEL #10 (0.91 AC WETLANDS) (0.78 AC SW POND) 1(b)(ii) - Land Swap from Landowner to Town

OUTPARCEL #11 (0.24 AC WETLANDS) (0.24 AC SW POND)

OUTPARCEL #12 (0.75 AC WETLANDS) (2.16 AC SW POND)

OUTPARCEL #13 (0.11 AC WETLANDS) (0.11 AC SW POND) (INCLUDES EASEMENT)

OUTPARCEL #14 (0.12 AC WETLANDS) (0.12 AC SW POND) (INCLUDES EASEMENT)

OUTPARCEL #15 (0.11 AC WETLANDS) (0.11 AC SW POND) (INCLUDES EASEMENT)

OUTPARCEL #16 (0.11 AC WETLANDS) (0.11 AC SW POND) (INCLUDES EASEMENT)

FUTURE SINGLE FAMILY 5.66 AC TOTAL

TH 4 13.05 AC TOTAL

TH 5 13.05 AC TOTAL

TH 6 13.05 AC TOTAL

TH 7 13.05 AC TOTAL

TH 8 13.05 AC TOTAL

TH 9 13.05 AC TOTAL

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TH 99 13.05 AC TOTAL

TH 100 13.05 AC TOTAL