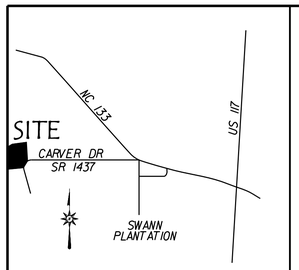
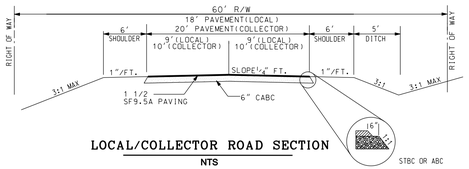


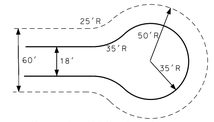
VICINITY MAP

NOT TO SCALE



LOCAL/COLLECTOR ROAD SECTION

NTS



CUL-DE-SAC DETAIL

NTS

NOTE:
TEMPORARY CUL DE SAC SHALL BE LOCATED IN A RECORDED ACCESS EASEMENT AND SHALL BE SURFACED WITH 6" OF ABC STONE.

MAP BOOK 56 PAGE 46

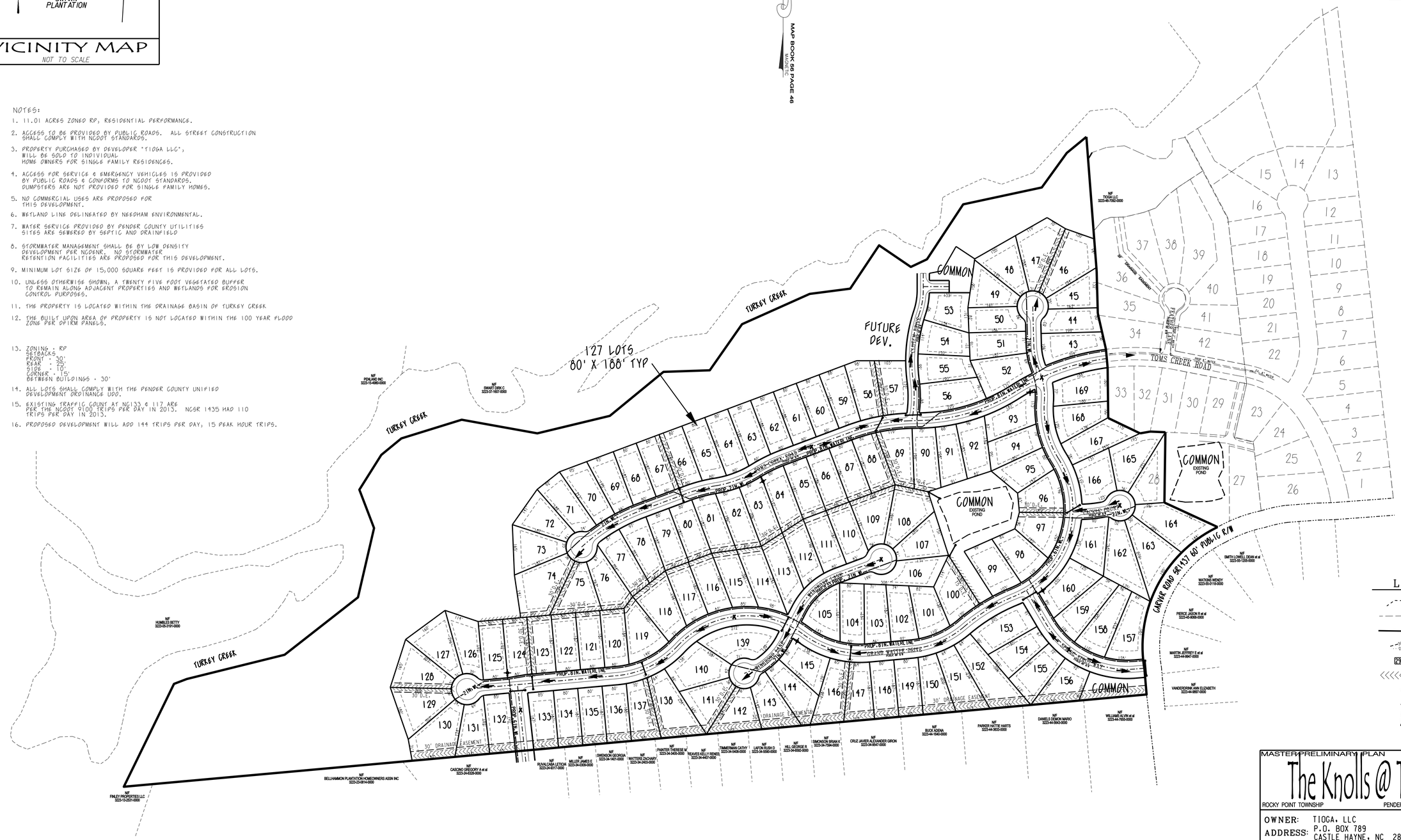
MAGNETIC

TRACT AREA	72.8 AC
DEED BOOK, PAGE	4461/294
RECEIVING STREAM	TURKEY CREEK
CLASSIFICATION	C;SW
LIMITS OF DISTURBANCE	56 AC
NUMBER OF LOTS	127 EA
LOT AVA	5000 SF
ROADWAY AVA	101,600 SF
RESERVE AVA	30,792 SF
TOTAL AVA	792,792 SF
REQUIRED OPEN SPACE	
@ 0.03 AC. PER LOT	3.81 AC.
PASSIVE OPEN SPACE PROVIDED	12 AC.
ACTIVE OPEN SPACE PROVIDED	4.8 AC.
TOTAL OPEN SPACE PROVIDED	16.8 AC.

SITE DATA

NOTES:

1. 11.01 ACRES ZONED RP, RESIDENTIAL PERFORMANCE.
2. ACCESS TO BE PROVIDED BY PUBLIC ROADS. ALL STREET CONSTRUCTION SHALL COMPLY WITH NCDOT STANDARDS.
3. PROPERTY PURCHASED BY DEVELOPER "TIOGA LLC", WILL BE SOLD TO INDIVIDUAL HOME OWNERS FOR SINGLE FAMILY RESIDENCES.
4. ACCESS FOR SERVICE & EMERGENCY VEHICLES IS PROVIDED BY PUBLIC ROADS & CONFORMS TO NCDOT STANDARDS. DUMPSTERS ARE NOT PROVIDED FOR SINGLE FAMILY HOMES.
5. NO COMMERCIAL USES ARE PROPOSED FOR THIS DEVELOPMENT.
6. WETLAND LINE DELINEATED BY NEEDHAM ENVIRONMENTAL.
7. WATER SERVICE PROVIDED BY PENDER COUNTY UTILITIES SITES ARE SEWERED BY SEPTIC AND DRAINFIELD
8. STORMWATER MANAGEMENT SHALL BE BY LOW DENSITY DEVELOPMENT PER NCDENR. NO STORMWATER RETENTION FACILITIES ARE PROPOSED FOR THIS DEVELOPMENT.
9. MINIMUM LOT SIZE OF 15,000 SQUARE FEET IS PROVIDED FOR ALL LOTS.
10. UNLESS OTHERWISE SHOWN, A TWENTY FIVE FOOT VEGETATED BUFFER TO REMAIN ALONG ADJACENT PROPERTIES AND WETLANDS FOR EROSION CONTROL PURPOSES.
11. THE PROPERTY IS LOCATED WITHIN THE DRAINAGE BASIN OF TURKEY CREEK
12. THE BUILT UPON AREA OF PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER DFIRM PANELS.
13. ZONING : RP
    SETBACKS
    FRONT : 30'
    REAR : 25'
    SIDE : 10'
    CORNER : 15'
    BETWEEN BUILDINGS : 30'
14. ALL LOTS SHALL COMPLY WITH THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE UDO.
15. EXISTING TRAFFIC COUNT AT NC133 & 117 ARE PER THE NCDOT 9100 TRIPS PER DAY IN 2013. NCSR 1435 HAD 110 TRIPS PER DAY IN 2013.
16. PROPOSED DEVELOPMENT WILL ADD 144 TRIPS PER DAY, 15 PEAK HOUR TRIPS.



LEGEND

- WETLAND
- EASEMENT
- PROJECT BOUNDARY
- EX. CONTOUR
- PROPOSED ELEVATION
- SWALE
- RIP RAP APRON
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAINAGE

150 0 150 300

GRAPHIC SCALE: 1" = 150'

JAMES H FENTRESS JR., P.E.

DATE

MASTER PRELIMINARY PLAN

The Knolls @ Turkey Creek

ROCKY POINT TOWNSHIP PENDER COUNTY NORTH CAROLINA

OWNER: TIOGA, LLC
ADDRESS: P.O. BOX 789
CASTLE HAYNE, NC 28429
PHONE: 910-279-1582

STROUD ENGINEERING, P.A. C-0647
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775 (910) 815-0593 FAX

DESIGNED:	JHF
DRAWN:	KBN
APPROVED:	JHF
DATE:	6/18/15
SCALE:	1" = 150'
SHEET	1 OF 1

PROJECT NO.: PW-1056
DRAWING NO.: W:/MASTER/PW-1056/DGN/Phase 2 Master Development Plan.dgn