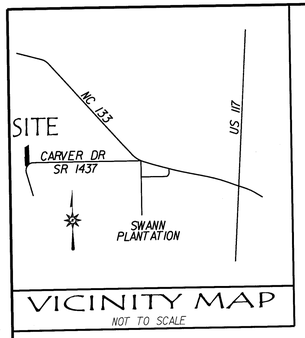
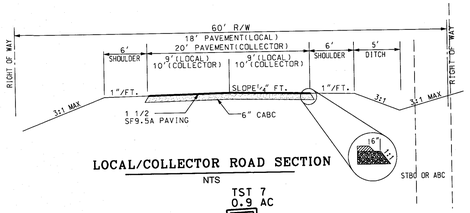
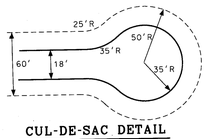


VICINITY MAP
NOT TO SCALE

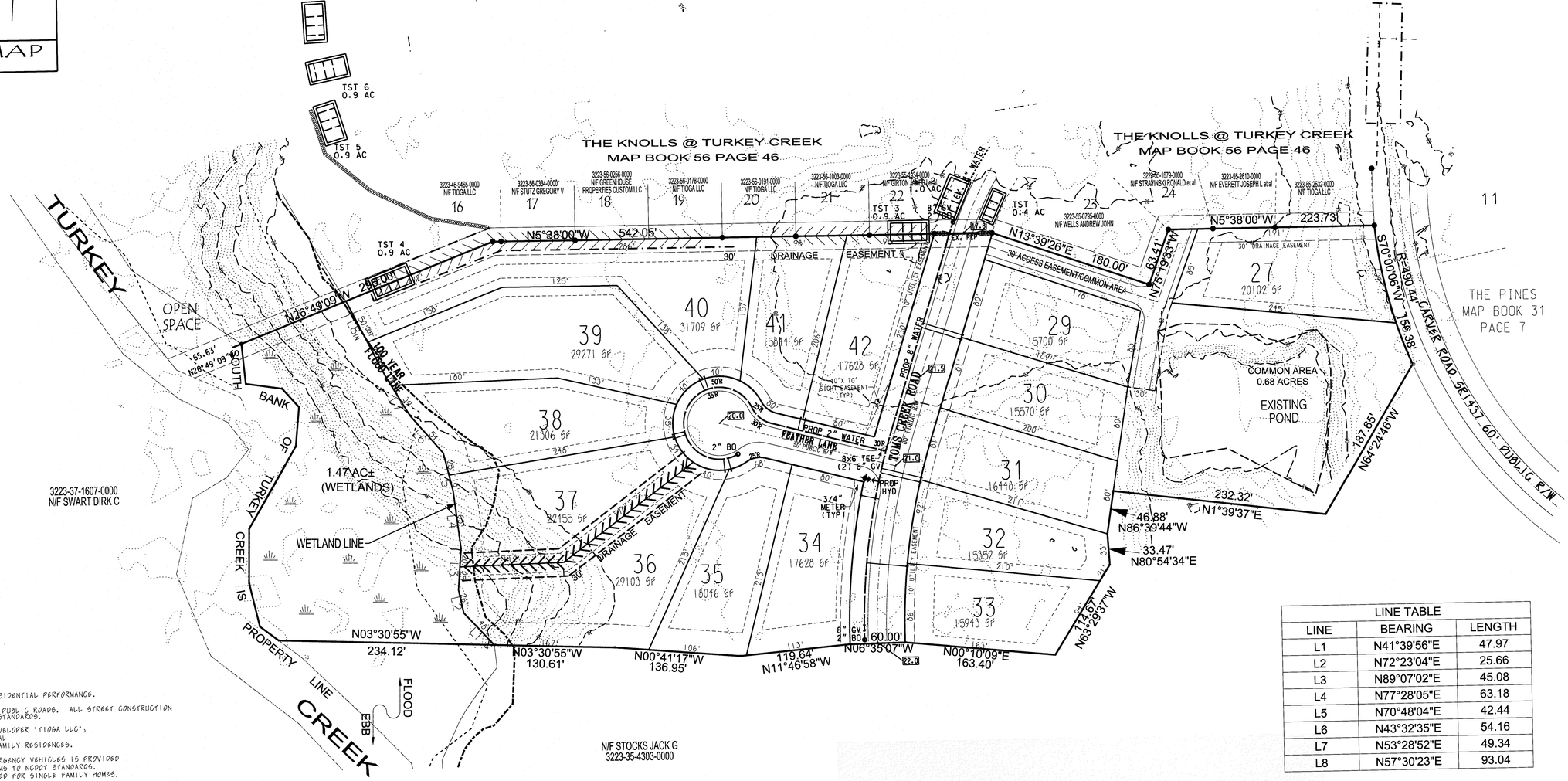


LOCAL/COLLECTOR ROAD SECTION
NTS



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.



SITE DATA	
TRACT AREA	11.01 AC
DEED BOOK, PAGE	56/109
RECEIVING STREAM	TURKEY CREEK
CLASSIFICATION	CSW
LIMITS OF DISTURBANCE	6.57 AC
LOT AVA	5200 SF
ROADWAY AVA	20000 SF
RESERVE AVA	0 SF
TOTAL AVA	SF
REQUIRED OPEN SPACE @ 0.03 AC. PER LOT	0.46 AC.
PASSIVE OPEN SPACE PROVIDED	0.44 AC.
ACTIVE OPEN SPACE PROVIDED	0.24 AC.
TOTAL OPEN SPACE PROVIDED	0.68 AC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°39'56"E	47.97
L2	N72°23'04"E	25.66
L3	N89°07'02"E	45.08
L4	N77°28'05"E	63.18
L5	N70°48'04"E	42.44
L6	N43°32'35"E	54.16
L7	N53°28'52"E	49.34
L8	N57°30'23"E	93.04

LEGEND
- WETLAND
- EASEMENT
- PROJECT BOUNDARY
- EX. CONTOUR
- PROPOSED ELEVATION
- SWALE
- RIP RAP APRON

NOTES:
1. 10.89 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 BUILD 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 & I17 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.

WATER NOTES:

PIPE SHALL BE SDR 21 PVC.

FITTINGS SHALL BE BE RESTRAINED JOINT DUCTILE IRON WITH APPROPRIATE RESTRAINED LENGTH OR TRUST BLOCKS.

ONSITE WASTEWATER DISPOSAL IS PROPOSED.

ALL MATERIALS USED SHALL CONFORM TO PENDER COUNTY UTILITIES REQUIREMENTS. NON-CONFORMING MATERIAL WILL NOT BE ACCEPTED FOR FINAL CERTIFICATION.

A ONE YEAR WARRANTY PERIOD APPLIES TO ALL UTILITIES CONSTRUCTION. THIS WARRANTY PERIOD DOES NOT BEGIN UNTIL NCDENR FINAL APPROVAL OF THE SYSTEM HAS BEEN RECIEVED. A WRITTEN COPY OF THE WARRANTY WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE.

PROVIDE 36" (MIN) COVER OVER ALL WATER LINES.

60 0 60 120
GRAPHIC SCALE: 1" = 60'

Certification of Submission
A copy of this plat has been submitted. Approval is subject to review; this does not constitute an approval.

Pender County Utilities:_____ Date:_____
Pender County Environmental Health:_____ Date:_____
Pender County Addressing Coordinator:_____ Date:_____

Certificate of Preliminary Plat Approval
Preliminary Plat Approved by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.

Planning Staff:_____ Date:_____

NORTH CAROLINA PROFESSIONAL SEAL 20643 ENGINEER JAMES H. FENTRESS, JR.

JAMES H FENTRESS JR.P.E.
DATE 6/23/2015

PRELIMINARY PLAN
The Knolls @ Turkey Creek
PHASE 2
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: 1/16/15
SCALE: 1" = 60'
SHEET 1 OF 1

PROJECT NO.: PW-1056
DRAWING NO.: W:/MASTER/PW-1056/DGN/Phase 2 Preliminary Plan.DGN