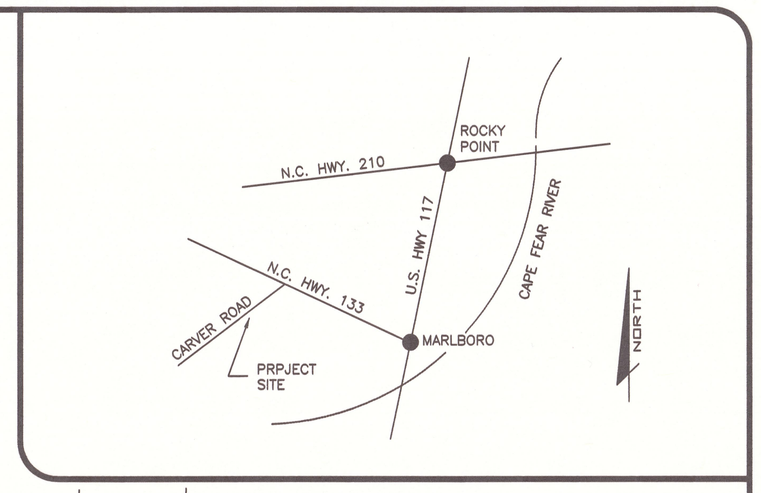
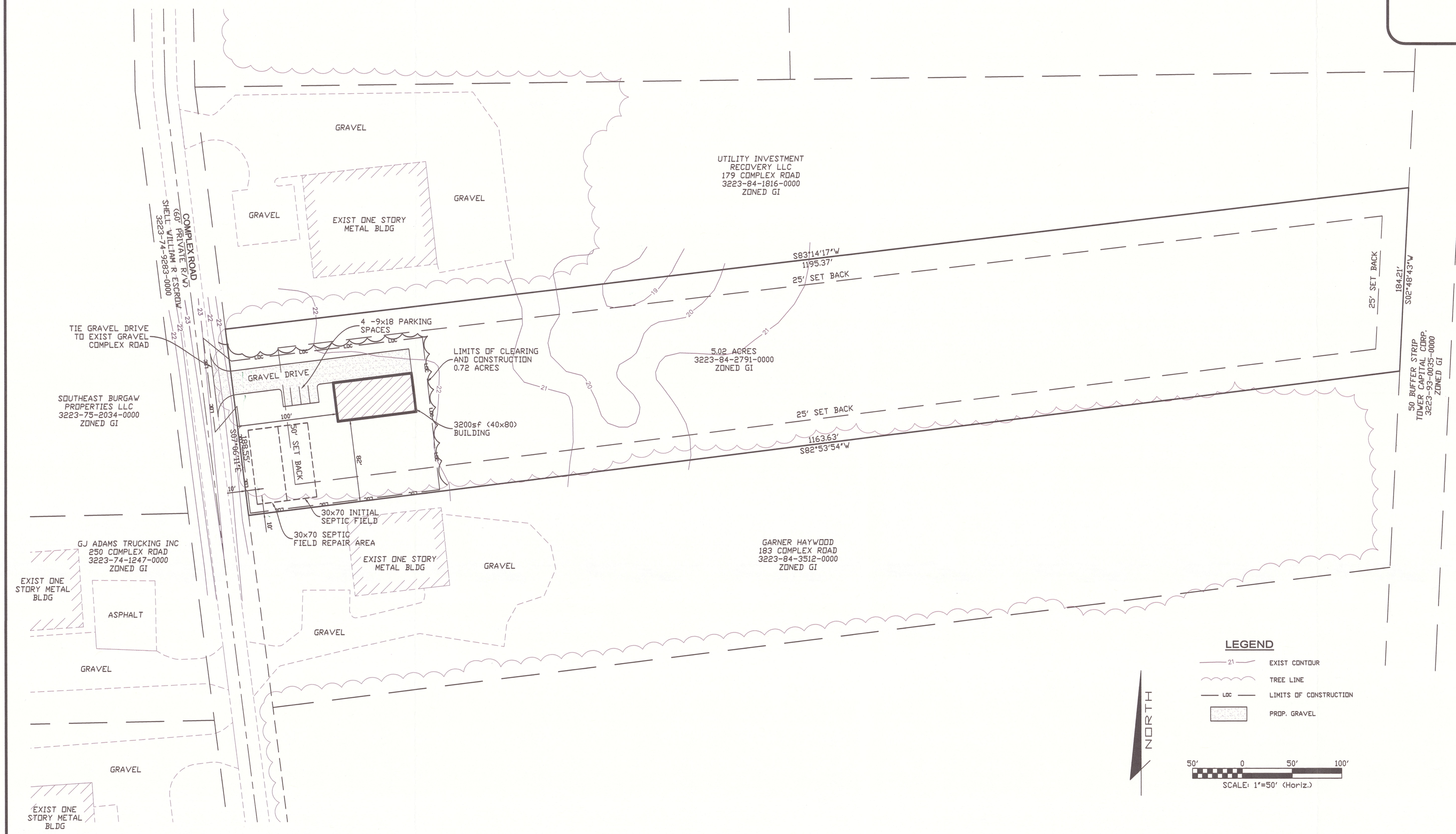
NOTES

1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CURRENT PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
2. NO WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROPERTY BOUNDARY.



VICINITY MAP
NTS



LEGEND

- 21 — EXIST CONTOUR
- TREE LINE
- LOC — LIMITS OF CONSTRUCTION
- PROP. GRAVEL

OWNER:
JOE WOOD
756 OLD SWANN POINT AVE
ROCKY POINT, NC 28457

ENGINEER:
RSC ENGINEERING, PLLC
16310 US HWY 17
HAMPSTEAD, NC 28443
(910) 270-9599

SITE DATA

PENDER COUNTY PARCEL NO. 3223-84-2791-0000
DEED BOOK 3341 PAGE 218
TOTAL TRACT AREA = 5.02 ACRES
CURRENT ZONING = (GI) GENERAL INDUSTRIAL
CURRENT LAND USE = VACANT
PROPOSED USE = LIGHT INDUSTRIAL

MINIMUM LOT DIMENSIONS
MIN. AREA = 1 ACRE
MIN. LOT WIDTH = 100'
MIN. CHORD = 45'
MAX. BLDG HT = 50'

MINIMUM BUILDING SETBACK
FRONT SETBACK = 50'
REAR SETBACK = 25'
SIDE SETBACK = 25'
CORNER LOT SETBACK = 25'

PARKING
REQUIRED = 1 SPACE PER 1000 sf FLOOR AREA
3200 sf (40x80) / 1000 = 3.2 SPACES
PROVIDED = 4 - (9x18) PARKING SPACES

BUILT UPON AREA (LOW DENSITY)
BUILDING = 3,200 sf
GRAVEL DRIVE/PARKING = 5,576 sf
TOTAL BUA = 8,776 sf = 4.0%

TRIP GENERATION
3200sf GENERAL LIGHT INDUSTRIAL (0.97/1000sf)
TOTAL DAILY TRIPS = 31
AM PEAK = 2.3
PM PEAK = 3.1
PER ITE TRIP GENERATION MANUAL 9TH EDITION, ITE CODE 110

UTILITIES
OWNER SHALL HAVE A PRIVATE WELL AND SEPTIC SYSTEM, PERMITTED AND INSTALLED IN ACCORDANCE WITH PENDER COUNTY HEALTH DEPARTMENT.

REVISIONS

RSC Engineering, PLLC

DESIGN & MAINTENANCE OF ALTERNATIVE LAND USES

RSC ENGINEERING, PLLC
16310 US HWY 17
HAMPSTEAD, NORTH CAROLINA 28443
PHONE: 910.270.9599 ~ FAX: 910.270.9592
E-Mail: sonya@rcsengineering.com

5.02 ACRE LOT COMPLEX ROAD

Rocky Point Township
Pender County, North Carolina

MASTER DEVELOPMENT PLAN

DATE:	9/16/2015
SCALE:	1" = 50'
JOB #	15061505
DRAWN BY:	JAR
SHEET	1