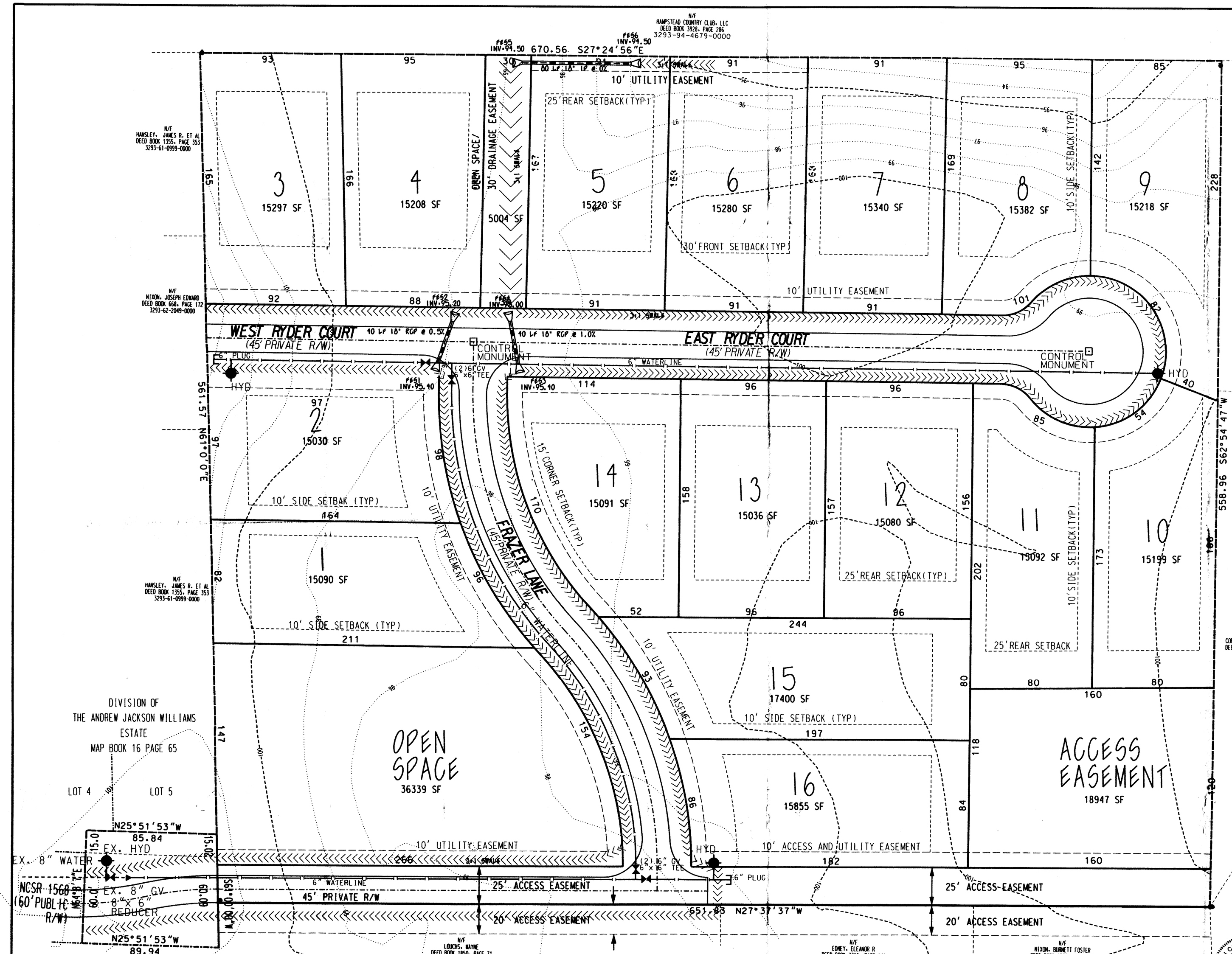
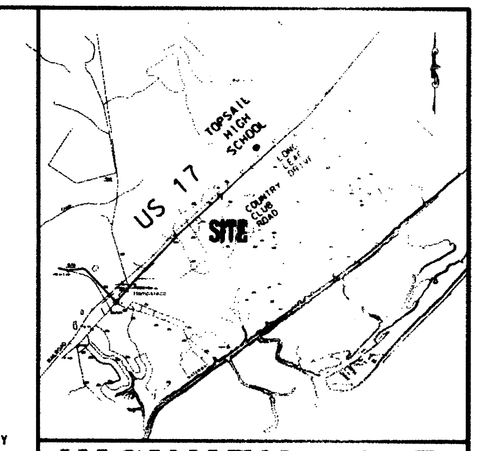




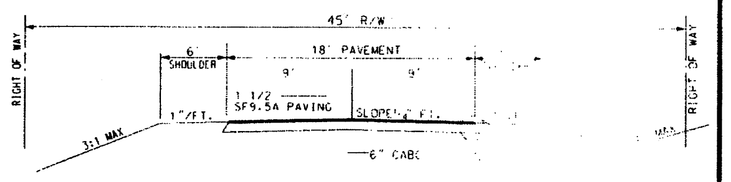
VICINITY MAP

TRACT AREA	8.65 AC
	376960 SF
PRESENT ZONING	R-15
DEED BOOK, PAGE	2027/069
PROPOSED USE	SINGLE FAMILY RES.
PROPOSED LOTS	16 LOTS
PROPOSED DENSITY	1.85 UNITS/ACRE
REQUIRED OPEN SPACE	20909 SF
OPEN SPACE PROVIDED	36339 SF
IMPERVIOUS AREA PER LOT	3500 SF
IMPERVIOUS AREA	
ROADS/PARKING	29999 SF
LOTS	56000 SF
RESERVE	2643 SF
TOTAL IMPERVIOUS AREA	94242 SF
PERCENT IMPERVIOUS	25.0 %
DRAINAGE AREA	8.65 ACRES
RIVER BASIN	CAPE FEAR
RECEIVING STREAM	NILSONS BRANCH
STREAM CLASSIFICATION	SA
LIMITS OF DISTURBANCE	8.65 ACRES
MINIMUM LOT SIZE	15030 SF

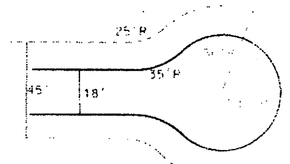
SITE DATA

LEGEND

- PROJECT BOUNDARY
- EASEMENT
- PROP. WATER
- EX. WATER
- SWALE
- STORMDRAIN



45' STREET SECTION



CUL-DE-SAC DETAIL

NOTES:

1. ACCESS TO BE PROVIDED BY PRIVATE ROADS.
2. ACCESS FOR SERVICE & EMERGENCY VEHICLES TO PROVIDED BY PRIVATE ROADS & CONFORMS TO NCDOT STANDARDS. DUMPSTERS ARE NOT PROVIDED FOR SINGLE FAMILY HOMES.
3. NO COMMERCIAL USES ARE PROPOSED FOR THIS DEVELOPMENT.
4. WATER SERVICE PROVIDED BY PENDER COUNTY. SITES ARE SEWERED BY SEPTIC AND DRAINFIELD.
5. STORMWATER MANAGEMENT SHALL BE BY LOW DENSITY DEVELOPMENT 25% IMPERVIOUS PER NCDENR.
6. MINIMUM LOT SIZE OF 15,000 SQUARE FEET IS PROPOSED.
7. UNLESS OTHERWISE SHOWN, A TWENTY FIVE FOOT VEGETATED BUFFER TO REMAIN ALONG ADJACENT PROPERTIES AND WETLANDS FOR CONTROL PURPOSES.
8. THE PROPERTY IS LOCATED WITHIN THE DRAINAGE BASIN.
9. NO WETLANDS EXIST ON SITE.
10. SOILS ARE IDENTIFIED BY THE PENDER COUNTY SCS.
11. PROPOSED LOTS WILL RESULT IN 153 TRIPS PER DAY.

REVISIONS

Supplemental Language and Certifications:

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 Addressing Coordinator: _____ Date: _____

Pender County Environmental Health: _____ Date: _____

GRAPHIC SCALE: 1" = 30'

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

APPROVED BY THE PENDER COUNTY PLANNING BOARD
(PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)

DIRECTOR OF PLANNING DEPT. _____ DATE _____

NORTH CAROLINA PROFESSIONAL SEAL 20843 ENGINEER JAMES H. FENTRESS

JAMES H. FENTRESS, JR., P.E.
DATE 9/26/2013

PRELIMINARY PLAN OF

THE POINT

TOPSAIL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA

OWNER: JIM CORNETTE, ELLEN CORNETTE HANSLEY, MATHEWS, AND GERTRUDE MATTHEWS
ADDRESS: PO BOX 1277
HAMPSTEAD, NC 28443
PHONE: 910 270 2919

STROUD ENGINEERING, P.A.
102-D CINEMA DRIVE
WILMINGTON, NC 28403
(910) 815-0775

DESIGNED:	JHF
DRAWN:	JHF
APPROVED:	JHF
DATE:	112613
SCALE:	1" = 30'
SHEET	1 OF 1

PROJECT NO.: PW-631

DRAWING NAME.: F:/MASTER/PW-631/DGN/PRELIMINARY UPDATE.DGN

PROJECT NO.: PW-631