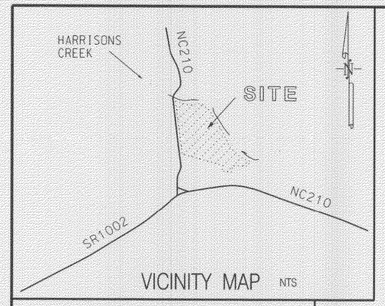
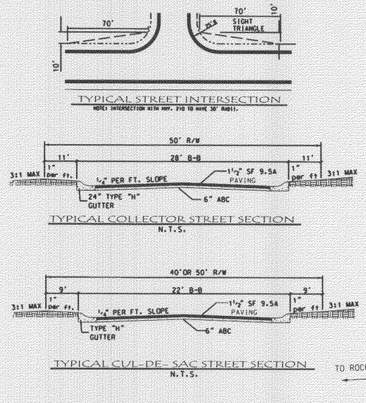


SITE DATA	
TRACT AREA	99.63 AC
PROJECT AREA	79.38 AC
TRACT ZONING	PD-RESIDENTIAL
# OF SINGLE FAMILY UNITS	165
# OF MULTIFAMILY UNITS	46
TOTAL PROPOSED UNITS	211
PROPOSED DENSITY	2.1 UNITS/ACRE
OPEN SPACE REQUIRED	14.94 AC
OPEN SPACE PROVIDED	20.25 AC
RECEIVING STREAM & CLASS	HARRISONS CREEK, C-SW
IMPERVIOUS AREAS	
TOTAL BUILDINGS	726,918 SF
LOTS	548,000 SF
MULTIFAMILY	178,910 SF
STREETS	294,900 SF
PARKING	105,024 SF
SIDEWALKS	93,551 SF
REVERVE:	70,500 SF
TOTAL:	1,290,893 SF
%IMPERVIOUS	37.3 %



LEGEND

- DENOTES EXISITING CURB AND GUTTER ROAD
- DENOTES PROPOSED CURB AND GUTTER ROAD
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING 8" SEWER WITH MANHOLES
- PROPOSED 8" SEWER WITH MANHOLES
- EXISTING STORMSEWER WITH CATCH BASINS
- PROPOSED STORMSEWER WITH CATCH BASINS

NOTES:

1. THE MINIMUM LOT SIZE SHALL BE 8000 SQUARE FEET.
2. THE SETBACKS ARE AS FOLLOWS:
   FRONT 25 FT.
   SIDE 10 FT.
   REAR 15 FT.
3. THE MINIMUM SEPERATION BETWEEN BUILDINGS SHALL BE 20 FEET.
4. STREETS SHALL BE BUILT TO NCDOT MINIMUM DESIGN SPECIFICATIONS AND DEDICATED AS PUBLIC
5. PHASE ONE TO BE PROVIDED WATER BY PENDER COUNTY AND SEWER BY SEPTIC DRAINFIELD.
6. PHASE TWO TO BE SEWERED BY ONSITE WASTEWATER TREATMENT FACILITY. PHASE 2 TO GENERATE 82440 GPD FROM 229 UNITS.
7. 20.25 ACRES OF OPEN SPACE SHALL BE PROVIDED IN WETLAND TO SERVE ENTIRE DEVELOPMENT.
8. SURVEY REFERENCES: DEED BOOK 941 PG 312 AND MAP BOOK 120 PG 64.

100 0 100 200
GRAPHIC SCALE: 1" = 100'

NORTH CAROLINA PROFESSIONAL SEAL 20643 ENGINEER JAMES H. FENTRESS, JR.
JAMES H. FENTRESS, JR., P.E. DATE 10/9/2013

REVISIONS			
BY	NO.	DATE	DESCRIPTION

REVISED PRELIMINARY PLAN
FOR
AVENDALE
TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

OWNER: AVENDALE DEVELOPMENT, LLC
ADDRESS: PO BOX 1069 HAMPSTEAD, NC 28443
PHONE: (910) 270-1725

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

DESIGNED:	DLM
DRAWN:	DLM
APPROVED:	JHF
DATE:	10/2/13
SCALE:	1"=100'
SHEET	1 OF 1

PROJECT NO.: PW-598
DRAWING NAME.: F:/MASTER/PW-598/DGN/AVENDALECONST.dgn

PROJECT NO.: PW-598