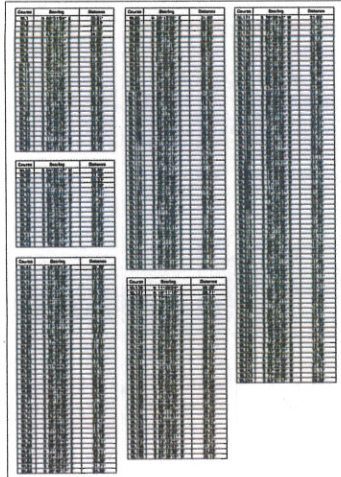
Attachment 5



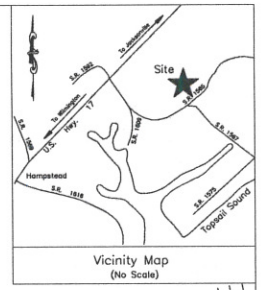
NCDOT Notes:

All roads shall be public and built to NCDOT standards.

There shall be no encumbrances within the NCDOT right of way.

Only NCDOT approved materials are to be used within the right of way.

All roads to be 8" ABC and 1 1/2" of S 9.5 A (Superpave)



TERESA MONTMINTY ETAL
TRACTS 1 & 2,
DB 3946, PG 96

TRAVERSE LINE POINT "A" TO POINT "B"
AS PER RECORDED MAP BOOK 23, PAGE 131

Course	Bearing	Distance
L1	N 02°33'26" E	19.10'
L2	N 01°57'36" W	64.90'
L3	N 67°28'21" E	61.61'
L4	N 55°57'18" E	24.00'
L5	N 55°57'18" E	85.66'
L6	N 15°27'37" E	96.43'
L7	N 15°27'37" E	52.00'
L8	N 47°38'52" E	145.29'
L9	N 20°43'32" W	39.04'

TRAVERSE LINE POINT "B" TO POINT "C"
AS PER RECORDED MAP BOOK 40, PAGE 85

Course	Bearing	Distance
L10	N 82°56'48" E	31.20'
L11	N 82°54'04" E	13.09'
L12	S 78°38'19" E	10.77'
L13	S 55°43'23" E	8.63'
L14	N 61°04'01" E	16.53'
L15	N 38°24'29" E	29.58'
L16	S 88°15'46" E	20.71'
L17	N 02°59'40" E	17.27'
L18	N 65°56'02" E	31.33'
L19	N 74°04'32" E	31.48'
L20	N 47°23'36" E	11.26'
L21	N 72°10'34" E	57.71'
L22	S 63°23'24" E	40.50'
L23	N 64°38'55" E	26.61'
L24	S 31°35'28" E	9.57'
L25	N 10°11'17" E	23.77'
L26	S 78°37'25" E	12.61'
L27	N 80°44'08" E	23.15'
L28	S 61°20'00" E	16.88'
L29	N 69°54'23" E	6.53'

POINT "C"

THE C/L RUN OF PADRICKS BRANCH OR SCHOOL HOUSE BRANCH IS THE P/L POINT "B" TO POINT "C"

CAROLINE BALDWIN
DB 538, PG 43
MB 40, PG 58

JOANNE E. DONNELLY
REVOCABLE TRUST
DB 4216, PG 285
MB 14, PG 36

FLOOD ZONE A

FLOOD ZONE X

MELBA WEST
DB 371, PG 110

VISTA LANE
TI WIND COURT
MARIAH COURT
HORIZON CREST
TRACT D
VISTA POINT
MB 23, PG 131

POINT "A"
POINT "B"

PHASE 1
PHASE 2

S 42°42'28"E 1668.69'
N 48°00'47"E 381.11'
S 06°26'54"W 325.06'
S 06°26'54"W 301.00'
S 42°46'21"E 677.15'
S 24°38'25"E 1150.09'
N 25°06'05"W 1021.79'
S 72°20'36"W 230.06'
S 74°28'24"W 115.05'
N 42°26'29"W 539.88'
N 42°36'07"W 156.30'
N 42°36'59"W 977.53'
N 42°33'15"W 737.12'
N 42°32'24"W 762.69'

Shandy Way
40' Public R/W

10'x70'
Site Triangle

AREA RECAP BY COORDINATE METHOD
45.884 ACs

OPEN SPACE

EASEMENT FOR WASTE WATER DISPOSAL SYSTEM MB 39, PG 94

20' SEWER EASEMENT

WETLANDS CROSSING

Stormwater Pond

EMERALD RIDGE SECTION 2 MB 36, PG 99

EMERALD RIDGE DR

TSUNAMI WAY

COMMERCIAL

HAMPTON TOWN CENTER, LLC
DB 4129, PG 274
TRACT A, MB 40, PG 39

HAMPTON TOWN CENTER, LLC
DB 4129, PG 274
TRACT C, MB 40, PG 39

THE PAVILION AT OLDE POINT LLC
DB 2779, PG 1
LOTS 1,2 & 3, MB 49, PG 46

CAPTAIN DEANE BLVD

KINGS LANDING ROAD

COUNTRY CLUB DRIVE
(NCSR 1545)

SAWGRASS ROAD

Total Tract Area = 45.87 ac.
Proposed Lots = 96
Net Density = 4.78

Areas in Wetlands = 9.95 ac.
Area in R/W's = 4.49 ac.
Usable Land = 35.92 ac.
Net Density = 4.78 units/ac.

Area in Lots = 19.66 ac.
Area in Rights-of-Way = 4.49 ac.
Wetlands= 9.95 ac.
Upland Open Space = 8.84 ac.
Passive Open Space = 9.95 ac

Min. Lot Size = 5844 s.f.

Open Space
@ 0.03 ac. per unit req'd = 2.88 ac.
+ 18.79 ac. provided +
Housing Types: Single Family Residential

Buffers: In accordance with the Pender County UDO Section 8.2.8

• Buffer C will be used along all boundries adjacent to single family residential uses or residential lots with a size of less than 1 acre and when a single family structure is within 50' of the boundary of the developement.

Buffer A is proposed along the property line adjacent to Country Club Road.

All other boundaries will require a Buffer B.

Existing vegetation will be used to the extent possible.

Zone: Planned Development

Min. Cul-de-sac Radius = 37'
Cul-de-sac Radius for NW corner 45'

PHASE I Setbacks =
Front: 20'
Side: 8'
Rear: 15'
Corner: 10'
Height: 40'

PHASE II Setbacks =
Front: 15'
Side: 0 lot lines / 10' min. between structures.
Alternate: 5' side setback.
Rear: 10'
Height: 40'

To meet the UDO requirement for recreational facilities, a public walking trail will be constructed from the development through the open space of the property to the Lowes Food / Hampstead Town Center.

The map of the Wetlands Delineation shown was approved by the US Army Corps of Engineers on 3/31/2014.

Action ID # : SAW-2013-1579

Owner: OPV Developement, LLC
1202 Eastwood Road
Wilmington NC 28403

Deed Book / Page: 4309/334

Pin: 4203-14-3306-0000
4203-05-8711-0000

Developer: Trask Land Co. Inc
1202 Eastwood Road
Wilmington NC 28403

NOTE:
Wetland Crossing locations are subject to change based on approvals by the US Army Corps of Engineers and the North Carolina Department of Environment and Natural Resources.

Note: Driveway permit, Left Turn Lane & Encroachment Agreement required by N.C.D.O.T.

Sheet	Project:	Title:	
1 of 1	The Villages at Olde Point	Master Plan	WALTON ENGINEERING
Date: 06/10/14	Scale: 1" = 100'	Drawn by: DAT	PO Box 895, Burgaw, NC 28425 (910) 259-4800