

**STAFF REVIEW FOR PLANNING BOARD DECISION  
MAJESTIC OAKS, SECTION 4 REVISION TO FINAL PLAT REVIEW**

**HISTORY:**

Southwind Surveying and Mapping, applicant, on behalf of owner, Deuce Investments, INC., are seeking approval of Majestic Oaks Section 4, revision to the final plat, subject to review by the Planning Board. The Preliminary Plat was approved April 2006 and the final plat was approved September 24, 2007. Revisions to the development have increased the number of lots from 138 to 150, recombined and aligned lots 75 and 76 to allow Jackson Drive, which will connect to Mae Court and Dan Owen Drive. This section was shown on the Final Plat as Future Development Section 3.

**DEVELOPER'S PROPOSAL:**

The applicant is requesting approval for the revision to the Final Plat of Majestic Oaks. The subdivision is located off of Factory Road in Hampstead. All phase of subdivision total 110.48 acres and is zoned R-20, Residential District.

The applicant is proposing an additional 12 residential lots and the recombination and realignment of lots 75 and 76. The minimum and maximum lot size proposed in Section 4 is 20,007 square feet and 35,719 square feet respectively. Currently 16.64 acres of open space are provided in this subdivision, meeting the 15% open space requirement. All land use and setback requirements under the Pender County Zoning Ordinance for the R-20 district will apply to lots 139-150 and lots 75&76.

To receive final plat approval, a Homeowners Association must be amended to allow the addition of the 12 new lots for maintenance of common areas, and to aid in administrative issues as applicable.

The road system will consist of a 45 ft right-of-way, known as Jackson Drive, which intersects Mae Court and Dan Owen Drive. The developer has not decided if the roads will be public or private, but either will meet NCDOT minimum standards. All road names must be approved by the Pender County Road Naming Committee.

All lots are proposed to be served by county water, with approval of Pender County Utilities. The lots will be serviced by a community sewer system, presently under construction.

The subdivision's Sediment and Erosion Control and Storm Water Management Permits must be amended through The North Carolina Department of Environment and Natural Resources to receive final plat approval. The property does not contain any Special Flood Hazard Areas, however does contain federal jurisdictional and North Carolina jurisdictional wetlands and are subject to federal and state regulations. All permits must be amended to include the areas located in Section 4.

**STAFF RECOMMENDATION:** Planning Staff is submitting the revision to the final plat of Majestic Oaks for Planning Board approval. The submission as presented tonight is sufficient for Planning Board disposition. Planning Staff recommends approval. Final Preliminary Approval will not be effective until all requirements of preliminary submission as prescribed in the subdivision ordinance are complete, the submission shows compliance with all subdivision and zoning requirements and the Director has signed a copy of the Preliminary Plat. The approval is also subject to the following conditions:

**Mandatory Items for Final Preliminary Plat Approval:**

All requirements of the Pender County Subdivision Ordinance for Preliminary Plats, including items 1 thru 13 pages 22 have been submitted to and approval by the Director.

1. Soil suitability analysis indicating the suitability of the property for individual septic tanks or an Improvement Authorization Permit for each lot unless community sewer is available and a conditioned approval for connection is submitted. The soil suitability analysis of the property shall also indicate the suitability of the soil for the type structure proposed.
2. Sufficient information shall be provided so that a corner of the property can be located on the ground and found with a measurement from the intersection of two state maintained roads.
3. A copy of the Preliminary Map with the street names as approved by the Pender County Emergency Management Co-coordinator (EMC) or his designee. The plat shall be signed by the EMC representative indicating approval of the road names indicated on the plat. The copy of this plat must be submitted no later than 30 days after approval of the preliminary plat of the development by the Pender County Health Department.
4. Verification of receipt of the preliminary plat of the development by the Pender County Health Department.
5. Verification of receipt of the preliminary plat of the development by the NCDOT District Engineer or his designee.
6. General description and map of the proposed drainage for the subdivision shall include the following:
  - a. The boundaries of all drainage basins that flow through the property from upstream.
  - b. All drainage facilities that flow through the property and receive any storm water discharge from upstream.
  - c. The boundaries of all drainage basins that receive discharge from the property that is located from the discharge point on the property to the recipient perennial stream.
  - d. All drainage facilities that receive storm water discharge from the property from the discharge point to the recipient perennial stream.
  - e. This information can be described in a narrative submission and shown on a copy of a USGS 7.5 Minute Quad or other similar topographical map (11 X 17 map submission).
7. Detailed description of any proposed waste water system and system maintenance arrangements and procedures to serve lots that are not suitable for traditional on site septic systems, along with a map showing the proposed location of the off site components of the system, including lines.
8. When any development proposes private streets a description of the method to provide Pender County Emergency Service personnel and vehicles immediate access shall be submitted.
9. When any street layout or geometric design does not specifically meet the NCDOT Secondary Road Standards or the adopted Pender County Private Street Standards, a narrative explanation, justification detailed drawing of the design shall be submitted for review.
10. When the subdivision entrance does not connect to a NCDOT maintained road, recorded documents shall be submitted that confirm the property and the proposed lots have access to a NCDOT maintained road by a public or private street that meets the standards of this ordinance.
11. The Director or the Planning Board may request additional information be submitted that is pertinent to review of the proposed subdivision for compliance with the provisions of this ordinance or other Pender County ordinances.

Requirements of the Pender County Subdivision Ordinance for Preliminary Plat, including items 3 to 7, 10-14, page 21 have been submitted to and approval by the Director.

3. Plat Submission – the preliminary plat must be submitted in digital format to the Director within the time frame indicated above. The digital submission of the plat will be considered proprietary information. The

digital layout will be made available to the Tax Supervisor for parcel update and the digital submission may be returned to the person submitting it.

4. The preliminary plat must be prepared by an authorized Licensed Professional.
5. Scale of the plat must be no smaller than 1" to 200'.
6. The plat will be reviewed for compliance with Pender County Subdivision Ordinance, Zoning Ordinance and other applicable Ordinances.
7. All streets will be designated as public or private streets.
10. Preliminary plat approval shall be valid for two years. The two years will be extended by an additional two years if a final plat is recorded within the two-year time frame.
11. Preliminary plat approval constitutes approval of the layout and authorizes the developer to proceed with construction of the subdivision and improvements in accord with the approved plat and any conditions attached to the approval.
12. All conditions of preliminary plat approval must be completed and submitted within 12 months of the approval date.
13. If a preliminary plat is not approved, the reasons for disapproval must be specified and provided to the developer in writing. Disapproval of a preliminary plat may be appealed to the Pender County Board of Commissioners.
14. A preliminary plat will not be scheduled for review that is incomplete or does not have the required documents submitted with it.

**The Following Material May Be Submitted As A Condition Of Approval Of The Preliminary Plat, When Approved By The Planning Board Or Director**

All requirements of the Pender County Subdivision Ordinance for Preliminary Plats, including items 1 thru 11 pages 23 & 24 for review.

1. Approval by NCDOT of connection of subdivision roads with DOT maintained roads (Driveway Permit).
2. Street construction & street drainage plans as approved by DOT District Engineer with letter of approval (for public streets).
3. Street construction & street drainage plans in accord with DOT submittal requirements, design and construction standards or in accord with Private Street Standards, Pender County. The plans must be signed and sealed by a registered surveyor or engineer. A letter from the design professional will accompany the plans certifying that they meet the NCDOT submittal requirements, design and construction standards or Private Street Standards, Pender County (for private streets).
4. One of the following items will be required for any development with any lot sizes less than 20,000 sq. ft. or net densities of 2.1 units per acre or less and both items will be required when any lot sizes are less than 15,000 sq. ft. or net densities of 2.9 units per acre or less:
  - a. Water System
    - (1) Construction plans sealed by a registered engineer, as approved by DENR,
    - (2) Acceptance of operation and maintenance of the system by a Public or Community Water system as defined in this ordinance,
    - (3) Certification that the system will be owned by a Public or Community Water system as defined in this ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this ordinance.
  - b. Wastewater system
    - (1) Construction plans sealed by a registered engineer, as approved by DENR,
    - (2) Acceptance of operation and maintenance of the system by a Public or Community Water system as defined in this ordinance,
    - (3) Certification that the system will be owned by a Public or Community Water system as defined in this ordinance with conditional acceptance of ownership or certification that the system will be owned by a homeowners association established under the provisions of this ordinance.

5. Approval from the Division of Coastal Management when the development is located in an Area of Environmental Concern.
6. Sediment & Erosion Control Plans as approved by Land Quality (with letter of approval).
7. Storm water management plan as approved by the Water Quality Division (with letter of approval).
8. Approval of Wetlands Delineation by Corp. of Eng. (if wetlands in development).
9. Wetlands fill authorization or permit if construction in wetlands is involved.
10. A drainage plan that will include all portions of the development shall be submitted. This plan shall be prepared and sealed by a registered surveyor or engineer. The plan and facilities shall provide for a drainage system for these areas that will accommodate the ten-year storm event without flooding or substantial ponding of water in the areas included in the plan. The plan must also accommodate any discharge from properties in upland portions of the drainage basin that flows through the property for the same storm event for the type development for which that property is zoned. The boundary of any drainage area on a portion of the site and/or upland from the site and drainage areas between storm water discharge points from the site to the recipient perennial stream shall be shown on a map (copy of 7.5 min. USGS Quad or similar map). Any drainage facility receiving storm water discharge from the development shall have the capacity to carry the anticipated storm water flow from areas that discharge through them for the 10 year storm event from the point of discharge at the development to the recipient perennial stream without over flowing their banks. The location, size and/or capacity of all structures included in the drainage system and receiving discharge from the development to the recipient perennial stream shall be shown on the plan and calculations used in designing the drainage system shall be submitted in a legible format. This plan may be included in the street and drainage plan, storm water management plan or on the preliminary plat, as long as the design professional certifies that the specific drainage plan submitted complies with these requirements and the information required is shown or submitted as noted (See Required Drainage Certification in development Manual).
11. When any proposed subdivision of land with lots or areas other than open space where structures are prohibited is located in a "Designated Floodway," a "No Rise Certification" prepared by a Registered Engineer shall be submitted for the development.
12. When a proposed subdivision is located in a SFHA the Base Flood Elevation (BFE) shall be determined and shown along with the SFHA boundary on the Preliminary Plat. In SFHA's where the BFE has not been previously determined, the Developer shall be responsible for providing the BFE as determined by a Registered Professional in the manner prescribed by FEMA Regulations.
13. When a proposed subdivision is located within a SFHA and any water or sewer systems are not located on the site of the structure served, a statement from the Registered Professional responsible for design of the off site system shall be provided that " all public or community (off site) sewer and water systems and drainage facilities are designed to minimize flood damage and reduce exposure to flood hazards in accord with FEMA Guidelines."

#### **Informational Notes for Developer:**

1. A copy of the preliminary plat signed by EMC representative approving the street names will be required to be submitted within 30 days of Preliminary Plat approval by the Planning Board and before final Preliminary Plan approval by Planning Department.
2. Any reduction in open space, if applicable to this subdivision, will require Planning Board approval.
3. The applicant should be fully aware of the certification and guarantee requirements for roads, drainage plans, facilities and other improvements in the development. The certification forms are found on the Pender County Website. All documented certifications must be delivered to Planning Department prior to Final Plat Approval.
4. Any changes in the development name or road names after approval by the planning board will require an additional review fee with lot assessments to be paid in full.

#### **Mandatory Items For Final Plat Approval:**

1. The final plat shall be reviewed and approved or disapproved and notice of action taken provided to the applicant within 20 working days of completed submission. When the final plat is approved the signed original will be provided to the applicant and a signed copy placed in the Record File for the subdivision.
2. Plat Submission – the final plat must be submitted in digital format to the Director. The digital submission of the plat will be considered proprietary information. The digital layout will be made available to the Tax Supervisor for parcel update and the digital submission may be returned to the person submitting it. A copy on mylar suitable for recording shall be submitted for signing upon review & approval of the final map. The final plat shall be reviewed, approved and signed by the Director, upon approval.
3. All conditions of preliminary plat approval must have been met before any final plat will be considered for review. Confirmation of compliance with all provisions of Preliminary Plat must be submitted at least 10 days before the final plat is accepted for review.
4. All lots shown on the final plat other than open space or other specially approved lots shall meet either a., b., c., d. or e. as follows:
  - a. Be served by an on site waste water system, which is located on the site where the unit served is located, and the system has received an “Improvement Authorization Permit” from Environmental Health,
  - b. Be served by a Community Sewer System as defined in this ordinance and approval for connection to the system is provided,
  - c. Be served by a waste water system that meets the requirements of the “Water And Sewer System Requirements In Streets, Access Easements Or Other Locations Off The Site Of The Unit Served,” of this ordinance,
  - d. The soil suitability analysis as required by this ordinance and submitted with the preliminary plat shows that each lot contains at least 5,000 sq. ft. of area that is “suitable” for traditional on site waste disposal and the required 5,000 sq. ft. is not within 10 ft of any lot boundary,
  - e. Lots not meeting a., b., c. or d. provisions of this paragraph shall be labeled with a bold note as follows:  
**“The Parcels So Noted Cannot Be Used For Sale Or Building Development, Unless A New Plat Is Approved And Recorded As Required Under The Pender County Subdivision Ordinance.”**
  - f. For alternative, see Design Requirements, Lots Section of this ordinance for “Special Purpose Lots.”
5. All improvements proposed in the development must have been constructed and certifications of completion to standards specified provided or their construction guaranteed by a Performance Guarantee.
6. All public streets must have been constructed, inspected and approved in writing by the NCDOT District Engineer or a Performance Guarantee provided.
7. Minimum Number of Lots Required on a Final Plat – the minimum lots included on the final plat shall be as follows:
  - a. Approved Preliminary Subdivision Plat contains less than 100 lots or units – final plat shall contain at least 30 lots or units or the remainder of the lots or units in the subdivision,
  - b. Approved Preliminary Subdivision Plat contains more than 100 lots or units – final plat shall contain at least 50 lots or units or the remainder of the lots or units in the subdivision.
8. The completed final plat must be submitted within 24 months of approval of the preliminary plat or within 24 months of approval of a previously recorded final plat.
9. The final plat must be prepared by a licensed surveyor.
10. The final plat must conform generally to the preliminary plat and specifically to all conditions of approval of the preliminary plat.
11. Upon initial approval of the final plat parcel layout the Director shall immediately notify the Tax Assessor so that parcel identifiers can be issued. The Tax Assessor shall establish parcel identifiers for the parcels on the plat within 10 working days of receipt of notice.
12. The final plat, approved covenants, restrictions and homeowners association documents must be recorded in the Register of Deeds within 60 days after approval by the Planning Board and prior to any sale of lots in the development.
13. The Director must take action on the final plat within 20 days of completed submission and installation of improvements or security for improvements.

14. A final plat will not be accepted for review that is incomplete or for which has not been submitted the documents necessary for verification of the conditions of Preliminary Plat approval.

**Additional Materials To Be Submitted With Final Plat.**

1. Certification by District Engineer of completion of construction of all public streets or all of the following:
  - a. Estimate of the cost to complete construction of the streets and all other improvements required or proposed in the development that are not complete, prepared, signed and sealed by a licensed engineer,
  - b. Performance Guarantee for the cost of all improvements not certified as complete (see Security Documents Section in the Pender County Development Manual for requirements).
2. Certification by a licensed engineer of the completion of construction of all private streets and other required improvements, or all of the following:
  - a. Estimate of the cost to complete construction of the streets and all other improvements required or proposed in the development that are not complete, prepared, signed and sealed by a licensed engineer,
  - b. Performance Guarantee for the cost of all improvements not certified as complete (see Security Documents Section in the Pender County Development Manual for forms and requirements).
3. Certification by a professional land surveyor of installation of all required monuments and markers.
4. Two copies of Articles of Incorporation of Homeowner's Association and related documents for any development that contains private streets or other non-public facilities, including drainage systems outside public street right of-ways, water systems and sewer systems and open space.
5. Two copies of the restrictive covenants to be recorded on the property.
6. The Defect Guarantee when a Performance Guarantee has not been provided for improvements.
7. Draft document transferring ownership of all common area and facilities to the Homeowners Association as shown on the final plat of the portion of the subdivision to be recorded. A recorded copy of this document must be submitted to the Director within 20 days of recording of the final plat (see "Homeowners Association Requirements" Section).

**Certificates Required On Final Plat.**

1. Certificate of Ownership, Dedication and Jurisdiction (org. signed)
2. Certificate of Approval Subdivision Public Road Construction by NCDOT District Engineer (must be signed before Map Review Officer signs off on plat)
3. Surveyor Certificate I
4. Surveyor Certificate II
5. Surveyor Certificate II
6. Parcel Identifier Certificate
7. Certificate of Registration by Register of Deeds (unsigned)
8. Certificate of Final Plat Approval

**Board Action for Creekside at Willows Bay Phase III Preliminary Plat:**

Motion: \_\_\_\_\_ Seconded \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Unanimous \_\_\_\_\_

Walton \_\_\_ Reynolds \_\_\_ Garrett \_\_\_ Gonzales \_\_\_ Marshburn \_\_\_ Millette \_\_\_ Smith \_\_\_



# Pender County Planning Department

805 South Walker Street  
Burgaw, North Carolina 28425

Phone (910) 259-1202  
Fax (910) 259-1295

Email: [planning1@pender-county.com](mailto:planning1@pender-county.com)

## PLANNING BOARD APPLICATION FOR SUBDIVISION

Date 12-8-2007 Application No. \_\_\_\_\_ Application Fee 125<sup>00</sup> Receipt No. 077107

### I. PROPERTY INFORMATION:

Record #: \_\_\_\_\_

Lot #: \_\_\_\_\_

Tax Map #: \_\_\_\_\_

Zoning District: R-20-C

Property Location: HAMPSTEAD - US HWY 17 - FACTORY RD - 1/4 MILE TO RIGHT

Subdivision Name: MAJESTIC OAKS Phase: 4

Review Type (check one):  Master  Preliminary  Final

### II. REQUIRED NAMES: LINDA HUMPHREY

Applicant SOUTHWIND SURVEYING & ENGINEERING, INC

Owner DEUCE INVESTMENTS, INC.

Address 95 HAMPSTEAD VILLAGE  
HAMPSTEAD, NC. 28443

Address PO Box 595  
SELMA, NC 27576

Phone 910-270-2617 Fax 910-270-8669 Phone \_\_\_\_\_ Fax \_\_\_\_\_

Email LHUMPHREY@SOUTHWIND.COM Email \_\_\_\_\_  
(no i) →

Legal Relationship of Applicant to Property Owner: SURVEYOR/ENGINEER/AGENT

Authorized Project Contact (check one):  Applicant  Owner

### III. SIGNATURE OF OWNER/APPLICANT:

SEE SUBDIVISION *Preliminary Checklist 04* FOR SUBMISSION & MAP REQUIREMENTS

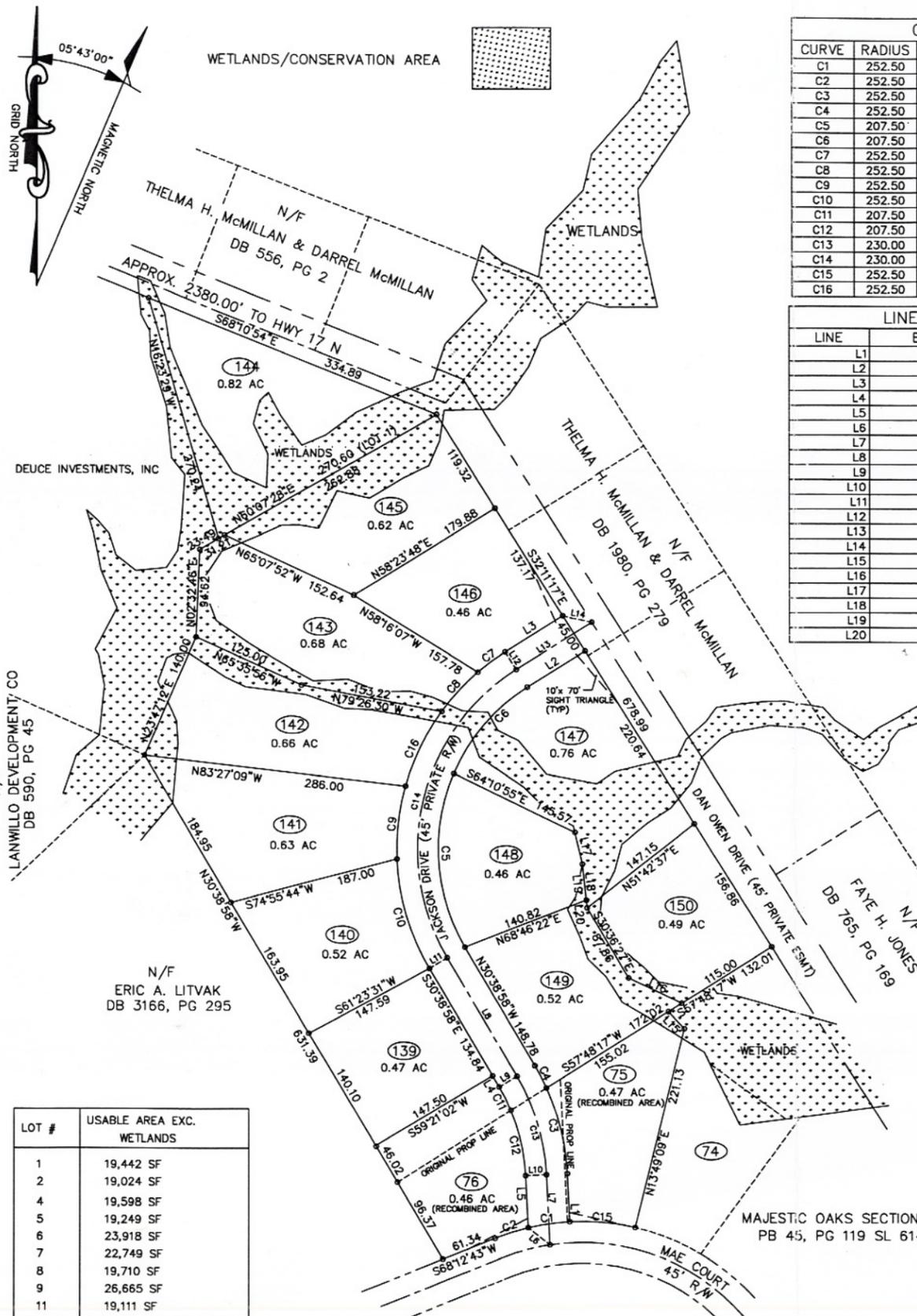
# Preliminary

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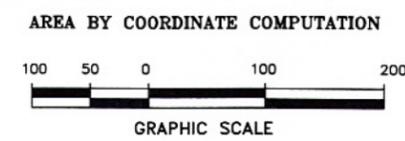
STATE OF NORTH CAROLINA.....PENDER COUNTY  
 Filed for Registration at \_\_\_\_\_ o'clock M.  
 on the \_\_\_\_\_ day of \_\_\_\_\_ AD 20\_\_\_\_  
 Recorded in Map Book \_\_\_\_\_ Page \_\_\_\_\_ Slide \_\_\_\_\_  
 REGISTER OF DEEDS BY \_\_\_\_\_

STATE OF NORTH CAROLINA  
 COUNTY OF PENDER  
 \_\_\_\_\_ Review Officer of Pender County,  
 certify that the map or plat to which this certification is  
 affixed meets all statutory requirements for recording.  
 DATE: \_\_\_\_\_  
 REVIEW OFFICER \_\_\_\_\_

STATE OF NORTH CAROLINA.....COUNTY \_\_\_\_\_  
 I, \_\_\_\_\_ certify that this map was drawn  
 under my supervision from an actual survey made under my supervision (deed  
 description recorded in Book \_\_\_\_\_ page \_\_\_\_\_ etc.) (other);  
 that the boundaries not surveyed are clearly indicated as drawn from information  
 found in Book \_\_\_\_\_ page \_\_\_\_\_; that the ratio of precision as calculated is  
 1:\_\_\_\_\_; that this plat was prepared in accordance with G.S. 47-30 as  
 amended.  
 Witness my original signature, registration number and seal this \_\_\_\_\_ day  
 of \_\_\_\_\_ A.D., 20\_\_\_\_  
 Land Surveyor \_\_\_\_\_ Reg. # \_\_\_\_\_



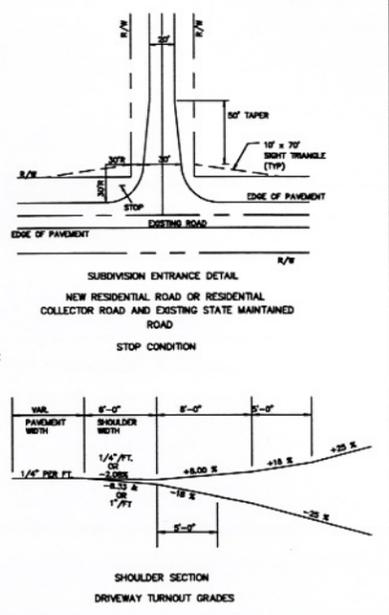
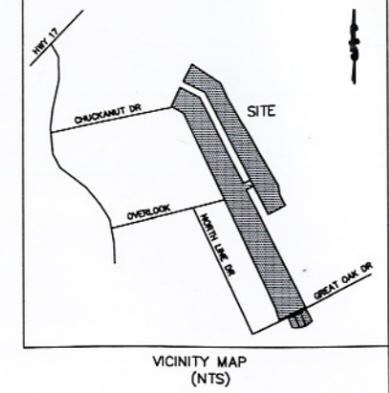
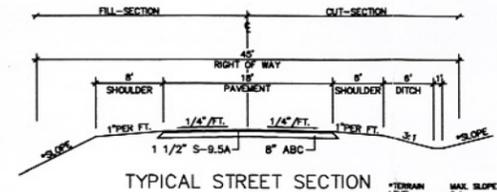
LOT #	USABLE AREA EXC. WETLANDS
1	19,442 SF
2	19,024 SF
4	19,598 SF
5	19,249 SF
6	23,918 SF
7	22,749 SF
8	19,710 SF
9	26,665 SF
11	19,111 SF



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	252.50	45.25	S81°54'46"W	45.19
C2	252.50	37.75	S72°29'43"W	37.72
C3	252.50	95.59	N13°41'05"W	95.02
C4	252.50	26.97	N27°35'23"W	26.96
C5	207.50	195.37	S03°40'33"E	188.24
C6	207.50	124.97	S40°33'05"W	123.09
C7	252.50	36.95	S53°36'46"W	36.91
C8	252.50	58.22	S42°48'54"W	58.09
C9	252.50	79.71	S06°41'06"W	79.38
C10	252.50	124.68	S16°30'13"E	123.42
C11	207.50	28.23	N26°45'06"W	28.21
C12	207.50	72.48	N12°50'49"W	72.11
C13	230.00	111.64	N16°44'41"W	110.54
C14	230.00	355.08	S13°34'40"W	320.85
C15	252.50	70.92	N84°54'27"W	70.68
C16	252.50	90.26	S25°58'07"W	89.78

LINE	BEARING	LENGTH
L1	N02°50'23"W	52.01
L2	N57°48'17"E	73.47
L3	N57°48'17"E	73.47
L4	S30°38'58"E	13.94
L5	N02°50'23"W	56.14
L6	N51°53'49"W	29.79
L7	N02°50'23"W	75.66
L8	S30°38'58"E	148.78
L9	S59°20'59"W	22.50
L10	S87°09'37"W	22.50
L11	S59°21'02"W	22.50
L12	N32°11'43"W	22.50
L13	N57°48'17"E	96.19
L14	S77°50'10"E	31.78
L15	S42°53'17"E	25.12
L16	S64°28'02"E	63.17
L17	S13°03'18"E	35.34
L18	N06°06'44"W	8.42
L19	N06°06'44"W	39.20
L20	N06°06'44"W	8.42

MINIMUM DESIGN CRITERIA PER NCDOT  
 LOCAL RESIDENTIAL SUBDIVISION ROADS INCLUDE:  
 CUL-DE-SACS  
 DEAD END ROADS - LESS THAN 2500 FT IN LENGTH  
 SHORT CONNECTION ROADS - ONE BLOCK LONG OR THAT  
 EXTEND ON A BLOCK BY BLOCK BASIS  
 LOOP ROADS - LESS THAN 1 MILE IN LENGTH  
 OTHER ROADS THAT DO NOT CONNECT THOROUGHFARES OR  
 SERVE MAJOR TRAFFIC GENERATORS. THESE ROADS DO NOT  
 HAVE "COLLECTOR" CHARACTERISTICS.  
 TERRAIN CLASSIFICATION LEVEL  
 RIGHT OF WAY WIDTH 45'  
 SHOULDER SECTION  
 MINIMUM SHOULDER WIDTH 6'  
 SHOULDER SECTION  
 MAXIMUM CUT AND FILL SLOPER 2:1  
 DESIGN SPEED 30 MPH  
 MINIMUM SIGHT DISTANCE ON VERTICAL CURVES 200'  
 MINIMUM CENTERLINE RADIUS 230'  
 MINIMUM SUPERELEVATION RATE FOR MINIMUM RADIUS 0.06 FT/FT  
 MAXIMUM GRADE 9%  
 K-RATE OF VERTICAL CURVATURE FOR MINIMUM SIGHT DISTANCE  
 CREST 30  
 SAG 30  
 STOP 14  
 MINIMUM CUL-DE-SAC RADIUS RIGHT OF WAY SHOULDER SECTION 50'



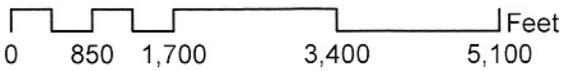
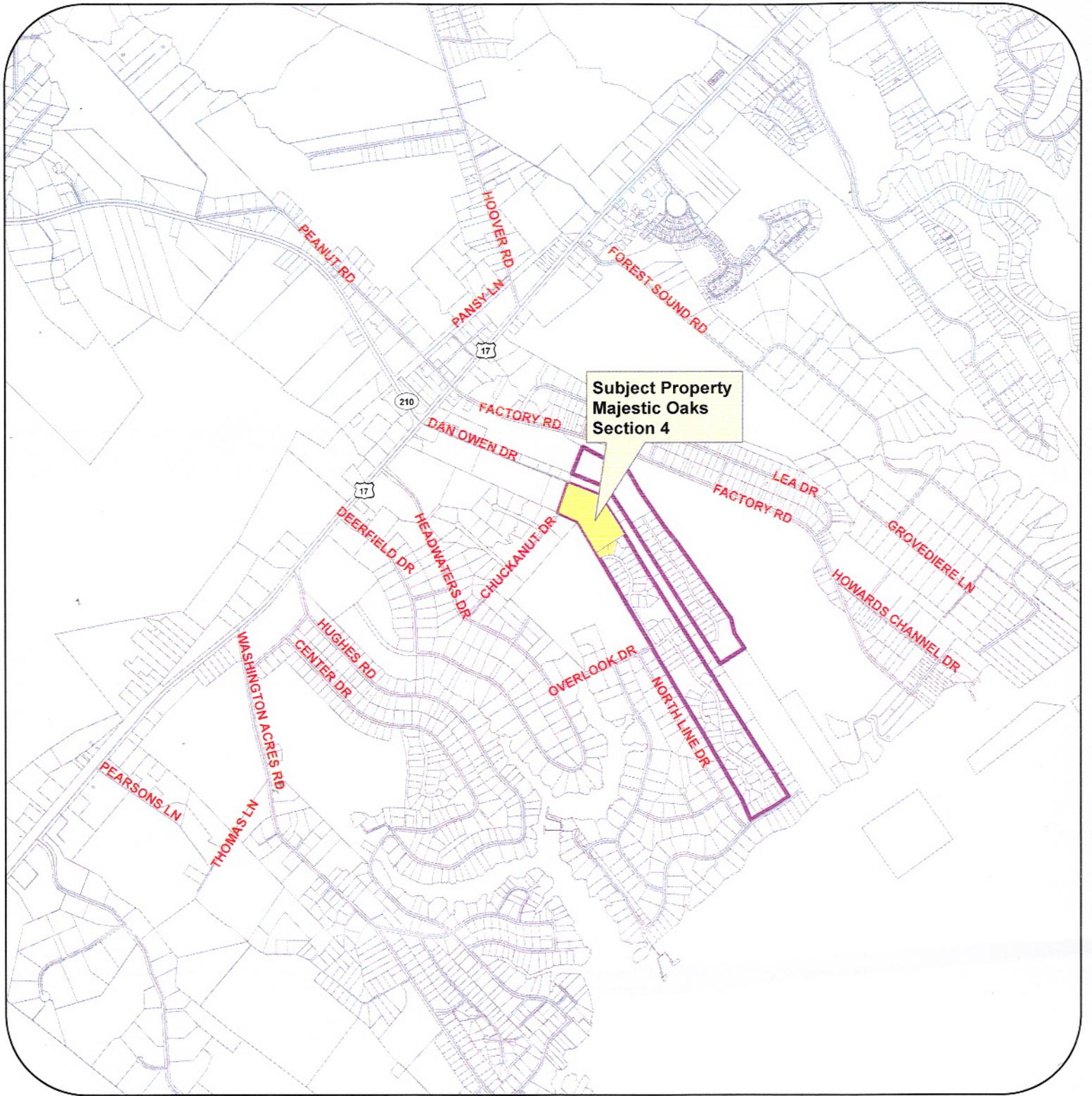
- NOTES:
- ALL BEARINGS SHOWN ON THIS PLAT ARE GRID BEARINGS. ALL DISTANCES SHOWN ARE FIELD MEASURED. SCALE FACTOR = 0.999989 MAGNETIC DECLINATION = 05°43'00"
  - PROPERTY OWNER AND DEED REFERENCES SHOWN ON THIS PLAT WHERE TAKEN FROM GIS DATA BASE PENDER COUNTY.
  - BOUNDARY INFORMATION TAKEN FROM AN ACTUAL FIELD SURVEY.
  - A PORTION OF THIS PROPERTY LOCATED ALONG THE INTRACOASTAL WATERWAY IS LOCATED IN A 100 YR FLOOD ZONE AS SHOWN ON FEMA FIRM PANEL #370344 3292 J EFFECTIVE DATE 02-16-07
  - SEE EASEMENT WEIR TO HANSLEY DB 750, PG 650  
SEE EASEMENT HANSLEY TO WEIR DB 750, PG 654
  - ALL PUBLIC OR COMMUNITY WATER/SEWER SYSTEMS AND DRAINAGE FACILITIES WILL BE DESIGNED TO MINIMIZE FLOOD DAMAGE AND REDUCE EXPOSURE TO FLOOD HAZARDS IN ACCORD WITH FEMA GUIDELINES.
  - 10'x70' SIGHT EASEMENTS ARE PROVIDED, AS REQUIRED BY NCDOT, AT ALL STREET INTERSECTIONS.
  - ALL UTILITY LINES, WATER/SEWER/ELECTRICAL, WILL BE OWNED, OPERATED AND MAINTAINED BY A PUBLIC UTILITY.
  - PENDER COUNTY ROAD NAMING COMMITTEE HAS REVIEWED AND APPROVED THE STREET NAMES LISTED ON THIS MAP.(JACKSON DRIVE)

- MINIMUM LOT SIZE - 20000.00 SF
  - PROPERTY ZONED - R20-C
  - ALL RIGHT OF WAYS ARE PUBLIC ALL STREETS TO BY PAVED
  - WATER TO BE PROVIDED BY PENDER COUNTY ON-SITE SEWER TREATMENT FACILITY TO BY OWNED AND OPERATED BY CAROLINA WATER SYSTEMS.
  - FINISHED STREET GRADES TO FIT SLOPE OF NATURAL GROUND WITH SIDELINE DITCHES AS PER NCDOT.
  - TOTAL AREA 110.48 AC(TOTAL PROJECT) (8.78 AC IN SECTION 4)
  - AREA IN SEPTIC FIELD - 14.62 AC TOTAL PROJECT
  - AREA IN WETLANDS - 10.09 AC TOTAL PROJECT
  - DEVELOPED AREA - 110.48 AC TOTAL PROJECT
  - AREA REQUIRED FOR OPEN SPACE - 16.57 AC TOTAL PROJECT
  - OPEN SPACE PROVIDED - 16.64 AC TOTAL PROJECT
- SURVEYOR/ENGINEER:  
 SOUTHWIND SURVEYING AND ENGINEERING, INC  
 95 HAMPSTEAD VILLAGE  
 HAMPSTEAD, NC 28443  
 PH 910-270-8617  
 FAX 910-270-8619
- OWNER/DEVELOPER:  
 DEUCE INVESTMENTS, INC  
 P.O. BOX 595  
 SELMA, NC 27576  
 DB 2871, PG 107 PB 41, PG 10 PIN 3292-24-7313-0000  
 DB 2871, PG 107 PB 41, PG 10 PIN 3292-23-4508-0000  
 DB 2871, PG 107 PB 41, PG 10 PIN 3292-23-5891-0000

**SOUTHWIND**  
 SURVEYING AND MAPPING, INC.  
 14888 HWY 17N  
 HAMPSTEAD, N.C. 28443  
 910-270-8617  
 910-270-8619 (FAX)  
 SURVEYING/LAND DEVELOPMENT

PRELIMINARY MAP FOR:  
**MAJESTIC OAKS**  
 SECTION 4

TOWNSHIP TOPSAIL	COUNTY PENDER	STATE NC
SURVEYED BY LP	DRAWN BY LFH	
DATE 09-06-07	SCALE 1" = 100'	DRAWING NO. H05-5016



1 inch equals 2,000 feet



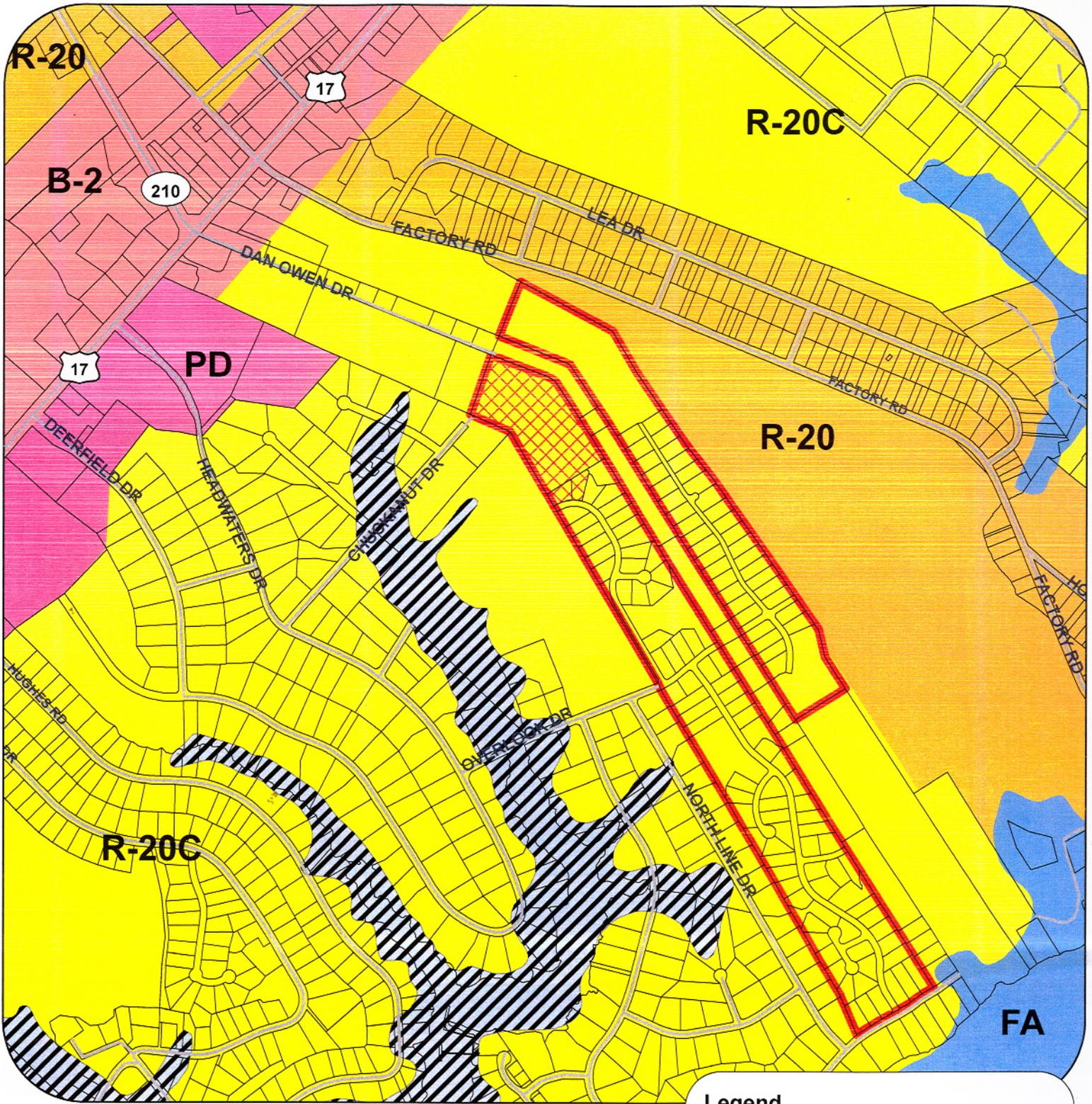
**Legend**

-  Centerlines
-  Subject Property- Majestic Oaks Section 4
-  Majestic Oaks Subdivision

**Majestic Oaks  
Subdivision  
Section 4**

*Vicinity Map*





0 405 810 1,620 2,430 Feet  
 1 inch equals 1,000 feet

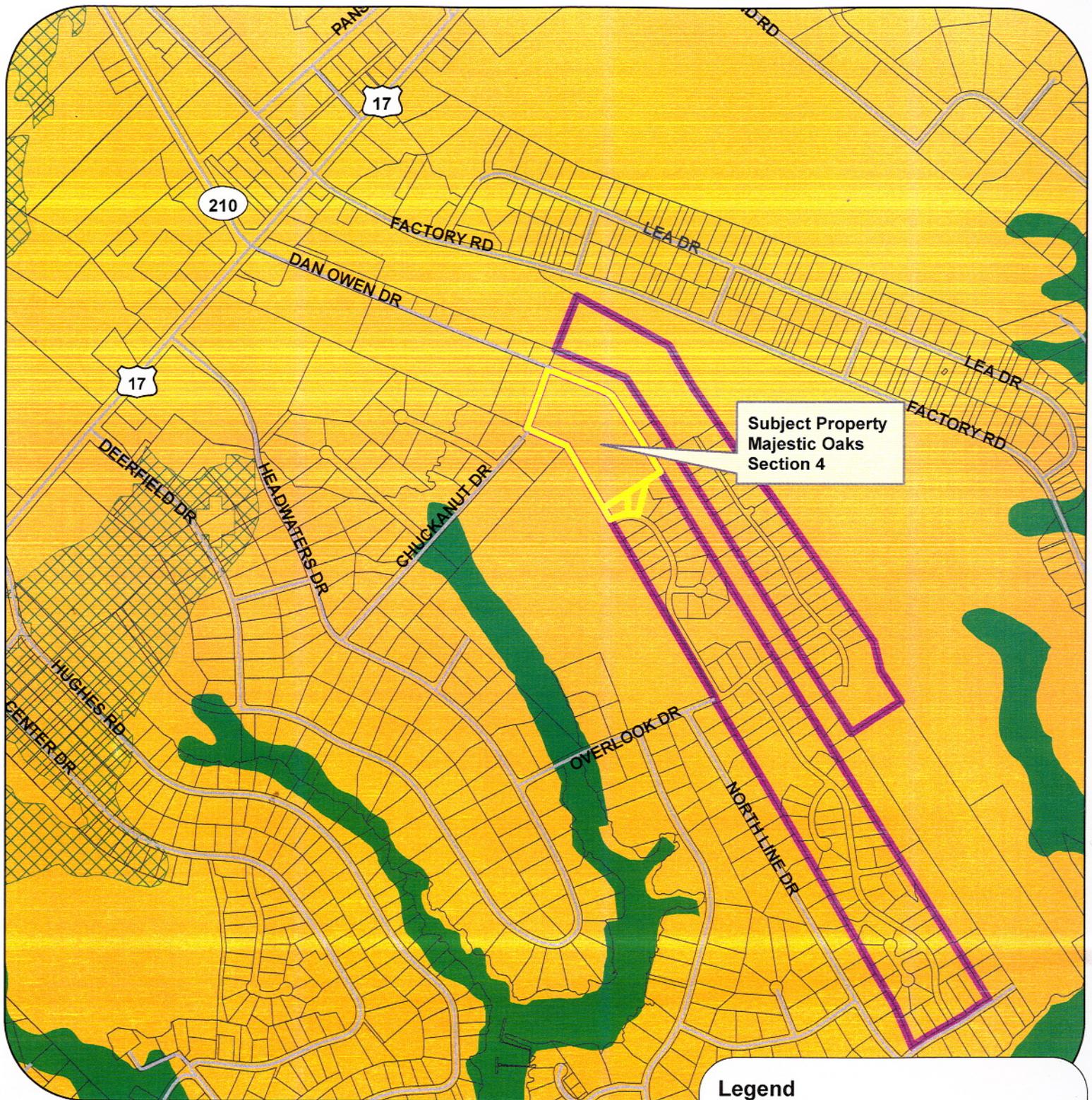


**Majestic Oaks  
 Subdivision  
 Section 4**

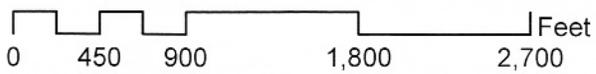
Zoning Map

**Legend**

- Centerlines
- Subject Property- Majestic Oaks Section 4
- Majestic Oaks Subdivision
- Zoning Classification**
- B-1; B-2; B-3
- FA
- FA\_DASH
- PD
- R-10; R-15; R-20
- R-20C



Subject Property  
Majestic Oaks  
Section 4



1 inch equals 1,000 feet



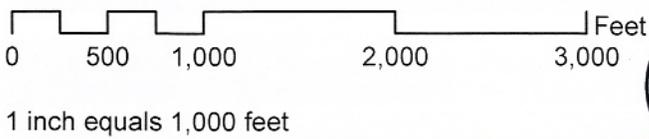
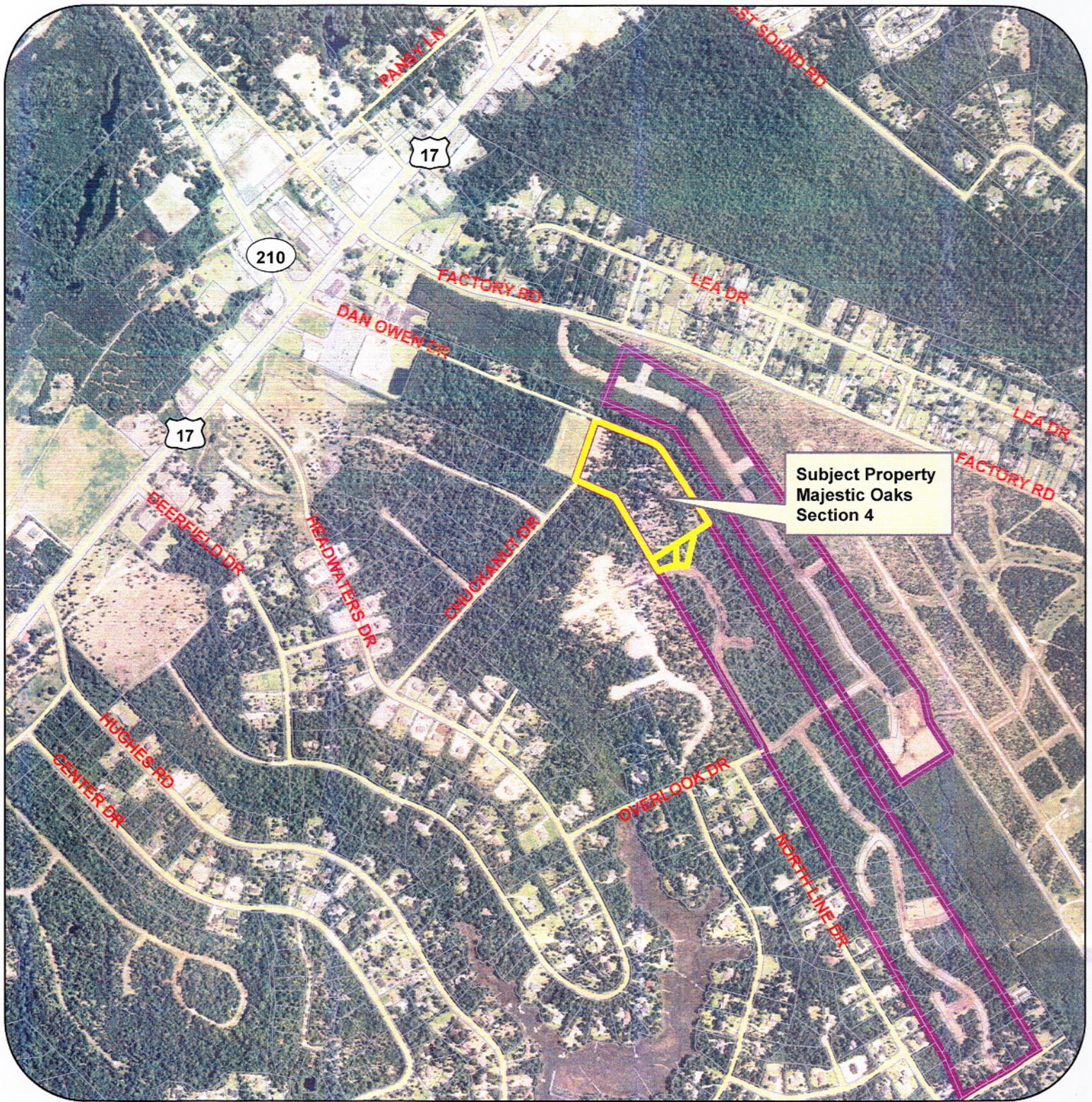
## Majestic Oaks Subdivision Section 4

*Future Land Use Map*  
*2005 CAMA Land Use Plan*



### Legend

- Centerlines
- Subject Property- Majestic Oaks Section 4
- Majestic Oaks Subdivision
- Future Land Use**
- Conservation Area I
- Conservation Area II
- Rural Clusters
- Transition Areas
- Urban Growth Areas
- Rural Areas



**Legend**

-  Centerlines
-  Subject Property- Majestic Oaks Section 4
-  Majestic Oaks Subdivision

**Majestic Oaks  
Subdivision  
Section 4**

2006 Color Orthos

