STAFF REVIEW FOR PLANNING BOARD DECISION
LONG POINT ESTATES REVISIONS TO THE FINAL PLAT

HISTORY:

Stroud Engineering applicant, on behalf of owner, The Land Company of Pender, LLC, are seeking approval of approval for the revision to the Final Plat of Long Point Estates subject to review by the Planning Board. The Planning Board originally approved the preliminary plat, in July 2006. The acquisition of another parcel has increased the number of lots in the subdivision. Staff has requested that applicant resubmit to the Planning Board.

DEVELOPER'S PROPOSAL:

The applicant is requesting approval for an additional 3 lots within the Long Point Estates Subdivision. The Long Point Estates located at the end of Washington Acres Road in Hampstead, NC. The lot is 1.62 acres and is zoned FA, Flood Hazard Area District. The PIN is 3291-06-7317-0000.

The applicant is proposing a total of 3 residential lots on the site with the total acreage of 1.62, with the no open space. The minimum lot size is proposed at 20,517 square feet with a maximum lot size will be 26,358 acres. Currently Long Point Estates is 8.01 acre, with 1.25 acres of open space are provided, meeting the 15% open space requirement. With the addition of the 3 lots Long Point Estates does not meet the open space requirement; an additional .20 acres would need to be added before final plat could be recorded. All land use and setback requirements under the Pender County Zoning Ordinance for the FA, Flood Hazard Area District will apply to all three lots.

The road system will consist of Washington Acres Road (extension) which is built to NCDOT residential road standards and dedicated as private drive. The 3 additional lots will have direct access to Washington Acres Road Extension.

The 3 additional lots would need to be incorporated into the existing homeowners association.

Currently the lots are not for sale or for building development until proposed septic and water are pending approval from Pender County Environmental Health.

The proposed development is located in AE and VE SFHA (Special Flood Hazard Area) zones with base flood elevation of 12 feet and 14 feet respectively; per the effective FEMAFIRM Maps (Map number 3720329100J). All development within flood zones must comply with FEMA regulations.

STAFF RECOMMENDATION:

Planning Staff is submitting the preliminary plat layout to the Planning Board. Three lot subdivisions within a major subdivision are not specifically addressed in the Zoning Ordinance or Subdivision Ordinance. Staff requests the Planning Board's input:

1. This is a revision to the final plat of a major subdivision and must meet the open space requirements
2. This is a 3 lot subdivision within a major subdivision and does not need to meet open space requirements

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 21have 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) Constructions 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 Long Point Estates Revisions to the Final 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

PLANNING BOARD APPLICATION FOR SUBDIVISION

Date 09/04/07 Application No. — Application Fee 30.00 Receipt No. 072241

I. PROPERTY INFORMATION:

Record #: _____ Lot #: _____

Tax Map #: 3291-06-7317-0000 Zoning District: FA – DASH

Property Location: Washington Acres Road

Subdivision Name: Long Point Estates Phase: Lot 11, 12 & 13

Review Type (check one): [ ] Master [ ] Preliminary [X] Final

II. REQUIRED NAMES:

Applicant STROUD ENGINEERING Owner The Land Company of Pender, LLC

Address 102-D CINEMA DR. Address P.O. BOX 1069

WILMINGTON, N.C. 28403 Hampstead, N.C. 28443

Phone 910-815-0775 Fax 910-815-0593 Phone 910-270-1725 Fax _____

Email MDEFFENBAUGH@STROUDENGINEER.COM Email jacatash@charter.net

Legal Relationship of Applicant to Property Owner: Consulting Engineer

Authorized Project Contact (check one): [X] Applicant [ ] Owner

III. SIGNATURE OF OWNER/APPLICANT: Michael R. Deffenbaugh

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

SURVEY CERTIFICATE

G ANDERSON GREENE

I, G ANDERSON GREENE CERTIFY THAT THIS PLAT DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT ACT

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 28 DAY OF AUGUST A.D., 2007.

G ANDERSON GREENE

L-3370
LICENSE NUMBER

SEAL

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

CERTIFICATE OF SURVEY AND ACCURACY

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS PAGE SHOWN) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS PAGE SHOWN) THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000 +/-; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28 DAY OF AUGUST.

SEAL OR STAMP

SURVEYOR

L-3370
LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3370 LAND SURVEYOR G. ANDERSON GREENE

CERTIFICATE OF OWNERSHIP DEDICATION AND JURISDICTION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, MALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. ALL ROADS AND DRAINAGE EASEMENTS ARE DEDICATED FOR PUBLIC UTILITY PURPOSES. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

DATE: _____

SIGNATURE OF OWNER

CERTIFICATE OF OWNERSHIP PENDER COUNTY FLOOD PLAIN MANAGEMENT

I/WE HEREBY CERTIFY THAT PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH A PROSPECTIVE BUYER, I/WE SHALL PREPARE AND SIGN AND THE BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN A STATEMENT WHICH FULLY AND ACCURATELY DISCLOSES THAT THE SUBJECT REAL ESTATE OR A PORTION OF THE SUBJECT REAL ESTATE IS LOCATED WITHIN A FLOOD HAZARD AREA AND THAT THE BUYER MUST SATIFY THE REQUIREMENTS OF THE PENDER COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.

DATE: _____

SIGNATURE OF OWNER

FLOODPLAIN NOTE:
THESE LOTS ARE LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 3720329100J.

PROJECT NO.: PW-707
DRAWING NAME: BOATRAMPRECORD

PARCEL IDENTIFIER CERTIFICATE

PARCEL IDENTIFIERS HAVE BEEN ISSUED FOR ALL PARCELS SHOWN ON THIS PLAT.

TAX SUPERVISOR _____ DATE _____

STATE OF NORTH CAROLINA
COUNTY OF PENDER

I, _____ REVIEW OFFICER OF PENDER COUNTY, N.C., CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

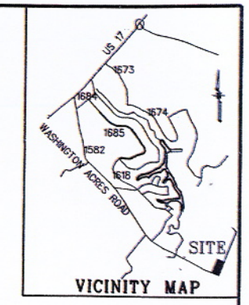
DATE: _____ REVIEW OFFICER

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

NORTH CAROLINA PENDER COUNTY

FILED FOR REGISTRATION ON THE _____ DAY OF _____ AT _____ (AM/PM) AND DULY RECORDED IN MAP BOOK _____ AT PAGE _____

REGISTER OF DEEDS



VICINITY MAP

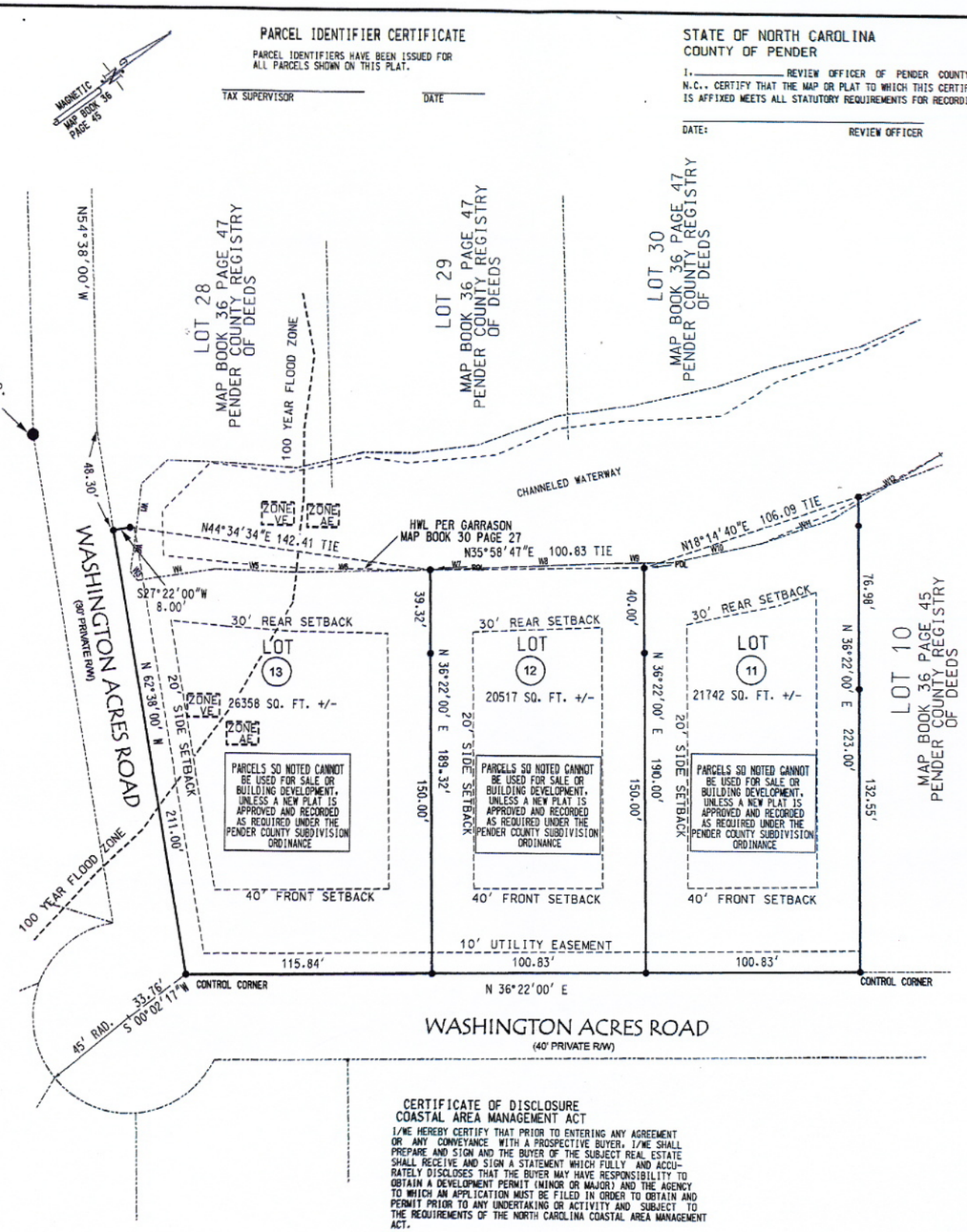
CERTIFICATE OF FINAL PLAT APPROVAL

FINAL PLAT APPROVED UNDER THE PENDER COUNTY SUBDIVISION ORDINANCE:

PLANNING DIRECTOR _____ DATE _____

ALL NEW UTILITY EASEMENTS SHOWN OR DESIGNATED ON THIS PLAT INCLUDE THE TRANSFER OF AN EASEMENT TO PUBLIC ENTITIES AND PUBLIC UTILITITES FOR THE PURPOSE OF INSTALLATION AND MAINTENEANCE OF WATER, SEWER, ELECTRIC AND COMMUNICATION LINES.

WASHINGTON ACRES ROAD(PRIVATE R/W) SHOWN OR DESIGNATED ON THIS PLAT INCLUDES THE TRANSFER OF AN EASEMENT TO PENDER COUNTY, ITS EMPLOYEES AND AGENTS FOR ACCESS FOR EMERGENCY PERSONNEL(POLICE, FIRE & RESCUE) AND PENDER COUNTY AND ITS EMPLOYEES FOR ADMINISTRATION OF ALL PENDER COUNTY ORDINANCES.



CERTIFICATE OF DISCLOSURE COASTAL AREA MANAGEMENT ACT

I/WE HEREBY CERTIFY THAT PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH A PROSPECTIVE BUYER, I/WE SHALL PREPARE AND SIGN AND THE BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN A STATEMENT WHICH FULLY AND ACCURATELY DISCLOSES THAT THE BUYER MAY HAVE RESPONSIBILITY TO OBTAIN A DEVELOPMENT PERMIT (MINOR OR MAJOR) AND THE AGENCY TO WHICH AN APPLICATION MUST BE FILED IN ORDER TO OBTAIN AND PERMIT PRIOR TO ANY UNDERTAKING OR ACTIVITY AND SUBJECT TO THE REQUIREMENTS OF THE NORTH CAROLINA COASTAL AREA MANAGEMENT ACT.

DATE: _____

SIGNATURE OF OWNER

THE SUBDIVISION SHOWN ON THIS PLAT DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCE COMMISSION.

40 0 40 80

GRAPHIC SCALE: 1" = 40'

WETLAND CALLS

W1	S47°22'16"E	21.93
W2	S45°03'25"E	19.48
W3	N87°42'27"E	5.22
W4	N28°29'05"E	37.15
W5	N38°37'09"E	38.48
W6	N35°47'44"E	55.81
W7	N34°26'11"E	38.22
W8	N34°21'12"E	51.25
W9	N35°54'45"E	30.72
W10	N24°47'08"E	43.49
W11	N17°23'25"E	35.66
W12	N05°27'24"E	58.60

LEGEND

EIP	EXISTING IRON PIPE
○	PROPERTY CORNER
□	EXISTING CONTROL MONUMENT
POL	POINT ON PROPERTY LINE

MAP FOR RECORD

THREE LOT SUBDIVISION

LONG POINT ESTATES

LOT 11, 12 & 13

TOPSAIL TOWNSHIP PENDER COUNTY NORTH CAROLINA

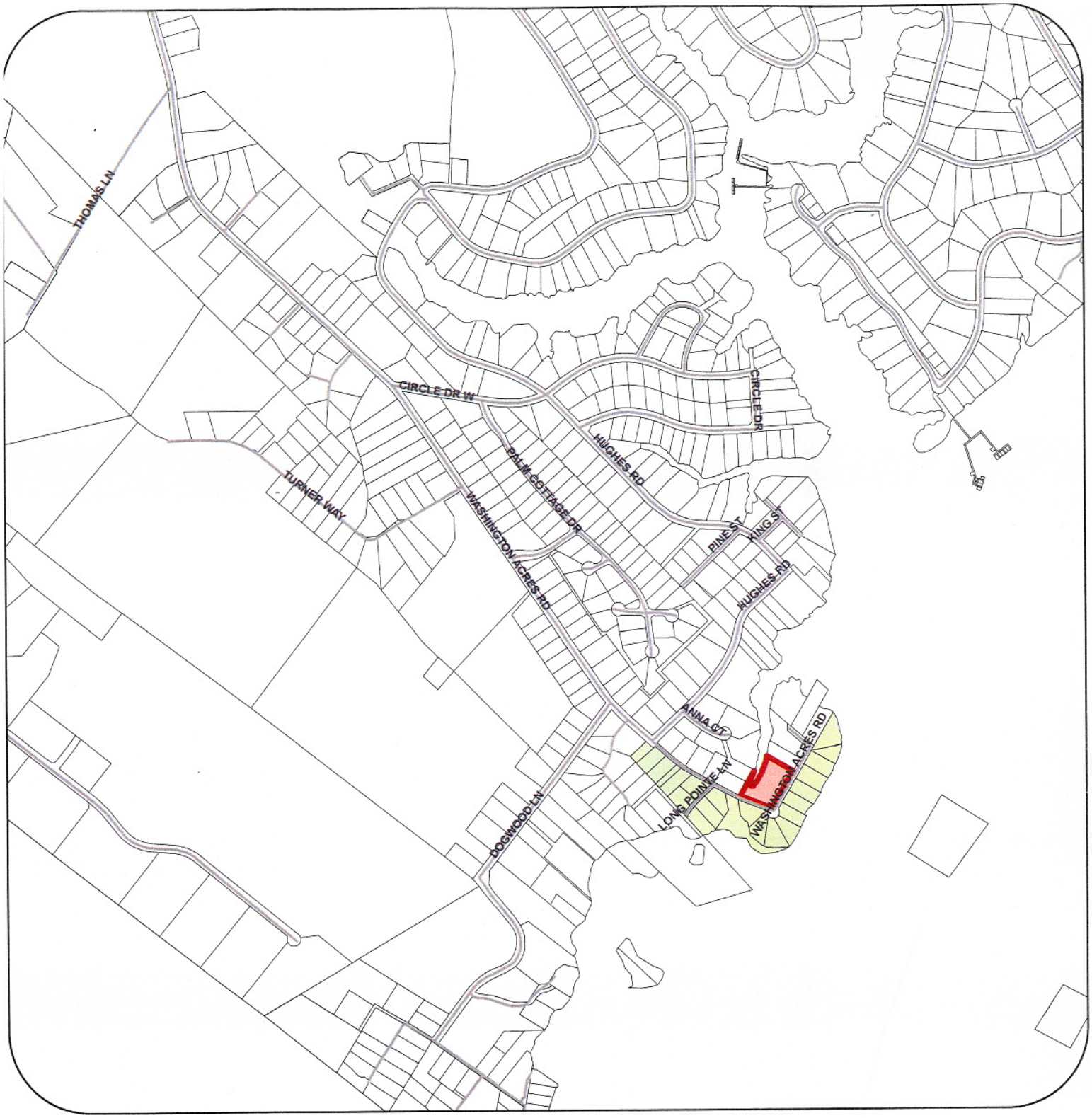
OWNER: AVENDALE DEVELOPMENT, LLC
ADDRESS: PO BOX 1069 HAMPSTEAD, NC 28443
PHONE: (910) 270-1725

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

DESIGNED:	MLD
DRAWN:	GAG
APPROVED:	JHF
DATE:	1/24/07
SCALE:	1" - 40'
SHEET	1 OF 1

PROJECT NO.: PW-707

BOATramprecord.dgn 8/28/2007 9:26:23 AM



1 inch equals 1,000 feet

0 470 940 1,880 2,820 Feet

COUNTY OF PENDER

Legend

- Centerlines
- Subject Property
- Long Point Estates

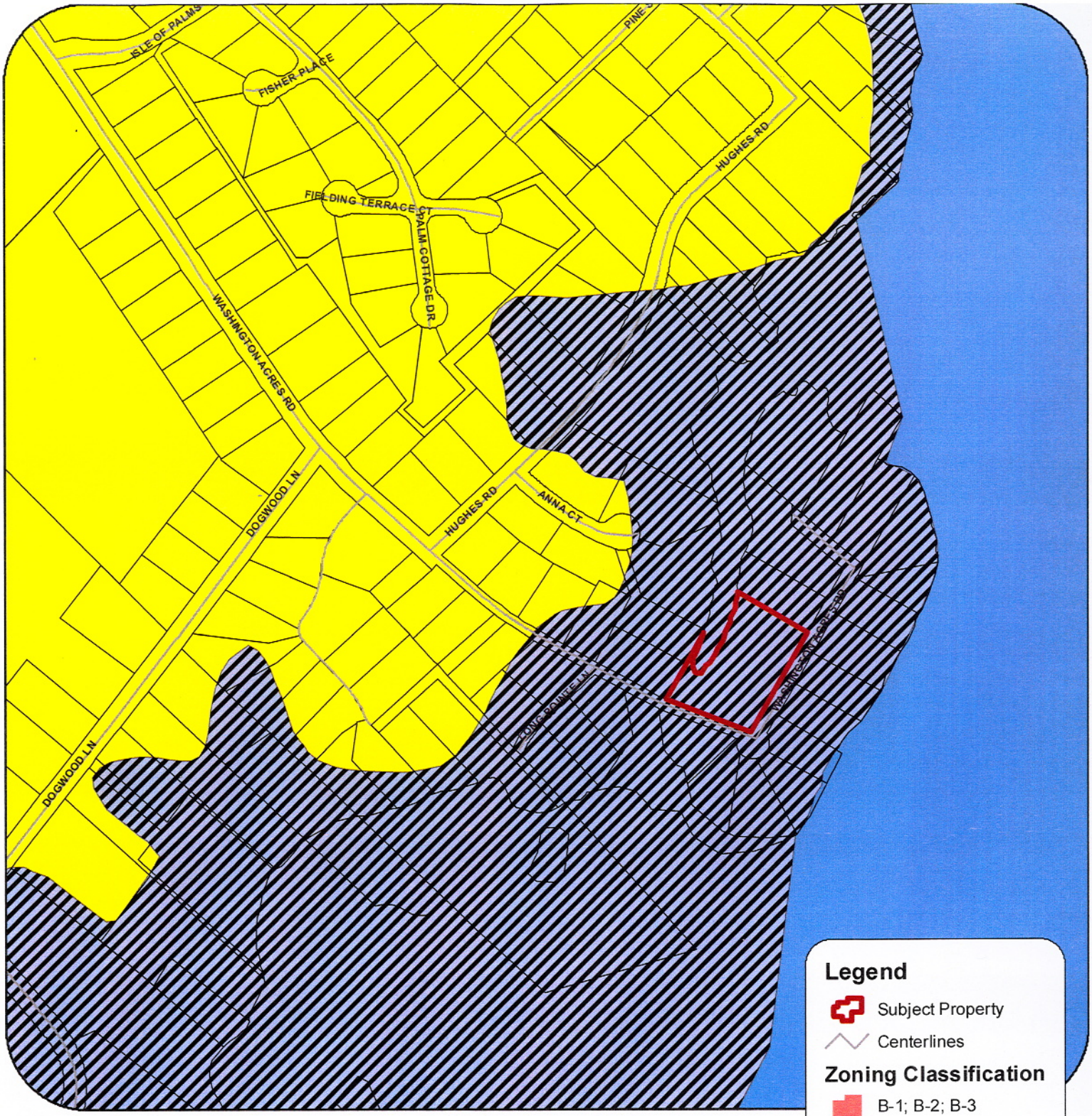
N W E S

Final Plat Revision

Long Point Estates

Vicinity Map

15



1 inch equals 375 feet

0 170 340 680 1,020 Feet

Legend

- Subject Property
- Centerlines

Zoning Classification

- B-1; B-2; B-3
- FA
- FA_DASH
- I-1; I-2
- PD
- R-10; R-15; R-20
- R-20C
- RA
- RT
- WSCA; WSPA

N W E S

Final Plat Revision

Long Point Estates

Zoning Map

16

1 inch equals 375 feet

0 175 350 700 1,050 Feet

Legend

- Centerlines
- Subject Property

Future Land Use

- Conservation Area I
- Conservation Area II
- Rural Clusters
- Transition Areas
- Urban Growth Areas
- Rural Areas

N W E S

Final Plat Revision

Long Point Estates

CAMA Future Land Use

17

1 inch equals 375 feet

0 175 350 700 1,050 Feet

COUNTY OF PENDER

Legend

- Centerlines
- Subject Property
- Long Point Estates

N W E S

Final Plat Revision

Long Point Estates

LDAR Image