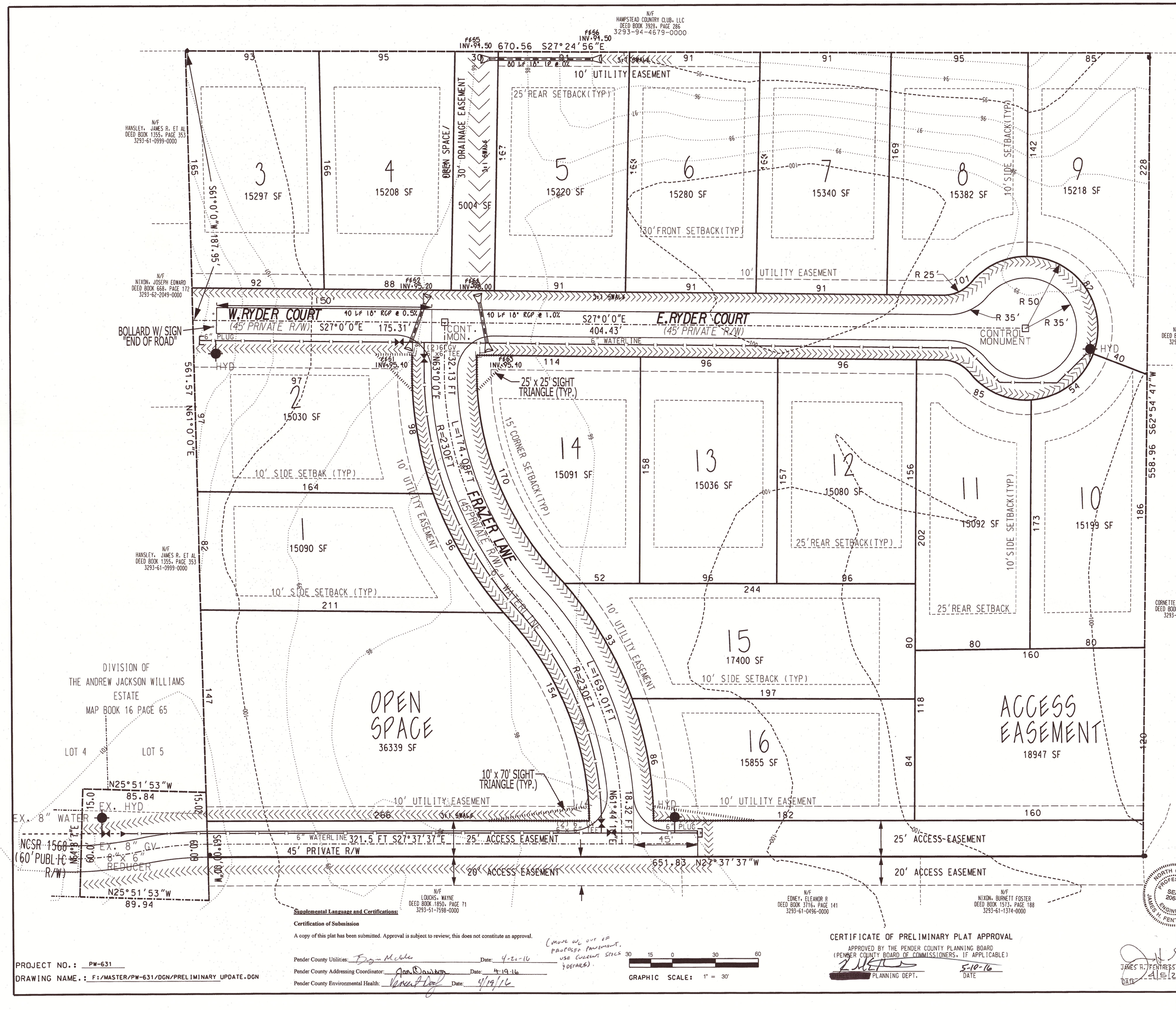
N/F
HAMPSTEAD COUNTRY CLUB, LLC
DEED BOOK 3928, PAGE 286
3293-94-4679-0000
FF656 INV.-94.50
FF655 INV.-94.50
670.56 S27°24'56"E
60 LF 18" RCP @ 1.2%
10' UTILITY EASEMENT
25' REAR SETBACK(TYP)
30' DRAINAGE EASEMENT / OPEN SPACE
10' SIDE SETBACK(TYP)
30' FRONT SETBACK(TYP)
3 15297 SF
4 15208 SF
5 15220 SF
6 15280 SF
7 15340 SF
8 15382 SF
9 15218 SF
5004 SF
N/F
HANSLEY, JAMES R. ET AL
DEED BOOK 1355, PAGE 353
3293-61-0999-0000
S61°0'0"W 181.95'
N/F
NIXON, JOSEPH EDWARD
DEED BOOK 668, PAGE 172
3293-62-2049-0000
FF662 INV.-95.20
FF661 INV.-95.00
W. RYDER COURT
(45' PRIVATE R/W)
S27°0'0"E 175.31'
40 LF 18" RCP @ 0.5%
S27°0'0"E 404.43'
E. RYDER COURT
(45' PRIVATE R/W)
BOLLARD W/ SIGN "END OF ROAD"
6" PLUG
HYD
CONT. MON.
6" WATERLINE
(2) 6"x6" GV TEE
FF663 INV.-95.40
FF660 INV.-95.40
R 25'
R 50
R 35'
R 35'
CONTROL MONUMENT
N/F
NIXON, BURNETT
DEED BOOK 1463, PAGE 42
3293-61-6498-0000
561.57 N61°0'0"E
2 15030 SF
1 15090 SF
14 15091 SF
13 15036 SF
12 15080 SF
11 15092 SF
10 15199 SF
15 17400 SF
16 15855 SF
10' SIDE SETBAK (TYP)
10' SIDE SETBACK (TYP)
25' x 25' SIGHT TRIANGLE (TYP.)
15' CORNER SETBACK (TYP)
10' UTILITY EASEMENT
L=174.08FT R=230FT
L=169.01FT R=230FT
FRAZER LANE
(45' PRIVATE R/W)
6" WATERLINE
25' REAR SETBACK(TYP)
25' REAR SETBACK
10' SIDE SETBACK(TYP)
558.96 S62°54'47"W
N/F
HANSLEY, JAMES R. ET AL
DEED BOOK 1355, PAGE 353
3293-61-0999-0000
N/F
CORNETTE, JAMES L. ET AL
DEED BOOK 4285, PAGE 267
3293-61-5376-0000
OPEN SPACE
36339 SF
ACCESS EASEMENT
18947 SF
10' x 70' SIGHT TRIANGLE (TYP.)
DIVISION OF
THE ANDREW JACKSON WILLIAMS
ESTATE
MAP BOOK 16 PAGE 65
LOT 4
LOT 5
N25°51'53"W 85.84
N25°51'53"W 89.94
EX. 8" WATER
EX. HYD
NCSR 1560 (60' PUBLIC R/W)
EX. 8" GV
8"x6" REDUCER
S61°0'0"W 60.09
6" WATERLINE 321.5 FT S27°37'37"E
25' ACCESS EASEMENT
45' PRIVATE R/W
651.83 N27°37'37"W
20' ACCESS EASEMENT
25' ACCESS EASEMENT
20' ACCESS EASEMENT
N/F
LOUCKS, WAYNE
DEED BOOK 1850, PAGE 71
3293-51-7598-0000
N/F
EDNEY, ELEANOR R
DEED BOOK 3716, PAGE 141
3293-61-0496-0000
N/F
NIXON, BURNETT FOSTER
DEED BOOK 1573, PAGE 188
3293-61-1374-0000
GRID NORTH NAD 83
LEGEND
PROJECT BOUNDARY
EASEMENT
PROP. WATER
EX. WATER
SWALE
STORMDRAIN
US 17
SITE
NTS
VICINITY MAP
TRACT AREA ---------- 8.65 AC ± 376960 SF
PRESENT ZONING ---------- RP
DEED BOOK, PAGE ---------- 2934/104
PROPOSED USE ---------- SINGLE FAMILY RES.
PROPOSED LOTS ---------- 16 LOTS
PROPOSED DENSITY ---------- 1.85 UNITS/ACRE
REQUIRED OPEN SPACE ---------- 20309 SF
OPEN SPACE PROVIDED ---------- 36339 SF
IMPERVIOUS AREA PER LOT ---------- 3500 SF
IMPERVIOUS AREA
ROADS/PARKING ---------- 29599 SF
LOTS ---------- 56000 SF
RESERVE ---------- 8643 SF
TOTAL IMPERVIOUS AREA ---------- 94242 SF
PERCENT IMPERVIOUS ---------- 25.0 %
DRAINAGE AREA ---------- 8.65 ACRES
RIVER BASIN ---------- CAPE FEAR
RECEIVING STREAM ---------- NIXONS BRANCH
STREAM CLASSIFICATION ---------- SA
LIMITS OF DISTURBANCE ---------- 8.65 ACRES
MINIMUM LOT SIZE ---------- 15030 SF
SITE DATA
45' R/W
6' SHOULDER
18' PAVEMENT
6' SHOULDER
6' DITCH
9'
9'
1 1/2" SF9.5A PAVING
1"/FT.
SLOPE 1/4" FT.
1"/FT.
3:1 MAX
3:1 MAX
6" CABC
16"
STBC OR ABC
RIGHT OF WAY
RIGHT OF WAY
45' STREET SECTION
NOTE: SUBDIVISION ROADS ARE PROPOSED PRIVATE BECAUSE A CONTIGUOUS CONNECTION TO A PUBLIC ROAD DOES NOT EXIST. PRIVATE ROADS ARE DESIGNED AND WILL BE CONSTRUCTED TO NCDOT STANDARDS.
25'R
50'R
35'R
45'
18'
35'R
CUL-DE-SAC DETAIL
NOTES:
1. ACCESS TO BE PROVIDED BY PRIVATE ROADS.
2. ACCESS FOR SERVICE & EMERGENCY VEHICLES IS 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 REQUIRED ON ALL LOTS.
7. UNLESS OTHERWISE SHOWN, A TWENTY FIVE FOOT VEGETATED BUFFER TO REMAIN ALONG ADJACENT PROPERTIES AND WETLANDS FOR EROSION CONTROL PURPOSES.
8. THE PROPERTY IS LOCATED WITHIN THE DRAINAGE BASIN OF NIXONS BRANCH
9. NO WETLANDS EXIST ON SITE.
10. SOILS ARE IDENTIFIED BY THE PENDER COUNTY SCS AS ALPIN FINE SAND.
11. ANNUAL AVERAGE DAILY TRAFFIC AS REPORTED BY NCDOT, 2012, IS 34,000 TRIPS IN THE VICINITY OF HWY 17 AND NSBR 1565.
12. ITE TRIP GENERATION MANUAL FOR 16 SINGLE FAMILY DWELLING UNITS (CODE 210 ESTIMATED)
12 AM PEAK HOUR TRIPS (3 IN, 9 OUT)
16 PM PEAK HOUR TRIPS (10 IN, 6 OUT)
160 TOTAL DAILY TRIPS
13. LOTS 10, 11 AND 16 MUST FRONT THE PRIVATE ROADWAY CREATED BY THIS SUBDIVISION.
14. PROPOSED HOUSING WILL BE SINGLE-FAMILY DETACHED.
REVISIONS
1. 4/16 JHF PER COUNTY TRC
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: 4-21-16
Pender County Addressing Coordinator: Date: 4-19-16
Pender County Environmental Health: Date: 4/19/16
(MOVE W. OUT OF PROPOSED PAVEMENT, USE CURRENT STUBS IF POSSIBLE).
GRAPHIC SCALE: 1" = 30'
CERTIFICATE OF PRELIMINARY PLAT APPROVAL
APPROVED BY THE PENDER COUNTY PLANNING BOARD
(PENDER COUNTY BOARD OF COMMISSIONERS, IF APPLICABLE)
PLANNING DEPT.
5-10-16
DATE
NORTH CAROLINA PROFESSIONAL SEAL 20643 ENGINEER JAMES H. FENTRESS, JR.
JAMES H. FENTRESS, JR., P.E.
DATE 4/5/2016
PRELIMINARY PLAN
OF
THE POINT
TOPSAIL TOWNSHIP, PENDER COUNTY, NORTH CAROLINA
OWNER: JIM CORNETTE, ELLEN CORNETTE, HANSON 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: 032614
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