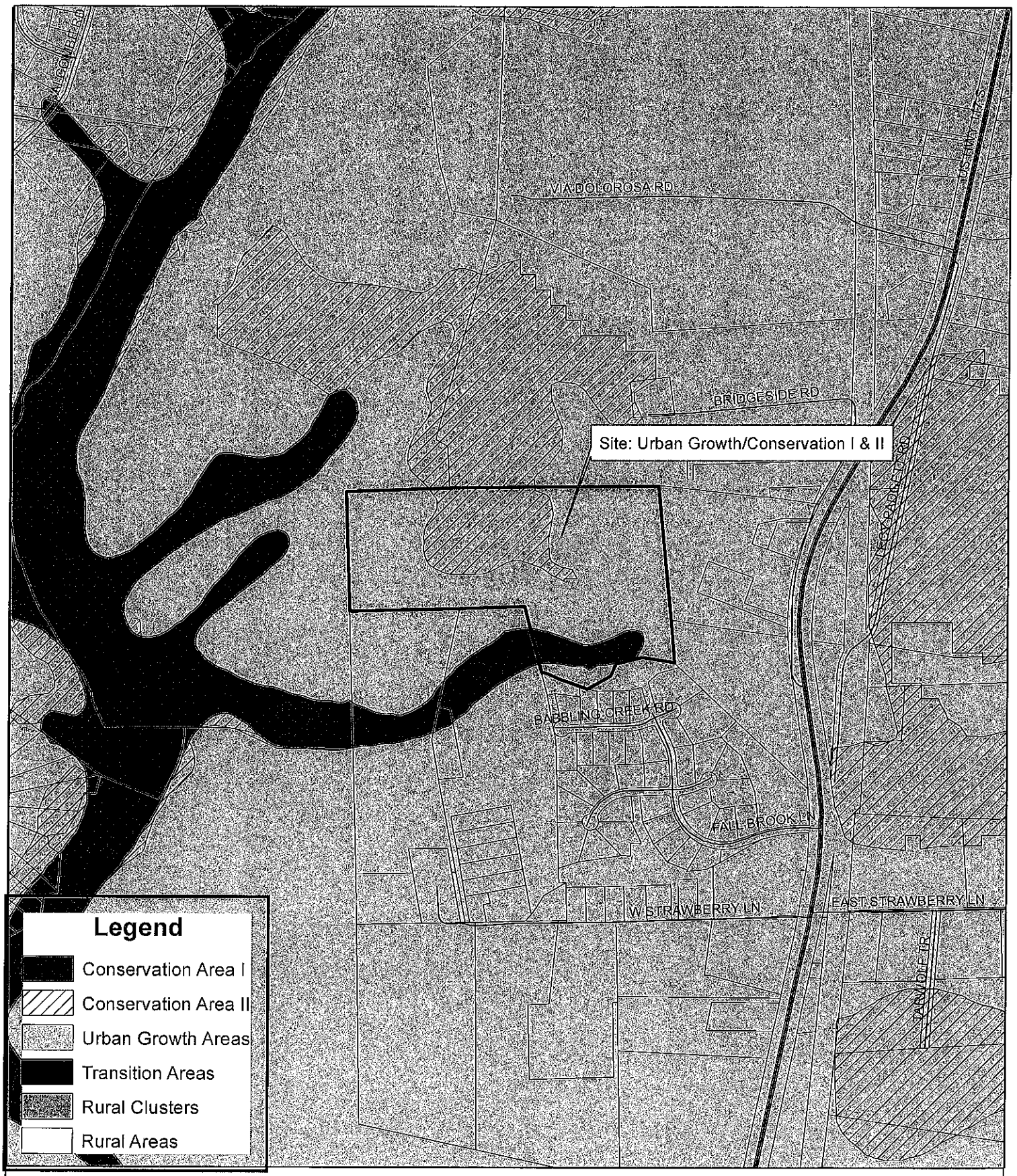
10590

1 inch equals 750 feet

0 375 750 1,500 Feet

Turkey Creek
Preliminary Plan Subdivison
Ortho (2006)

N

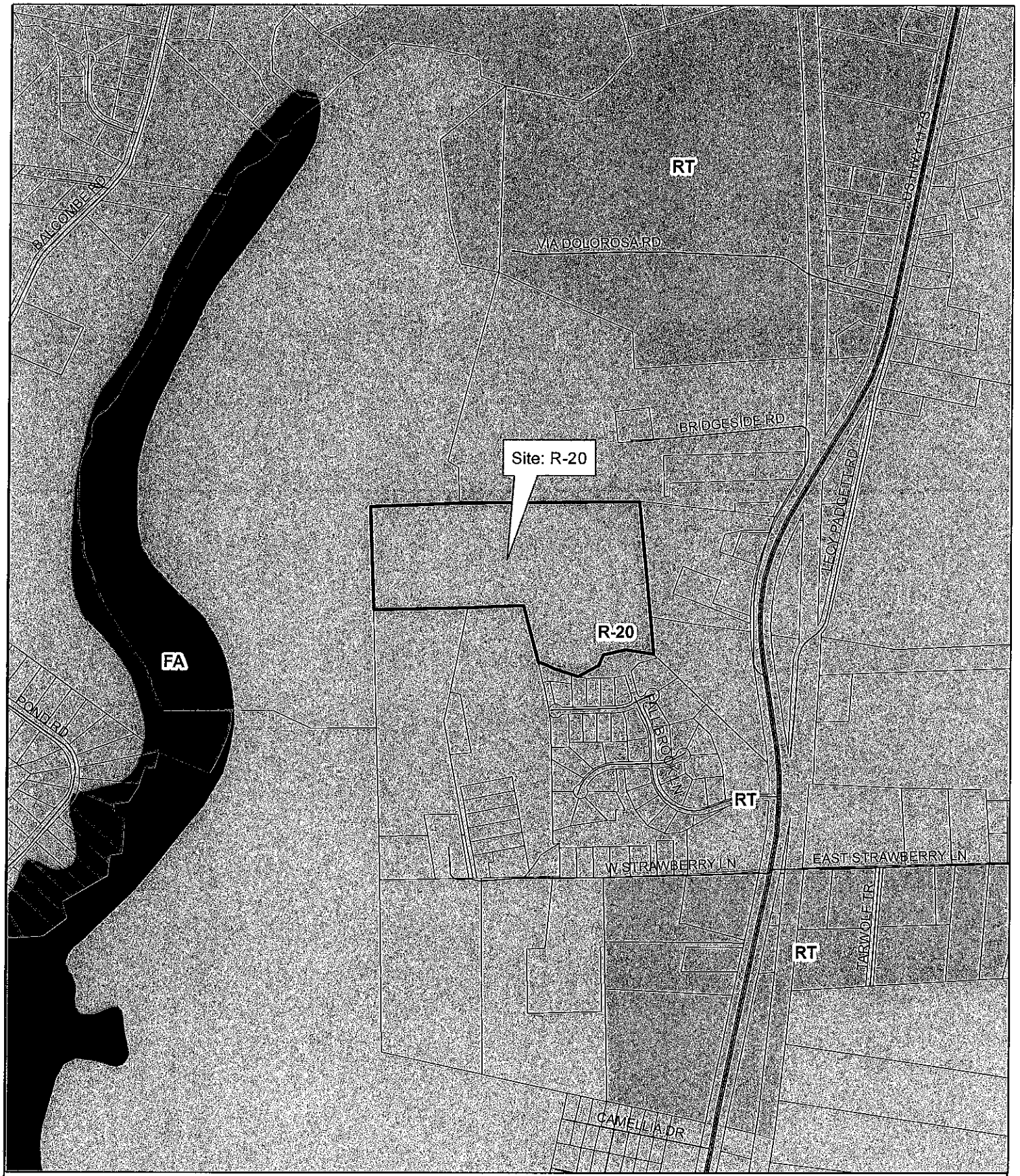


1 inch equals 750 feet

0 325 650 1,300 Feet

Turkey Creek
Preliminary Plan Subdivison
CAMA Land Use

N

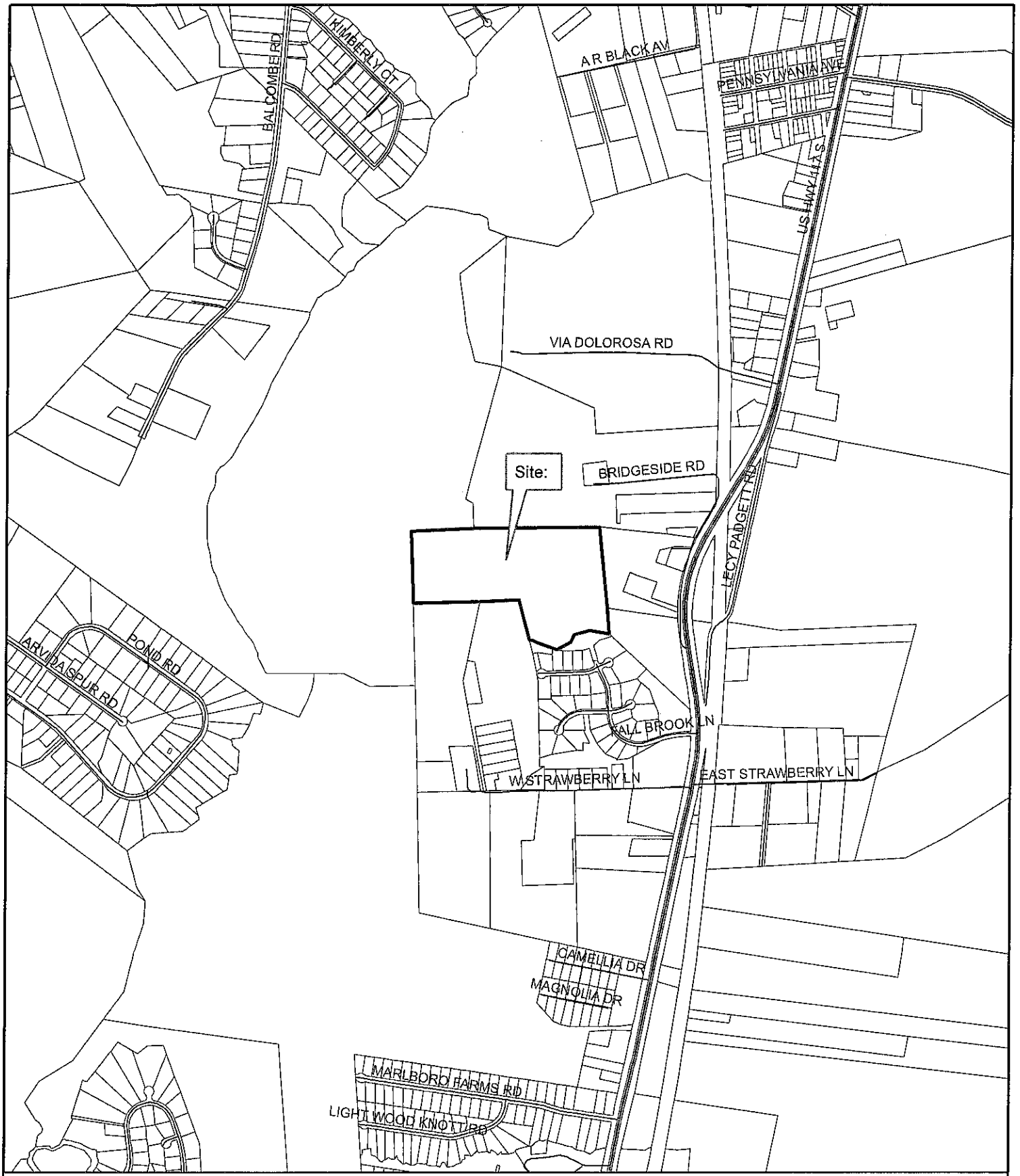


1 inch equals 875 feet

0 375 750 1,500 Feet

Turkey Creek
Preliminary Plan Subdivison
Zoning Map

N

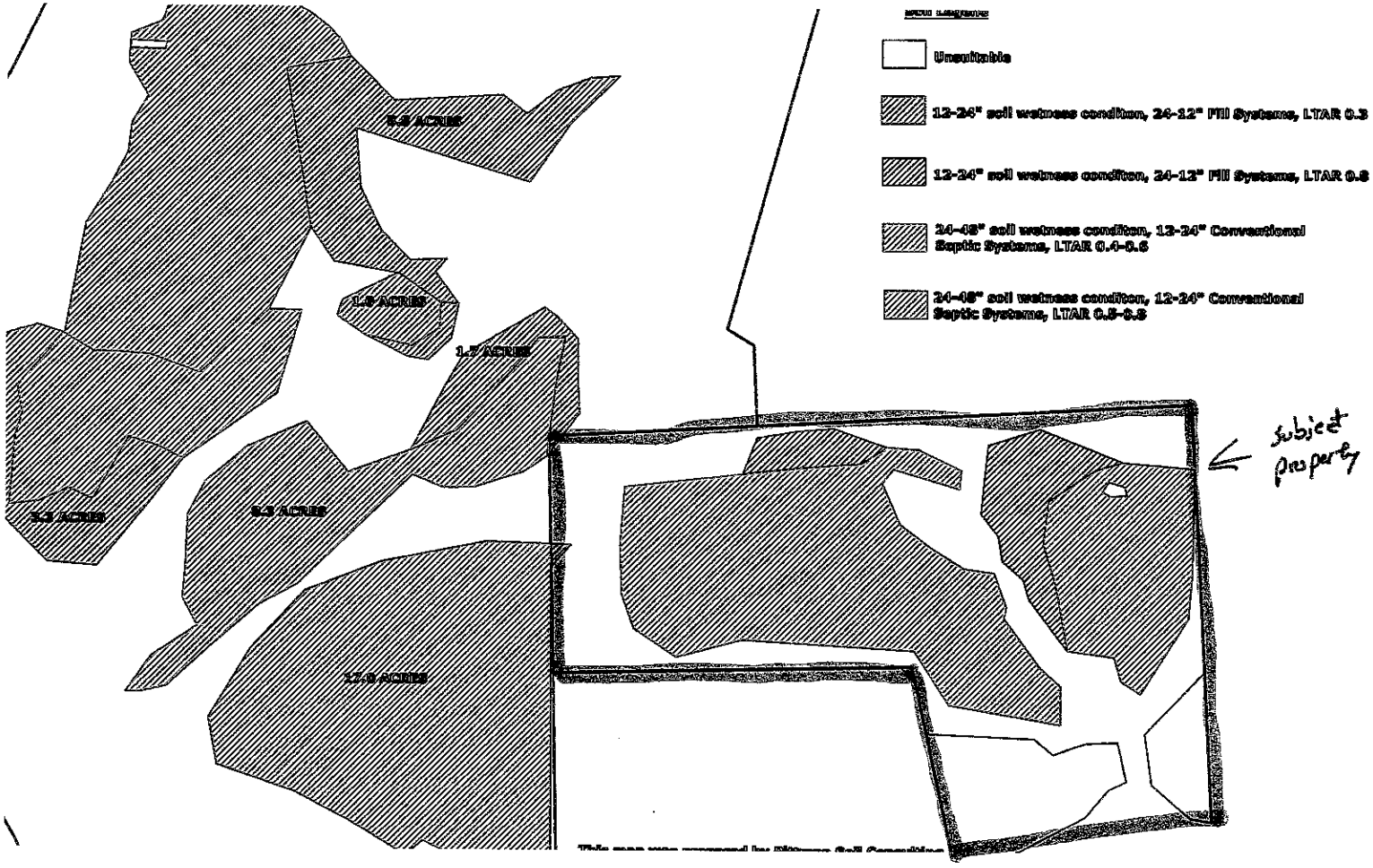


1 inch equals 1,250 feet

0 600 1,200 2,400 Feet

Turkey Creek
Preliminary Plan Subdivison
Vicinity Map

N


Unsuitable
12-24" soil wetness condition, 24-12" Fill Systems, LTAR 0.3
12-24" soil wetness condition, 24-12" Fill Systems, LTAR 0.8
24-48" soil wetness condition, 12-24" Conventional Septic Systems, LTAR 0.4-0.6
24-48" soil wetness condition, 12-24" Conventional Septic Systems, LTAR 0.3-0.8
5.8 ACRES
1.8 ACRES
1.7 ACRES
3.3 ACRES
6.9 ACRES
17.8 ACRES
subject property

SITE DATA

AGENT / OWNER : ROCKY POINT PROPERTIES, LLC.
LAND SURVEYORS : ARNOLD W. CARSON, PLS, PC (L-3287) 406 N. 3RD ST. WILMINGTON, NC 910-772-9113
ENGINEER : TRIPP ENGINEERING, PC (#7374) 419 CHESTNUT ST WILMINGTON,NC 910-763-5100
ENVIRONMENTAL CONSULTANT : LAND MANAGEMENT GROUP

TAX PARCEL ID # ALL OF 3234-33-7962-0000
SITE ADDRESS : PENDING
DEED BOOK 3054 PAGE 297

ZONING : R20
MINIMUM BULDING SETBACK LINES:
FRONT = 30' SIDE = 25' REAR = 20'
ALL LOTS MEET OR EXCEED 20,000 SQ. FT.

CAMA LAND USE
CLASSIFICATION : URBAN GROWTH

WATERSHED : CAPE FEAR RIVER BASIN
NO STORMWATER RETENTION FACILITIES PROPOSED

WATER SERVICE BY PENDER COUNTY
SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANKS

TOTAL NUMBER OF LOTS : 46
TOTAL AREA (GROSS) : 40.29 AC±

SITE LOCATED IN ZONE "X"
FEMA MAP # 3720322400 J
CID # 370344 3224 J
DATED FEBRUARY 16, 2007

TOTAL OPEN SPACE REQUIRED = 40.29 AC. x 15% = 6.04 AC.
TOTAL OPEN SPACE SHOWN = 7.32 AC±

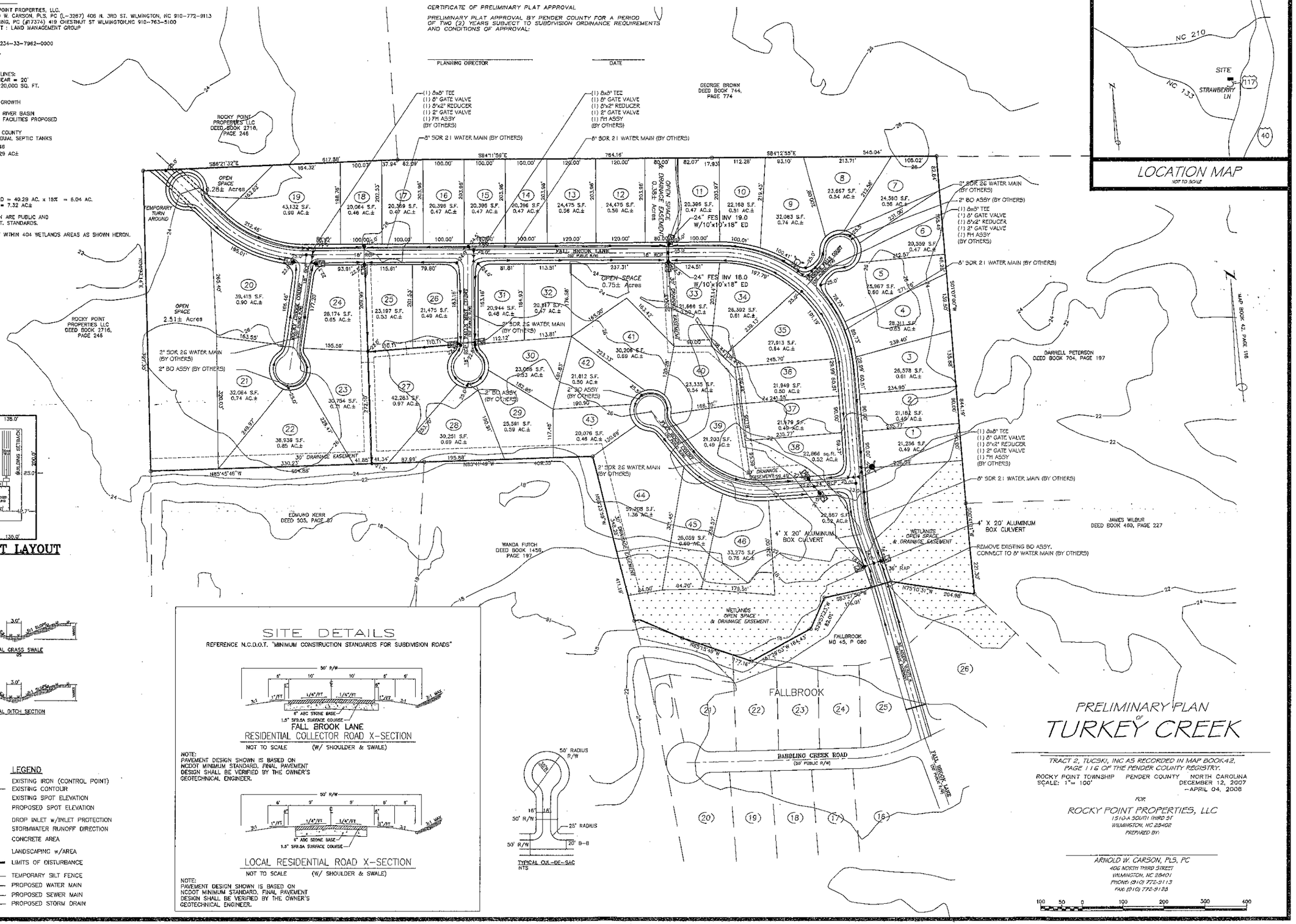
ALL STREETS SHOWN HEREON ARE PUBLIC AND SHALL BE BUILT TO N.C.D.O.T. STANDARDS.

CLASS IV SOILS ARE TOTALY WITHIN 404 WETLANDS AREAS AS SHOWN HERON.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

PRELIMINARY PLAT APPROVAL BY PENDER COUNTY FOR A PERIOD OF TWO (2) YEARS SUBJECT TO SUBDIVISION ORDINANCE REQUIREMENTS AND CONDITIONS OF APPROVAL:

PLANNING DIRECTOR _____ DATE _____



SITE DETAILS

REFERENCE N.C.D.O.T. "MINIMUM CONSTRUCTION STANDARDS FOR SUBDIVISION ROADS"

FALL BROOK LANE
RESIDENTIAL COLLECTOR ROAD X-SECTION
NOT TO SCALE (W/ SHOULDER & SWALE)

NOTE:
PAVEMENT DESIGN SHOWN IS BASED ON NCDOT MINIMUM STANDARD. FINAL PAVEMENT DESIGN SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER.

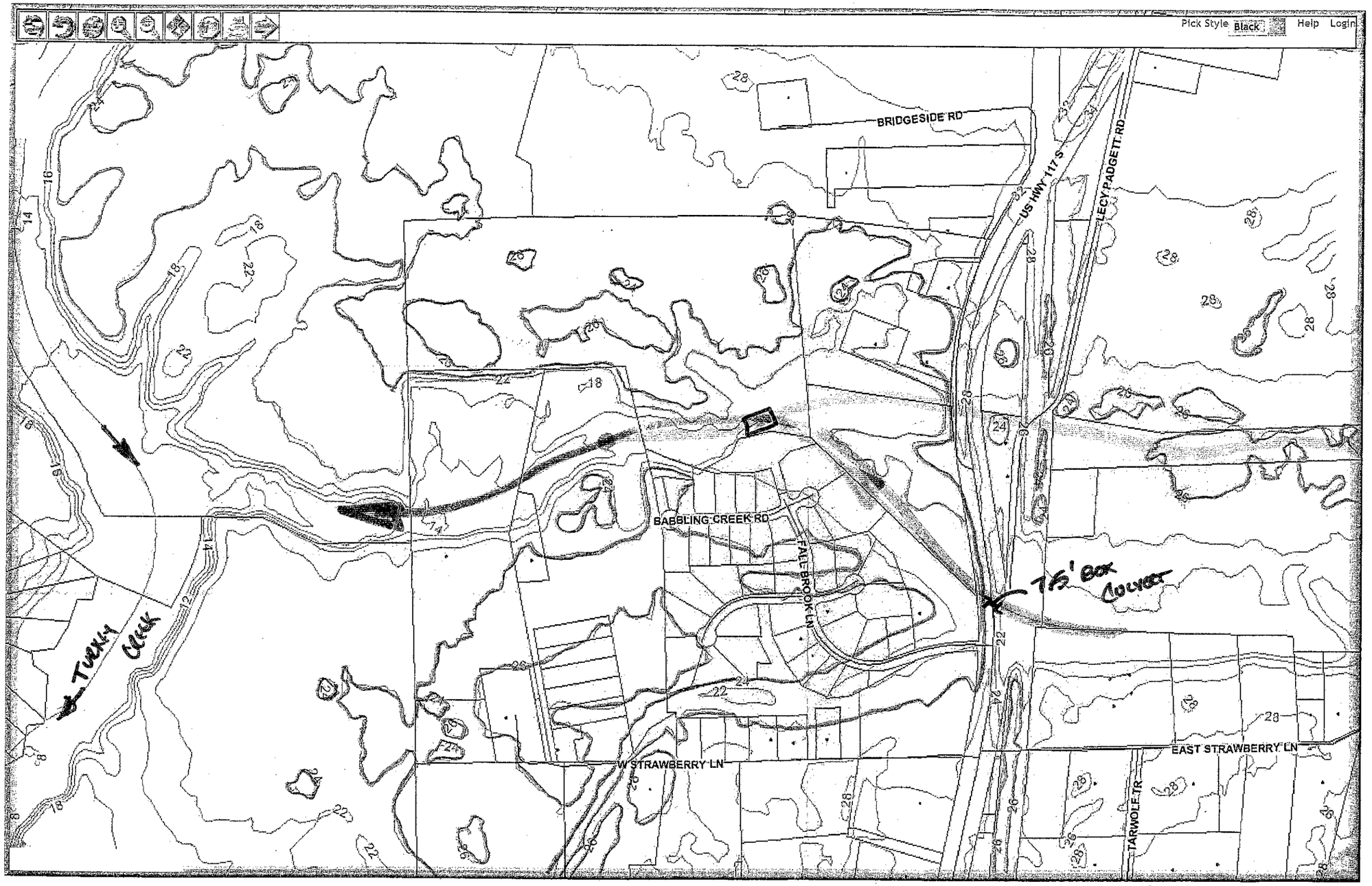
LOCAL RESIDENTIAL ROAD X-SECTION
NOT TO SCALE (W/ SHOULDER & SWALE)

NOTE:
PAVEMENT DESIGN SHOWN IS BASED ON NCDOT MINIMUM STANDARD. FINAL PAVEMENT DESIGN SHALL BE VERIFIED BY THE OWNER'S GEOTECHNICAL ENGINEER.

LEGEND

- EXISTING IRON (CONTROL POINT)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DROP INLET w/INLET PROTECTION
- STORMWATER RUNOFF DIRECTION
- CONCRETE AREA
- (175) LANDSCAPING w/AREA
- LIMITS OF DISTURBANCE
- TSF TEMPORARY SILT FENCE
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN

TURKEYCREEK--FALLBROOK.dwg



Turkey Creek

SURVEY REFERENCE:
DEED BOOK 2711 AT PAGE 246 AND
DEED BOOK 2711 AT PAGE 251
PENDER COUNTY REGISTRY

NOTES:
1. CORNERS ARE MARKED AS NOTED ON MAP.
2. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
3. AREA COMPUTED BY THE COORDINATE METHOD.
4. THIS PROPERTY IS ZONED R20.
5. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
6. NO KNOWN CORPORATE LIMITS, TOWNSHIP BOUNDARIES OR COUNTY LINES ON SUBDIVIDED TRACT.
7. THERE ARE NO ADJOINING SUBDIVISIONS OF RECORD.
8. BUILDING SETBACKS REQUIRED TO BE IN ACCORD WITH THE PENDER COUNTY ZONING ORDINANCE.
9. NO KNOWN RAILROAD, UTILITY OR OTHER RIGHT OF WAYS.
10. NO KNOWN AREAS OF ENVIRONMENTAL CONCERN.

LEGEND:
- POINT
- EPK (EXISTING "PK" NAIL
- ECM (EXISTING CONCRETE MONUMENT)
- EIP (EXISTING IRON PIPE)
- EIS (EXISTING IRON STAKE)
- ISS (IRON STAKE SET)
- NC GRID MONUMENT
- RAILROAD "T" IRON
- PROPERTY LINE
- NON-SURVEYED LINE
- EASEMENT LINE
- DITCH LINE
- CENTER LINE
- RIGHT OF WAY

STATE OF NORTH CAROLINA PENDER COUNTY

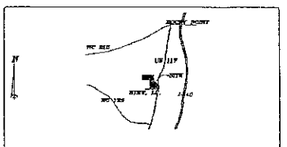
I, Juliet Hoffer, REVIEW OFFICER OF PENDER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER Juliet Hoffer DATE 9/6/06

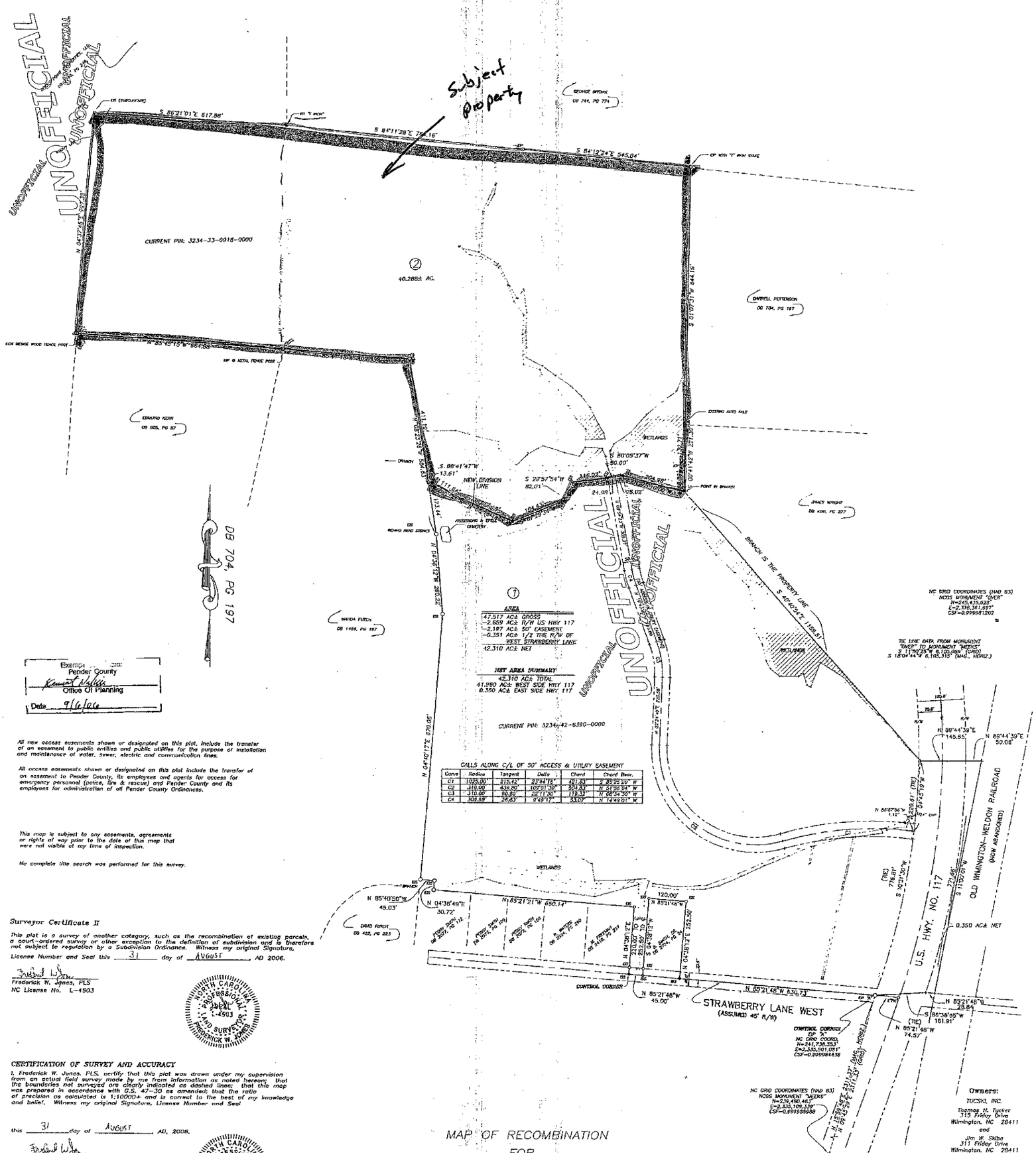
CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS

PENDER COUNTY NORTH CAROLINA
FILED FOR REGISTRATION ON THE 6th DAY OF Sept 2006,
AT 3:15 AM/P.M. AND DULY RECORDED IN MAP BOOK 42 AT PAGE 116
SLIDE 571
WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 6th DAY OF Sept 2006.
JOYCE M. SWICEGOOD By: Leigh Berry, Assistant
REGISTER OF DEEDS

Parcel Identifier Certificate
Parcel Identifiers will be issued after plat has been recorded for all parcels shown on this plat.
Div. Supervisor 9/6/06 Date
3234-33-0918-0000
PARCEL ID #
3234-42-6390-0000
PARCEL ID #



"This lot is adjacent to a natural drainage way or perennial stream or/and a 20 ft. drainage easement is recorded from the lot to a natural drainage way or perennial stream."



Exempt
Pender County
Office Of Planning
Date 9/6/06

All new access easements shown or designated on this plat, include the transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines.

All access easements shown or designated on this plat include 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.

This map is subject to any easements, agreements or rights of way prior to the date of this map that were not visible at my time of inspection.

No complete title search was performed for this survey.

Surveyor Certificate II

This plat is a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision and is therefore not subject to regulation by a Subdivision Ordinance. Witness my original Signature, License Number and Seal this 31 day of AUGUST, AD 2006.

Frederick W. Jones, PLS
NC License No. L-4503

NORTH CAROLINA PROFESSIONAL SEAL L-4503 LAND SURVEYOR FREDERICK W. JONES

CERTIFICATION OF SURVEY AND ACCURACY

I, Frederick W. Jones, PLS, certify that this plat was drawn under my supervision from an actual field survey made by me from information as noted hereon; that the boundaries not surveyed are clearly indicated as dashed lines; that this map was prepared in accordance with G.S. 47-30 as amended; that the ratio of precision as calculated is 1:10000+ and is correct to the best of my knowledge and belief. Witness my original Signature, License Number and Seal

this 31 day of AUGUST, AD, 2006.

Frederick W. Jones, PLS
NC License No. L-4503

NORTH CAROLINA PROFESSIONAL SEAL L-4503 LAND SURVEYOR FREDERICK W. JONES

150 0 150 300 450
GRAPHIC SCALE - FEET

MAP OF RECOMBINATION
FOR
TUCSKI, INC.
315 FRIDAY DRIVE
WILMINGTON, NC 28411
910-540-5409
ROCKY POINT TOWNSHIP - PENDER COUNTY - NORTH CAROLINA
SCALE: 1" = 150' AUGUST 28, 2006

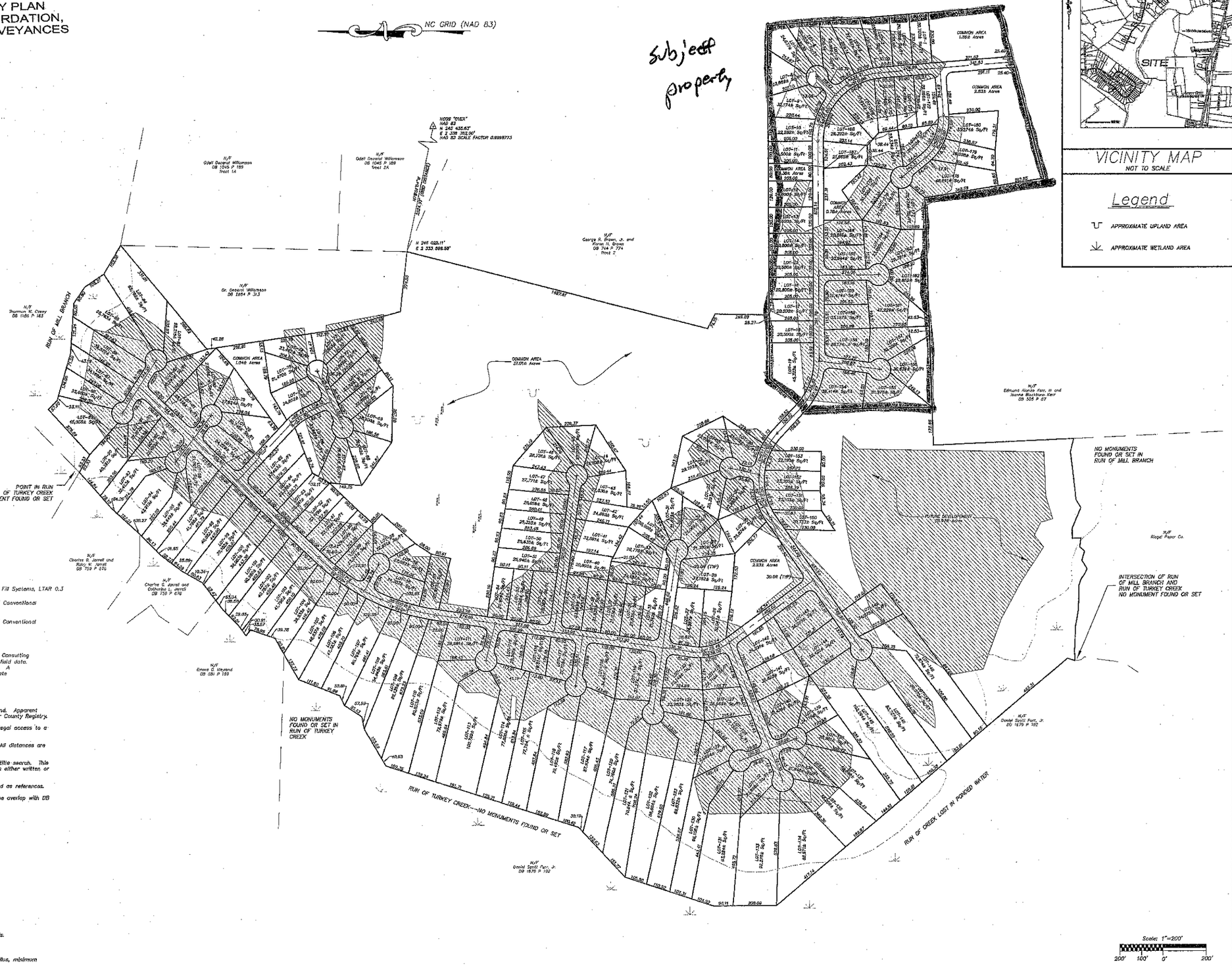
Certificate of Ownership, Dedication and Jurisdiction

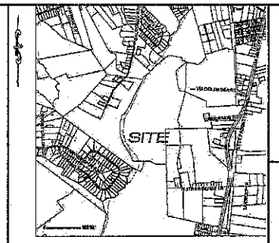
I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent. I certify that the land as shown hereon is located within the subdivision jurisdiction of Pender County.

Owner Date 8-31-06

Thompson & Jones Surveying Company
P.O. Box 1471
111 East Fremont Street
Burgaw, NC 28425
Ph: (910) 259-2954
Fx: (910) 259-9040
Eml: jonessurveying@bellsouth.net
File: FUTCH, DAVID (ROCKY PT)
Dwg. No.: FL 12 (BLACKBURN MIKE)

PRELIMINARY PLAN
NOT FOR RECORDATION,
SALES, OR CONVEYANCES





VICINITY MAP
NOT TO SCALE

Legend

APPROXIMATE UPLAND AREA

APPROXIMATE WETLAND AREA

Preliminary Soil Evaluation
of Turkey Creek Tract
near town of Rocky Point
Pender County, NC

Soil Legend

- Unsuitable
- 12–24" soil wetness condition, 24–12" Fill Systems, LTAR 0.3
- 24–48" soil wetness condition, 12–24" Conventional Septic Systems, LTAR 0.4–0.6
- 24–48" soil wetness condition, 12–24" Conventional Septic Systems, LTAR 0.3–0.6

This soil data was prepared by Pittman Soil Consulting using global positioning systems (GPS) and field data. Soil type locations may vary in some areas. A topographic map is recommended for accurate lot design. This is a preliminary map.

NOTES:

–This is a survey of an existing parcel of land. Apparent source of title DB 2716 P. 246 in the Pender County Registry.

–At the time of survey, this parcel had no legal access to a public road or highway.

–Areas figured by coordinate computation. All distances are horizontal grid distances.

–This survey was done without benefit of a title search. This property is subject to any and all easements either written or implied.

–All deeds and plats shown hereon were used as references.

–No monumentation was found supporting the overlap with DB 1679 P. 192.

SUBDIVISION DESIGN NOTES:

–Total tract size: 237.53± Acres

–Total number of proposed lots: 180.

–Subdivision is drawn to R–20 standards.

–Minimum lot size: 20,000 S.F.

–Minimum lot frontage is 90.0'

–Setbacks are as follows:
A) Front: 30.0'
B) Side: 15.0'
C) Secondary Street: 22.5'
D) Rear: 20.0'

–All Roads are drawn to N.C. D.O.T standards.

–All right–of–ways are draw at 50.0'

–Cul–de–sacs are all drawn with a 50.0' radius, minimum frontage is 50.0' minimum.

PRELIMINARY PLAN
NOT FOR RECORDATION,
SALES, OR CONVEYANCES

THE CLARK GROUP
Surveying Division
PO BOX 10136, WILMINGTON, NC 28404
PH. 910.602.3900 - FAX: 910.602.3975

PRELIMINARY SUBDIVISION
Property of Rocky Point Properties, LLC
Rocky Point Township
Pender County North Carolina

PARTY CHIEF:	SW/RD
DRAWN BY:	L.A.N./A.B.F/W.R.D
SCALE:	1"= 200'
DATE:	9/19/08
PROJECT No.:	08740
DRAWING NAME:	08740_SUBDESIGN
SHEET:	1 of 1