SITE DATA

AGENT / OWNER : ROCKY POINT PROPERTIES, LLC
DEVELOPER : ROCKY POINT PROPERTIES, LLC
1510-A SOUTH THIRD STREET
WILMINGTON, NC 28401
(910) 251-5030

LAND SURVEYORS : ARNOLD W. CARSON, PLS, PC
ENGINEER : TRIPP ENGINEERING, PC
ENVIRONMENTAL CONSULTANT : WITHERS AND RAVENEL

TAX PARCEL ID # PART OF 3234-24-6900-0000
TAX PARCEL ID # PART OF 3234-42-6725-0000
SITE ADDRESS : FALL BROOK LANE
DEED BOOK 3054 PAGE 297

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

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

ZONING: RP, RESIDENTIAL PERFORMANCE DISTRICT
MINIMUM BUILDING SETBACK LINES:
FRONT=30' REAR=25' SIDE=10' CORNER SIDE=15'
MINIMUM LOT SIZE = 15,000 SQ. FT.
ALL LOTS MEET OR EXCEED 20,000 SQ. FT.

TOTAL DISTURBED AREA: 31.97 AC./1,392,650 SF
PROPOSED ROADS:
ON-SITE 1.99 AC./86,569 SF
OFF-SITE 0.16 AC/6,800 SF (NOT INCLUDED IN TOTAL IMPERVIOUS AREA)
LOT COVERAGE (IMPERVIOUS AREA) 6,000 SF/LOT: 6.34 AC./276,000 SF
FUTURE IMPERVIOUS AREA: 0.34 AC./14,700 SF
TOTAL IMPERVIOUS AREA: 8.66 AC./377,269 SF

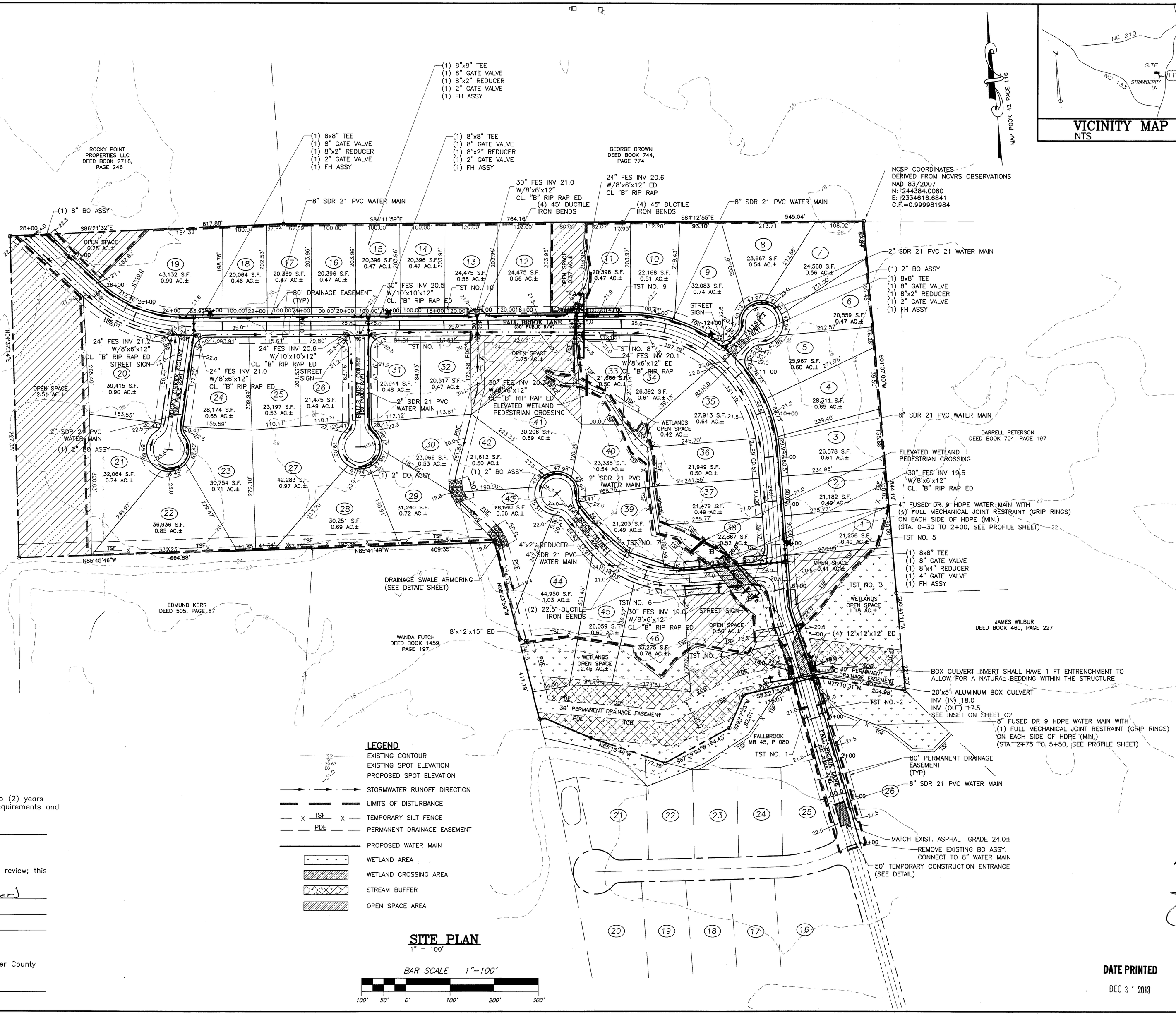
TOTAL AREA OF WETLANDS: 183,307 SF/4.21 ACRES
WETLAND CROSSING AREA: 7,287 SF/0.17 ACRES

CAMA LAND USE CLASSIFICATION: URBAN GROWTH
WATERSHED: NORTHEAST CAPE FEAR

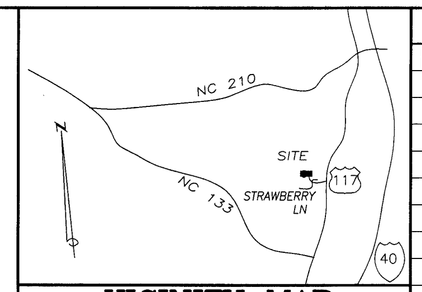
WATER SERVICE BY PENDER COUNTY UTILITIES
SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANKS

ALL STREETS SHOWN HEREON ARE PUBLIC AND SHALL BE BUILT TO NCDOT STANDARDS.

NOTES:
1. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATION, INVERT, MATERIAL, SIZE AND DEPTH PRIOR TO INSTALLATION.
2. THE WETLANDS DISTURBANCE AREAS ARE IDENTIFIED ON THIS PLAN SHEET WITH HATCHING. CONTRACTOR IS NOT PERMITTED TO DISTURB WETLAND AREAS OUTSIDE OF THOSE DESIGNATED ON THE PLANS.
3. FITTINGS SHALL BE MJ WITH RESTRAINED JOINT.



SITE PLAN
1" = 100'



VICINITY MAP
NTS

REVISIONS		
No./Date	Description	By

Certificate of Preliminary Plat Approval
Preliminary Plat Approved by Pender County for a period of two (2) years subject to the Pender County Unified Development Ordinance requirements and conditions of approval.
Planning Staff: Ashley Frank
Date: 01.02.2014

Certificate of Submission
A copy of this plat has been submitted. Approval is subject to review; this does not constitute an approval
Pender County Utilities: Ben McLeb (NO PERMIT YET)
Date: 1-8-14
Pender County Environmental Health: [illegible] 1/2/14
Date:
Pender County Addressing Coordinator: Tara Dawson
Date: 1-2-14

Road Name Certification
The road names on this plat have been approved by the Pender County Addressing Coordinator.
Pender County Addressing Coordinator: Tara Dawson
Date: 1-2-14

DATE PRINTED
DEC 31 2013

SITE, GRADING, DRAINAGE, EROSION CONTROL, STORMWATER MANAGEMENT AND UTILITY PLAN
FALLS MIST
PENDER COUNTY, NORTH CAROLINA

TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone 910-763-5100
Fax 910-763-5631

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NORTH CAROLINA PROFESSIONAL SEAL 17374 ENGINEER PHILLIP GREGORY TRIPP
12-31-13

DATE	12-31-13
DESIGN	PGT
DRAWN	EJW

C1
SHEET 2 OF 6
12027

Falls Mist Planning