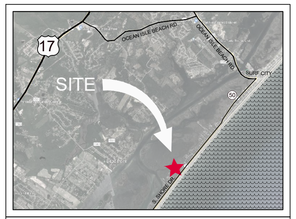



N VICINITY MAP NTS

TOPSAIL SOUND

30' VEGETATED BUFFER

75' AEC SETBACK

COASTAL WETLANDS (TYP.)

COASTAL WETLAND

404 WETLAND

NORMAL HIGH WATER LINE (EL=1.6')

AE FLOODZONE 8' BFE

10' PUBLIC ACCESS EASEMENT

50.0' ROW

80' SIGHT DIST. TRIANGLE

LOT #1 FRONTS TOPSAIL DR.

REMOTE SEPTIC FIELDS DEDICATED TO THE SERVICING BLDG. LOT. (LOTS 12–20)

96' DIA. CUL-DE-SAC (TYP.)

LNDSCP. ISLAND

STORMWATER POND

POOL AMENITY AREA (SEWER)

EXISTING LIFT STATION WITH CAPACITY FOR 10 ADDITIONAL LOTS

15' FRONT SETBACK

CUTLASS DRIVE
60' R/W (ASPHALT-PUBLIC)
M.B. 11, P. 71 & M.B. 27, P. 10 D.B. 734, P. 303

WINDJAMMER DRIVE
50' R/W (ASPHALT-PRIVATE)
M.B. 11, P. 71 & M.B. 27, P. 10 D.B. 734, P. 303

MORGANS LANE (GRAVEL-PRIVATE)

APPROXIMATE NORMAL HIGH WATER LINE (TO BE VERIFIED)

COMMON AREA

NC HWY 50 (S. SHORE DRIVE)
60' R/W (ASPHALT-PUBLIC)

NOTES:
1. BOUNDARY AND TOPOGRAPHY DATA OBTAINED FROM ESP.
2. WATER AND SEWER SERVICE TO BE PROVIDED BY SURF CITY/PRIVATE SYSTEMS.
3. STATE STORMWATER PERMITS MUST BE OBTAINED PRIOR TO ANY BUILT UPON AREA CONSTRUCTION. NO NATURAL DRAINAGE AREAS WILL BE CUT OFF OR DISTURBED BEFORE OBTAINING THE ASSOCIATED PERMITS.
4. A HOME OWNERS ASSOCIATION WILL BE FORMED PRIOR TO THE SALE OF LOTS AND MEMBERSHIP WILL BE AUTOMATIC UPON PURCHASE WITHIN THE DEVELOPMENT.
5. ALL ROADS WILL BE BUILT TO NCDOT MINIMUM DESIGN STANDARDS FOR SUBDIVISION ROADS. ALL ROADS WILL BE PRIVATE AND MAINTAINED BY THE HOA.
6. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS.
7. A MINIMUM 10–FOOT MAINTENANCE AND ACCESS AREA WILL BE PROVIDED TO AND AROUND ALL PONDS.
8. A MINIMUM 10–FOOT UTILITY EASEMENT WILL BE PROVIDED ON THE FRONT OF ALL LOTS ABUTTING ROAD RIGHT OF WAY.
9. SIDEWALKS WILL BE PROVIDED ON AT LEAST ONE SIDE OF THE PROPOSED RESIDENTIAL STREETS.

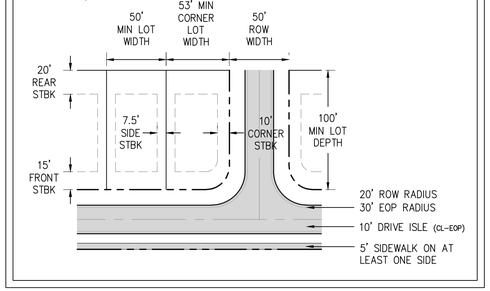
NORTH

60 30 0 60 120

BAR SCALE 1"=60'

TYPICAL DESIGN DIMENSIONS

NOTE: MINIMUM LOT AREA IS 5,000 SF




SITE DATA

| | | | |
|---|---|---|---|
| ZONING: | R–5000 | | |
| TOTAL AREA: | 15.39 ACRES | | |
| WETLANDS: | 404 WETLANDS: | 121,540 SF (2.80 ACRES) | |
| | COASTAL WETLANDS: | 22,998 SF (0.53 ACRES) | |
| EX USE: | VACANT | | |
| PRO USE: | SINGLE FAMILY SUBDIVISION | | |

| PARCELS: | PIN | DB/PG | AREA |
|---|---|---|---|
| | 4224–80–1774–0000 | 1234/106 | 12.19 AC |
| | 4224–80–1639–0000 | 1154/108 | 0.75 AC |
| | 4224–70–8908–0000 | 4181/127 | 1.48 AC |
| | 4224–70–3758–0000 | 1119/279 | 0.97 AC |

DEVELOPMENT DATA

| | |
|---|---|
| TOTAL LOTS: | 43 LOTS |
| DENSITY: | 2.79 U/A |
| COVERAGE: | 40% TOTAL LOT AREA |
| STREETS: | 50' PRIVATE RIGH OF WAY (ROW) |
| MIN LOT WIDTH: | 50' |

| SETBACKS: | FRONT | REAR | SIDE | CORNER |
|---|---|---|---|---|
| | 15' | 20' | 7.5' | 10' |

LANDSCAPE REQUIREMENTS (SURF CITY CODE SEC 5.7)

1. 1 STREET TREE WILL BE REQUIRED EVERY 20'–40' (BASED UPON MATURE CANOPY SIZE) ALONG STREET.
2. CANOPY TREES WILL BE PRESERVED OR INSTALLED ON EACH LOT TO SATISFY THE FOLLOWING:

| | |
|---|---|
| 0–10,000 SF | 1 FRONT / 1 REAR |
| 10–15,000 SF | 1 FRONT / 2 REAR |
| 15–20,000 SF | 2 FRONT / 2 REAR |
| +20,000 SF | 3 FRONT / 3 REAR |

UTILITIES

| | | |
|---|---|---|
| WATER: | SURF CITY | |
| WASTE: | SEWER SERVICE | 9 LOTS + AMENITY |
| | ON–LOT SEPTIC | 25 LOTS (LEACH FIELD ON LOT) |
| | REMOTE SEPTIC | 9 LOTS (LEACH FIELD IN COMMUNAL AREA) |

ENVIRONMENTAL SETBACKS

1. 30' VEGETATED BUFFER – IMPOSED BY CAMA, OFFSET FROM NORMAL HIGH WATER (EL. 1.6'). NO DISTURBANCES TO VEGETATION EXCEPT FOR DESIGNATED WATER ACCESS.
2. 75' AEC SETBACK – IMPOSED BY CAMA, OFFSET FROM NORMAL HIGH WATER (EL. 1.6'). ONLY 30% OF BUFFER AREA MAY BE IMPACTED BY IMPERVIOUS SURFACE.
3. AE FLOOD ZONE – IMPOSED BY FEMA, REQUIRES FINISHED FLOOR ELEVATION TO BE SET 2' OVER BASE FLOOD ELEVATION (BFE) OF 8'

| LOT NUMBER | CITY SEWER REMOTE SEPTIC ON–LOT SEPTIC |
|---|---|
| 1 | ON–LOT |
| 2 | ON–LOT |
| 3 | ON–LOT |
| 4 | ON–LOT |
| 5 | ON–LOT |
| 6 | ON–LOT |
| 7 | ON–LOT |
| 8 | ON–LOT |
| 9 | ON–LOT |
| 10 | ON–LOT |
| 11 | ON–LOT |
| 12 | REMOTE SEPTIC |
| 13 | REMOTE SEPTIC |
| 14 | REMOTE SEPTIC |
| 15 | REMOTE SEPTIC |
| 16 | REMOTE SEPTIC |
| 17 | REMOTE SEPTIC |
| 18 | REMOTE SEPTIC |
| 19 | REMOTE SEPTIC |
| 20 | REMOTE SEPTIC |
| 21 | CITY SEWER |
| 22 | CITY SEWER |
| 23 | CITY SEWER |
| 24 | CITY SEWER |
| 25 | CITY SEWER |
| 26 | CITY SEWER |
| 27 | CITY SEWER |
| 28 | CITY SEWER |
| 29 | CITY SEWER |
| 30 | ON–LOT |
| 31 | ON–LOT |
| 32 | ON–LOT |
| 33 | ON–LOT |
| 34 | ON–LOT |
| 35 | ON–LOT |
| 36 | ON–LOT |
| 37 | ON–LOT |
| 38 | ON–LOT |
| 39 | ON–LOT |
| 40 | ON–LOT |
| 41 | ON–LOT |
| 42 | ON–LOT |
| 43 | ON–LOT |

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Land Planning / Construction Management
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www.cldeng.com

# PRESERVE AT PIRATES COVE
## Surf City, NC

## PRELIMINARY SITE PLAN

| REV | DESCRIPTION | DATE | INIT |
|---|---|---|---|

OWNER:

Edit Name & Address Info Here and copy to each sheet.All sheets can be updated by 1 block

| | | | |
|---|---|---|---|
| APPROVED: | AIN | PROJECT: | 425-05 |
| CHECKED: | CIN | SCALE: | 1"=60' |
| DESIGNED: | DIN | RELEASE: | AIN |

SHEET
SP-01