



CONSTRUCTION SPECIFICATIONS FOR WINDPOINTE

GENERAL & EXTERIOR

- All homes meet or exceed local codes and standards, energy efficiency standards, and HUD/VA building requirements.
- Engineered truss roof system.
- 1/2" OSB sheeting of all exterior walls and roof.
- Fiberglass/asphalt shingles on roof.
- Vinyl siding and trim to be installed on exterior of home. Front elevation to receive shutters where room permits.
- Single hung vinyl windows per plan with half screen and grids.
- Insulated metal exterior doors.
- Raised panel steel overhead garage door with opener.
- Soil treated for termite protection with warranty provided at closing.

INTERIOR

- Exterior walls to receive R-15 insulation batts and ceiling to receive R-38 blown insulation.
- Interior to receive 1/2 gypsum drywall on walls and ceilings.
- 2 panel arch top interior doors with grooves and 3 1/4" trim 3 1/4" trim picture framed windows, and 5 1/4" baseboard throughout home.
- Two coats of flat wall paint throughout the home in select builder color. One coat primer on trim and two coats semi-gloss trim paint.
- Garage area will be trimmed, but unpainted
- Vinyl coated ventilated metal closet shelving.
- Nickel door hardware throughout.

ELECTRICAL

- Nickel light fixtures to be installed throughout home.
- Door chime and smoke detectors provided.
- Ceiling fan provided for the living room. All bedrooms are prewired for ceiling fans.
- Cable outlets provided in the living room and all bedrooms.
- Telephone outlets provided in the living room/kitchen area and the master bedroom.

PLUMBING

- 50 gallon energy efficient water heater.
- PVC drain lines and Pex water lines
- Washer, dryer, and icemaker connections.
- Minimum of two exterior water spigots.

HEATING & COOLING

- 14 seer high efficiency heat pumps.
- Electric fireplace (inclusion per plan).

KITCHEN

- Smooth top freestanding range, microwave hood, and dishwasher to be installed per builder's selections.
- Granite countertops with a tile backsplash
- Stainless steel double bowl sink.
- Single lever pull-out faucet.

BATH

- Fiberglass tub and shower per plan. On select plans garden tubs will be installed in master bathrooms.
- Exhaust fans.
- Full mirrors over vanities.
- Cultured marble vanity tops.
- Shower door on stand-alone shower in master bathroom
- Standard nickel plumbing fixtures and bath accessories to be installed.
- Back height vanities

FLOOR COVERING

- Laminate flooring per builder's selection to be installed in foyer/entryway, kitchen, and breakfast nook.
- Tile per builder's selections to be installed in some wet areas per plan.
- Carpet with six pound rebond pad throughout remainder of home.

SITE

- Concrete driveway and sidewalk.
- Concrete patio installed on the rear of home.
- Sod to be installed in front yard with remainder of yard to be graded and seeded.
- Modest shrubbery planted in front of home.
- Concrete patio installed on the rear of home (inclusion per plan).

**** Any item that has already been installed or ordered may not be changed. Exclude these items from the specifications. All allowances are based on contractor pricing. The builder reserves the right to make substitutions in products and materials of equal or better quality when necessary. The information above may change without notice prior to a fully executed contract. Payment for all upgrades and change orders are due in full prior to ordering or execution of upgrade. These funds are non refundable under any circumstances.

Buyer

Seller

Buyer

August 2022 SPECS

WINDPOINTE UTILITIES

JONES ONSLOW ELECTRIC: 910-353-1940

ONWASA (WATER): 910-455-0722

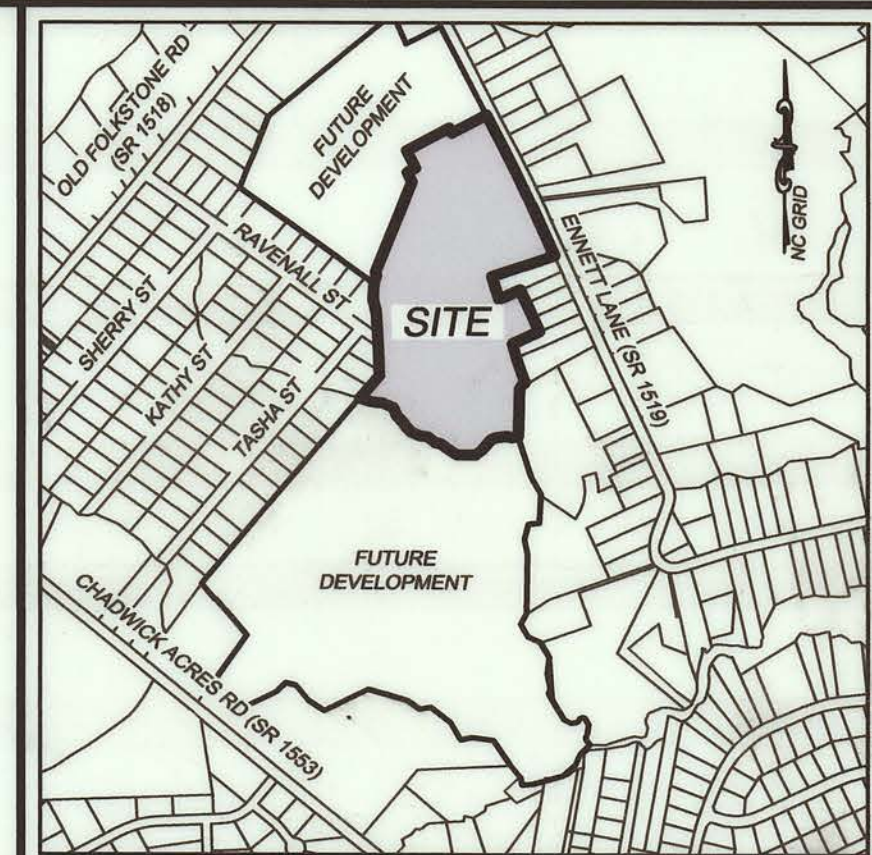
PLURIS (SEWER): 888-758-7471

FINAL PLAT

THE SHORES PHASE ONE

AT WINDPOINTE

"A PLANNED RESIDENTIAL DEVELOPMENT"



VICINITY MAP

1" = 1000'

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Charles W. Sydes, Jr., HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF ONSLOW AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT; AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, WATER LINES, OTHER SITES, IMPROVEMENTS, PERPETUALLY RESERVE, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS DESIGNATED AND NOTED.

OWNER / PRESIDENT: A. SYDES CONSTRUCTION, INC.

DATE: 10/18/21

OWNER'S CERTIFICATION OF WATER SYSTEM TO "ONWASA"

I HEREBY CERTIFY (i) THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND ALL THE WATER INFRASTRUCTURE LOCATED ON SUCH PROPERTY, (ii) THAT ALL REQUIRED WATER IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN THE STREETS AND/OR UTILITY EASEMENTS SHOWN ON THIS MAP IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE ONSLOW WATER AND SEWER AUTHORITY ("ONWASA") AND THE NCDEQ DWR PUBLIC WATER SUPPLY SECTION (PWSS), (iii) THAT ALL SUCH WATER IMPROVEMENTS ARE HEREBY DEDICATED AND CONVEYED TO "ONWASA", FREE OF LIENS AND ENCUMBRANCES, (iv) THAT "ONWASA" IS HEREBY GRANTED A PERPETUAL EASEMENT OVER ALL STREETS AND UTILITY EASEMENTS SHOWN ON THIS MAP, AND (v) THAT THE UNDERSIGNED WARRANTS TO "ONWASA" FOR A PERIOD OF 18 MONTHS FROM THE DATE OF THIS CERTIFICATION THAT SUCH IMPROVEMENTS ARE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP.

THIS 8th DAY OF November, 2021

OWNER / PRESIDENT - A. SYDES CONSTRUCTION, INC.

DEPARTMENT OF TRANSPORTATION - DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

THE 10' X 70' SIGHT TRIANGLE TAKES PRECEDENCE OVER ANY SIGN EASEMENT.

ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM.

OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

APPROVED: Daniel R. Cantor 10-22-21
DISTRICT ENGINEER DATE

CERTIFICATE FOR SANITARY SEWER SYSTEM UTILITIES AND DEDICATION

I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER IMPROVEMENTS FOR "THE SHORES PHASE ONE AT WINDPOINTE", PRD SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY PLURIS, LLC, THAT SUCH SANITARY SEWER IMPROVEMENTS HAVE BEEN CONSTRUCTED, AND THAT PLURIS, LLC HEREBY ACCEPTS THE DEDICATION OF THE SANITARY SEWER IMPROVEMENTS ALONG WITH ASSOCIATED EASEMENTS.

THIS 22 DAY OF October, 20 21

PLURIS, LLC (MEMBER / MANAGER)

BY: [Signature]

CERTIFICATE FOR WATER SYSTEM UTILITIES AND DEDICATION

I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE WATER IMPROVEMENTS FOR "THE SHORES PHASE ONE AT WINDPOINTE", PRD SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY THE ONSLOW WATER AND SEWER AUTHORITY (ONWASA), THAT SUCH WATER IMPROVEMENTS HAVE BEEN CONSTRUCTED, AND THAT ONSLOW WATER AND SEWER AUTHORITY HEREBY ACCEPTS THE DEDICATION OF THE WATER IMPROVEMENTS ALONG WITH ASSOCIATED EASEMENTS.

THIS 04 DAY OF November, 20 21

ONSLOW WATER AND SEWER AUTHORITY (ONWASA) OFFICIAL

BY: [Signature]

GENERAL NOTES & SITE DATA

- BOUNDARY AND WETLANDS INFORMATION IS AS PROVIDED ON THE "BOUNDARY & WETLANDS SURVEY - 192 ENNETT LANE, SNEADS FERRY, NC 28460" AS PREPARED BY HERBERT J. NOBLES, JR., PLS (L-2703).
- THIS PLAT DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1989 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY. THE 404 WETLANDS LINE AS SHOWN HEREIN IS AS PER ARMY CORPS OF ENGINEERS APPROVED JURISDICTIONAL DETERMINATION ACTION ID: SAW-2020-0058.
- BLUE-LINED STREAMS ARE PRESENT ON THIS SITE AND ARE AS SHOWN ON THE PLANS. THE BLUE LINE STREAMS AND ASSOCIATED VEGETATED SETBACKS AS SHOWN HEREIN ARE AS PER THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY STREAM DETERMINATION # ONSLOW 2020-001.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
- ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES UNLESS OTHERWISE NOTED.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- SITE ADDRESS = 192 ENNETT LANE, SNEADS FERRY, NC 28460.
- PROPOSED LOT ADDRESSES ARE AS SHOWN.
- DEED REFERENCE = DEED BOOK 5022, PAGE 958.
- PARCEL ID = 007057.
- PIN = 428801196422.
- ZONING IS = RA.
- PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "AE" AND ZONE "X" AS PER FLOOD INSURANCE RATE MAPS 3720428800K AND 3720428900K, DATED JUNE 19, 2020 AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE-MENTIONED FIRM.
- WATER SERVICE IS BY ONWASA.
- SEWER SERVICE IS BY PLURIS, LLC.
- FIRE DISTRICT: TURKEY CREEK, ISO RATING: 4 ISO RATING
- MAINTENANCE FOR EASEMENTS OUTSIDE OF NC DEPARTMENT OF TRANSPORTATION RIGHTS-OF-WAY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR PROPERTY OWNER'S ASSOCIATION.
- NO STRUCTURE OR VEGETATION (EXCEPT GRASS) MAY BE LOCATED WITHIN UTILITY EASEMENTS.
- THERE SHALL BE NO ENCUMBRANCES ON DEPARTMENT OF TRANSPORTATION STREETS RIGHTS OF WAY.
- SIGHT DISTANCE EASEMENTS SHOWN HEREON SHALL REMAIN FREE OF ALL STRUCTURES, TREES, SHRUBBERY, AND SIGNS, EXCEPT UTILITY POLES, FIRE HYDRANTS, AND TRAFFIC CONTROL SIGNS.
- THE FIFTY FOOT (50') STORMWATER BUFFER EXTENDS FROM THE BACK OF THE STREAM. THE NON-WETLAND AREA OF THE BUFFER MAY BE CLEARED OR GRADED, BUT MUST BE PLANTED WITH AND MAINTAINED IN GRASS, OR OTHER VEGETATIVE OR PLANT MATERIAL. NO IMPERVIOUS SURFACES ARE ALLOWED WITHIN THE BUFFER.
- BEFORE ERECTING ANY STRUCTURE EACH PROPERTY OWNER SHALL VERIFY THE STRUCTURE IS NOT WITHIN THE 50' STORMWATER BUFFER SETBACK BY MEASURING FROM THE TOP OF BANK OF THE STREAM AS SHOWN ON THE PLANS. FOR DEFINITION OF TOP OF BANK, CONTACT WILMINGTON REGIONAL NCDEQ OFFICE DIVISION OF WATER QUALITY (910) 796-7215.
- BUILDING SETBACKS:
 - FRONT: 25 FEET (20 FEET ON CORNER LOT STREET SIDE)
 - REAR: 15 FEET
 - SIDE: 8 FEET
 - OTHER SETBACKS AS NOTED
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN ON PLAT.
- THE TOTAL NUMBER OF LOTS IN "THE SHORES PHASE ONE AT WINDPOINTE" IS 68.
- THE AVERAGE LOT SIZE IN "THE SHORES PHASE ONE AT WINDPOINTE" IS 10,695 SF ±.
- THE SMALLEST LOT SIZE IN "THE SHORES PHASE ONE AT WINDPOINTE" IS 6,723 SF ± (LOT 71).
- THE TOTAL LENGTH OF STREETS IS 3,288 LF ±.
- SITE TABULATION:

LOTS	16.69 ACRES ±
PUMP STATION	0.06 ACRES ±
COMMON AREA	5.02 ACRES ±
RIGHTS OF WAY	4.12 ACRES ±
TOTALS	25.89 ACRES ±
- THIS DEVELOPMENT IS NOT WITHIN ONE-HALF (1/2) MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
- THERE ARE NO AREAS OF ENVIRONMENTAL CONCERN (AEC) AS DEFINED BY THE COASTAL AREA MANAGEMENT ACT (CAMA) ON THIS SITE.
- THERE ARE NO HISTORICAL STRUCTURES AND SITES WITHIN OR ADJACENT TO THIS SUBDIVISION THAT ARE LOCATED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- BLANKET EASEMENTS ARE RESERVED OVER ALL OPEN SPACES FOR DRAINAGE, UTILITIES, AND LANDSCAPING. COMMON AREA SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS THEY ARE DEEDED TO THE PROPERTY OWNERS ASSOCIATION.
- LOTS 7 - 15 WILL NOT BE PERMITTED TO HAVE DIRECT ACCESS TO ENNETT LANE.

WETLANDS STATEMENT

WETLANDS CAUTION: PROSPECTIVE BUYERS ARE CAUTIONED THAT PORTIONS OF THE LOTS SHOWN ON THIS PLAT ARE RESTRICTED IN USE BY WETLANDS AND WATERS JURISDICTION PURSUANT TO THE UNITED STATES ARMY CORPS OF ENGINEERS SECTION 404 REGULATIONS. INDIVIDUAL LOT REVIEWS TO ENSURE COMPLIANCE WITH THEIR FEDERAL LAWS AND REGULATIONS ARE ENCOURAGED. VERIFICATION OF LOCATION AND RESTRICTIONS SHOULD BE MADE PRIOR TO INDIVIDUAL LOT DEVELOPMENT.

STREET DISCLOSURE STATEMENT

ALL PROPOSED STREETS DEPICTED HEREON HAVE BEEN OFFERED TO THE STATE FOR DEDICATION TO PUBLIC USE BUT HAVE NOT BEEN ACCEPTED BY THE STATE AS OF THIS DATE. FOLLOWING THEIR CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY PETITION THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO ACCEPT EACH STREET UPON MEETING THE DEPARTMENT'S STREET ACCEPTANCE REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ALL STREETS AND RIGHTS-OF-WAY UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED INTO THE NCDOT SYSTEM FOR MAINTENANCE, AND A FINANCIAL GUARANTEE HAS BEEN POSTED WITH THE COUNTY AND WILL BE HELD UNTIL THE STREETS ARE ACCEPTED INTO THE NCDOT SYSTEM FOR MAINTENANCE.

OWNER/Authorized Agent

11/9/2021
DATE

STATE OF NORTH CAROLINA ONSLOW COUNTY

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

DATE: 11/16/2021 REVIEW OFFICER: [Signature]

Doc ID: 015616450001 Type: CRP
Recorded: 11/17/2021 at 09:01:11 AM
Fee Amt: \$63.00 Page 1 of 1
Onslow County, NC
Omega K. Jarman Reg. of Deeds

BK 81 PG 37

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF ONSLOW, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE ONSLOW COUNTY PLANNING DEPARTMENT FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ONSLOW COUNTY.

SUBDIVISION ADMINISTRATOR

11/16/21, 2021
DATE

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS ☒ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANELS NO: 3720428800K AND 3720428900K
EFFECTIVE DATE: 6/19/2020

[Signature] 10-8-2021
SURVEYOR DATE

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 5022, PAGE 958, ONSLOW COUNTY REGISTER OF DEEDS. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT CABINET: , SLIDE(S): . THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 8th DAY OF October, 2021

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

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



FINAL PLAT

THE SHORES PHASE ONE

AT WINDPOINTE

"A PLANNED RESIDENTIAL DEVELOPMENT"

STUMP SOUND TOWNSHIP ONSLOW COUNTY NORTH CAROLINA

OWNER / DEVELOPER

A. SYDES CONSTRUCTION, INC.

P.O. BOX 7122

JACKSONVILLE, NORTH CAROLINA 28540

SCALE: AS SHOWN

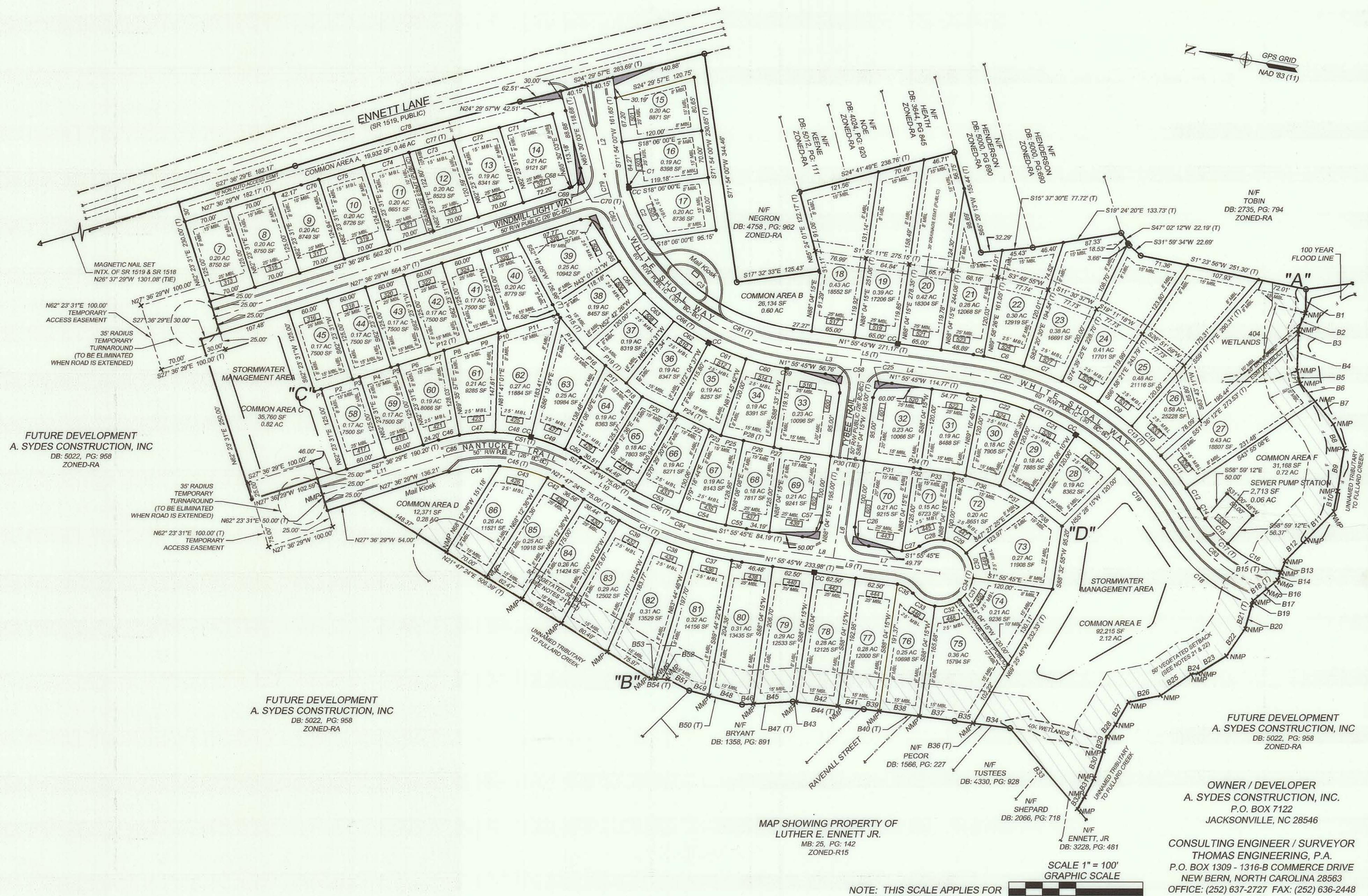
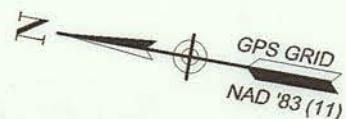
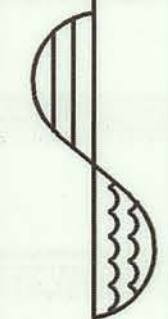
DATE: 10/08/2021

PROJECT #: 2019_016

SHEET: 1 of 3

THOMAS ENGINEERING, PA est 1983
civil engineering-land development-project management

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448



TYPICAL ELEMENT SYMBOLOLOGY			
○ EIP	EXISTING IRON PIPE	HYD	FIRE HYDRANT
● EIR	EXISTING IRON ROD	WM	WATER METER
● SIP	SET/NEW IRON PIPE	WV	WATER VALVE
▲ EMAG	EXISTING 'MAG' NAIL	OHU	OVERHEAD UTILITIES
▲ SMAG	SET/NEW 'MAG' NAIL	SQFT	SQUARE FEET
▲ EPK	EXISTING 'PK' NAIL	AC	ACRES
▲ SPK	SET/NEW 'PK' NAIL	L#	LINE TABLE
■ ECM	EXISTING CONCRETE MONUMENT	C#	CURVE TABLE
■ SCM	SET/NEW CONCRETE MONUMENT		10' x 70' SIGHT TRIANGLE
■ CC	CONTROL CORNER		PROPERTY BOUNDARY LINE
× NMP	NON-MONUMENTED POINT		PARCEL LINE
(T)	TOTAL DISTANCE	###	ADDRESS
TIE	TIE LINE	F	100 YEAR FLOOD LINE
R/W	RIGHT OF WAY	WL	404 WETLANDS
CL	CENTERLINE		
PL	PROPERTY LINE		
MBL	MINIMUM BUILDING LINE		
DUE	DRAINAGE & UTILITY EASEMENT		
ESMT	EASEMENT		
CDS	CUL-DE-SAC		

CERTIFICATE OF SURVEY & ACCURACY
I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 5022, PAGE 958, ONSLOW COUNTY REGISTER OF DEEDS. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT CABINET: SLIDE(S): THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 8th DAY OF OCTOBER, 2021.

Herbert J. Nobles, Jr.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

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

SEAL
L-2703
HERBERT J. NOBLES, JR.



FINAL PLAT		
THE SHORES PHASE ONE AT WINDPOINTE		
"A PLANNED RESIDENTIAL DEVELOPMENT"		
STUMP SOUND TOWNSHIP ONSLOW COUNTY NORTH CAROLINA		
OWNER / DEVELOPER A. SYDES CONSTRUCTION, INC. P.O. BOX 7122 JACKSONVILLE, NORTH CAROLINA 28540		
SCALE: 1" = 100'	DATE: 10/08/2021	
PROJECT #: 2019_016	SHEET: 2 of 3	

CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C1	5.79'	300.00'	S63° 44' 20"W	5.79'
C2	83.80'	300.00'	S55° 11' 00"W	83.53'
C3	257.14'	300.00'	S22° 37' 33"W	249.34'
C4 (T)	346.73'	300.00'	S31° 10' 53"W	327.75'
C5	15.28'	460.00'	S0° 58' 40"E	15.28'
C6	61.70'	460.00'	S3° 48' 58"W	61.65'
C7	61.70'	460.00'	S11° 30' 02"W	61.65'
C8	61.70'	460.00'	S19° 11' 07"W	61.65'
C9	61.70'	460.00'	S26° 52' 11"W	61.65'
C10	61.70'	460.00'	S34° 33' 16"W	61.65'
C11	61.70'	460.00'	S42° 14' 20"W	61.65'
C12	35.78'	460.00'	S48° 18' 35"W	35.77'
C13 (T)	421.23'	460.00'	S24° 18' 15"W	406.67'
C14	17.54'	200.00'	S48° 01' 17"W	17.54'
C15	50.54'	200.00'	S38° 16' 10"W	50.40'
C16	90.35'	200.00'	S18° 05' 21"W	89.58'
C17 (T)	158.43'	200.00'	S27° 50' 28"W	154.32'
C18	177.22'	260.00'	N31° 00' 29"E	173.81'
C19	111.74'	400.00'	N42° 31' 55"E	111.37'
C20	81.44'	400.00'	N28° 41' 48"E	81.30'
C21	76.85'	400.00'	N17° 21' 36"E	76.73'
C22	77.04'	400.00'	N6° 20' 18"E	76.92'

CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C23	18.83'	400.00'	N0° 31' 39"W	18.83'
C24 (T)	365.90'	400.00'	N24° 19' 44"E	353.27'
C25	39.27'	25.00'	N46° 55' 45"W	35.36'
C26	39.27'	25.00'	S43° 04' 15"W	35.36'
C27	27.55'	35.00'	S24° 28' 43"E	26.84'
C28	39.36'	50.00'	S24° 28' 43"E	38.35'
C29	38.74'	50.00'	S20° 15' 54"W	37.77'
C30	39.80'	50.00'	S65° 15' 54"W	38.76'
C31	39.27'	50.00'	N69° 25' 45"W	38.27'
C32	39.27'	50.00'	N24° 25' 45"W	38.27'
C33	39.36'	50.00'	N20° 37' 14"E	38.35'
C34 (T)	235.79'	50.00'	S88° 04' 15"W	70.59'
C35	27.55'	35.00'	N20° 37' 14"E	26.84'
C36	15.29'	525.00'	N1° 05' 41"W	15.29'
C37	59.69'	525.00'	N2° 59' 48"E	59.66'
C38	59.69'	525.00'	N9° 30' 40"E	59.66'
C39	59.69'	525.00'	N16° 01' 32"E	59.66'
C40	22.97'	525.00'	N20° 32' 11"E	22.97'
C41 (T)	217.34'	525.00'	N9° 55' 49"E	215.79'
C42	25.98'	205.00'	N18° 09' 31"E	25.97'
C43	73.83'	205.00'	N4° 12' 37"E	73.43'
C44	76.93'	205.00'	N16° 51' 27"W	76.48'

CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C45 (T)	176.74'	205.00'	N2° 54' 33"W	171.32'
C46	32.08'	255.00'	S24° 00' 16"E	32.06'
C47	53.78'	255.00'	S14° 21' 31"E	53.68'
C48	53.78'	255.00'	S2° 16' 26"E	53.68'
C49	53.78'	255.00'	S9° 48' 39"W	53.68'
C50	26.41'	255.00'	S18° 49' 13"W	26.40'
C51 (T)	219.84'	255.00'	S2° 54' 37"E	213.09'
C52	18.89'	475.00'	S20° 39' 02"W	18.89'
C53	73.15'	475.00'	S15° 05' 58"W	73.08'
C54	73.15'	475.00'	S6° 16' 34"W	73.08'
C55	31.45'	475.00'	S0° 01' 57"E	31.44'
C56 (T)	196.64'	475.00'	S9° 55' 49"W	195.24'
C57	39.27'	25.00'	S46° 55' 45"E	35.36'
C58	39.27'	25.00'	N43° 04' 15"E	35.36'
C59	3.03'	360.00'	N1° 41' 16"W	3.03'
C60	60.85'	360.00'	N3° 23' 45"E	60.78'
C61	60.85'	360.00'	N13° 04' 51"E	60.78'
C62	60.85'	360.00'	N22° 45' 56"E	60.78'
C63	60.85'	360.00'	N32° 27' 01"E	60.78'
C64	60.85'	360.00'	N42° 08' 07"E	60.78'
C65	56.17'	360.00'	N51° 26' 50"E	56.11'
C66 (T)	363.46'	360.00'	N26° 59' 38"E	348.22'

CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C67	36.44'	25.00'	N14° 09' 16"E	33.30'
C68	3.68'	25.00'	S31° 49' 19"E	3.67'
C69	34.24'	25.00'	S75° 16' 03"E	31.62'
C70 (T)	37.91'	25.00'	S71° 03' 13"E	34.38'
C71	39.60'	6413.04'	N24° 40' 48"W	39.60'
C72	70.06'	6413.04'	N25° 10' 11"W	70.06'
C73	70.04'	6413.04'	N25° 47' 44"W	70.04'
C74	70.02'	6413.04'	N26° 25' 17"W	70.02'
C75	70.00'	6413.04'	N27° 02' 48"W	70.00'
C76	27.83'	6413.04'	N27° 29' 02"W	27.83'
C77 (T)	347.55'	6413.04'	N26° 03' 20"W	347.51'
C78	349.18'	6443.04'	S26° 03' 20"E	349.13'
C79	29.32'	330.00'	S86° 04' 50"W	29.31'
C80	377.05'	330.00'	S30° 48' 10"W	356.87'
C81 (T)	406.37'	330.00'	S33° 20' 54"W	381.18'
C82	393.73'	430.00'	S24° 18' 09"W	380.12'
C83	168.94'	230.00'	S29° 29' 32"W	165.16'
C84	206.99'	500.00'	N9° 55' 48"E	205.51'
C85	198.30'	230.00'	N2° 54' 33"W	192.21'

"A" TO "B" ALONG STREAM		
LINE #	LENGTH	DIRECTION
B1	35.42	S80° 33' 24"W
B2	27.63	N76° 38' 43"W
B3	6.69	S81° 35' 03"W
B4	54.94	S81° 35' 03"W
B5	19.41	S66° 01' 34"W
B6	35.25	S41° 06' 06"W
B7	43.37	S41° 06' 06"W
B8	38.77	S55° 09' 10"W
B9	65.09	S88° 55' 06"W
B10	31.39	N89° 01' 00"W
B11	57.68	N55° 32' 36"W
B12	44.93	N55° 32' 36"W
B13	18.36	N77° 29' 33"W
B14	12.98	N77° 29' 33"W
B15 (T)	31.33	N77° 29' 33"W
B16	20.36	N50° 10' 29"W
B17	26.95	N50° 10' 29"W
B18 (T)	47.32	N50° 10' 29"W

"A" TO "B" ALONG STREAM		
LINE #	LENGTH	DIRECTION
B19	6.63	N84° 01' 13"W
B20	37.02	N84° 01' 13"W
B21 (T)	43.65	N84° 01' 13"W
B22	49.55	N65° 19' 16"W
B23	48.83	N41° 41' 20"W
B24	10.95	N18° 46' 23"W
B25	55.09	N44° 58' 39"W
B26	48.99	N21° 44' 00"W
B27	39.06	N69° 59' 30"W
B28	21.55	N64° 04' 24"W
B29	22.14	N86° 41' 07"W
B30	43.74	N81° 07' 21"W
B31	30.79	N72° 09' 54"W
B32	21.17	N69° 33' 20"W
B33	156.80	N40° 18' 07"E
B34	55.22	N2° 48' 42"W
B35	28.13	N2° 48' 42"W
B36 (T)	83.35	N2° 48' 42"W

"A" TO "B" ALONG STREAM		
LINE #	LENGTH	DIRECTION
B37	52.96	N2° 34' 48"W
B38	60.21	N2° 34' 38"W
B39	23.20	S2° 35' 15"E
B40 (T)	136.38	N2° 34' 48"W
B41	39.32	N3° 50' 48"W
B42	62.54	N3° 50' 48"W
B43	4.49	N3° 50' 48"W
B44 (T)	106.34	N3° 50' 48"W
B45	59.15	N13° 08' 48"W
B46	16.62	N13° 08' 48"W
B47 (T)	75.77	N13° 08' 48"W
B48	51.75	N4° 34' 12"E
B49	29.65	N4° 34' 12"E
B50 (T)	81.40	N4° 34' 12"E
B51	36.46	N17° 45' 51"E
B52	17.94	N8° 02' 51"W
B53	7.45	N8° 02' 51"W
B54 (T)	25.39	N8° 02' 51"W

"C" TO "D" PROP. LINE		
LINE #	LENGTH	DIRECTION
P1	11.11	S27° 36' 29"E
P2	48.89	S27° 36' 29"E
P3	11.11	S27° 36' 29"E
P4	48.89	S27° 36' 29"E
P5	11.11	S27° 36' 29"E
P6	48.89	S27° 36' 29"E
P7	23.37	S27° 36' 29"E
P8	36.63	S27° 36' 29"E
P9	48.33	S27° 36' 29"E
P10	11.67	S27° 36' 29"E
P11	81.35	S27° 36' 29"E
P12 (T)	381.35	S27° 36' 29"E
P13	6.12	S41° 09' 00"W
P14	58.46	S41° 09' 00"W
P15 (T)	64.58	S41° 09' 00"W
P16	40.25	S30° 34' 30"W
P17	40.61	S30° 34' 30"W
P18	31.44	S30° 34' 30"W
P19	112.30	S30° 34' 30"W

"C" TO "D" PROP. LINE		
LINE #	LENGTH	DIRECTION
P20	49.65	S16° 02' 52"W
P21	8.81	S16° 02' 52"W
P22	53.01	S16° 02' 52"W
P23	18.97	S16° 02' 52"W
P24 (T)	130.45	S16° 02' 52"W
P25	34.52	S2° 46' 51"W
P26	46.45	S2° 46' 51"W
P27	10.83	S2° 46' 51"W
P28 (T)	91.80	S2° 46' 51"W
P29	75.00	S1° 55' 45"E
P30	50.00	S1° 55' 45"E
P31	74.79	S1° 55' 45"E
P32	10.21	S1° 55' 45"E
P33	50.00	S1° 55' 45"E
P34 (T)	135.00	S1° 55' 45"E
P35	17.84	S0° 53' 38"E
P36	53.85	S6° 20' 18"W
P37	53.71	S17° 21' 36"W
P38	56.91	S28° 41' 48"W

ROAD CENTERLINE		
LINE #	LENGTH	DIRECTION
L1	616.98	S27° 36' 29"E
L2	136.53	S68° 37' 34"W
L3	106.76	S1° 55' 45"E
L4	164.41	S1° 55' 45"E
L5 (T)	271.16	S1° 55' 45"E
L6	300.00	S88° 04' 15"W
L7	160.00	N1° 55' 45"W
L8	134.19	N1° 55' 45"W
L9 (T)	294.19	N1° 55' 45"W
L10	75.00	N21° 47' 24"E
L11	190.20	N27° 36' 29"W

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 5022, PAGE 958, ONSLOW COUNTY REGISTER OF DEEDS. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT CABINET: SLIDE(S): THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 02 DAY OF OCTOBER, 2021

Herbert J. Nobles, Jr.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

SEAL
L-2703
HERBERT J. NOBLES, JR.

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

OWNER / DEVELOPER
A. SYDES CONSTRUCTION, INC.
P.O. BOX 7122
JACKSONVILLE, NC 28546

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
P.O. BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: (252) 637-2727 FAX: (252) 636-2448



FINAL PLAT

THE SHORES PHASE ONE
AT WINDPOINTE
"A PLANNED RESIDENTIAL DEVELOPMENT"

STUMP SOUND TOWNSHIP ONSLOW COUNTY NORTH CAROLINA

OWNER / DEVELOPER
A. SYDES CONSTRUCTION, INC.
P.O. BOX 7122
JACKSONVILLE, NORTH CAROLINA 28540

SCALE: NOT TO SCALE DATE: 10/08/2021
PROJECT #: 2019_016 SHEET: 3 of 3

THOMAS ENGINEERING, PA est 1983
civil engineering, land development, project management

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448

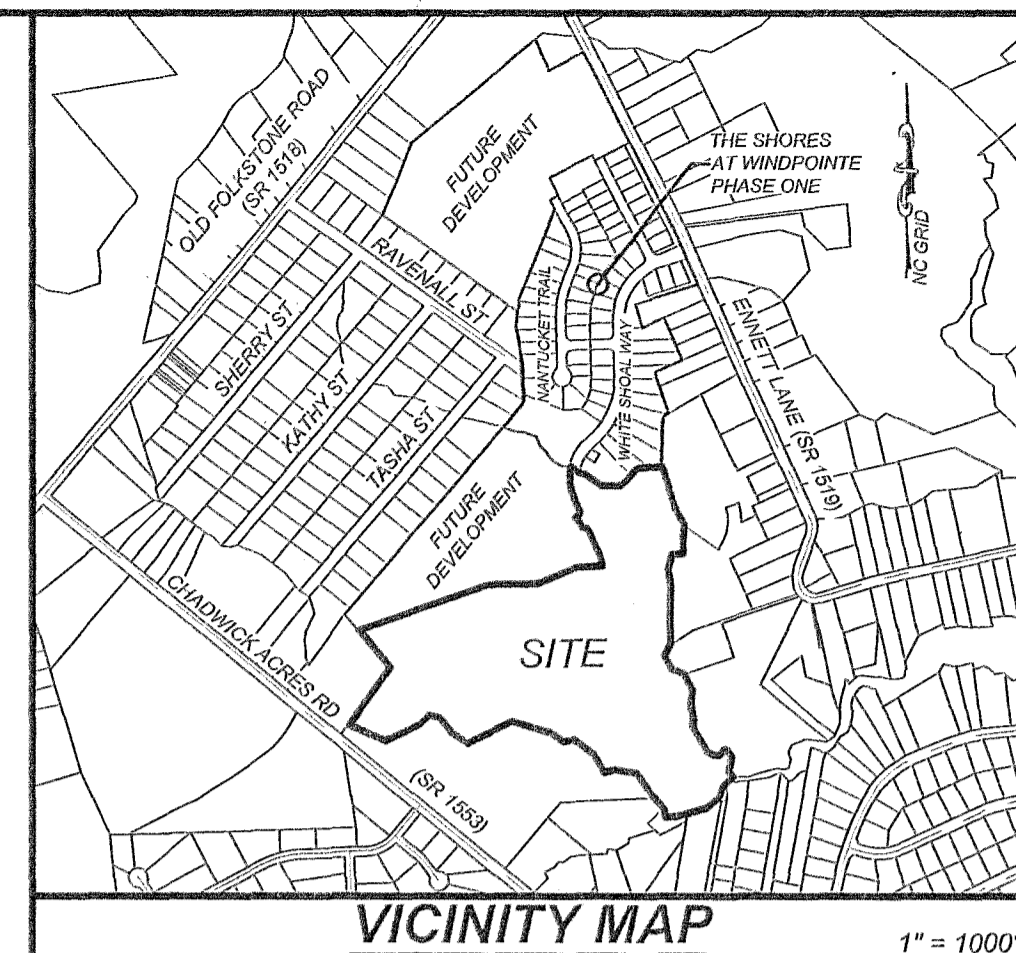
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FINAL PLAT

THE CLIFFS PHASE ONE

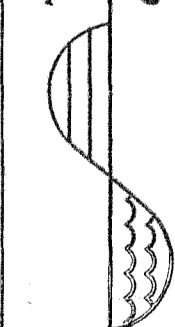
AT WINDPOINTE

"A PLANNED RESIDENTIAL DEVELOPMENT"



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BK 81 PG 88

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, **A. Sydes Construction, Inc.**, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF ONSLOW AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, WATER LINES, IMPROVEMENTS, PERPETUALLY RESERVE, AND EASEMENTS TO PUBLIC OR PRIVATE USES AS DESIGNATED AND NOTED.

Chuck N. Sydes 1/4/2022
OWNER / PRESIDENT A. SYDES CONSTRUCTION, INC. DATE:

OWNER'S CERTIFICATION OF WATER SYSTEM TO "ONWASA"

I HEREBY CERTIFY (i) THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND ALL THE WATER INFRASTRUCTURE LOCATED ON SUCH PROPERTY, (ii) THAT ALL REQUIRED WATER IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN THE STREETS AND/OR UTILITY EASEMENTS SHOWN ON THIS MAP IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE ONSLOW WATER AND SEWER AUTHORITY ("ONWASA") AND THE NCDEQ DWR PUBLIC WATER SUPPLY SECTION (PWSS), (iii) THAT ALL SUCH WATER IMPROVEMENTS ARE HEREBY DEDICATED AND CONVEYED TO "ONWASA", FREE OF LIENS AND ENCUMBRANCES, (iv) THAT "ONWASA" IS HEREBY GRANTED A PERPETUAL EASEMENT OVER ALL STREETS AND UTILITY EASEMENTS SHOWN ON THIS MAP, AND (v) THAT THAT THE UNDERSIGNED WARRANTS TO "ONWASA" FOR A PERIOD OF 18 MONTHS FROM THE DATE OF THIS CERTIFICATION THAT SUCH IMPROVEMENTS ARE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP.

THIS 4th DAY OF January, 20 22.

Chuck N. Sydes
OWNER / PRESIDENT - A. SYDES CONSTRUCTION, INC.

DEPARTMENT OF TRANSPORTATION - DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

THE 10' X 70' SIGHT TRIANGLE TAKES PRECEDENCE OVER ANY SIGN EASEMENT.

ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM.

OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

APPROVED: *Kristen L. Spruiell* 12/21/2021
DISTRICT ENGINEER DATE

CERTIFICATE FOR SANITARY SEWER SYSTEM UTILITIES AND DEDICATION

I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE SANITARY SEWER IMPROVEMENTS FOR "THE CLIFFS PHASE ONE AT WINDPOINTE", PRD SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY PLURIS, LLC, THAT SUCH SANITARY SEWER IMPROVEMENTS HAVE BEEN CONSTRUCTED, AND THAT PLURIS, LLC HEREBY ACCEPTS THE DEDICATION OF THE SANITARY SEWER IMPROVEMENTS ALONG WITH ASSOCIATED EASEMENTS.

THIS 21 DAY OF December, 20 21.

PLURIS, LLC (MEMBER / MANAGER)

BY: *88 W/A*

CERTIFICATE FOR WATER SYSTEM UTILITIES AND DEDICATION

I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE WATER IMPROVEMENTS FOR "THE CLIFFS PHASE ONE AT WINDPOINTE", PRD SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY THE ONSLOW WATER AND SEWER AUTHORITY (ONWASA), THAT SUCH WATER IMPROVEMENTS HAVE BEEN CONSTRUCTED, AND THAT ONSLOW WATER AND SEWER AUTHORITY HEREBY ACCEPTS THE DEDICATION OF THE WATER IMPROVEMENTS ALONG WITH ASSOCIATED EASEMENTS.

THIS 4th DAY OF January, 20 22.

ONWASA WATER AND SEWER AUTHORITY (ONWASA) OFFICIAL

BY: *W. J. M. 2*

GENERAL NOTES & SITE DATA

- BOUNDARY AND WETLANDS INFORMATION IS AS PROVIDED ON THE "BOUNDARY & WETLANDS SURVEY - 192 ENNETT LANE, SNEADS FERRY, NC 28460" AS PREPARED BY HERBERT J. NOBLES, JR., PLS (L-2703).
- THIS PLAT DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLAND REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1989 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY. THE 404 WETLANDS LINE AS SHOWN HEREIN IS AS PER ARMY CORPS OF ENGINEERS APPROVED JURISDICTIONAL DETERMINATION ACTION ID: SAW-2020-0058.
- BLUE-LINED STREAMS ARE PRESENT ON THIS SITE AND ARE AS SHOWN ON THE PLANS. THE BLUE LINE STREAMS AND ASSOCIATED VEGETATED SETBACKS AS SHOWN HEREIN ARE AS PER THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY STREAM DETERMINATION # ONSLOW 2020-001.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
- ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE NOTED.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PROPERTY ADDRESS = 192 ENNETT LANE, SNEADS FERRY, NC 28460.
- PROPOSED PROPERTY ADDRESSES ARE AS SHOWN.
- DEED REFERENCE = DEED BOOK 5022, PAGE 958.
- PARCEL ID = 007057.
- FIN = 428901196422.
- ZONING IS = R-15.
- MAIL BOX CLUSTER FOR THE CLIFFS AT WINDPOINTE PHASE ONE IS LOCATED BETWEEN LOTS 17 & 18 OF THE SHORES AT WINDPOINTE PHASE ONE MAP BOOK 81, PAGES 37, 37 A & B.
- PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "AE" (0.2% ANNUAL CHANCE FLOOD HAZARD) AND ZONE "X" AS PER FLOOD INSURANCE RATE MAP 3720428800K, DATED JUNE 19, 2020 AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE-MENTIONED FIRM.
- WATER SERVICE IS BY ONWASA.
- SEWER SERVICE IS BY PLURIS, LLC.
- FIRE DISTRICT: TURKEY CREEK, ISO RATING: 4.
- MAINTENANCE FOR EASEMENTS THIS INCLUDES DRAINAGE EASEMENTS LABELED AS 'PUBLIC' OUTSIDE OF NC DEPARTMENT OF TRANSPORTATION RIGHTS-OF-WAY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR PROPERTY OWNER'S ASSOCIATION.
- NO STRUCTURE OR VEGETATION (EXCEPT GRASS) MAY BE LOCATED WITHIN UTILITY EASEMENTS.
- THERE SHALL BE NO ENCUMBRANCES ON DEPARTMENT OF TRANSPORTATION STREETS RIGHTS OF WAY.
- SIGHT DISTANCE EASEMENTS SHOWN HEREON SHALL REMAIN FREE OF ALL STRUCTURES, TREES, SHRUBBERY, AND SIGNS, EXCEPT UTILITY POLES, FIRE HYDRANTS, AND TRAFFIC CONTROL SIGNS.
- THE FIFTY FOOT (50') STORMWATER BUFFER EXTENDS FROM THE BACK OF THE STREAM. THE NON-WETLAND AREA OF THE BUFFER MAY BE CLEARED OR GRADED, BUT MUST BE PLANTED WITH AND MAINTAINED IN GRASS, OR OTHER VEGETATIVE OR PLANT MATERIAL. NO IMPERVIOUS SURFACES ARE ALLOWED WITHIN THE BUFFER.
- BEFORE ERECTING ANY STRUCTURE EACH PROPERTY OWNER SHALL VERIFY THE STRUCTURE IS NOT WITHIN THE 60' STORMWATER BUFFER SETBACK BY MEASURING FROM THE TOP OF BANK OF THE STREAM AS SHOWN ON THE PLANS. FOR DEFINITION OF TOP OF BANK, CONTACT WILMINGTON REGIONAL NCDEQ OFFICE DIVISION OF WATER QUALITY (910) 796-7215.
- BUILDING SETBACKS:
a. FRONT: 25 FEET (20 FEET ON CORNER LOT STREET SIDE).
b. REAR: 15 FEET.
c. SIDE: 8 FEET.
d. OTHER SETBACKS AS NOTED.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
a. 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
b. 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
c. 10 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
d. OTHER EASEMENTS AS SHOWN ON PLAT.
- THE TOTAL NUMBER OF LOTS IN "THE CLIFFS PHASE ONE AT WINDPOINTE" IS 28.
- THE AVERAGE LOT SIZE IN "THE CLIFFS PHASE ONE AT WINDPOINTE" IS: 54,799 ± SF.
- THE SMALLEST LOT SIZE IN "THE CLIFFS PHASE ONE AT WINDPOINTE" IS: 14,841 ± SF (LOT 158).
- THE TOTAL LENGTH OF STREETS IS: 1,874 ± LF.
- SITE DATA TABULATION:
LOTS 35.22 ± ACRES
COMMON AREA 0 ± ACRES
RIGHTS OF WAY: 2.73 ± ACRES
TOTAL AREA PHASE ONE: 37.95 ± ACRES
- THIS DEVELOPMENT IS NOT WITHIN ONE-HALF (1/2) MILE OF A VOLUNTARY AGRICULTURAL DISTRICT.
- THERE ARE NO AREAS OF ENVIRONMENTAL CONCERN (AEC) AS DEFINED BY THE COASTAL AREA MANAGEMENT ACT (CAMA) ON THIS SITE.
- THERE ARE NO HISTORICAL STRUCTURES AND SITES WITHIN OR ADJACENT TO THIS SUBDIVISION THAT ARE LOCATED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- BLANKET EASEMENTS ARE RESERVED OVER ALL OPEN SPACES FOR DRAINAGE, UTILITIES, AND LANDSCAPING. COMMON AREA SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS THEY ARE DEEDED TO THE PROPERTY OWNERS ASSOCIATION.

WETLANDS STATEMENT

WETLANDS CAUTION: PROSPECTIVE BUYERS ARE CAUTIONED THAT PORTIONS OF THE LOTS SHOWN ON THIS PLAT ARE RESTRICTED IN USE BY WETLANDS AND WATERS JURISDICTION PURSUANT TO THE UNITED STATES ARMY CORPS OF ENGINEERS SECTION 404 REGULATIONS. INDIVIDUAL LOT REVIEWS TO ENSURE COMPLIANCE WITH THEIR FEDERAL LAWS AND REGULATIONS ARE ENCOURAGED. VERIFICATION OF LOCATION AND RESTRICTIONS SHOULD BE MADE PRIOR TO INDIVIDUAL LOT DEVELOPMENT.

STREET DISCLOSURE STATEMENT

ALL PROPOSED STREETS DEPICTED HEREON HAVE BEEN OFFERED TO THE STATE FOR DEDICATION TO PUBLIC USE BUT HAVE NOT BEEN ACCEPTED BY THE STATE AS OF THIS DATE. FOLLOWING THEIR CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY PETITION THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO ACCEPT EACH STREET UPON MEETING THE DEPARTMENT'S STREET ACCEPTANCE REQUIREMENTS. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ALL STREETS AND RIGHTS-OF-WAY UNTIL SUCH TIME THAT THE STREETS ARE ACCEPTED INTO THE NCDOT SYSTEM FOR MAINTENANCE, AND A FINANCIAL GUARANTEE HAS BEEN POSTED WITH THE COUNTY AND WILL BE HELD UNTIL THE STREETS ARE ACCEPTED INTO THE NCDOT SYSTEM FOR MAINTENANCE.

Chuck N. Sydes 1/4/2022
OWNER AUTHORIZED AGENT DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF ONSLOW, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE ONSLOW COUNTY PLANNING DEPARTMENT FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ONSLOW COUNTY.

John M. Stapp January 6, 2022
SUBDIVISION ADMINISTRATOR DATE

CERTIFICATE OF FLOOD / FLOODWAY INFORMATION

PROPERTY SHOWN HEREON X IS IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.

FLOOD HAZARD PANEL NO: 3720428800K
EFFECTIVE DATE: 6-19-2020

Robert J. Nobles, Jr. DEC 1, 2021
SURVEYOR DATE

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 5022, PAGES 958, ONSLOW COUNTY REGISTER OF DEEDS. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT CABINET. SLIDE(S): THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000 THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 1st DAY OF December, 20 21.

Herbert J. Nobles, Jr.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

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

STATE OF NORTH CAROLINA ONSLOW COUNTY

I, **Julianne T. Baker**, REVIEW OFFICER OF ONSLOW COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

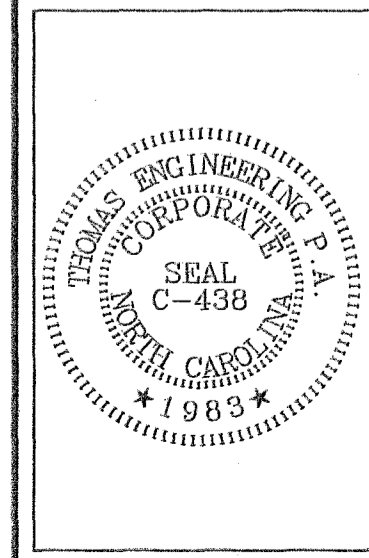
DATE: 1/6/2022 REVIEW OFFICER *Julianne T. Baker*

Doc ID: 015690450001 Type: CRP
Recorded: 01/07/2022 at 08:46:12 AM
Fee Amt: \$63.00 Page 1 of 1
Onslow County, NC
Omegar K. Jarman Reg. of Deeds

BK 81 PG 88

Omegar K. Jarman

by *Aaron D. Theriot* deputy



FINAL PLAT

THE CLIFFS PHASE ONE
AT WINDPOINTE

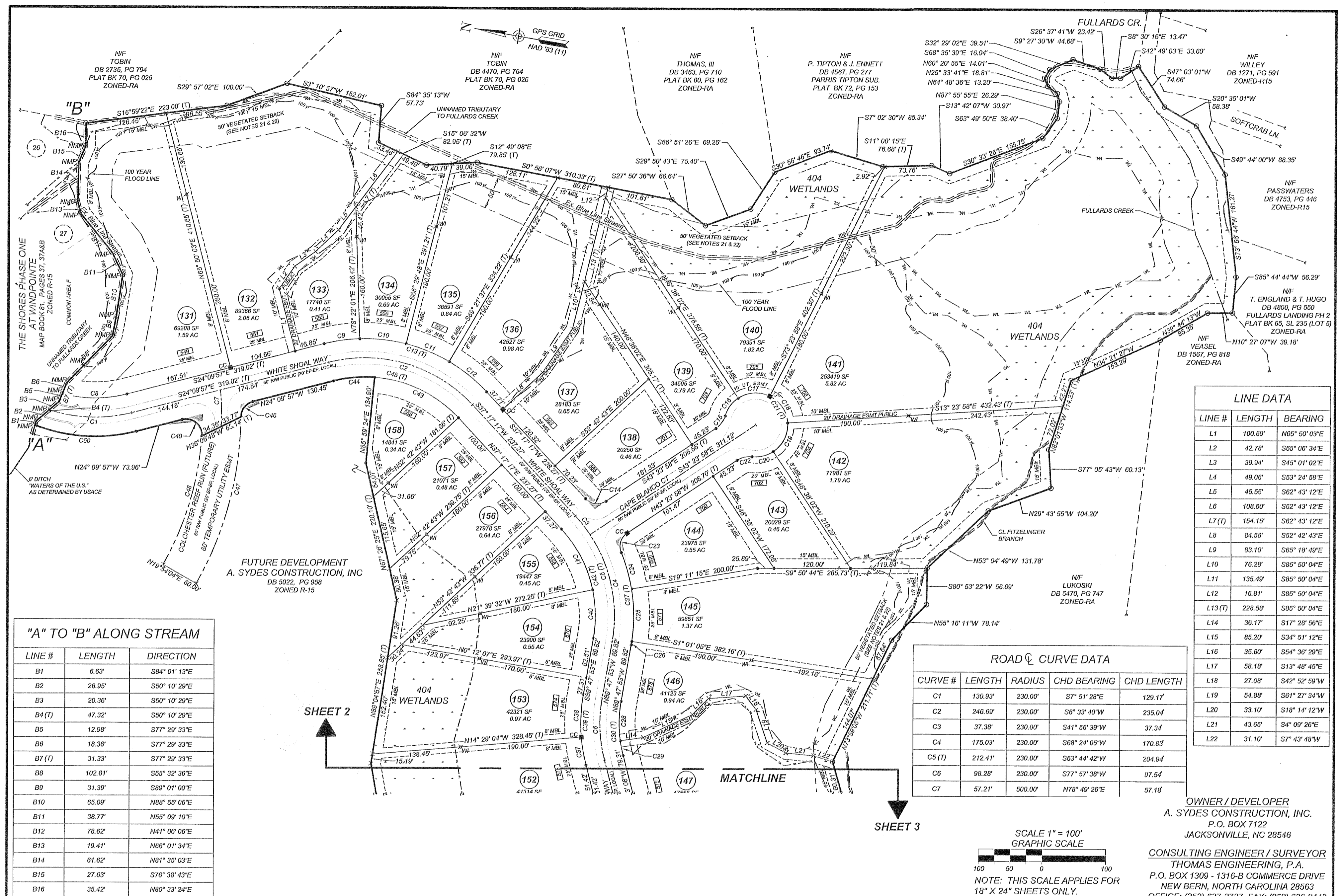
"A PLANNED RESIDENTIAL DEVELOPMENT"

STUMP SOUND TOWNSHIP ONSLOW COUNTY NORTH CAROLINA

OWNER
A. SYDES CONSTRUCTION, INC.
P.O. BOX 7122
JACKSONVILLE, NORTH CAROLINA 28540

SCALE: AS SHOWN DATE: 11.08.2021

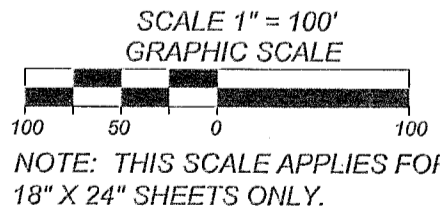
PROJECT #: 2019_016 SHEET: 1 of 3



"A" TO "B" ALONG STREAM		
LINE #	LENGTH	DIRECTION
B1	6.63'	S84° 01' 13"E
B2	26.95'	S50° 10' 29"E
B3	20.36'	S50° 10' 29"E
B4 (T)	47.32'	S50° 10' 29"E
B5	12.98'	S77° 29' 33"E
B6	18.36'	S77° 29' 33"E
B7 (T)	31.33'	S77° 29' 33"E
B8	102.61'	S65° 32' 36"E
B9	31.39'	S89° 01' 00"E
B10	65.09'	N88° 55' 06"E
B11	38.77'	N55° 09' 10"E
B12	78.62'	N41° 06' 06"E
B13	19.41'	N66° 01' 34"E
B14	61.62'	N81° 35' 03"E
B15	27.63'	S76° 38' 43"E
B16	35.42'	N80° 33' 24"E

LINE DATA		
LINE #	LENGTH	BEARING
L1	100.69'	N65° 50' 03"E
L2	42.78'	S65° 06' 34"E
L3	39.94'	S45° 01' 02"E
L4	49.06'	S53° 24' 58"E
L5	45.55'	S62° 43' 12"E
L6	108.60'	S62° 43' 12"E
L7 (T)	154.15'	S62° 43' 12"E
L8	84.56'	S52° 42' 43"E
L9	83.10'	S65° 18' 49"E
L10	76.28'	S85° 50' 04"E
L11	135.49'	S85° 50' 04"E
L12	16.81'	S85° 50' 04"E
L13 (T)	228.58'	S85° 50' 04"E
L14	36.17'	S17° 28' 56"E
L15	85.20'	S34° 51' 12"E
L16	35.60'	S54° 36' 29"E
L17	58.18'	S13° 48' 45"E
L18	27.08'	S42° 52' 59"W
L19	54.88'	S61° 27' 34"W
L20	33.10'	S18° 14' 12"W
L21	43.65'	S4° 09' 26"E
L22	31.10'	S7° 43' 48"W

ROAD CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C1	130.93'	230.00'	S7° 51' 28"E	129.17'
C2	246.69'	230.00'	S6° 33' 40"W	235.04'
C3	37.38'	230.00'	S41° 56' 39"W	37.34'
C4	175.03'	230.00'	S68° 24' 05"W	170.83'
C5 (T)	212.41'	230.00'	S63° 44' 42"W	204.94'
C6	98.28'	230.00'	S77° 57' 38"W	97.54'
C7	57.21'	500.00'	N78° 49' 26"E	57.18'



TYPICAL ELEMENT SYMBOLOLOGY			
○ EIP	EXISTING IRON PIPE	HYD	FIRE HYDRANT
○ EIR	EXISTING IRON ROD	WM	WATER METER
● SIP	SET/NEW IRON PIPE	WV	WATER VALVE
△ EMAG	EXISTING "MAG" NAIL	OHU	OVERHEAD UTILITIES
△ SMAG	SET/NEW "MAG" NAIL	SQFT	SQUARE FEET
△ EPK	EXISTING "PK" NAIL	AC	ACRES
△ SPK	SET/NEW "PK" NAIL	LI	LINE TABLE
□ ECM	EXISTING CONCRETE MONUMENT	CH	CURVE TABLE
■ WI	WITNESS IRON SET		10' x 70' SIGHT TRIANGLE
■ CC	CONTROL CORNER		PROPERTY BOUNDARY LINE
× NMP	NON-MONUMENTED POINT		PARCEL LINE
(T)	TOTAL DISTANCE	###	ADDRESS
TIE	TIE LINE	100'	100 YEAR FLOOD LINE
RW	RIGHT OF WAY	WL	404 WETLANDS
CL	CENTERLINE		
PL	PROPERTY LINE		
MBL	MINIMUM BUILDING LINE		
DUE	DRAINAGE & UTILITY EASEMENT		
ESMT	EASEMENT		
CDS	CUL-DE-SAC		

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 8022, PAGE(S) 958, ONSLOW COUNTY REGISTER OF DEEDS. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT CABINET. SLIDE(S):

THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000 THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE

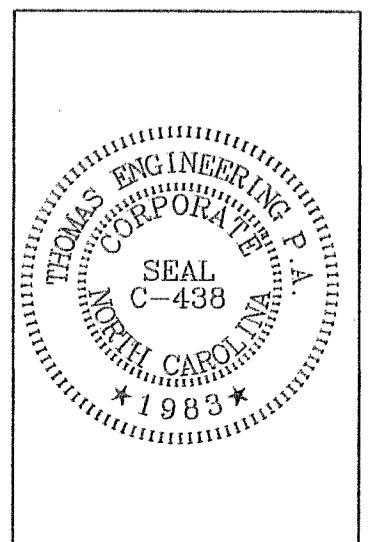
REGISTRATION NUMBER AND SEAL, THIS DAY OF DECEMBER 2021

HERBERT J. NOBLES, JR.

PROFESSIONAL LAND SURVEYOR

LICENSE NUMBER L-2703

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



FINAL PLAT		
THE CLIFFS PHASE ONE AT WINDPOINTE		
"A PLANNED RESIDENTIAL DEVELOPMENT"		
STUMP SOUND TOWNSHIP	ONSLow COUNTY	NORTH CAROLINA
OWNER		
A. SYDES CONSTRUCTION, INC.		
P.O. BOX 7122		
JACKSONVILLE, NORTH CAROLINA 28540		
SCALE: 1" = 100'	DATE: 11.08.2021	
PROJECT #: 2019_016	SHEET: 2 of 3	

THOMAS ENGINEERING, PA est 1983

civil engineering • land development • project management

P. O. Box 1309, New Bern, NC 28563

www.ThomasEngineeringPA.com

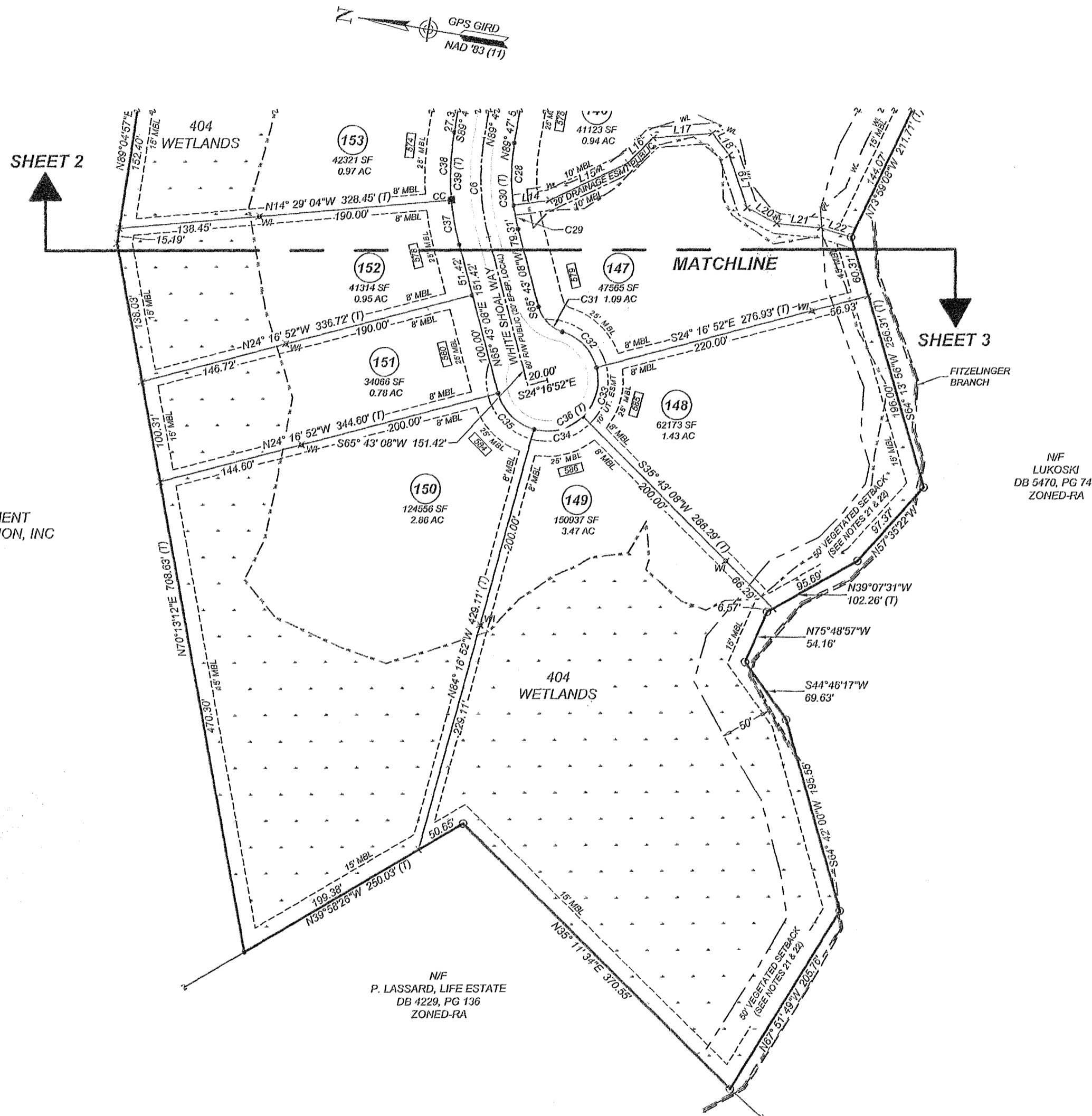
Office: 252.637.2727 Fax: 252.636.2448

LINE DATA		
LINE #	LENGTH	BEARING
L1	100.69'	N65° 50' 03"E
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L6	108.60'	S62° 43' 12"E
L7(T)	154.15'	S62° 43' 12"E
L8	84.56'	S52° 42' 43"E
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L19	54.88'	S61° 27' 34"W
L20	33.10'	S18° 14' 12"W
L21	43.65'	S4° 09' 26"E
L22	31.10'	S7° 43' 48"W
L23	75.52'	S55° 32' 38"E
L24	54.53'	S89° 01' 00"E
L25	80.92'	N0° 16' 54"E

ROAD CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C1	130.93'	230.00'	S7° 51' 28"E	129.17'
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C4	175.03'	230.00'	S68° 24' 05"W	170.83'
C5 (T)	212.41'	230.00'	S63° 44' 42"W	204.94'
C6	98.28'	230.00'	S77° 57' 38"W	97.54'
C7	57.21'	500.00'	N78° 49' 26"E	57.18'

CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C8	102.32'	200.00'	S9° 30' 32"E	101.21'
C9	56.87'	260.00'	S17° 53' 58"E	56.76'
C10	73.22'	260.00'	S3° 33' 53"E	72.98'
C11	73.22'	260.00'	S12° 34' 17"W	72.98'
C12	75.55'	260.00'	S28° 57' 50"W	75.28'
C13 (T)	278.87'	260.00'	S6° 33' 40"W	265.69'
C14	35.21'	25.00'	S3° 03' 21"E	32.37'
C15	24.51'	35.00'	S63° 27' 32"E	24.01'
C16	35.01'	50.00'	S63° 27' 32"E	34.30'
C17	52.36'	50.00'	S13° 23' 58"E	50.00'
C18	52.36'	50.00'	S46° 36' 02"W	50.00'
C19	52.36'	50.00'	N73° 23' 58"W	50.00'
C20	35.01'	50.00'	N23° 20' 23"W	34.30'
C21 (T)	227.10'	50.00'	S46° 36' 02"W	76.47'
C22	24.51'	35.00'	N23° 20' 23"W	24.01'
C23	34.41'	25.00'	N82° 50' 09"W	31.76'
C24	59.38'	260.00'	S64° 16' 12"W	59.25'
C25	82.45'	260.00'	S79° 53' 50"W	82.11'
C26	5.54'	260.00'	S89° 35' 31"W	5.54'
C27 (T)	147.36'	260.00'	S73° 57' 53"W	145.40'
C28	61.73'	200.00'	S81° 21' 36"W	61.49'
C29	23.73'	200.00'	S69° 07' 06"W	23.72'
C30 (T)	85.46'	200.00'	S77° 57' 38"W	84.81'
C31	35.45'	35.00'	S36° 42' 07"W	33.95'
C32	50.64'	50.00'	S36° 42' 07"W	48.51'
C33	52.36'	50.00'	N84° 16' 52"W	50.00'
C34	52.36'	50.00'	N24° 16' 52"W	50.00'
C35	52.36'	50.00'	N35° 43' 08"E	50.00'
C36 (T)	207.72'	50.00'	N53° 17' 53"W	87.45'
C37	44.46'	260.00'	N70° 37' 02"E	44.40'
C38	66.65'	260.00'	N82° 51' 32"E	66.46'
C39 (T)	111.10'	260.00'	N77° 57' 38"E	110.26'
C40	76.31'	200.00'	N79° 16' 18"E	75.85'
C41	108.40'	200.00'	N52° 48' 52"E	107.07'
C42 (T)	184.71'	200.00'	N63° 44' 42"E	178.21'
C43	149.25'	200.00'	N15° 54' 32"E	145.82'
C44	65.26'	200.00'	N14° 49' 05"W	64.97'
C45 (T)	214.51'	200.00'	N6° 33' 40"E	204.38'
C46	32.93'	25.00'	N61° 53' 43"W	30.60'
C47	273.12'	530.00'	N84° 51' 42"W	270.11'
C48	211.79'	470.00'	S83° 00' 29"E	210.00'
C49	47.23'	25.00'	N29° 57' 30"E	40.51'
C50	161.76'	260.00'	N6° 20' 33"W	159.16'

FUTURE DEVELOPMENT
A. SYDES CONSTRUCTION, INC.
DB 5022, PG 958
ZONED R-15



TYPICAL ELEMENT SYMBOLOLOGY			
○ EIP	EXISTING IRON PIPE	HYD	FIRE HYDRANT
○ EIR	EXISTING IRON ROD	WM	WATER METER
● SIP	SET/NEW IRON PIPE	WV	WATER VALVE
△ EMAG	EXISTING 'MAG' NAIL	OHU	OVERHEAD UTILITIES
▲ SMAG	SET/NEW 'MAG' NAIL	SOFT	SQUARE FEET
△ EPK	EXISTING 'PK' NAIL	AC	ACRES
▲ SPK	SET/NEW 'PK' NAIL	LJ	LINE TABLE
□ ECM	EXISTING CONCRETE MONUMENT	CH	CURVE TABLE
■ WI	WITNESS IRON SET		10' x 70' SIGHT TRIANGLE
■ CC	CONTROL CORNER		PROPERTY BOUNDARY LINE
× NMP	NON-MONUMENTED POINT		PARCEL LINE
(T)	TOTAL DISTANCE		ADDRESS
TIE	TIE LINE		100 YEAR FLOOD LINE
R/W	RIGHT OF WAY		404 WETLANDS
CL	CENTERLINE		
PL	PROPERTY LINE		
MBL	MINIMUM BUILDING LINE		
DUE	DRAINAGE & UTILITY EASEMENT		
ESMT	EASEMENT		
CDS	CUL-DE-SAC		

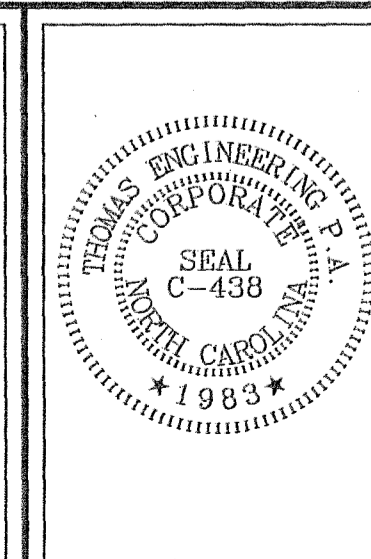
CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME FROM DESCRIPTION FOUND IN DEED BOOK 5022, PAGE(S) 958, ONSLOW COUNTY REGISTER OF DEEDS. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT CABINET. SLIDE(S): THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15000 THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 19TH DAY OF DECEMBER, 2021.

Herbert J. Nobles, Jr.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

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



FINAL PLAT

THE CLIFFS PHASE ONE
AT WINDPOINTE

"A PLANNED RESIDENTIAL DEVELOPMENT"

STUMP SOUND TOWNSHIP ONSLOW COUNTY NORTH CAROLINA

OWNER
A. SYDES CONSTRUCTION, INC.
P.O. BOX 7122
JACKSONVILLE, NORTH CAROLINA 28540

SCALE: 1" = 100' DATE: 11.08.2021
PROJECT #: 2019_016 SHEET: 3 of 3

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448

THOMAS ENGINEERING, PA est 1983
civil engineering • land development • project management

B K 8 1 P 0 8 8 8 B



GENERAL NOTES AND SITE DATA

1. BOUNDARY AND WETLANDS INFORMATION IS AS PROVIDED ON THE "BOUNDARY & WETLANDS SURVEY - 192 ENNETT LANE, SNEADS FERRY, NC 28460" AS PREPARED BY HERBERT J. NOBLES, JR., PLS (L-2703). THE 404 WETLANDS LINE IS SHOWN HEREIN AS IS PER ARMY CORPS OF ENGINEERS APPROVED JURISDICTIONAL DETERMINATION ACTION ID: SAH-2020-0098.

2. THE BLUE LINE STREAMS AND ASSOCIATED VEGETATED SETBACKS AS SHOWN HEREIN ARE AS PER THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY STREAM DETERMINATION # CWSLOW 2020-001. ALL DISTANCES SHOWN ARE GROUND MEASUREMENTS. NO GRID FACTORS APPLIED.

3. ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES UNLESS OTHERWISE NOTED.

4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5. PROPERTY ADDRESS = 192 ENNETT LANE, SNEADS FERRY, NC 28460.

6. DEED REFERENCE = DEED BOOK 2022, PAGE 958.

7. PARCEL ID = 007057.

8. PIN = 42890119422.

9. EXISTING PROPOSED ZONING IS = RA.

10. TOTAL SITE AREA = 4,309.391 SF (98.93 AC).

11. TOTAL DISTURBED AREA IS APPROXIMATELY 70 AC.

12. THE ADJACENT PROPERTIES ARE GENERALLY LOW DENSITY RESIDENTIAL PROPERTY.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK(S) PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.

14. ELEVATIONS ARE BASED ON MVD 1988.

15. EXISTING CONTOUR INTERVALS SHOWN ARE AT ONE FOOT.

16. PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAPS 3704280001 AND 3704280001, DATED NOVEMBER 3, 2005 AS ESTABLISHED BY FEMA. ADDITIONALLY, PORTIONS OF THIS PROJECT SCALE WITHIN ZONE "X" AND ZONE "AE" AS PER PRELIMINARY FLOOD INSURANCE RATE MAPS 3704280001 AND 3704280001, PRELIMINARILY DATED JUNE 30, 2016 AND PROPOSED TO BE EFFECTIVE ON JUNE 19, 2020, AS ESTABLISHED BY FEMA THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.

17. WATER SERVICE IS BY ONWASA.

18. SEWER SERVICE IS BY PLURIS.

19. WATER AND SEWER SERVICE LOCATIONS ARE AS SHOWN.

20. KNOWN EXISTING AND PROPOSED EASEMENTS ARE AS PROVIDED IN THE PLANS.

21. ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, OTHER COMMUNICATION WIRING, AND GAS UTILITIES TO BE DESIGNED AND PROVIDED BY OTHERS.

22. ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.

23. ANY EXISTING STRUCTURES AND FACILITIES LOCATED AND ENCROACHING ON THE PROJECT TRACT ARE TO BE REMOVED AND/OR RELOCATED PRIOR TO OR DURING CONSTRUCTION AS SHOWN HEREIN, UNLESS OTHERWISE NOTED. EXISTING UTILITY SERVICES ARE TO BE REMOVED AND OTHERWISE ABANDONED UNLESS OTHERWISE NOTED.

24. UPON APPROVAL OF THE PRELIMINARY PLAN, SUBMISSION OF THE PERMIT APPLICATIONS WILL BE MADE TO APPLICABLE AGENCIES.

25. ALL ROOF DRAINS TO BE DIRECTED INTO THE ON-SITE STORMWATER SYSTEM.

26. BUILDING SETBACKS:

a. FRONT: 25 FEET (20 FEET ON CORNER LOT STREET SIDE)

b. REAR: 15 FEET

c. SIDE: 5 FEET

d. OTHER SETBACKS AS NOTED

27. DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:

a. 10 FOOT EASEMENTS ALONG RIGHT-OF-WAY.

b. 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.

c. 10 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.

d. OTHER EASEMENTS AS SHOWN ON PLANS.

28. AS PROVIDED BELOW, WHERE CURB AND GUTTER IS TO BE INSTALLED ALONG ROADWAYS ("THE SHORES"), THE MINIMUM BACK OF CURB TO BACK OF CURB WIDTH WILL BE 31' AS STANDARD. WHERE STANDARD RIBBON PAVEMENT IS TO BE INSTALLED ALONG ROADWAYS ("THE CLIFFS"), THE MINIMUM (STANDARD) EDGE OF PAVEMENT TO EDGE OF PAVEMENT WIDTH WILL BE 20' AS STANDARD.

29. BUILT-UPON AREA:

a. PROJECT IS A COMBINATION OF HIGH-DENSITY ("THE SHORES") AND LOW-DENSITY ("THE CLIFFS") SUBAREAS (MASTER PLAN OF DEVELOPMENT).

b. "THE SHORES" SUB-AREA (130 LOTS) =

i. TOTAL AREA = 46.91 ± AC.

ii. TOTAL IMPERVIOUS AREA = 16.66 ± AC.

iii. TOTAL PERCENT OF IMPERVIOUS COVER = 36.0 % ±.

iv. TOTAL PROJECT GREEN SPACE = 70.2 % ±.

c. "THE CLIFFS" SUB-AREA (43 LOTS) =

i. TOTAL AREA = 52.03 ± AC.

ii. TOTAL IMPERVIOUS AREA = 6.29 ± AC.

iii. TOTAL PERCENT OF IMPERVIOUS COVER = 12.0 % ±.

iv. TOTAL PROJECT GREEN SPACE = 88.0 % ±.

30. TOTAL NUMBER OF LOTS = 173.

31. AVERAGE LOT SIZE = 19,532 ± SF.

32. MINIMUM LOT SIZE = 6,016 ± SF.

33. LENGTH OF STREETS = 8,921 ± LF.

34. AREA TABULATION:

a. TOTAL LOT AREA = 77.57 ACRES

b. TOTAL STREET R/W AREA = 12.59 ACRES

c. TOTAL COMMON AREA = 8.77 ACRES

d. TOTAL PROPERTY AREA = 98.93 ACRES

e. LOT DENSITY = 98.93 AC - 12.59 AC / 20,000 SF = 188 LOTS ALLOWABLE (173 PROP.)

35. 404 WETLANDS ARE AS SHOWN ON THE PLANS.

36. TOTAL WETLAND AREA = 15.36 ± AC.

37. BLUE-LINE STREAMS ARE PRESENT ON THIS SITE AND ARE AS SHOWN ON THE PLANS.

38. ALL ROOF DRAINS TO BE DIRECTED INTO THE ON-SITE STORMWATER SYSTEM.

39. OPEN SPACE SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS IT IS DEEDED TO THE PROPERTY OWNERS ASSOCIATION.

40. PROPOSED STORM DRAINAGE SHALL BE REINFORCED CONCRETE PIPES.

41. UPON APPROVAL OF THE PRELIMINARY PLAN, SUBMISSION OF CONSTRUCTION DRAWINGS AND PERMIT APPLICATIONS WILL BE SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL.

42. SEDIMENTATION AND EROSION CONTROL PERMIT REQUIRED.

43. STATE OF NORTH CAROLINA STORMWATER PERMIT REQUIRED.

44. NC DOT ACCESS PERMIT AND PLAN SUBDIVISION PLAN APPROVAL REQUIRED.

45. NC DOT ENCROACHMENT AGREEMENTS REQUIRED.

46. PUBLIC WATER SUPPLY (PWS) PERMIT IS REQUIRED.

47. SEWER EXTENSION PERMIT IS REQUIRED.

48. FIRE DISTRICT: TURKEY CREEK, ISO RATING: 6.

49. SITE IS APPROXIMATELY 1.1 MILE FROM TURKEY CREEK FIRE STATION #2 AT 1576 OLD FOLKSTONE ROAD.

50. THIS DEVELOPMENT IS NOT WITHIN ONE-HALF (1/2) MILE OF A VOLUNTARY AGRICULTURE DISTRICT.

51. LOTS 1 - 15 WILL NOT BE PERMITTED TO HAVE DIRECT ACCESS TO ENNETT LANE.

LEGEND

Property Boundaries & Rights of Way	Proposed 2" & 6" Water Main	Proposed Channel or Swale
Setback Lines and Centerlines	Proposed Water Valve & Box	Temporary Construction Entrance
Lot Lines & Corner Nodes	Proposed Reducer	Temporary Silt Fence
404 Wetlands	Proposed End of Line Blowoff	Temporary Check Dam
Blue-Line Stream 50' Vegetated Setbacks	Proposed Fire Hydrant Assembly	Temporary Coir Fiber Wattle w/ PAM
10' X 70' Sight Triangle	Proposed Water Service	Temp. Hardware Cloth & Gravel Inlet Prot.
Proposed Sewer Manhole	Proposed Storm Pipe	Silt Fence w/ Stabilized Outlet
Proposed Gravity Sanitary Sewer Main	Catch Basin, Area Drain, & Junction Box	Limits of Disturbance
Proposed Sewer Service	Pipe Flared End / Outlet Protection	Existing & Proposed Contours

SCHEDULE OF DRAWINGS

SHT	NAME
1	COVER, NOTES, & VICINITY
2	EX. SITE - "THE SHORES" AT WINDPOINTE
3	PROP. SITE PLAN - "THE SHORES" AT WINDPOINTE
4	EX. SITE - "THE CLIFFS" AT WINDPOINTE
5	PROP. SITE PLAN - "THE CLIFFS" AT WINDPOINTE
6	PRELIMINARY PLAN DETAILS

PROJECT REVISIONS

NO.	DESCRIPTION	BY	DATE
1	PRELIM PLAN COMMENTS/SEC SUB	JGT	05.19.2020

OWNER / DEVELOPER
A. SYDES CONSTRUCTION, INC.
PO BOX 7122
JACKSONVILLE, NC 28540

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
P.O. BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: 252.637.2727 FAX: 252.636.2448

PRELIMINARY DRAWINGS
Released for permits only,
not released for construction.

THOMAS ENGINEERING, P.A.
SEAL
NORTH CAROLINA
1983

SEAL
NORTH CAROLINA
1983

PROP. SITE PLAN - "THE SHORES"

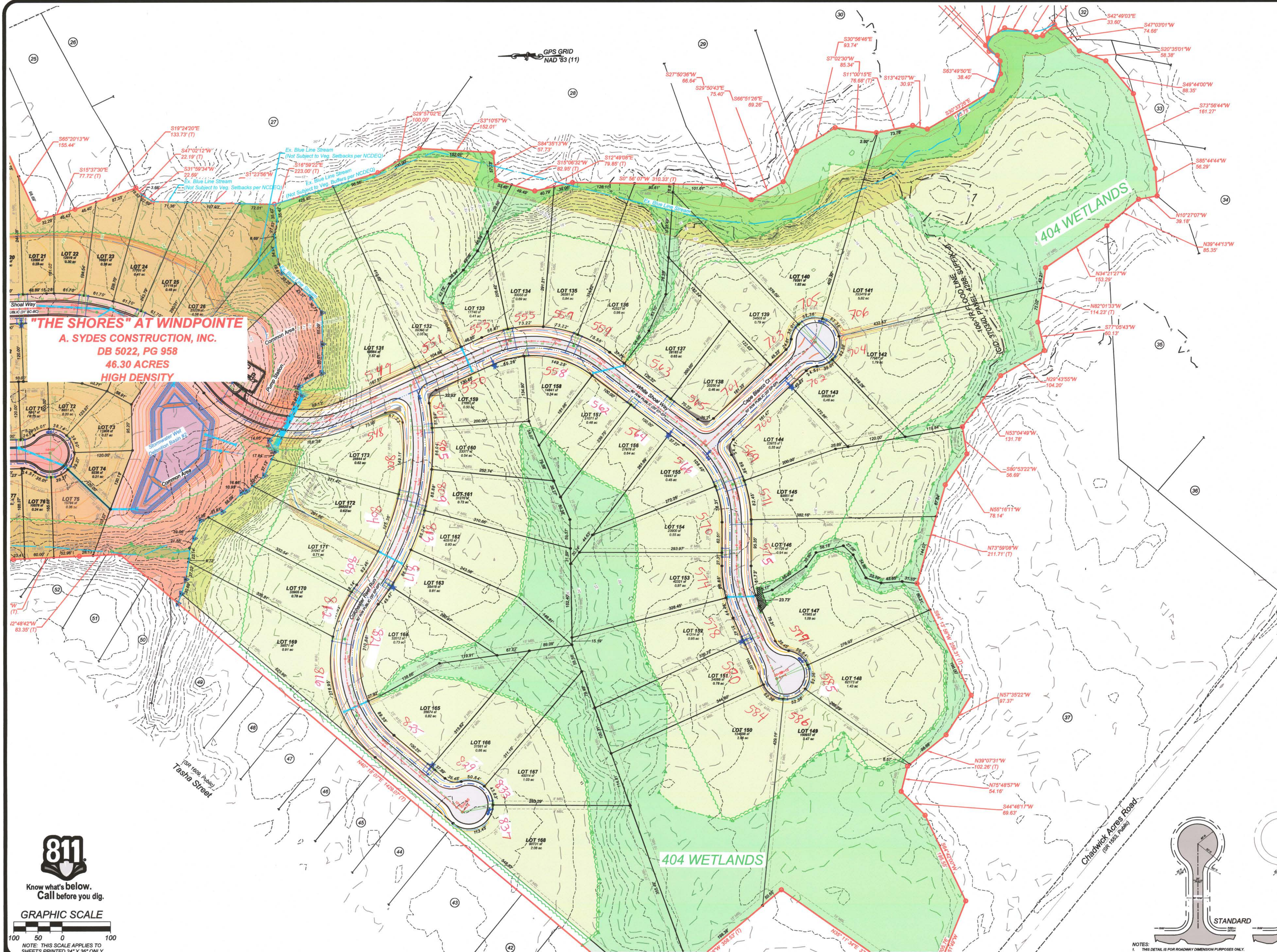
PRELIMINARY PLAN FOR WINDPOINTE SUBDIVISION

"A PLANNED RESIDENTIAL DEVELOPMENT"

STUMP SOUND - ONSLOW COUNTY - NORTH CAROLINA

SCALE: 1" = 100' DATE: 05.01.2020

PROJECT #: 2019-016 SHEET: 03 of 06



- ### GENERAL NOTES AND SITE DATA
- BOUNDARY AND WETLANDS INFORMATION IS AS PROVIDED ON THE 'BOUNDARY & WETLANDS SURVEY' - 182 ENNETT LANE, SNEADS FERRY, NC 28460 AS PREPARED BY HERBERT J. NOBLES, JR., PLS. (L-2703).
 - THE 404 WETLANDS LINE AS SHOWN HEREIN IS AS PER ARMY CORPS OF ENGINEERS APPROVED JURISDICTIONAL DETERMINATION ACTION ID: 34M-2020-0058.
 - THE BLUE LINE STREAMS AND ASSOCIATED VEGETATED SETBACKS AS SHOWN HEREIN ARE AS PER THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY STREAM DETERMINATION # ONSLW 2020-001.
 - ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEASUREMENTS, NO GRID FACTORS APPLIED.
 - ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES UNLESS OTHERWISE NOTED.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - PROPERTY ADDRESS = 182 ENNETT LANE, SNEADS FERRY, NC 28460.
 - DEED REFERENCE = DEED BOOK 5022, PAGE 908.
 - PARCEL ID = 007057.
 - PIN = 42801196422.
 - EXISTING PROPOSED ZONING IS = RA.
 - TOTAL SITE AREA = 4,309,391 SF (98.93 AC).
 - TOTAL DISTURBED AREA IS APPROXIMATELY 70 AC.
 - THE ADJACENT PROPERTIES ARE GENERALLY LOW DENSITY RESIDENTIAL PROPERTY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK(S) PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
 - ELEVATIONS ARE BASED ON NAVD 1988.
 - EXISTING CONTOUR INTERVALS SHOWN ARE AT ONE FOOT.
 - PORTIONS OF THIS PROJECT SCALE WITHIN ZONE 'X' AND ZONE 'AE' AS PER FLOOD INSURANCE RATE MAPS 3720428800A AND 3720428800B, DATED NOVEMBER 3, 2005 AS ESTABLISHED BY FEMA.
 - ADDITIONALLY, PORTIONS OF THIS PROJECT SCALE WITHIN ZONE 'X' AND ZONE 'AE' AS PER PRELIMINARY FLOOD INSURANCE RATE MAPS 3720428800K AND 3720428800L, PRELIMINARILY DATED JUNE 30, 2016 AND PROPOSED TO BE EFFECTIVE ON JUNE 19, 2020, AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERSEDES THE ABOVE MENTIONED FIRM.
 - WATER SERVICE IS BY ONWSA.
 - SEWER SERVICE IS BY PLUMIS.
 - WATER AND SEWER SERVICE LOCATIONS ARE AS SHOWN.
 - KNOWN EXISTING AND PROPOSED EASEMENTS ARE AS PROVIDED IN THE PLANS.
 - ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, OTHER COMMUNICATION WIRING, AND GAS UTILITIES TO BE DESIGNED AND PROVIDED BY OTHERS.
 - ALL PROPOSED ELECTRICAL, CABLE, TELEPHONE, AND OTHER COMMUNICATION WIRING SHALL BE INSTALLED UNDERGROUND.
 - ANY EXISTING STRUCTURES AND FACILITIES LOCATED AND ENROACHING ON THE PROJECT TRACT ARE TO BE REMOVED AND/OR OTHERWISE RELOCATED PRIOR TO OR DURING CONSTRUCTION AS SHOWN HEREIN, UNLESS OTHERWISE NOTED. EXISTING UTILITY SERVICES ARE TO BE REMOVED AND OTHERWISE ABANDONED UNLESS OTHERWISE NOTED.
 - UPON APPROVAL OF THE PRELIMINARY PLAN, SUBMISSION OF THE PERMIT APPLICATIONS WILL BE MADE TO APPLICABLE AGENCIES.
 - ALL ROOF DRAINS TO BE DIRECTED INTO THE ON-SITE STORMWATER SYSTEM.
 - BUILDING SETBACKS:
 - FRONT: 25 FEET (20 FEET ON CORNER LOT STREET SIDE)
 - REAR: 15 FEET
 - SIDE: 8 FEET
 - OTHER SETBACKS AS NOTED.
 - DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 10 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN ON PLAT.
 - AS PROVIDED BELOW, WHERE CURB AND GUTTER IS TO BE INSTALLED ALONG ROADWAYS ('THE SHORES'), THE MINIMUM BACK OF CURB TO BACK OF CURB WIDTH WILL BE 31' AS STANDARD. WHERE STANDARD RIBBON PAVEMENT IS TO BE INSTALLED ALONG ROADWAYS ('THE CLIFFS'), THE MINIMUM (STANDARD) EDGE OF PAVEMENT TO EDGE OF PAVEMENT WIDTH WILL BE 20' AS STANDARD.
 - BUILT-UPON AREA:

PROJECT IS A COMBINATION OF HIGH-DENSITY ('THE SHORES') AND LOW-DENSITY ('THE CLIFFS') SUBAREAS (MASTER PLAN OF DEVELOPMENT).

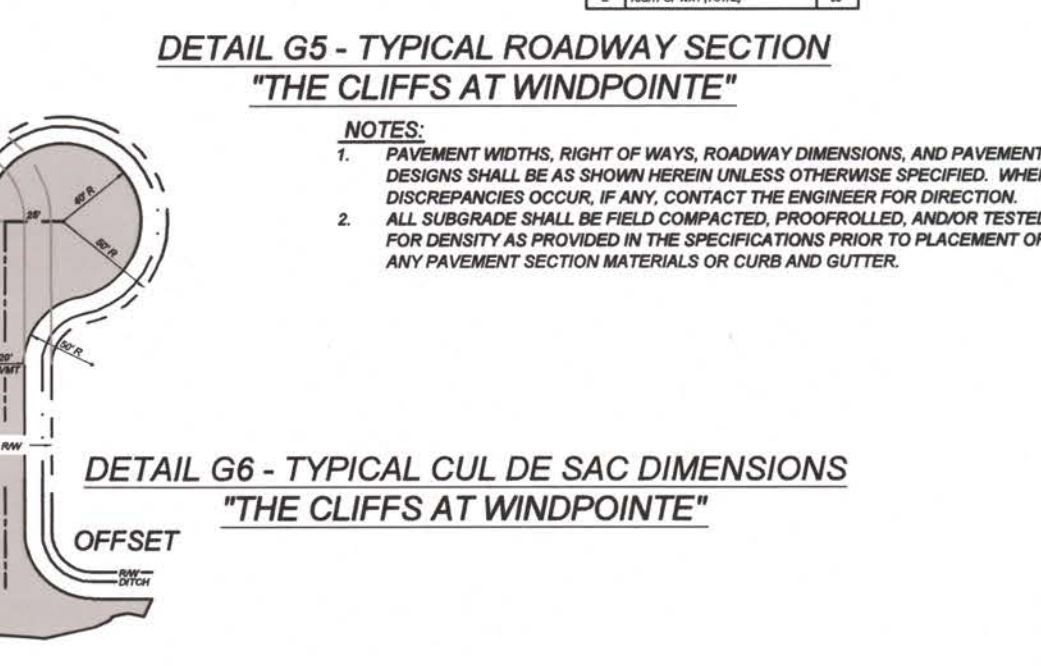
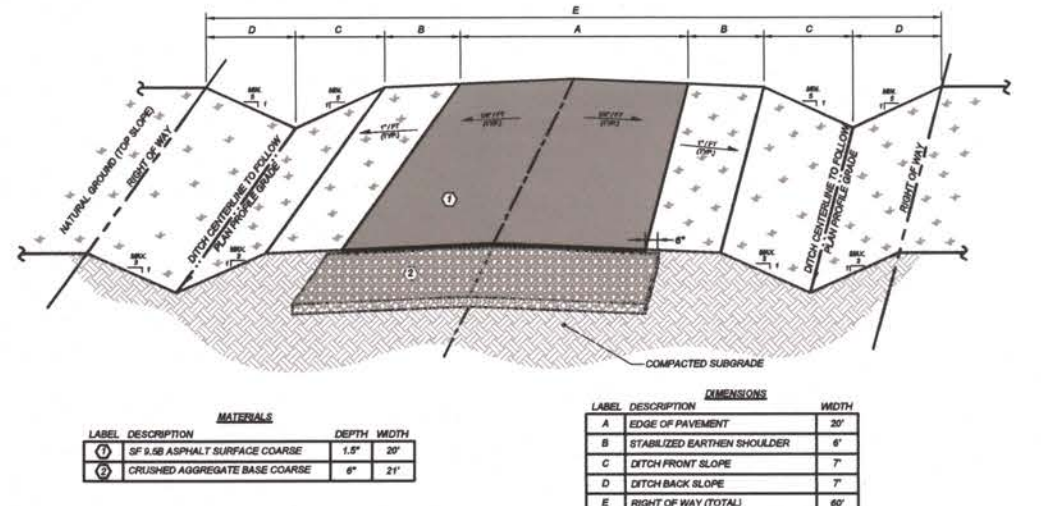
'THE SHORES' SUB-AREA (150 LOT'S) =

 - TOTAL AREA = 48.30 ± AC
 - TOTAL IMPERVIOUS AREA = 16.86 ± AC
 - TOTAL PERCENT OF IMPERVIOUS COVER = 36.0 % ±
 - TOTAL PROJECT GREEN SPACE = 70.2 % ±

'THE CLIFFS' SUB-AREA (43 LOT'S) =

 - TOTAL AREA = 52.83 ± AC
 - TOTAL IMPERVIOUS AREA = 6.29 ± AC
 - TOTAL PERCENT OF IMPERVIOUS COVER = 12.0 % ±
 - TOTAL PROJECT GREEN SPACE = 68.0 % ±
 - TOTAL NUMBER OF LOTS = 173
 - AVERAGE LOT SIZE = 19,532 ± SF
 - MINIMUM LOT SIZE = 6,814 ± SF
 - LENGTH OF STREETS = 8,921 ± LF
 - AREA TABULATION:

TOTAL LOT AREA = 77.57 ACRES
TOTAL STREET RW AREA = 12.59 ACRES
TOTAL COMMON AREA = 8.77 ACRES
TOTAL PROPERTY AREA = 98.93 ACRES
LOT DENSITY = 98.93 AC - 12.59 AC / 20,000 SF = 188 LOTS ALLOWABLE (173 PROP.)
 - 404 WETLANDS ARE AS SHOWN ON THE PLANS.
 - BLUE-LINE STREAMS ARE PRESENT ON THIS SITE AND ARE AS SHOWN ON THE PLANS.
 - ALL ROOF DRAINS TO BE DIRECTED INTO THE ON-SITE STORMWATER SYSTEM.
 - OPEN SPACE SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS IT IS DEEDED TO THE PROPERTY OWNERS ASSOCIATION.
 - PROPOSED STORM DRAINAGE SHALL BE REINFORCED CONCRETE PIPES.
 - UPON APPROVAL OF THE PRELIMINARY PLAN, SUBMISSION OF CONSTRUCTION DRAWINGS AND PERMIT APPLICATIONS WILL BE SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL.
 - STATE OF NORTH CAROLINA STORMWATER PERMIT REQUIRED.
 - NO DOT ACCESS PERMIT AND PLAN SUBDIVISION PLAN APPROVAL REQUIRED.
 - NO DOT ENCROACHMENT AGREEMENTS REQUIRED.
 - PUBLIC WATER SUPPLY (PWS) PERMIT IS REQUIRED.
 - SEWER EXTENSION PERMIT IS REQUIRED.
 - FIRE DISTRICT: TURKEY CREEK, ISO RATING: 6
 - SITE IS APPROXIMATELY 1/4 MILE FROM TURKEY CREEK FIRE STATION #2 AT 1576 OLD FOLKSTONE ROAD.
 - THIS DEVELOPMENT IS NOT WITHIN ONE-HALF (1/2) MILE OF A VOLUNTARY AGRICULTURE DISTRICT.
 - LOTS 1 - 15 WILL NOT BE PERMITTED TO HAVE DIRECT ACCESS TO ENNETT LANE.



LEGEND			
	Property Boundaries & Rights of Way		Proposed 2" & 6" Water Main
	Setback Lines and Centerlines		Proposed Water Valve & Box
	Lot Lines & Corner Nodes		Proposed Reducer
	404 Wetlands		Proposed End of Line Blowoff
	Blue-Line Stream 50' Vegetated Setbacks		Proposed Fire Hydrant Assembly
	10' X 70' Sight Triangle		Proposed Water Service
	Proposed Sewer Manhole		Proposed Storm Pipe
	Proposed Gravity Sanitary Sewer Main		Catch Basin, Area Drain, & Junction Box
	Proposed Sewer Service		Pipe Flared End / Outlet Protection
	Proposed Channel or Swale		Temporary Construction Entrance
	Temporary Silt Fence		Temporary Check Dam
	Temporary Coir Fiber Wattle w/ PAM		Temporary Cloth & Gravel Inlet Prot.
	Silt Fence w/ Stabilized Outlet		Limits of Disturbance
	Existing & Proposed Contours		

SCHEDULE OF DRAWINGS			
SHT	NAME		
1	COVER, NOTES, & VICINITY		
2	EX. SITE - 'THE SHORES' AT WINDPOINTE		
3	PROP. SITE PLAN - 'THE SHORES' AT WINDPOINTE		
4	EX. SITE - 'THE CLIFFS' AT WINDPOINTE		
5	PROP. SITE PLAN - 'THE CLIFFS' AT WINDPOINTE		
6	PRELIMINARY PLAN DETAILS		

PROJECT REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	PRELIM PLAN COMMENTS/SEC SUB	JGT	05.19.2020

OWNER / DEVELOPER
A. SYDES CONSTRUCTION, INC.
PO BOX 7122
JACKSONVILLE, NC 28540

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
P.O. BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: 252.637.2727 FAX: 252.636.2448

PRELIMINARY DRAWINGS
Released for permits only,
not released for construction.

THOMAS ENGINEERING, P.A.
CORPORATE
SEAL
C-438
NORTH CAROLINA
1983

NORTH CAROLINA
PROFESSIONAL SURVEYOR
SEAL
10141
151120
G. THOMAS

PROP. SITE PLAN - "THE CLIFFS"	
PRELIMINARY PLAN FOR WINDPOINTE SUBDIVISION	
"A PLANNED RESIDENTIAL DEVELOPMENT"	
STUMP SOUND - ONSLOW COUNTY - NORTH CAROLINA	
SCALE: 1" = 100'	DATE: 05.01.2020
PROJECT #: 2019-016	SHEET: 05 of 06