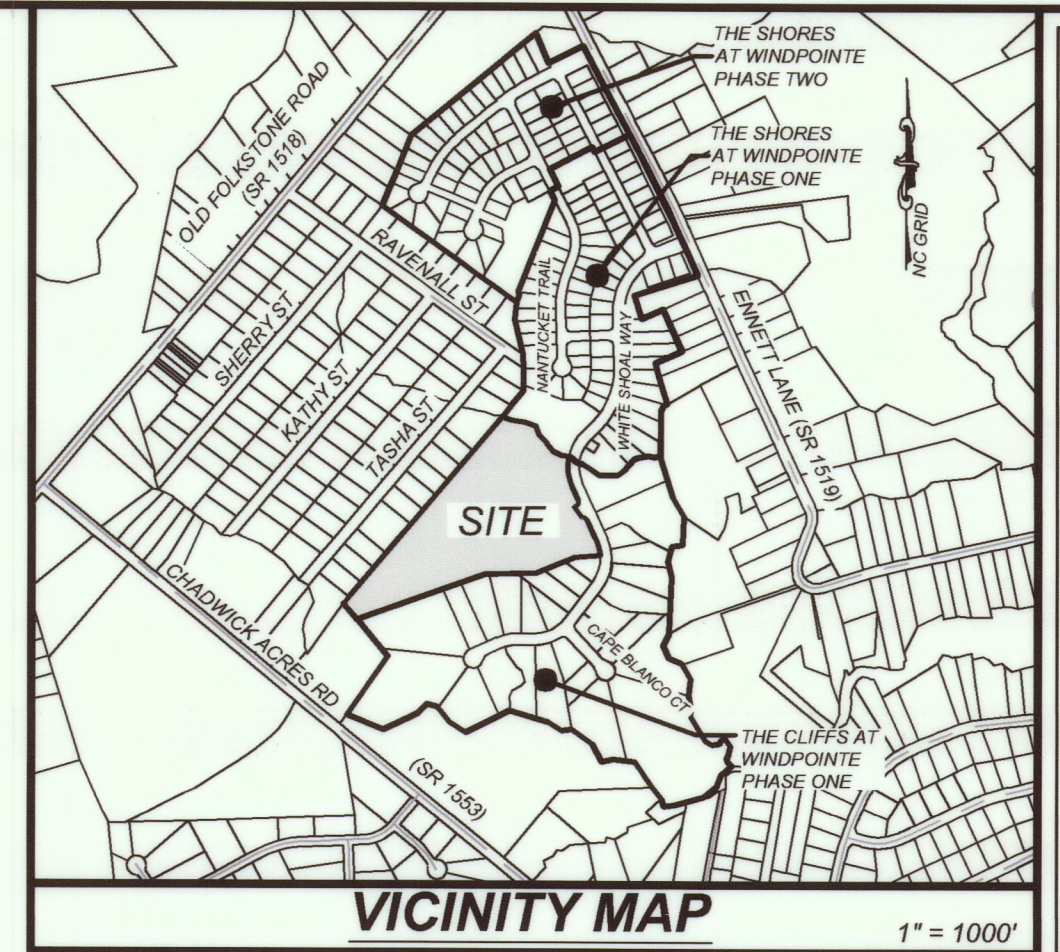


WINDPOINTE UTILITIES

- Jones Onslow Electric – 910-353-1940

-ONWASA – 910-455-0722

FINAL PLAT THE CLIFFS PHASE TWO AT WINDPOINTE "A PLANNED RESIDENTIAL DEVELOPMENT"



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

THOMAS ENGINEERING, PA est 1983
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CERTIFICATE OF OWNERSHIP AND DEDICATION

I, A. Sydes, 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.

A. Sydes 2/1/23
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 21st DAY OF MARCH, 20 23

A. Sydes 3/2/23
OWNER / PRESIDENT: A. SYDES CONSTRUCTION, INC.

DEPARTMENT OF TRANSPORTATION - DIVISION OF HIGHWAYS

THESE SUBDIVISION PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH CURRENT DEPARTMENT OF TRANSPORTATION MINIMUM SUBDIVISION CONSTRUCTION STANDARDS AND ARE HEREBY APPROVED AS SUBMITTED.

APPROVED: Kristin L. Spirakia 2/3/2023
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 TWO 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 31st DAY OF MARCH, 20 23

PLURIS, LLC (MEMBER / MANAGER)
BY: Nicholas Burr

CERTIFICATE FOR WATER SYSTEM UTILITIES AND DEDICATION

I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE WATER IMPROVEMENTS FOR "THE CLIFFS PHASE TWO 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 5th DAY OF April, 20 23

ONSLOW WATER AND SEWER AUTHORITY (ONWASA) OFFICIAL
BY: Alpa M...

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 = WHITE SHOAL WAY, SNEADS FERRY, NC 28460.
- PROPOSED PROPERTY ADDRESSES ARE AS SHOWN.
- DEED REFERENCE = DEED BOOK 5022, PAGE 958.
- PARCEL ID = 007057.
- PIN = 428801182999.
- ZONING IS = R-15.
- MAIL BOX CLUSTER FOR THE CLIFFS AT WINDPOINTE PHASE TWO IS LOCATED BETWEEN LOTS 17 & 18 OF THE SHORES AT WINDPOINTE PHASE ONE MAP BOOK 81, PAGES 37, 37 A & B. MAINTENANCE OF THE MAIL KIOSK DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE WINDPOINTE PROPERTY OWNER'S ASSOCIATION. THE NC DEPARTMENT OF TRANSPORTATION SHALL NOT ACCEPT MAINTENANCE RESPONSIBILITY FOR THE MAIL KIOSK NOR THE DRIVEWAY FOR ITS USE.
- THIS PROJECT SCALES WITHIN 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 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 CLIFFS PHASE TWO AT WINDPOINTE" IS 15.
- THE AVERAGE LOT SIZE IN "THE CLIFFS PHASE TWO AT WINDPOINTE" IS: 36,750 ± SF.
- THE SMALLEST LOT SIZE IN "THE CLIFFS PHASE TWO AT WINDPOINTE" IS: 21,887 ± SF (LOT 159).
- THE TOTAL LENGTH OF STREETS IS: 978 ± LF.
- SITE DATA TABULATION:

LOTS	12.65 ± ACRES
COMMON AREA	0.59 ± ACRES
RIGHTS OF WAY	2.73 ± ACRES
TOTAL AREA PHASE TWO:	15.97 ± 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.
- 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 THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.
- REFER TO PLAN FOR LOCATIONS OF CONTROL CORNERS/SURVEY SET NAILS.

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.

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.

Robert G... April 5, 2023
SUBDIVISION ADMINISTRATOR DATE

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.

A. Sydes 2/7/23
OWNER/AUTHORIZED AGENT DATE

CERTIFICATE OF FLOOD / FLOODWAY INFORMATION

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

FLOOD HAZARD PANEL NO.: 3720428800K

EFFECTIVE DATE: JUNE 19, 2020

Herbert J. Nobles, Jr. FEB 1, 2023
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 FEBRUARY, 20 23.

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, GARY L CAMPBELL JR, REVIEW OFFICER OF ONSLOW COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 4/5/23 REVIEW OFFICER: Gary L Campbell Jr.

Doc ID: 016654250002 Type: CRP
Recorded: 04/05/2023 at 04:10:35 PM
Fee Amt: \$42.00 Page 1 of 2
Onslow County, NC

Omega K. Jarman Reg. of Deeds
BK 83 Pg 238-239

Omega K. Jarman
By: Adel...
REGISTER OF DEEDS ONSLOW COUNTY

FINAL PLAT

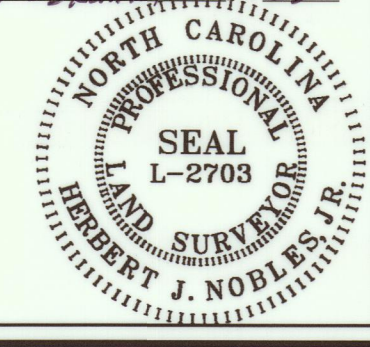
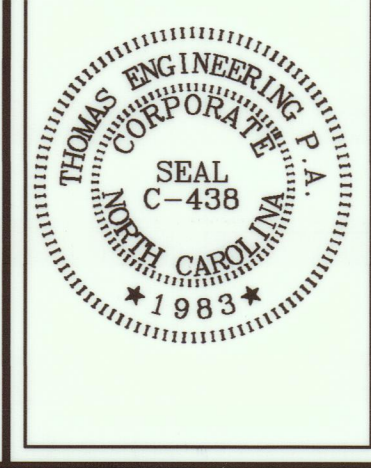
**THE CLIFFS PHASE TWO
AT WINDPOINTE**

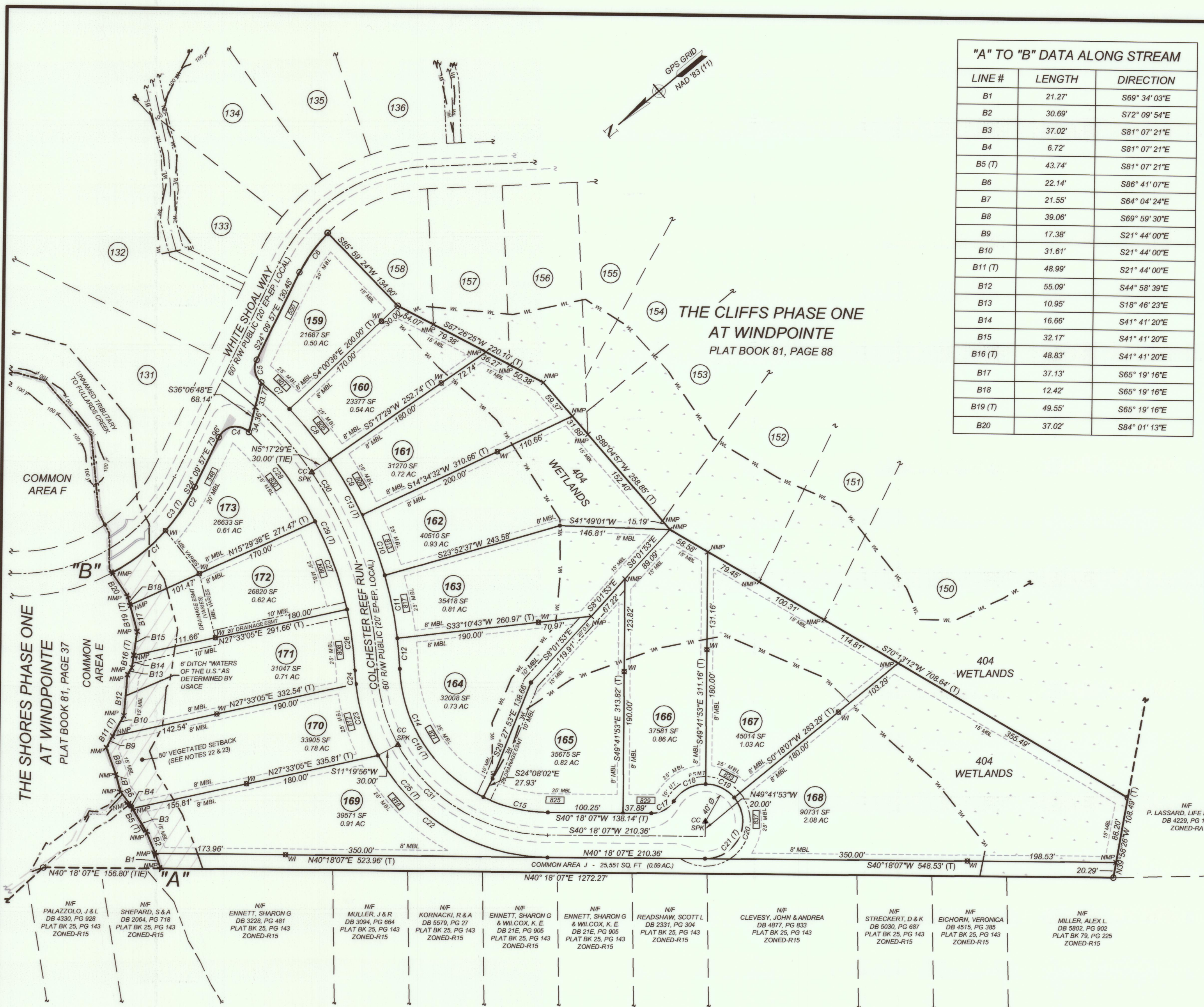
"A PLANNED RESIDENTIAL DEVELOPMENT"

STUMP SOUND TOWNSHIP ONSLOW COUNTY NORTH CAROLINA

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

SCALE: AS SHOWN DATE: 02.01.2023
PROJECT #: 2019_016 SHEET: 1 of 2





"A" TO "B" DATA ALONG STREAM

LINE #	LENGTH	DIRECTION
B1	21.27'	S69° 34' 03"E
B2	30.69'	S72° 09' 54"E
B3	37.02'	S81° 07' 21"E
B4	6.72'	S81° 07' 21"E
B5 (T)	43.74'	S81° 07' 21"E
B6	22.14'	S86° 41' 07"E
B7	21.55'	S64° 04' 24"E
B8	39.06'	S69° 59' 30"E
B9	17.38'	S21° 44' 00"E
B10	31.61'	S21° 44' 00"E
B11 (T)	48.99'	S21° 44' 00"E
B12	55.09'	S44° 58' 39"E
B13	10.95'	S18° 46' 23"E
B14	16.66'	S41° 41' 20"E
B15	32.17'	S41° 41' 20"E
B16 (T)	48.83'	S41° 41' 20"E
B17	37.13'	S65° 19' 16"E
B18	12.42'	S65° 19' 16"E
B19 (T)	49.55'	S65° 19' 16"E
B20	37.02'	S84° 01' 13"E

CURVE DATA

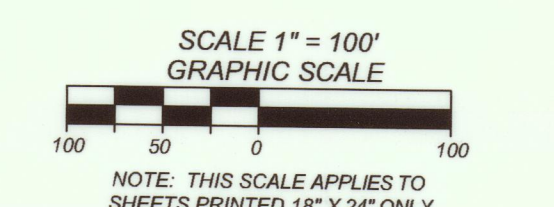
CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C1	91.68'	260.00'	S1° 22' 47"W	91.20'
C2	70.08'	260.00'	S16° 26' 37"E	69.87'
C3 (T)	161.76'	260.00'	S6° 20' 33"E	159.16'
C4	47.23'	25.00'	S29° 57' 30"W	40.51'
C5	32.93'	25.00'	S61° 53' 43"E	30.60'
C6	65.26'	200.00'	S14° 49' 05"E	64.97'
C7	51.94'	530.00'	S83° 10' 58"W	51.92'
C8	86.04'	530.00'	N89° 21' 33"W	85.95'
C9	85.88'	530.00'	N80° 03' 59"W	85.79'
C10	86.04'	530.00'	N70° 46' 25"W	85.95'
C11	86.04'	530.00'	N61° 28' 20"W	85.95'
C12	40.85'	530.00'	N54° 36' 49"W	40.84'
C13 (T)	436.79'	530.00'	N76° 00' 54"W	424.53'
C14	215.46'	200.00'	N83° 16' 07"W	205.19'
C15	89.36'	200.00'	S53° 04' 09"W	88.61'
C16 (T)	304.82'	200.00'	S83° 55' 56"W	276.16'
C17	35.45'	35.00'	S11° 17' 05"W	33.95'
C18	50.64'	50.00'	S11° 17' 05"W	48.51'
C19	43.63'	50.00'	S65° 18' 07"W	42.26'
C20	113.45'	50.00'	N24° 41' 53"W	90.63'
C21 (T)	207.72'	50.00'	N78° 42' 55"W	87.45'
C22	276.95'	260.00'	N70° 49' 01"E	264.04'
C23	101.03'	260.00'	S67° 32' 10"E	100.40'
C24	18.14'	260.00'	S54° 24' 17"E	18.14'
C25 (T)	396.12'	260.00'	N83° 56' 53"E	358.91'
C26	82.46'	470.00'	S57° 25' 54"E	82.35'
C27	125.36'	470.00'	S70° 05' 56"E	124.99'
C28	149.11'	470.00'	S86° 49' 43"E	148.48'
C29 (T)	356.93'	470.00'	S74° 09' 41"E	348.41'
C30	397.00'	500.00'	N75° 09' 07"W	386.65'
C31	350.41'	230.00'	S83° 56' 53"W	317.49'

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

OWNER / DEVELOPER
 A. SYDES CONSTRUCTION, INC.
 P.O. 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



NOTE: THIS SCALE APPLIES TO SHEETS PRINTED 18" X 24" ONLY.

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
▲ EPK	EXISTING 'PK' NAIL	SOFT	SQUARE FEET
▲ SPK	SET/NEW 'PK' NAIL	AC	ACRES
□ ECM	EXISTING CONCRETE MONUMENT	L#	LINE TABLE
WI	WITNESS IRON SET	CH#	CURVE TABLE
CC	CONTROL CORNER		10' x 70' SIGHT TRIANGLE
X NMP	NON-MONUMENTED POINT		PROPERTY BOUNDARY LINE
(T)	TOTAL DISTANCE	###	PARCEL LINE
TIE	TIE LINE	###	ADDRESS
R/W	RIGHT OF WAY	100'	100 YEAR FLOOD LINE
CL	CENTERLINE	WL	404 WETLANDS
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, 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. 41-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 13TH DAY OF February, 2023.

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.

THOMAS ENGINEERING, P.A.
 SEAL C-438
 1983

HERBERT J. NOBLES, JR.
 SEAL L-2703
 PROFESSIONAL LAND SURVEYOR

FINAL PLAT

THE CLIFFS PHASE TWO 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

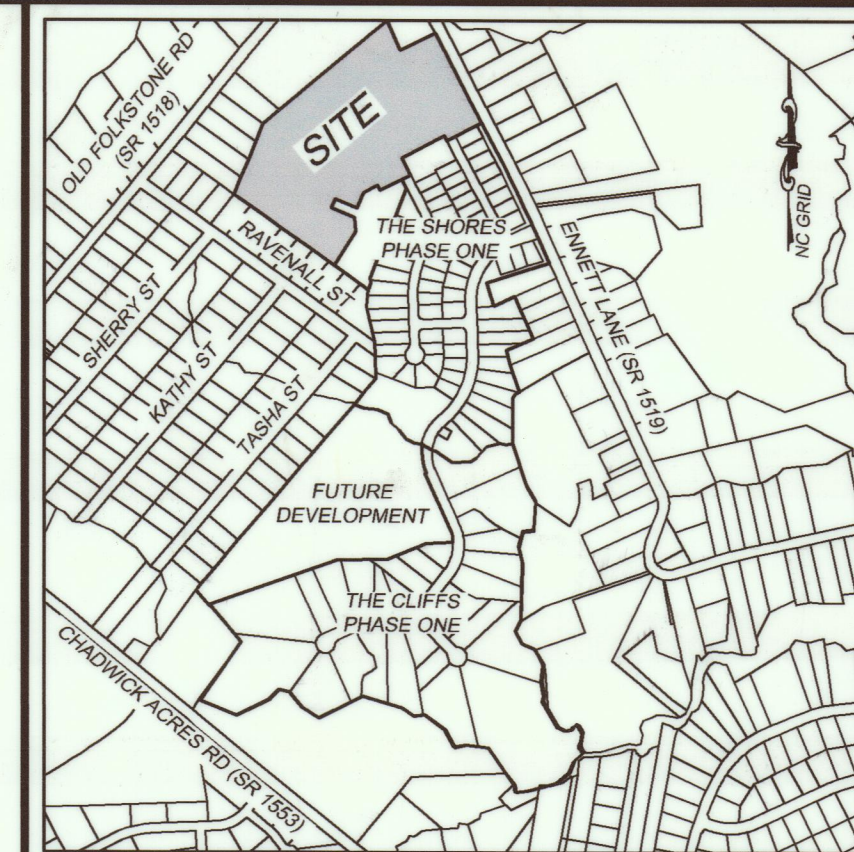
SCALE: 1" = 100' DATE: 02.01.2023
 PROJECT #: 2019_016 SHEET: 2 of 2

FINAL PLAT

THE SHORES PHASE TWO

AT WINDPOINTE

"A PLANNED RESIDENTIAL DEVELOPMENT"



VICINITY MAP 1" = 1000'

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
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THOMAS ENGINEERING, PA est 1983
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63323838

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 1899 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRIES CONCERNING THAT MATTER SHOULD BE ADDRESSED TO THAT AGENCY. THERE ARE NO WETLANDS WITHIN "THE SHORES PHASE TWO AT WINDPOINTE". SEE PREVIOUS SECTIONS AT WINDPOINTE FOR LOCATIONS OF THE 404 WETLANDS LINES AS PER ARMY CORPS OF ENGINEERS APPROVED JURISDICTIONAL DETERMINATION ACTION ID: SAW-2020-0058.
- BLUE-LINED STREAMS ARE NOT PRESENT ON THIS PORTION OF THE SHORES PHASE TWO AT WINDPOINTE. A PLANNED RESIDENTIAL DEVELOPMENT.
- 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 = 170612.
- PIN = 428903103878.
- ZONING IS = R-15.
- THIS PROJECT SCALES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAP 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.
- 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 TWO AT WINDPOINTE" IS 62.
- THE AVERAGE LOT SIZE IN "THE SHORES PHASE TWO AT WINDPOINTE" IS 9,791 SF ±.
- THE SMALLEST LOT SIZE IN "THE SHORES PHASE TWO AT WINDPOINTE" IS 6,953 SF ±. (LOT 116).
- THE TOTAL LENGTH OF STREETS IS 2,749 LF ±.
- SITE TABULATION:

LOTS	13.93 ACRES ±
COMMON AREA	0.68 ACRES ±
RIGHTS OF WAY	3.42 ACRES ±
TOTALS	18.03 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 1 - 6 WILL NOT BE PERMITTED TO HAVE DIRECT ACCESS TO ENNETT LANE.
- 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 THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Chris W. Sydes, 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.

Chris W. Sydes DATE: 2/7/23
OWNER / PRESIDENT: A. SYDES CONSTRUCTION, INC.

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 31st DAY OF March, 20 23
Chris W. Sydes
OWNER / PRESIDENT - A. SYDES CONSTRUCTION, INC.

DEPARTMENT OF TRANSPORTATION - DIVISION OF HIGHWAYS

THESE SUBDIVISION PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH CURRENT DEPARTMENT OF TRANSPORTATION MINIMUM SUBDIVISION CONSTRUCTION STANDARDS AND ARE HEREBY APPROVED AS SUBMITTED.

APPROVED: Kristen S. Spirakis DATE: 2/3/2023
DISTRICT ENGINEER

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 TWO 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 31st DAY OF March, 20 23

PLURIS, LLC (MEMBER / MANAGER)

BY: Nicholas Cox

CERTIFICATE FOR WATER SYSTEM UTILITIES AND DEDICATION

I HEREBY CERTIFY THAT THE PLANS AND SPECIFICATIONS FOR THE WATER IMPROVEMENTS FOR "THE SHORES PHASE TWO 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 5th DAY OF April, 20 23

ONSLOW WATER AND SEWER AUTHORITY (ONWASA) OFFICIAL

BY: [Signature]

WETLANDS STATEMENT

THERE ARE NO WETLANDS PRESENT ON PHASE TWO AT WINDPOINTE PLANNED RESIDENTIAL DEVELOPMENT. HOWEVER, PREVIOUS AND FUTURE PHASES OF THE WINDPOINTE DEVELOPMENT DO CONTAIN WETLANDS. PROSPECTIVE BUYERS ARE CAUTIONED THAT PORTIONS OF THOSE LOTS 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.

Chris W. Sydes DATE: 2/7/23
OWNER / AUTHORIZED AGENT

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.

Robert G. [Signature] DATE: April 5, 2023
SUBDIVISION ADMINISTRATOR

CERTIFICATE OF FLOODWAY INFORMATION

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

FLOOD HAZARD PANELS NO: 3720428900K

EFFECTIVE DATE: June 19, 2020

Herbert J. Nobles, Jr. DATE: Feb 1, 2023
SURVEYOR

STATE OF NORTH CAROLINA
ONSLOW COUNTY

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

DATE: 4, 5, 2023 REVIEW OFFICER: [Signature]



Doc ID: 016654240002 Type: CRP
Recorded: 04/05/2023 at 04:09:58 PM
Fee Amt.: \$42.00 Page 1 of 2
Onslow County, NC

Omega K. Jarman Reg. of Deeds

BK 83 PG 236-237

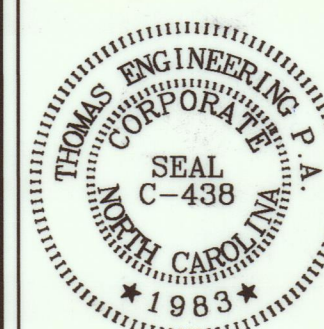
Omega K. Jarman
By [Signature] deputy
REGISTER OF DEEDS ONSLOW COUNTY

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 MAP BOOK: 81, PAGE(S): 37-37 A & B, 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 1st DAY OF February, 2023.

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 SHORES PHASE TWO
AT WINDPOINTE

"A PLANNED RESIDENTIAL DEVELOPMENT"

STUMP SOUND TOWNSHIP ONSLOW COUNTY NORTH CAROLINA

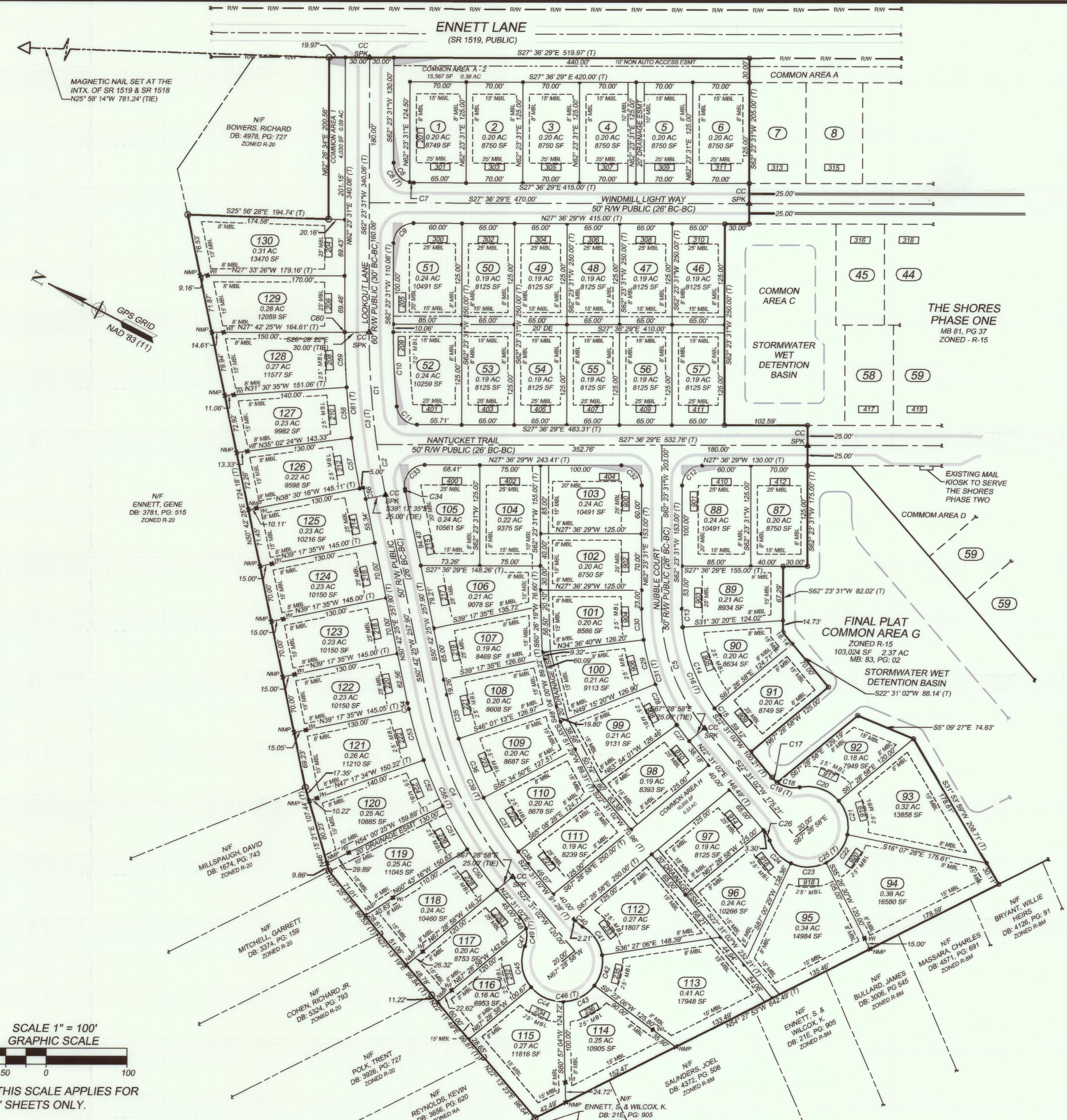
OWNER / DEVELOPER

A. SYDES CONSTRUCTION, INC.

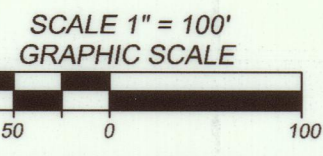
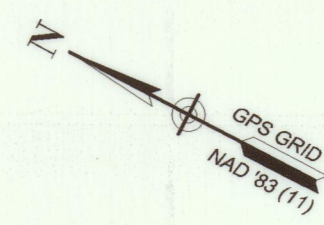
P.O. BOX 7122
JACKSONVILLE, NORTH CAROLINA 28540

SCALE: AS SHOWN DATE: 02.01.2023

PROJECT #: 2019_016 SHEET: 1 of 2



MAGNETIC NAIL SET AT THE INTX. OF SR 1519 & SR 1518
N25° 58' 14" W 781.24' (TIE)



NOTE: THIS SCALE APPLIES FOR 18" X 24" SHEETS ONLY.

CURVE DATA				
CURVE #	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
C1	140.40'	1000.00'	S58° 22' 11"W	140.28'
C2	63.54'	1000.00'	S52° 31' 38"W	63.53'
C3 (T)	203.94'	1000.00'	S56° 32' 58"W	203.59'
C4	246.00'	500.00'	S36° 36' 44"W	243.53'
C5	160.07'	230.00'	S42° 27' 17"W	156.86'
C6	34.24'	25.00'	S23° 09' 37"W	31.62'
C7	5.03'	25.00'	S21° 50' 23"E	5.03'
C8 (T)	39.27'	25.00'	S17° 23' 30"W	35.36'
C9	39.27'	25.00'	N72° 36' 29"W	35.36'
C10	92.46'	970.00'	S59° 39' 41"W	92.42'
C11	36.89'	25.00'	S14° 39' 41"W	33.63'
C12	39.27'	25.00'	N72° 36' 29"W	35.36'
C13	22.77'	205.00'	S59° 12' 38"W	22.75'
C14	109.02'	205.00'	S40° 47' 41"W	107.74'
C15	10.89'	205.00'	S24° 02' 20"W	10.89'
C16 (T)	142.67'	205.00'	S42° 27' 17"W	139.81'
C17	9.01'	35.00'	S15° 08' 32"W	8.99'
C18	28.82'	35.00'	S15° 49' 18"E	28.01'
C19 (T)	37.83'	35.00'	S8° 26' 47"E	36.01'
C20	54.04'	50.00'	S8° 26' 47"E	51.45'
C21	44.82'	50.00'	S48° 11' 47"W	43.33'
C22	45.00'	50.00'	N80° 20' 29"W	43.50'
C23	45.00'	50.00'	N28° 46' 31"W	43.50'
C24	39.50'	50.00'	N19° 38' 15"E	38.48'
C25 (T)	228.36'	50.00'	N88° 34' 17"W	75.66'
C26	12.06'	35.00'	N32° 23' 32"E	12.00'
C27	24.93'	25.00'	N25° 19' 06"E	24.92'
C28	57.14'	255.00'	N34° 32' 20"E	57.02'
C29	57.08'	255.00'	N47° 22' 16"E	56.96'
C30	38.31'	255.00'	N58° 05' 16"E	38.28'
C31 (T)	177.47'	255.00'	N42° 27' 17"E	173.91'
C32	39.27'	25.00'	N17° 23' 31"E	35.36'
C33	44.30'	25.00'	N78° 22' 29"W	38.73'
C34	2.59'	975.00'	S50° 46' 58"W	2.59'
C35	55.77'	475.00'	S47° 20' 36"W	55.74'
C36	79.26'	475.00'	S39° 11' 58"W	79.17'
C37	79.26'	475.00'	S29° 38' 21"W	79.17'
C38	19.41'	475.00'	S23° 41' 17"W	19.41'
C39 (T)	233.70'	475.00'	S36° 36' 44"W	231.35'
C40	12.06'	35.00'	S12° 38' 33"W	12.00'
C41	44.31'	50.00'	S28° 09' 28"W	42.88'
C42	40.00'	50.00'	S76° 28' 00"W	38.94'
C43	45.00'	50.00'	N54° 49' 55"W	43.50'
C44	45.00'	50.00'	N3° 15' 57"W	43.50'
C45	54.04'	50.00'	N53° 28' 52"E	51.45'
C46 (T)	228.36'	50.00'	N46° 23' 38"W	75.66'
C47	22.33'	35.00'	N66° 10' 10"E	21.95'
C48	15.50'	35.00'	N35° 12' 21"E	15.38'
C49 (T)	37.83'	35.00'	N53° 28' 52"E	36.01'
C50	61.96'	525.00'	N25° 53' 53"E	61.92'
C51	61.52'	525.00'	N32° 38' 09"E	61.49'
C52	61.52'	525.00'	N39° 21' 00"E	61.49'
C53	65.86'	525.00'	N46° 18' 03"E	65.81'
C54	7.44'	525.00'	N50° 18' 03"E	7.44'
C55 (T)	258.30'	525.00'	N36° 36' 44"E	255.70'
C56	14.11'	1025.00'	N51° 06' 05"E	14.11'
C57	63.63'	1030.00'	N53° 15' 55"E	63.62'
C58	63.46'	1030.00'	N56° 48' 01"E	63.45'
C59	68.34'	1030.00'	N60° 27' 58"E	68.32'
C60	0.45'	1030.00'	N62° 22' 46"E	0.45'
C61 (T)	195.88'	1030.00'	N56° 56' 38"E	195.59'

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

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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

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

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	L#	LINE TABLE
■ ECM	EXISTING CONCRETE MONUMENT	C#	CURVE TABLE
■ SCM	SET/NEW CONCRETE MONUMENT	10' x 70'	SIGHT TRIANGLE
■ WI	SET WITNESS IRON ROD	---	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	---	EXISTING PROPERTY LINE
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 MAP BOOK: 81 - PAGE(S): 37-37 A & B, 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 15th DAY OF FEBRUARY, 2023.

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

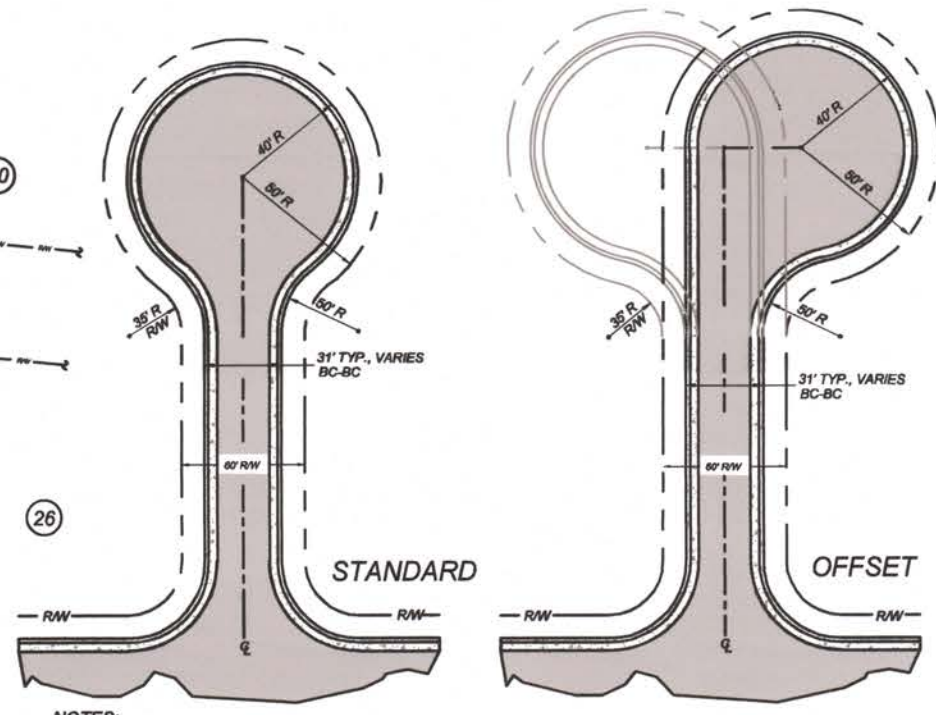
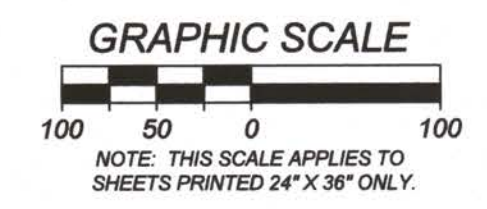
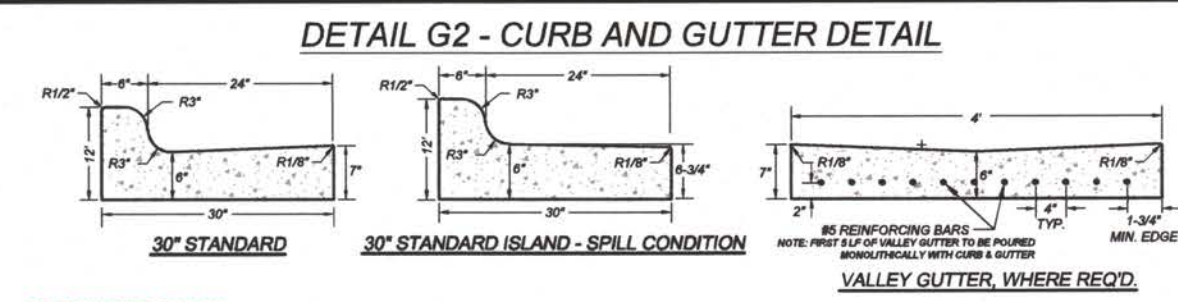
THE SHORES PHASE TWO AT WINDPOINTE

"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: 02/01/2023
PROJECT #: 2019_016 SHEET: 2 of 2

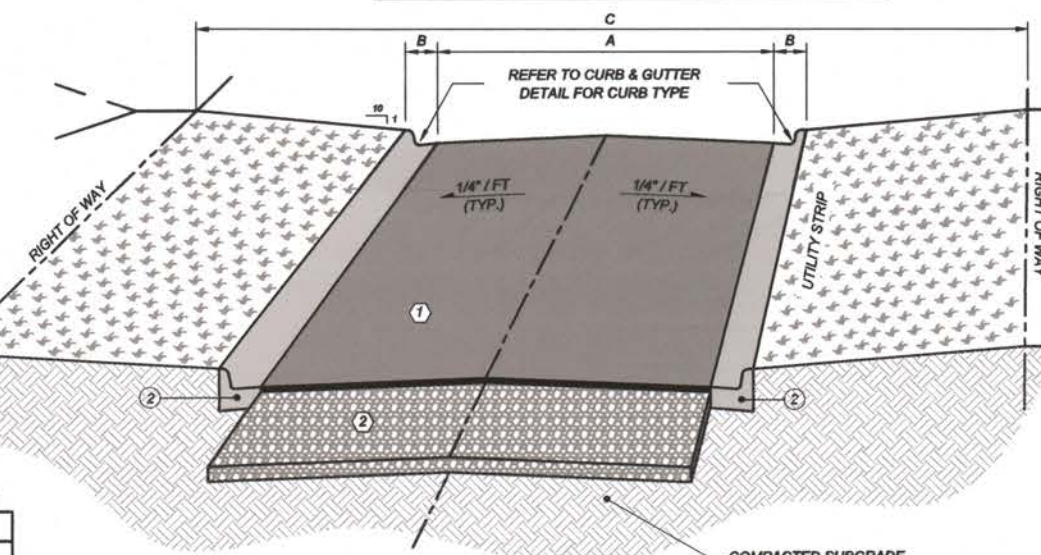


NOTES:
 1. THIS DETAIL IS FOR ROADWAY EMBANKMENT PURPOSES ONLY.
 2. REFER TO TYPICAL SECTIONS AND CURB & GUTTER DETAILS FOR ROADWAY DETAILS.

- GENERAL NOTES AND SITE DATA**
- BOUNDARY AND WETLANDS INFORMATION IS AS PROVIDED ON THE "BOUNDARY & WETLANDS SURVEY - 192 ENNETT LANE, SNEADS FERRY, NC 28540" 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 NO. 15M-0209-0059.
 - THE BLUE LINE STREAMS AND ASSOCIATED SETBACKS AS SHOWN HEREIN ARE AS PER THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY STREAM DETERMINATION # C05SL0W 2020-001.
 - ALL DISTANCES SHOWN ARE MEASURED 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 28540.
 - DEED REFERENCE = DEED BOOK 3022, PAGE 958.
 - PARCEL ID = 007075.
 - PIN = 428901196422.
 - 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 NAVD83.
 - 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 372042800K AND 372042800K, 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 372042800K AND 372042800K, 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.
 - WATER SERVICE IS BY ONWASA.
 - SEWER SERVICE IS BY PLURIS.
 - 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 ENCHANCING 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.
 - 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: 5 FEET
 - OTHER SETBACKS AS NOTED
 - DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHT-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 PLANS
 - 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 (130 LOTS) =
 - TOTAL AREA = 46.94 AC
 - TOTAL IMPERVIOUS AREA = 16.66 ± AC
 - TOTAL PERCENT OF IMPERVIOUS COVER = 36.0 % ±
 - TOTAL PROJECT GREEN SPACE = 70.2 % ±
 - "THE CLIFFS" SUB-AREA (43 LOTS) =
 - TOTAL AREA = 52.63 ± AC
 - TOTAL IMPERVIOUS AREA = 6.29 ± AC
 - TOTAL PERCENT OF IMPERVIOUS COVER = 12.0 % ±
 - TOTAL PROJECT GREEN SPACE = 88.0 % ±
 - TOTAL NUMBER OF LOTS = 173
 - AVERAGE LOT SIZE = 19,532 ± SF
 - MINIMUM LOT SIZE = 8,816 ± 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.
 - TOTAL WETLAND AREA = 15.36 ± AC.
 - 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.
 - SEDIMENTATION AND EROSION CONTROL PERMIT REQUIRED.
 - STATE OF NORTH CAROLINA STORMWATER PERMIT REQUIRED.
 - NC DOT ACCESS PERMIT AND PLAN SUBDIVISION PLAN APPROVAL REQUIRED.
 - NC DOT ENCROACHMENT AGREEMENTS REQUIRED.
 - PUBLIC WATER SUPPLY (PWS) PERMIT IS REQUIRED.
 - SEWER EXTENSION PERMIT IS REQUIRED.
 - FIRE DISTRICT: TURKEY CREEK, ISO RATING: 8.
 - 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.

DETAIL G3 - TYPICAL ROADWAY SECTION "THE SHORES AT WINDPOINTE"



"THE CLIFFS" AT WINDPOINTE
 A. SYDES CONSTRUCTION, INC.
 DB 5022, PG 958
 52.63 ACRES
 LOW DENSITY

LEGEND

	Property Boundaries & Rights of Way		
	Setback Lines and Centerlines		Proposed Channel or Swale
	Lot Lines & Corner Nodes		Temporary Construction Entrance
	404 Wetlands		Temporary Silt Fence
	Blue-Line Stream 50' Vegetated Setbacks		Temporary Check Dam
	10' X 70' Sight Triangle		Temporary Coir Fiber Wattle w/ PAM
	Proposed Sewer Manhole		Temp. Hardware Cloth & Gravel Inlet Prot.
	Proposed Gravity Sanitary Sewer Main		Silt Fence w/ Stabilized Outlet
	Proposed Sewer Service		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



PROP. SITE PLAN - "THE SHORES"

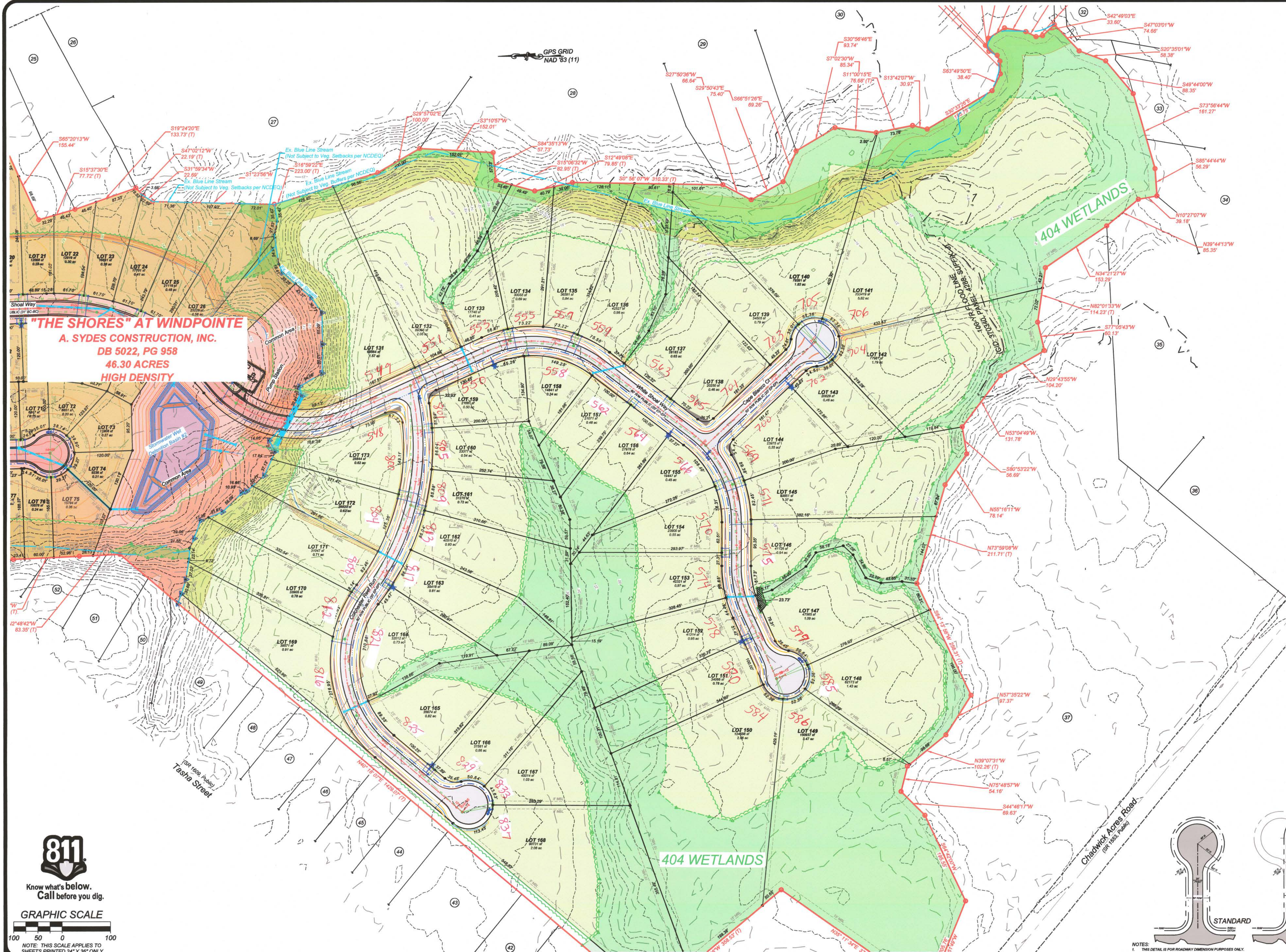
PRELIMINARY PLAN FOR WINDPOINTE SUBDIVISION

"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 - 192 ENNETT LANE, SNEADS FERRY, NC 28480' 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: 54862002-0058.
 - THE BLUE LINE STREAMS AND ASSOCIATED VEGETATED SETBACKS AS SHOWN HEREIN ARE AS PER THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY STREAM DETERMINATION # ONSLW 2020-091.
 - 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 28480.
 - DEED REFERENCE = DEED BOOK 5022, PAGE 958.
 - PARCEL ID = 00707.
 - FW = 42880109422.
 - 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 ARE SHOWN AT ONE FOOT.
 - PORTIONS OF THIS PROJECT SCALE WITHIN ZONE 'X' AND ZONE 'AE' AS PER FLOOD INSURANCE RATE MAPS 3720428800A AND 3720428900A, 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 3720428900K, 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 ONWASA.
 - SEWER SERVICE IS BY PLUSIS.
 - 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 ENCRUACHING 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 PLAN.
 - AS PROVIDED BELOW, WHERE CURBS AND GUTTERS IS TO BE INSTALLED ALONG ROADWAYS ('THE SHORES'), THE MINIMUM 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.
 - BUILDUP AREA:

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

'THE SHORES' SUB-AREA (130 LOTS) =

 - TOTAL AREA = 48.30 ± AC
 - TOTAL IMPERVIOUS AREA = 16.66 ± AC
 - TOTAL PERCENT OF IMPERVIOUS COVER = 36.0 % ±
 - TOTAL PROJECT GREEN SPACE = 70.2 % ±

'THE CLIFFS' SUB-AREA (43 LOTS) =

 - TOTAL AREA = 52.83 ± AC
 - TOTAL IMPERVIOUS AREA = 6.29 ± AC
 - TOTAL PERCENT OF IMPERVIOUS COVER = 12.0 % ±
 - TOTAL PROJECT GREEN SPACE = 88.0 % ±
 - TOTAL NUMBER OF LOTS = 173
 - AVERAGE LOT SIZE = 19,522 ± SF
 - MINIMUM LOT SIZE = 6,616 ± 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 = 6.77 ACRES

TOTAL PROPERTY AREA = 96.93 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.
 - TOTAL WETLANDS AREA = 15.38 ± AC.
 - 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.
 - SEDIMENTATION AND EROSION CONTROL 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: 8
 - 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.

811
Know what's below.
Call before you dig.
GRAPHIC SCALE
100 50 0 100
NOTE: THIS SCALE APPLIES TO SHEETS PRINTED 24" X 36" ONLY.

LEGEND	
	Property Boundaries & Rights of Way
	Setback Lines and Centerlines
	Lot Lines & Corner Nodes
	404 Wetlands
	Blue-Line Stream 50' Vegetated Setbacks
	10' X 70' Sight Triangle
	Proposed Sewer Manhole
	Proposed Gravity Sanitary Sewer Main
	Proposed Sewer Service
	Proposed 2" & 6" Water Main
	Proposed Water Valve & Box
	Temporary Silt Fence
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PRELIMINARY DRAWINGS
Released for permits only,
not released for construction.

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

NORTH CAROLINA
REGISTERED PROFESSIONAL SURVEYOR
SEAL
10147
1/16/20
D. G. THOMAS

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