

STAFF REPORT CONTACT INFORMATION

Deborah J. Hill MPA AICP CFM CZO

DOCKET/CASE/APPLICATION NUMBER

SUP24-000004 LA COSTA BAY COMMERCIAL POOL

APPLICANT/PROPERTY OWNER

CHARLES F. RIGGS & ASSOCIATES, INC. – Charles F. Riggs, PLS
CAPITAL ASSET TOPSAIL DEVELOPMENT LLC / Chris A Plaford

PUBLIC HEARING DATE

TBD (NEXT BOA 10 2 2024 11AM)

PROPERTY ADDRESS/LOCATION

107 Lacosta Place (Tax ID 779A-49)

BRIEF SUMMARY OF REQUEST

The applicant Charles Riggs PLS, on behalf of his client Chris Plaford of Capital Asset Topsail Development LLC, is requesting a Special Use Permit for the site preparation, installation and construction of 20' x 37' La Costa owners community pool, 6' wide concrete pool deck with fence, pool building and a 6' wide elevated/slatted access to NHW pursuant to the Unified Development Ordinance § 2.20 Special Use Permits, § 4.02 Table 4-1 Use Table, § 4.03.09.



2022 Aerial and Zoning Layer/Onslow County GIS

EXISTING ZONING	EXISTING LAND USE (CAMA LUP Map 10A)	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-5	High Density Residential	N: vacant Con-D E: single family R5 S: single family R5 W: Old Sound Channel	Vacant	1.085 acres/ 47,289 sf Riggs survey 8/29/2029

STAFF RECOMMENDATION

Planning Director recommends that the Planning Board recommend:

APPROVE

APPROVE WITH CONDITIONS

DENY

COMPATIBILITY with the COMPREHENSIVE PLAN (Town of North Topsail Beach 2019 CAMA Land Use Plan 3/4/2021)

Community pools not addressed.

PROPERTY HISTORY Compatibility with the planned development (or other controlling documents); traffic/parking; public works/utilities; engineering/flood plain/soil; building code/fire or design

Must be reviewed and approved by Onslow County Health Department and meet requirements of 15A NCAC 18A .2509 PLAN REVIEW AND APPROVAL.

CAMA Minor Permit 43-24 issued.

COMPATIBILITY with the UNIFIED DEVELOPMENT ORDINANCE (ref § 2.20, § 4.02 Table 4-1, § 4.03.09, § 4.03.12)

§ 2.20 SPECIAL USE PERMITS.

(D) Review procedures for special use permit.

(5) **Findings.** In granting the permit, the Board of Aldermen shall make a written decision that:

- (a) Identifies the key facts of the case and applies these facts to the following standards. The Board must find that all of these conditions exist, or the application will be denied;
- (b) The use or development is located, designed and proposed to be operated so as to maintain or promote the public health, safety and general welfare;
- (c) The use or development complies with all required regulations and standards of this ordinance and with all other applicable regulations; and

(d) The use or development conforms to the plans for the land use and development of town as embodied in this zoning ordinance and in the town CAMA land use plan.

(6) (a) Additional conditions. In granting the special use permit, the Board may designate additional conditions that will, in its opinion, assure that the use in its proposed location will be harmonious with the area in which it is proposed to be located, is within the spirit of this ordinance and clearly in keeping with the public welfare.

§ 4.02 PERMITTED AND SPECIAL USES.

Permitted and special uses for each of the zoning districts and cross-references to use-specific standards applicable to some uses are identified in Table 4-1. Uses which are prohibited within a district are indicated by a blank space or are not listed. Italicized terms are defined in Article 11.

Table 4-1 Use Table

<i>Use</i>	<i>MHR</i>	<i>R5</i>	<i>R8</i>	<i>R10</i>	<i>R15</i>	<i>R20</i>	<i>RA</i>	<i>COND</i>	<i>B1</i>	<i>B2</i>	<i>Use Specific Standard</i>
Club or lodge, swim and tennis club, country club, beach club, yacht club, all other private recreation clubs, retreat center	S	S	S	S	S	S	S		S	S	4.03.12

§ 4.03.09 OUTDOOR SWIMMING POOLS, SPAS AND HOT TUBS.

(A) Setbacks. All swimming pools shall meet the following requirements, in addition to setbacks and other requirements specified elsewhere:

(1) Swimming pools may be permitted consistent with CAMA’s general use standards for Ocean Hazard Area of Environmental Concern (AEC) pursuant to G.S. 15A NCAC 07H.0309.

(B) Prohibited.

(1) It shall be unlawful for any person to cause, permit, maintain or allow a swimming pool to be a nuisance as defined herein.

(2) Pools and spas are allowed adjacent to coastal buildings only if these amenities will not act as obstructions that lead to damage to nearby buildings. Pools and spas must be installed in-ground (either frangible or immovable) or completely elevated above the DFE. This constraint applies where the ground level is below, at or above the DFE. Above-ground pools within the DFE are prohibited.

(C) Fence required; gates. All swimming pools shall be completely surrounded by a fence not less than four feet in height. If a fence is erected, the width between any opening or pickets shall not exceed four inches. Openings in any such fence, gate, or wall may not exceed four inches. The wall(s) of a principal or accessory building may be used to meet this enclosure requirement. All gates or doors opening through such fence, wall, house or building shall have self-closing and self-latching devices for keeping the gate or door closed at all times when not in actual use. Fence gates shall open outward away from the swimming pool.

(D) Modifications and exceptions. The Administrator may make modifications in writing with respect to the height, nature or location of the fence, wall, gates or latches, in individual cases, upon a showing of good cause provided the protection as sought hereunder is not reduced thereby. The Administrator may permit in writing other protective devices or structures to be used so long as the degree of protection afforded by the substitute devices or structures is not less than the protection afforded by the wall, fence, gate and latch described herein.

(E) Spas and hot tubs; covers. Spas or hot tubs with a safety cover must comply with ASTM F 1346 as required in Appendix G of the State Building Code and shall be exempt from § 7-132(b)4. Covers must be closed and locked when the spa or hot tub is not in use.

(Ord. passed 9-24-2008; Ord. passed 11-2-2011; Ord. 2017-2, passed 2-1-2017; Ord. 2017-4, passed 5-3-2017) Penalty, see § 10.06

§ 4.03.12 CLUB, LODGE, SWIM AND TENNIS CLUB, COUNTRY CLUB, BEACH CLUB OR RETREAT CENTER.

- (A) Minimum area. The minimum area must be three-quarters of an acre (32,670 square feet).
 - (B) Location. If located within a development, the site must be accessible from at least one main route into and out of the development.
 - (C) Use separation.
 - (1) Fifty-foot minimum distance between clubhouse, swimming pool, lighted tennis court or athletic field and any adjacent residential property.
 - (2) A pool must be located so as to comply with the minimum CAMA setback requirements and setback requirements for accessory structures for the district in which it is located.
 - (D) Security fencing for pool. Outdoor swimming pools must be protected by a chain link or other similar material fence, a minimum of four feet in height and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking. See also § 4.03.07, Fences.
 - (E) Permanent parking lots must meet the standards of § 6.05, Off-Street Parking and Loading Requirement.
 - (F) Service areas will be separated by an opaque screen from the view from any street and from abutting properties.
 - (G) Hours of operation will be no earlier than 6:00 a.m. and no later than 11:00 p.m.
- (Ord. passed 11-2-2011)

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING
PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

OTHER (DESCRIBE)

RESPONSE TO STANDARDS

§ 2.20 (D) (b) The use or development is located, designed and proposed to be operated so as to maintain or promote the public health, safety and general welfare;

The pool must be reviewed and approved by Onslow County Health Department and meet requirements of 15A NCAC 18A .2509 PLAN REVIEW AND APPROVAL.

The parcel is to be owned by the HOA or similar entity; maintenance and responsibility should be indicated in restrictive covenants for all Lacosta homeowners.

(c) The use or development complies with all required regulations and standards of this ordinance and with all other applicable regulations;

The property is zoned R-5 and allows for community pools by Special Use Permit approved by the Board of Aldermen.

The use specific standards are outlined in § 4.03.12

- (A) Meets minimum area;
- (B) The site will be accessible from at least one main route into and out of the development.
- (C) (1) Does not meet fifty-foot minimum distance between swimming pool and any adjacent residential property.
(2) The pool will be located so as to comply with the minimum CAMA setback requirements and setback requirements for accessory structures for the district in which it is located. CAMA Minor Permit 43-24 has been issued.
- (D) Security fencing for pool. Outdoor swimming pools must be protected by a chain link or other similar material fence, a minimum of four feet in height and equipped with a self-closing and positive self-latching gate provided with hardware for permanent locking. See also § 4.03.07, Fences.
- (E) Permanent parking lots must meet the standards of § 6.05, Off-Street Parking and Loading Requirement.

(d) The use or development conforms to the plans for the land use and development of town as embodied in this zoning ordinance and in the town CAMA land use plan.

The property is zoned R-5 and allows for community pools by Special Use Permit approved by the Board of Aldermen. The CAMA Land Use Plan does not address community pools.

(6) (a) Additional conditions (proposed):

Must be reviewed and approved by Onslow County Health Department and meet requirements of 15A NCAC 18A .2509 PLAN REVIEW AND APPROVAL



Town of North Topsail Beach
SPECIAL USE PERMIT (SUP) APPLICATION
 (A Pre-submittal conference **must be held** prior to submission)

Tracking Information (Staff Only)

Case Number:	Date/Time received:	Application verified by:
\$350 non-refundable filing fee & \$150 deposit subject to Cancellation Policy*	Check #:	Receipt #:
Deadline for Legal Ad:	Scheduled for Planning Board on:	at 6:30 p.m.
Deadline for Legal Ad:	Scheduled for Board of Aldermen on:	at 6:30 p.m.

About this Application

ONLY COMPLETE APPLICATIONS CAN BE ACCEPTED

Only the Special Uses, as specified in the various districts (reference: UDO **Table 4-1 Use Table**), may be permitted after review by the Planning Board and approval by the Board of Aldermen.

Submittal: Applications are due by noon on the submittal deadline date. Deadlines are discussed at the pre-submittal meeting. Applications should be submitted in-person, and fees are due at time of submittal.

The application is a form of written testimony, and used both to show how Ordinance considerations are addressed and to provide evidence that the required findings for approval can be made. In addition to the application materials, the applicant may provide any other written, drawn or photographed material to support his/her request and as permitted by the Planning Board and/or Board of Aldermen, as applicable. Any such additional material submitted will become part of the application, and as such cannot be returned.

Attendance at the hearing is required. Applicants may represent themselves or may be represented by someone appropriate for quasi-judicial public hearings. The applicant has the **burden of proof** and must provide sufficient evidence in order for the required findings to be made. The public hearing will allow the applicant, proponents, opponents and anyone else the opportunity to testify in regards to the request. An application may be approved, approved with conditions, continued for more information, or denied.

Contact Information: If you have any questions, please contact the Planning Director at (910) 328-1349 ext. 27 between 8:00 a.m. and 5:00 p.m. on weekdays or email at dhill@ntbnc.org.

***Cancellation Policy:** All cancellations must be received at least 48 hours before the start of the Public Hearing and refunds are subject to a \$150 cancellation fee. Cancellations must be received in writing by e-mail (kate@ntbnc.org), fax (910-328-4508 ATTN: Kate Winzler), or by U.S. mail (2008 LOGGERHEAD CT, N TOPSAIL BEACH NC 28460-9286 - ATTN: Kate Winzler.) No refunds will be made for requests received after that time. Please allow two weeks for processing.

Application Requirements	Applicant Initials	Staff Initials
Pre-submittal meeting	GR	
Filing fee	GR	
SITE PLAN or PLOT PLAN, as determined at the pre-submittal meeting.	GR	
Completed application and responses: ORIGINAL signatures required.	GR	
Any additional supporting documents	GR	

Property Information	
Site Address: New River Inlet Road	Parcel #: 779A-49
Zoning District(s) : R-5	Plat Book/Page #: 83/56 and 86/222
Overlay District(s): Cobra	Date Plat Filed: 12/1/22 and 7/19/24
Current Use: Vacant	Deed Book/Page #: 5706-91
Flood Zone: AE and VE	Date Deed Recorded: 3/15/22

Property Owner: <i>The application must either be signed by the property owner or a written, signed statement must be provided by the property owner giving consent to the request.</i>	
Name(s): Capital Asset Topsail Development, LLC	
Contact Person: Chris A. Plaford	Telephone: 917-588-0302
Address: 1121 Military Cutoff Road, Suite C	Fax: N/A
City/State/ZIP: Wilmington, NC 28405	Email: cplaford@capitalasset-us.com
Owner Signature _____	Date _____

Applicant	
Name(s): Capital Asset Topsail Development, LLC	
Contact Person: Chris A. Plaford	Telephone: 917-588-0302
Address: 1121 Military Cutoff Road, Suite C	Fax: N/A
City/State/ZIP: Wilmington, NC 28541	Email: cplaford@capitalasset-us.com
<i>I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief.</i>	
Applicant Signature _____	Date _____

Agent (if different than applicant)	
Name: Charles F. Riggs & Associates, Inc.	
Contact Person: Charles F. Riggs	Telephone: 910-455-0877
Address: p O Box 1570	Fax: N/A
City/State/ZIP: Jacksonville, NC 28541	Email: riggsland@riggslandnc.com

Complete and respond to the following with an attachment (suggested) or in the space provided:

Applicant's Name: I, Chris A. Plaford, Member/Manager of Capital Asset Topsail Development, LLC, do hereby petition the Town of North Topsail Beach for a SPECIAL USE permit to allow the following:

I. **Findings:** In granting the permit, the Board of Aldermen *shall* make a written decision that identifies the key facts of the case and applies these facts to the following standards. The Board must find that all of these conditions exist, or the application will be denied.

A. *The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare; **Statement by Applicant:***

Development of the pool will be properly permitted through local, county and state agencies. Creation of one pool rather than eight individual pools will maintain and promote the public health, safety and general welfare.

B. *The use or development complies with all required regulations and standards of this Ordinance and with all other applicable regulations; **Statement by Applicant:***

All rules and standards of the ordinance and the previous approvals of the Board of Alderman on previous projects have been followed and do comply.

C. *The use or development conforms to the plans for the land use and development of Town of North Topsail Beach as embodied in this Zoning Ordinance and in the Town of North Topsail Beach CAMA Land Use Plan. **Statement by Applicant:***

The development of the pool is allowed and conforms with the North Topsail Beach Zoning Ordinance and is viewed as an allowable amenity in the North Topsail Beach Land Use Plan.

Read and sign below:

General provisions (reference UDO Sec. 2.06.04 Special Use Permits).

- A. **Additional Conditions:** In granting the Special Use Permit, the Board may designate additional conditions that will, in its opinion, assure that the use in its proposed location will be harmonious with the area in which it is proposed to be located, is within the spirit of this Ordinance and clearly in keeping with the public welfare. All such additional conditions shall be entered into the minutes of the meeting, at which the Special Use Permit is granted, on the Special Use Permit itself and on the approved plans. The Special Use Permit and any other specific conditions shall run with the land and shall be binding on the original applicants, their heirs, successors and assigns.
- B. **Denial:** If the specified board denies a request for a Special Use permit, it shall enter the reasons for its action in the minutes of the meeting at which the action was taken. A letter signed by the Zoning Administrator is mailed to the applicant identifying the reasons for denial.
- C. **Approvals and copies:** Upon approval of the request for a Special Use Permit, a copy of the plan shall be dated and signed by the Zoning Administrator, denoting Town approval. One (1) copy shall be returned to the applicant.
- D. **Appeal of Decision:** Appeal may be taken from the action of the Board of Aldermen in granting or denying a Special Use Permit through Superior Court of Onslow County. Any petition for review shall be filed with the Clerk of Superior Court within 30 days after a decision of the board is filed in the office of the Town Clerk, or after a written copy of the decision is delivered to every aggrieved party who has filed a written request for such copy with the clerk at the time of the hearing of the case, whichever is later. The decision of the authorized board shall be delivered to the aggrieved party either by personal service or by registered mail or certified mail return receipt requested.
- E. **Failure to Comply with Plans or Conditions:** In the event of failure to comply with the plans approved by the Board of Aldermen or with any other conditions imposed upon the Special Use Permit, the permit shall thereupon immediately become void and of no effect. No building permits for further construction or certificates of occupancy under this Special Use Permit shall be issued, and all completed structures shall be regarded as nonconforming uses subject to the provisions of this Ordinance; provided, however, that the Board of Aldermen shall not be prevented from thereafter rezoning said property for its most appropriate use.

Applicant Signature

Date

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

Charles F. Riggs, P.L.S. L-2981
502 New Bridge Street
Jacksonville, North Carolina 28540
(910) 455-0877
charlesriggs@riggslandnc.com

Corporate License (C-730)
502 New Bridge Street
P.O. Box 1570
Jacksonville, North Carolina 28541
(910) 455-0877
E-MAIL: riggsland@riggslandnc.com

James A. Lewis, P.L.S. L-4562
Landfall Executive Suites
1213 Culbreth Drive
Wilmington, North Carolina 28405
(910) 681-7444
jameslewis@riggslandnc.com

To whom it may concern:

Property Legal Description:

Parcel IDs: 779A-49
Street Address: 1425, 1427, 1431, 1435, 1439 & 1443 New River Inlet Road & 109, 113 & 117 Lacosta Place
Subdivision: La Costa Bay, Map Book 86, P. 222
County: Onslow

Please Print:

Property Owner (Title): Chris A. Plaford, Member/Manager of Capital Asset Topsail Development, LLC


The undersigned, registered property owners of the above noted property, do hereby authorize Charles F. Riggs and Associates, Inc. and the employees thereof, to act on my behalf as my agent and take all actions necessary for processing, issuance and acceptance of any permit, certification, or approval and all standard and special conditions attached, if any.

Address: 1121 Military Cutoff Road, Suite C, Wilmington, NC 28405

Telephone Number: (917) 588-0302

Facsimile Number: N/A

Email Address: cplaford@capitalasset-us.com

Authorized Signature:  Date: 8-28-24

CHARLES F. RIGGS & ASSOCIATES, INC.

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Special Use for La Costa Bay
Lots 1-8 and Common Area, Map Book 86, Page 222
Stump Sound Township, Onslow County, North Carolina
Town of North Topsail Beach

This development was originally a 15 lot subdivision with recreational area recorded in Map Book 29, Page 16 of the Onslow County Registry in 1992, copy attached. In 2022, Capital Asset Topsail Development, LLC requested, through the Exempt Plat procedure, a Lot Recombination taking the 15 lots and creating 8 lots with a common area. This Lot Recombination was recorded in Map Book 83, Page 56, copy attached, of the Onslow County Registry and revised in Map Book 86, Page 222, copy attached.

North Topsail Beach UDO Section 4.03.12 Club, Lodge, Swim and Tennis Club, Country Club, Beach Club or Retreat Center require this pool to receive Special Use Approval.

- (A) Minimum Area required is 32,670 square feet. This development has designated 47,289 square feet for the pool, concrete pool apron, shelter, pool equipment, stand and proposed elevated wood walkway to Old Sound Channel.
- (B) Location. Access to the Common Area is through 5' walkway easements from all 8 lots and a 20' vehicle emergency access easement located between Lots 7 & 8
- (C) Use separation. The ordinance requires 50' separation between the pool and any residential property. It is my opinion, this separation was created for larger developments, not necessarily less dense projects such as La Costa Bay. Two previous projects on North Topsail Beach received Special Use Approval including a pool having densities of 8 and 6 units each and having a separation of 14.8 and 9 feet, respectively. The closest dwelling to the pool in La Costa Bay is 47.8 feet. Copies attached of the previously approved projects.
- (D) Security fencing for pool. La Costa Bay is proposing fencing for the pool area with two gates for ease of access for the 8 lots.
- (E) Permanent parking lots. La Costa Bay does not propose any parking as this pool is for residents and their guests and parking would be handled on their lots and direct access through the 5' walkway easements.
- (F) Service Areas. La Costa Bay does not propose any service areas. The Pool Equipment stand will be properly constructed to meet base flood and freeboard.
- (G) Hours of Operation. The pool will comply with hours of operation as designated by the Town of North Topsail Beach.

Prior to the creation of the 8 lots it was decided one common pool for all residents within the Common Area would better serve the residents rather than having a pool on each lot.

This Common Area, having uplands, wetlands and water frontage is an asset to the 8 lots providing open space for recreation along with the pool facility.

The State of North Carolina Division of Coastal Management has issued CAMA Permit 43-24, copy attached, allowing construction of the pool, pool decking, shelter, pool equipment stand, and all proposed improvements as illustrated on the attached plan.

Capital Asset Topsail Development, LLC is in process with the local Onslow County Health Department and the North Carolina Public Health Department regarding proper permits for this pool.

Charles Francis Riggs 10/3/24



A circular professional seal for Charles Francis Riggs, a Land Surveyor in the State of North Carolina. The seal contains the text: "NORTH CAROLINA PROFESSIONAL SEAL L-2981 LAND SURVEYOR CHARLES FRANCIS RIGGS". The seal is stamped over a handwritten signature and date.

CHARLES F. RIGGS & ASSOCIATES, INC.

Land Surveyors

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Charles Francis Riggs 10/3/24



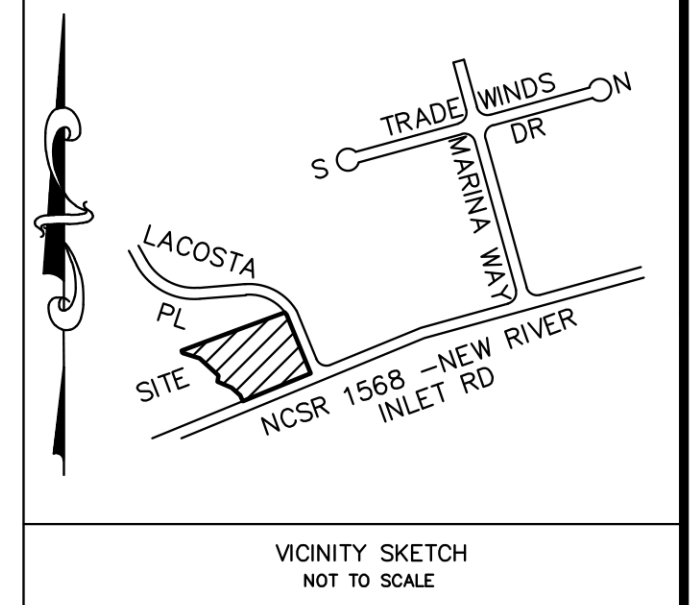
A circular professional seal for Charles Francis Riggs, a Land Surveyor in the State of North Carolina. The seal contains the text: "NORTH CAROLINA PROFESSIONAL SEAL L-2981 LAND SURVEYOR CHARLES FRANCIS RIGGS". The seal is stamped over a handwritten signature and date.

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±.

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" EL=12+2" WHICH IS A SPECIAL FLOOD HAZARD AREA AND FLOOD ZONE "VE" EL=13+2" WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370466, 370428800K, JUNE 19, 2020

PROPOSED POOL BUILDING = 121 Sq.Ft.
PROPOSED CONCRETE POOL COPING & DECKING = 1133 Sq.Ft.
PROPOSED TOTAL IMPERVIOUS SURFACE = 1254 Sq.Ft.
TOTAL LOT AREA = 47289 Sq.Ft.
PROPOSED IMPERVIOUS AREA = 2.6%

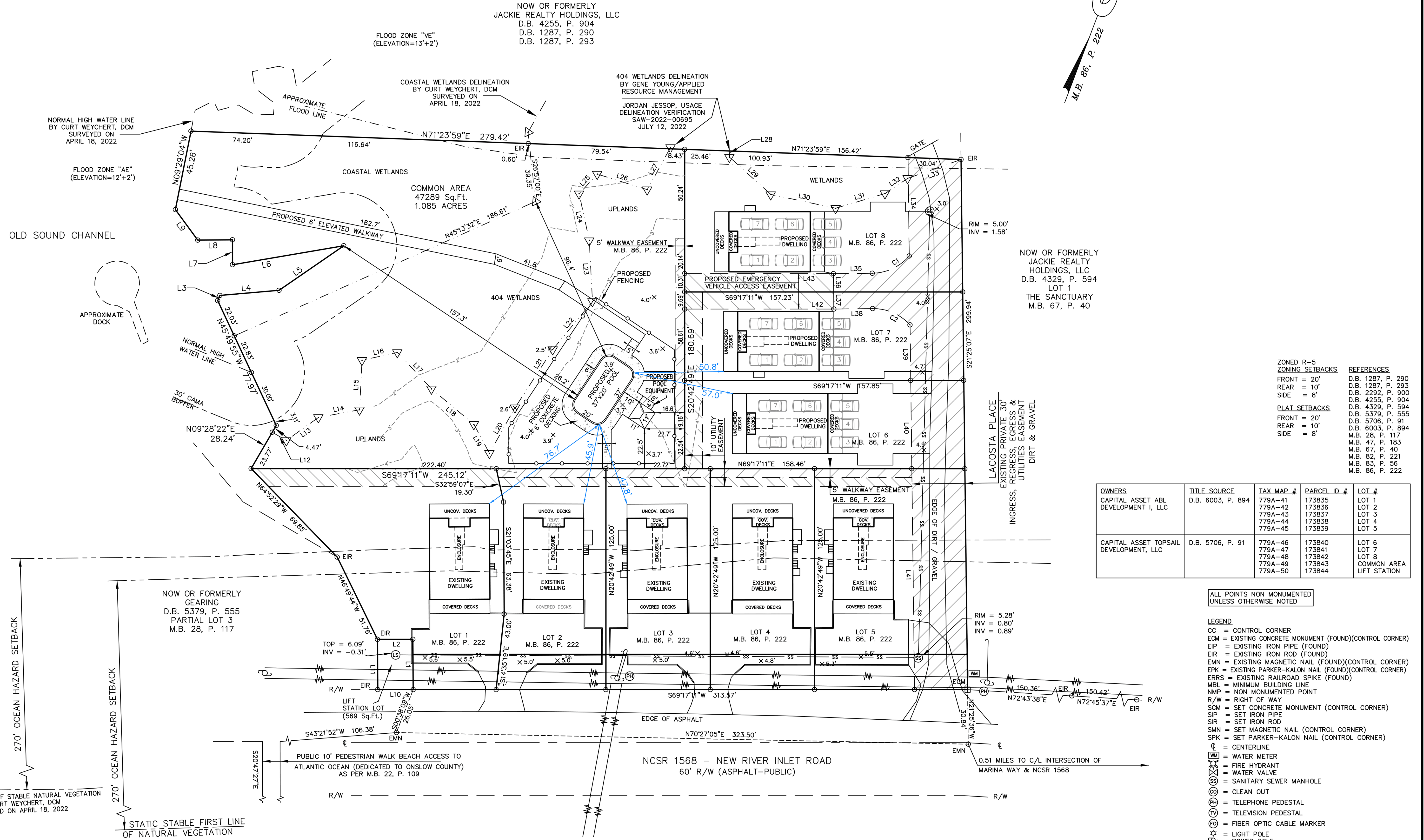


LACOSTA PLACE
EXISTING PRIVATE 30' INGRESS, REGRESS, EGRESS & UTILITIES EASEMENT

LINE TABLE			CURVE TABLE				
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	CHORD	BEARING
L34	55.72'	S21°25'07"E	C1	23.75'	28.00'	23.04'	N44°17'10"E
L35	22.00'	N68°34'53"E	C2	23.75'	28.00'	23.04'	N87°07'24"W
L36	10.31'	N21°25'07"W					
L37	9.69'	N21°25'07"W					
L38	22.00'	S68°34'53"W					
L39	31.36'	S21°25'07"E					
L40	50.00'	S21°25'07"E					
L41	125.01'	S21°25'07"E					

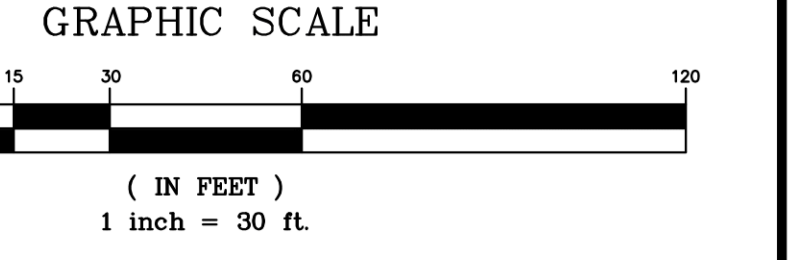
LINE #	LENGTH	DIRECTION
L1	28.49'	N21°04'17"W
L2	20.00'	N69°17'11"E
L3	3.19'	N01°36'56"E
L4	33.61'	N64°19'20"E
L5	44.44'	N34°44'15"E
L6	63.88'	S59°35'53"W
L7	14.07'	N20°44'18"W
L8	19.68'	S68°51'09"W
L9	21.40'	N56°49'14"W
L10	20.00'	S69°17'11"W
L11	28.49'	S21°04'17"E
L12	9.22'	S80°31'38"E
L13	22.30'	N33°35'12"E
L14	23.67'	N58°42'49"E
L15	28.06'	N17°52'35"W
L16	20.47'	N56°53'31"E
L17	28.22'	S63°51'49"E
L18	31.30'	S70°44'37"E
L19	18.52'	S49°02'16"E
L20	29.54'	N08°38'27"E
L21	39.20'	N12°14'06"E
L22	35.31'	N18°47'31"E
L23	34.45'	N23°42'54"W
L24	27.11'	N32°55'14"W
L25	15.13'	N21°57'56"E
L26	29.60'	N86°34'17"E
L27	27.24'	N08°11'17"E
L28	3.49'	N18°36'01"W
L29	31.51'	S68°42'23"E
L30	37.51'	N81°18'01"E
L31	29.11'	N52°43'23"E
L32	15.43'	N35°24'35"E
L33	32.03'	N49°50'57"E

PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT		
LINE #	LENGTH	DIRECTION
L42	84.35'	S69°17'11"W
L43	84.10'	S69°17'11"W



OWNERS	TITLE SOURCE	TAX MAP #	PARCEL ID #	LOT #
CAPITAL ASSET ABL DEVELOPMENT I, LLC	D.B. 6003, P. 894	779A-41 779A-42 779A-43 779A-44 779A-45	173835 173836 173837 173838 173839	LOT 1 LOT 2 LOT 3 LOT 4 LOT 5
CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC	D.B. 5706, P. 91	779A-46 779A-47 779A-48 779A-49 779A-50	173840 173841 173842 173843 173844	LOT 6 LOT 7 LOT 8 COMMON AREA LIFT STATION

- ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED
- LEGEND
- CC = CONTROL CORNER
 - EQM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CORNER)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CONTROL CORNER)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CONTROL CORNER)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CONTROL CORNER)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CONTROL CORNER)
 - SPK = SET PARKER-KALON NAIL (CONTROL CORNER)
 - CL = CENTERLINE
 - WM = WATER METER
 - FH = FIRE HYDRANT
 - WV = WATER VALVE
 - SSM = SANITARY SEWER MANHOLE
 - CO = CLEAN OUT
 - TP = TELEPHONE PEDESTAL
 - TV = TELEVISION PEDESTAL
 - FCCM = FIBER OPTIC CABLE MARKER
 - LP = LIGHT POLE
 - PP = POWER POLE
 - EL = ELECTRIC TRANSFORMER
 - X1.5' = EXISTING SPOT ELEVATION
 - LS = LIFT STATION



ACTUAL FIELD SURVEY DATE: APRIL 17, 2024
MAPPING DATE: AUGUST 29, 2024
PROJECT BOOK: 1243 PAGE: 1
FIELD NUMBER: 21-10-02 JTG

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET P.O. BOX 1570 JACKSONVILLE, NC 28540-1570 TELEPHONE: (910) 455-0877 E-MAIL: riggsland@riggslandnc.com

LANDFALL EXECUTIVE SUITES 1213 CULBRETH DRIVE WILMINGTON, NC 28405 TELEPHONE: (910) 681-7444

SPECIAL USE PLAN OF
LA COSTA BAY
LOTS 1-8 & COMMON AREA, LA COSTA BAY, M.B. 86, P. 222
STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC, OWNER; D.B. 5706, P. 91
CAPITAL ASSET ABL DEVELOPMENT I, LLC, OWNER; D.B. 6003, P. 894
109, 113 & 117 LACOSTA PLACE

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES OR SALES

CAMA MINOR DEVELOPMENT PERMIT



as authorized by the State of North Carolina, Department of Environment,
and Natural Resources and the Coastal Resources Commission for development
in an area of environment concern pursuant to Section 113A-118 of the
General Statutes, "Coastal Area Management"

Issued to Capital Asset Topsail Development, LLC c/o Charles F. Riggs and Associates, Inc., authorizing development in the Estuarine Shoreline - ORW (AEC) at Lacosta Place (779A-49), in North Topsail Beach, Onslow County as requested in the permittee's application, dated 5/28/2024, received by DCM on 5/28/2024 and complete on 6/6/2024. This permit, issued on **6/19/2024**, is subject to compliance with the application and site drawing (where consistent with the permit), all applicable regulations and special conditions and notes set forth below. Any violation of these terms may subject permittee to a fine, imprisonment or civil action, or may cause the permit to be null and void.

This permit authorizes: construction of a 20' x 37' pool, 6' wide concrete pool deck with fence, pool building and a 6' wide elevated/slatted access to NHW. The BUA (impervious) authorized is 1,254 sf.

- (1) All proposed development and associated construction must be done in accordance with the permitted work plat drawings(s) dated received on 5/28/2024 (Charles F. Riggs and Associates, Inc. mapping date of 5/21/2024). (GS 113A-120)
- (2) All construction must conform to the N.C. Building Code requirements and all other local, State and Federal regulations, applicable local ordinances, and FEMA Flood Regulations. (GS 113A-120)
- (3) Any change or changes in the plans for development, construction, or land use activities will require a re-evaluation and modification of this permit. (GS 113A-120)
- (4) A copy of this permit shall be posted or available on site. Contact this office at 252-515-5400 for a final inspection at completion of work. (GS 113A-120)

(Additional Permit Conditions on Page 2)

This permit action may be appealed by the permittee or other qualified persons within twenty (20) days of the issuing date. From the date of an appeal, any work conducted under this permit must cease until the appeal is resolved. This permit must be on the project site and accessible to the permit officer when the project is inspected for compliance. Any maintenance work or project modification not covered under this permit, require further written permit approval. All work must cease when this permit expires on:

DECEMBER 31, 2027

In issuing this permit it is agreed that this project is consistent with the local Land Use Plan and all applicable ordinances. This permit may not be transferred to another party without the written approval of the Division of Coastal Management.

Heather M. Styron

Heather Styron
District Manager

400 Commerce Ave.

Worehead City, NC 28557

Charles F. Riggs, Agent
PERMITTEE

(Signature required if conditions above apply to permit)

Name: Capital Asset Topsail Dev. LLC
Minor Permit # 43-24
Date: 6/19/2024
Page 2

- (5) The proposed pool with decking and pool house shall be constructed landward of any wetland areas (coastal and 404 jurisdictional). (GS 113A-120)
- (6) All unconsolidated material resulting from associated grading and landscaping shall be retained on site by effective sedimentation and erosion control measures. Prior to any land-disturbing activities, a barrier line of filter cloth must be installed between the land disturbing activity and the adjacent marsh or water areas, until such time as the area has been properly stabilized with a vegetative cover. All other disturbed areas shall be vegetatively stabilized (planted and mulched) within 14 days of construction completion. (GS 113A-120)
- (7) No disturbance of any wetlands (coastal and 404) is authorized. (GS 113A-120) and (07H .0205(d))
- (9) The amount of impervious surface shall not exceed 25% of the lot area within 575 feet of normal high water (Estuarine Shoreline - ORW Area of Environmental Concern). (07H .0209(f) (1-2))
- (10) The Permittee and/or the Permittee's Agent shall be responsible for obtaining any and all necessary authorizations, approvals, or zoning and building permits from the local government having jurisdiction (Town of North Topsail Beach and /or Onslow County) prior to commencing work.**
- (11) Pursuant to 15A NCAC, Subchapter 7J.0406(b), this permit may not be assigned, transferred, sold, or otherwise disposed of to a third-party. (GS 113A-120)
- (12) The access extending to normal high water shall be a minimum height of 3' above marsh substrate, shall not exceed 6' in width and shall terminate at normal high water. (GS 113A-120)**

SIGNATURE: _____

PERMITTEE

DATE: _____

07/08/24

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS.

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN A MANNER APPROVED BY THE APPROPRIATE STATE OR LOCAL AUTHORITY AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS IN THE LA COSTA BAY SUBDIVISION OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF NORTHSAIL BEACH HAS BEEN RECEIVED, AND THAT THE FILING FEE FOR THIS PLAT, IN THE AMOUNT OF \$75.00 HAS BEEN PAID.

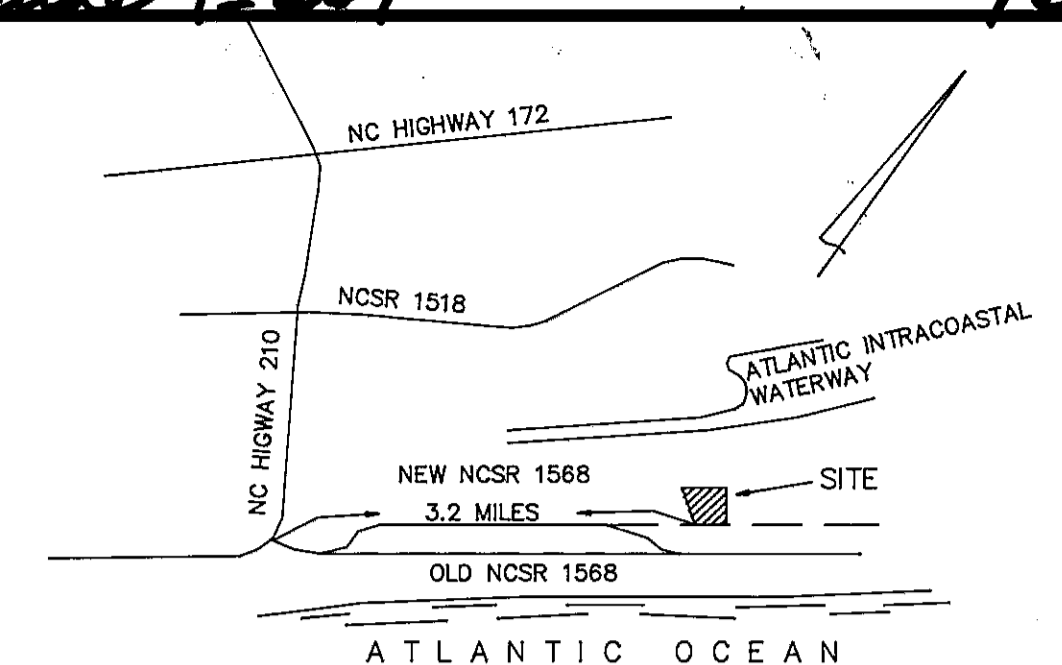
Susan R. Daugherty
SUBDIVISION ADMINISTRATOR

7/1/92
DATE

ENGINEER

STREET DISCLOSURE STATEMENT

ALL STREETS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE FOR PRIVATE USE BY THE RESIDENTS OF THIS SUBDIVISION AND ARE NOT INTENDED FOR DEDICATION TO THE STATE, COUNTY, OR LOCAL MUNICIPALITY.



VICINITY SKETCH

NOT TO SCALE

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 TOWN OF NORTHSAIL BEACH, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF ALDERMEN FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ONSLOW COUNTY.

Markon J. Bontis Jr.
MAYOR
NORTHSAIL BEACH, N. C.

7/1/92
DATE

ONSLow COUNTY

NORTH CAROLINA

THE FOREGOING CERTIFICATE OF Dennie McWay IS CERTIFIED TO BE CORRECT. THIS MAP WAS FILED FOR REGISTRATION AT 11 O'CLOCK A.M. THIS 21 DAY OF July, 1992.

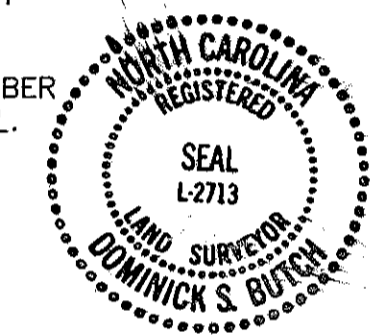
REGISTERED IN MAP BOOK 27, PAGE 16-16A, SLIDE E-364

Mildred M. Thomas
REGISTER OF DEEDS

I, DOMINICK S. BUTCH, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION COMPLETED ON 11/28/1990; THAT THE ERROR OF CLOSURE AS CALCULATED BY LATS. AND DEPS. IS 1: 10,000+; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28 DAY OF Nov., 1990.

Dominick S. Butch
DOMINICK S. BUTCH, R.L.S., L-2713



ONSLow COUNTY

NORTH CAROLINA

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT DOMINICK S. BUTCH, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 28 DAY OF November, 1990.

Donnie McWay
NOTARY PUBLIC

May 25 1994
COMMISSION EXPIRATION DATE



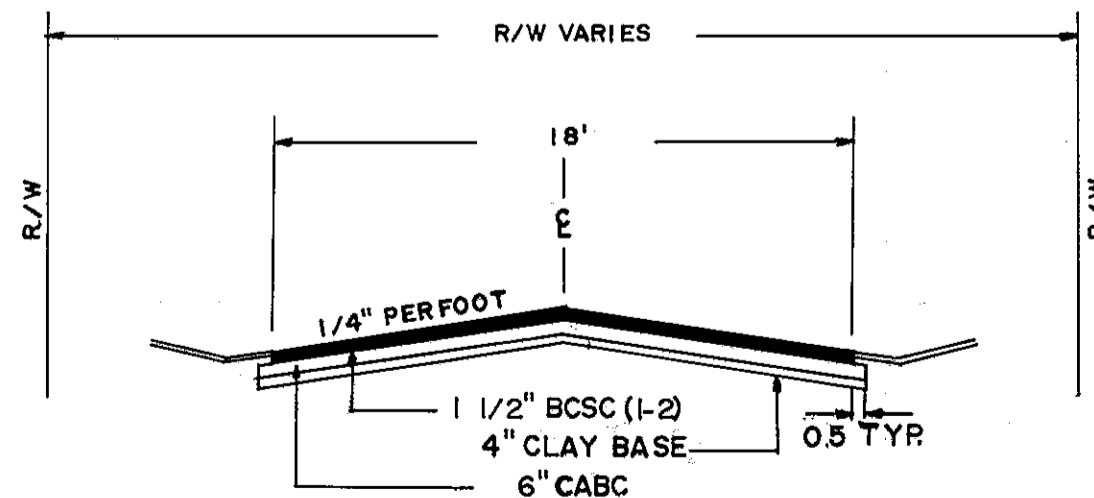
CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF NORTHSAIL BEACH AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

6/20/92 Rick G. Watson, President
DATE OWNERS

NOTES:

- 1. WETLANDS CONSULTANT-TIMBER AND LAND MANAGEMENT CONSULTANTS, INC., WILMINGTON, N.C.
- 2. SUBDIVISION IS LOCATED WITHIN A CAMA AEC AS OF DATE OF THIS PLAT.
- 3. ENTIRE PROPERTY IS LOCATED WITHIN 100 YEAR FLOOD ZONE A4, ELEV. 9' AS OF DATE OF THIS PLAT.



STREET CROSS SECTION

FINAL PLAT

LA COSTA BAY

STUMP SOUND TOWNSHIP, ONSLOW COUNTY, N.C.

OWNER: OCEAN BAY VILLAGE OF TOPSAIL ISLAND, INC.
P.O. BOX 7
SNEADS FERRY, N.C. 28460
919-327-2234

DATE: OCT. 5, 1990
SCALE: 1" = 30'

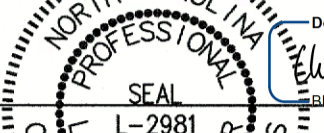


QUADRANT SURVEYING INC., P. A.
JACKSONVILLE, N.C.

FIELD BOOK: O.B.V. #1 PAGE: 7 - 11 CAD OPERATOR: DSB /BRM. FILE NO.

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK SEE TITLE SOURCES LISTED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND DRAWN FROM INFORMATION FOUND IN DEED BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 7th DAY OF November, 2022

DocuSigned by:
Charles Francis Riggs
CHARLES FRANCIS RIGGS, P.L.S.
L-2981
11/4/2022



THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" EL=12+2 WHICH IS A SPECIAL FLOOD HAZARD AREA AND FLOOD ZONE "VE" EL=19+2 WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370466 3720428800K, JUNE 19, 2020

THIS AREA NOT ELIGIBLE FOR FEDERAL FLOOD INSURANCE AS OF OCTOBER 1, 1983

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS:

- A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. ANY ONE OF THE FOLLOWING:
 - 1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.
 - 2) THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3) THAT THE SURVEY IS A CONTROL SURVEY. FOR THE PURPOSES OF THIS SUBSECTION, A "CONTROL SURVEY" IS A SURVEY THAT PROVIDES HORIZONTAL OR VERTICAL POSITION DATA FOR SUPPORT OR CONTROL OF OTHER SURVEYS OR FOR MAPPING. A CONTROL SURVEY, BY ITSELF, CANNOT BE USED TO DEFINE OR CONVEY RIGHTS OR OWNERSHIP.
 - 4) THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

DocuSigned by:
Charles Francis Riggs
CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981
11/4/2022



NOTE
THE PURPOSE OF THIS PLAT IS TO REVISE M.B. 82, P. 221 WIDTH OF LOTS 1, 2, 3, 4 & 5 ADD UTILITY EASEMENTS

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)

LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET P.O. BOX 1570 JACKSONVILLE, NC 28540-1570 TELEPHONE: (910) 455-0877 E-MAIL: riggsland@riggslandnc.com	LANDFALL EXECUTIVE SUITES 1213 CULBRETH DRIVE WILMINGTON, NC 28405 TELEPHONE: (910) 681-7444
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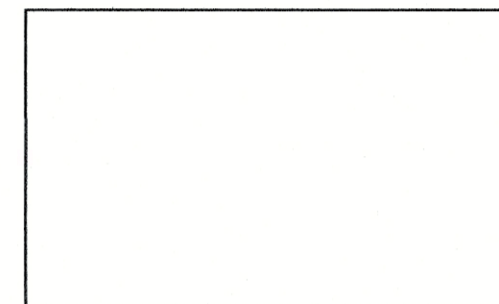
APPROVED BY:
NORTH TOPSAIL BEACH SUBDIVISION ADMINISTRATOR

DATE _____

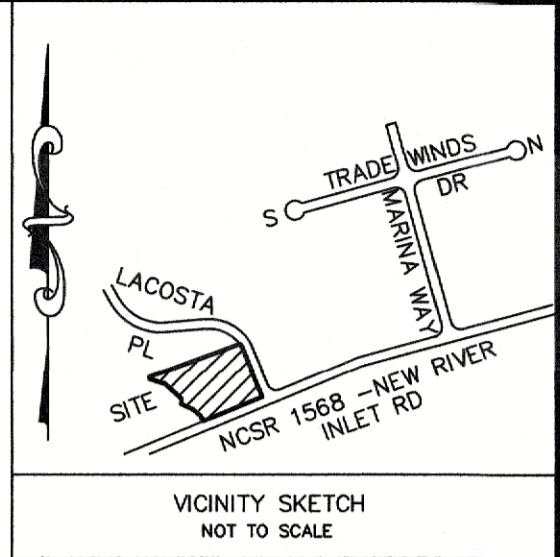
IN ORDER FOR THIS EXEMPT PLAT TO BE COMPLETED A DEED REFERENCING THIS RECORDED PLAT MUST BE RECORDED WITH THE ONSLOW COUNTY REGISTER OF DEEDS.

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

DATE _____ REVIEW OFFICER _____



REGISTER OF DEEDS



VICINITY SKETCH
NOT TO SCALE

ZONED R-5
ZONING SETBACKS
FRONT = 20'
REAR = 15'
SIDE = 5'

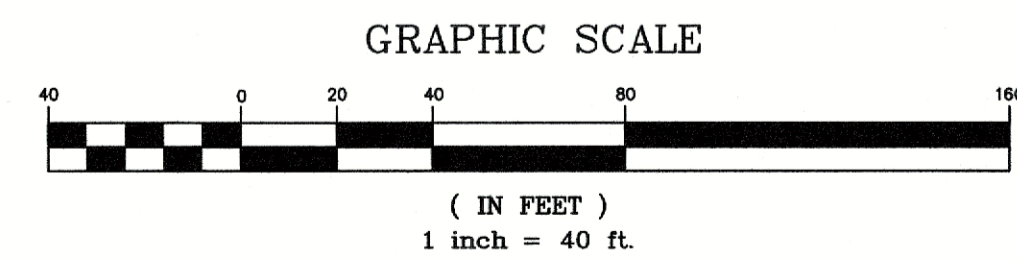
PLAT SETBACKS
FRONT = 20'
REAR = 10'
SIDE = 8'

OWNERS
CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC

TITLE SOURCE
D.B. 5706, P. 91

TAX MAP #
779-1.1

REFERENCES
D.B. 1287, P. 290
D.B. 1287, P. 293
D.B. 2292, P. 900
D.B. 4255, P. 904
D.B. 4329, P. 594
D.B. 5379, P. 555
D.B. 5706, P. 91
M.B. 28, P. 117
M.B. 47, P. 183
M.B. 67, P. 40
M.B. 82, P. 221



EXEMPT PLAT
OF
LA COSTA BAY
LOTS 1-8 & COMMON AREA
FORMERLY LOTS 1-8 & COMMON AREA, M.B. 82, P. 221
FORMERLY LOTS 1-15 & RECREATIONAL AREA, LA COSTA BAY, M.B. 29, P. 16A
STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC, OWNER; D.B. 5706, P. 91
LACOSTA PLACE

ACTUAL FIELD SURVEY DATE: APRIL 18, 2022
MAPPING DATE: NOVEMBER 04, 2022
FIELD BOOK: 1243, PAGE: 10

PROJECT NUMBER: 21-10-02 JTG

R:\2021\21-10-02 Capital Asset Topsail Development\CAD\Drawings\21-10-02 EXEMPT R-1.dwg - Friday, November 04, 2022 9:18:10 AM

LACOSTA PLACE
EXISTING PRIVATE 30' INGRESS, REGRESS, EGRESS & UTILITIES EASEMENT

LINE #	LENGTH	DIRECTION
L34	55.72'	S21°25'07"E
L35	22.00'	N68°34'53"E
L36	10.31'	N21°25'07"W
L37	9.69'	N21°25'07"W
L38	22.00'	S68°34'53"W
L39	31.36'	S21°25'07"E
L40	50.00'	S21°25'07"E
L41	125.01'	S21°25'07"E

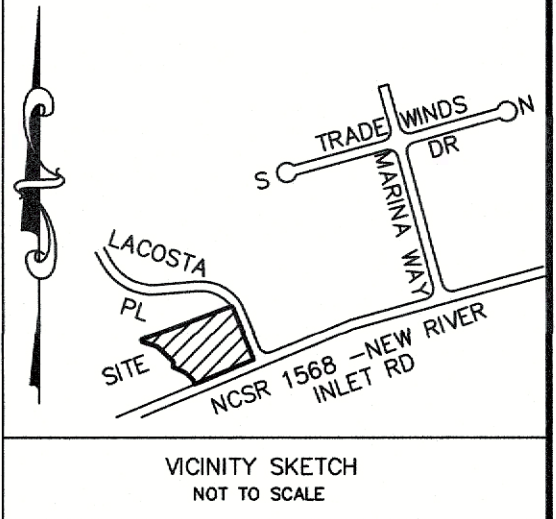
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	23.75'	28.00'	23.04'	N44°17'10"E
C2	23.75'	28.00'	23.04'	N87°07'24"W

LINE #	LENGTH	DIRECTION
L1	28.49'	N21°04'17"W
L2	20.00'	N69°17'11"E
L3	3.19'	N01°36'56"E
L4	33.61'	N64°44'15"E
L5	44.44'	N34°44'15"E
L6	63.88'	S59°35'53"W
L7	14.07'	N20°44'18"W
L8	19.68'	S68°51'09"W
L9	21.40'	N56°49'14"W
L10	20.00'	S69°17'11"W
L11	28.49'	S21°04'17"E
L12	9.22'	S80°31'38"E
L13	22.30'	N33°35'12"E
L14	23.67'	N58°42'49"E
L15	28.06'	N17°52'35"W
L16	20.47'	N56°53'31"E
L17	28.22'	S63°51'49"E
L18	31.30'	S70°44'37"E
L19	18.52'	S49°02'16"E
L20	29.54'	N08°38'27"E
L21	39.20'	N12°14'06"E
L22	35.31'	N18°47'31"E
L23	34.45'	N23°42'54"W
L24	27.11'	N32°55'14"W
L25	15.13'	N21°57'56"E
L26	29.60'	N86°34'17"E
L27	27.24'	N08°11'17"E
L28	3.49'	N18°36'01"W
L29	31.51'	S68°42'23"E
L30	37.51'	N81°18'01"E
L31	29.11'	N52°43'23"E
L32	15.43'	N35°24'35"E
L33	32.03'	N49°50'57"E

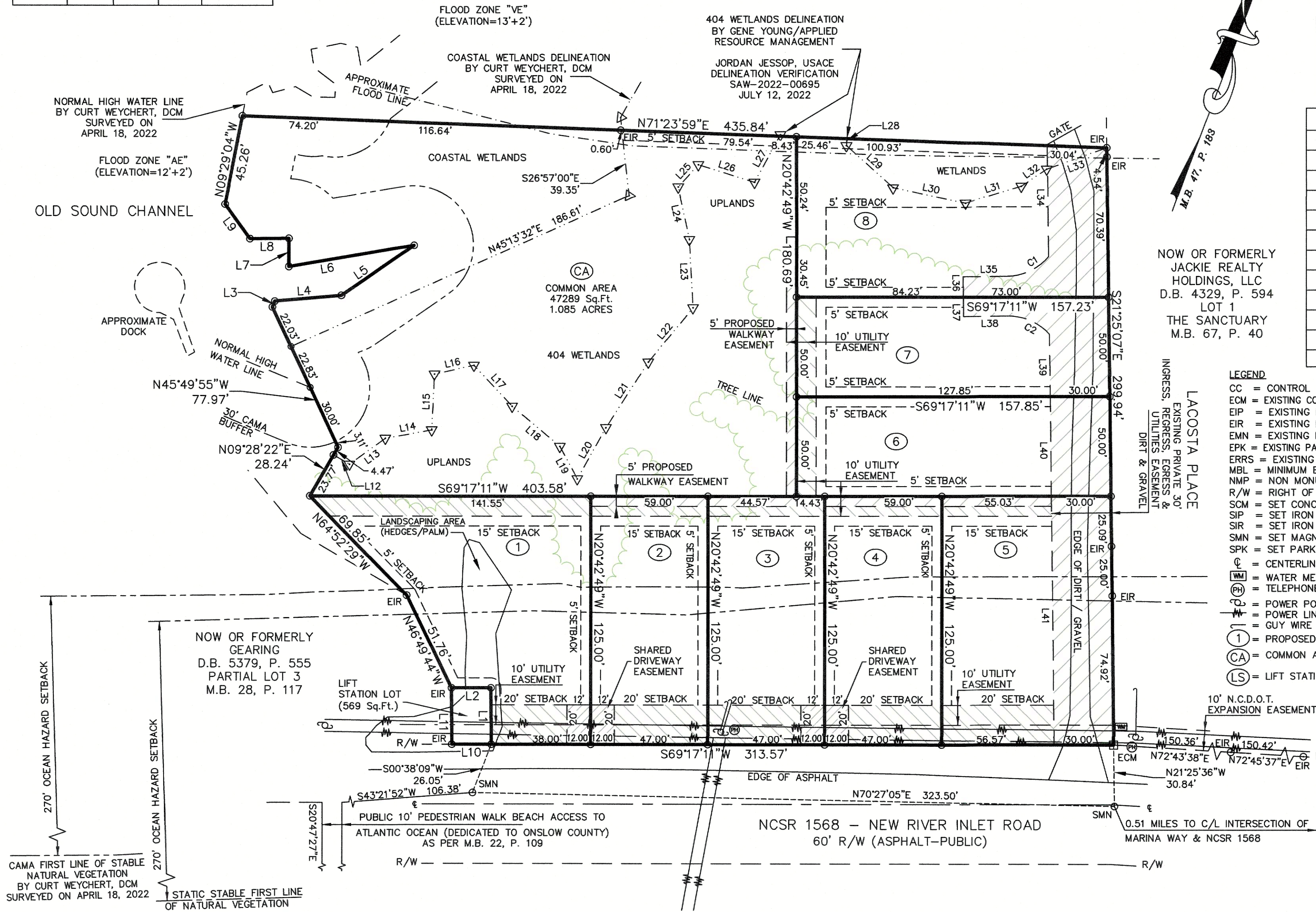
NOW OR FORMERLY
JACKIE REALTY HOLDINGS, LLC
D.B. 4255, P. 904
D.B. 1287, P. 290
D.B. 1287, P. 293

NOTES
ENTIRE PROPERTY IS LOCATED WITHIN 575'
OF THE NORMAL/MEAN HIGH WATER LINE
CONTIGUOUS WITH STUMP SOUND WHICH IS
CLASSIFIED BY THE STATE OF NC AS
OUTSTANDING RESOURCE WATERS (ORW)

5' UTILITY EASEMENT ALONG, ADJACENT,
PARALLEL TO ALL LOT LINES



LOT #	AREA (Sq.Ft.)	ACREAGE
1	11,084.9	0.2544
2	7,375.0	0.1693
3	7,375.0	0.1693
4	7,375.0	0.1693
5	10,725.2	0.2462
6	7,907.7	0.1815
7	7,876.9	0.1808
8	12,195.8	0.2799
CA	47,289.6	1.0856
LS	569.7	0.0130
TOTAL	119,774.8	2.749

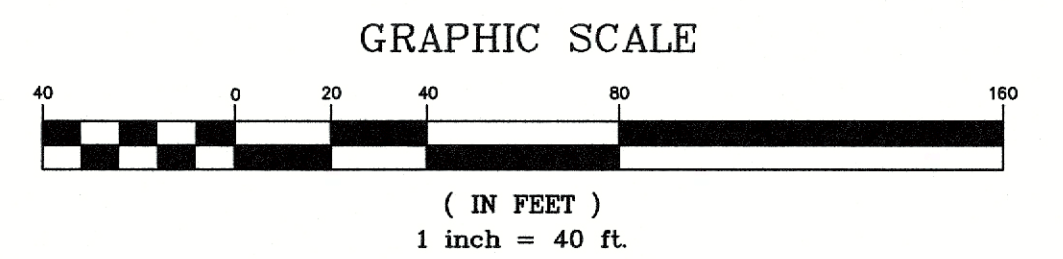


- LEGEND
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CORNER)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CONTROL CORNER)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CONTROL CORNER)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CONTROL CORNER)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CONTROL CORNER)
 - SPK = SET PARKER-KALON NAIL (CONTROL CORNER)
 - CL = CENTERLINE
 - WM = WATER METER
 - TP = TELEPHONE PEDESTAL
 - PO = POWER POLE
 - PL = POWER LINE
 - GW = GUY WIRE
 - 1 = PROPOSED LOT
 - CA = COMMON AREA
 - LS = LIFT STATION
- ALL POINTS SET IRON RODS UNLESS OTHERWISE NOTED

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING
 502 NEW BRIDGE STREET
 P.O. BOX 1570
 JACKSONVILLE, NC 28540-1570
 TELEPHONE: (910) 455-0877
 E-MAIL: riggsland@riggslandnc.com

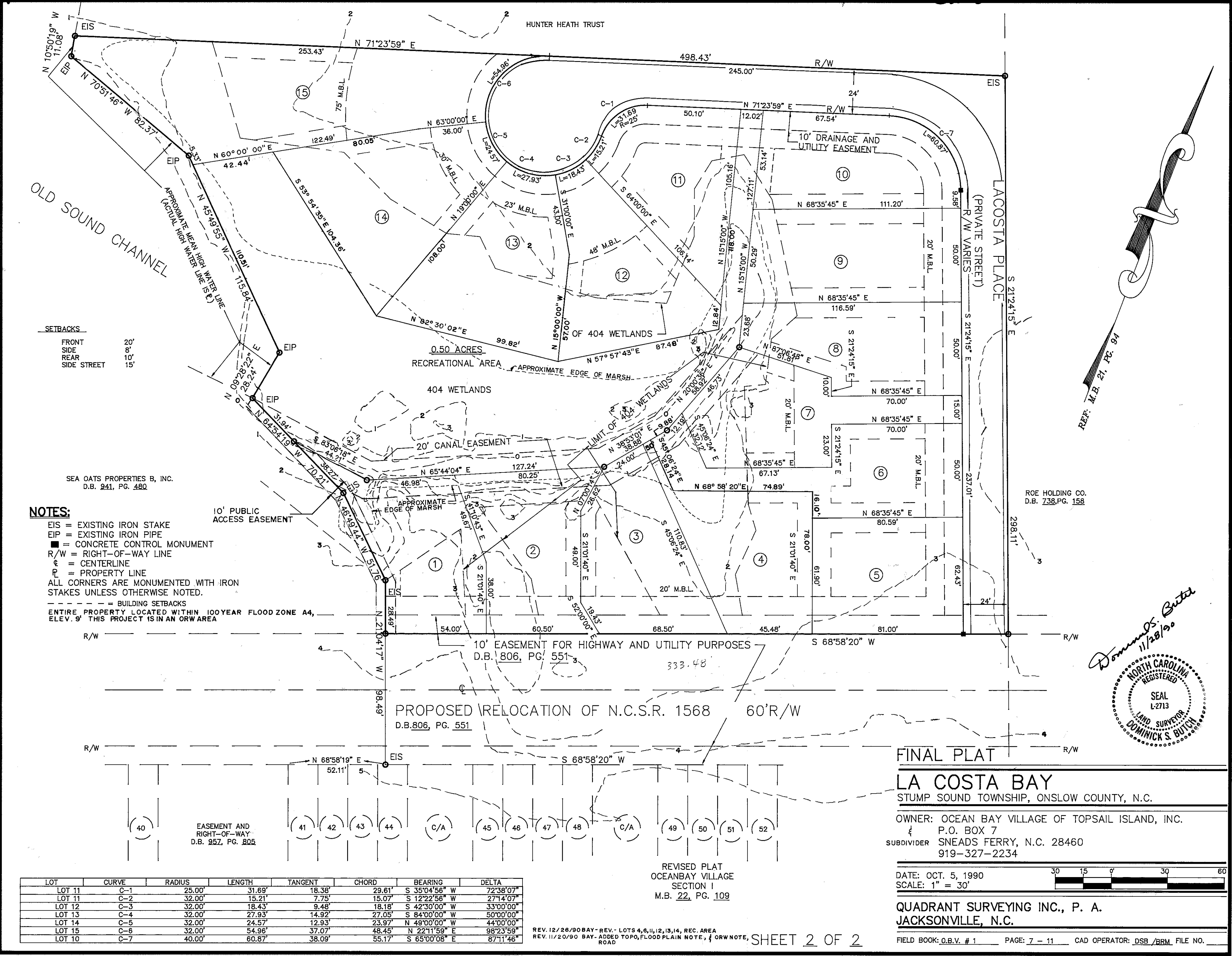
LANDFALL EXECUTIVE SUITES
 1213 CULBRETH DRIVE
 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444

Charles Francis Riggs
 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
 SEAL L-2981
 Charles Francis Riggs
 11/4/2022



ACTUAL FIELD SURVEY DATE: APRIL 18, 2022
 MAPPING DATE: NOVEMBER 04, 2022
 FIELD BOOK: 1243 PAGE: 10
 PROJECT NUMBER: 21-10-02 JTG
 SHEET 2 OF 2

R:\2021\21-10-02 Capital Asset Topsoil Development\CAD\Drawings\21-10-02 EXEMPT R-1.dwg - Friday, November 04, 2022 9:05:09 AM



SETBACKS

FRONT	20'
SIDE	8'
REAR	10'
SIDE STREET	15'

NOTES:

- EIS = EXISTING IRON STAKE
- EIP = EXISTING IRON PIPE
- = CONCRETE CONTROL MONUMENT
- R/W = RIGHT-OF-WAY LINE
- ε = CENTERLINE
- P = PROPERTY LINE
- ALL CORNERS ARE MONUMENTED WITH IRON STAKES UNLESS OTHERWISE NOTED.
- - - = BUILDING SETBACKS
- ENTIRE PROPERTY LOCATED WITHIN 100 YEAR FLOOD ZONE A4, ELEV. 9' THIS PROJECT IS IN AN ORW AREA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
LOT 11	C-1	25.00'	31.89'	18.38'	29.61'	S 35°04'56" W	72°38'07"
LOT 11	C-2	32.00'	15.21'	7.75'	15.07'	S 12°22'56" W	27°14'07"
LOT 12	C-3	32.00'	18.43'	9.48'	18.18'	S 42°30'00" W	33°00'00"
LOT 13	C-4	32.00'	27.93'	14.92'	27.05'	S 84°00'00" W	50°00'00"
LOT 14	C-5	32.00'	24.57'	12.93'	23.97'	N 49°00'00" W	44°00'00"
LOT 15	C-6	32.00'	54.96'	37.07'	48.45'	N 22°11'59" E	98°23'59"
LOT 10	C-7	40.00'	60.87'	38.09'	55.17'	S 65°00'08" E	87°11'46"

REV. 12/26/90 BAY - REV. LOTS 4, 6, 11, 12, 13, 14, REC. AREA
 REV. 11/20/90 BAY - ADDED TOPO, FLOOD PLAIN NOTE, & ORW NOTE, ROAD

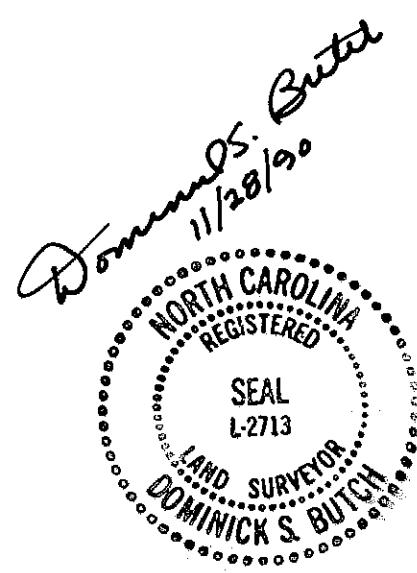
FINAL PLAT
LA COSTA BAY
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, N.C.

OWNER: OCEAN BAY VILLAGE OF TOPSAIL ISLAND, INC.
 P.O. BOX 7
 SUBDIVIDER SNEADS FERRY, N.C. 28460
 919-327-2234

DATE: OCT. 5, 1990
 SCALE: 1" = 30'

QUADRANT SURVEYING INC., P. A.
 JACKSONVILLE, N.C.

FIELD BOOK: O.B.V. # 1 PAGE: 7 - 11 CAD OPERATOR: DSB / BRM FILE NO.



I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK SEE TITLE SOURCES LISTED): THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND DRAWN FROM INFORMATION FOUND IN DEED BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 11th DAY OF November, 2022

DocuSigned by: Charles Francis Riggs
BB3CB06342AE49C
L-2981
11/30/2022

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" EL=12+2 WHICH IS A SPECIAL FLOOD HAZARD AREA AND FLOOD ZONE "VE" EL=17+7 WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370466 372042BB00K, JUNE 19, 2020

THIS AREA NOT ELIGIBLE FOR FEDERAL FLOOD INSURANCE AS OF OCTOBER 1, 1983

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS:

- A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. ANY ONE OF THE FOLLOWING:
 - 1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.
 - 2) THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3) THAT THE SURVEY IS A CONTROL SURVEY. FOR THE PURPOSES OF THIS SUBSECTION, A "CONTROL SURVEY" IS A SURVEY THAT PROVIDES HORIZONTAL OR VERTICAL POSITION DATA FOR SUPPORT OR CONTROL OF OTHER SURVEYS OR FOR MAPPING. A CONTROL SURVEY, BY ITSELF, CANNOT BE USED TO DEFINE OR CONVEY RIGHTS OR OWNERSHIP.
 - 4) THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

DocuSigned by: Charles Francis Riggs
L-2981
11/30/2022

NOTE
THE PURPOSE OF THIS PLAT IS TO REVISE M.B. 82, P. 221 WIDTH OF LOTS 1, 2, 3, 4 & 5 ADD UTILITY EASEMENTS

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)

LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET
P.O. BOX 1570
JACKSONVILLE, NC 28540-1570
TELEPHONE: (910) 455-0877

LANDFALL EXECUTIVE SUITES
1213 CULBRETH DRIVE
WILMINGTON, NC 28405
TELEPHONE: (910) 681-7444

E-MAIL: riggsland@riggslandnc.com

Submitted electronically by "Charles F Riggs & Associates, Inc." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Onslow County Register of Deeds.

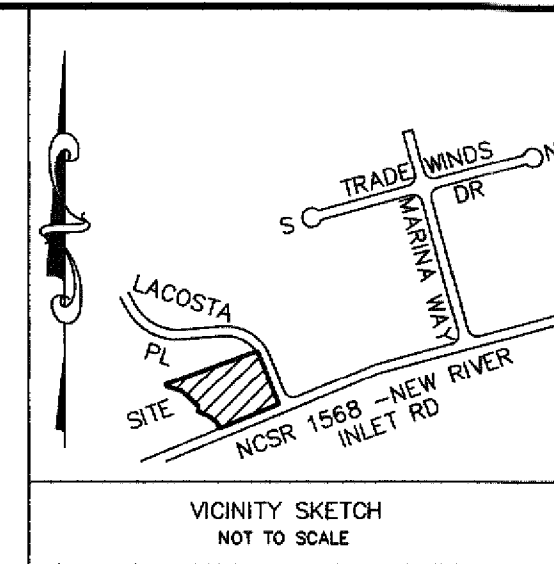
APPROVED BY: Elizabeth Robinson
NORTH CAROLINA SUBDIVISION ADMINISTRATOR
11/30/2022
DATE

IN ORDER FOR THIS EXEMPT PLAT TO BE COMPLETED A DEED REFERENCING THIS RECORDED PLAT MUST BE RECORDED WITH THE ONSLOW COUNTY REGISTER OF DEEDS.

STATE OF NORTH CAROLINA, COUNTY OF ONSLOW
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.
11/30/2022
DATE
Elizabeth Robinson
REVIEW OFFICER

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/1/2022 9:04:00 AM
Fee Amt: \$42.00 Page 1 of 2
Onslow County, NC
Omega K. Jarman Reg. of Deeds
BK 83 PG 56 - 57

REGISTER OF DEEDS



ZONED R-5
ZONING SETBACKS
FRONT = 20'
REAR = 15'
SIDE = 5'

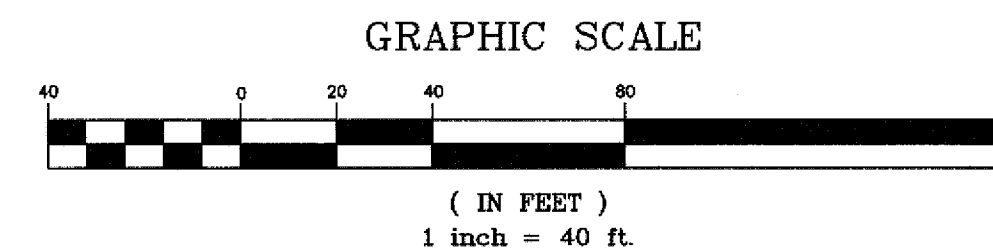
PLAT SETBACKS
FRONT = 20'
REAR = 10'
SIDE = 8'

OWNERS
CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC

TITLE SOURCE
D.B. 5706, P. 91

TAX MAP #
779-1.1

REFERENCES
D.B. 1287, P. 290
D.B. 1287, P. 293
D.B. 2292, P. 900
D.B. 4255, P. 904
D.B. 4329, P. 594
D.B. 5379, P. 555
D.B. 5706, P. 91
M.B. 28, P. 117
M.B. 47, P. 183
M.B. 67, P. 40
M.B. 82, P. 221



EXEMPT PLAT OF
LA COSTA BAY
LOTS 1-8 & COMMON AREA
FORMERLY LOTS 1-8 & COMMON AREA, M.B. 82, P. 221
FORMERLY LOTS 1-15 & RECREATIONAL AREA, LA COSTA BAY, M.B. 29, P. 16A
STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC, OWNER; D.B. 5706, P. 91
LACOSTA PLACE

ACTUAL FIELD SURVEY DATE: APRIL 18, 2022
MAPPING DATE: NOVEMBER 04, 2022
FIELD BOOK: 1243, PAGE: 10

PROJECT NUMBER: 21-10-02 JTG

SHEET 1 OF 2

LACOSTA PLACE
EXISTING PRIVATE 30' INGRESS, REGRESS, EGRESS & UTILITIES EASEMENT

LINE #	LENGTH	DIRECTION
L34	55.72'	S21°25'07"E
L35	22.00'	N68°34'53"E
L36	10.31'	N21°25'07"W
L37	9.69'	N21°25'07"W
L38	22.00'	S68°34'53"W
L39	31.36'	S21°25'07"E
L40	50.00'	S21°25'07"E
L41	125.01'	S21°25'07"E

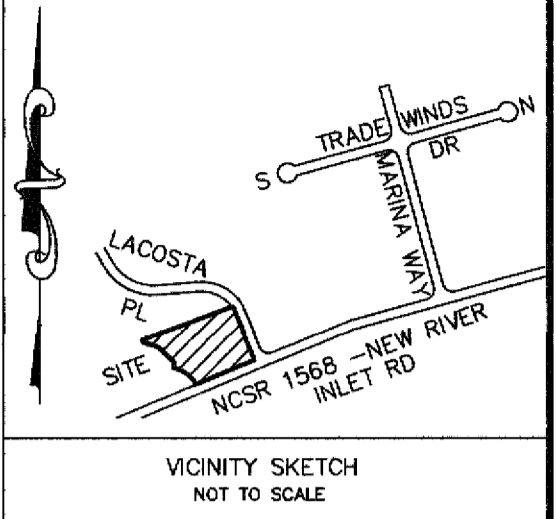
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	23.75'	28.00'	23.04'	N44°17'10"E
C2	23.75'	28.00'	23.04'	N87°07'24"W

LINE #	LENGTH	DIRECTION
L1	28.49'	N21°04'17"W
L2	20.00'	N69°17'11"E
L3	3.19'	N01°36'56"E
L4	33.61'	N64°19'20"E
L5	44.44'	N34°44'15"E
L6	63.88'	S59°35'53"W
L7	14.07'	N20°44'18"W
L8	19.68'	S68°51'09"W
L9	21.40'	N56°49'14"W
L10	20.00'	S69°17'11"W
L11	28.49'	S21°04'17"E
L12	9.22'	S80°31'38"E
L13	22.30'	N33°35'12"E
L14	23.67'	N58°42'49"E
L15	28.06'	N17°52'35"W
L16	20.47'	N56°53'31"E
L17	28.22'	S63°51'49"E
L18	31.30'	S70°44'37"E
L19	18.52'	S49°02'16"E
L20	29.54'	N08°38'27"E
L21	39.20'	N12°14'06"E
L22	35.31'	N18°47'31"E
L23	34.45'	N23°42'54"W
L24	27.11'	N32°55'14"W
L25	15.13'	N21°57'56"E
L26	29.60'	N86°34'17"E
L27	27.24'	N08°11'17"E
L28	3.49'	N18°36'01"W
L29	31.51'	S68°42'23"E
L30	37.51'	N81°18'01"E
L31	29.11'	N52°43'23"E
L32	15.43'	N35°24'35"E
L33	32.03'	N49°50'57"E

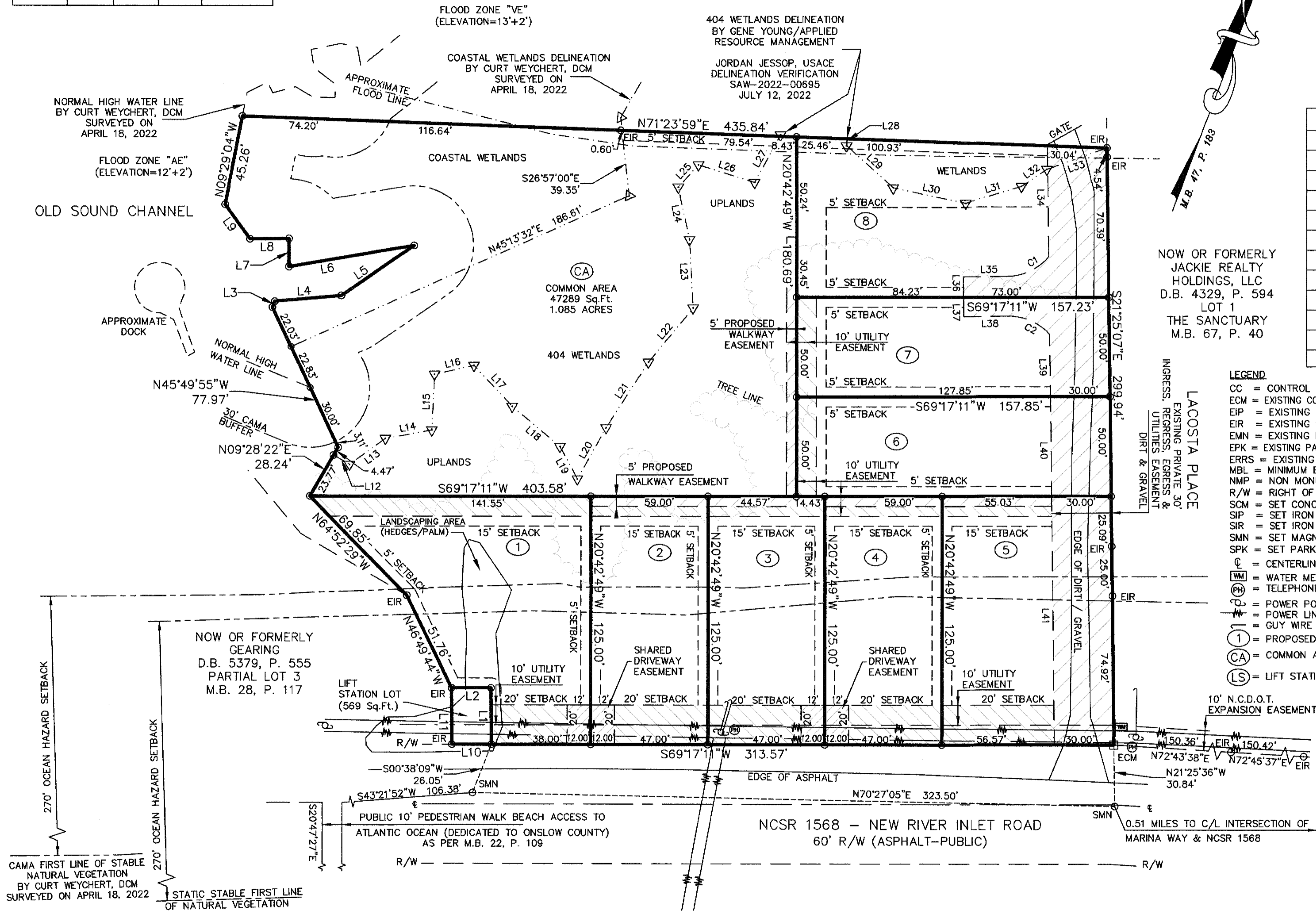
NOW OR FORMERLY
JACKIE REALTY HOLDINGS, LLC
D.B. 4255, P. 904
D.B. 1287, P. 290
D.B. 1287, P. 293

NOTES
ENTIRE PROPERTY IS LOCATED WITHIN 575'
OF THE NORMAL/MEAN HIGH WATER LINE
CONTIGUOUS WITH STUMP SOUND WHICH IS
CLASSIFIED BY THE STATE OF NC AS
OUTSTANDING RESOURCE WATERS (ORW)

5' UTILITY EASEMENT ALONG, ADJACENT,
PARALLEL TO ALL LOT LINES



LOT #	AREA (Sq.Ft.)	ACREAGE
1	11,084.9	0.2544
2	7,375.0	0.1693
3	7,375.0	0.1693
4	7,375.0	0.1693
5	10,725.2	0.2462
6	7,907.7	0.1815
7	7,876.9	0.1808
8	12,195.8	0.2799
CA	47,289.6	1.0856
LS	569.7	0.0130
TOTAL	119,774.8	2.749

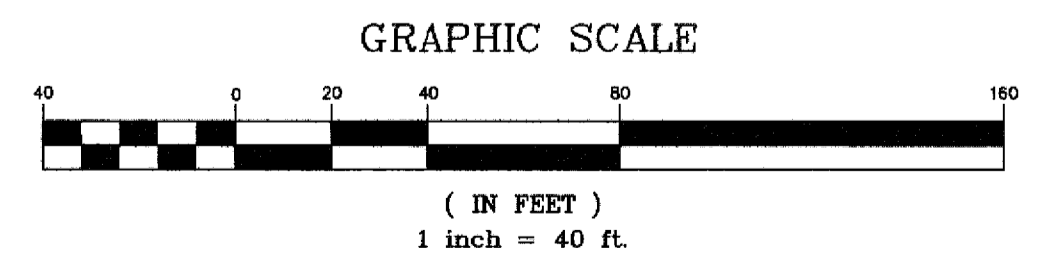


- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CORNER)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CONTROL CORNER)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CONTROL CORNER)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CONTROL CORNER)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CONTROL CORNER)
 - SPK = SET PARKER-KALON NAIL (CONTROL CORNER)
 - C = CENTERLINE
 - WM = WATER METER
 - TP = TELEPHONE PEDESTAL
 - PO = POWER POLE
 - PL = POWER LINE
 - GW = GUY WIRE
 - 1 = PROPOSED LOT
 - CA = COMMON AREA
 - LS = LIFT STATION
- ALL POINTS SET IRON RODS UNLESS OTHERWISE NOTED

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING
 502 NEW BRIDGE STREET
 P.O. BOX 1570
 JACKSONVILLE, NC 28540-1570
 TELEPHONE: (910) 455-0877
 E-MAIL: riggsland@riggslandnc.com

LANDFALL EXECUTIVE SUITES
 1213 CULBRETH DRIVE
 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444

DocuSigned by:
 Charles Francis Riggs
 11/30/2022



ACTUAL FIELD SURVEY DATE: APRIL 18, 2022
 MAPPING DATE: NOVEMBER 04, 2022
 FIELD BOOK: 1243 PAGE: 10
 PROJECT NUMBER: 21-10-02 JTG
 SHEET 2 OF 2

R:\2021\21-10-02 Capital Asset Topoclip Development\CAD\Drawings\21-10-02 EXEMPT R-1.dwg - Friday, November 04, 2022 9:05:09 AM

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK SEE TITLE SOURCES LISTED); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AND DRAWN FROM INFORMATION FOUND IN DEED BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 17th DAY OF July, A.D. 2024, AT _____, NORTH CAROLINA.
 DocuSigned by: Charles Francis Riggs
 CHARLES FRANCIS RIGGS, P.L.S. L-2981 7/19/2024



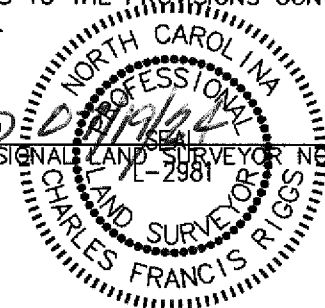
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" EL=12'+2" WHICH IS A SPECIAL FLOOD HAZARD AREA AND FLOOD ZONE "VE" EL=13'+2" WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370466 3720428800K, JUNE 19, 2020

THIS PROPERTY IS LOCATED WITHIN THE COASTAL BARRIER RESOURCE SYSTEM L06, EFFECTIVE 10/01/1983. THIS AREA IS NOT COVERED BY FEDERAL FLOOD INSURANCE FOR BUILDINGS CONSTRUCTED, PERMITTED, SUBSTANTIALLY IMPROVED OR DAMAGED AFTER 10/01/1983.

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS.

- A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. ANY ONE OF THE FOLLOWING:
 - 1) THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.
 - 2) THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
 - 3) THAT THE SURVEY IS A CONTROL SURVEY. FOR THE PURPOSES OF THIS SUBSECTION, A "CONTROL SURVEY" IS A SURVEY THAT PROVIDES HORIZONTAL OR VERTICAL POSITION DATA FOR SUPPORT OR CONTROL OF OTHER SURVEYS OR FOR MAPPING. A CONTROL SURVEY, BY ITSELF, CANNOT BE USED TO DEFINE OR CONVEY RIGHTS OR OWNERSHIP.
 - 4) THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
- D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

DocuSigned by: Charles Francis Riggs
 CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR NO. L-2981 7/19/2024



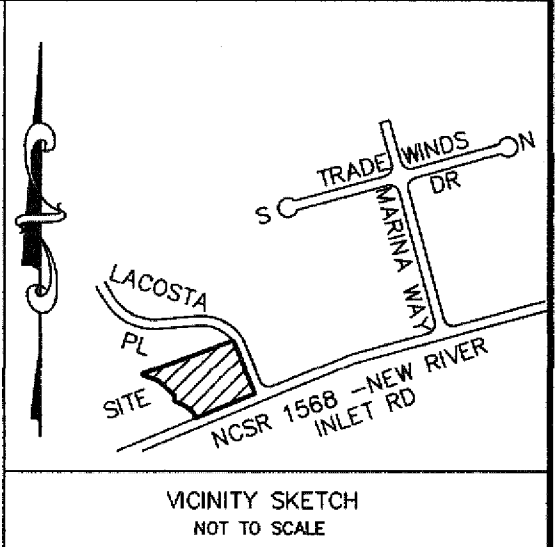
APPROVED BY: [Signature]
 NORTH TOPSAIL BEACH SUBDIVISION ADMINISTRATOR
 7/19/2024 0A7D8ECCE236475...
 DATE _____

IN ORDER FOR BOUNDARY SURVEY AND LOT RECOMBINATION PLAT TO BE COMPLETED A DEED REFERENCING THIS RECORDED PLAT MUST BE RECORDED WITH THE ONSLOW COUNTY REGISTER OF DEEDS.

STATE OF NORTH CAROLINA, COUNTY OF ONSLOW
 I, Susan Bass REVIEW OFFICER OF ONSLOW COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 7/19/2024
 DATE Susan Bass REVIEW OFFICER

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 7/19/2024 3:47:50 PM
 Fee Amt: \$42.00 Page 1 of 2
 Onslow County, NC
 Omega K. Jarman Reg. of Deeds
BK 86 PG 222 - 223

REGISTER OF DEEDS



THE PURPOSE OF THIS PLAT IS TO REVISE THE COMMON PROPERTY LINE OF LOTS 1 & 2, M.B. 83, P. 56 AND TO CLARIFY THE NORTH TOPSAIL BEACH ZONING SETBACKS

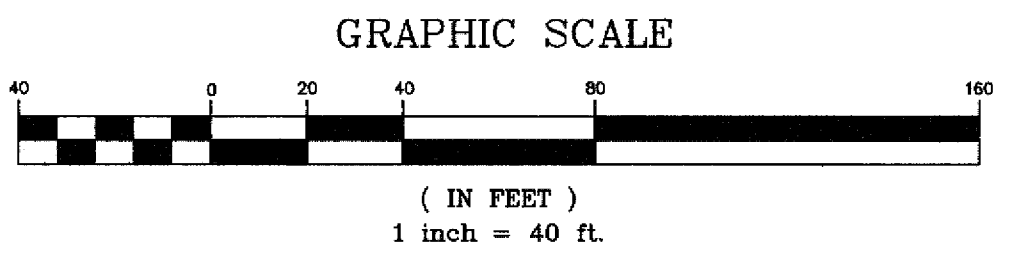
ZONED R-5 ZONING SETBACKS	REFERENCES
FRONT = 20'	D.B. 1287, P. 290
REAR = 10'	D.B. 1287, P. 293
SIDE = 8'	D.B. 2292, P. 900
	D.B. 4255, P. 904
	D.B. 4329, P. 594
	D.B. 5379, P. 555
	D.B. 5706, P. 91
	D.B. 6003, P. 894
	M.B. 28, P. 117
	M.B. 47, P. 183
	M.B. 67, P. 40
	M.B. 82, P. 221
	M.B. 83, P. 56

OWNERS	TITLE SOURCE	TAX MAP #	PARCEL ID #	LOT #
CAPITAL ASSET ABL DEVELOPMENT I, LLC	D.B. 6003, P. 894	779A-41	173835	LOT 1
		779A-42	173836	LOT 2
		779A-43	173837	LOT 3
		779A-44	173838	LOT 4
		779A-45	173839	LOT 5
CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC	D.B. 5706, P. 91	779A-46	173840	LOT 6
		779A-47	173841	LOT 7
		779A-48	173842	LOT 8
		779A-49	173843	COMMON AREA
		779A-50	173844	LIFT STATION

BOUNDARY SURVEY & LOT RECOMBINATION

LA COSTA BAY

LOTS 1-8 & COMMON AREA
 FORMERLY LOTS 1-8 & COMMON AREA, M.B. 83, P. 56
 FORMERLY LOTS 1-15 & RECREATIONAL AREA, LA COSTA BAY, M.B. 29, P. 16A
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC, OWNER; D.B. 5706, P. 91
 CAPITAL ASSET ABL DEVELOPMENT I, LLC, OWNER; D.B. 6003, P. 894
 1425, 1427, 1431, 1435, 1439 & 1443 NEW RIVER INLET ROAD
 109, 113 & 117 LACOSTA PLACE



ACTUAL FIELD SURVEY DATE: APRIL 18, 2022
 MAPPING DATE: JULY 19, 2024
 FIELD BOOK: 1243, PAGE: 10
 PROJECT NUMBER: 21-10-02 JTG
 SHEET 1 OF 2

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING
 502 NEW BRIDGE STREET JACKSONVILLE, NC 28540-1570
 P.O. BOX 1570
 TELEPHONE: (910) 455-0877
 E-MAIL: riggsland@riggslandnc.com
 LANDFALL EXECUTIVE SUITES 1213 CULBRETH DRIVE WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444

R:\2021\21-10-02 Capital Asset Topsail Development\CAD\Drawings\21-10-02 EXEMPT R-2.dwg - Friday, July 19, 2024 9:16:17 AM

LACOSTA PLACE
EXISTING PRIVATE 30' INGRESS, REGRESS, EGRESS & UTILITIES EASEMENT

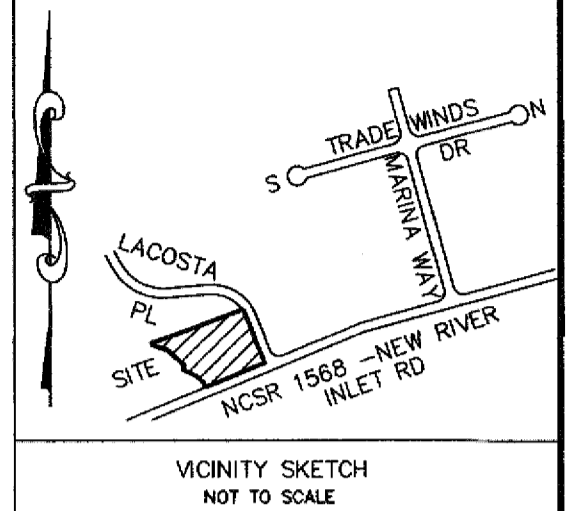
LINE TABLE		
LINE #	LENGTH	DIRECTION
L34	55.72'	S21°25'07"E
L35	22.00'	N68°34'53"E
L36	10.31'	N21°25'07"W
L37	9.69'	N21°25'07"W
L38	22.00'	S68°34'53"W
L39	31.36'	S21°25'07"E
L40	50.00'	S21°25'07"E
L41	125.01'	S21°25'07"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	BEARING
C1	23.75'	28.00'	23.04'	N44°17'10"E
C2	23.75'	28.00'	23.04'	N87°07'24"W

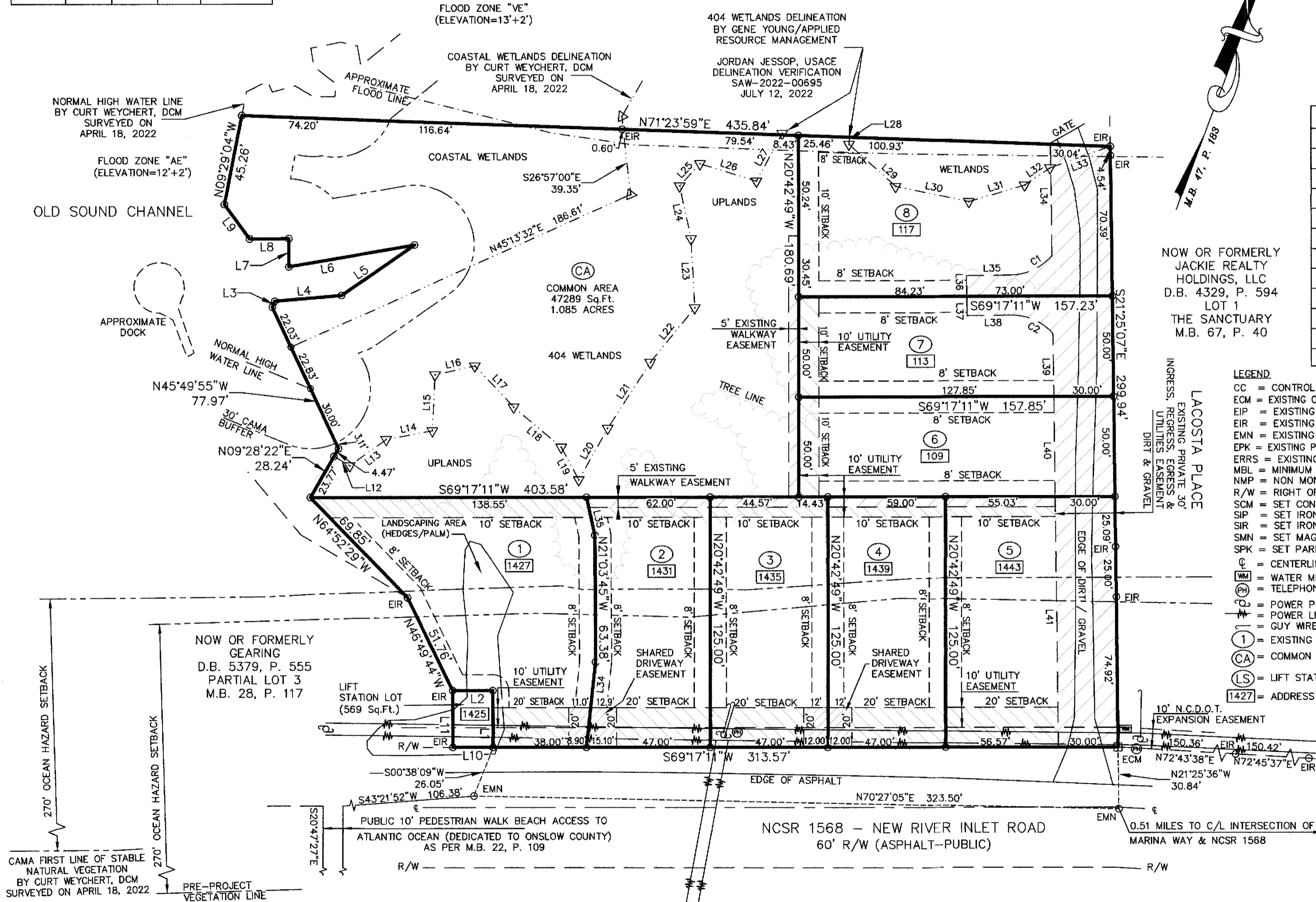
NOW OR FORMERLY
JACKIE REALTY HOLDINGS, LLC
D.B. 4255, P. 904
D.B. 1287, P. 290
D.B. 1287, P. 293

NOTES
ENTIRE PROPERTY IS LOCATED WITHIN 575'
OF THE NORMAL/MEAN HIGH WATER LINE
CONTIGUOUS WITH STUMP SOUND WHICH IS
CLASSIFIED BY THE STATE OF NC AS
OUTSTANDING RESOURCE WATERS (ORW)

5' UTILITY EASEMENT ALONG ADJACENT,
PARALLEL TO ALL LOT LINES



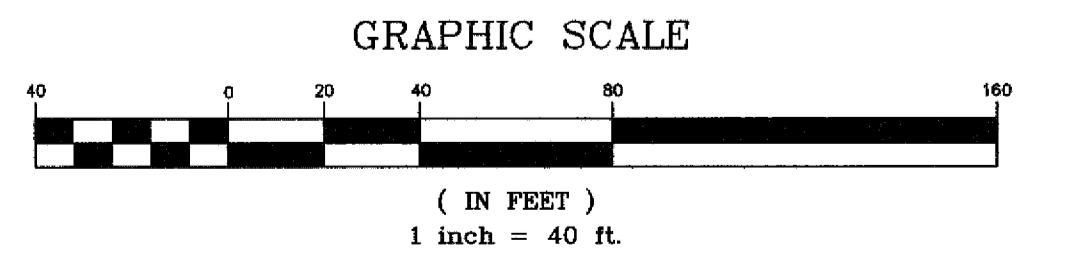
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.49'	N21°04'17"W
L2	20.00'	N69°17'11"E
L3	3.19'	N01°36'56"E
L4	33.61'	N64°19'20"E
L5	44.44'	N34°44'15"E
L6	63.88'	S59°35'53"W
L7	14.07'	N20°44'18"W
L8	19.68'	S68°51'09"W
L9	21.40'	N56°49'14"W
L10	20.00'	S69°17'11"W
L11	28.49'	S21°04'17"E
L12	9.22'	S80°31'38"E
L13	22.30'	N33°35'12"E
L14	23.67'	N58°42'49"E
L15	28.06'	N17°52'35"W
L16	20.47'	N56°53'31"E
L17	28.22'	S63°51'49"E
L18	31.30'	S70°44'37"E
L19	18.52'	S49°02'16"E
L20	29.54'	N08°38'27"E
L21	39.20'	N12°14'06"E
L22	35.31'	N18°47'31"E
L23	34.45'	N23°42'54"W
L24	27.11'	N32°55'14"W
L25	15.13'	N21°57'56"E
L26	29.60'	N86°34'17"E
L27	27.24'	N08°11'17"E
L28	3.49'	N18°36'01"W
L29	31.51'	S68°42'23"E
L30	37.51'	N81°18'01"E
L31	29.11'	N52°43'23"E
L32	15.43'	N35°24'35"E
L33	32.03'	N49°50'57"E
L34	43.00'	N14°35'19"W
L35	19.30'	N32°59'07"W



LOT AREA		
LOT #	AREA (Sq.Ft.)	ACREAGE
1	11,114.7	0.2551
2	7,345.2	0.1686
3	7,375.0	0.1693
4	7,375.0	0.1693
5	10,725.2	0.2462
6	7,907.7	0.1815
7	7,876.9	0.1808
8	12,195.8	0.2799
CA	47,289.6	1.0856
LS	569.7	0.0130
TOTAL	119,774.8	2.7493

NOW OR FORMERLY
JACKIE REALTY HOLDINGS, LLC
D.B. 4329, P. 594
LOT 1
THE SANCTUARY
M.B. 67, P. 40

- LEGEND
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CORNER)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CONTROL CORNER)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CONTROL CORNER)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CONTROL CORNER)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CONTROL CORNER)
 - SPK = SET PARKER-KALON NAIL (CONTROL CORNER)
 - CL = CENTERLINE
 - WM = WATER METER
 - TP = TELEPHONE PEDESTAL
 - PP = POWER POLE
 - PL = POWER LINE
 - GW = GUY WIRE
 - 1 = EXISTING LOT
 - CA = COMMON AREA
 - LS = LIFT STATION
 - 1427 = ADDRESS
- ALL POINTS SET IRON RODS UNLESS OTHERWISE NOTED



ACTUAL FIELD SURVEY DATE: APRIL 18, 2022
MAPPING DATE: JULY 19, 2024
FIELD BOOK: 1243, PAGE: 10
PROJECT NUMBER: 21-10-02 JTG
SHEET 2 OF 2

R:\2021\21-10-02 Capitol Asset Topsoil Development\CAD Drawings\21-10-02 EXEMPT R-2.dwg - Friday, July 19, 2024 9:16:17 AM

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
 LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET
 P.O. BOX 1570
 JACKSONVILLE, NC 28540-1570
 TELEPHONE: (910) 455-0877
 E-MAIL: riggsland@riggslandnc.com

LANDFALL EXECUTIVE SUITES
 1213 CULBRETH DRIVE
 WILMINGTON, NC 28405
 TELEPHONE: (910) 681-7444

DocuSigned by:
 Charles Francis Riggs
 8B3C8D8342AE49C...
 7/19/2024

SEAL
 L-2981
 CHARLES FRANCIS RIGGS
 PROFESSIONAL LAND SURVEYOR

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±.

CHARLES FRANCIS RIGGS P.L.L.C. L-2981

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" & "VE" WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370466-3720429800K, JUNE 19, 2020

THIS PROPERTY IS NOT COVERED BY FEDERAL FLOOD INSURANCE AS OF 10-01-83

PRELIMINARY PLAN NOT FOR RECORDATION, CONVEYANCES OR SALES

NOTE

PARKING REQUIRED: 2 SPACES PER DWELLING WITH FEWER THAN 3 ROOMS, PLUS ONE PER ROOM FOR EACH ADDITIONAL ROOM (EXCLUDING KITCHEN, DINING OR LIVING ROOM)
 TOTAL PROPOSED PARKING: 48 SPACES (6 SPACES PER UNIT/TOWNHOUSE) 4 OVERFLOW SPACES
 52 TOTAL PARKING SPACES

NOTE

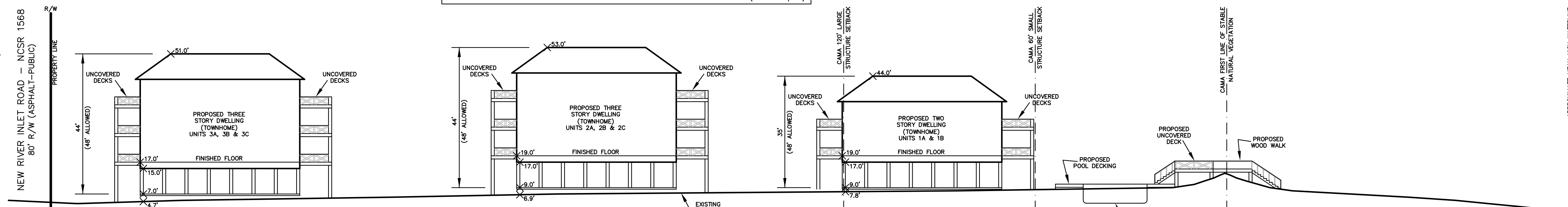
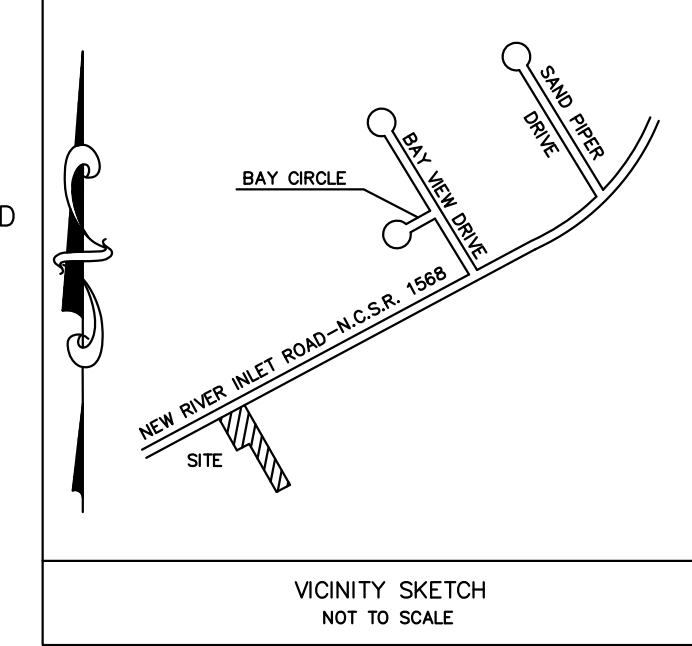
PROPOSED DWELLINGS WITHOUT EAVES = 7510 Sq.Ft.
 PROPOSED POOL COPING = 77 Sq.Ft.
 PROPOSED PERVIOUS DRIVE = 0 Sq.Ft.
 PROPOSED TOTAL IMPERVIOUS SURFACE = 7587 Sq.Ft.
 TOTAL LOT AREA = 37526 Sq.Ft.
 PROPOSED IMPERVIOUS AREA = 20.2%
 MAXIMUM NORTH TOPSAIL BEACH ALLOWABLE IMPERVIOUS SURFACE = 30% (11258 Sq.Ft.)

OPEN SPACE & RECREATION AREA

OPEN SPACE & RECREATION AREA (NO BUILDINGS OR DRIVE/PARKING) = 10451 Sq.Ft.
 DEVELOPABLE LAND (FROM R/W TO FLSNV) = 30870 Sq.Ft.
 PROPOSED OPEN SPACE & RECREATION AREA = 33.8%

DENSITY REQUIRED

2 UNITS = 5000 Sq.Ft.
 6 UNITS x 5000 Sq.Ft. = 30000 Sq.Ft.
 8 UNITS TOTAL = 35000 Sq.Ft. REQUIRED
 EXISTING AREA = 37526 Sq.Ft.



UNITS 3A, 3B & 3C (EACH UNIT)
 GROUND (CONDITIONED): 250 Sq.Ft.
 FIRST FLOOR: 885 Sq.Ft.
 SECOND FLOOR: 885 Sq.Ft.
 THIRD FLOOR: 885 Sq.Ft.
 TOTAL FLOOR AREA: 2905 Sq.Ft.
 TOTAL STRUCTURE FLOOR AREA: 8715 Sq.Ft. (CAMA SETBACK: 120')

UNITS 2A, 2B & 2C (EACH UNIT)
 GROUND (CONDITIONED): 250 Sq.Ft.
 FIRST FLOOR: 885 Sq.Ft.
 SECOND FLOOR: 885 Sq.Ft.
 THIRD FLOOR: 885 Sq.Ft.
 TOTAL FLOOR AREA: 2905 Sq.Ft.
 TOTAL STRUCTURE FLOOR AREA: 8715 Sq.Ft. (CAMA SETBACK: 120')

UNITS 1A & 1B (EACH UNIT)
 GROUND (CONDITIONED): 250 Sq.Ft.
 FIRST FLOOR: 1100 Sq.Ft.
 SECOND FLOOR: 1100 Sq.Ft.
 TOTAL FLOOR AREA: 2450 Sq.Ft.
 TOTAL STRUCTURE FLOOR AREA: 4900 Sq.Ft. (CAMA SETBACK: 60')

NUMBER OF BEDROOMS (UNITS 3A & 3C): 4
 REQUIRED PARKING: 4 SPACES
 NUMBER OF BEDROOMS (UNIT 3B): 3
 REQUIRED PARKING: 3 SPACES

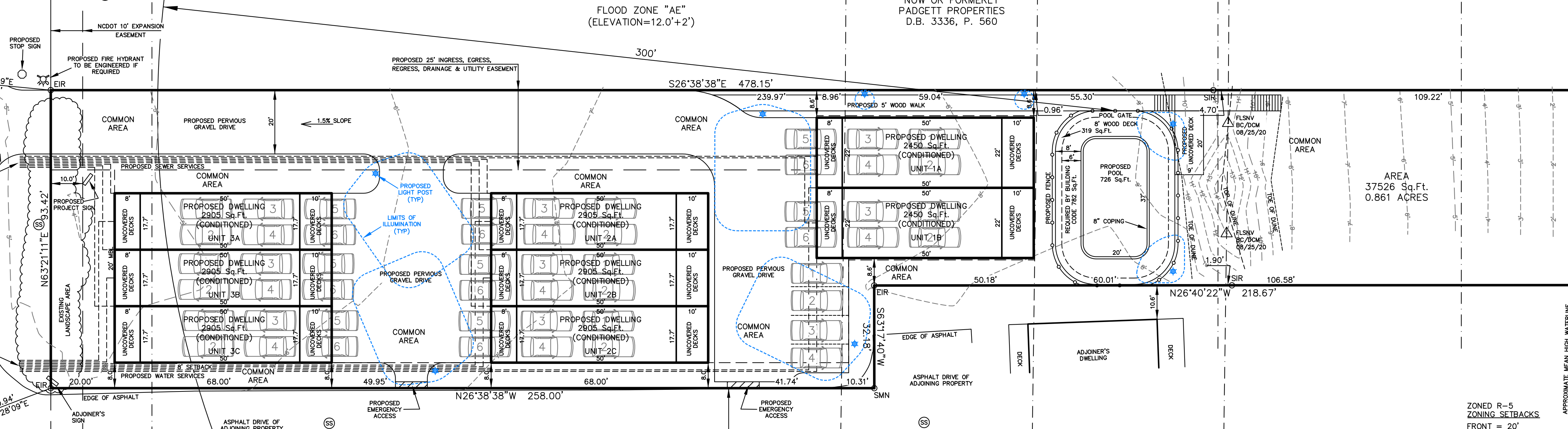
NUMBER OF BEDROOMS (UNITS 2A & 2C): 4
 REQUIRED PARKING: 4 SPACES
 NUMBER OF BEDROOMS (UNIT 2B): 3
 REQUIRED PARKING: 3 SPACES

NUMBER OF BEDROOMS: 5
 REQUIRED PARKING: 5 SPACES
 PROPOSED DWELLING IS TWO STORY TOWNHOUSE ON PILINGS OVER CONCRETE SLAB PARTIALLY ENCLOSED BELOW FOR ENTRY, STORAGE & GARAGE

PROPOSED DWELLING IS THREE STORY TOWNHOUSE ON PILINGS OVER CONCRETE SLAB PARTIALLY ENCLOSED BELOW FOR ENTRY, STORAGE & GARAGE

PROPOSED DWELLING IS THREE STORY TOWNHOUSE ON PILINGS OVER CONCRETE SLAB PARTIALLY ENCLOSED BELOW FOR ENTRY, STORAGE & GARAGE

PROPOSED DWELLING IS THREE STORY TOWNHOUSE ON PILINGS OVER CONCRETE SLAB PARTIALLY ENCLOSED BELOW FOR ENTRY, STORAGE & GARAGE



TOTAL AREA: 37526 Sq.Ft. 0.861 ACRES
 PROPOSED LAND DISTURBANCE: 30699 Sq.Ft. 0.705 ACRES
 PROPOSED IMPERVIOUS SURFACE: 7587 Sq.Ft.
 PROPOSED IMPERVIOUS SURFACE PERCENTAGE: 20.2% (30% ALLOWED)
 PROPOSED OPEN SPACE & RECREATION AREA: 10451 Sq.Ft. (33.8%)
 TOTAL NUMBER OF UNITS: 8
 PROPOSED MAXIMUM BUILDING HEIGHT: 44' (48' ALLOWED)
 PROPOSED INDIVIDUAL ONWASA WATER SERVICE FOR EACH UNIT
 PROPOSED INDIVIDUAL PLURIS SEWER SERVICE FOR EACH UNIT
 SOLID WASTE DISPOSAL WILL BE INDIVIDUAL OFF STREET PICK UP
 R/W PROPOSED SIGN WILL NOT EXCEED 10 Sq.Ft. IN AREA OR 6' IN HEIGHT

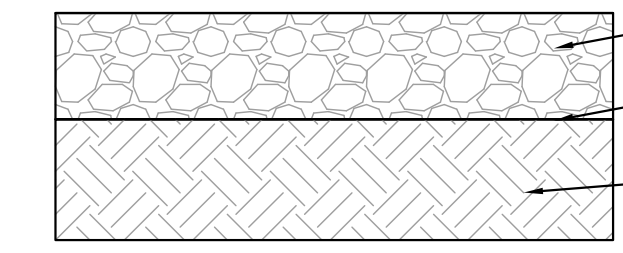
NOW OR FORMERLY SHIPWATCH VILLAS TOWNHOMES OWNERS' ASSOCIATION II, INC. D.B. 946, P. 264 M.B. 23, P. 165

PROPERTY RESTS WITHIN OCEAN HAZARD AREA (AREA OF ENVIRONMENTAL CONCERN)
 PROJECT IS PROPOSED LOW DENSITY THEREFORE A STORMWATER PLAN IS NOT REQUIRED. ALL STORMWATER TO SHEET FLOW THROUGH PROPERTY.
 PROJECT TO COMMENCE CONSTRUCTION SPRING OF 2021
 HOA TO BE CREATED AND RESPONSIBLE FOR ALL COMMON AREAS
 OUTDOOR LIGHTING WILL BE ACCOMPLISHED BY LOW VOLTAGE WATTAGE, AND USE OF FULL CUTOFF FIXTURES, LOCATION AND HEIGHT OF LUMINARIES. THE LIGHTING SHALL NOT ILLUMINATE ANY PART OF THE DUNE AREA OR PUBLIC BEACH AREA.

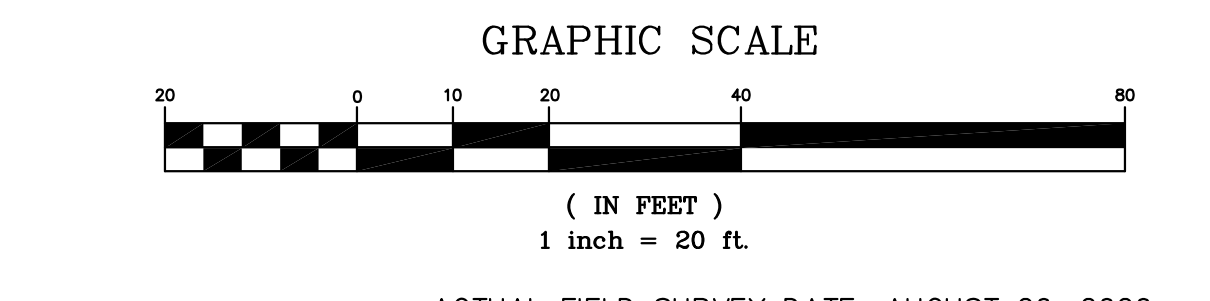
NOTE: ALL WATER & SEWER ILLUSTRATED AS SERVICES ANY WATER OR SEWER OTHER THAN SERVICES MUST BE ENGINEERED

SPECIAL USE PLAN FOR CAPITAL ASSET PROPERTIES c/o CHRIS PLAFORD

0.861 ACRE TRACT ON NCSR 1568, D.B. 652, P. 677
 STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
 NEIL REALTY CO., INC., OWNER, D.B. 652, P. 677
 NEW RIVER INLET ROAD



NOTE: ALL FILL TO BE COMPACTED PER NCDOT SPECIFICATIONS.
 GRAVEL DRIVE & PARKING DETAIL NOT TO SCALE



ACTUAL FIELD SURVEY DATE: AUGUST 26, 2020
 MAPPING DATE: FEBRUARY 2, 2021
 FIELD BOOK: 1148, PAGE: 1
 PROJECT NUMBER: 20-08-09
 SHEET 1 OF 1

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)
 LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS, LAND PLANNING & COMPUTER MAPPING
 502 NEW BRIDGE STREET P.O. BOX 1570 JACKSONVILLE, NC 28540-1570 TELEPHONE: (910) 455-0877
 LANDFALL EXECUTIVE SUITES 1213 CULBRETH DRIVE WILMINGTON, NC 28405 TELEPHONE: (910) 681-7444
 E-MAIL: riggsland@riggslandnc.com

S:\2020\20-08-09_Prelim\CAD\Drawings\20-08-09_Prelim.dwg - Tuesday, February 02, 2021 09:14:54 AM

I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±

CHARLES FRANCIS RIGGS P.L.S. L-2981

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" & "VE" WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370466 3720428800K, JUNE 19, 2020

THIS PROPERTY IS NOT COVERED BY FEDERAL FLOOD INSURANCE AS OF 10-01-83

UNITS A & C (EACH UNIT)

GROUND (CONDITIONED): 87 Sq.Ft.
FIRST FLOOR: 772 Sq.Ft.
SECOND FLOOR: 772 Sq.Ft.
TOTAL FLOOR AREA: 1631 Sq.Ft.

UNIT B

GROUND (CONDITIONED): 87 Sq.Ft.
FIRST FLOOR: 780 Sq.Ft.
SECOND FLOOR: 780 Sq.Ft.
TOTAL FLOOR AREA: 1647 Sq.Ft.

TOTAL STRUCTURE FLOOR AREA: 4909 Sq.Ft.

NUMBER OF BEDROOMS: 4 EACH UNIT
REQUIRED PARKING: 4 SPACES EACH UNIT

PROPOSED DWELLING IS TWO STORY TOWNHOUSE ON PILINGS OVER CONCRETE SLAB PARTIALLY ENCLOSED BELOW FOR ENTRY, STORAGE & GARAGE

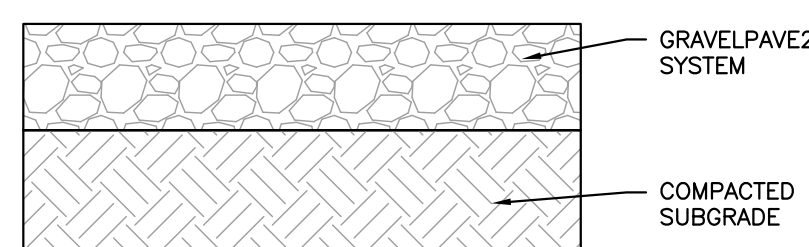
TOTAL AREA: 20878 Sq.Ft. 0.479 ACRES
PROPOSED LAND DISTURBANCE: 9040 Sq.Ft. 0.208 ACRES
PROPOSED IMPERVIOUS SURFACE: 3200 Sq.Ft.
PROPOSED IMPERVIOUS SURFACE PERCENTAGE: 15.35% (30% ALLOWED)
PROPOSED OPEN SPACE & RECREATION AREA: 7861 Sq.Ft. (54.5%)
TOTAL NUMBER OF UNITS: 3

PROPOSED MAXIMUM BUILDING HEIGHT: 42.3' (48' ALLOWED)
PROPOSED INDIVIDUAL ONWASA WATER SERVICE FOR EACH UNIT
PROPOSED INDIVIDUAL PLURIS SEWER SERVICE FOR EACH UNIT
SOLID WASTE DISPOSAL WILL BE INDIVIDUAL OFF STREET PICK UP
PROPOSED SIGN WILL NOT EXCEED 10 Sq.Ft. IN AREA OR 6' IN HEIGHT
PROPERTY RESTS WITHIN OCEAN HAZARD AREA (AREA OF ENVIRONMENTAL CONCERN)

PROJECT IS PROPOSED LOW DENSITY THEREFORE A STORMWATER PLAN IS NOT REQUIRED. ALL STORMWATER TO SHEET FLOW THROUGH PROPERTY.
PROJECT TO COMMENCE CONSTRUCTION SPRING OF 2021

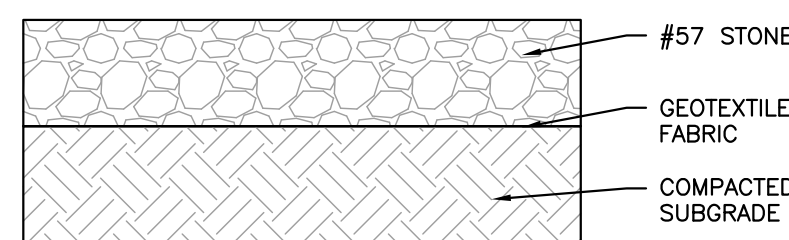
HOA TO BE CREATED AND RESPONSIBLE FOR ALL COMMON AREAS
OUTDOOR LIGHTING WILL BE ACCOMPLISHED BY LOW VOLTAGE WATTAGE, AND USE OF FULL CUTOFF FIXTURES, LOCATION AND HEIGHT OF LUMINARIES. THE LIGHTING SHALL NOT ILLUMINATE ANY PART OF THE DUNE AREA OR PUBLIC BEACH AREA.

CAMA PERMIT 07-21
ISSUED FEBRUARY 5, 2021
EXPIRES DECEMBER 31, 2024



NOTE:
1. ALL FILL TO BE COMPACTED PER NCDOT SPECIFICATIONS.

GRAVEL PAVE2 DRIVE DETAIL
NOT TO SCALE



NOTE:
1. ALL FILL TO BE COMPACTED PER NCDOT SPECIFICATIONS.

GRAVEL PARKING DETAIL
NOT TO SCALE

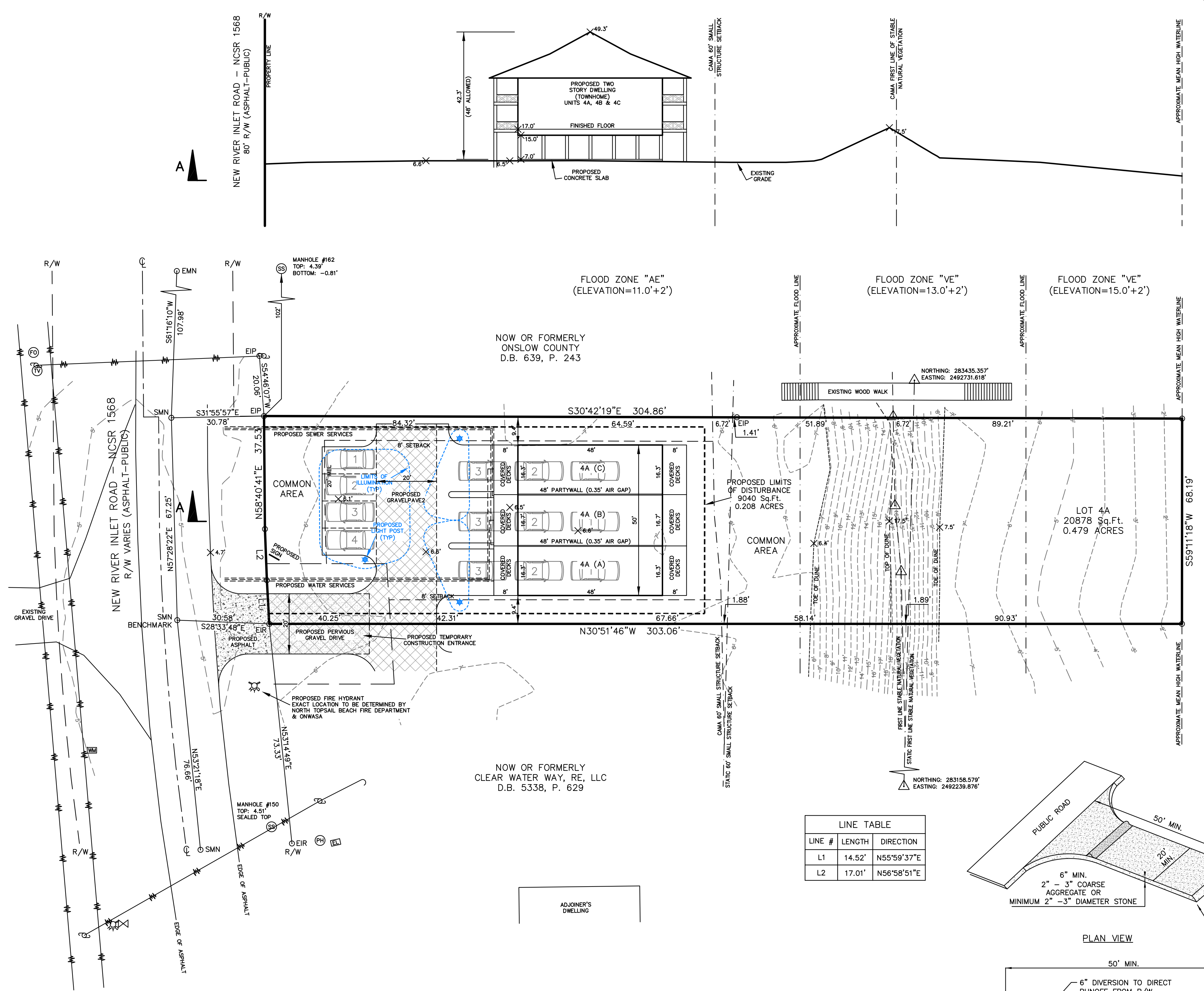
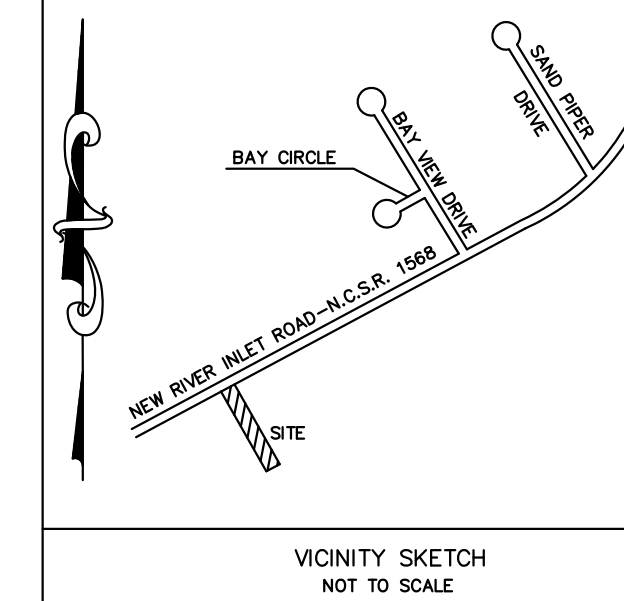
NOTE:
ALL WATER & SEWER ILLUSTRATED AS SERVICES
ANY WATER OR SEWER OTHER THAN SERVICES MUST BE ENGINEERED

NOTE
PARKING REQUIRED: 2 SPACES PER DWELLING WITH FEWER THAN 3 ROOMS, PLUS ONE PER ROOM FOR EACH ADDITIONAL ROOM (EXCLUDING KITCHEN, DINING OR LIVING ROOM)
TOTAL PROPOSED PARKING: 12 SPACES FOR UNITS
1 OVERFLOW SPACE
13 TOTAL PARKING SPACES

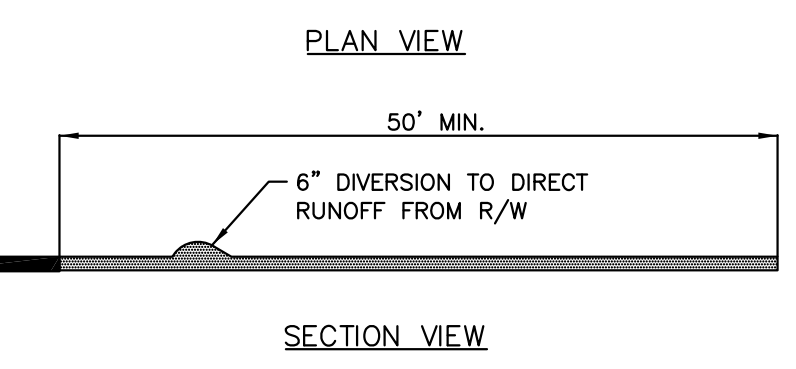
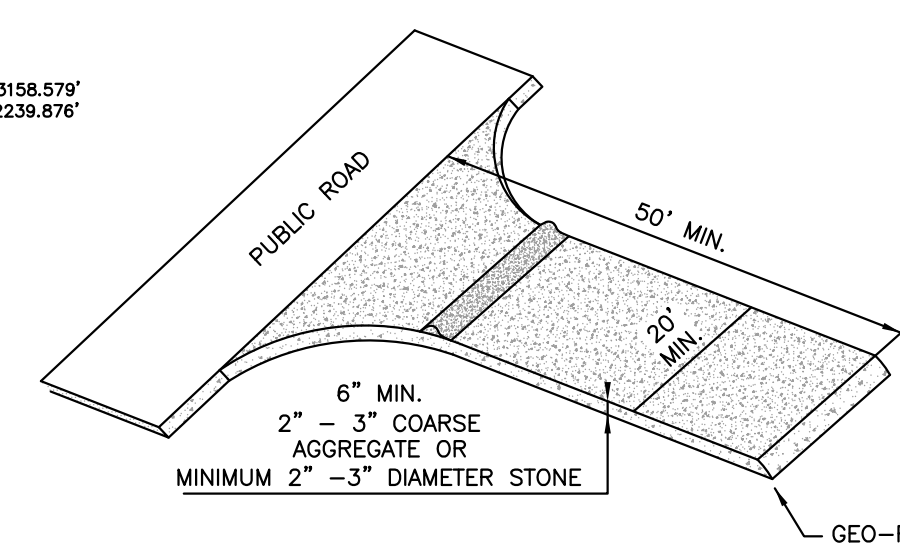
NOTE
PROPOSED DWELLINGS WITHOUT EAVES = 3200 Sq.Ft.
PROPOSED PERVIOUS DRIVE = 0 Sq.Ft.
PROPOSED TOTAL IMPERVIOUS SURFACE = 3200 Sq.Ft.
TOTAL LOT AREA = 20878 Sq.Ft.
PROPOSED IMPERVIOUS AREA = 15.3%
MAXIMUM NORTH TOPSAIL BEACH ALLOWABLE IMPERVIOUS SURFACE = 30% (6263 Sq.Ft.)

OPEN SPACE & RECREATION AREA
OPEN SPACE & RECREATION AREA (NO BUILDINGS OR DRIVE/PARKING) = 7861 Sq.Ft.
DEVELOPABLE LAND (FROM R/W TO FLSNV) = 14419 Sq.Ft.
PROPOSED OPEN SPACE & RECREATION AREA = 54.5%

DENSITY REQUIRED
2 UNITS = 8000 Sq.Ft.
1 UNITS x 5000 Sq.Ft = 8000 Sq.Ft.
3 UNITS TOTAL = 16000 Sq.Ft. REQUIRED
EXISTING AREA = 20878 Sq.Ft.



LINE #	LENGTH	DIRECTION
L1	14.52'	N55°59'37"E
L2	17.01'	N56°58'51"E



TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTE
BENCHMARK: SMN
NORTHING: 283604.62'
EASTING: 2492537.67'
ELEVATION: 5.21'
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 88
COMBINED FACTOR: 0.99997784
HORIZONTAL & VERTICAL DATUM OBTAINED WITH TOPCON GRS USING N.C. GEODETIC CONTINUOUS OPERATING REFERENCE STATIONS

ZONED R-8 ZONING SETBACKS
FRONT = 20'
REAR = 10'
SIDE = 8'

OWNERS
CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC

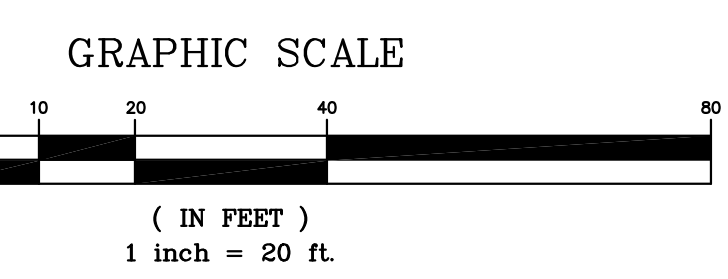
TITLE SOURCE
D.B. 5291, P. 307

TAX MAP #
779E-4

REFERENCES
D.B. 639, P. 243
D.B. 5291, P. 307
D.B. 5338, P. 629
M.B. 22, P. 57
M.B. 79, P. 76

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND**
- CC = CONTROL CORNER
 - EMN = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CORNER)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CONTROL CORNER)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CONTROL CORNER)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CONTROL CORNER)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CONTROL CORNER)
 - SPK = SET PARKER-KALON NAIL (CONTROL CORNER)
 - C = CENTERLINE
 - W = WATER METER
 - WV = WATER VALVE
 - WV = WATER VALVE
 - SS = SANITARY SEWER MANHOLE
 - CO = CLEAN OUT
 - TP = TELEPHONE PEDESTAL
 - TV = TELEVISION PEDESTAL
 - F = FIBER OPTIC CABLE MARKER
 - L = LIGHT POLE
 - P = POWER POLE
 - G = GUY WIRE
 - P = POWER LINE
 - ET = ELECTRIC TRANSFORMER
 - X1.5' = EXISTING SPOT ELEVATION



ACTUAL FIELD SURVEY DATE: MARCH 12, 2021
MAPPING DATE: MARCH 23, 2021
FIELD BOOK: 1178, PAGE: 1
PROJECT NUMBER: 21-02-22

CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC

UNITS A, B & C
LOT 4A, SHIP WATCH VILLAS, M.B. 79, P. 76
STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
CAPITAL ASSET TOPSAIL DEVELOPMENT, LLC, OWNER, D.B. 5291, P. 307
NEW RIVER INLET ROAD

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)

LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING
502 NEW BRIDGE STREET
P.O. BOX 1570
JACKSONVILLE, NC 28540-1570
TELEPHONE: (910) 455-0877
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LANDFALL EXECUTIVE SUITES
1213 CULBRETH DRIVE
WILMINGTON, NC 28405
TELEPHONE: (910) 681-7444

PRELIMINARY PLAN
NOT FOR RECORDATION,
CONVEYANCES OR SALES

S:\2021\21-02-22 Capital Asset Topsail Development (M)\CAD\Drawings\21-02-22 SPEC\ML.dwg - Tuesday, March 23, 2021 4:28:30 PM

1. CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10000.

CHARLES FRANCIS RIGGS P.L.S.
L-28841

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" & "VE" WHICH IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER: 372466-37242425800K, JUNE 19, 2020.

THIS PROPERTY IS NOT COVERED BY FEDERAL FLOOD INSURANCE AS OF 10-01-83

UNITS A & C (EACH UNIT)

GROUND (CONDITIONED): 87 Sq.Ft.
FIRST FLOOR: 772 Sq.Ft.
SECOND FLOOR: 772 Sq.Ft.
TOTAL FLOOR AREA: 1631 Sq.Ft.

UNIT B

GROUND (CONDITIONED): 87 Sq.Ft.
FIRST FLOOR: 780 Sq.Ft.
SECOND FLOOR: 780 Sq.Ft.
TOTAL FLOOR AREA: 1647 Sq.Ft.
TOTAL STRUCTURE FLOOR AREA: 4909 Sq.Ft.

NUMBER OF BEDROOMS: 4 EACH UNIT
REQUIRED PARKING: 4 SPACES EACH UNIT

PROPOSED DWELLING IS TWO STORY TOWNHOUSE ON PILINGS OVER CONCRETE SLAB PARTIALLY ENCLOSED BELOW FOR ENTRY, STORAGE & GARAGE

TOTAL AREA: 21755 Sq.Ft. 0.499 ACRES
PROPOSED LAND DISTURBANCE: 8495 Sq.Ft. 0.195 ACRES
PROPOSED IMPERVIOUS SURFACE: 3200 Sq.Ft.
PROPOSED IMPERVIOUS SURFACE PERCENTAGE: 14.7% (30% ALLOWED)
PROPOSED OPEN SPACE & RECREATION AREA: 8485 Sq.Ft. (56.4%)
TOTAL NUMBER OF UNITS: 3

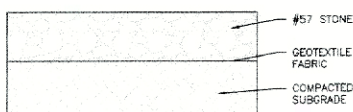
PROPOSED MAXIMUM BUILDING HEIGHT: 42.3' (48' ALLOWED)
PROPOSED INDIVIDUAL ONWASA WATER SERVICE FOR EACH UNIT
PROPOSED INDIVIDUAL PLURIS SEWER SERVICE FOR EACH UNIT
SOLID WASTE DISPOSAL WILL BE INDIVIDUAL OFF STREET PICK UP
PROPOSED SIGN WILL NOT EXCEED 10 Sq.Ft. IN AREA OR 6' IN HEIGHT
PROPERTY RESTS WITHIN OCEAN HAZARD AREA (AREA OF ENVIRONMENTAL CONCERN)

PROJECT IS PROPOSED LOW DENSITY THEREFORE A STORMWATER PLAN IS NOT REQUIRED. ALL STORMWATER TO SHEET FLOW THROUGH PROPERTY.
PROJECT TO COMMENCE CONSTRUCTION SPRING OF 2021
HOA TO BE CREATED AND RESPONSIBLE FOR ALL COMMON AREAS
OUTDOOR LIGHTING WILL BE ACCOMPLISHED BY LOW VOLTAGE WATTAGE, AND USE OF FULL CUTOFF FIXTURES, LOCATION AND HEIGHT OF LUMINARIES. THE LIGHTING SHALL NOT ILLUMINATE ANY PART OF THE DUNE AREA OR PUBLIC BEACH AREA.



NOTE:
1. ALL FILL TO BE COMPACTED PER NCDOT SPECIFICATIONS.

GRAVEL PAVE2 DRIVE DETAIL
NOT TO SCALE



NOTE:
1. ALL FILL TO BE COMPACTED PER NCDOT SPECIFICATIONS.

GRAVEL PARKING DETAIL
NOT TO SCALE

NOTE:
ALL WATER & SEWER ILLUSTRATED AS SERVICES ANY WATER OR SEWER OTHER THAN SERVICES MUST BE ENGINEERED

NOTE
PARKING REQUIRED: 2 SPACES PER DWELLING WITH FEWER THAN 3 ROOMS, PLUS ONE PER ROOM FOR EACH ADDITIONAL ROOM (EXCLUDING KITCHEN, DINING OR LIVING ROOM)

TOTAL PROPOSED PARKING: 12 SPACES FOR UNITS
1 OVERFLOW SPACE
13 TOTAL PARKING SPACES

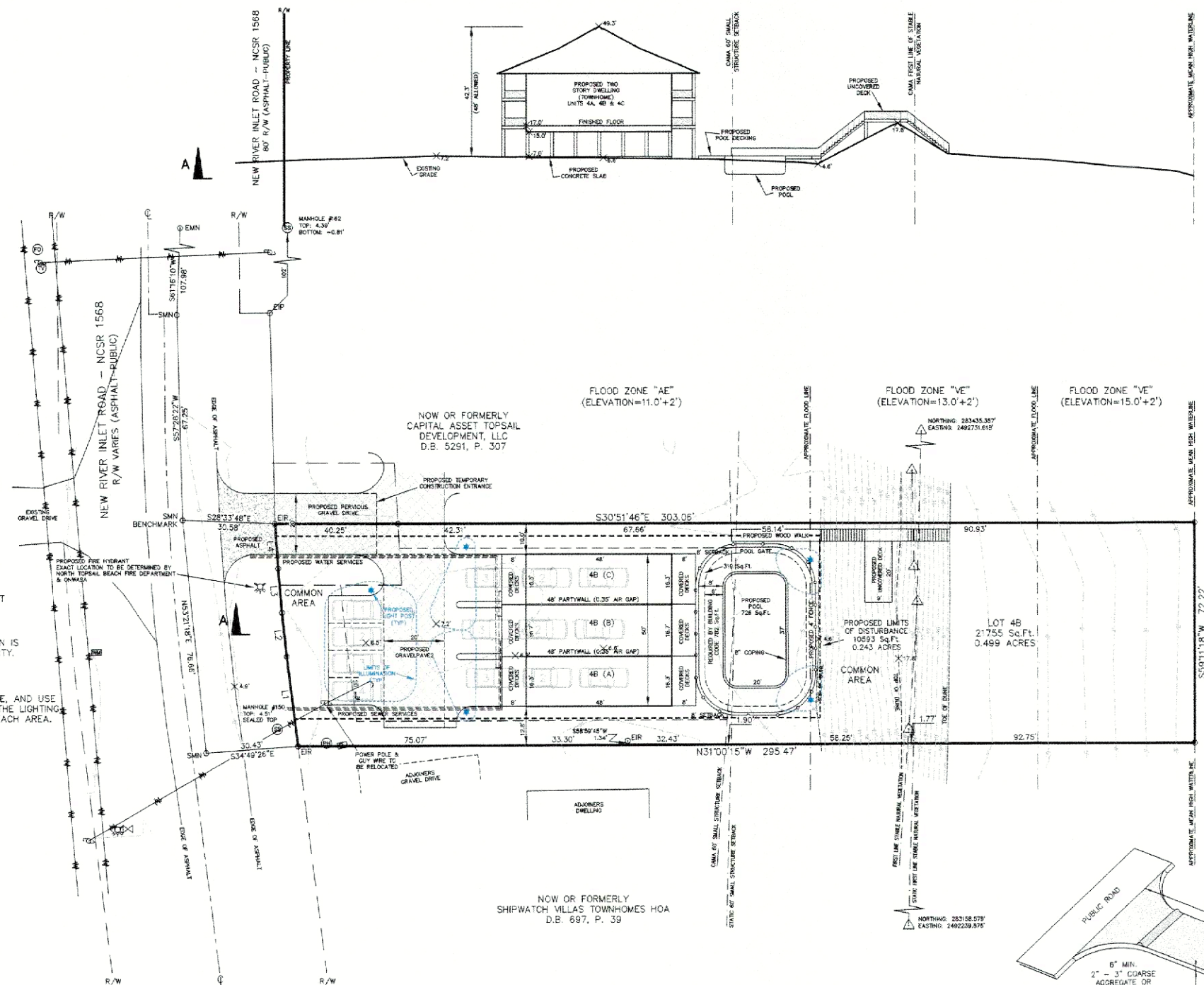
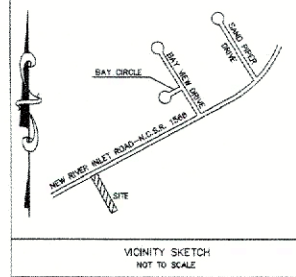
NOTE
PROPOSED DWELLINGS WITHOUT EAVES = 3200 Sq.Ft.
PROPOSED POOL COPING = 77 Sq.Ft.
PROPOSED PERVIOUS DRIVE = 0 Sq.Ft.
PROPOSED TOTAL IMPERVIOUS SURFACE = 3277 Sq.Ft.
TOTAL LOT AREA = 21755 Sq.Ft.
PROPOSED IMPERVIOUS AREA = 15.1%
MAXIMUM NORTH TOPSAIL BEACH ALLOWABLE IMPERVIOUS SURFACE = 30% (6526 Sq.Ft.)

OPEN SPACE & RECREATION AREA

OPEN SPACE & RECREATION AREA (NO BUILDINGS OR DRIVE/PARKING) = 8485 Sq.Ft.
DEVELOPABLE LAND (FROM R/W TO FLSNV) = 15047 Sq.Ft.
PROPOSED OPEN SPACE & RECREATION AREA = 56.4%

DENSITY REQUIRED

2 UNITS = 8000 Sq.Ft.
1 UNITS x 5000 Sq.Ft. = 8000 Sq.Ft.
3 UNITS TOTAL = 16000 Sq.Ft. REQUIRED
EXISTING AREA = 21755 Sq.Ft.



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	28.70'	N51°53'11"E
L2	14.86'	N53°15'43"E
L3	14.54'	N54°10'24"E
L4	14.55'	N55°05'02"E

NOTE
BENCHMARK: SMN
NORTHING: 283634.82'
EASTING: 249237.67'
ELEVATION: 5.21'
HORIZONTAL DATUM: NAD 83 (2011)
VERTICAL DATUM: NAVD 83
COMBINED FACTOR: 0.99997784
HORIZONTAL & VERTICAL DATUM OBTAINED WITH TOPCON GRS USING N.C. GEODETIC CONTINUOUS OPERATING REFERENCE STATIONS

ZONED R-8
ZONING SETBACKS
FRONT = 20'
REAR = 10'
SIDE = 8'

QUICKS
CLEAR WATER WAY RE LLC

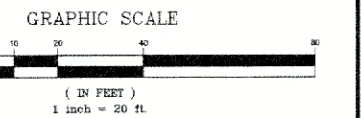
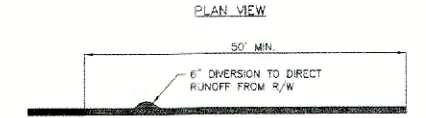
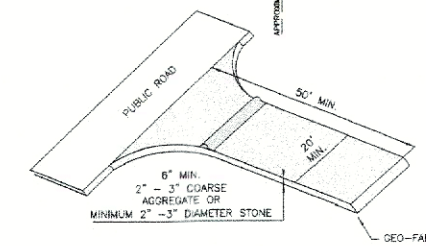
TITLE SOURCE
D.B. 5338, P. 629

TAX MAP #
7796-41

REFERENCES
D.B. 538, P. 243
D.B. 5291, P. 307
D.B. 5338, P. 629
M.B. 22, P. 57
M.B. 75, P. 76

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND**
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CONTROL CORNER)
 - EP = EXISTING IRON PIPE (FOUND)
 - ER = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CONTROL CORNER)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CONTROL CORNER)
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 - SPK = SET PARKER-KALON NAIL (CONTROL CORNER)
 - CL = CENTERLINE
 - WM = WATER METER
 - WH = FIRE HYDRANT
 - WV = WATER VALVE
 - SSM = SANITARY SEWER MANHOLE
 - CO = CLEAN OUT
 - TP = TELEPHONE PEDESTAL
 - TEP = TELEVISION PEDESTAL
 - FCCM = FIBER OPTIC CABLE MARKER
 - LP = LIGHT POLE
 - PP = POWER POLE
 - GW = GUY WIRE
 - PL = POWER LINE
 - ET = ELECTRIC TRANSFORMER
 - SE = EXISTING SPOT ELEVATION



ACTUAL FIELD SURVEY DATE: MARCH 12, 2021
MAPPING DATE: APRIL 1, 2021
FIELD BOOK: 1179, PAGE: 1
PROJECT NUMBER: 21-02-23

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SPECIAL USE PLAN FOR
CLEAR WATER WAY RE LLC
UNITS A, B & C
LOT 4B, SHIP WATCH VILLAS, M.B. 79, P. 76
STUMP SOUND TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
CLEAR WATER WAY RE LLC, OWNER, D.B. 5338, P. 629
NEW RIVER INLET ROAD