

Note:

Contractor shall insure that he and all his workers (contractors, subcontractors and other site personnel) do not damage construction stakes or other measures used in laying out the project whether by the Engineer or another entity including those under the employ of the contractor. Contractor shall cause his workers to observe and verify to the fullest extent practicable that stakes, other measures and grades are, or appear to be, accurate and correct, and immediately, but prior to any associated work, notify the staking entity of any potential conflict, error or question regarding the work. The Engineer shall not be responsible if all of the above measures are not strictly followed to. The Engineer shall not be responsible where due to damage, his staking can not be verified. For critical or safety components of the work, where the contractor believes that staking may not be preserved, the contractor shall request the staking entity to place staking in an area where its preservation can be insured.

Legend:

AC - Acreage
B-B - Back of Curb to Back of Curb
B-S - Below Ground
B-C - Back of Curb
C - Centerline
C-C - Concrete
D-B - Dead End
E-F - Existing Fiber Optic Pole
E-P - Existing Iron Pipe
E-P - Edge of Pavement
E - Existing
L - Length
M-B - Map Book
M-L - Minimum Building Line
N.C.S.R. - North Carolina State Road
NIP - New Iron Pipe

PC - Point of Curvature
PT - Point of Tangency
Pg - Page
R/W - Right-of-Way
16 - Lot Number
2 - Curve Number
W - Wetlands
S - Street/Scenic Tree (Understory Tree)

Carolyn Harris & Billy McLean
M.B. 3, Pg. 9
M.B. 27, Pg. 175
1319-219
RA Zone
Undeveloped/Cleared

Carolyn Harris & Billy McLean
M.B. 3, Pg. 9
M.B. 27, Pg. 175
1319-219
RA Zone
Single Family

Certificate of Ownership and Dedication. I (we) hereby certify that I am (we are) the owner(s) of the property described herein, which property is located within the subdivision jurisdiction of the Town of Swansboro, that I (we) freely adopt this plan of subdivision and dedicate to public use all areas shown on this plan as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I (we) will maintain all such areas until the effect of dedication is accepted by the appropriate public authority. All property shown on this plan as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Board of Commissioners of the Town of Swansboro in the public interest.

Deborah J. Hamby
North Carolina, Onslow County
a Notary Public
for said County and State, do hereby certify that

Anthony W. Sydes personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 23rd day of July, 2020.

Deborah J. Hamby
Notary Public

My commission expires 9-19-2020

Certificate of Preliminary Plat Approval
I hereby certify that the Board of Commissioners of the Town of Swansboro approved on the 13th day of July, 2020, the preliminary plan of subdivision as shown on this plan. Preliminary plat is valid for a period of 18 months from the date of the plat. The plat shall be subject to the latest right of way procedures, if applicable.

Anthony W. Sydes
Notary Public

My commission expires 7-14-20

Buffer Along Swansboro Loop Road To Include 115 Trees in Addition to 1 Understory Tree per 50 LF (See Note 19) See Buffer Detail, Sheet 7 of 10. Recommended 115 Tree Plantings, or equal:

- 40 Holly
- 40 Redbud
- 35 Dogwood

Residential Cluster Development
Calculation Chart

Lot # and Lot Size	Amount Reduced From 20,000 Sq. Ft. To Be Placed In Open Space
1 - 17,930.7 Sq. Ft.	2,069.3
2 - 12,028.8 Sq. Ft.	7,971.2
3 - 22,493.7 Sq. Ft.	-
4 - 24,187.3 Sq. Ft.	-
5 - 17,382.3 Sq. Ft.	2,617.7
6 - 12,394.5 Sq. Ft.	7,605.5
7 - 13,858.7 Sq. Ft.	6,141.3
8 - 19,730.9 Sq. Ft.	269.3
9 - 27,803.3 Sq. Ft.	-
10 - 14,827.5 Sq. Ft.	5,172.5
11 - 14,817.7 Sq. Ft.	5,182.3
12 - 16,359.2 Sq. Ft.	3,640.8
13 - 14,399.9 Sq. Ft.	5,600.1
14 - 14,399.9 Sq. Ft.	5,600.1
15 - 14,399.9 Sq. Ft.	5,600.1
16 - 16,840.7 Sq. Ft.	1,159.3
17 - 19,739.8 Sq. Ft.	269.3
18 - 15,750.4 Sq. Ft.	4,249.6
19 - 15,750.4 Sq. Ft.	4,249.6
20 - 15,006.3 Sq. Ft.	5,994.7
21 - 14,014.8 Sq. Ft.	5,984.2
22 - 15,779.4 Sq. Ft.	4,220.6
23 - 16,099.0 Sq. Ft.	3,901.0
24 - 14,907.0 Sq. Ft.	5,093.0
25 - 14,401.1 Sq. Ft.	4,598.9
26 - 15,213.4 Sq. Ft.	4,776.6
27 - 16,482.3 Sq. Ft.	3,517.7
28 - 26,508.2 Sq. Ft.	-
29 - 20,999.9 Sq. Ft.	-
30 - 42,742.2 Sq. Ft.	-
31 - 22,812.1 Sq. Ft.	-
32 - 20,341.3 Sq. Ft.	-
33 - 15,922.2 Sq. Ft.	1,507.8
34 - 15,114.2 Sq. Ft.	3,885.8
35 - 17,590.8 Sq. Ft.	2,509.2
36 - 16,500.9 Sq. Ft.	3,499.1
37 - 17,916.3 Sq. Ft.	2,083.7
Total	120,910.741 Sq. Ft. 150,078.78 Ac.
Minimum Open Space - 2.78 Ac. or 15% of Gross Acreage, whichever is greater	15% = 21,955 Ac. = 3,293 Ac.
Open Space Provided = 4,449 Ac.	

Notes:
1. All streets to be public (Town of Swansboro)
2. All street signs provided by owner.
3. All at intersections:
20' radii at all rights-of-way
30' radii at all edges of pavement.
4. All street right-of-way to be 50' unless otherwise noted.
5. Easement width to be 25' b-b.
6. This site is not affected by any special flood hazard per FEMA FIRM # 370179 5355 K (Town of Swansboro) effective November 3, 2005.
7. All easements are drainage & utility of dimensions shown, unless otherwise noted. Easements shown as "or" or "and" are to be installed, unless otherwise noted.
8. All easements are dedicated for public use, unless specifically noted otherwise. Public use means that public entities and the general public may use the easement, but does not mean or imply that any entity does or will use, or does or will maintain any feature (drainage or utility, etc.) inside the easement.
9. Development Area is Wooded.
10. There are no Areas of Environmental Concern (AEC) as defined by Coastal Area Management Act (CAMA) on this site.
11. Sight distance estimates shown herein shall remain as property of homeowners but shall remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants and traffic control signs, which could restrict driver's vision.
12. Stop signs shall be R1-1, 30" x 30" high intensity diamond shape reflective, installed on a breakaway or two piece "H" channel post, 7' (seven) feet above adjacent pavement height to bottom of sign face, with a horizontal clearance of a minimum of 1 foot from existing pavement edge to outermost part of sign.
13. Street signs shall be engineer grade reflective, installed on a 2 1/8" OD, galvanized post using some vertical and horizontal clearance as stop sign.
14. Boundary and Wetlands Information Taken from a Map Entitled "Boundary, 404 Wetlands Definition & Topographic Survey For "Prepared by Bill & Phyllis Surveying, PLLC, and dated 12/20/19.
15. This property is not within 1/2 mile of a voluntary agricultural district.
16. This preliminary plat is being signed and sealed to satisfy the requirements for the Swansboro Subdivision Regulations only. It is not intended to imply that an actual survey has been performed.
17. Lots 16-17, 28-30 shall have no driveway access onto Swansboro Loop Road.
18. Lots 1 and 17 shall have no driveway access onto Main Street Ext.
19. The 20' Buffer Strip is reserved for existing trees, the planting of trees or shrubs by the developer, or both; the building of structures herein is prohibited (other than a fence). The Buffer shall contain a solid wood fence this has a 6 foot minimum height, and 1 tree with 3" caliper every 50 LF. The buffer along Swansboro Loop Road shall also be planted with 115 trees as noted (23 trees/acre) for removal of 5 acres of unauthorized timbering.

Preliminary Plat - Not for Recordation, Conveyances or Sales

SWANSGATE
A Residential Cluster Development
Swansboro Twp., Onslow Co., North Carolina

Owner/Developer:
A. Sydes Construction, Inc.
100 Carolina Plantations Boulevard
Jacksonville, North Carolina 28546
(910) 455-6555

DATE: 02/11/19
SCALE: 1"=60'

BELL AND PHILLIPS
Consulting Engineers - Land Surveyors - Land Planners
Cedar Point, North Carolina
604E Cedar Point Boulevard - 28584
Phone (252) 393-6101 - www.BellAndPhillips.com
Firm License Number: F-0109

Sheet 2 of 10

Centerline Curve Data

Curve	Radius	Length	Offset	Bearing	Delta
1	310.00'	111.42'	56.32'	N02°44'28"E	20°38'33"
2	310.00'	118.91'	60.19'	S01°29'24"W	21°58'31"
3	310.00'	50.55'	25.33'	N07°48'23"E	9°20'36"
4	300.00'	34.94'	17.49'	S07°17'57"E	6°40'25"

Rev. 07/14/2020 JTS - Extended sidewalk along Main St. Extension
Rev. 05/18/2020 JTS - Added pedestrian easement along lot 5/6 & existing design sidewalk data
Rev. 10/14/2020 JTS - Added building separation note, CDS note, subdivision right easement, owner's cert., & additional perimeter buffer along rear of Lots 1-2; revised tract data & cluster development calculation chart
Rev. 07/08/19 JTS - Added & removed drainage easements revised to 37 lots
Rev. 04/28/19 JLM - Revised lot 5 for 1200000.
Rev. 3/28/19 JLM - Revised for 35 lots.
Rev. 12/28/19 JLM - Add planting recommendations for buffer and timber NOT reference.

Ex. Design
12.5' Pedestrian & Utility Easement
Ex. Design
5' Conc. Sidewalk & Painted Curbwork
One Harbor Church, Inc.
D.B. 5018, Pg. 243
M.B. 75, Pg. 228
R-10SF Zone
Proposed Church

MORTON ACADEMY
Harrison Patrick Wells
D.B. 480, Pg. 237
R-10SF Zone
Mortum

Harrison P. Wells
D.B. 622, Pg. 518
R-10SF Zone
Single Family

Virginia L. Nixon
D.B. 401, Pg. 412
1319-216
RA Zone
Single Family

Nancy J. Bagley,
Susan J. Cooper,
A. Linda J. Miner
D.B. 1393, Pg. 10
1324-352
PA Zone
Undeveloped/Cleared

Stillwater Drive
50' R/W
Swansboro Loop Road
N.C.S.R. 1444
60' R/W

Swansboro Loop Road
N.C.S.R. 1444
60' R/W

Swansboro Loop Road
N.C.S.R. 1444
60' R/W

Swansboro Loop Road
N.C.S.R. 1444
60' R/W