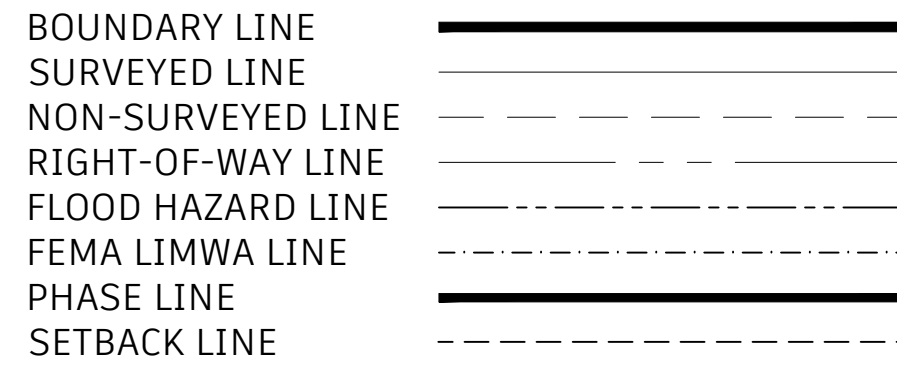




**LEGEND**  
 EIP= EX. IRON PIPE  
 EIR= EX. IRON ROD  
 HYDRANT, PROPOSED



- NOTES:**
- AREA BY COORDINATE COMPUTATIONS; AREA= 1,188,623.5217± SQ. FT. OR 27.287 ACRES.
  - THE BASIS OF BEARINGS IS N.C. STATE PLANE COORDINATE SYSTEM; NAD'83. VERTICAL DATUM IS BASED ON NAVD'88. CONTOUR INTERVAL IS 1.0'.
  - SETBACKS CONFORM TO THE TOWN OF SWANSBORO CODE OF ORDINANCES. PROPOSED ZONING: R20-CZ RESIDENTIAL CLUSTER DEVELOPMENT. SETBACK: 15' FRONT, 6' SIDE, 12' REAR, AND 25' PERIPHERAL BOUNDARY.
  - THIS LOT IS LOCATED IN A "SHADED X" FLOOD ZONE AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM PANEL 3720536500L DATED 6/19/2020.
  - WETLANDS DELINEATED BY CZR ENVIRONMENTAL CONSULTANTS ON 9-27-23. SEE WETLAND AREAS TABLE.
  - NO GEODETIC MONUMENT WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  - THIS SURVEY IS OF AN EXISTING PARCEL OF LAND. THIS MAP IS NOT FOR RECORDATION.
  - TOTAL OF 50 LOTS PROPOSED: LARGEST 28,674 SF (EXCLUDING WETLANDS); SMALLEST 13,429 SF.
  - TRAFFIC CALMING DEVICES PROHIBITED UNLESS APPROVED BY TOWN OF SWANSBORO FIRE CODE OFFICIAL.
  - ON-SITE FIRE HYDRANTS ON 6" OR GREATER WATER MAINS SHALL BE PROVIDED WITHIN 400 FEET OF ALL SUBDIVISION BUILDINGS AND FACILITIES.
  - NO MASS GRADING IS PROPOSED ON THE PROPERTY.
  - ANY AREAS WITH GATES SHALL HAVE SIREN AND KNOX OPERATING CAPABILITIES.
  - STORMWATER MANAGEMENT PLAN AND DRAINAGE CONTROL MEASURES TO COMPLY WITH DESIGN CRITERIA FOR NCDEQ REVIEW AND PERMITTING.
  - ELECTRICAL LINES WILL TIE INTO EXISTING POWER NETWORK IN AREA.
  - GRAVITY SEWER COLLECTION TO SUBDIVISION PUMP STATION AND FORCE MAIN TO MANHOLE NEAR 131 TUNDRA TRAIL.
  - WATER CONNECTION TO MUNICIPAL WATER MAIN ALONG SWANSBORO LOOP ROAD AT BOTH ENTRANCES TO SUBDIVISION.
  - STREETS, SIDEWALKS, CURBING, AND GUTTERS SHALL MEET MINIMUM NCDOT AND TOWN OF SWANSBORO CODE.
  - 20' BUFFER STRIP SHALL BE LOCATED ADJACENT TO SWANSBORO LOOP ROAD; THIS STRIP IS RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE DEVELOPER; THE BUILDING OF STRUCTURES HEREON IS PROHIBITED.

RESIDENTIAL CLUSTER OPEN SPACE AREA TABLE		
LOT #	LOT SIZE (SF)	AMOUNT REDUCED FROM 20,000 SF TO BE PLACED IN OPEN SPACE
1	20,003	-----
2	14,671	5,329
3	14,047	5,953
4	15,790	4,210
5	21,090	-----
6	20,430	-----
7	20,553	-----
8	16,997	3,003
9	14,175	5,825
10	15,576	4,424
11	15,108	4,892
12	17,741	2,259
13	18,048	1,952
14	16,038	3,962
15	15,768	4,232
16	15,676	4,324
17	14,571	5,429
18	16,691	3,309
19	13,488	6,512
20	13,728	6,272
21	13,445	6,555
22	14,915	5,085
23	13,806	6,194
24	13,806	6,194
25	13,503	6,497
26	13,503	6,497
27	13,503	6,497
28	14,148	5,852
29	14,148	5,852
30	14,148	5,852
31	14,148	5,852
32	28,674	-----
33	17,264	2,736
34	17,161	2,839
35	17,368	2,632
36	14,000	6,000
37	14,000	6,000
38	14,024	5,976
39	14,012	5,988
40	14,521	5,479
41	13,429	6,571
42	16,530	3,470
43	15,707	4,293
44	15,707	4,293
45	15,707	4,293
46	15,707	4,293
47	15,707	4,293
48	15,707	4,293
49	15,707	4,293
50	15,707	4,293
<b>TOTAL</b>	<b>220,849</b>	<b>220,849</b>
		(220,849 SF) / (43,560 SF/AC) = 5.07 AC
MINIMUM OPEN SPACE		5.07 AC OR 15% OF GROSS ACREAGE, WHICHEVER IS GREATER
15% OF GROSS AVERAGE		15% X 27.29 AC = 4.09 AC
OPEN SPACE PROVIDED		MAIN COMMON AREA = 196,387 SF (4.51 AC) WETLANDS (A) = 16,393 SF (0.38 AC) WETLANDS (C) = 8,235 SF (0.19 AC) MAIL KIOSK LOT = 6,238 SF (0.14 AC) TOTAL OPEN SPACE = 227,253 SF (5.22 AC)

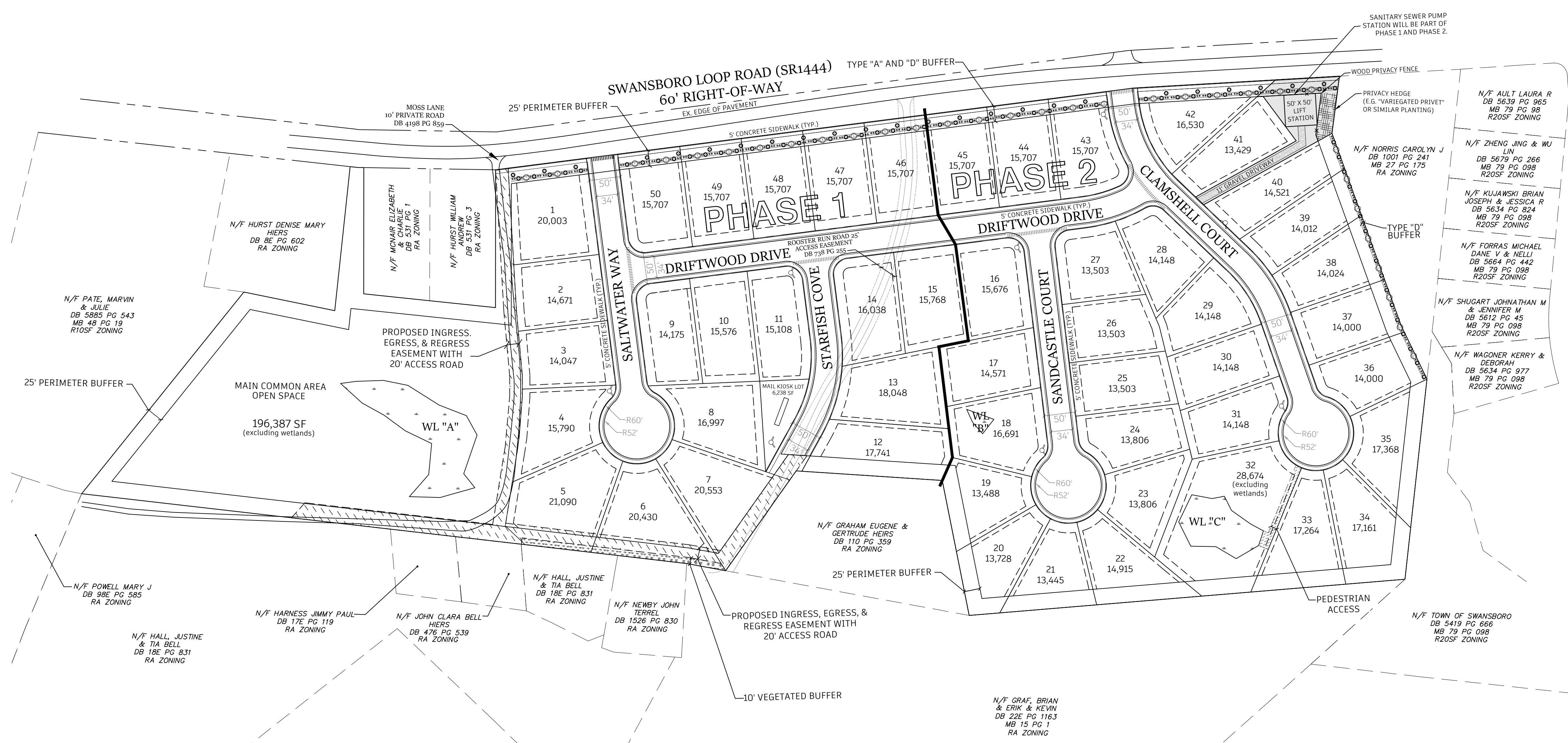
**WETLAND AREA TABLE**

WETLAND	AREA (SF)
"A"	16,393
"B"	708
"C"	8,235

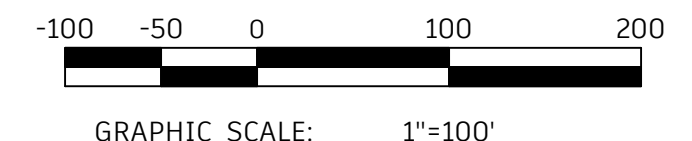
- REFERENCES:**
- MAP BOOK 80 PAGE 115
  - MAP BOOK 79 PAGE 98
  - MAP BOOK 27 PAGE 9
  - MAP BOOK 15 PAGE 1
  - MAP BOOK 48 PAGE 19
  - MAP BOOK 27 PAGE 175

**REVISIONS**

BY	NO.	DATE	DESCRIPTION
TJL	1	1/10/24	PLANNING BD COMMENTS



**PRELIMINARY DRAWING  
 DO NOT USE FOR CONSTRUCTION**



PROJECT NO.: PM3106-001  
 DRAWING NO.: SKETCH

SKETCH PLAN  
**SAND DOLLAR HOMES SUBDIVISION**  
 SWANSBORO LOOP ROAD  
 TAX PARCEL: 536518217675 D.B. 5511 PG. 585  
 SWANSBORO ONSLOW COUNTY NORTH CAROLINA

OWNER: SAND DOLLAR HOMES, LLC  
 ADDRESS: 1705 IVORY GULL DRIVE MOREHEAD CITY, NC 28557  
 PHONE: 910-320-2587

DESIGNED: LES DATE: 12-12-23  
 DRAWN: TJL SCALE: 1"=100'  
 APPROVED: LES SHEET 1 OF 1

STROUD ENGINEERING, P.A.  
 422 HIGHWAY 24  
 MOREHEAD CITY, NC 28557  
 (252) 247-7479 LICENSE NO. C-0647

LINWOOD E. STROUD, P.E.