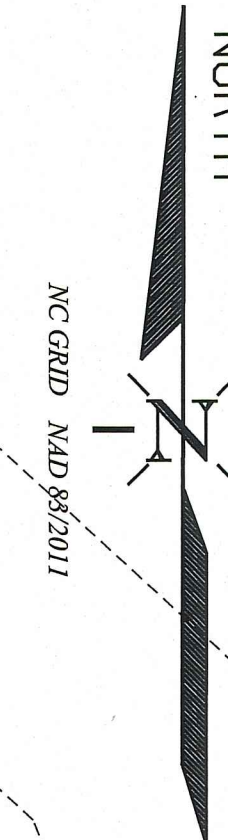


STATE STORMWATER LOW DENSITY REQUIREMENTS:
TOTAL PROPERTY AREA = 2.56 AC = 111,513 SF
MAXIMUM ALLOWABLE IMPERVIOUS AREA = 12% OF PROPERTY AREA
12% OF PROPERTY AREA = 13,381 SF TOTAL IMPERVIOUS AREA

PROPOSED DEED RESTRICTIONS

LOT 1 = 2,100 SF
LOT 2 = 2,100 SF
LOT 3 = 2,100 SF
LOT 4 = 2,000 SF
LOT 5 = 2,100 SF
LOT 6 = 2,500 SF
EUTURE = 481 SF
TOTAL = 13,381 SF

CORAL BAY
(PELETIER CREEK)



OWNER N/F
LINDSAY, DAVID M
ETUX MARJORIE
NCPIN 636615621700000
DB837 P123
ZONED R20

SOUTH SHORE DRIVE
(50' PUBLIC R/W ASPHALT)

OWNER N/F
LOGAN, JOSEPH ERNEST JR
NCPIN 636619620477000
DB944 P014
ZONED R15

- NOTES:
- SUBJECT PROPERTY IS WITHIN THE TOWN OF MOREHEAD CITY MUNICIPAL LIMITS.
 - TRACT AREA FROM SURVEY 2.56 ACRES.
 - PROPOSED NUMBER OF SINGLE FAMILY LOTS - 6
 - MINIMUM LOT AREA - 7,941 SF LOT NO.4.
 - SETBACKS
PERIMETER PD - 10'
FRONT - 15'
SIDE - 5'
REAR - CAMA 30' BUFFER/50' DWO SETBACK
 - AVERAGE LOT SIZE = 12,947.00 SF
 - UNIT DENSITY = 2.34 UNITS/ACRE
 - MAXIMUM BUILDING COVERAGE PER LOT 40%
 - MAXIMUM BUILDING HEIGHT IS 50'
 - MAXIMUM BUILDING STORIES IS FOUR (4)
 - COVERED BUILDINGS ARE NOT ALLOWED ON COMMON AREA GROUNDS

20 10 0 20 40
SCALE: 1"=20'

SHEET # 1 OF 1
PROJECT #:PM1070-10
DESIGN FILE #:BAREFOOT SURVEY.DGN

PD SKETCH MODIFICATION

PELTIER POINT

MOREHEAD CITY, CARTERET COUNTY, NORTH CAROLINA

CLIENT: BELL INVESTMENT GROUP, LLC
408 TRYON DR.
ADDRESS: GOLDSBORO, NC 27530

PHONE: 919-580-6247

THE CULLIPHER GROUP, P.A.

ENGINEERING & SURVEYING SERVICES

151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0080

5/6/24 LICENSE NO. C-4482

RONALD D. CULLIPHER, P.E.

DESIGNED:
RDC

DRAWN:
RDC

CHECKED:
CMC

APPROVED:
CMC

DATE:
4/28/21

SCALE:
1"=20'