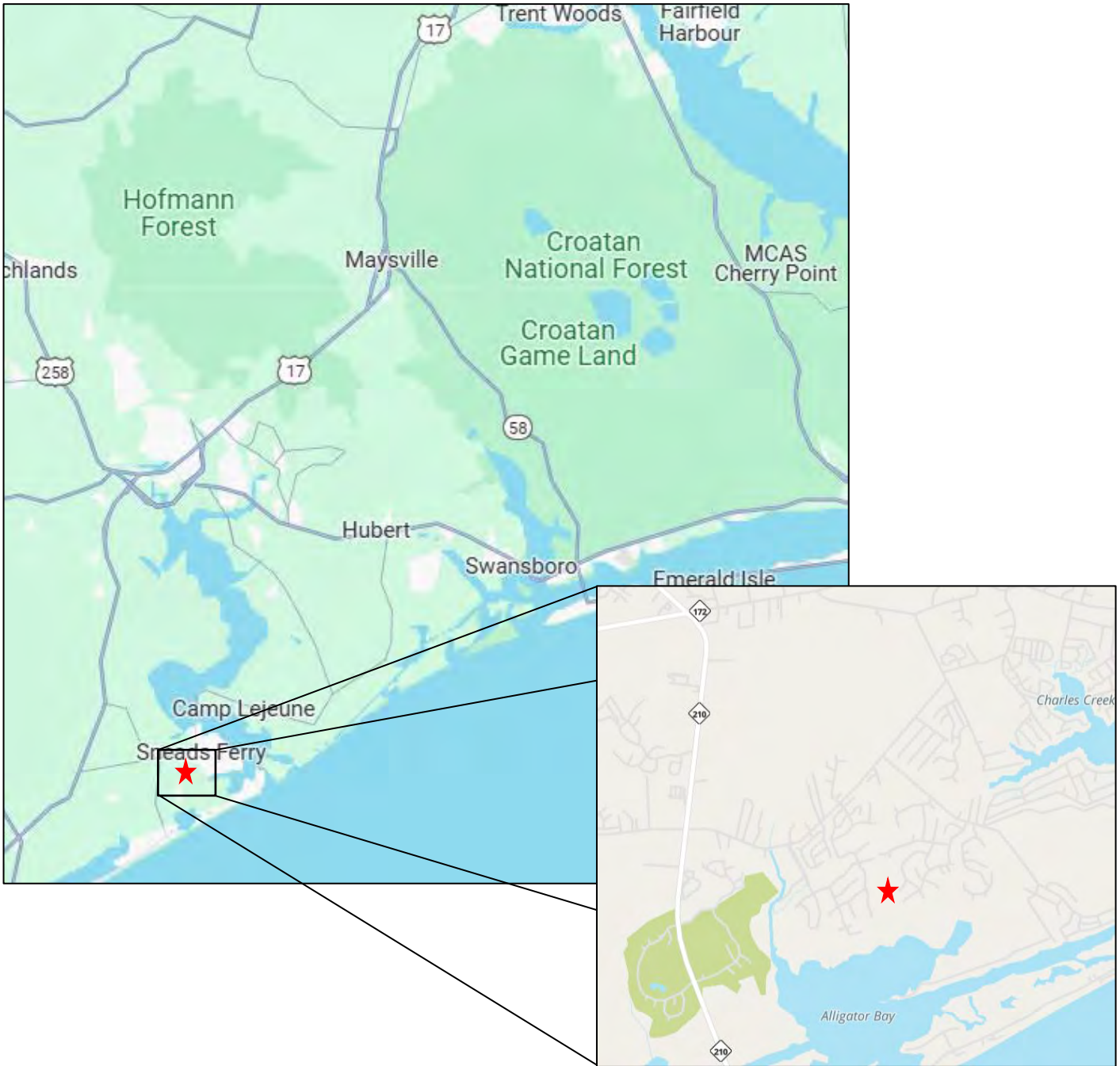


Appendix A

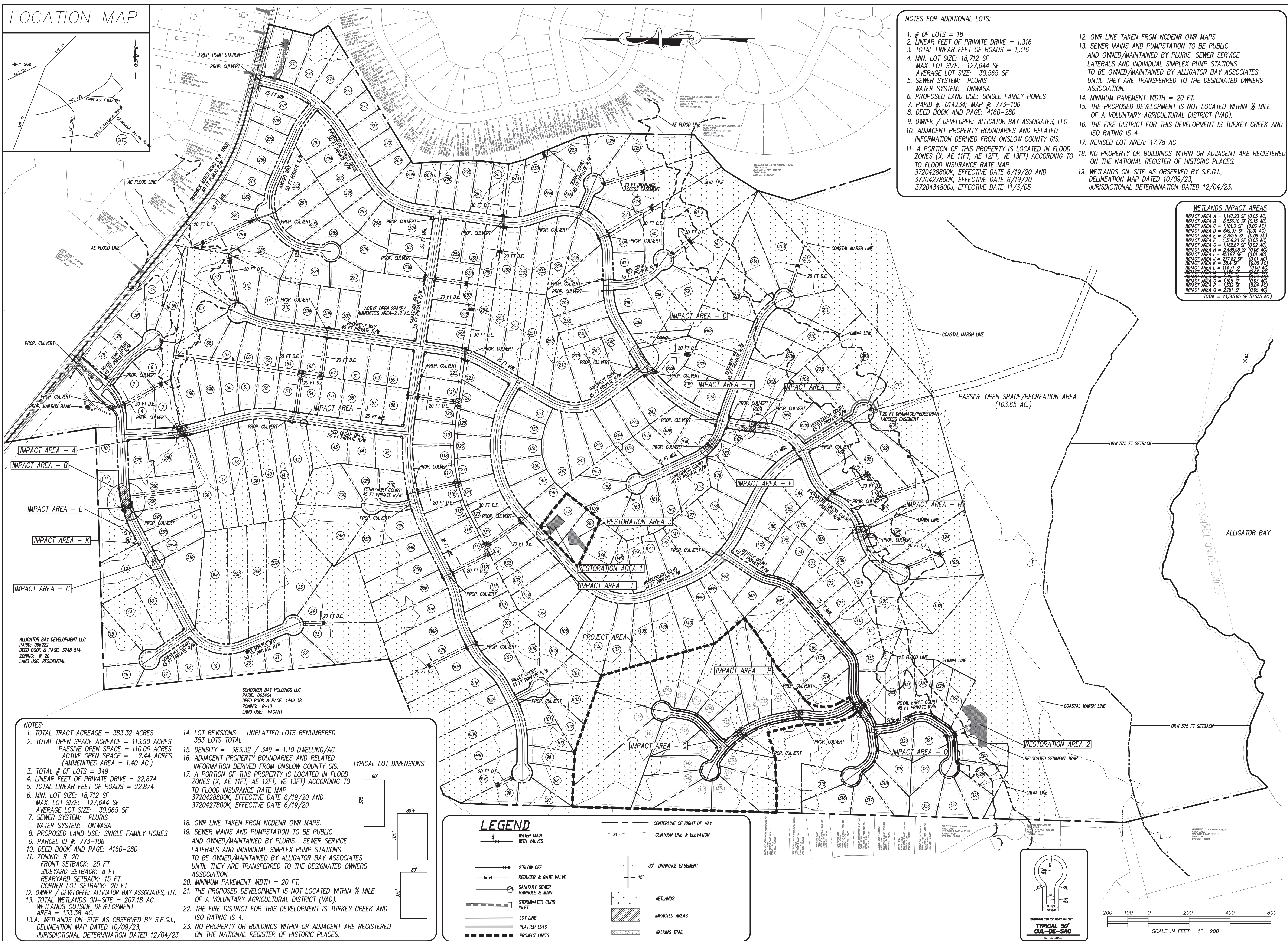
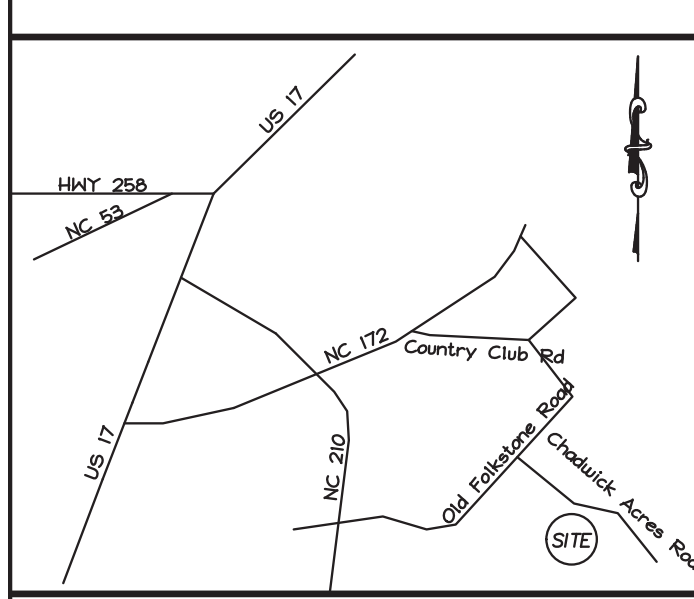
Onslow County GIS Aerial Photos



### Appendix C Vicinity Map



LOCATION MAP



NOTES FOR ADDITIONAL LOTS:

- # OF LOTS = 18
- LINEAR FEET OF PRIVATE DRIVE = 1,316
- TOTAL LINEAR FEET OF ROADS = 1,316
- MIN. LOT SIZE: 18,712 SF  
MAX. LOT SIZE: 127,644 SF  
AVERAGE LOT SIZE: 30,565 SF
- SEWER SYSTEM: PLURIS WATER SYSTEM: ONWASA
- PROPOSED LAND USE: SINGLE FAMILY HOMES
- PARCEL #: 014234; MAP #: 773-106
- DEED BOOK AND PAGE: 4160-280
- OWNER / DEVELOPER: ALLIGATOR BAY ASSOCIATES, LLC
- ADJACENT PROPERTY BOUNDARIES AND RELATED INFORMATION DERIVED FROM ONSLOW COUNTY GIS.
- A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONES (X, AE 11FT, AE 12FT, VE 13FT) ACCORDING TO TO FLOOD INSURANCE RATE MAP 3720428800K, EFFECTIVE DATE 6/19/20 AND 3720427800K, EFFECTIVE DATE 6/19/20 AND 3720434800K, EFFECTIVE DATE 11/3/05
- OWR LINE TAKEN FROM NCDENR OWR MAPS.
- SEWER MAINS AND PUMPSTATION TO BE PUBLIC AND OWNED/MAINTAINED BY PLURIS. SEWER SERVICE LATERALS AND INDIVIDUAL SIMPLEX PUMP STATIONS TO BE OWNED/MAINTAINED BY ALLIGATOR BAY ASSOCIATES UNTIL THEY ARE TRANSFERRED TO THE DESIGNATED OWNERS ASSOCIATION.
- MINIMUM PAVEMENT WIDTH = 20 FT.
- THE PROPOSED DEVELOPMENT IS NOT LOCATED WITHIN 1/2 MILE OF A VOLUNTARY AGRICULTURAL DISTRICT (VAD).
- THE FIRE DISTRICT FOR THIS DEVELOPMENT IS TURKEY CREEK AND ISO RATING IS 4.
- REVISED LOT AREA: 17.78 AC
- NO PROPERTY OR BUILDINGS WITHIN OR ADJACENT ARE REGISTERED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- WETLANDS ON-SITE AS OBSERVED BY S.E.G.I., DELINEATION MAP DATED 10/09/23, JURISDICTIONAL DETERMINATION DATED 12/04/23.

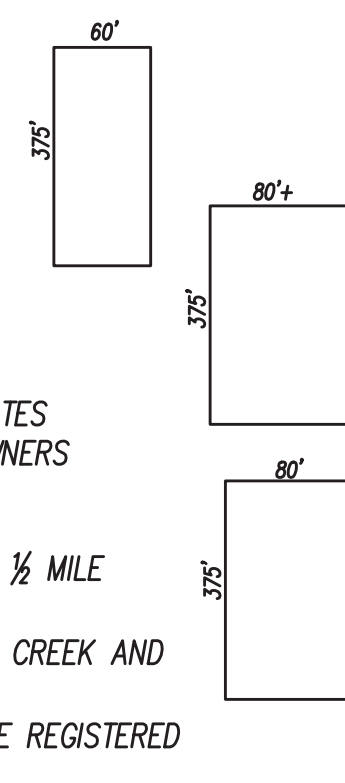
**WETLANDS IMPACT AREAS**

IMPACT AREA A = 1,147.23 SF (0.03 AC)
IMPACT AREA B = 6,356.10 SF (0.15 AC)
IMPACT AREA C = 1,101.13 SF (0.03 AC)
IMPACT AREA D = 1,401.13 SF (0.03 AC)
IMPACT AREA E = 2,785.5 SF (0.06 AC)
IMPACT AREA F = 1,366.90 SF (0.03 AC)
IMPACT AREA G = 1,162.67 SF (0.02 AC)
IMPACT AREA H = 2,436.96 SF (0.06 AC)
IMPACT AREA I = 450.87 SF (0.01 AC)
IMPACT AREA J = 277.65 SF (0.01 AC)
IMPACT AREA K = 38.4 SF (0.00 AC)
IMPACT AREA L = 114.71 SF (0.00 AC)
IMPACT AREA M = 7,008.5 SF (0.16 AC)
IMPACT AREA N = 1,515 SF (0.03 AC)
IMPACT AREA O = 1,532 SF (0.04 AC)
IMPACT AREA Q = 2,181 SF (0.05 AC)
<b>TOTAL = 23,315.85 SF (0.535 AC)</b>

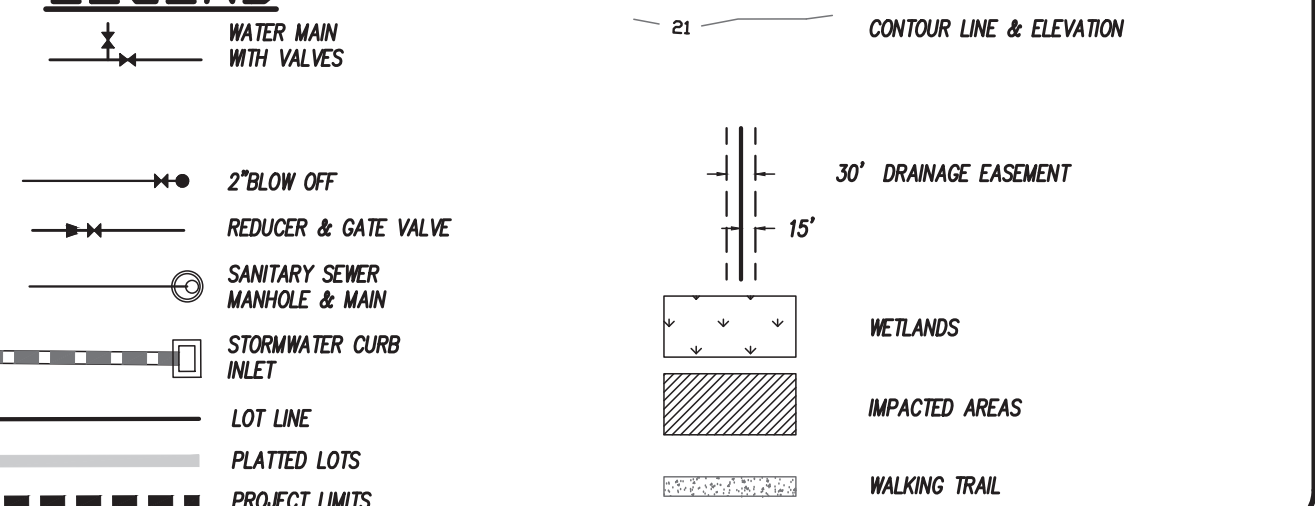
NOTES:

- TOTAL TRACT ACREAGE = 383.32 ACRES
- TOTAL OPEN SPACE ACREAGE = 113.90 ACRES  
PASSIVE OPEN SPACE = 110.06 ACRES  
ACTIVE OPEN SPACE = 2.44 ACRES  
(AMMENITIES AREA = 1.40 AC.)
- TOTAL # OF LOTS = 349
- LINEAR FEET OF PRIVATE DRIVE = 22,874
- TOTAL LINEAR FEET OF ROADS = 22,874
- MIN. LOT SIZE: 18,712 SF  
MAX. LOT SIZE: 127,644 SF  
AVERAGE LOT SIZE: 30,565 SF
- SEWER SYSTEM: PLURIS WATER SYSTEM: ONWASA
- PROPOSED LAND USE: SINGLE FAMILY HOMES
- PARCEL ID #: 773-106
- DEED BOOK AND PAGE: 4160-280
- ZONING: R-20  
FRONT SETBACK: 25 FT  
SIDEYARD SETBACK: 8 FT  
REAR YARD SETBACK: 15 FT  
CORNER LOT SETBACK: 20 FT
- OWNER / DEVELOPER: ALLIGATOR BAY ASSOCIATES, LLC
- TOTAL WETLANDS ON-SITE = 207.18 AC.  
WETLANDS OUTSIDE DEVELOPMENT AREA = 133.38 AC.
- WETLANDS ON-SITE AS OBSERVED BY S.E.G.I., DELINEATION MAP DATED 10/09/23, JURISDICTIONAL DETERMINATION DATED 12/04/23.
- LOT REVISIONS - UNPLATTED LOTS RENUMBERED 353 LOTS TOTAL
- DENSITY = 383.32 / 349 = 1.10 DWELLING/AC
- ADJACENT PROPERTY BOUNDARIES AND RELATED INFORMATION DERIVED FROM ONSLOW COUNTY GIS.
- A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONES (X, AE 11FT, AE 12FT, VE 13FT) ACCORDING TO TO FLOOD INSURANCE RATE MAP 3720428800K, EFFECTIVE DATE 6/19/20 AND 3720427800K, EFFECTIVE DATE 6/19/20
- OWR LINE TAKEN FROM NCDENR OWR MAPS.
- SEWER MAINS AND PUMPSTATION TO BE PUBLIC AND OWNED/MAINTAINED BY PLURIS. SEWER SERVICE LATERALS AND INDIVIDUAL SIMPLEX PUMP STATIONS TO BE OWNED/MAINTAINED BY ALLIGATOR BAY ASSOCIATES UNTIL THEY ARE TRANSFERRED TO THE DESIGNATED OWNERS ASSOCIATION.
- MINIMUM PAVEMENT WIDTH = 20 FT.
- THE PROPOSED DEVELOPMENT IS NOT LOCATED WITHIN 1/2 MILE OF A VOLUNTARY AGRICULTURAL DISTRICT (VAD).
- THE FIRE DISTRICT FOR THIS DEVELOPMENT IS TURKEY CREEK AND ISO RATING IS 4.
- NO PROPERTY OR BUILDINGS WITHIN OR ADJACENT ARE REGISTERED ON THE NATIONAL REGISTER OF HISTORIC PLACES.

TYPICAL LOT DIMENSIONS



LEGEND



CSD ENGINEERING  
LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL  
P.O. BOX 4041  
WILMINGTON, NC 28406  
(910) 791-4441

FINAL PHASE OF DEVELOPMENT for  
**THE PRESERVE AT TIDEWATER**

WETLANDS EXHIBIT for  
**THE PRESERVE AT TIDEWATER**  
LOCATED IN STUMP SOUND TOWNSHIP  
ONSLOW COUNTY, NORTH CAROLINA  
OWNER: ALLIGATOR BAY ASSOCIATES, LLC  
3675 MT. DIABLO BLVD  
LAFAYETTE, CA 94549

**PRELIMINARY**

REV. NO.	BY	DATE	REMARKS

DATE: 7/30/24  
HORZ. SCALE: 1" = 200'  
VERT. SCALE: N/A  
DRAWN BY: JSM  
CHECKED BY: HSR  
PROJECT NO.: 04-0022  
Sheet No. **1** of **1**



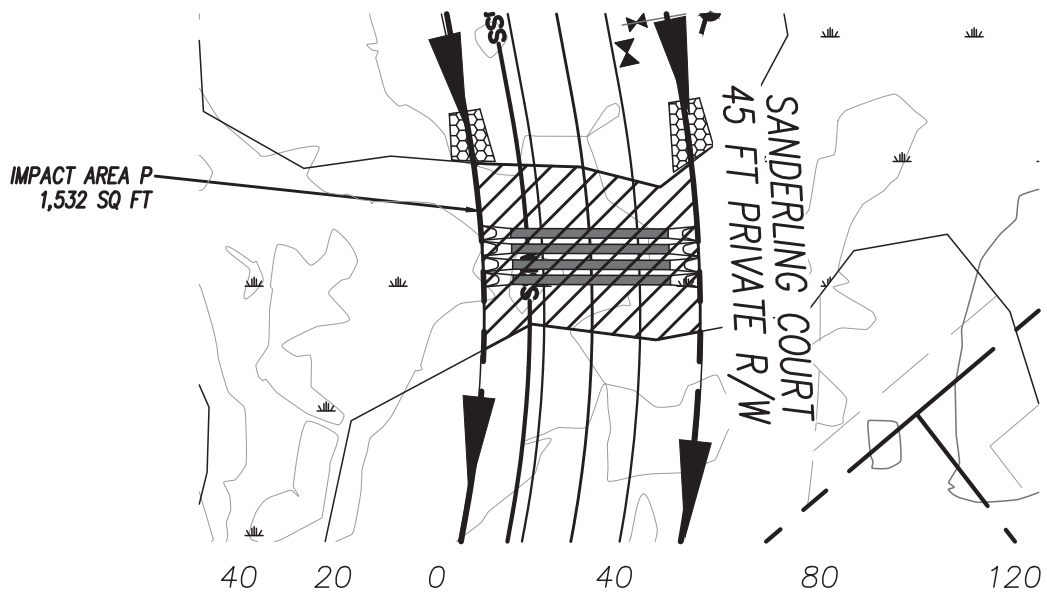
LICENSE # C-2710  
 ENGINEERING  
 LAND PLANNING  
 COMMERCIAL / RESIDENTIAL  
 P.O. Box 4041  
 Wilmington, NC 28406  
 (910) 791-4441

WETLANDS IMPACT  
 AREA P for  
 PRESERVE AT TIDEWATER

WETLANDS IMPACT AREA P for  
 PRESERVE AT TIDEWATER  
 LOCATED IN STUMP SOUND TOWNSHIP  
 ONSLOW COUNTY, NORTH CAROLINA  
 OWNER: ALLIGATOR BAY ASSOCIATES, LLC  
 3675 MT DIBBLE BLVD  
 LAFAYETTE, CA 94509

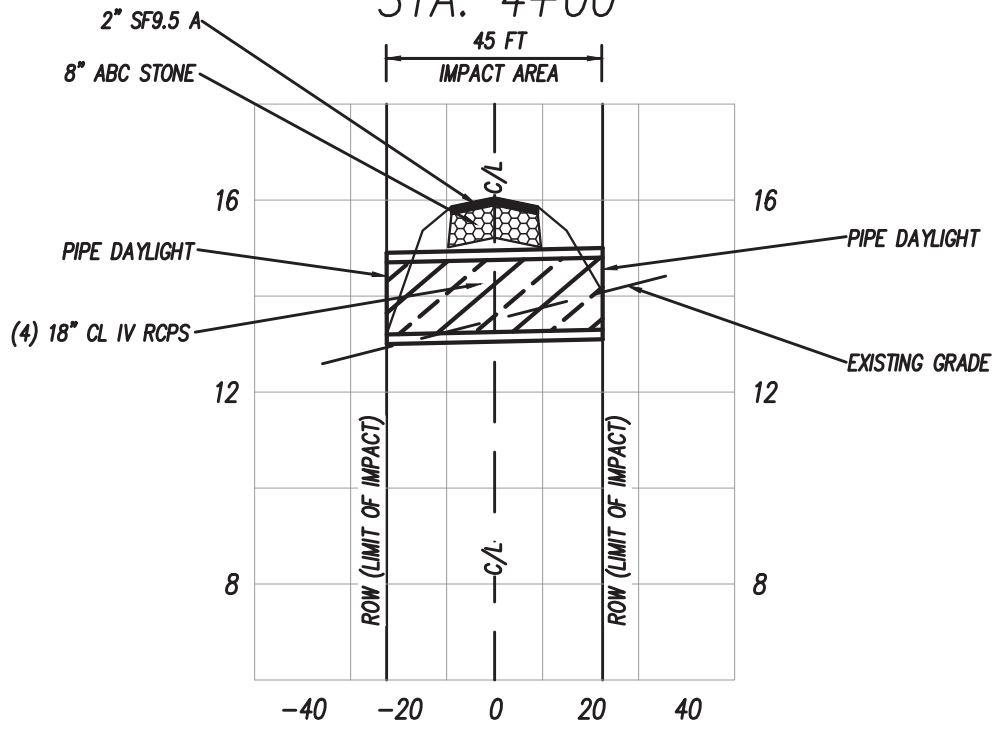
REV. NO.	DATE	BY	REMARKS
4	7/23/24	JSM	REVISED PER CONSULTANT
3	3/29/23	JSM	REVISED PER CONSULTANT
2	3/29/23	JSM	REVISED PER CONSULTANT
1	3/23/23	HSR	REVISED PER CONSULTANT

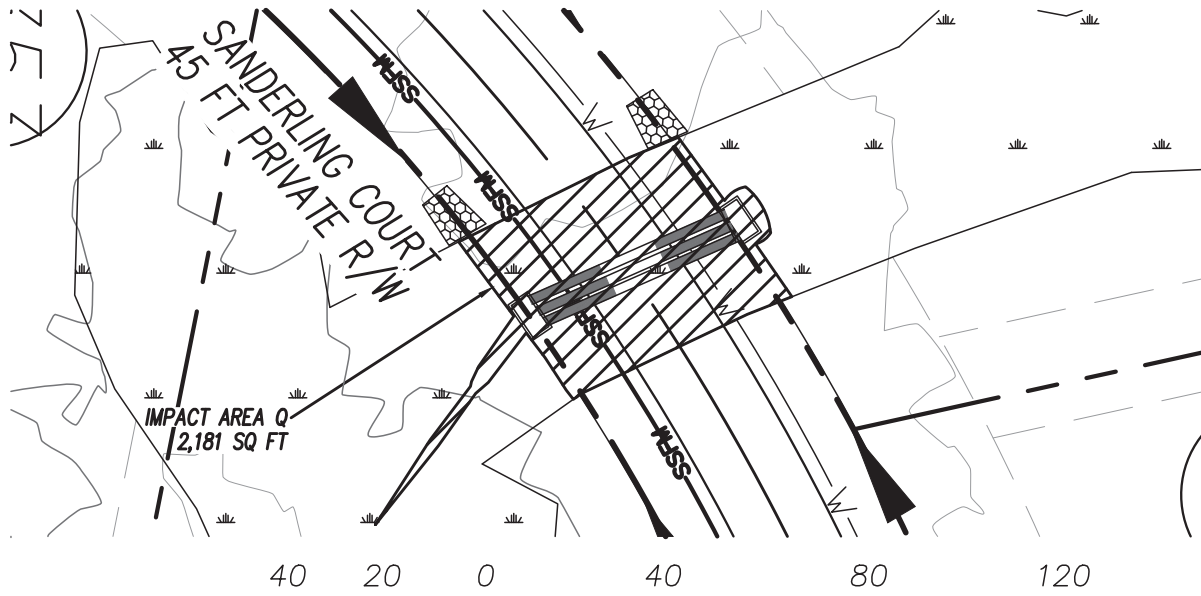
DATE: 3/23/23  
 HORIZ. SCALE: 1" = 40'  
 VERT. SCALE: 1" = 4'  
 DRAWN BY: JSM  
 CHECKED BY: HSR  
 PROJECT NO.: 04-0022



SCALE IN FEET: 1" = 40'

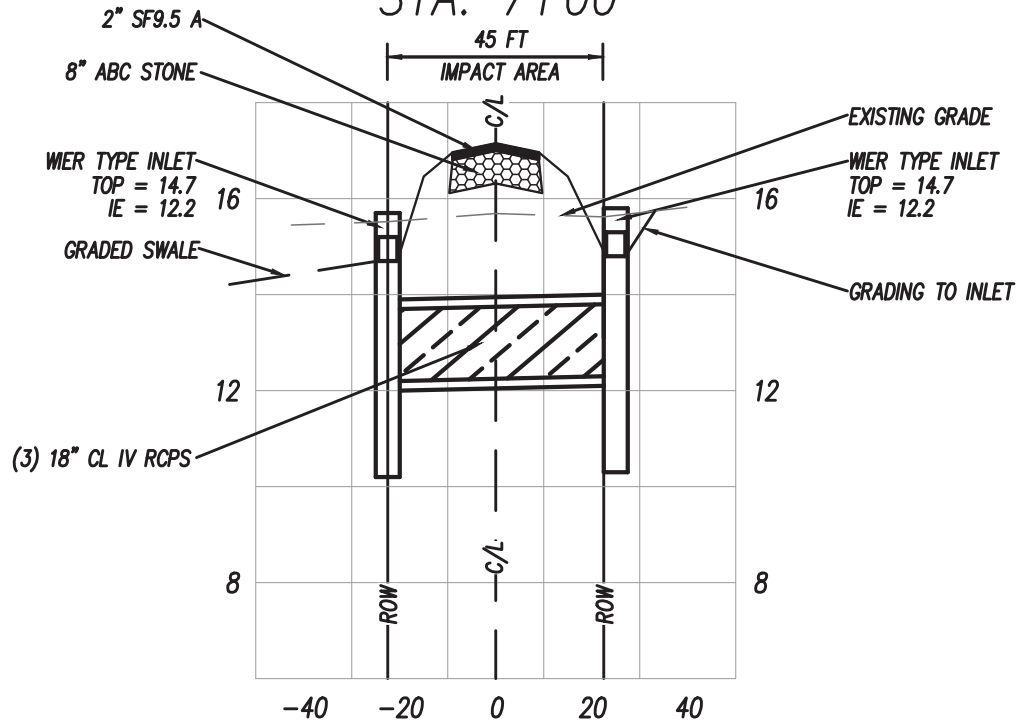
STA. 4+00





SCALE IN FEET: 1" = 40'

STA. 7+00



LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL  
P.O. Box 4041  
Wilmington, NC 28406  
(910) 731-4441

WETLANDS IMPACT  
AREA Q for  
PRESERVE AT TIDEWATER

WETLANDS IMPACT AREA Q for  
**PRESERVE AT TIDEWATER**  
LOCATED IN STUMP SOUND TOWNSHIP  
UNSLAW COUNTY, NORTH CAROLINA  
OWNER: ALLIGATOR BAY ASSOCIATES, LLC  
3675 MT. DIABLO BLVD  
LA FAYETTE, CA 94649

REV. NO.	BY	DATE	REMARKS

DATE: 7/23/24  
HORIZ. SCALE: 1" = 40'  
VERT. SCALE: 1" = 4'  
DRAWN BY: JSM  
CHECKED BY: HSR  
PROJECT NO.: 04-0022