

ROADWAY BLOCK SEGMENT

LENGTH (LF)

SPINNAKER ROAD (50' PUBLIC ROW)
MORRELL VILLAGE CONNECTION AT PROP. BNDY TO MARINER WAY
MARINER WAY TO SAILVIEW DR.
SAILVIEW DR TO KEEL COURT
KEEL COURT TO CUL-DE-SAC

MARINER WAY (50' PUBLIC ROW)
SPINNAKER ROAD TO FUTURE CONNECTION

SAILVIEW DRIVE (50' PUBLIC ROW)
SPINNAKER ROAD TO REGATTA WAY
REGATTA WAY TO REGATTA WAY
REGATTA WAY TO HARBORMASTER DRIVE
HARBORMASTER DRIVE TO CUL-DE-SAC

REGATTA WAY (50' PUBLIC ROW)
SAILVIEW DRIVE TO SAILVIEW DRIVE

HARBORMASTER DRIVE (50' PUBLIC ROW)
SAILVIEW DRIVE TO PROPERTY LINE

KEEL COURT (50' PUBLIC ROW)
SPINNAKER ROAD TO SOUNDING LANE
SOUNDING LANE TO CUL-DE-SAC

SOUNDING LANE (50' PUBLIC ROW)
KEEL COURT TO STUB

SITE DATA

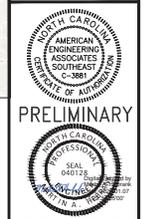
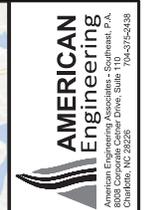
PROPERTY DESCRIPTION: NC HWY 16 CATAWBA COUNTY NC
DEVELOPER INFO: DANIEL KEMMENS PE
DESIGNER INFO: MARTIN A. WEBB INC. PE
SURVEYOR INFO: DANIEL CARTER L. S013
PARCEL ID #: 368616944892, 36963047869, 36963336404

ZONING DISTRICT: R-40

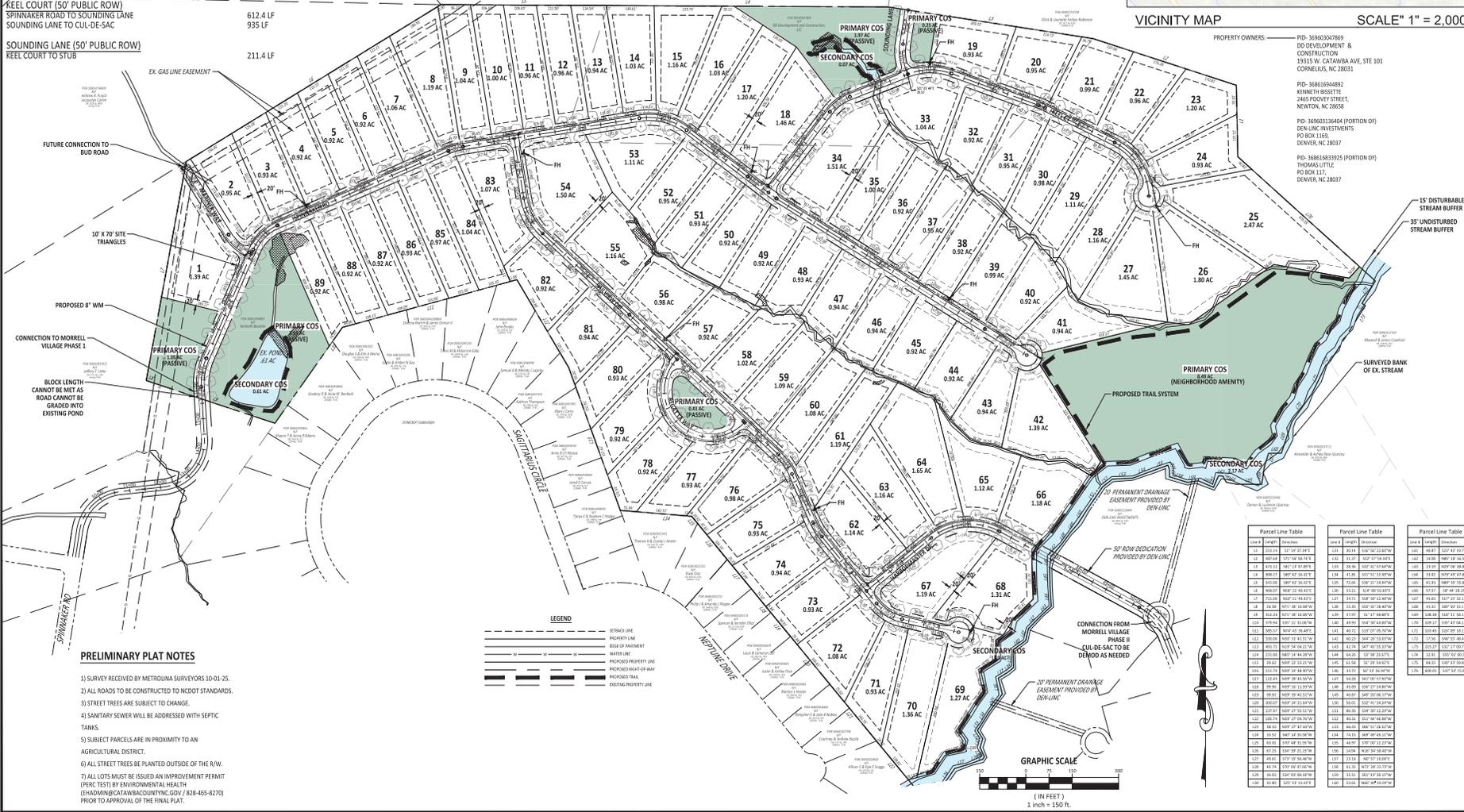
NUMBER OF LOTS: 89
BUILDING SETBACKS: FRONT 30', SIDE 30', REAR 30'
MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 75' FOR CUL-DE-SACS OR CURVES LESS THAN 90'

WATERSHED DATA:

PROPOSED DENSITY: 89 UNITS / 2,500 SF +/-
ROADWAY LENGTHS: SPINNAKER ROAD: 3,347 LF, MARINER WAY: 362 LF, SAILVIEW DRIVE: 2,245 LF, HARBORMASTER DRIVE: 695 LF, KEEL COURT: 1,547 LF, REGATTA WAY: 472 LF, SOUNDING LANE: 211 LF



NOT FOR CONSTRUCTION



- PRELIMINARY PLAT NOTES
1) SURVEY RECEIVED BY METROUNA SURVEYORS 10-01-25.
2) ALL ROADS TO BE CONSTRUCTED TO NCDOT STANDARDS.
3) STREET TREES ARE SUBJECT TO CHANGE.
4) SANITARY SEWER WILL BE ADDRESSED WITH SEPTIC TANKS.
5) SUBJECT PARCELS ARE IN PROXIMITY TO AN AGRICULTURAL DISTRICT.
6) ALL STREET TREES BE PLANTED OUTSIDE OF THE R/W.
7) ALL LOTS MUST BE ISSUED AN IMPROVEMENT PERMIT (PERC TEST) BY ENVIRONMENTAL HEALTH (EHADMIN@CATAWBACOUNTYNC.GOV / 828-465-8270) PRIOR TO APPROVAL OF THE FINAL PLAT.

Parcel Line Table with columns for Line #, Length, and Area. Includes three tables for different sections of the plat.

REVISIONS table with columns for NO., DATE, and DESCRIPTION.

STIPULATION FOR REUSE
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Project information including DD Development Morrell Village Phase 2, Catayaba County, Denver North Carolina 28037. Includes job number, checker, drawer, date, sheet title (PRELIMINARY PLAT), and sheet number (C-101).