

DESIGN STANDARD NOTES:

- THIS PROJECT WILL CONNECT TO THE PUBLIC WATER SYSTEM. WATER INFRASTRUCTURE WILL BE CONSTRUCTED BY THE DEVELOPER.
- THIS PROJECT WILL CONNECT TO THE PUBLIC SEWER SYSTEM. SEWER INFRASTRUCTURE WILL BE CONSTRUCTED BY THE DEVELOPER.
- THIS PROJECT IS SUBJECT TO TAR-PAMLICO RIVER BASIN NUTRIENT CONTROL STORMWATER REQUIREMENTS.
- THIS PROJECT HAS 50 FOOT STREAM BUFFERS ON PERENNIAL AND INTERMITTENT STREAMS.
- THIS PROJECT IS LOCATED WITHIN A CAMA COUNTY AND IS SUBJECT TO SECTION 15A NCAC 02H 101.9 OF THE NORTH CAROLINA ADMINISTRATIVE CODE AND WILL REQUIRE A HIGH DENSITY STORMWATER PERMIT FROM NCDEQ.
- THIS PROPERTY IS LOCATED IN ZONE X, AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD MAP NUMBER 3720566400K, DATED 06/19/2020.
- THIS PROJECT WILL REQUIRE A NCDOT DRIVEWAY PERMIT FOR THE ENTRANCE TO THE PROJECT.
- THE PROJECT WILL REQUIRE AN NCDOT ENCROACHMENT AGREEMENT FOR ANY WORK PERFORMED IN THE HWY 33 RIGHT-OF-WAY.
- THIS PROJECT WILL REQUIRE EROSION CONTROL PLAN APPROVAL FROM THE STATE OF NORTH CAROLINA.
- ALL STREETS SHALL BE DESIGNED AND CONSTRUCTION IN ACCORDANCE WITH THE NCDOT AND THE TOWN OF CHOCOWINITY CONSTRUCTION STANDARDS.
- THE DEVELOPER SHALL REQUEST PUBLIC SERVICES FOR WATER AND SEWER FROM THE TOWN OF CHOCOWINITY BOARD OF COMMISSIONERS. THE DEVELOPER SHALL REQUEST ANNEXATION INTO THE TOWN OF CHOCOWINITY CITY LIMITS BY SUBMITTING AN ANNEXATION PETITION FOR THE PROPERTY PRIOR TO CONSTRUCTION PLAN APPROVAL.
- TEMPORARY TURNAROUNDS SHALL BE INSTALLED AT THE TERMINATION OF ANY PUBLIC STREETS AT EACH PHASE OF CONSTRUCTION TO MEET THE NORTH CAROLINA FIRE CODE.
- THE DEVELOPER WILL PROVIDE ACCESS THROUGH THE PROJECT SITE FROM HWY 33 TO THE ADJACENT PARCEL IDENTIFIED AS PIN 5664-16-2005 FOR FARM EQUIPMENT ACCESS DURING CONSTRUCTION AND AT THE END OF EACH PHASE OF CONSTRUCTION UNTIL MATIAS DRIVE IS CONSTRUCTED AND ACCEPTED FOR PUBLIC USE.

PRELIMINARY PLAT LEGEND

	EXISTING PROPERTY BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING BUILDING
	EX. CURB AND GUTTER
	EX. PAVEMENT EDGE
	EXISTING ROAD STRIPE
	EXISTING TREE LINE
	EXISTING STREAM CENTERLINE
	EXISTING STREAM BUFFER (ZONE 1)
	EXISTING STREAM BUFFER (ZONE 2)
	EX. ADJACENT GIS PROPERTY LINE
	EXISTING WATERLINE
	EXISTING GRAVITY SEWER
	EXISTING CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - GIS
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED ROAD CENTERLINE
	BUILDING SETBACK / MBL BUFFERYARD
	PROPOSED EASEMENT
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER FORCE MAIN

SCALE: 1"=1000'

DEVELOPER / CLIENT

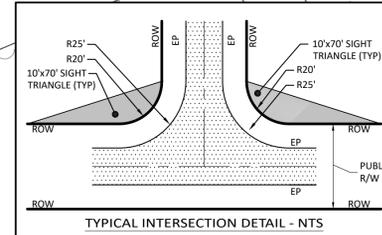
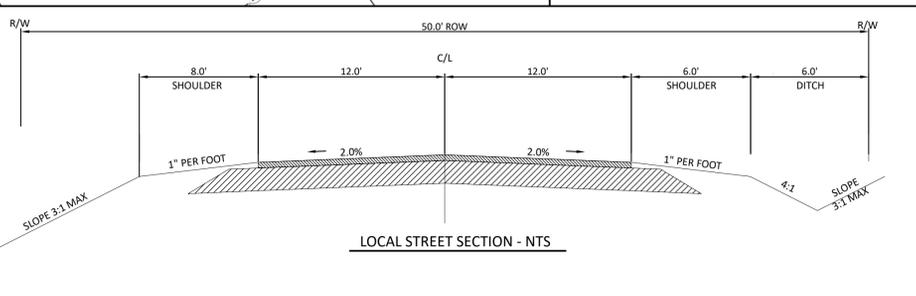
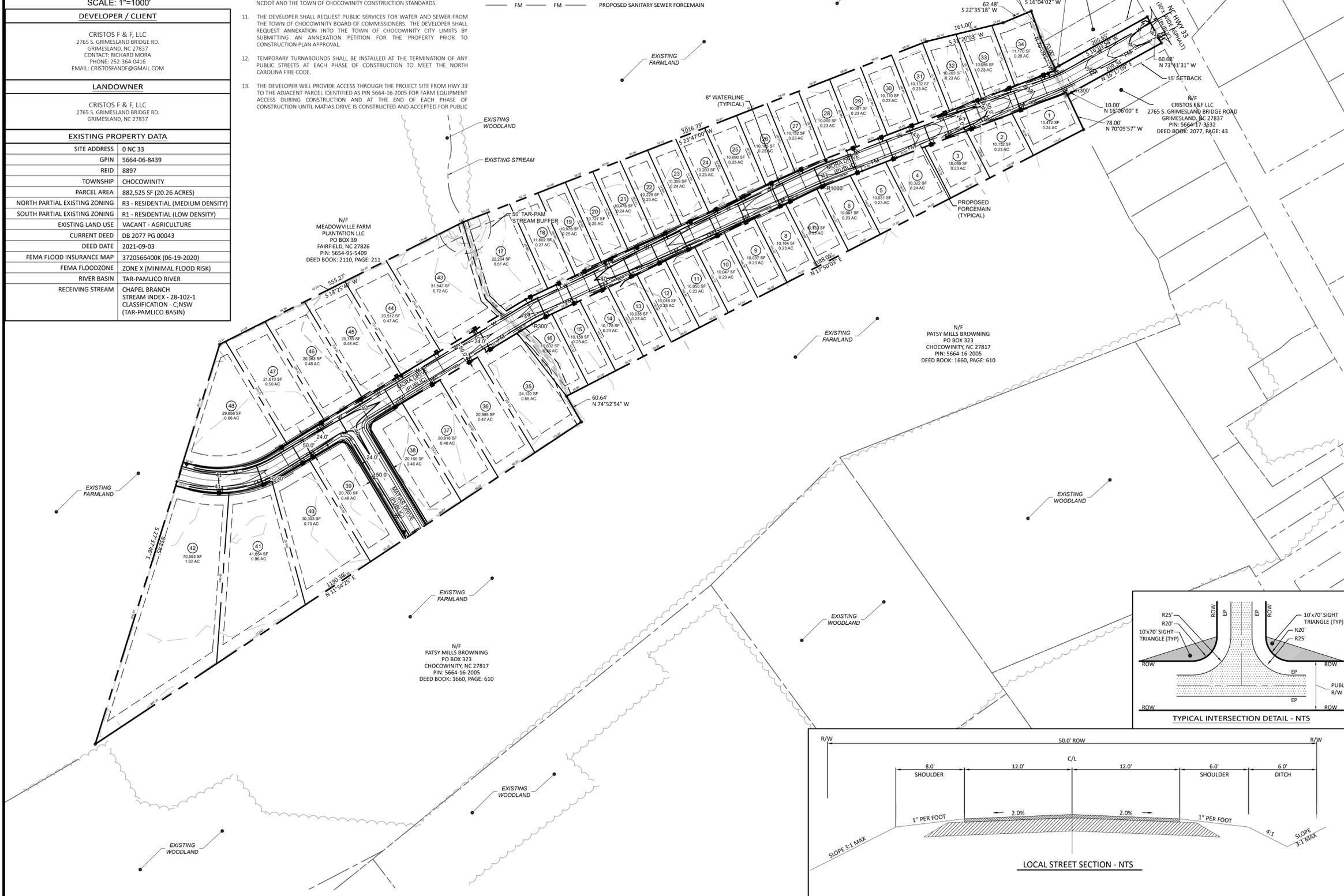
CRISTOS F & F, LLC
2765 S. GRIMESLAND BRIDGE RD.
GRIMESLAND, NC 27837
CONTACT: RICHARD MORA
PHONE: 252-364-0416
EMAIL: CRISTOSFANDF@GMAIL.COM

LANDOWNER

CRISTOS F & F, LLC
2765 S. GRIMESLAND BRIDGE RD.
GRIMESLAND, NC 27837

EXISTING PROPERTY DATA

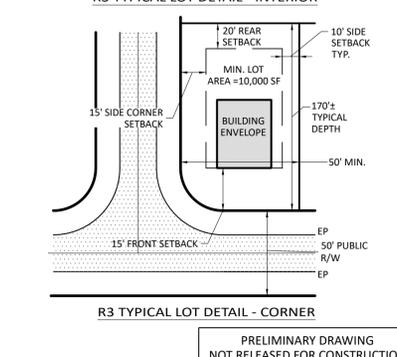
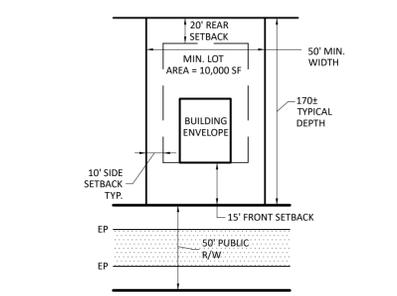
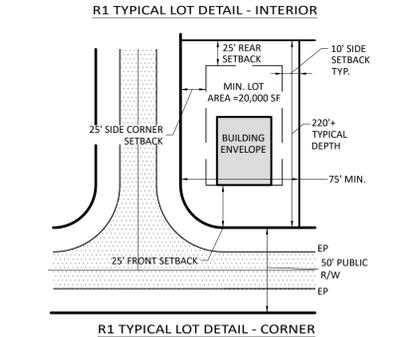
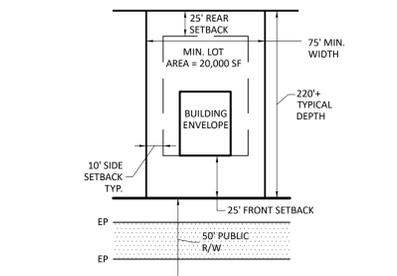
SITE ADDRESS	0 NC 33
GPIN	5664-06-8439
REID	8897
TOWNSHIP	CHOCOWINITY
PARCEL AREA	882,525 SF (20.26 ACRES)
NORTH PARTIAL EXISTING ZONING	R3 - RESIDENTIAL (MEDIUM DENSITY)
SOUTH PARTIAL EXISTING ZONING	R1 - RESIDENTIAL (LOW DENSITY)
EXISTING LAND USE	VACANT - AGRICULTURE
CURRENT DEED	DB 2077 PG 00043
DEED DATE	2021-09-03
FEMA FLOOD INSURANCE MAP	3720566400K (06-19-2020)
FEMA FLOODZONE	ZONE X (MINIMAL FLOOD RISK)
RIVER BASIN	TAR-PAMLICO RIVER
RECEIVING STREAM	CHAPEL BRANCH STREAM INDEX - 28-102-1 CLASSIFICATION - C-NSW (TAR-PAMLICO BASIN)



SITE INFORMATION TABLE

PROPOSED LAND USE	DETACHED SINGLE-FAMILY DWELLINGS
GPIN	5664-06-8439
REID	8897
PROPERTY OWNER	CRISTOS F & F LLC
OWNER ADDRESS	2765 S. GRIMESLAND BRIDGE RD. GRIMESLAND, NC 27837
PARCEL AREA	882,525 SF (20.26 ACRES)
RIGHT-OF-WAY AREA	125,041 SF (2.87 ACRES)
NET AREA	757,484 SF (17.39 ACRES)
PROPOSED ZONING	R1 / R3
PROPOSED NUMBER OF LOTS	14 (R1) / 34 (R3) = 48 TOTAL LOTS
PARKING REQUIRED	2 SPACES PER UNIT = 96 SPACES
PARKING PROVIDED	2 SPACES PER UNIT = 96 SPACES
LOT DIMENSIONAL REQUIREMENTS (R1 / R3)	
MINIMUM LOT AREA	20,000± SF / 10,000± SF (PUBLIC W/S)
MINIMUM LOT WIDTH	75 FEET / 50 FEET
FRONT YARD SETBACK	25 FEET / 15 FEET
SIDE YARD SETBACK	10 FEET / 10 FEET
REAR YARD SETBACK	25 FEET / 20 FEET
MAXIMUM LOT COVERAGE	30 % / 30 %
HEIGHT LIMITATION	35 FT / 35 FT
AVERAGE LOT SQUARE FOOTAGE	28,524± SF / 10,466± SF

- SITE PLAN NOTES:**
- CONTRACTOR SHALL CONFIRM THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THE PROPOSED CONSTRUCTION. BEGINNING ANY ASPECT OF CONSTRUCTION OR FABRICATING ANY ITEM PRIOR TO RECEIVING ALL PLANS AND APPROPRIATE DOCUMENTATION OF APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATIONS TO THEIR WORK.
 - THE CONTRACTOR SHALL CONFIRM THAT ALL THE CONSTRUCTION MATERIALS ARE IN ACCORDANCE WITH THE PERMITS ISSUED AND THE LATEST APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL CODES. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.



REVISIONS

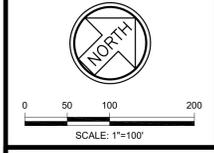
1	08-27-2024	REVISED PER TOWN COMMENTS
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KANE & ASSOCIATES, PLLC
107 UNION DRIVE, SUITE 202
WASHINGTON, NORTH CAROLINA
PHONE: 252-702-1910
FIRM NC LICENSE NUMBER: P-2529

CLIENT:
CRISTOS F & F, LLC
2765 S. GRIMESLAND
BRIDGE RD.
GRIMESLAND, NC 27837

MAJOR SUBDIVISION

PRELIMINARY PLAT
CHACKAUENE GROVE
TOWN OF CHOCOWINITY, NORTH CAROLINA



PROFESSIONAL SEAL
BRIAN T. O'KANE
08/27/2024

HORIZONTAL SCALE: 1"=100'
VERTICAL SCALE: N/A
DATE: 05/27/2024
SHEET NUMBER:
C-1.0

PRELIMINARY DRAWING
NOT RELEASED FOR CONSTRUCTION