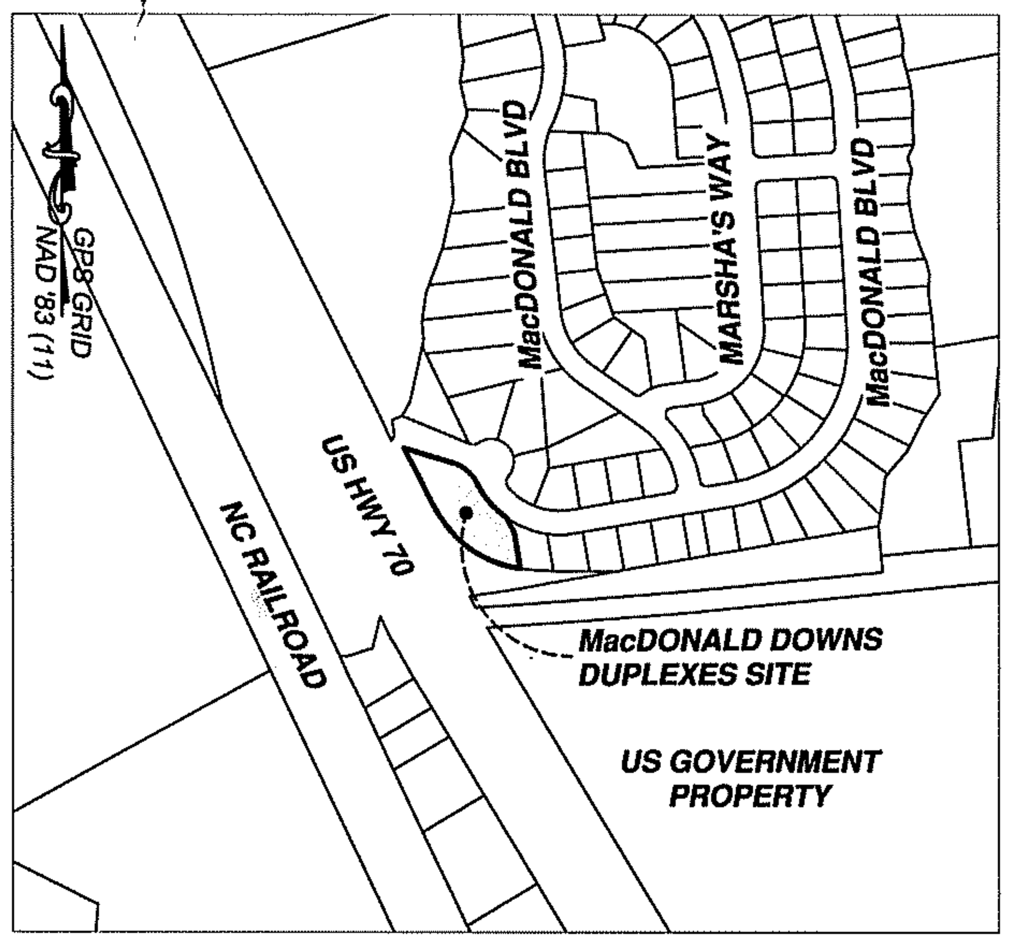


VICINITY SKETCH

1" = 1000'

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS CERTIFIES THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP, HAVING ACQUIRED TITLE TO IT BY DEED(S) RECORDED IN THE CRAVEN COUNTY, NORTH CAROLINA REGISTER OF DEEDS OTHERWISE AS SHOWN BELOW, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. FURTHER, BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I/WE DO DEDICATE TO THE CITY OF HAVELOCK FOR PUBLIC USE EASEMENTS, RIGHTS-OF-WAY AND PARKS SHOWN THEREON FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF AND IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES AND REGULATIONS OR CONDITIONS OF THE CITY OF HAVELOCK FOR THE BENEFIT OF THE PUBLIC, THIS DEDICATION SHALL BE IRREVOCABLE. FURTHER, BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL, I (WE) DO DEDICATE ALL RECREATIONAL AREAS AND OTHER OPEN SPACES TO PRIVATE OR PUBLIC USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATIONS JURISDICTION OF THE CITY OF HAVELOCK.

OWNER: CHERRY BRANCH, LTD.

Donald D Tuttle, Gen Part. 10/08/2024
SIGNED DATE

CERTIFICATE OF MINOR SUBDIVISION PLAT APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE CITY OF HAVELOCK UNIFIED DEVELOPMENT ORDINANCE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CITY OF HAVELOCK PLANNING AND INSPECTIONS DIRECTOR, SUBJECT TO ITS BEING RECORDED IN OFFICE OF THE CRAVEN COUNTY REGISTER OF DEEDS WITHIN 90 DAYS OF THE DATE BELOW.

Katrina L. Marshall 10/14/24
DIRECTOR OF PLANNING AND INSPECTIONS DATE

GENERAL NOTES

1. THE EXISTING SITE CLEARED AND UNDEVELOPED.
2. ELEVATIONS ARE BASED ON NAVD 88.
3. THIS PROJECT DOES NOT SCALE WITHIN THE 100-YR FLOODPLAIN OR FLOODWAY AND SCALES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAP 3720641300K, DATED JUNE 19, 2020 AS ESTABLISHED BY FEMA. THIS REPORT IN NO WAY SUPERCEDES THE ABOVE MENTIONED FIRM.
4. A SMALL PORTION OF THE FRONT OF THE SITE IS WITHIN THE OUTER LIMITS OF THE 60 dB NOISE OVERLAY ZONE. THE SITE IS NOT WITHIN THE THE ACCIDENT POTENTIAL ZONE FOR CHERRY POINT MARINE AIR CORPS STATION.
5. THIS PROJECT IS NOT IN AN AREA OF ENVIRONMENTAL CONCERN.
6. RECEIVING STREAM FOR THIS PROJECT IS TUCKER CREEK.
7. THIS SITE CONTAINS NO KNOWN BLUE-LINE STREAMS AND/OR ASSOCIATED BUFFERS.
8. NO KNOWN SECTION 404 WETLANDS EXIST ON THIS TRACT.
9. DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS:
   A. 10 FOOT EASEMENTS ALONG ALL RIGHTS-OF-WAY.
   B. 5 FOOT EASEMENTS ALONG ALL SIDE LOT LINES.
   C. 10 FOOT EASEMENTS ALONG ALL REAR LOT LINES.
   D. OTHER EASEMENTS AS SHOWN.
10. TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
   A. 25 FOOT FRONT SETBACKS
   B. 7 FOOT SIDE SETBACKS
   C. 25 FOOT REAR SETBACKS
   D. OTHER SETBACKS AS SHOWN AND NOTED.
11. PLOT PLANS FOR ANY GIVEN LOT MAY BE REQUIRED BY THE CITY OF HAVELOCK.
12. ALL UNITS LOTS SHALL PROVIDE A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES.
13. ALL PROPOSED CORNERS ARE TO BE MARKED WITH IRON PIPES, UNLESS OTHERWISE SHOWN.
14. DESIGN OF ELECTRICAL, CABLE, TELEPHONE, GAS, ETC. UTILITIES SHALL BE BY OTHERS. ALL UTILITIES TO BE LOCATED UNDERGROUND.
15. DUPLEX MASTER PLAN WAS APPROVED AS AN R-7 CONDITIONAL ZONING DISTRICT BY THE CITY BOARD OF COMMISSIONERS ON JUNE 26, 2023 AND IS ON FILE IN THE CITY PLANNING DEPARTMENT.
16. EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING PERIMETER BUFFER VEGETATION AS DEPICTED ON THE CITY OF HAVELOCK BOARD OF COMMISSIONERS APPROVED SITE PLAN WITHIN THE VEGETATED BUFFER "–VB–" AS SHOWN HEREIN.

SITE DATA

PROPERTY REFERENCES

DEED REFERENCE	DEED BOOK 1597, PAGE 802
MAP REFERENCE	PLAT CABINET G, SLIDE 93-B&C
PARCEL ID	6-034-1-5000
PARCEL REFERENCE #	52771
PARCEL ADDRESSES	128 THRU 138 AS SHOWN ON PLAN (EXISTING 120 TO BE ABANDONED)
SUBDIVISION TYPE	SEMI-ATTACHED, DUPLEX HOME SUBDIVISION

ZONING & USE DATA

ZONING	R-7 CONDITIONAL DISTRICT
TOTAL UNITS	6 (3 DUPLEXES)
TOTAL BEDROOMS	12 (2 BR/UNIT)
DENSITY PROPOSED	5.2 UNITS/AC
SEWER	HAVELOCK
WATER	HAVELOCK
EXISTING USE	UNDEVELOPED/CLEARED
PROPOSED USE	DUPLEX RESIDENTIAL
FIRE DISTRICT	HAVELOCK FIRE DEPT

PROPOSED SITE AREA TABULATIONS

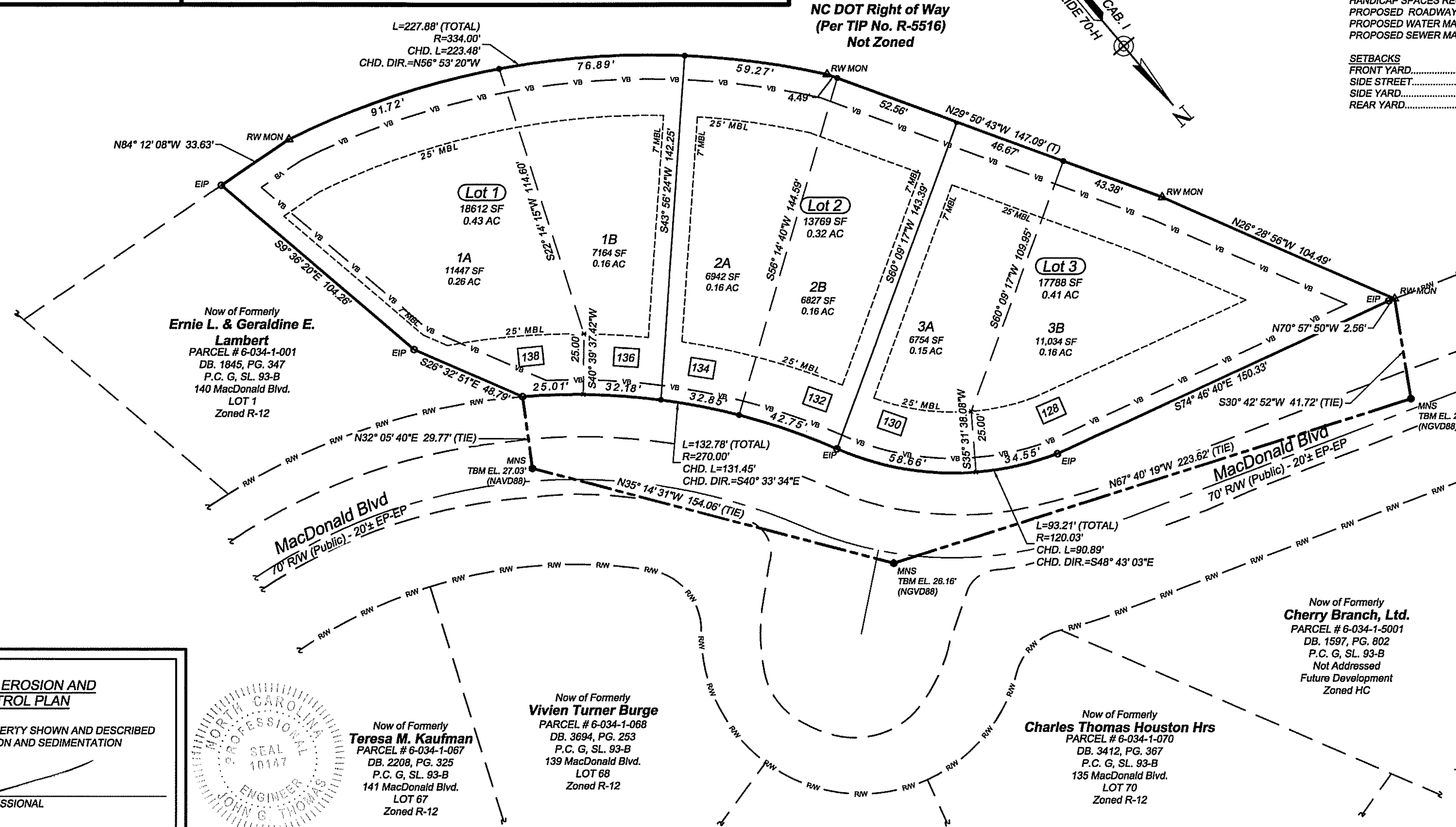
TOTAL ACREAGE	1.15 AC.
COMMON AREA	0.00 AC.
RECREATION AREA	0.00 AC.
ACREAGE IN LOTS	1.15 AC.
ACREAGE IN RIGHT-OF-WAY	0.00 AC.
ACREAGE OF 404 WETLANDS	0.00 AC.
NUMBER OF LOTS	3
AVERAGE LOT SIZE (UNIT)	8,362 SF
SMALLEST LOT SIZE (UNIT)	6,754 SF (UNIT 3A)
LINEAR FEET OF NEW STREET	0.00 LF ±
EXISTING BUILT UPON AREA	N/A (MISC. GRAVEL & STAGING AREA)
PROPOSED BUILT UPON AREA	0.38 AC.
PROPOSED BUILT UPON AREA %	33.0 %
LIMITS OF DISTURBANCE	0.96 AC ±
BUILDING HEIGHT	REFER TO BUILDING PLANS/ELEVATIONS
PARKING SPACES REQUIRED	2 PER UNIT, 12 TOTAL
PARKING SPACES PROVIDED	2 PER UNIT, 12 TOTAL (DRIVEWAYS)
HANDICAP SPACES REQUIRED/PROVIDED	N/A
PROPOSED ROADWAYS	0.00 LINEAR FEET
PROPOSED WATER MAINS	0.00 LINEAR REET
PROPOSED SEWER MAINS	0.00 LINEAR REET

SETBACKS

FRONT YARD	25'
SIDE STREET	N/A
SIDE YARD	7'
REAR YARD	25'

P. O. Box 1309, New Bern, NC 28563
www.ThomasEngineeringPA.com
Office: 252.637.2727 Fax: 252.636.2448

THOMAS ENGINEERING, PA est 1983
civil engineering•land development•project management



Doc No: 10135645
Kind: MAP Page 1 of 1
Recorded: 01/08/2025,10:17:32 AM
Fee: $21.00 Revenue Tax: $0.00
CRAVEN County,North Carolina
Joshua D. Kohr Register of Deeds
Bk J Pg 102E

SCALE: 1" = 40'
GRAPHIC SCALE
40 20 0 40
(NOTE: 18" X 24" SHEETS ONLY)

PROPERTY OWNER / DEVELOPER
CHERRY BRANCH, LTD
803-A EAST MAIN STREET
HAVELOCK, NC 28532
PHONE: 252.447.1529

CONSULTING ENGINEER / SURVEYOR
THOMAS ENGINEERING, P.A.
P.O. BOX 1309 - 1316-B COMMERCE DRIVE
NEW BERN, NORTH CAROLINA 28563
OFFICE: 252.637.2727 FAX: 252.636.2448

CERTIFICATE REGARDING EROSION AND SEDIMENTATION CONTROL PLAN

I HEREBY CERTIFY THAT THE SUBDIVISION OF PROPERTY SHOWN AND DESCRIBED HEREON DOES NOT REQUIRE AN APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.

10/8/2024
DATE LICENSED PROFESSIONAL

NORTH CAROLINA PROFESSIONAL SEAL 10147 ENGINEER JOHN G. THOMAS

STATE OF NORTH CAROLINA
CRAVEN COUNTY

I, Robin Becker, REVIEW OFFICER OF CRAVEN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1-8-2025 Robin Becker
DATE: REVIEW OFFICER

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS
CRAVEN COUNTY NORTH CAROLINA

FILED FOR REGISTRATION THIS 8 DAY OF Jan, 2025 A.D. AT 10:17 (AM/PM) AND DULY RECORDED IN PLAT CABINET J, SLIDE(S) 102E

Joshua D. Kohr
REGISTER OF DEEDS

REGISTER OF DEEDS / ~~ASSISTANT~~ / DEPUTY

TYPICAL ELEMENT SYMBOLOGY

○ EIP	EXISTING IRON PIPE	WM	WATER METER
○ EIR	EXISTING IRON ROD	WV	WATER VALVE
● SIP	SET/NEW IRON PIPE	SMH	SEWER MANHOLE
△ EMAG	EXISTING 'MAG' NAIL	SC	SEWER CLEAN-OUT
▲ SMAG	SET/NEW 'MAG' NAIL	SV	SEWER VALVE
△ EPK	EXISTING 'PK' NAIL	AD	AREA DRAIN
▲ SPK	SET/NEW 'PK' NAIL	CB	CATCH BASIN
□ ECM	EXISTING CONCRETE MONUMENT	P	UTILITY POLE
■ SCM	SET/NEW CONCRETE MONUMENT	PED	UTILITY PEDESTAL
■ CC	CONTROL CORNER	OHU	OVERHEAD UTILITIES
+ NMP	NON-MONUMENTED POINT	TBR	TO BE REMOVED
⊕ WI	WITNESS IRONS	SQFT	SQUARE FEET
(T)	TOTAL DISTANCE	AC	ACRES
WL	WETLANDS — W — W —	L#	LINE TABLE
TIE	TIE LINE	C#	CURVE TABLE
R/W	RIGHT OF WAY — R/W —	— VB —	PERIMETER VEG. BUFFER
CL	CENTERLINE	— F —	FLOOD LINES
PL	PROPERTY LINE		10' x 70' SIGHT TRIANGLE
MBL	MINIMUM BUILDING LINE		BOUNDARY LINES
DUE	DRAINAGE & UTILITY EASEMENT		PARCEL LINE
ESMT	EASEMENT	###	ADDRESS
CDS	CUL-DE-SAC		
HYD	FIRE HYDRANT		

CERTIFICATE OF SURVEY & ACCURACY

I, HERBERT J. NOBLES. JR., HEREBY CERTIFY THAT THIS PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HAVELOCK SUBDIVISION REGULATIONS. FURTHER, I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1597, PAGE 802, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT CABINET G, SLIDE 93 B & C; AND THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 15,000. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9 DAY OF OCTOBER A.D., 2024.

Herbert J. Nobles Jr
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2703

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

NORTH CAROLINA PROFESSIONAL SEAL L-2703 LAND SURVEYOR HERBERT J. NOBLES, JR.

THOMAS ENGINEERING P.A. CORPORATE SEAL C-438 NORTH CAROLINA 1983

FINAL PLAT

MacDONALD DOWNS DUPLEXES - A SEMI-ATTACHED, DUPLEX HOME SUBDIVISON

HAVELOCK CRAVEN COUNTY NORTH CAROLINA

OWNER
CHERRY BRANCH, LTD
803-A EAST MAIN STREET
HAVELOCK, NC 28532
PHONE: 252.447.1529

SCALE: 1" = 40'	DATE : 10.08.2024
PROJECT #: 2022-027	SHEET : 1 of 1