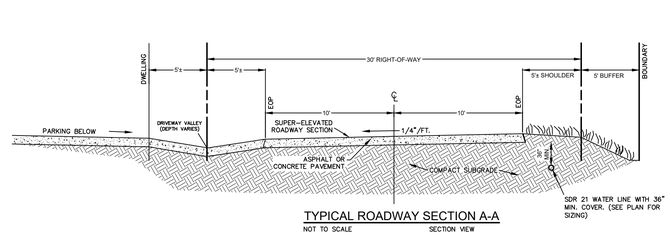
VICINITY MAP SCALE: 1" = 800'

GENERAL NOTES:

1. OWNER: WILLIAM DAVID STOWE & WENDY C. STOWE
   P.O. BOX 328
   BUXTON, NC 27920
2. PROPERTY DATA:
   PARCEL ID#: 014690002
   PIN #: 064017103452
   ADDRESS: 0 OLD MAIN RD.,
   RECORDED REFERENCES: D.B. 2670, PG. 0526;PL. J, SL. 290
   PROPERTY ZONING: R2-A
3. F.I.R.M. DATA:
   ZONE AE(4) PER F.E.M.A. F.I.R.M. MAP NUMBER 3730064000 K, EFFECTIVE DATE JUNE 19, 2020.
4. EXISTING CONDITION INFORMATION BASED ON A COMBINATION OF THE FOLLOWING:
   - MINOR SUBDIVISION PLAT BY SEABOARD SURVEYING & PLANNING, INC. FILE NO. 2109908, DATED 11/15/21.
   - AERIAL PHOTOGRAPH FROM NCONEMAP.COM
   - LIDAR DATA FROM FRIS.NC.GOV
5. TOTAL PARCEL AREA: 68,963 S.F. (1.58 AC.)
   PROPOSED LOT COVERAGE:
   ROADWAY: 12,427 SF
   DWELLINGS: 6,300 SF
   DRIVEWAYS: 1,400 SF
   CBU SITE: 513 SF
   TOTAL: 20,640 SF (29.93%) [30% ALLOWABLE]
6. PURSUANT TO SECTION 22-31.1 OF THE DARE COUNTY ZONING ORDINANCE, THIS PROJECT IS CONSIDERED A CLUSTER HOUSING DEVELOPMENT THAT REQUIRES A SPECIAL USE PERMIT IN THE R2-A ZONING DISTRICT.
7. ALL DWELLING UNITS SHALL BE A MAXIMUM OF 900 SF, HAVE (2) BEDROOMS AND BE CONSTRUCTED ON A PILE FOUNDATION W/ PARKING BELOW.
8. ALL DWELLING UNITS SHALL BE LONG-TERM OCCUPANCY AS DEFINED IN SECTION 22-2 OF THE DARE COUNTY ZONING ORDINANCE.
9. THE PROJECT PROPOSES MORE THAN 10,000 SF OF BUILT UPON AREA AND WILL REQUIRE A NCDEQ STORMWATER MANAGEMENT PERMIT.
10. THE PROJECT WILL DISTURB MORE THAN ONE ACRE OF LAND AND WILL REQUIRE A NCDEQ EROSION & SEDIMENT CONTROL PLAN APPROVAL.
11. IMPROVEMENTS WITHIN THE CAMA A.E.C MAY REQUIRE A CAMA PERMIT.

LEGEND

———	ROADWAY CENTERLINE
———	RIGHT-OF-WAY
———	PROPERTY BOUNDARY
——— ——— ———	ADJOINING PROPERTY LINE
——— ··· ——— ··· ———	EXISTING DITCH
//////////	TOP OF BANK
——— 6 ———	EXISTING GRADE CONTOUR
OHE ——— OHE	OVERHEAD ELECTRIC LINE
EWL ——— EWL	EXISTING WATER LINE
——— ———	CAMA AEC LINE & BUFFER
——— · · · ———	PROPOSED SWALE
8WL ——— 8WL	PROPOSED WATER LINE



TYPICAL ROADWAY SECTION A-A
NOT TO SCALE SECTION VIEW

KIDDY LANE (S.R. 1503)
(30' R/W)

McMULLAN RD. (S.R. 1226)
(SSR R/W)

OLD MAIN ROAD (S.R. 1466)
(VARIABLE R/W)

AVLONA DRIVE (S.R. 1517)
(60' R/W)

FEMA ZONE: AE (4')

CoB

DtA

N84° 52' 18"E 752.46'

S81° 13' 10"W 138.03'

S81° 53' 28"W 583.27'

N1° 31' 10"E 71.04'

S2° 49' 55"W 91.86'

PROPOSED 30' RIGHT-OF-WAY W/ 20' PAVED ROADWAY

PROPOSED SWALE

PROPOSED INFILTRATION BASIN

DWELLING UNIT 1 30.00'
DWELLING UNIT 2 30.00'
DWELLING UNIT 3 30.00'
DWELLING UNIT 4 30.00'
DWELLING UNIT 5 30.00'
DWELLING UNIT 6 30.00'
DWELLING UNIT 7 30.00'

SEPTIC TANK (1,000 GAL.)

COMMUNITY CLUSTER MAIL BOX W/ LOADING ZONE

VEGETATIVE BUFFER

10' SIDE MBL

75' CAMA AEC

30' CAMA BUFFER

CANAL

NO PARKING SIGNAGE "NO PARKING-FIRE LANE EITHER SIDE"

PROP. 2" BLOW-OFF ASSEMBLY

PROP. 2" WATER LINE

8"x6" REDUCER

PROP. FIRE HYDRANT

PROP. TAPPING SLEEVE AND GATE VALVE

PROP. 8" WATER MAIN

Ex. WATER MAIN

TS-I REPAIR AREA (TYP. AREA: 180 SF)

ACTIVE WW DISPOSAL BRUNSWICK BED IN FILL (TYP. AREA: 360 SF)

PAVEMENT TO BE STRIPED FOR FIRE LANE

F.H.

SECTION

LINE TABLE

LINE	LENGTH	BEARING
L1	26.97	N43° 05' 37"W
L2	36.10	N1° 13' 55"E
L3	15.33	N86° 07' 59"W

SOILS LEGEND

———	SOILS LINE
CoB	COROLLA FINE SAND
DtA	DUCKSTON FINE SAND

30 0 15 30 60 120
1" = 30'
GRAPHIC SCALE

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Engineers, Planners, Surveyors and Environmental Specialists

EXISTING SITE FEATURES & CONCEPTUAL DEVELOPMENT PLAN

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PROJECT:
STOWE CLUSTER HOUSING
NORTH CAROLINA
TOWN OF AVON DARE COUNTY
CONCEPTUAL SITE DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6-26-23	COUNTY COMMENTS	DMC

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

DATE: 00 - 00 - 00	SCALE: 1" = 30'
DESIGNED: BPG	CHECKED: MSB
DRAWN: KFW	APPROVED: BPG
SHEET: 1 OF 1	
CAD FILE: 481700SK2	
PROJECT NO: 4817	

S:\projects\4817 Avon Site-David Stowe\Misc\Sketch Plans\481700SK2.dwg 6/26/2023 Plotted: 6/26/2023 3:44 PM HP Designjet T2500 PS (ePS).pc3