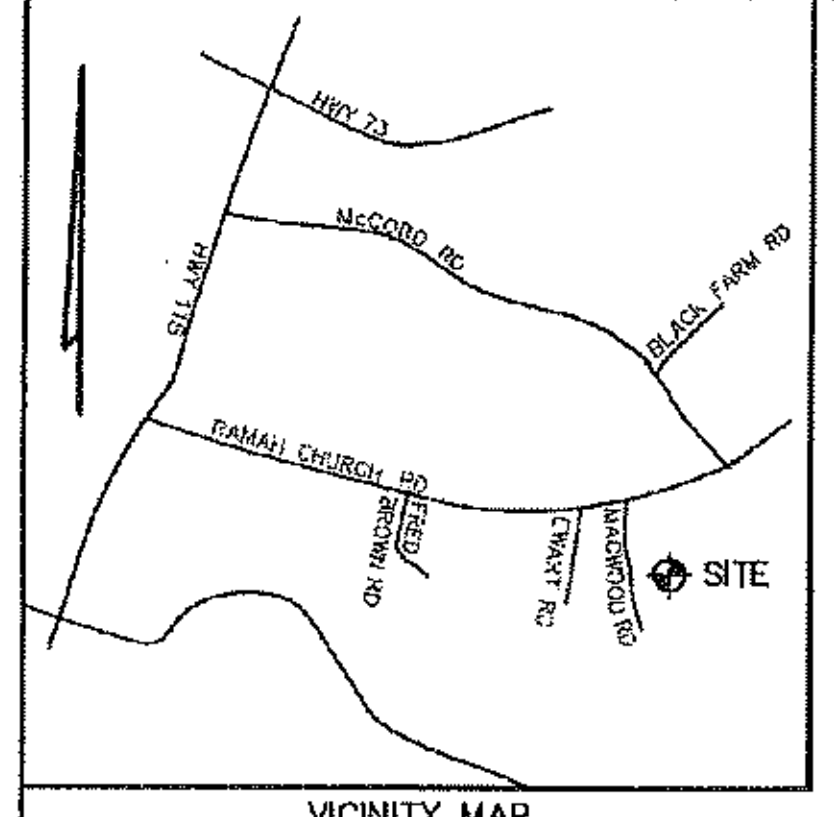
2008017289

MAP BOOK 49 PAGE 775



VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

1/29/08 Larry Foxworth
DATE OWNER(S)

FILED FOR REGISTRATION
JAN 3 1 2008
10:56AM

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS **NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER **37047-8068-E**, DATED **FEBRUARY 4, 2004.**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N19°33'30"W	35.44'
L2	N63°22'21"W	36.53'
L3	N19°33'30"W	35.44'
L4	N61°24'32"E	54.66'
L5	S61°24'32"W	33.82'
L3	S01°24'22"W	29.48'
L89	N27°03'38"W	3.39

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	638.03'	102.01'	101.90'	N17°30'41"W
C2	193.00'	290.60'	261.63'	N16°24'32"E
C3	34.00'	33.71'	32.35'	N56°59'38"W
C4	55.50'	69.36'	64.93'	N49°35'41"W
C5	55.50'	133.47'	89.12'	N39°27'01"E
C6	55.50'	111.07'	93.75'	S29°19'35"E
C7	34.00'	33.58'	32.23'	S00°4'05"E
C8	215.00'	20.77'	20.75'	S25°49'25"E
C9	215.00'	64.08'	63.84'	S14°31'06"E
C10	215.00'	252.88'	238.55'	S27°42'51"W

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L77	S24°41'37"E	24.41
L78	S24°41'37"E	17.00
L79	S04°34'53"W	20.26
L80	N61°24'32"E	30.07
L81	N61°24'32"E	44.50
L82	N61°24'32"E	9.93
L83	S61°24'32"W	30.07
L84	S36°39'37"W	55.93
L85	N53°20'23"W	15.00
L86	N40°02'18"E	24.77
L87	S49°57'44"E	15.00
L88	S40°02'16"W	30.64

OPEN SPACE CALCULATIONS

MIN. OPEN SPACE REQUIRED = 50% OF PROJECT (PER FARM CLUSTER ZONING)

TOTAL SITE AREA = 12.277 AC.

TOTAL OPEN SPACE REQUIRED = 0.50 x (12.277 ac.) = 6.139 ac.

OPEN SPACE DELINEATION

COMMON OPEN SPACE: 1.478 ac.

IN LOTS -

- LOT #1: 0.934 ac.
- LOT #2: 1.096 ac.
- LOT #3: 0.187 ac.
- LOT #4: 1.097 ac.
- LOT #5: 1.119 ac.
- LOT #6: 1.161 ac.

TOTAL= 7.074 ac.

OPEN SPACE REQUIRED: 6.139 AC. (50%)
OPEN SPACE PROVIDED: 7.074 AC. (6?%)

***NOTE: OPEN SPACE MAY BE PART OF A DEEDED LOT (REF. LAND DEVELOPMENT NOTES).**

COUNTY: MECKLENBURG COUNTY
JURISDICTION: CITY OF HUNTERSVILLE
TOWNSHIP: CRAIG HEAD
EXISTING LAND USE: WOODED/VACANT
PROPOSED LAND USE: FARM CLUS FR (SINGLE FAMILY RESIDENTIAL)

NO. LOTS: 6
MIN FRONT SETBACK 40 FEET
MIN SIDE SETBACK 20 FEET
MIN REAR SETBACK 40 FEET

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED: .... DISTRICT ENGINEER

DATE: ....

LEGEND:

R/W	RIGHT OF WAY
IPF	IRON PIN FOUND
IP(S)	IRON PIN SET
△	CALCULATED POINT
BRL	BUILDING RESTRICTION LINE
PL	PROPERTY LINE
EP	EDGE OF PAVEMENT
ST	SIGHT TRIANGLE
CB	CATCH BASIN
CI	CURB INLET
DI	DROP INLET
Y	YARD INLET
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
PVC	POLY VINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
DIP	DUCTILE IRON PIPE
T/U	TERMINUS UNIDENTIFIED
P.S.D.E.	PUBLIC STORM DRAINAGE EASEMENT
	TREELINE
	FENCELINE
FPE	FLOOD PROTECTION ELEVATION
BC	BACK OF CURB
SDE	STORM DRAINAGE EASEMENT

GRAPHIC SCALE
60 0 30 60 120
1 INCH = 60 FEET

FARMHOUSE CLUSTER DEVELOPMENT REVIEW BLOCK

THIS PLAT COMPLIES WITH ARTICLE 3 AND THE FARMHOUSE CLUSTER REGULATIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

Whitney Hodges 1·30·08
TOWN PLANNER DATE

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

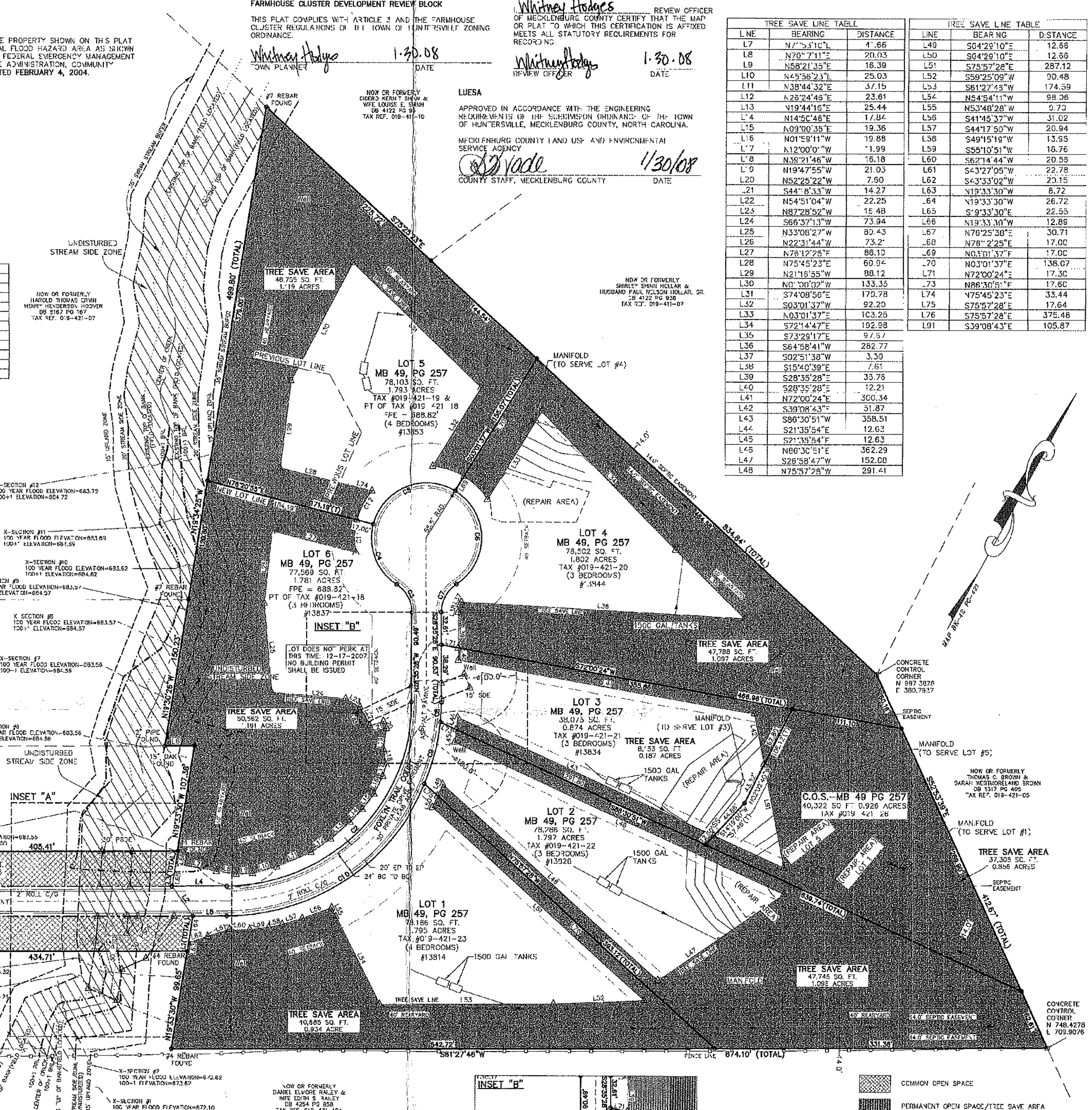
Whitney Hodges 1·30·08
REVIEW OFFICER DATE

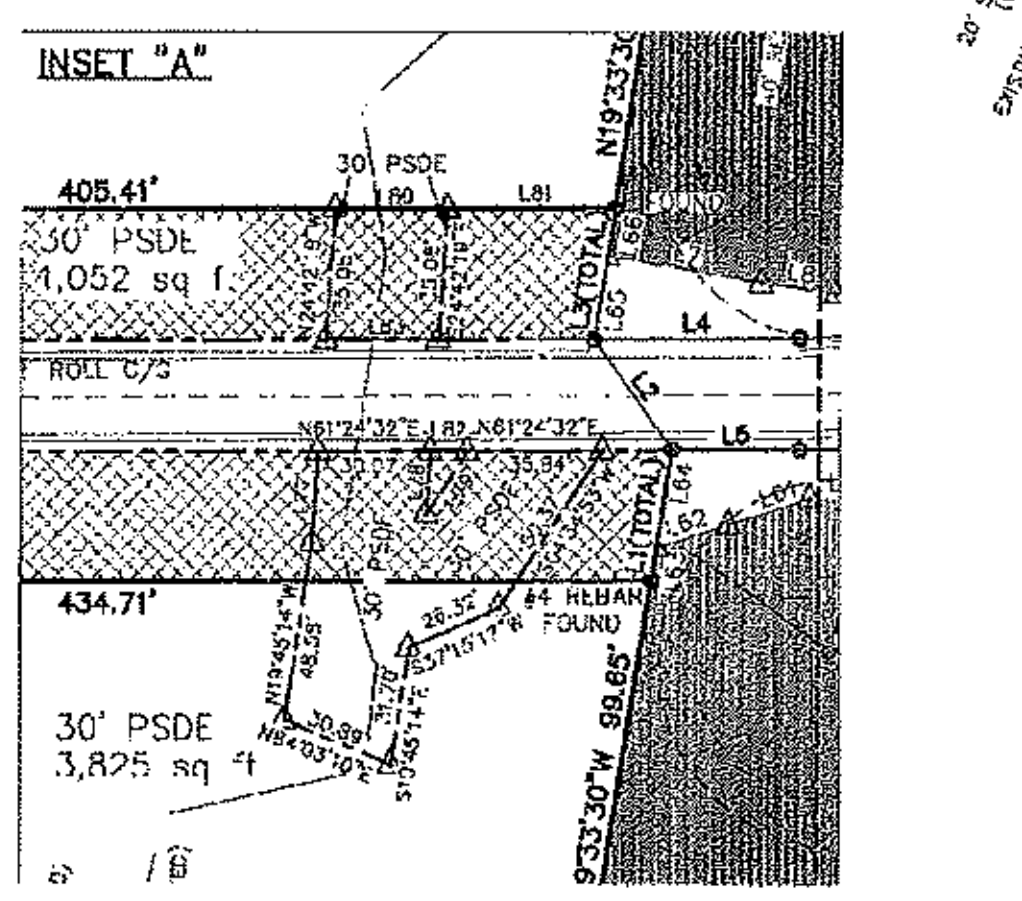
LUESA

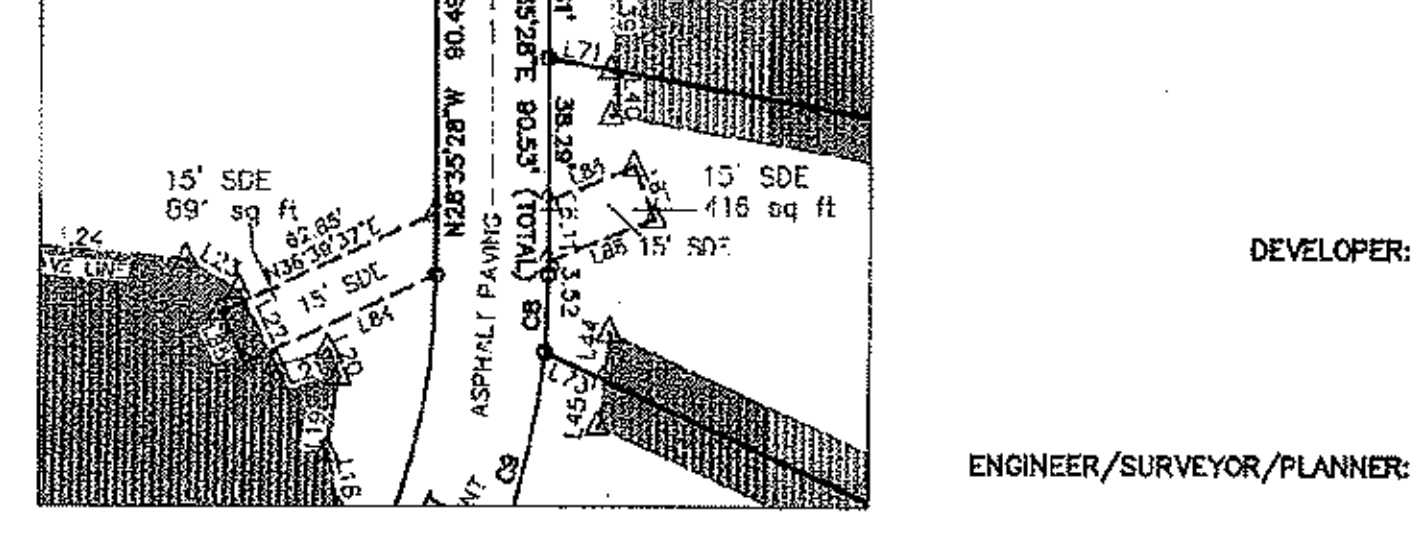
APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA.

MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICE AGENCY

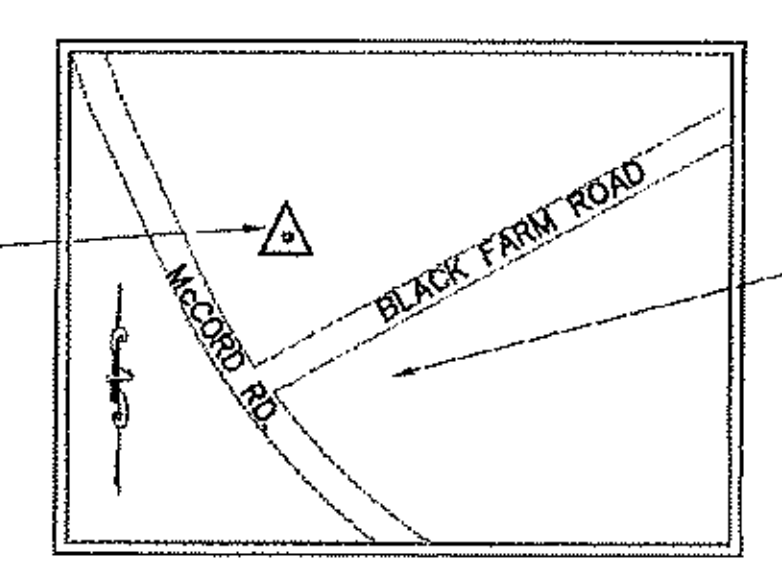
D. Vade 1/30/08
COUNTY STAFF, MECKLENBURG COUNTY DATE







GEODETIC MONUMENT
015 FM
FOUND
ELEV. 780.64
NAD 83
NC GRID COORDINATES
N 618394.44
E 1480114.15



A LEVEL LOOP WAS RUN FROM MO15 AT THE INTERSECTION OF McCORD AND BLACK FARM ROAD AND WAS TIED OUT WITH 0.08' IN THE FIRST HALF OF THE LEVEL LOOP AND 0.02' IN THE SECOND LOOP FOR A TOTAL POSSIBLE ERROR OF +/- 0.10'. POINT #1002 NOW HAS AN ELEVATION OF 706.67. ALL OF THE SITE LOCATIONS WERE RAISE TO THE NEW TBM.

TREE SAVE LINE TABLE		
LINE	BEARING	DISTANCE
L7	N7°51'10"E	41.66
L8	N70°7'11"E	20.03
L9	N58°21'35"E	16.39
L10	N45°56'23"E	25.03
L11	N38°44'32"E	37.15
L12	N26°24'46"E	23.61
L13	N19°44'16"E	25.44
L14	N14°50'46"E	17.84
L15	N09°00'35"E	19.36
L16	N01°59'11"W	19.88
L17	N12°00'0"W	11.99
L18	N39°21'46"W	16.18
L19	N19°47'55"W	21.03
L20	N52°25'22"W	7.60
L21	S44°18'33"W	14.27
L22	N54°51'04"W	22.25
L23	N87°28'52"W	15.48
L24	S66°37'13"W	73.94
L25	N33°08'27"W	80.43
L26	N22°31'44"W	73.2'
L27	N76°12'25"E	86.10
L28	N75°45'23"E	60.94
L29	N21°18'55"W	88.12
L30	N0°30'02"W	133.35
L31	S74°08'56"E	170.78
L32	S03°01'37"W	92.20
L33	N03°01'37"E	163.26
L34	S72°14'47"E	192.98
L35	S73°29'17"E	97.57
L36	S64°58'41"W	282.77
L37	S02°51'38"W	3.30
L38	S15°40'39"E	7.61
L39	S28°35'28"E	33.76
L40	S28°35'28"E	12.21
L41	N72°00'24"E	300.34
L42	S39°08'43"E	31.87
L43	S86°30'51"W	358.51
L44	S21°35'54"E	12.63
L45	S21°35'54"E	12.63
L46	N86°30'51"E	362.29
L47	S26°58'47"W	152.08
L48	N75°57'28"W	291.41

TREE SAVE LINE TABLE		
LINE	BEARING	DISTANCE
L49	S04°29'10"E	12.66
L50	S04°29'10"E	12.66
L51	S75°57'28"E	287.12
L52	S59°25'09"W	30.48
L53	S61°27'43"W	174.59
L54	N54°54'11"W	98.06
L55	N53°48'28"W	9.70
L56	S41°45'37"W	31.02
L57	S44°17'50"W	20.94
L58	S49°15'19"W	13.55
L59	S55°10'51"W	18.76
L60	S62°14'44"W	20.55
L61	S43°27'05"W	22.78
L62	S43°33'02"W	23.15
L63	N19°33'30"W	8.72
L64	N19°33'30"W	26.72
L65	S19°33'30"E	22.55
L66	N19°33'30"W	12.88
L67	N76°25'38"E	30.71
L68	N76°2'25"E	17.00
L69	N03°01'37"E	17.00
L70	N03°01'37"E	138.07
L71	N72°00'24"E	17.30
L73	N86°30'51"E	17.60
L74	N75°45'23"E	33.44
L75	S75°57'28"E	17.64
L76	S75°57'28"E	375.48
L91	S39°08'43"E	105.87

NOTES:

- NO COMPLETE TITLE SEARCH DONE BY OR SUPPLIED TO THE ISAACS GROUP, PC.
- SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- AREAS CALCULATED BY COORDINATE GEOMETRY.
- TOTAL AREA THIS PLAT: 12.277 ACRES
- NO DEVELOPMENTAL STUMP HOLE BURIAL SITES KNOWN AT THE TIME OF THIS SURVEY.
- SUBJECT PARCEL TAX ID'S: AS SHOWN ON PLAT
- CURRENT ZONING: R (RURAL)
- SUBJECT PARCEL DEED REFERENCES: DEED BK 17348 PG 840, MB 42 PG 421 (LOT 3) ONLY
- THE PROPERTIES SHOWN HEREON DO NOT LIE WITHIN A PROTECTED WATERSHED AREA.
- THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINS, LANDSCAPING AND OPEN SPACE WITHIN PRIVATE LOTS. EACH LOT OWNER HOLDS 1/6 INTEREST, REGARDING OWNERSHIP & MAINTAINANCE RESPONSIBILITIES, IN ALL COMMONLY HELD OPEN SPACE, THE PRIVATE ROAD "FOXLYN TRAIL COURT", & THE 30.0' PRIVATE ROADWAY EASEMENT.
- PERMITTED USES OF OPEN SPACE LANDS TO BE PRESERVED SHALL CORRESPOND GENERALLY TO PHYSICAL CONDITIONS AT THE TIME OF SUBDIVISION APPROVAL. RESTRICTIVE COVENANCES SHALL PREVENT THE CUTTING OF EXISTING WOODLANDS IN OPEN SPACE AREAS.
- OPEN SPACE/TREE SAVE PRESERVATION SHALL BE IRREVOCABLE.
- EACH LOT DEED WILL MAKE REFERENCE TO THE RESTRICTIONS ON COMMON OPEN SPACE AND RESTRICTIVE COVENANTS AS SHOWN ON THE SUBDIVISION PLAT.
- OPEN SPACE/TREE SAVE AREAS THAT ARE PART OF A DEFINED LOT HOLD AN IRREVOCABLE CONSERVATION AND SUCH PORTIONS OF INDIVIDUAL LOTS MUST REMAIN AND BE USED AS OPEN SPACE/TREE SAVE AREAS.
- NO BUILDINGS OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE PERIMETERS OF ANY DESIGNATED OPEN SPACE OR TREE SAVE AREA EVEN IF AREA IS LOCATED WITHIN A PRIVATE LOT.
- IN ACCORDANCE WITH THE HUNTERSVILLE TREE PROTECTION REGULATIONS OF ARTICLE 7, ONLY MINIMAL THINNING OF VEGETATION IN OPEN SPACE AREAS SHALL BE PERMITTED TO PROMOTE OVERALL HEALTH OF THE NATURAL AREA.
- ON LOTS GREATER THAN 60' IN WIDTH, FRONT LOADING GARAGES MUST BE RECESSED 10' FROM THE PRINCIPAL VERTICAL PLANE OF THE STRUCTURE. GARAGES MUST MEET THE REQUIREMENTS OF ARTICLE 8.16 IN THE HUNTERSVILLE ZONING ORDINANCE.
- FOXLYN TRAIL COURT IS A PRIVATE DRIVE THAT SERVES FOXLYN WOODS SUBDIVISION ONLY.
- THE LOTS SHOWN WITHIN THE BUILDING RESTRICTION FLOODLINE ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL AND THE CONSTRUCTION OF BUILDING OR STRUCTURES BELOW THE FLOOD PROTECTION ELEVATION IS PROHIBITED, AS FURTHER DESCRIBED BY SECTION 7.200 OF THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE.
- THE BUILDING RESTRICTION FLOODLINE HAS BEEN LOCATED FROM A FIELD SURVEY.
- NO NORTH CAROLINA STATE PLANE GRID CONTROL LOCATED WITHIN 2000 FEET OF SUBJECT PROPERTY, PER SEALED PLAT BY LAND TEC. DATED: SEPTEMBER 21, 2004
- EACH LOT WILL BE SERVED BY ITS OWN PRIVATE WELL AND SEPTIC SYSTEM. EACH PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THEIR RESPECTIVE SYSTEMS.
- UNLESS OTHERWISE ALLOWED BY THE TOWN OF HUNTERSVILLE, THE MINIMUM BUILDABLE AREA PER LOT IS 1,200 SQ. FT.
- THE PURPOSE OF THIS MAP IS TO ADJUST THE LOT LINE BETWEEN LOTS 5 & 6, WHICH HAD BEEN PREVIOUSLY RECORDED IN MAP BOOK 49, PAGE 257, AND TO CONFORM TO THE SPECIAL REQUIREMENTS OF FARMHOUSE CLUSTER DEVELOPMENT SET FORTH BY THE TOWN OF HUNTERSVILLE ZONING ORDINANCE. THIS PLAT SUPERSEDES ALL PREVIOUSLY RECORD PLATS OF THE SUBJECT PROPERTY.
- TO ENSURE SEPTIC TANKS ARE LOCATED ON THE MOST SUITABLE SOILS, SEPTIC FIELDS MAY BE LOCATED IN COMMON OPEN SPACE PROVIDED A MAINTENANCE EASEMENT IS ESTABLISHED FOR ACCESS.
- SEPTIC FIELDS DEPICTED ON THIS MAP WHERE DESIGNED BY "SOIL & ENVIRONMENTAL CONSULTANTS, PA". ALL FIVE DESIGNS HAVE BEEN APPROVED BY MECKLENBURG COUNTY GROUNDWATER & WASTEWATER SERVICES. SEPTIC HAS NOT BEEN APPROVED FOR LOT FIVE IN ITS CURRENT CONFIGURATION. THIS LOT DOES NOT PERK AND A BUILDING PERMIT SHALL NOT BE ISSUED UNTIL ALTERNATIVE SEWAGE DISPOSAL METHODS ARE AVAILABLE TO THIS LOT. (SUB. ORD. 6700.15H)
- SEPTIC HAS NOT BEEN APPROVED FOR LOT SIX IN ITS CURRENT CONFIGURATION. IN ITS CURRENT CONFIGURATION THIS LOT DOES NOT PERK AND A BUILDING PERMIT SHALL NOT BE ISSUED UNTIL AN ALTERNATIVE SEWAGE DISPOSAL METHOD IS AVAILABLE FOR THIS LOT. (SUB. ORD. 6200.13E)
- LOT 3 HOLDS AN IRREVOCABLE INGRESS EGRESS EASEMENT FOR ACCESS TO THE COMMON OPEN SPACE LOCATED AT THE REAR OF THE LOT.

I, STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES; THAT THE RATIO OF PRECISION IS A MINIMUM OF 1:10,000; THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 29TH DAY OF JANUARY, 2008.

SSD
STEPHEN S. DYER, PLS L-3509

NORTH CAROLINA PROFESSIONAL SEAL L-3509 LAND SURVEYOR STEPHEN S. DYER

COMMON OPEN SPACE
PERMANENT OPEN SPACE/TREE SAVE AREA
UNDISTURBED STREAM SIDE ZONE

DEVELOPER: MAC WOODS LLC
15316 SEAGLE STREET
HUNTERSVILLE, N.C. 28078
Ph: (704) 947-7502 / fax: (704) 947-7503
CONTACT: LARRY FOXWORTH

ENGINEER/SURVEYOR/PLANNER: THE ISAACS GROUP, P.C.
8720 RED OAK BLVD., STE. 420
CHARLOTTE, NC 28217
Ph: 704-527-3440 / Fax: 704-527-8335

FLOOD PROTECTION ELEVATION TABLE			
LOT NO.	100 YR FLOOD ELEV. (FT.)	100+1 FLOOD ELEV.	FLOOD PROTECTION ELEV. (FT.)
5	683.72	684.72	688.82 *
6	683.56	684.56	688.82 *

* FLOOD PROTECTION ELEV. REPRESENTS THE LOW POINT ELEV. OF THE ROAD PLUS 1.0 FT.

NO.	BY	DATE	REVISION
-	MW	1-29-2008	LOT LINE ADJUSTED & NOTES REVISED

REVISED MINOR SUBDIVISION
FOXLYN WOODS SUBDIVISION
(FARMHOUSE CLUSTER DEVELOPMENT)
TOWN OF HUNTERSVILLE
MECKLENBURG COUNTY, NORTH CAROLINA
OWNER: MAC WOODS LLC
15316 SEAGLE ST., HUNTERSVILLE, N.C. 28078

File 04307-RV-CORR.DWG	Date: 01/24/2008	Project P.L.S.:	SSD
THE ISAACS GROUP		Surveyed By:	TIG
CIVIL ENGINEERING DESIGN AND LAND SURVEYING		Drawn By:	MWJ
		Scale:	1"=60'

8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

Y:\AUTOCAD\Allied Grading\Mac Woods\SURVEY\RECORD MAPS\04307-RV-CORR.DWG, 1/29/2008