File # 79578

FARMHOUSE CLUSTER SUBDIVISION OF THE FREENEY, FARROW AND QUAN PROPERTIES

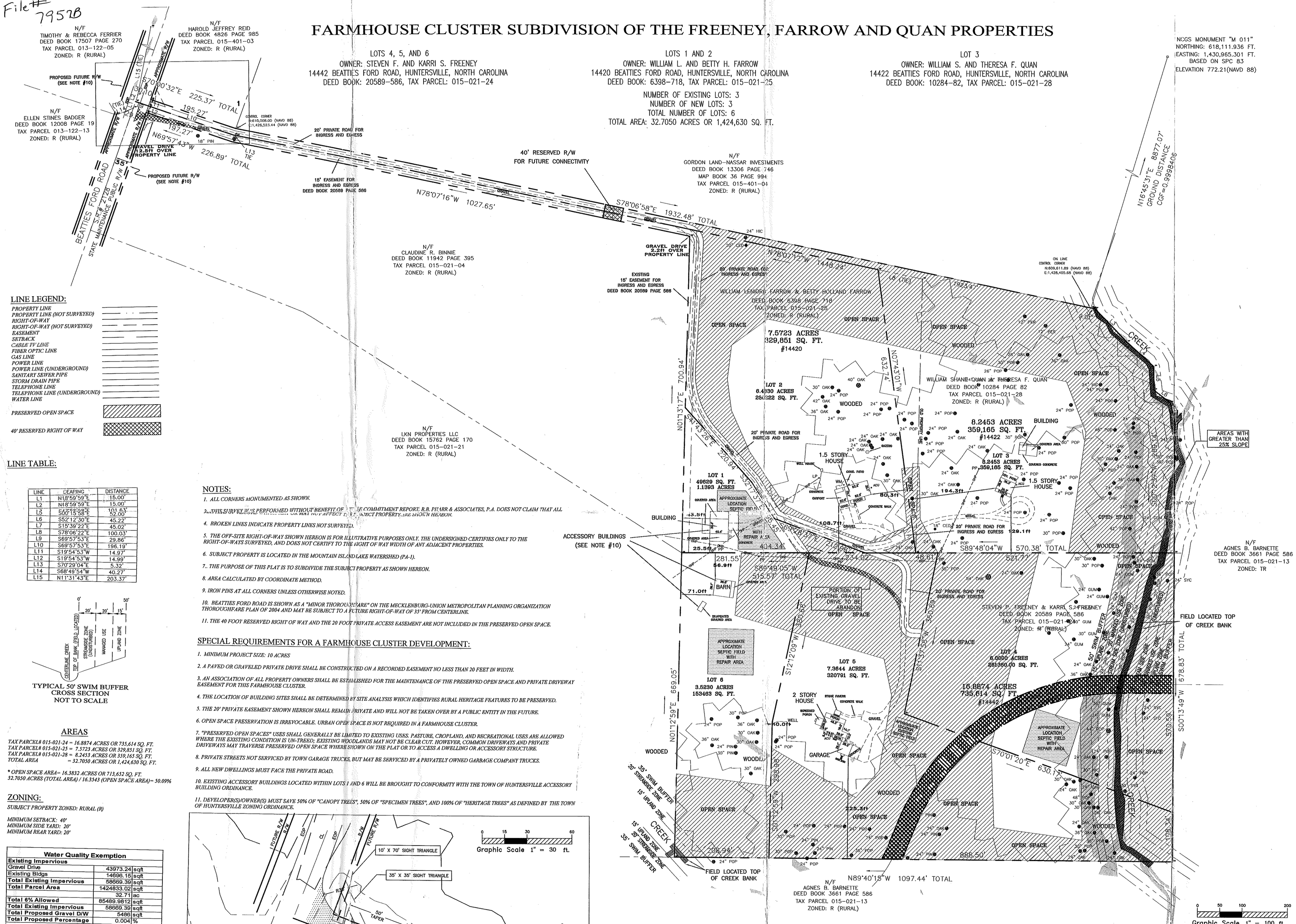
LOTS 4, 5, AND 6
OWNER: STEVEN F. AND KARRI S. FREENEY
14442 BEATTIES FORD ROAD, HUNTERSVILLE, NORTH CAROLINA
DEED BOOK: 20589-586, TAX PARCEL: 015-021-24

LOTS 1 AND 2
OWNER: WILLIAM L. AND BETTY H. FARROW
14420 BEATTIES FORD ROAD, HUNTERSVILLE, NORTH CAROLINA
DEED BOOK: 6398-718, TAX PARCEL: 015-021-25

NUMBER OF EXISTING LOTS: 3
NUMBER OF NEW LOTS: 3
TOTAL NUMBER OF LOTS: 6
TOTAL AREA: 32.7050 ACRES OR 1,424,630 SQ. FT.

LOT 3
OWNER: WILLIAM S. AND THERESA F. QUAN
14422 BEATTIES FORD ROAD, HUNTERSVILLE, NORTH CAROLINA
DEED BOOK: 10284-82, TAX PARCEL: 015-021-28

NCGS MONUMENT "M 011"
NORTHING: 618,111.936 FT.
EASTING: 1,430,965.301 FT.
BASED ON SPC 83
ELEVATION 772.21(NAVD 88)



LINE LEGEND:

- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK
- CABLE TV LINE
- FIBER OPTIC LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- PRESERVED OPEN SPACE
- 40' RESERVED RIGHT OF WAY

LINE TABLE:

LINE	CEARING	DISTANCE
L1	N18°59'59"E	15.00'
L2	N18°59'59"E	15.00'
L3	S00°15'58"E	101.63'
L4	S00°15'58"E	52.00'
L6	S52°12'30"E	45.22'
L7	S15°39'22"E	45.02'
L8	S78°06'22"E	100.03'
L9	S69°57'53"E	29.86'
L10	S69°57'53"E	196.19'
L11	S19°54'53"W	14.97'
L12	S19°54'53"W	14.99'
L13	S70°29'04"E	5.32'
L14	S68°49'54"W	40.27'
L15	N11°31'43"E	203.37'

TYPICAL 50' SWIM BUFFER CROSS SECTION
NOT TO SCALE

AREAS

TAX PARCEL# 015-021-24 = 16.8874 ACRES OR 735,614 SQ. FT.
TAX PARCEL# 015-021-25 = 7.5723 ACRES OR 329,851 SQ. FT.
TAX PARCEL# 015-021-28 = 8.2453 ACRES OR 359,165 SQ. FT.
TOTAL AREA = 32.7050 ACRES OR 1,424,630 SQ. FT.

* OPEN SPACE AREA= 16.3832 ACRES OR 713,652 SQ. FT.
32.7050 ACRES (TOTAL AREA) / 16.3543 (OPEN SPACE AREA)= 50.09%

ZONING:

SUBJECT PROPERTY ZONED: RURAL (R)

MINIMUM SETBACK: 40'
MINIMUM SIDE YARD: 20'
MINIMUM REAR YARD: 20'

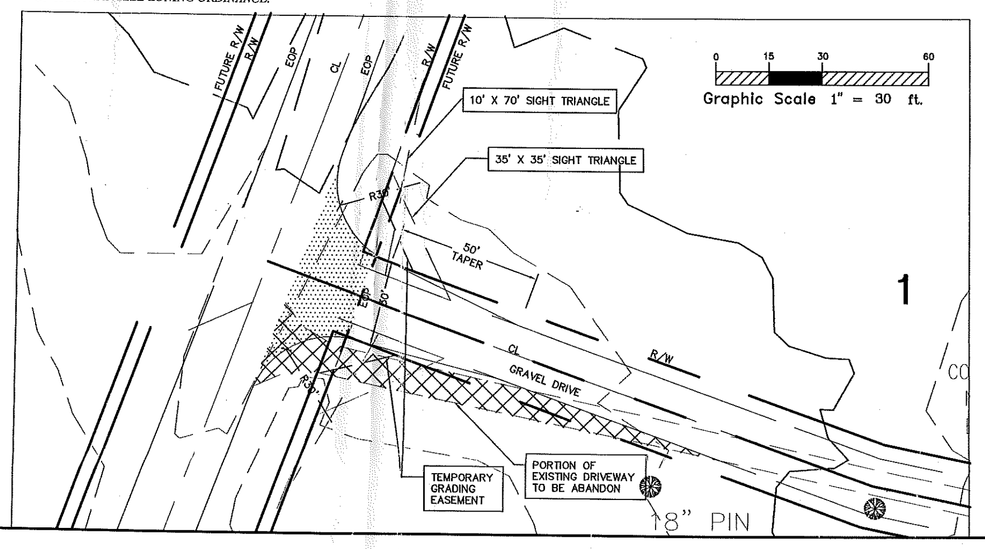
Water Quality Exemption		
Existing Impervious		
Gravel Drive	43973.24	sqft
Existing Bldgs	14686.16	sqft
Total Existing Impervious	58659.39	sqft
Total Parcel Area	1424833.02	sqft
	32.71	ac
Total 6% Allowed	85489.9812	sqft
Total Existing Impervious	58659.39	sqft
Total Proposed Gravel D/W	5486	sqft
Total Proposed Percentage	0.004	%

NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL [illegible] THAT MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
4. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
5. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
6. SUBJECT PROPERTY IS LOCATED IN THE MOUNTAIN ISLAND LAKE WATERSHED (PA-I).
7. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.
8. AREA CALCULATED BY COORDINATE METHOD.
9. IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.
10. BEATTIES FORD ROAD IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.
11. THE 40 FOOT RESERVED RIGHT OF WAY AND THE 20 FOOT PRIVATE ACCESS EASEMENT ARE NOT INCLUDED IN THE PRESERVED OPEN SPACE.

SPECIAL REQUIREMENTS FOR A FARMHOUSE CLUSTER DEVELOPMENT:

1. MINIMUM PROJECT SIZE: 10 ACRES
2. A PAVED OR GRAVELED PRIVATE DRIVE SHALL BE CONSTRUCTED ON A RECORDED EASEMENT NO LESS THAN 20 FEET IN WIDTH.
3. AN ASSOCIATION OF ALL PROPERTY OWNERS SHALL BE ESTABLISHED FOR THE MAINTENANCE OF THE PRESERVED OPEN SPACE AND PRIVATE DRIVEWAY EASEMENT FOR THIS FARMHOUSE CLUSTER.
4. THE LOCATION OF BUILDING SITES SHALL BE DETERMINED BY SITE ANALYSIS WHICH IDENTIFIES RURAL HERITAGE FEATURES TO BE PRESERVED.
5. THE 20' PRIVATE EASEMENT SHOWN HEREON SHALL REMAIN PRIVATE AND WILL NOT BE TAKEN OVER BY A PUBLIC ENTITY IN THE FUTURE.
6. OPEN SPACE PRESERVATION IS IRREVOCABLE. URBAN OPEN SPACE IS NOT REQUIRED IN A FARMHOUSE CLUSTER.
7. "PRESERVED OPEN SPACES" USES SHALL GENERALLY BE LIMITED TO EXISTING USES. PASTURE, CROPLAND, AND RECREATIONAL USES ARE ALLOWED WHERE THE EXISTING CONDITION IS UN-TREED; EXISTING WOODLANDS MAY NOT BE CLEAR CUT. HOWEVER, COMMON DRIVEWAYS AND PRIVATE DRIVEWAYS MAY TRAVERSE PRESERVED OPEN SPACE WHERE SHOWN ON THE PLAT OR TO ACCESS A DWELLING OR ACCESSORY STRUCTURE.
8. PRIVATE STREETS NOT SERVICED BY TOWN GARAGE TRUCKS, BUT MAY BE SERVICED BY A PRIVATELY OWNED GARBAGE COMPANY TRUCKS.
9. ALL NEW DWELLINGS MUST FACE THE PRIVATE ROAD.
10. EXISTING ACCESSORY BUILDINGS LOCATED WITHIN LOTS 1 AND 6 WILL BE BROUGHT TO CONFORMITY WITH THE TOWN OF HUNTERSVILLE ACCESSORY BUILDING ORDINANCE.
11. DEVELOPER(S)/OWNER(S) MUST SAVE 50% OF "CANOPY TREES", 50% OF "SPECIMEN TREES", AND 100% OF "HERITAGE TREES" AS DEFINED BY THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004
COMMUNITY PANEL NO: 370158 165E

LEGEND:

- ACU - AIR CONDITIONING UNIT
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CI - CURB INLET
- CGF- COMBINED GRID FACTOR
- CMP - CORRUGATED METAL PIPE
- CP- CALCULATED POINT
- CPP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D.B. - DEED BOOK
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- EOG - EDGE OF GRAVEL
- EOP - EDGE OF PAVEMENT
- FC - FIRE CONNECTION
- FH - FIRE HYDRANT
- FV - FIRE VALVE
- GM - GAS METER
- GV - GAS VALVE
- GW - GUY WIRE
- ICV - IRRIGATION CONTROL VALVE
- LP - LIGHT POLE
- (M) - MEASURED
- M.B. - MAP BOOK
- N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- O/HANG - OVERHANG
- (P) - PLATTED
- PB - POWER BOX
- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
- PG. - PAGE
- PVC - PLASTIC PIPE
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TB - TELEPHONE BOX
- TERR. - TERRACOTTA PIPE
- TMH - TELEPHONE MANHOLE
- TVB - CABLE TV BOX
- WB - WATER BOX
- WV - WATER VALVE

TREE LEGEND:

- BCH - BEECH
- BRC - BIRCH
- BRAD - BRADFORD PEAR
- CDR - CEDAR
- CHY - CHERRY
- CRP - CREPE MRYTLE
- DGW - DOGWOOD
- HIC - HICKORY
- HOL - HOLLY
- LOC - LOCUST
- MAG - MAGNOLIA
- MAP - MAPLE
- PEC - PECAN
- PER- PERSIMMON
- PIN - PINE
- POP - POPLAR
- SYC - SYCAMORE
- WLN - WALNUT
- WLC - WILD CHERRY

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Huntersville, North Carolina 28078
704.875.1615 phone
www.HensonDesignInc.com

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N
W E
S
NORTH ARROW

NORTH CAROLINA PROFESSIONAL SEAL 023336 ENGINEER JOHN D. LEDDY
SEAL
11/17/08

ISSUED FOR CONSTRUCTION
INITIALLED/DATED AS APPROVED BY HENSON DESIGN, INC.
INITIAL / DATE

Freeney Farm House Cluster

14442 Beaties Ford Rd. Tax ID 015-021-24
Huntersville, NC

Site Plan

Revisions:

Project Number: 2846
Date: November 12, 2008 Drawn by: JDL
Sheet C1 Of 2

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY HENSON DESIGN, INC IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.