8065B

Notes:

1. Tax Parcel I.D.–13712304
2. Three Tracts Created
3. 16.02 Acres Total (Area By Coordinate Geometry)
   15.12 Acres In Lots
   0.9 Acres Within Existing Road R/W
4. All Distances Are Horizontal Ground Distances Measured With Electronic Meters
5. Zoned – R
6. Minimum Building Requirements Per R Zoning (With Septic System & Public Water)
   Front Yard Setback (FYSB) – 60'
   Rear Yard Setback (RYSB) – 40'
   Side Yard Setback (SYSB) – 20'
   Side Street Setback (SSSB) – 30'
7. Adjoining Property Owner Information Is Taken From Current Tax Records And Is Considered As Now Or Formerly
8. Utilities May Exist, But Their Locations Are Not Known.
9. Area To Be Disturbed Is Approximately 14,000 Sq. Ft. Per Tract.
10. Iron(S) At All Property Corners Unless Otherwise Noted.
11. This Is A "30' Vegetated Buffer" Including A 10 Foot Zone Adjacent To The Bank. Disturbance Of The Buffer Is Allowed; However Any Disturbed Area Must Be Revegetated And Disturbance Of The 10 Foot Zone Adjacent To The Bank Shall Require Stream Stabilization Using Bioengineering Techniques Approved By Mecklenburg County.
12. The Purpose Of The Storm Drainage Easement (SDE) Is To Provide Storm Water Conveyance. Buildings Are Not Permitted In The Easement Area. Any Other Objects Which Impede Storm Water Flow Or System Maintenance Are Also Prohibited.
13. Maintenance Of All SDEs As Shown On Plat Is The Responsibility Of The Property Owners Or Assigns.
14. No NGS Monument Found Within 2000 Feet.
15. Right Of Way Dedicated To Town Of Mint Hill.
16. The Surface Hill Road Property (As Shown) Lies Within The Clear Creek Watershed.
17. These lots are to be served by individual septic systems to be installed and operated by the owner of the lot. Owner to be responsible for contacting appropriate public/private agency to determine suitability of these lots for individual septic.

Certificate Of Survey And Accuracy

I, Walter L. Gordon, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 22955 Page 256); that the ratio of precision as calculated is 1: 10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book —, Page —; that this plat was prepared in accordance with G.S. 47–30 as amended. Witness my original signature, registration number and seal this 21 of Nov., A.D. 2008.

NORTH CAROLINA PROFESSIONAL SEAL L-1372 LAND SURVEYOR WALTER L. GORDON

Walter L. Gordon
Professional Land Surveyor

L-1372
Registration Number

Certificate of Subdivision Type

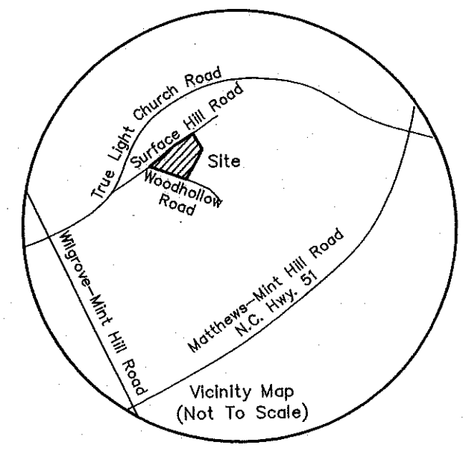
This survey creates a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land.

Walter L. Gordon
NCPLS #1372

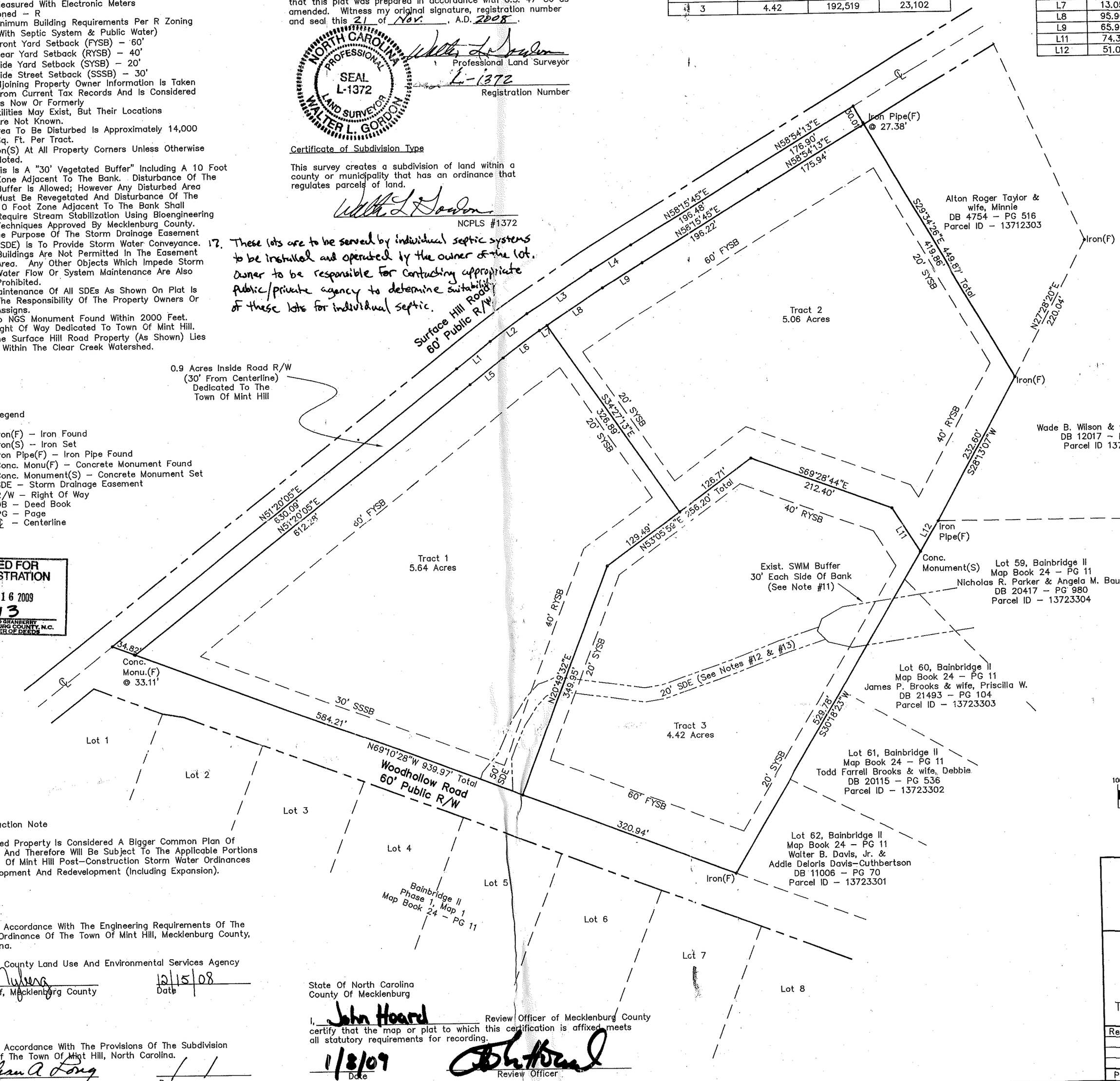
Clear Creek Watershed
Impervious Area Calculations
(12% Maximum Impervious Area Allowed)

Tract #	Acreage	Square Feet	Impervious Area
1	5.64	245,863	29,503
2	5.06	220,436	26,452
3	4.42	192,519	23,102

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.45	N51°50'06"E
L2	66.36	N53°09'59"E
L3	110.19	N55°48'55"E
L4	66.63	N57°54'33"E
L5	60.97	N51°50'06"E
L6	65.31	N53°09'59"E
L7	13.05	N55°48'55"E
L8	95.90	N55°48'55"E
L9	65.99	N57°54'33"E
L11	74.31	S31°44'15"E
L12	51.01	S30°18'23"W



Vicinity Map
(Not To Scale)



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Legend

Iron(F) – Iron Found
Iron(S) – Iron Set
Iron Pipe(F) – Iron Pipe Found
Conc. Monu(F) – Concrete Monument Found
Conc. Monument(S) – Concrete Monument Set
SDE – Storm Drainage Easement
R/W – Right Of Way
DB – Deed Book
PG – Page
℄ – Centerline

FILED FOR REGISTRATION
JAN 16 2009
AT 11:13
J. DAVID GRANBERRY
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

Post Construction Note

The Subdivided Property Is Considered A Bigger Common Plan Of Development And Therefore Will Be Subject To The Applicable Portions Of The Town Of Mint Hill Post–Construction Storm Water Ordinances During Development And Redevelopment (Including Expansion).

Approved In Accordance With The Engineering Requirements Of The Subdivision Ordinance Of The Town Of Mint Hill, Mecklenburg County, North Carolina.

Mecklenburg County Land Use And Environmental Services Agency

Day Nyberg
County Staff, Mecklenburg County

12/15/08
Date

Approved In Accordance With The Provisions Of The Subdivision Ordinance Of The Town Of Mint Hill, North Carolina.

William A Long
Planning Board Chairman

/ /
Date

State Of North Carolina
County Of Mecklenburg

I, John Hoard Review Officer of Mecklenburg County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

1/8/09
Date

John Hoard
Review Officer

Owner Information

Jason Bartell
1706 Walkup Avenue
Monroe, NC 28110
Deed Book 22955 – Page 256

Walter Gordon & Associates
212 South Hayne Street
Monroe, NC 28112
(704) 289–1408

Boundary Survey & Division Of:

Surface Hill Road Property

Property Of: Jason Bartell Owner

Legal Ref: DB 22955– PG 256

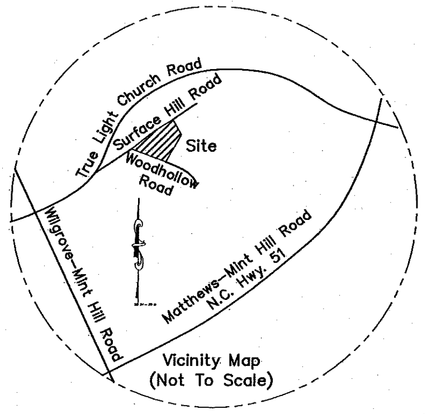
Town Of Mint Hill, Clear Creek Twsp., Mecklenburg Co., N.C.

Scale: 1" = 100' Date: 16 January 2007

Rev. No.	Date	Description	By
1	07/08/08	Division Of Property (Proposed)	PD
2	10/27/08	Town Of Mint Hill Comments	PD
3	11/18/08	Mecklenburg County Comments	PD

Project: SurfaceH Dwg.: SurfaceHillRoad–record

MB 24 – PG 11



Vicinity Map
(Not To Scale)

SITE DATA

PARCELS 137-12-304
SITE ACREAGE */- 15.12 AC (AFTER DEDICATION 30' TO THE SURFACE HILL ROAD RIGHT-OF-WAY)
EXISTING ZONING R
MUNICIPALITY MINT HILL, NC
PROJECT IS LOCATED IN THE CLEAR CREEK WATERSHED.

NOTE:
1. ALL BASE INFORMATION OBTAINED FROM MECKLENBURG COUNTY GIS AND SHOULD BE VERIFIED FOR ACCURACY.
2. SOIL SURVEY RECEIVED FROM DOCUMENT TITLED "DETAILED SOIL EVALUATION" DATED JANUARY 2007 BY SOIL AND ENVIRONMENTAL CONSULTANTS, P.A.
3. PROPOSED BUILD UPON AREA

TOTAL SITE ACREAGE - 658,714 SQFT (15.12 ACRES)
BUILD UPON AREA - 48,322 SQFT (HOMES, DRIVEWAYS, SIDEWALK, C&G)
PERCENTAGE BUILD UPON AREA - 48,322/6,587.14 = 7.3%
DEVELOPMENT IS LOW DENSITY (LESS THAN 12%), SO POST CONSTRUCTION STORM WATER DEVICES ARE NOT REQUIRED.

DEVELOPMENT DATA

TOTAL LOTS 10 LOTS
MINIMUM LOT SIZE 30,000 SQFT
FRONT YARD SETBACK 60'
SIDE YARD SETBACK 20'
SIDE STREET SETBACK 30'
REAR YARD SETBACK 40'
TOTAL DENSITY +/- 0.62 DU/AC
TOTAL IMPERVIOUS +/- 64, 738 SF

BEFORE PRELIMINARY SUBDIVISION APPROVAL SEPTIC SUITABILITY SHALL BE VERIFIED. AVAILABILITY OF CMU WATER SERVICE SHALL BE CONFIRMED. ON THE EASTHERN EDGE OF THE PROPERTY 2' VALLEY CURB, 3' OF PLANTING STRIP AND 5' SIDEWALK ALONG SURFACE HILL ROAD. ON THE WESTERN EDGE (ALONG WOODHOLLOW ROAD) WILL BE BUILD 3' OF PLANTING STRIP AND 5' SIDEWALK.

GENERAL NOTES

ALL SITE PLAN ZONING AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS CONCEPT PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECTS TO FINAL VERIFICATION.

STREAM/WETLAND INFORMATION

WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATA. FOR PURPOSE OF PREPARATION OF THIS CONCEPT PLAN, ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ON THE CONCEPT PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. WETLAND LOCATIONS WILL BE PROVIDED BY ANOTHER COMPANY.

FLOODPLAIN INFORMATION

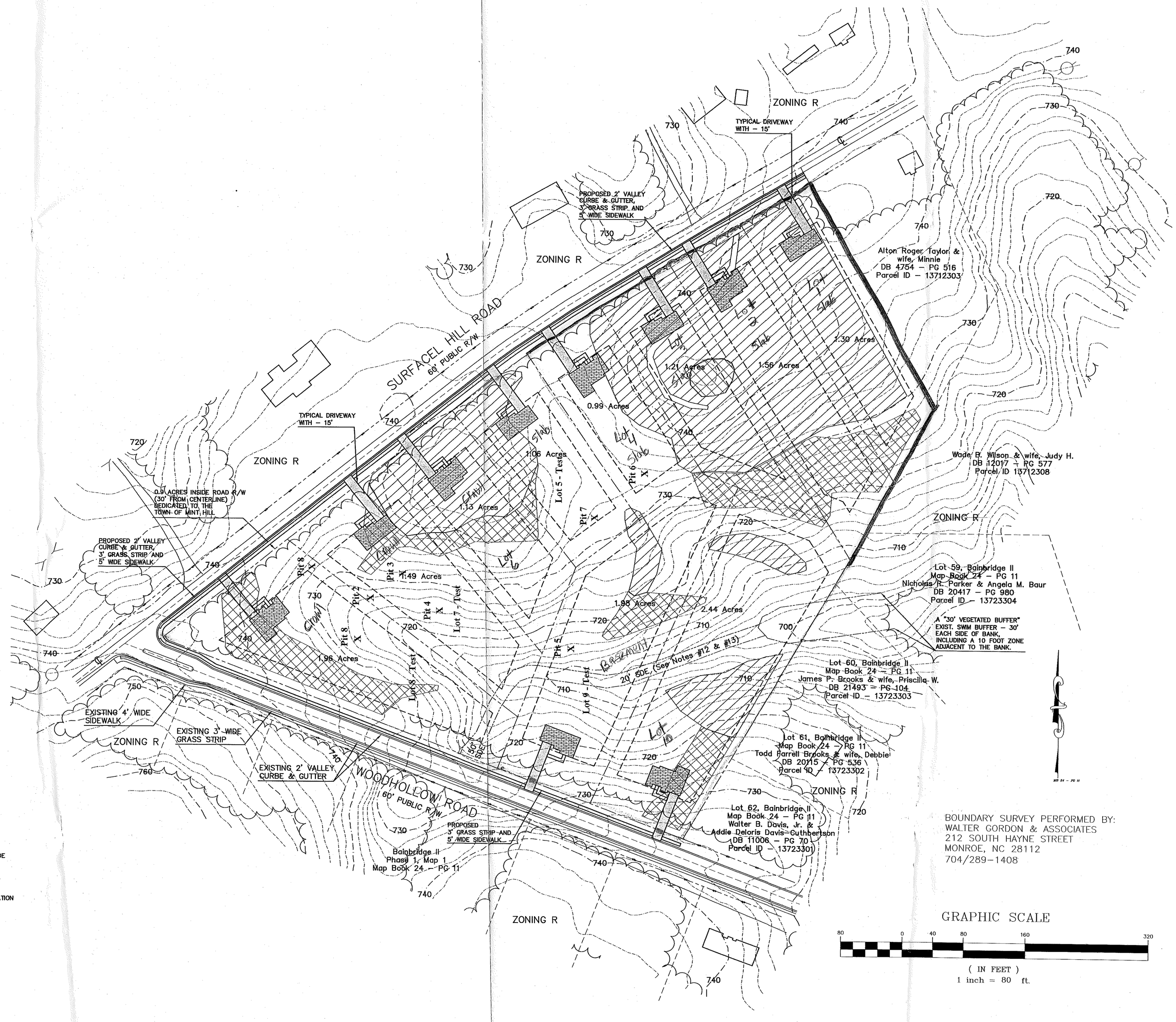
FLOODPLAIN INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATA. FOR PURPOSE OF PREPARATION OF THIS CONCEPT PLAN, FLOODPLAIN AREAS AND BOUNDARY LINES DEPICTED ON THE CONCEPT ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. FLOODPLAIN BOUNDARIES WILL BE LOCATED LATER.

SOIL ANALYSIS LEGEND

AREAS CONTAIN SOILS WITH 24 INCHES OR MORE OF USEABLE MATERIAL AND HAVE POTENTIAL FOR CONVENTIONAL (AT-GRADE AND SHALLOW) AND LPP SEPTIC SYSTEMS.

AREAS CONTAIN SOILS WITH 18 TO 24 INCHES OF USEABLE MATERIAL AND HAVE POTENTIAL FOR SUBSURFACE DRIP IRRIGATION AND PRETREATED SEPTIC SYSTEMS.

AREAS GENERALLY CONSIDERED UNSUITABLE FOR SUBSURFACE SEPTIC SYSTEMS.



BOUNDARY SURVEY PERFORMED BY:
WALTER GORDON & ASSOCIATES
212 SOUTH HAYNE STREET
MONROE, NC 28112
704/289-1408

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

REVISION

OWNER:
Jason Bartell
1706 Walkup Avenue
Monroe, NC 28110
Ph: 704/361-2153
email: joy-bartellplumbing@carolina.rr.com

SURFACE HILL ROAD DEVELOPMENT
DB 22955 - PG 256
TOWN OF MINT HILL
MECKLENBURG CO., N.C.

CONCEPT PLAN

SCALE: H:1"=80' V: = N/A | DATE: APRIL 2009 | SHEET: 1 of 1

NORTH CAROLINA PROFESSIONAL SEAL 023717 ENGINEER TROY SHKLOVSKY

DS Engineering
1223 Fox Run Dr., Charlotte, NC 28212
E-mail: davshki@gmail.com
ph. 704/497-0081
fax 1-206/888-4992