SUPERVISOR/ADMINISTRATIVE PROFESSIONAL CHECKLIST

☑ NEW SEPTIC ☐ REPAIR ☐ USE EXISTING ☐ MODIFIED PLOT PLAN ☐ ALTERATION

File Number: 12065 B

Assigned Inspector: Patrick - Heather

☑ IP $250.00: SM 9/24/24 Initial/Date

☐ IP Commercial $450.00: _____ Initial/Date

☐ CA & OP $400.00: _____ Initial/Date

☐ Alteration Fees $300: _____ Initial/Date

☐ Modified Plot Plan Fees $100.00: _____ Initial/Date

☐ Use Existing Fees $100.00: _____ Initial/Date

☐ Use Existing Approved ☐ Use Existing Denied

☐ Send IP permit for signature: _____ ☐ Signature received: _____

☐ Floor plans reviewed

☐ Generate CA ☐ Approve as Noted in Winchester

☐ This site is served by septic and well. Verify each is complete before final hold is released

☐ This septic system requires a certified operation contract before final hold is released

☐ Certified operator contract is on file: _____

☐ Septic file complete: _____

☐ Release final hold in Winchester: _____

Comments:

12065B

MECKLENBURG COUNTY
HEALTH DEPARTMENT

#

APPLICATION FOR A RESIDENTIAL SITE IMPROVEMENT PERMIT/ CONSTRUCTION AUTHORIZATION FOR AN ON-SITE WASTEWATER SYSTEM, NEW WELL INSTALLATION, OR REPAIR OF EXISTING WELL

1. **SEPTIC / TYPE APPLICATION:** ○ N/A ◉ NEW SYSTEM ○ ALTERATION ○ REPAIR ○ MODIFIED PLOT PLAN

2. **WELL / TYPE APPLICATION:** ○ N/A ○ NEW WELL ○ MAJOR REPAIR ○ ABANDONMENT

3. **JOB LOCATION INFORMATION:**

TAX PARCEL NUMBER: 01546150
STREET ADDRESS: 9606 Beatties Ford Rd
CITY: Huntersville
STATE: NC ZIP: 28078
SUBDIVISION NAME: _____
LOT #: _____ LOT SIZE (acres): _____
TOWNSHIP:

◉ MECKLENBURG ○ CORNELIUS ○ HUNTERSVILLE
○ DAVIDSON ○ CHARLOTTE ○ PINEVILLE
○ MATTHEWS ○ MINT HILL

4. **BUILDING INFORMATION:**

BUILDING TYPE:

○ SINGLE MOBILE HOME ○ MODULAR HOME
○ DOUBLE WIDE ○ MULTIPLE FAMILY
◉ HOUSE ○ OTHER _____

HEATED SQUARE FOOTAGE: 5,000 - 6,000
NUMBER OF BEDROOMS: 4
NUMBER OF OCCUPANTS: 3

FOUNDATION TYPE:

○ CONCRETE SLAB ○ BASEMENT WITH PLUMBING
◉ CRAWL SPACE ○ BASEMENT WITH NO PLUMBING

5. **IF PLANNING TO EXPAND OR ALTER THE EXISTING SEPTIC SYSTEM PLEASE COMPLETE THE FOLLOWING SECTION:** ☑ N/A

NUMBER OF BEDROOMS TO BE ADDED: _____ NUMBER OF ADDITIONAL OCCUPANTS IN THE RESIDENCE: _____

6. **WATER SUPPLY:** ◉ MUNICIPAL ○ PRIVATE WELL ○ PUBLIC WELL ○ SHARED WELL ○ OTHER _____

7. **PROPOSED USE OF WELL:** ◉ N/A ○ IRRIGATION ○ POTABLE (DRINKING WATER) ○ OTHER _____

8. **PLEASE INDICATE AND RANK DESIRED SEPTIC SYSTEM TYPE(S) IN ORDER OF PREFERENCE** *(1-MOST DESIRED 5-LEAST DESIRED):*

☐ N/A ☐ ANY TYPE ☑ CONVENTIONAL ☐ ACCEPTED ☐ INNOVATIVE ☐ ALTERNATIVE ☐ OTHER _____

8A. **RANK:** 1 ____ ____ ____ ____

9. **DO ANY OF THE FOLLOWING APPLY TO THE PROPERTY IN QUESTION? IF "YES" PLEASE ATTACH SUPPORTING DOCUMENTATION.**

BURIED CABLES, LANDFILLS, STUMPHOLES	○ YES ◉ NO	GRADING/SOIL REMOVAL PERFORMED	○ YES ◉ NO
EXISTING WASTEWATER (SEPTIC) SYSTEMS	○ YES ◉ NO	JURISDICTIONAL WETLANDS	○ YES ◉ NO
WELLS, SPRINGS, OR WATER LINES	○ YES ◉ NO	APPROVAL REQUIRED BY ANY OTHER PUBLIC AGENCY	○ YES ◉ NO
EASEMENTS OR RIGHT-OF-WAYS	○ YES ◉ NO	WASTEWATER OTHER THAN DOMESTIC SEWAGE	○ YES ◉ NO
CHEMICAL/PETROLEUM STORAGE TANKS	○ YES ◉ NO	KNOWN UNDERGROUND CONTAMINATION	○ YES ◉ NO
WASTE STORAGE	○ YES ◉ NO	GROUNDWATER USE RESTRICTIONS/VARIANCES	○ YES ◉ NO

10. **WHAT DATE WAS THE PROPERTY ORIGINALLY DEEDED AND RECORDED?** 2/21/19, 3/8/24 ☐ UNKNOWN

11. **WHAT IS THE ANTICIPATED CLOSING DATE FOR THIS PROPERTY?** _____ ☑ N/A

12. **PROPERTY OWNER:**

NAME: Kamran Lateef
ADDRESS: 6422 Sepson Ct
CITY: Charlotte
STATE: NC ZIP: 28214
WORK PHONE: 919-323-9696
MOBILE PHONE: _____
FAX: _____
E-MAIL: Klateef@6mail.com

13. **OWNER'S LEGAL REPRESENTATIVE, IF APPLICABLE:**

NAME: _____
ADDRESS: _____
CITY: _____
STATE: _____ ZIP: _____
WORK PHONE: _____
MOBILE PHONE: _____
FAX: _____
E-MAIL: _____

MECKLENBURG COUNTY – GROUNDWATER & WASTEWATER SERVICES
700 N. TRYON ST. SUITE 211 CHARLOTTE, NC 28202, OFFICE: 980-314-1680, FAX: 704-336-6894
Email: Wellreg@MecklenburgCountyNC.gov

Revised on: 4/20/17

14. SEPTIC SYSTEM PERMIT APPLICATION:

If the information in this application is falsified, changed, or the site is altered, then the Improvement Permit and Authorization to Construct shall become invalid. I have read this application and certify that the information provided herein is true, complete and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed. The permit is valid for either sixty (60) months or is non-expiring depending upon the documentation submitted: complete site plan = 60 months, complete plat = non-expiring. KL (Initial here for septic system applications)

15. WELL PERMIT APPLICATION:

If the information in this application is falsified, changed, or the site is altered, then the Well Permit shall become invalid. I have read this application and certify that the information provided herein is true, complete and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed. The permit is valid for a period of twelve (12) months from the date of issuance.

_____ (Initial here for well applications)

16. APPLICATION SIGNATURE SECTION:

ONLY COMPLETE APPLICATIONS WILL BE PROCESSED. A proper signature is required in order to process your application. Please review the application carefully and sign in the space provided below. A PROPOSED PLOT PLAN is required to be submitted with each application.

_____ 8/26/24
Property Owner's or Owner's Legal Representative Signature — Date

OFFICE USE ONLY

O SURVEY PLAT TO SCALE SUBMITTED O SCALED SITE PLAN SUBMITTED O UN-SCALED SITE PLAN SUBMITTED

SEPTIC APPLICATION FEE RECEIVED: $ _____ DATE FEE RECEIVED: _____

WELL APPLICATION FEE RECEIVED: $ _____ DATE FEE RECEIVED: _____

APPLICATION PROCESSED BY: _____

GWS FILE NUMBER ASSIGNED: _____

APPLICATION ID NUMBER ASSIGNED: _____

COMMENTS:

MECKLENBURG COUNTY – GROUNDWATER & WASTEWATER SERVICES
3205 Freedom Dr. Suite 8000, Charlotte, NC 28208 OFFICE: (980) 314-1680, FAX: 704-336-6894

Revised on: 03/27/19

Scanned with CamScanner

File #: _____

PROPOSED PLOT PLAN

A drawing showing the locations of the following items is required: existing and proposed property lines with dimensions, easements or right-of-ways, proposed building pad(s) or existing building footprint(s), all appurtenances (garage, driveway, deck, pool, etc.), location of existing or proposed well(s), location of existing or proposed sewer lines and sewage disposal systems, surface water bodies, and any aboveground or underground storage tanks. Provide names for all roads that adjoin the property.

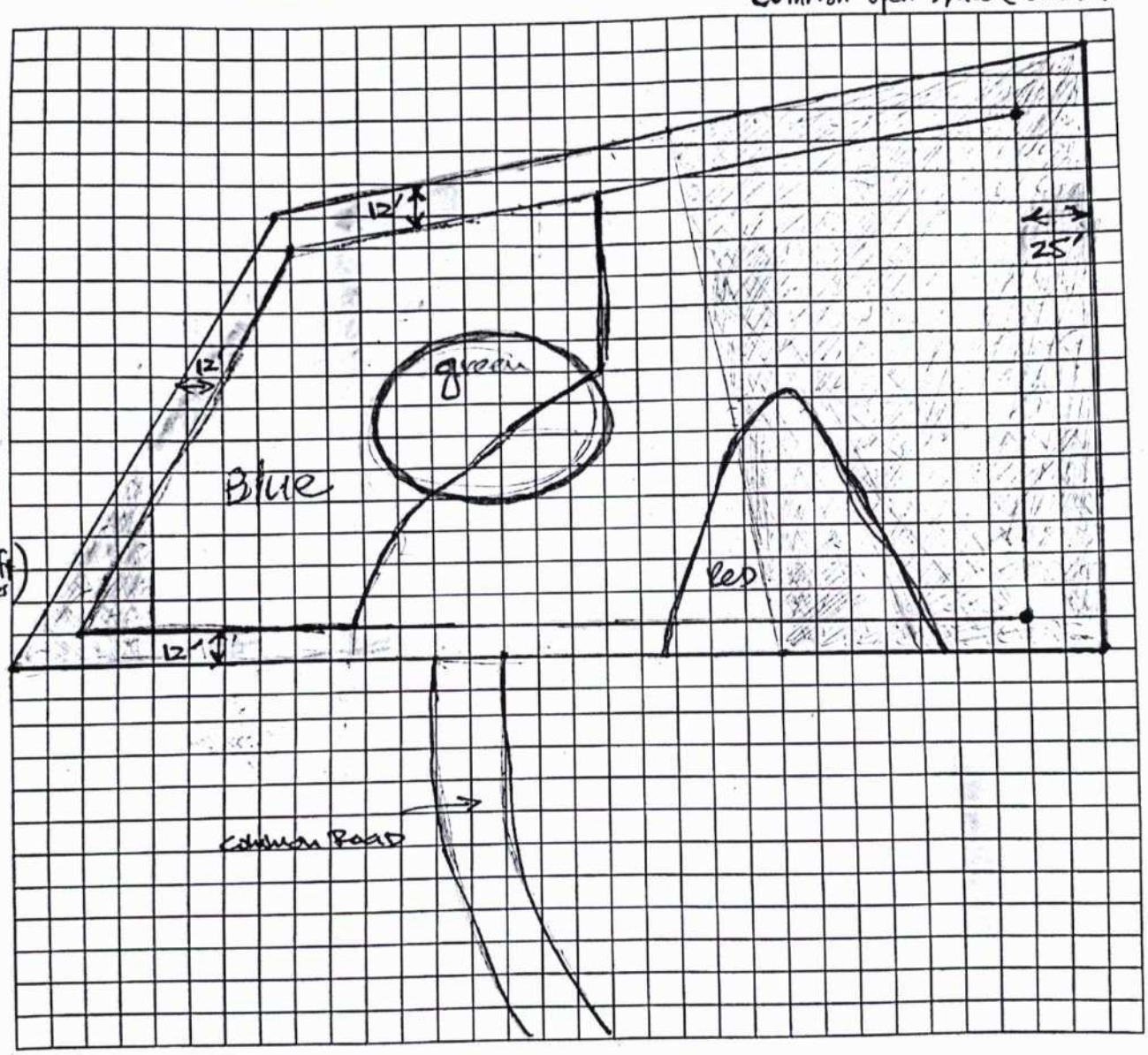
Street Address: 9606 Beatties Ford Dr.

Tax Parcel #: 01546150

Subdivision Name: _____

Lot #: _____ stated area

Common open space (27,554 sq. ft 0.632 acres)



Common open space 239 sq. ft .051 acres)

Kamran Lateef

Property Owner's or Owner's Legal Representative Signature

9/21/24

Date

See attached lease

Scanned with CamScanner

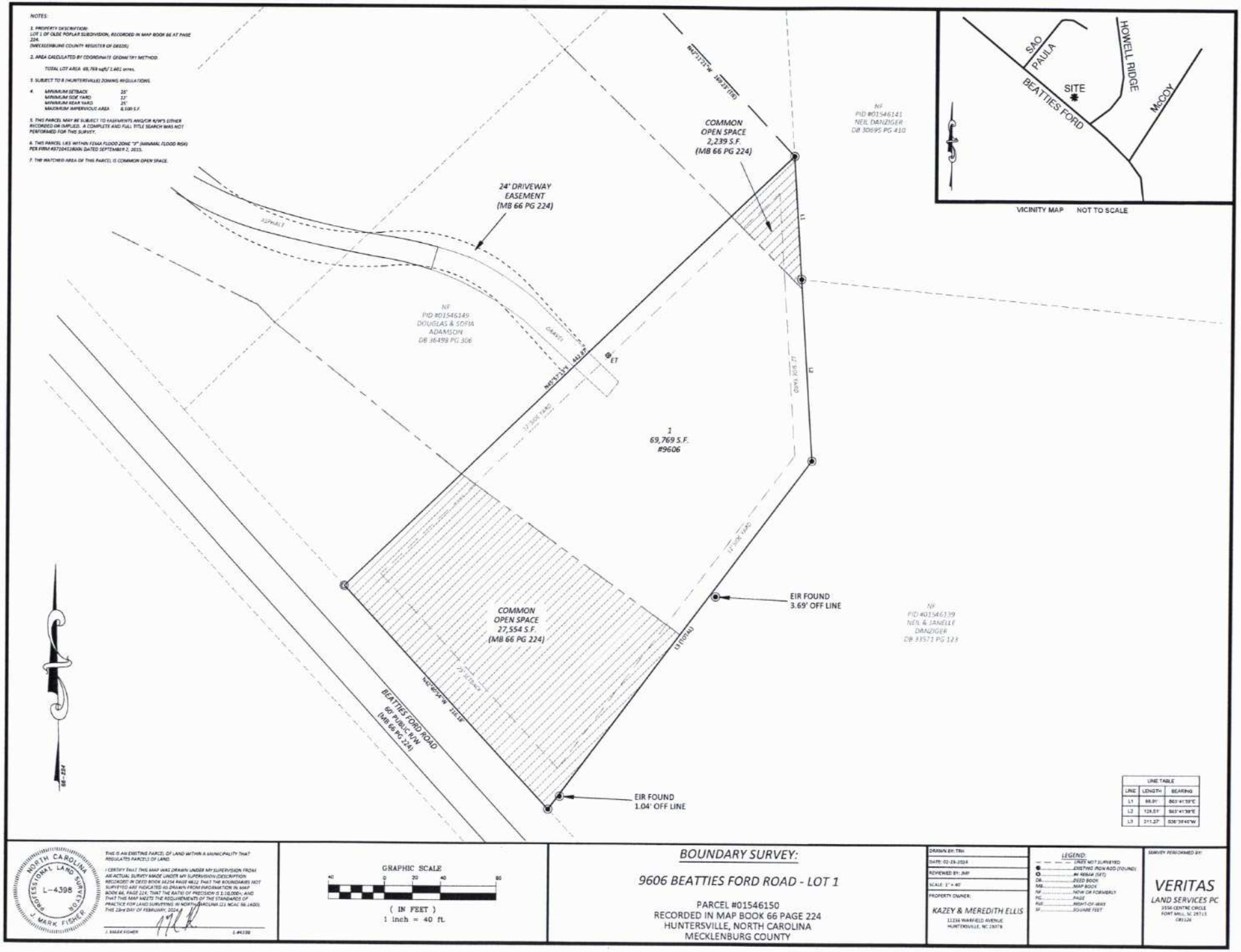
Proposed Plot Plan—LEGEND

Shaded area—common space—we desire for the septic drain field to be in the large common space, if possible so we can maximize buildable space.

Area 1 (blue) and 2 (red) are proposed septic sites by the soil surveyor (see attachment for official report).
#1 choice to use Area 2 (red) for septic system with the drain field in adjacent common space.

Green circle, desired home site. 5000-6000 sqft home, 3-4 car garage, outdoor pool likely in the back of property.

Scanned with CamScanner


NOTES:
1. PROPERTY DESCRIPTION:
LOT 1 OF OLDE POPLAR SUBDIVISION, RECORDED IN MAP BOOK 66 AT PAGE 224.
(MECKLENBURG COUNTY REGISTER OF DEEDS)
2. AREA CALCULATED BY COORDINATE GEOMETRY METHOD.
TOTAL LOT AREA 69,769 sqft/ 1.601 acres.
3. SUBJECT TO R (HUNTERSVILLE) ZONING REGULATIONS.
4. MINIMUM SETBACK 25'
MINIMUM SIDE YARD 12'
MINIMUM REAR YARD 25'
MAXIMUM IMPERVIOUS AREA 8,100 S.F.
5. THIS PARCEL MAY BE SUBJECT TO EASEMENTS AND/OR R/W'S EITHER RECORDED OR IMPLIED. A COMPLETE AND FULL TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY.
6. THIS PARCEL LIES WITHIN FEMA FLOOD ZONE "X" (MINIMAL FLOOD RISK) PER FIRM #3710412600K DATED SEPTEMBER 2, 2015.
7. THE HATCHED AREA OF THIS PARCEL IS COMMON OPEN SPACE.
SAO PAULA
HOWELL RIDGE
SITE
BEATTIES FORD
McCOY
VICINITY MAP NOT TO SCALE
N42°21'22"W 109.23' (TIE)
NF
PID #01546141
NEIL DANZIGER
DB 30695 PG 410
COMMON OPEN SPACE 2,239 S.F. (MB 66 PG 224)
24' DRIVEWAY EASEMENT (MB 66 PG 224)
ASPHALT
NF
PID #01546149
DOUGLAS & SOFIA ADAMSON
DB 36498 PG 306
GRAVEL
N67°53'37"E 443.87'
ET
L1
L2
L3
DRIVE SIDE YD
12' SIDE YARD
1
69,769 S.F.
#9606
COMMON OPEN SPACE 27,554 S.F. (MB 66 PG 224)
12' SIDE YARD
EIR FOUND 3.69' OFF LINE
NF
PID #01546139
NEIL & JANELLE DANZIGER
DB 33571 PG 123
S71°00'41"E
72' SETBACK
N42°46'54"W 114.18'
BEATTIES FORD ROAD 60' PUBLIC R/W (MB 66 PG 224)
EIR FOUND 1.04' OFF LINE
68-224
LINE TABLE
LINE | LENGTH | BEARING
L1 | 88.31' | S63°41'39"E
L2 | 128.51' | S63°41'39"E
L3 | 211.27' | S26°38'46"W
NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-4398 J. MARK FISHER
THIS IS AN EXISTING PARCEL OF LAND WITHIN A MUNICIPALITY THAT REGULATES PARCELS OF LAND.
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN DEED BOOK 36254 PAGE 462); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MAP BOOK 66, PAGE 224; THAT THE RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 23rd DAY OF FEBRUARY, 2024.
J. MARK FISHER L-4398
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.
BOUNDARY SURVEY:
9606 BEATTIES FORD ROAD - LOT 1
PARCEL #01546150
RECORDED IN MAP BOOK 66 PAGE 224
HUNTERSVILLE, NORTH CAROLINA
MECKLENBURG COUNTY
DRAWN BY: TRH
DATE: 02-23-2024
REVIEWED BY: JMF
SCALE: 1" = 40'
PROPERTY OWNER:
KAZEY & MEREDITH ELLIS
11234 WARFIELD AVENUE
HUNTERSVILLE, NC 28078
LEGEND:
LINES NOT SURVEYED
EXISTING IRON ROD (FOUND)
IRF REBAR (SET)
DB DEED BOOK
MB MAP BOOK
NF NOW OR FORMERLY
PG PAGE
R/W RIGHT-OF-WAY
SF SQUARE FEET
SURVEY PERFORMED BY:
VERITAS
LAND SERVICES PC
3556 CENTRE CIRCLE
FORT MILL, SC 29715
CB1126



AWT
Engineers and Soil Scientists

Agri-Waste Technology, Inc.
501 N Salem Street, Suite 203, Apex, NC 27502
agriwaste.com | 919.859.0669

Soil Suitability for Domestic Sewage Treatment and Disposal Systems

9606 Beatties Ford Rd, Huntersville, NC 28078 Mecklenburg County Parcel ID: 01546150

Prepared For:	Kamran Lateef
Prepared By:	Jeff Vaughan, Ph.D., L.S.S. Senior Agronomist/Soil Scientist
	Trevor Hackney Environmental Scientist
Report Date:	February 28, 2024

Engineers and Soil Scientists

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Soil Suitability for Domestic Sewage Treatment and Disposal Systems
9606 Beatties Ford Rd, Huntersville, NC 28078
Mecklenburg County PID: 01546150

PREPARED FOR: Kamran Lateef

PREPARED BY: Jeff Vaughan
Trevor Hackney

DATE: February 28, 2024

Soil suitability for domestic sewage treatment and disposal systems was evaluated on February 22, 2024, for the property located at 9606 Beatties Ford Rd, Huntersville, NC. Trevor Hackney and Nathan Estevez of Agri-Waste Technology, Inc. (AWT) conducted the soil evaluation. A detailed soil evaluation of the land area will follow. Evaluation maps are included in Attachment 1. A review of the soil and landscape characteristics that dictate soil suitability for domestic sewage treatment and disposal systems can be found in Attachment 2. The property PLAT are included in Attachment 3.

The total property area is approximately 1.6 acres and is entirely wooded. The overall slope of the property is slight ranging from 5-10% slopes. This property will be served by a public water source. There are drainages and unsuitable topography throughout the property that should be taken into consideration during a septic system design. There are also areas designated as "common open space" which can be seen on the maps in Attachment 1 or the PLAT in Attachment 3. Mecklenburg County should be contacted to determine the potential to use these areas for a septic system if a site plan may require the use of any usable area within the "common open space".

Soil Suitability for Domestic Sewage Treatment and Disposal Systems

The aerial map in Attachment 1 details the soil boring locations, contour data, and soil types. Two portions of the property identified in Attachment 1 meet the soil depth requirements for a conventional septic system. Area 1 is approximately 4,541 square feet. Area 2 is approximately 23,433 square feet. This evaluation was a preliminary review to determine what potential this land might have for domestic sewage treatment and disposal systems. Therefore, specific types of septic systems, exact locations of

future drain fields and repair areas, building foundations, etc. are not fully considered. These things will need to be more fully considered as the plans develop for the potential future of this site. It is likely that additional soil evaluations will be required so that septic system types and the location of a septic drain field can be more fully and appropriately considered.

Typical profile descriptions of the soil borings advanced on this property are in Attachment 2. Two distinct soil profiles were observed in the soil borings on the property: 1) Usable soil to 33" prior to encountering a saprolite and 2) usable soil to 20" prior to encountering a Chroma 2.

The mapped soil type on this property is Cecil soil series. The soil borings evaluated on this property was not consistent with this soil type. The soils on this property were more consistent with Cecil soil series and other competing variants.

Conclusions

Based on the results of this evaluation, the installation of a conventional septic system for a three or four-bedroom home seems probable on this property in Area 2 designated on the maps in Attachment 1. Typically, 10,000-14,000 square feet are necessary for a conventional three or four-bedroom septic system. It is unclear if area 1 would be useful until it is determined that a septic system can be installed within the "common open space". Any grading or disturbance to the soil could impact soil suitability for a septic system on the property. It will be critical to select a house footprint that allows enough room for a septic system and repair system.

Sincerely,

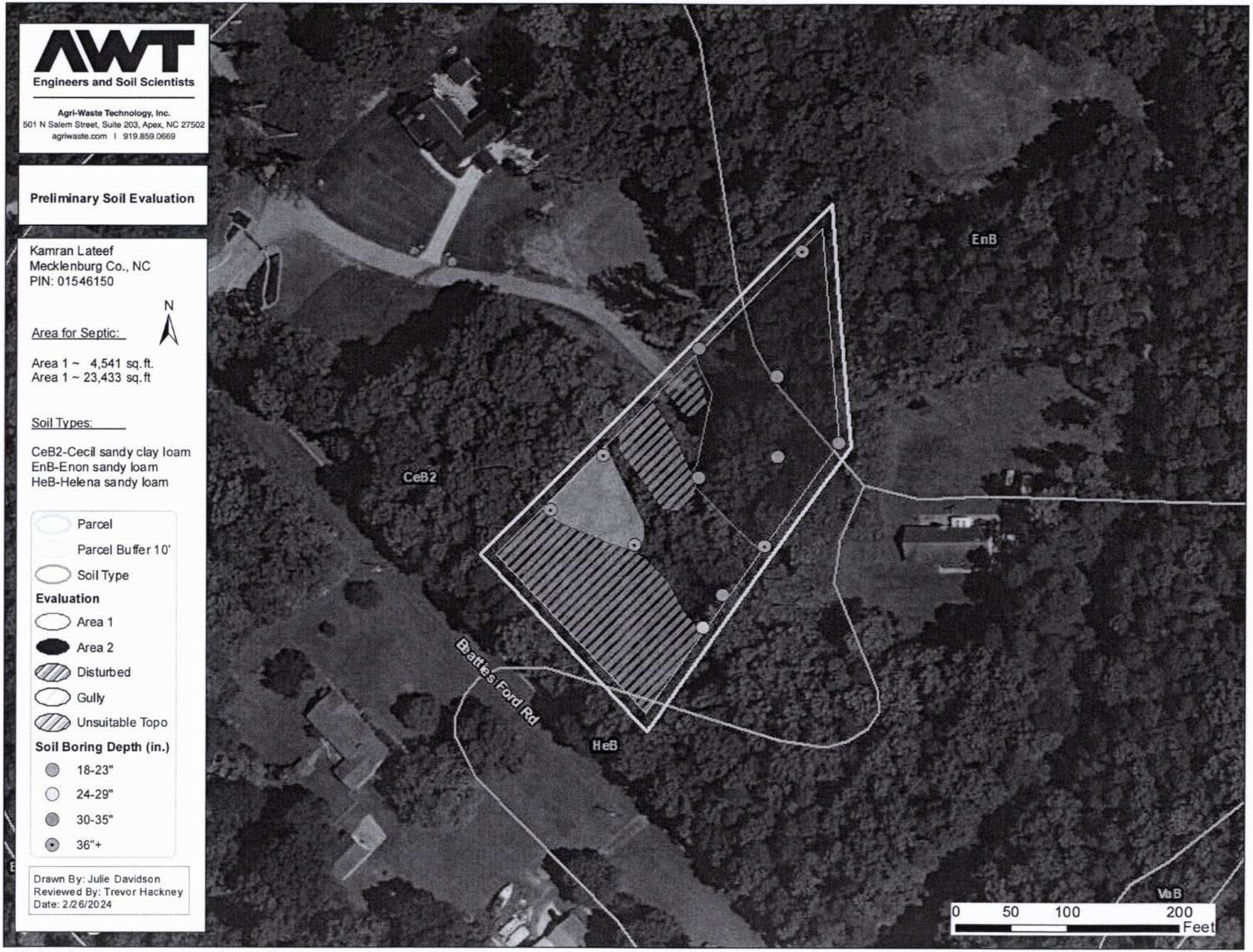
Jeff Vaughan

Jeff V

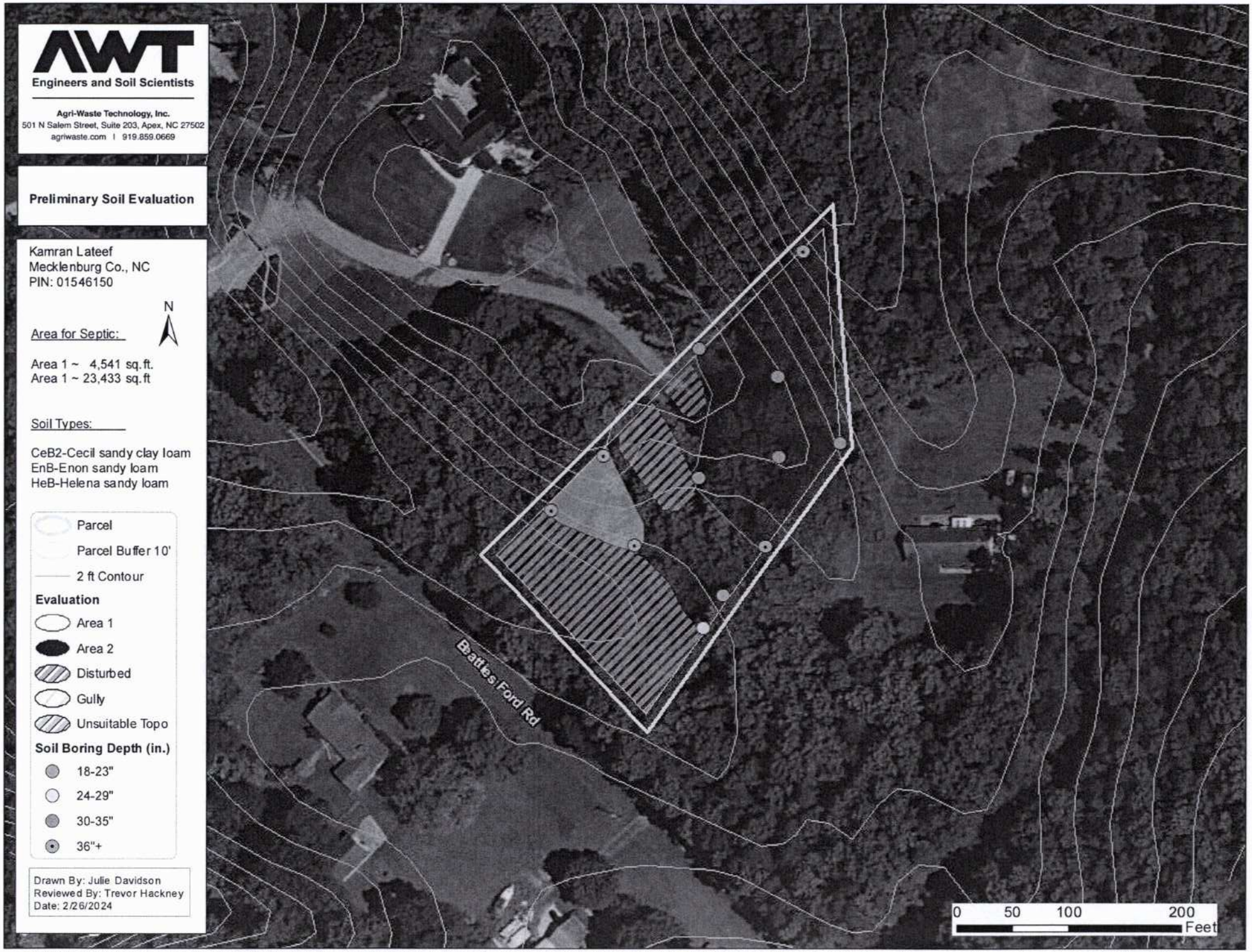
Trevor Hackney

Trevor Hackney

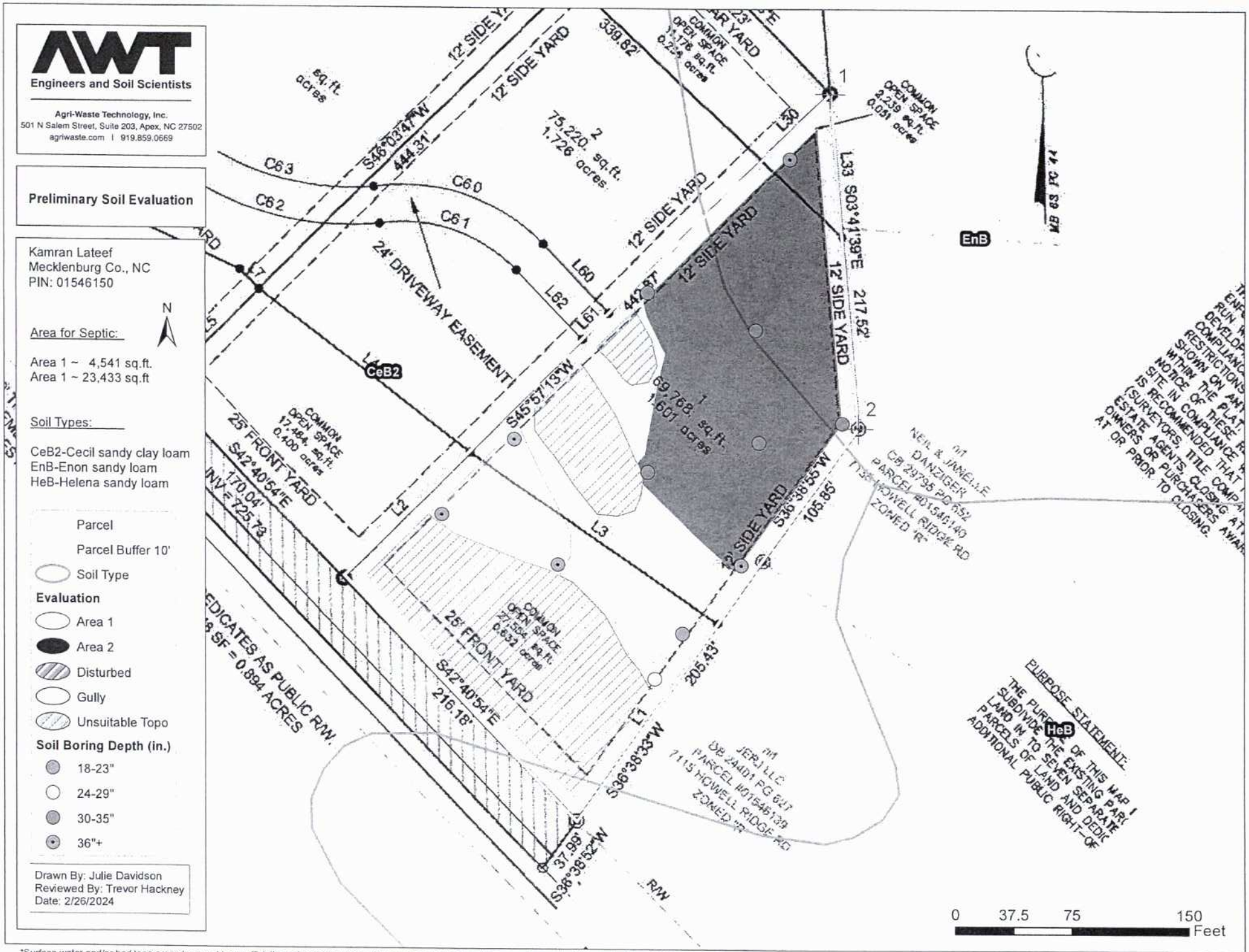
Attachment 1: Evaluation Maps



Surface water and/or bad topo areas have not been officially evaluated for stream ID according to local regulatory requirements. This map is intended for preliminary purposes only and not to be used as a plat/survey or can it be assumed all streams are identified on this property.



Surface water and/or bad topo areas have not been officially evaluated for stream ID according to local regulatory requirements. This map is intended for preliminary purposes only and not to be used as a plat/survey or can it be assumed all streams are identified on this property.



Surface water and/or bad topo areas have not been officially evaluated for stream ID according to local regulatory requirements. This map is intended for preliminary purposes only and not to be used as a plat/survey or can it be assumed all streams are identified on this property.

Attachment 2: Soil Boring Description Sheets

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH, ENVIRONMENTAL HEALTH SECTION
ON-SITE WATER PROTECTION BRANCH

PROPERTY ID #: 01546150
COUNTY: Mecklenburg

SOIL/SITE EVALUATION
***for* ON-SITE WASTEWATER SYSTEM**
(Complete all fields in full)

BUYER: Kamran Lateef APPLICATION DATE
ADDRESS: 9606 Beatties Fork Road, Huntersville, NC. 28078 DATE EVALUATED: 2/22/24
PROPOSED FACILITY: Single Family Residence PROPOSED DESIGN FLOW (.1949): TBD PROPERTY SIZE: ~1.6 ac
LOCATION OF SITE: 9606 Beatties Fork Road, Huntersville, NC. 28078 PROPERTY RECORDED: 2019
WATER SUPPLY: ☐ Private ☑ Public ☐ Well ☐ Spring ☐ Other
EVALUATION METHOD: ☑ Auger Boring ☐ Pit ☐ Cut TYPE OF WASTEWATER: ☑ Sewage ☐ Industrial Process ☐ Mixed

PROFILE #	.1940 LANDSCAPE POSITION/ SLOPE %	HORIZON DEPTH (IN.)	SOIL MORPHOLOGY (.1941)		OTHER PROFILE FACTORS				PROFILE CLASS & LTAR
			.1941 STRUCTURE/ TEXTURE	.1941 CONSISTENCE/ MINERALOGY	.1942 SOIL WETNESS/ COLOR	.1943 SOIL DEPTH	.1956 SAPRO CLASS	.1944 RESTR HORIZ	
1	5-10%	0-12"	Gr, SCL	FR; SS; SP	-	33+"	-	Saprolite	General Soil Boring Description
		12-33"	SBK; C	FI; SS; SP					
		33+"	MA; SCL	FR; SS: SP					
2	5-10%	0-10"	Gr; SL	FR; SS; SP	Chroma 2 Observed at 20"	20"	-	-	General Soil Boring Description
		10-20"	WSBK; SCL	FR; SS; SP					
		20+"	ABK; C	FI; S; P					
3									
4									

DESCRIPTION	INITIAL SYSTEM	REPAIR SYSTEM
Available Space (.1945)		
System Type(s)		
Site LTAR		

OTHER FACTORS (.1946):
SITE CLASSIFICATION (.1948):

EVALUATED BY: Trevor Hackney
OTHER(S) PRESENT: Nathan Estevez

COMMENTS:

LEGEND

use the following standard abbreviations

LANDSCAPE POSITION	GROUP	SOIL TEXTURE	CONVENTIONAL .1955 LTAR*	LPP .1957 LTAR*	MINERALOGY/ CONSISTENCE	STRUCTURE
CC (Concave Slope) CV (Convex Slope) D (Drainage Way) DS (Debris Slump) FP (Flood Plain) FS (Foot Slope) H (Head Slope) L (Linear Slope) N (Nose Slope) R (Ridge) S (Shoulder Slope) T (Terrace)	I	S (Sand) LS (Loamy Sand)	1.2 - 0.8	0.6 - 0.4	SEXP (Slightly Expansive) EXP (Expansive)	G (Single Grain) M (Massive) CR (Crumb) GR (Granular) SBK (Subangular Blocky) ABK (Angular Blocky) PL (Platy) PR (Prismatic)
	II	SL (Sandy Loam) L (Loam)	0.8 - 0.6	0.4 - 0.3		
	III	Si (Silt) SiCL (Silty Clay Loam) CL (Clay Loam) SCL (Sandy Clay Loam) SiL (Silt Loam)	0.6 - 0.3	0.3 - 0.15		
					MOIST	**WET**
	IV	SC (Sandy Clay) SiC (Silty Clay) C (Clay)	0.4 - 0.1	0.2 - 0.05	VFR (Very Friable) FR (Friable) FI (Firm) VFI (Very Firm v. Very Sticky)	NS (Non-sticky) SS (Slightly Sticky) S (Sticky) VS (Very Sticky)
		O (Organic)	None	None	EFI (Extremely Firm)	NP (Non-plastic) SP (Slightly Plastic) P (Plastic) VP (Very Plastic)

*Adjust LTAR due to depth, consistence, structure, soil wetness, landscape, position, wastewater flow and quality.

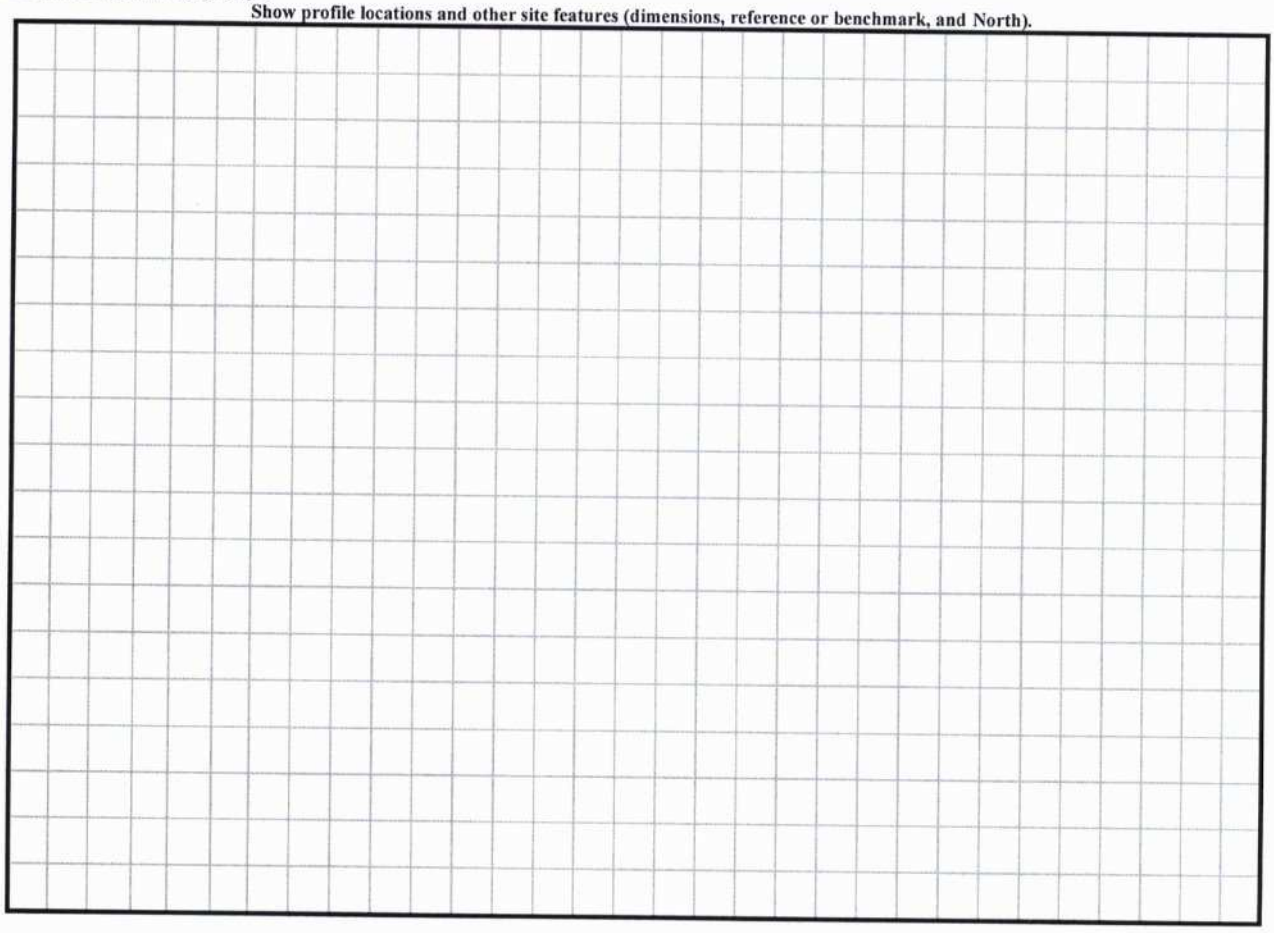
NOTES

HORIZON DEPTH	In inches below natural soil surface
DEPTH OF FILL	In inches from land surface
RESTRICTIVE HORIZON	Thickness and depth from land surface
SAPROLITE	S(suitable) or U(unsuitable)
SOIL WETNESS	Inches from land surface to free water or inches from land surface to soil colors with chroma 2 or less - record Munsell color chip designation
CLASSIFICATION	S (Suitable), PS (Provisionally Suitable), or U (Unsuitable)

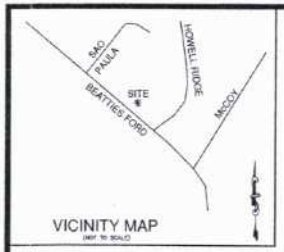
Evaluation of saprolite shall be by pits.

Long-term Acceptance Rate (LTAR): gal/day/ft^2

Show profile locations and other site features (dimensions, reference or benchmark, and North).



Attachment 3: Additional Documentation



VICINITY MAP
(NOT TO SCALE)

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

Tom Hulse — 8-1-19
MECKLENBURG COUNTY STAFF — DATE

IMPROVED Lde PAGE 0824

FILED FOR REGISTRATION
DEC 13 2019 AT 2:45:27 PM

SITE SETBACKS:
MIN. FRONT SETBACKS = 25'
MIN. REAR YARD = 25'
MIN. SIDE YARD = 12'

SITE INFORMATION:
TOTAL AREA = 740,631 sq.ft. (16.999)
TOTAL LOTS = 7
COMMON OPEN SPACE REQUIRED 25% OF AREA OR 214,782 sq.ft. (4.929 ACRES)
AREA IN COS = 215,773 sq.ft. (4.953 acres)
AREA IN LOTS = 701,783 sq.ft. (16.104 acres)
AREA TO BE DEDICATED AS PUBLIC R/W = 38,848 sq.ft. (0.894 acres)

THIS IS A 30-FOOT "VEGETATIVE 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 BANK STABILIZATION USING BIOENGINEERING TECHNIQUES APPROVED BY MECKLENBURG COUNTY.

THE SUBDIVIDED PROPERTY IS CONSIDERED A LARGER COMMON PLAN OF DEVELOPMENT AND THEREFORE WILL BE SUBJECT TO THE APPLICABLE PORTIONS OF THE TOWN OF HUNTERSVILLE POST-CONSTRUCTION STORM WATER ORDINANCE DURING DEVELOPMENT AND REDEVELOPMENT (INCLUDING EXPANSION).

LEGEND

IMPERVIOUS AREA ALLOWED PER LOT

LOT	HOUSE PAD & PATIO	DRIVEWAY	HOLD BACK FOR FUTURE	SHARED DRIVE	IMPERVIOUS AREA (SQFT)
1	4,500	2,000	1,000	0	8,500
2	4,500	2,000	1,000	2,059	10,559
3	4,500	2,000	1,000	2,659	12,159
4	4,500	2,000	1,000	3,378	11,878
5	4,500	2,000	1,000	2,174	10,674
6	4,500	2,000	1,000	2,211	10,711
7	4,500	7,800	1,000	0	13,300

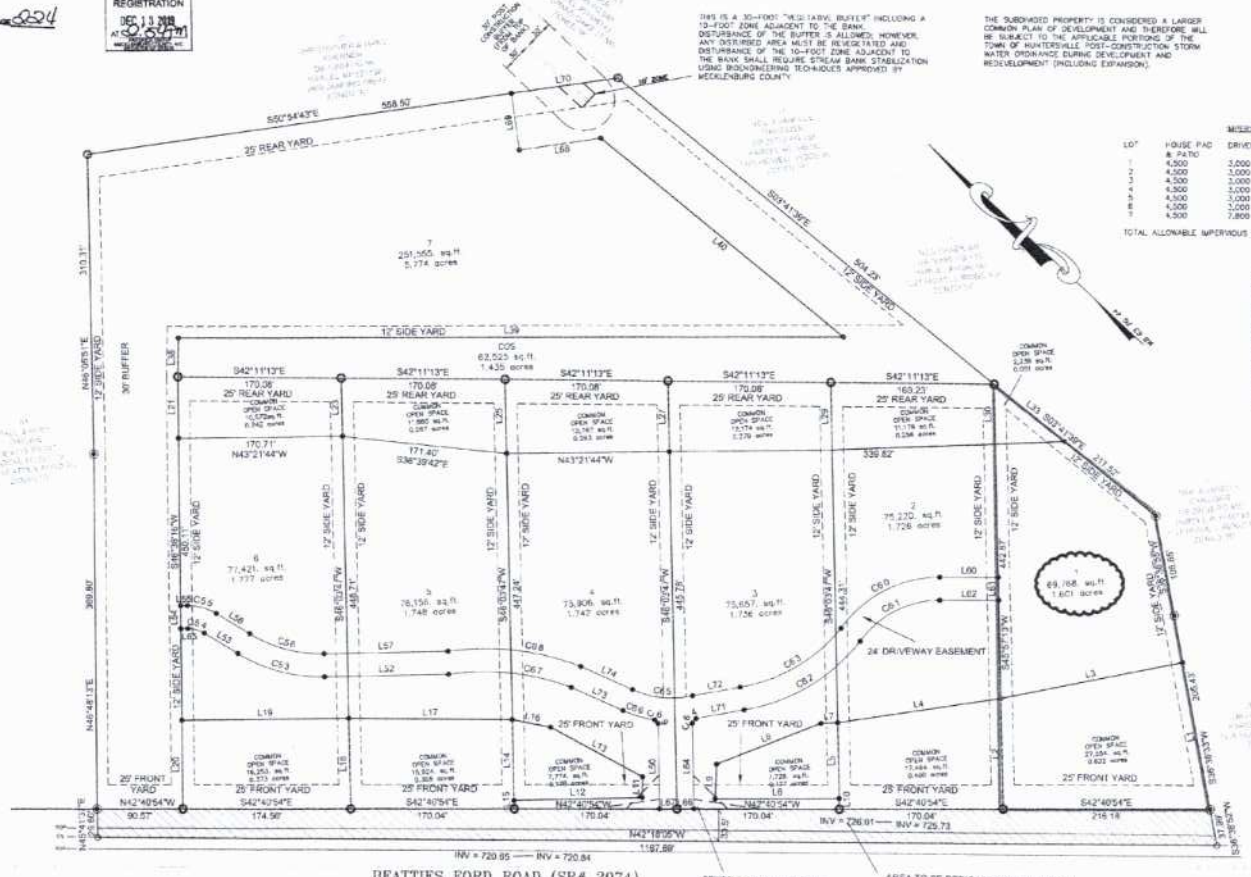
TOTAL ALLOWABLE IMPERVIOUS AREA FOR OVERALL PARCEL = 88,878 SQFT

PURPOSE:

THE PURPOSE OF THIS FINAL PLAT IS TO INDICATE THE ENFORCEABLE RESTRICTIONS ON PROPERTY (DEED) THAT RUN WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT MAINTAINS THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. THE RESTRICTIONS ON THIS RECORDED FINAL PLAT SHALL BE SHOWN ON ANY SURVEY OF ANY OF THE PROPERTIES WITHIN THE PLAT. PROPERTY OWNERS HAVE RECORD NOTICE OF THESE RESTRICTIONS AND SHALL MAINTAIN THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. IT IS RECOMMENDED THAT REAL ESTATE PROFESSIONALS (SURVEYORS, TITLE COMPANY REPRESENTATIVES, REAL ESTATE AGENTS, CLOSING ATTORNEYS) MAKE PROPERTY OWNERS OR PURCHASERS AWARE OF THESE RESTRICTIONS AT OR PRIOR TO CLOSING.

PURPOSE STATEMENT:

THE PURPOSE OF THIS MAP IS TO SUBDIVIDE THE EXISTING PARCEL OF LAND AS TO SEVEN SEPARATE NEW PARCELS OF LAND AND DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY.



NOTES:

1. APPARENT SOURCE OF TITLE:
TAX PARCELS #01546101 DB 8347 PG 361 & MB 63 PG 44
(MECKLENBURG COUNTY REGISTER OF DEEDS)

2. REFERENCES:
MB 43 PG 154
MB 60 PG 312

3. IF NOT SIGNED AND SEALED THIS MAP IS NOT INTENDED FOR SALES, CONVEYANCES OR RECORDING.

4. SUBJECT TO THE TOWN OF HUNTERSVILLE, NC ZONING REGULATIONS.

PROPERTY CURRENTLY ZONED R (RESIDENTIAL)

5. PARCEL IS SUBJECT TO RIGHTS-OF-WAYS AND/OR EASEMENTS OF RECORD OR IMPLIED (IF ANY). A FULL AND COMPLETE TITLE REPORT WAS NOT PROVIDED OR PERFORMED FOR THIS SURVEY.

6. ALL SET CORNERS ARE REBARS.

7. BEARINGS BASED ON NC GRID

8. AREA CALCULATIONS DONE BY COORDINATE METHOD.

9. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

10. SITE PLAN REQUIRED FOR ADDRESS ASSIGNMENT.

11. THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER EXAMINATION OF FEMA PANEL #3710457500J DATED MARCH 2, 2009.

12. ALL AREAS OF COMMON OPEN SPACE ARE DESIGNATED IN PERPETUITY AND ARE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER.

13. COMPLIANCE WITH THE POST-CONSTRUCTION STORM WATER ORDINANCE IS REQUIRED FOR THE SEVEN LOTS. CONTACT THE STORM WATER ADMINISTRATOR FOR ASSISTANCE.

14. THIS PARCEL LIES WITHIN THE "MOUNTAIN ISLAND LAKE CA-2" WITH ALLOWABLE PLN OF 12% AND DRINKING WATERSHED THE "SMR" STREAM WATERSHED

SEE ALLOWABLE IMPERVIOUS AREA CHART FOR DETAILS.

ALLOWANCE BUILT UPON AREA INCLUDES THE SHARED ACCESS DRIVE, BUILDING ENVELOPE, NEW PRIVATE DRIVEWAY, PATIO AND 481 EXTRA 1000 SQFT OF IMPERVIOUS AREA FOR FUTURE UPDATES TO EACH PARCEL.

GARAGES AND DRIVEWAYS WILL MEET THE REQUIREMENTS OF ARTICLE 8.16 IN THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

LOTS TO BE SERVED WITH SEPTIC SYSTEMS AND WATER WILL BE PROVIDED BY CHARLOTTE WATER.

THIS PROPERTY IS NOT WITHIN 2000 FEET OF A NGS MONUMENT

MAJOR SUBDIVISION

APPROVED IN ACCORDANCE WITH THE MINOR SUBDIVISION PROVISIONS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE TOWN OF HUNTERSVILLE, NORTH CAROLINA. ANY FURTHER SUBDIVISION OF THIS PROPERTY IS SUBJECT TO REVIEW AND MAY CONSTITUTE A MAJOR SUBDIVISION OF LAND.

Sierra Saumenig — 12/13/19
TOWN PLANNER — DATE

STATE OF NORTH CAROLINA, MECKLENBURG COUNTY

Sierra Saumenig, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Sierra Saumenig — 12/13/19
REVIEW OFFICER — DATE

OWNER CERTIFICATION

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.

8-1-19
OWNER — DATE

DIVISION OF HIGHWAYS DISTRICT ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY(S) SHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAY BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

APPROVED Wendy Taylor Hoar
DISTRICT ENGINEER
12/12/2019

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY.

I, J. MARK FISHER, CERTIFY TO THE FOLLOWING:
1. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES LAND.

I, J. MARK FISHER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 8347 PG 361); THAT THE BOUNDARIES NOT SURVEYED ARE AS INDICATED AS DRAWN FROM INFORMATION TAKEN FROM ADJOINERS TITLE AND REFERENCES SHOWN ON PLAT; THAT THE RATIO OF PRECISION IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 18TH DAY OF MAY, 2018.

L-4348
PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE
0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

OPEN SPACE LINE TABLE

LINE	LENGTH	BEARING
L1	195.83	N36°38'57"E
L2	115.67	N45°57'12"E
L3	183.73	N33°53'49"W
L4	171.18	N51°13'41"W
L5	79.00	S46°06'47"W
L6	129.46	S42°57'18"E
L7	17.78	N44°24'18"W
L8	116.81	N64°17'28"W
L9	35.25	S49°20'58"W
L10	11.00	S46°06'47"W
L11	21.66	N48°36'17"E
L12	133.74	S43°36'13"E
L13	104.85	N14°22'09"W
L14	84.20	S46°07'47"W
L15	8.73	N46°07'47"E
L16	41.01	N31°28'10"W
L17	170.08	N42°12'58"W
L18	94.41	S46°07'47"W
L19	173.60	N43°21'13"W
L20	92.34	S46°38'16"W
L21	62.62	N46°38'16"E

OPEN SPACE LINE TABLE

LINE	LENGTH	BEARING
L22	80.34	S46°07'47"W
L24	170.01	N43°21'44"W
L25	74.83	N46°33'47"E
L26	170.01	N43°21'44"W
L27	73.26	N46°33'47"E
L28	170.01	N43°21'44"W
L29	59.87	N46°33'47"E
L30	82.17	N45°57'13"E
L31	169.31	N44°47'38"W
L33	94.88	S03°41'39"E
L36	661.00	S46°27'25"W
L38	40.14	N46°13'48"E
L39	692.83	S42°47'25"E
L40	528.14	N03°41'39"W
L41	89.93	N62°48'57"E
L68	88.00	N50°54'44"W
L69	80.0	N39°05'16"E
L70	112.36	S50°54'44"E

DRIVE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L60	80.30	N46°14'28"E
L62	128.87	N42°47'15"W
L63	40.60	N11°05'47"W
L64	24.00	S46°38'16"W
L65	7.00	S43°42'46"E
L66	40.82	S11°29'47"E
L67	126.47	S43°47'15"E
L60	80.86	S42°40'54"E
L61	24.01	S45°57'13"W
L62	61.53	N42°40'54"W
L64	89.16	S46°14'28"W
L66	7.18	N43°42'46"W
L66	17.84	N42°40'54"W
L67	18.17	N42°40'54"W
L68	80.86	N50°54'44"W
L69	80.31	N39°05'16"E
L70	112.36	S50°54'44"E
L71	92.45	N52°44'07"W
L72	50.69	S02°46'07"E
L73	59.11	N18°35'14"W
L74	59.11	S18°35'14"E

DRIVE EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C60	84.88	109.30	S27°36'31"E	82.82
C64	18.83	32.50	N37°34'16"W	17.79
C50	31.50	50.00	N37°34'16"W	31.14
C58	81.32	144.30	S37°36'31"E	80.25
C60	119.87	124.00	N70°10'46"W	115.08
C61	96.91	100.00	N70°10'46"W	93.81
C62	142.42	145.00	S73°18'19"E	140.21
C63	124.35	175.00	S73°09'48"E	121.78
C64	6.81	5.00	S69°18'28"W	6.30
C65	84.76	130.00	S37°08'34"E	83.64
C66	34.82	124.00	S28°54'58"E	34.49
C67	130.14	255.00	N36°34'42"W	128.74
C68	140.61	275.00	N36°09'56"W	139.16
C69	3.64	4.00	N05°46'34"E	3.51

VERITAS
LAND, PC
3373 CENTRE CIRCLE DRIVE
FORT MILL, SC 29715
OFFICE 704-341-4554
MEGHAN@VERITAS-COMPANIES.COM
NC FIRM C-3120

PROJECT:
TAX PARCEL #01546101
HUNTERSVILLE,
MECKLENBURG COUNTY, NC

OWNER:
OLDE POPLAR, LLC
105A HOLBROOK STREET
HUNTERSVILLE, NC 28078
704-363-8377

ORIG./REVISED DATE: 2/20/19
SCALE: 1" = 60'
DRAWN BY: JS
CHECKED BY: JMF

MINOR SUBDIVISION
FOR
OLDE POLAR SUBDIVISION
HUNTERSVILLE, NC

PROJECT NO.
4016-18

SHEET
1 of 1

MECKLENBURG COUNTY
LAND USE AND ENVIRONMENTAL SERVICES
Payment Receipt

Receipt Information

Date: 09/24/24
Receipt #: 151010
Check / Auth #: VISA 041581
Received By: MOORES

Amount: 250.00
Tendered: 250.00
Returned: 0.00

Account Information

Account #: 200000
Contractor: KAMRAN LATEEF
Attn:
Address:
Address:
City/State/Zip: ,

Item	Description	Quantity	Unit Price	Total Price
0701	Improvment Permit App-Residen 9606 BEATTIES FORD RD	1	250.00	250.00

Permit#

----------Outstanding Balances----------

Month-To-Date	Prior Month	30 Days	60 Days	90 Days	Balance
580.00			2,737.50		

Department of Health and Human Services
Environmental Health Section
On-site Water Protection Branch

Property ID: 1546150
Lot #: 1
File #: 12062B
AppID: 14983

SOIL/SITE EVALUATION
for ON-SITE WASTEWATER SYSTEM

Owner: Kamran Lateef
Applicant: Same
Address: 9606 Beatties Ford Rd.
Date Evaluated: 10/11/2024
Proposed Facility: 4 BR SFR
Design Flow (.0400): 480 GPD
Property Size: 1.60 ac.
Location of Site: See file
Property Recorded: After Jan. 1, 1983
Water Supply: [X] Public [ ] Single Family Well [ ] Spring [ ] Other:
Evaluation Method [X] Auger Boring [ ] Pit [ ] Cut
Type of Wastewater: [X] Domestic [ ] Industrial Process [ ] High Strength

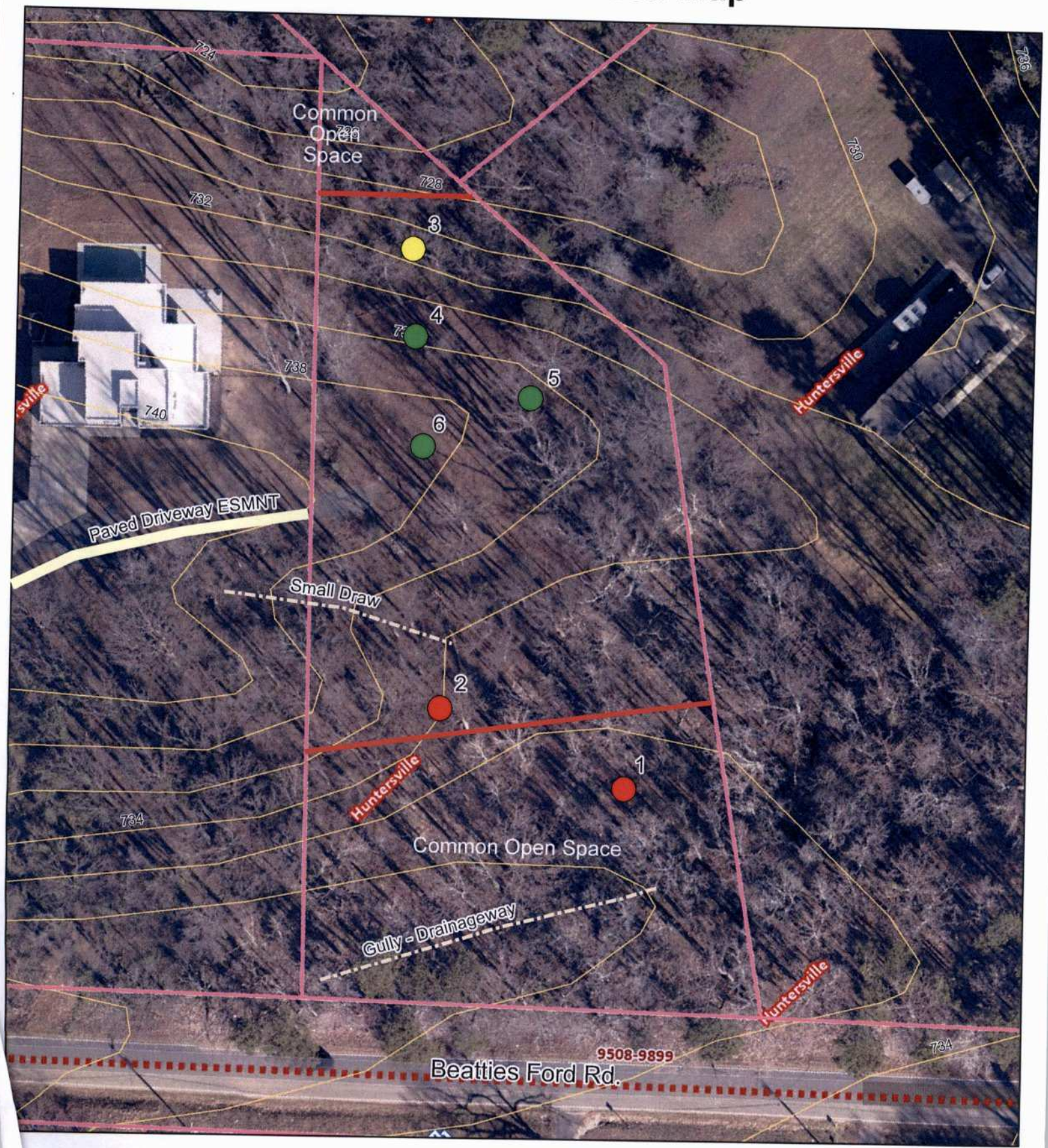
PROFILE #	.0502 Landscape Position/ Slope%	Horizon Depth (IN.)	SOIL MORPHOLOGY .0503 Structure/ Texture	SOIL MORPHOLOGY .0503 Consistence/ Mineralogy	PROFILE FACTORS Matrix Soil Color	PROFILE FACTORS .0504 Soil Wetness/ Color	PROFILE FACTORS .0505 Soil Depth (IN.)	PROFILE FACTORS .0506 Sapro Class	PROFILE FACTORS .0507 Restr Horiz	General Comments / Other	0.0509 Profile Class & LTAR	0.0502 Slope Correction Max Trench Depth *(Low Side of trench)*
1	L / Edge of H ~3%	0 - 4	Mo, Gr, L	Fr, SS, NP	B	F: Bl Mn concen. @ 8 C: YB & faint G Chroma 2 @ 16-24" M: Chroma 2 @ 24"+	>36"	N/A	N/A		US @ 16"	4" *Drip?*
		4 - 17	Wk, Sbk, CL	Fr, SS, SP	B							
		17 - 36	Wk, Sbk, SiC	Fr, SS, SP	B							
		36	Boring terminated									
2	Toe of Slight N ~7%	0 - 3	Mo, Gr, L	Fr, SS, NP	B	F-C: Bl Mn @ 7-30" C-M: YB, Bl & F-C: faint G Chroma 2 @ 30"+	~39"	N/A	N/A		S 0.20 <30" US @ 30"	16" *Shallow placed or Drip?*
		3 - 12	Wk, Sbk, CL	Fr, SS, SP	RB							
		12 - 39	Wk, Sbk, C	Fr, SS, SP, SEXP	RB							
		39 - 44	Wk to M, CL	Fr, SS, SP	YB							
		44	Boring terminated									
3	L ~11%	0 - 4	Wk, Sbk, CL	Fr, SS, SP	RB	F-C: Bl Mn @ 20-26" M: Bl Mn & F: YB @ 26"+ C: YB & C faint G Chroma 2 @ 36"+	>48"	N/A	N/A	F: Sap. inclus. @ 40"+	S 0.25 <36" US @ 36"	20" (3' w) 22" (2' w)
		4 - 26	Mo, Sbk, C	Fr, SS, SP, SEXP	R							
		26 - 34	Wk, Sbk, C	Fr, SS, SP	RB							
		34 - 48	Wk, Sbk, CL	Fr, SS, SP	RB							
4	L / S ~10%	0 - 3	Mo, Gr, L	Fr, SS, NP	B	F: YB mottles @ 3-17"	>48"	N/A	N/A	F: Sap. inclus. @ 14-20" C-M: Sap. inclus. @ 20-37"	S 0.25 0.30, if 30-36" t. depth	32" (3' w) 34" (2' w)
		3 - 17	Mo, Abk, C	Fr, SS, SP, SEXP	R							
		17 - 37	Wk, Abk, CL	Fr, SS, SP	R							
		37 - 48	Wk, Abk, CL & L-Sap	Mix Fr, SS, SP	R / M							
5	N ~6%	0 - 3	Mo, Gr, L	Fr, SS, NP	B	N/A	>48"	N/A	N/A	F: Sap. inclus. @ 18-25" C-M: Sap. inclus. @ 25-39"	S 0.30	34" (3' w) 35" (2' w)
		3 - 25	Mo, Sbk, C	Fr, SS, SP, SEXP	R							
		25 - 39	Wk, Sbk, CL	Fr, SS, SP	R							
		39 - 48	Wk, Sbk, CL & L-Sap	Mix Fr, SS, SP	R / M							
6	Broad N ~5%	0 - 2	Mo, Gr, L	Fr, SS, NP	B	N/A	>48"	N/A	N/A	F-C: Sap. inclus. @ 32-40" M: Sap. inclus. @ 40"+	S 0.30	34" (3' w) 35" (2' w)
		2 - 23	Mo, Sbk, C	Fr, SS, SP, SEXP	R							
		23 - 40	Mo-Wk, Sbk, CL	Fr, SS, SP	R							
		40 - 48	Wk, Sbk, CL	Fr, SS, SP	R							

Description	Initial System	Repair System
Available Space (.0508)	---	---
System Type(s)	---	---
Site LTAR	0.30	0.25
Maximum Trench Depth	32"	22"

Soil Evaluation By: P. Mitchell, REHS, LSS
Soil Classification (.0502 - .0507): S
Other(s) Present:
Site Classification (.0509): ---

COMMENTS: The locations and dimensions of the home, the 3-4 car garage, and the pool not known nor are they marked in the field. Suitable soils and topography limited to the areas of soil borings #3 - #6. Their preferred septic area would need to be a drip, LPP, or other shallow placed engineered system.

Soil & Site Evaluation Map

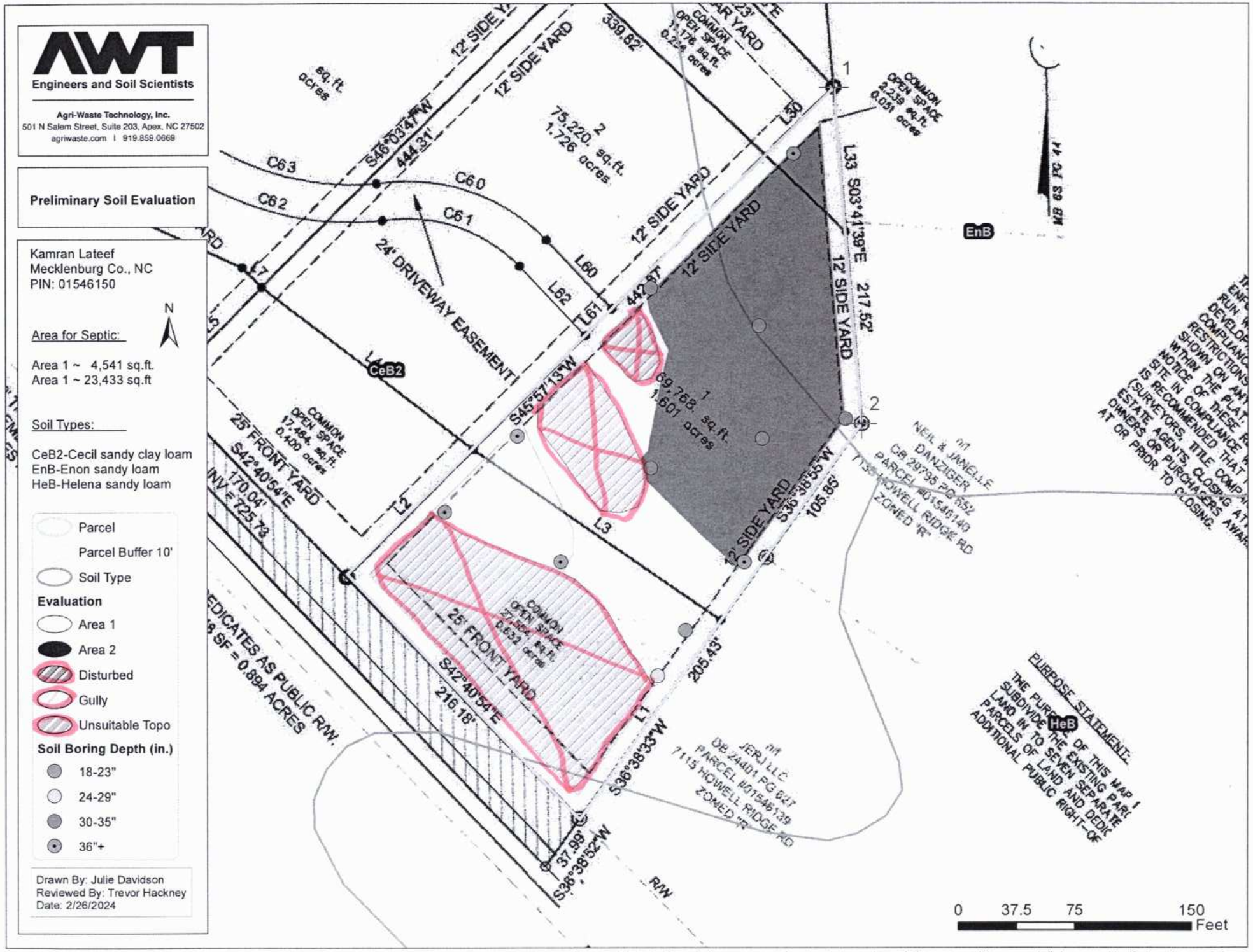


Map Created by: P. Mitchell
Date: 10/11/2024

PROPERTY INFO
Address: 9606 Beatties Ford Rd.
PID No.: 01546150

1 inch = 60 feet

Mecklenburg County
Groundwater & Wastewater Services



Surface water and/or bad topo areas have not been officially evaluated for stream ID according to local regulatory requirements. This map is intended for preliminary purposes only and not to be used as a plat/survey or can it be assumed all streams are identified on this property.