Mecklenburg County Groundwater & Wastewater Services
700 N. Tryon St., Suite 211 Charlotte, NC 28202
Phone: (704) 336-5103 Fax: (704) 336-6894

Septic System Pre-Construction Meeting Checklist

File # 15355 App # 61328 Tax Parcel # 019-441-04

Property Owner: Scott Hensley

Job Location Address: 15133 Ewart Rd

City: Huntersville State: NC Zip Code: 28078

1. **Does System design match facility, flow & wastewater characteristics?**

   ☒ YES ☐ NO

   Comments: _____

2. **Is there sufficient available space for the septic systems initial and repair areas?**

   ☒ YES ☐ NO

   Comments: _____

3. **Can the septic system be installed per the permit conditions and drawing on file?**

   ☐ YES ☒ NO

   Comments: pump tank to be installed

* If "NO" is checked for any of the above the existing permit may need to be revoked.

Permission is hereby given to ☒ install ☐ alter ☐ repair an on-site wastewater treatment & and disposal system, with subsurface soil absorption and effluent discharge meeting all of the construction requirements of 15A NCAC 18A .1900 which are in effect on the date of granting this approval. **System shall not be installed while soils are in wet condition.**

Kim Amos — Authorized Agent

6/15/16 — Date

Chris Hoss — Others Present

Mecklenburg County Groundwater & Wastewater Services
700 N. Tryon St., Suite 211 Charlotte, NC 28202
Phone: (704) 336-5103 Fax: (704) 336-6894

NC DHHS
Division of Environmental Health
On-Site Wastewater Section

OPERATION PERMIT for an
ON-SITE WASTEWATER TREATMENT & DISPOSAL SYSTEM

File #: 15355 Permit #: 30006132 Tax Parcel #: 019-441-04

Property Owner: Scott & Stacy Hensley

Job Location Address: 5133 Ewart Road

City: Huntersville State: NC Zip Code: 28078

Operation Permit Issuance Date: 3/2/17 Contractor Name: Brad Russell, R&H Septic

Permitted Design Flow: 480 GPD Liquid Capacity of Dosing Tank: 1000 gallons

Liquid Capacity of Septic Tank: 1000 gallons Manufacture Delinger Effluent Pump Model: myers ME45

Drainfield Installation ☐ N/A

Trench Depth: 20 inches

Trench Width: 3 feet

Line Spacing: 9 feet (O.C.)

Total line length: 536 feet

# of Lines: 4 @ 134 feet

Depth of Media: 12 inches (Type) Chambers

Depth of Cover: 8 inches

Distribution Device: pressure manifold

Bed Installation *(For Repair Installations ONLY.)* ☒ N/A

Bed Depth: _____ inches

Bed Width: _____ feet

Total line length: _____ feet

# of Lines: _____ @ _____ feet

Depth of Media: _____ inches (Type) _____

Depth of Cover: _____ inches

Distribution Device: _____

Water Supply Source

☐ Municipal ☒ Private Well ☐ Community Well

☐ Other _____

System Installation Setbacks

Distance from Building Foundation: >10 feet

Distance from Property Line: >10 feet

Distance from Water Supply Source: >100 feet

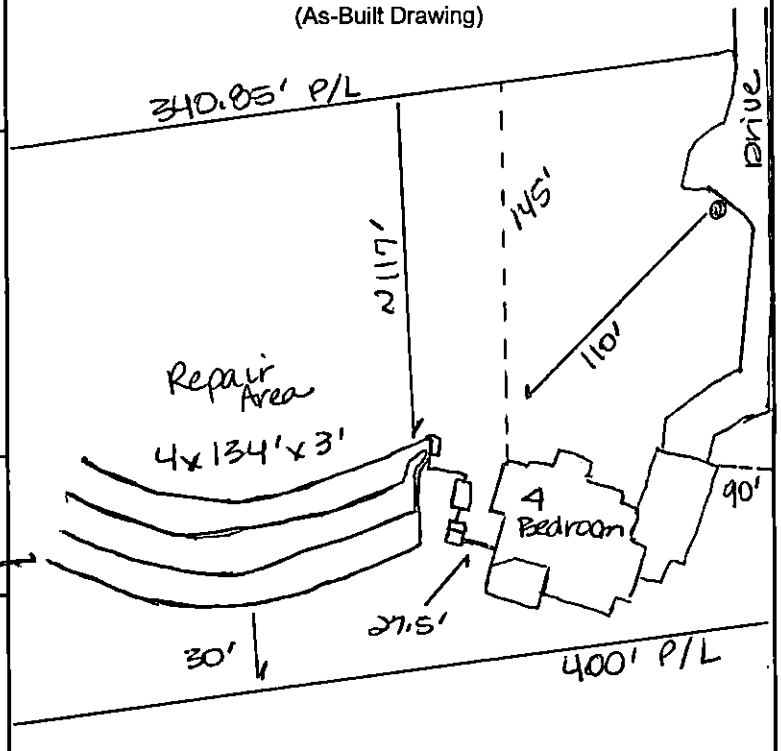
Inspection Dates

Tank(s) Inspected: 6/17/16

Excavation Inspected: 6/17/16

Pump & Controls Inspected: 6/17/16 & 3/2/17

SKETCH OF SYSTEM INSTALLATION
(As-Built Drawing)



The undersigned has inspected the Septic Tank System described above, and certifies it has been ☒ installed ☐ altered ☐ repaired ☒ as detailed in the plot above ☐ in accordance with the permit issued and meets the provisions of 15A NCAC 18A. 1900, "Laws and Rules for Sewage Treatment and Disposal Systems" in effect on the date of issuance of the permit. The issuance of this Operation Permit does not in any way guarantee that the system will operate properly or relieve any person now or hereafter owning, controlling, or using such system from any liability resulting from the failure of the system to operate properly. This document is issued subject to those restrictions and conditions shown on the permit(s) and the provisions of 15A NCAC 18A. 1900 in addition to those listed below under "Comments." This document shall be null and void if any information contained in the application is untrue or if any additions are made to the property which would increase the requirements for said system.

Notice: Disturbance of the designated repair area may result in the Suspension or Revocation of this permit.

Comments: System Classification & Type: III b, pressure, IQ4, n/a, n/a

DENR Authorized Agent: Kim Garrett, REHS Signature: Kim Garrett REHS

Mecklenburg County Groundwater & Wastewater Services
700 N. Tryon St., Suite 211 Charlotte, NC 28202
Phone: (704) 336-5103 Fax: (704) 336-6894

NC DENR
Division of Environmental Health
On-Site Wastewater Section

OPERATION PERMIT for an
ON-SITE WASTEWATER TREATMENT & DISPOSAL SYSTEM

File #: 15355 Permit #: 30006132 Tax Parcel #: 019-441-04

Property Owner: Scott & Stacy Hensley

Job Location Address: 15133 Ewart Road

City: Huntersville State: NC Zip Code: 28078

OPERATION PERMIT CONDITIONS:

I. Performance: System shall perform in accordance with 15A NCAC 18A .1961.

II. Monitoring: System shall be monitored as required by 15A NCAC 18A .1961.

III. Maintenance: Ground absorption sewage treatment and disposal systems shall be checked, and the contents of the septic tank removed, periodically from all compartments, to ensure proper operation of the system. The contents shall be pumped whenever the solids level is found to be more than 1/3 of the liquid depth in any compartment.

IV. Operation: System shall be operated in accordance with 15A NCAC 18A .1961.

System Classification: IIIb

*Operation Permits for Type V and VI systems expire five (5) years from the date of issuance (in accordance with Table V(a)). The system owner must contact GWS six (6) months prior to expiration for permit renewal.

Subsurface system operator required: Yes ☐ No ☒

☐ This type of system requires the system owner to maintain a contract with a certified operator to perform system inspection, maintenance, and reporting as required in 15A NCAC 18A .1961. and Table V(a). The system owner is responsible for all fees associated with these services.

☐ System does not require inspection by GWS on a routine frequency.

☒ System requires inspection by GWS once every five (5) years. The system owner is responsible for all fees associated with the inspection.

☐ System requires inspection by GWS once every three (3) years. The system owner is responsible for all fees associated with the inspection.

☐ System requires inspection by GWS once every twelve (12) months. The system owner is responsible for all fees associated with the inspection.

☐ System requires inspection by GWS once every six (6) months. The system owner is responsible for all fees associated with the inspection.

V. Other:

DENR Authorized Agent: Kim Garrett, REHS Date: 3/2/17

Signature: Kim Garrett, REHS



VICINITY MAP
NOT TO SCALE

NOTES:

1. NO NCGS MONUMENT FOUND WITHIN 2000'

2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.

3. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT REPORT TO SHOW ALL MATTERS OF TITLE THAT A FULL AND COMPLETE TITLE REPORT MAY REVEAL.

4. ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.

5. IRON PINS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6. ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD. TOTAL AREA IS 415,520 SQ.FT. OR 9.999 ACRES.

7. THE PROPERTY IS LOCATED IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, N.C.

8. SETBACKS PER TOWN OF HUNTERSVILLE PLANNING DEPARTMENT 4/15/2013.
FRONT 35'
REAR 40'
SIDE 15'

9. PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #3710464100 EFFECTIVE DATE: 3/2/2009.

10. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.

MAPPING REFERENCES:

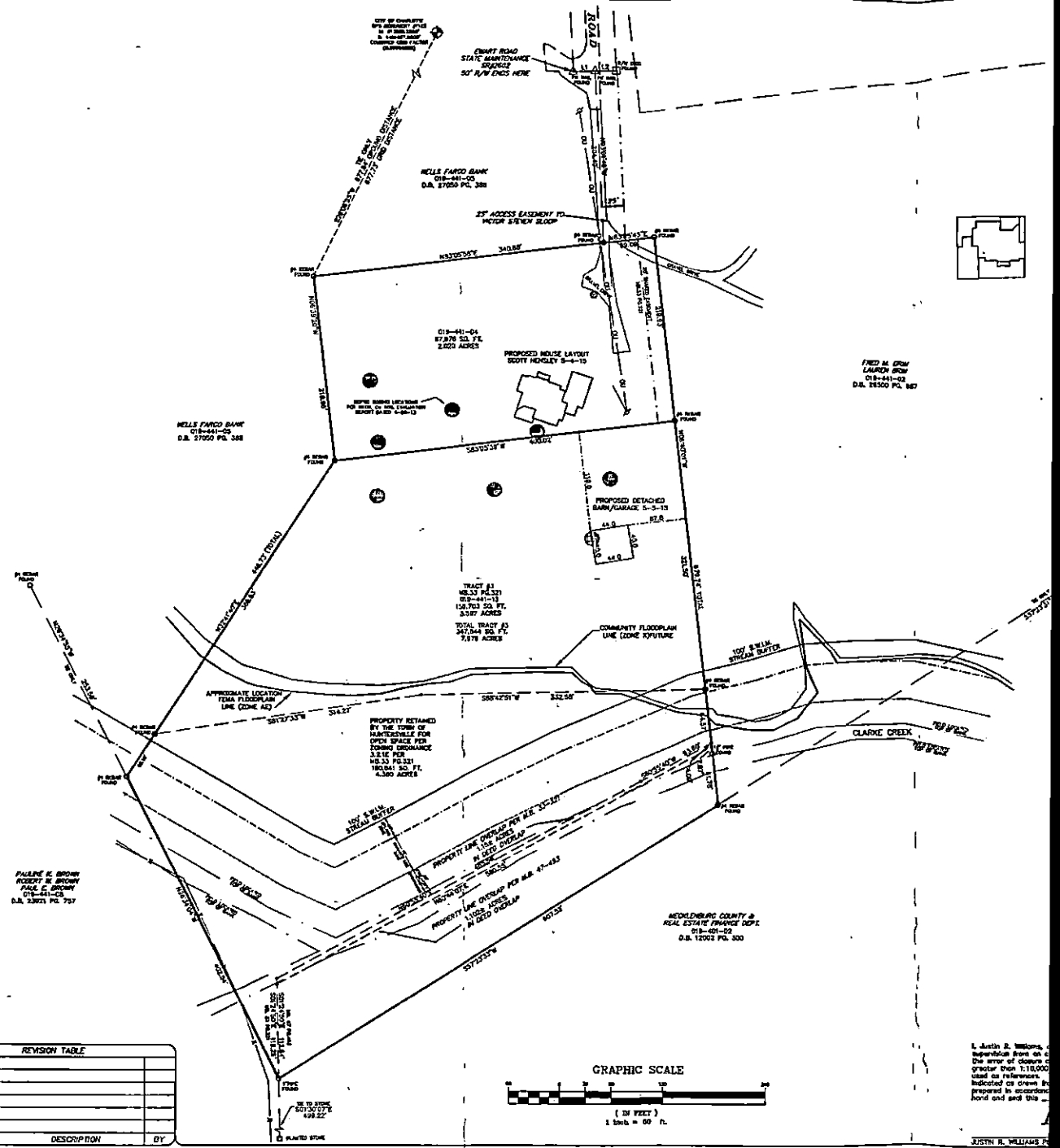
1) BOUNDARY SURVEY OF PROPERTY OWNED BY THE SLOOP FAMILY DATED 2/7/2008 AS RECORDED IN MAP BOOK 33 PG 321 .

2. RECOMBINATION SURVEY FOR CYNTHIA J. YOUNG DATED 2/23/2004 AS RECORDED IN MAP BOOK 44 PG.317

3. SURVEY FOR MECKLENBURG COUNTY REAL ESTATE DATED 12/11/2006 AS RECORDED IN MAP BOOK 47 PG.493

LEGEND:

IRON FOUND AS DESCRIBED	⊙
COMPUTED POINT	•
PK NAIL FOUND	△
R/W MONUMENT	⊙
UTILITY POLE	⊡
WELL	⊙
GRAVEL DRIVE	
EDGE OF PAVEMENT	
OVERHEAD UTILITIES	OU OU
APPARENT R/W	
BOUNDARY LINE	
POST CONSTRUCTION BUFFER	
SWIM BUFFER UPLAND ZONE	
SWIM BUFFER MANAGED USE	
SWIM BUFFER STREAM SIDE	
FIELD LOCATED TOP OF BANK	
FEMA FLOOD LINE	
COMMUNITY FLOOD LINE	
OLD BARB WIRE FENCE	
25' ACCESS EASEMENT	



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

PROPOSED HOUSE LAYOUT
TRACT 3 OF THE SLOOP FAMILY PROPERTY AND
2.020 ACRES FROM DEED BOOK 6358 PG.091

- PROPERTY OF -
Anthony Scott Hensley
Stacy Selbert Hensley
15153 EWART ROAD
AS RECORDED IN MAP BOOK 44, PAGE 317 DEED BOOK 11387 PG.215
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA
TAX PARCEL: 019-441-04 & 019-441-13
SURVEY DATE: APRIL 15, 2013 PLAT DATE: MAY 5TH, 2015

Professional Property Surveyors, Inc.
Firm License C-3600
18338 Old Statesville Rd.
Suite A
Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax

REVISION TABLE			
NO.	DATE	DESCRIPTION	BY

PROJECT#040113-04 BY:JEC/JRW

I, Justin R. Williams, ... supervision from an ... the error of closure ... greater than 1:10,000 ... used as references. ... indicated as drawn ... prepared in accordance ... hand and seal this ...

JUSTIN R. WILLIAMS P...



NOTES:

1. NO NCGS MONUMENT FOUND WITHIN 2000'

2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.

3. THIS SURVEY WAS PREFORMED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT REPORT TO SHOW ALL MATTERS OF TITLE THAT A FULL AND COMPLETE TITLE REPORT MAY REVEAL.

4. ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.

5. IRON PINS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6. ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD. TOTAL AREA IS 435,520 ± SQ FT. OR 9.999 ± ACRES.

7. THE PROPERTY IS CURRENTLY ZONED TR (TRANSITIONAL RESIDENTIAL) AND IS LOCATED IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, N.C.

8. SETBACKS PER TOWN OF HUNTERSVILLE PLANNING DEPARTMENT MAY 7TH 2015;

FRONT 35'
REAR 25'
SIDE 15'

9. PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - PANEL #3710466100J; EFFECTIVE DATE: 3/2/2009.

10. FLOOD ZONES DEPICTED HEREIN WERE NOT FIELD LOCATED BY PPS AND ARE SHOWN AS APPROXIMATE USING INFORMATION FROM FEMA PANEL #3710466100J, DATED 03-02-2009, AND ALSO USING INFORMATION PROVIDED BY MECKLENBURG COUNTY FLOODZONE MAPPING.

11. BOTH PROPERTIES WERE VACANT AT TIME OF FIELD INSPECTION. TOTAL EXISTING IMPERVIOUS AREAS ARE AS FOLLOWS:

NEW TRACT 1: 2,788 S.F or 0.064 ACRES.
NEW TRACT 2: 0

12. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE PROPERTY LINES AS REFERENCED AND AS SHOWN HEREIN OF MECKLENBURG COUNTY TAX PARCELS 019-441-04 & 019-441-13 AND TO ESTABLISH A NEW ACCESS EASEMENT ALONG THE EASTERN PROPERTY LINE OF NEW TRACT 1 TO SERVE NEW TRACT 2. NO NEW LOTS ARE BEING CREATED.

NEW TRACT 1 IS A PORTION OF THAT PROPERTY AS REFERENCED IN MB 33 PG 321 AND MB 44 PG 317 AND HAVING A TAX ID # 019-441-04; AND ALSO BEING A PORTION OF OF TRACT 3 AS SHOWN IN MB 33 PG 321 AND HAVING A TAX ID # 019-441-13

NEW TRACT 2 IS A PORTION OF TRACT 3 AS SHOWN IN MB 33 PG 321 AND HAVING THE TAX ID # 019-441-13

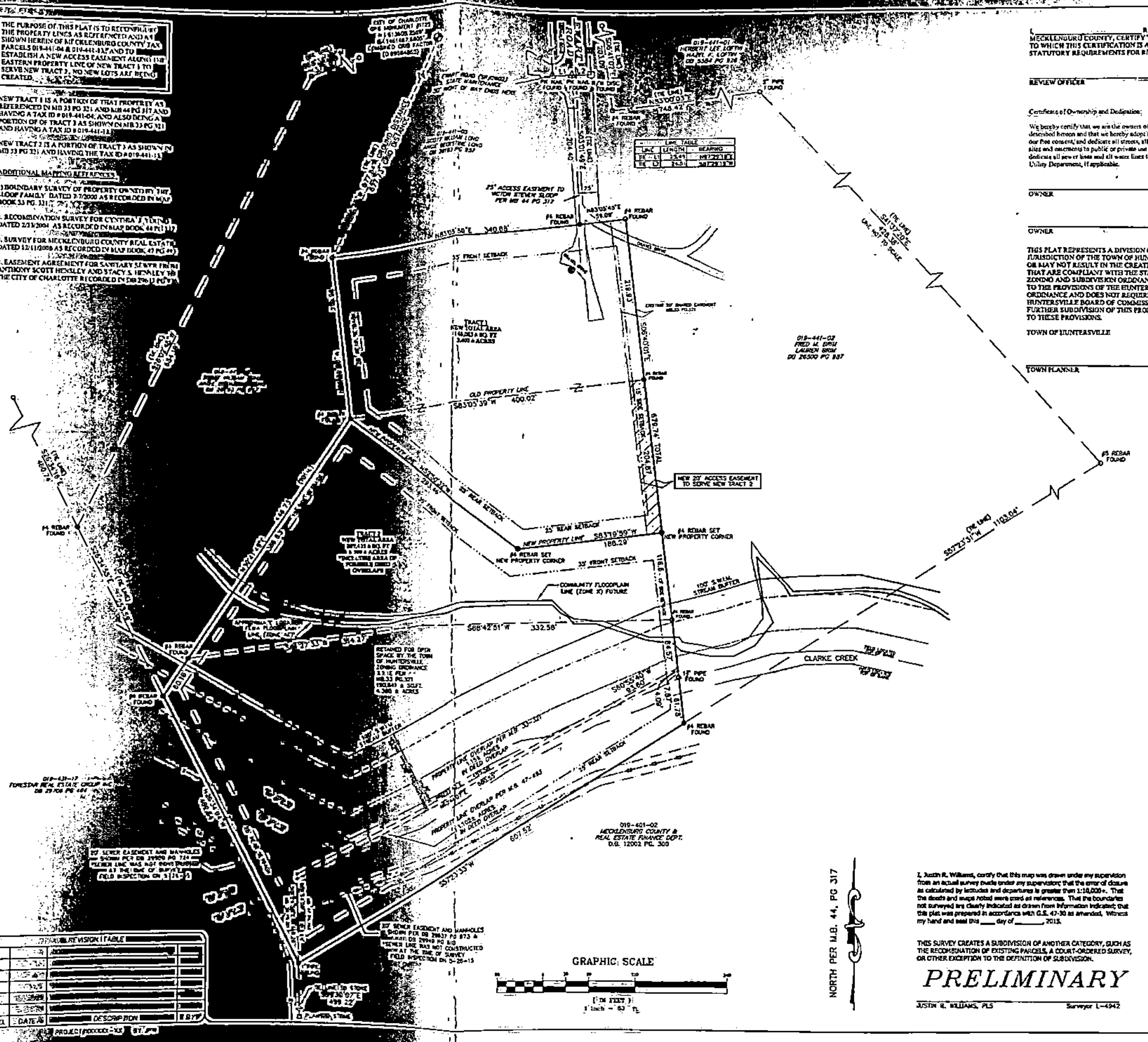
ADDITIONAL MAPPING REFERENCES:

1) BOUNDARY SURVEY OF PROPERTY OWNED BY THE SLOOP FAMILY DATED 3/7/2000 AS RECORDED IN MAP BOOK 33 PG. 321

2. RECOMBINATION SURVEY FOR CYNTHIA J. YOUNG DATED 2/23/2004 AS RECORDED IN MAP BOOK 44 PG 317

3. SURVEY FOR MECKLENBURG COUNTY REAL ESTATE DATED 12/11/2008 AS RECORDED IN MAP BOOK 47 PG 493

4. EASEMENT AGREEMENT FOR SANITARY SEWER FROM ANTHONY SCOTT HENSLEY AND STACY S. HENSLEY TO THE CITY OF CHARLOTTE RECORDED IN DB 29612 PG 714



LINE TABLE		
LINE	LENGTH	BEARING
TIE - L1	23.49	N87°29'18"E
TIE - L2	24.51	S87°29'18"W

LEGEND:

PROPERTY CORNER FOUND AS DESCRIBED	o
#4 REBAR SET	●
COMPUTED POINT	•
PK NAIL FOUND	△
R/W MONUMENT	◻
WELL	⊙
GRAVEL DRIVE	
EDGE OF PAVEMENT	
APPARENT R/W	
BOUNDARY LINE	
POST CONSTRUCTION BUFFER	
SWIM BUFFER UPLAND ZONE	
SWIM BUFFER MANAGED USE	
SWIM BUFFER STREAM SIDE	
FIELD LOCATED TOP OF BANK	
FEMA FLOOD LINE	
COMMUNITY FLOOD LINE	
OLD BARB WIRE FENCE	—x—
25' ACCESS EASEMENT	
OLD PROPERTY LINE	—Z—
SEWER EASEMENT	
SANITARY SEWER	—SS—
BUILDING SETBACK	

RECOMBINATION SURVEY

FOR
Anthony Scott Hensley (OWNER)
Stacy Selbert Hensley (OWNER)
15133 EWART ROAD & 15205 EWART ROAD
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA, 28078
TAX PARCEL: 019-441-04 & 019-441-13
AS RECORDED IN MAP BOOK 44, PAGE 317; DEED BOOK 26193 PG. 957
SURVEY DATE: APRIL 15, 2013 & MAY 26TH 2015 SCALE 1" = 60'
PLAT DATE: MAY 26TH, 2015

Professional Property Surveyors, Inc.
Firm License C-3866
18335 Old Statesville Rd. Suite A Cornelius, N.C. 28031
(704) 765-5134 Phone/Fax

NO.	DATE	DESCRIPTION	BY

REVISION TABLE

PROJECT #XXXXX-XX BY: JRW

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

REVIEW OFFICER DATE

Certificate of Ownership and Dedication:

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Furthermore, we dedicate all sewer lines and all water lines to the Charlotte-Mecklenburg Utility Department, if applicable.

OWNER DATE

OWNER DATE

THIS PLAT REPRESENTS A DIVISION OF PROPERTY WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE ZONING AND SUBDIVISION ORDINANCE. IT IS NOT SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE HUNTERSVILLE BOARD OF COMMISSIONERS. HOWEVER ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

TOWN OF HUNTERSVILLE

TOWN PLANNER DATE

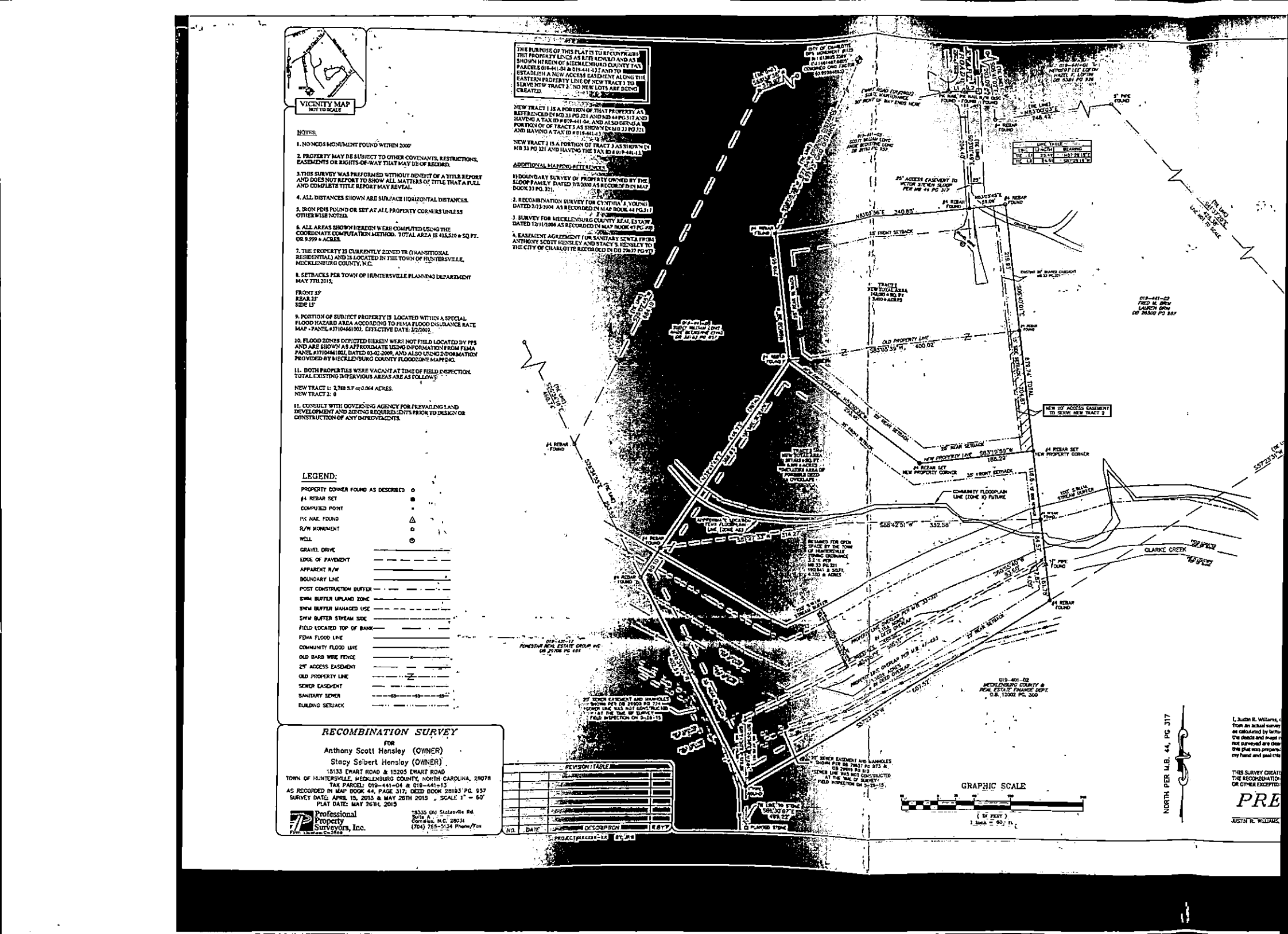
I, Justin R. Williams, certify that this map was drawn under my supervision from an actual survey made under my supervision; that the error of closure as calculated by latitudes and departures is greater than 1:10,000+. That the deeds and maps noted were used as references. That the boundaries not surveyed are clearly indicated as drawn from information indicated; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this ____ day of ________, 2015.

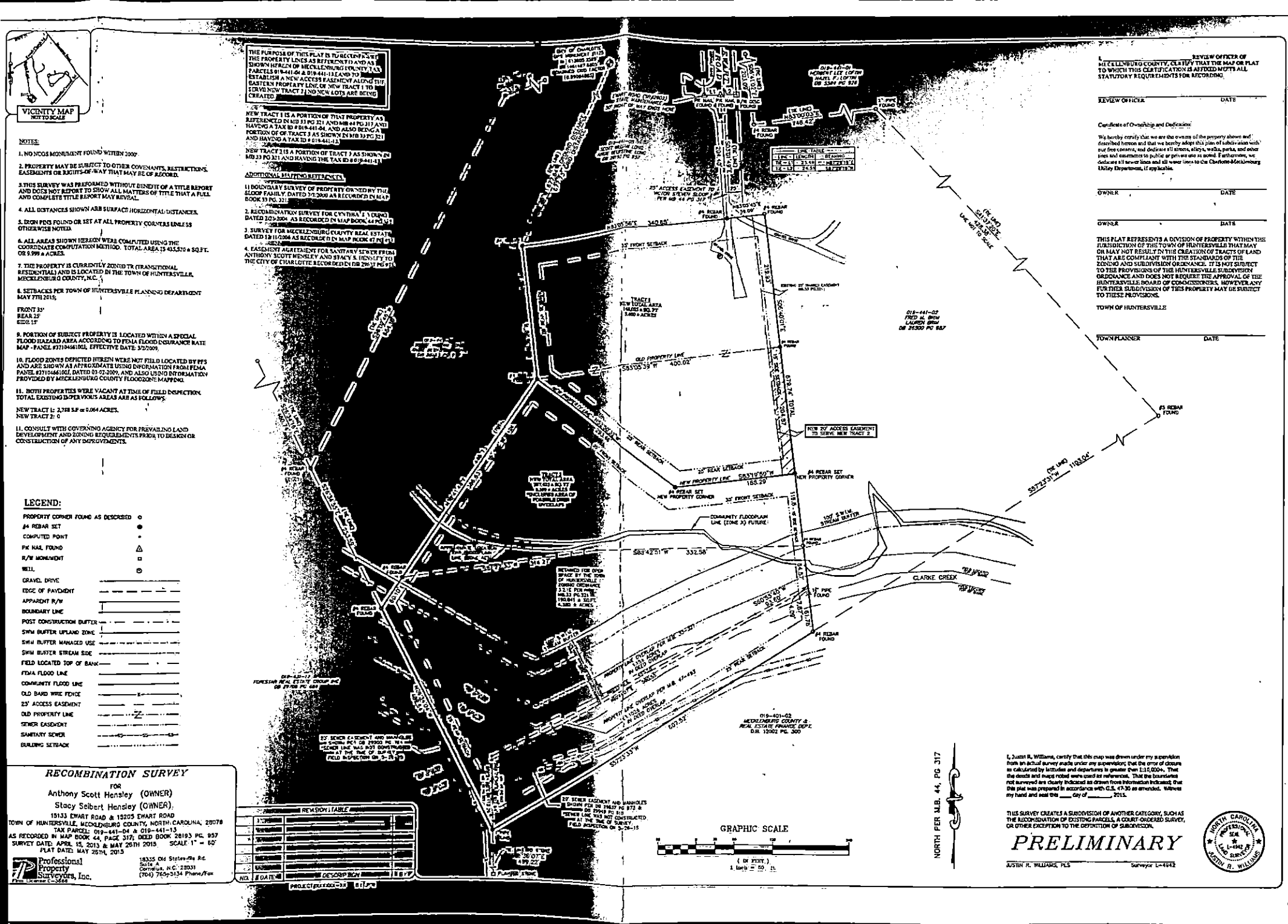
THIS SURVEY CREATES A SUBDIVISION OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PRELIMINARY

JUSTIN R. WILLIAMS, PLS Surveyor L-4942

NORTH CAROLINA PROFESSIONAL SEAL L-4942 LAND SURVEYOR JUSTIN R. WILLIAMS


VICINITY MAP
NOT TO SCALE
THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE PROPERTY LINES AS REFLECTED AND AS SHOWN HEREIN OF MECKLENBURG COUNTY TAX PARCELS 019-441-04 & 019-441-13 AND TO ESTABLISH A NEW ACCESS EASEMENT ALONG THE EASTERN PROPERTY LINE OF NEW TRACT 3 TO SERVE NEW TRACT 2. NO NEW LOTS ARE BEING CREATED.
NEW TRACT 1 IS A PORTION OF THAT PROPERTY AS REFERENCED IN MB 33 PG 321 AND MB 44 PG 317 AND HAVING A TAX ID # 019-441-04, AND ALSO BEING A PORTION OF OF TRACT 3 AS SHOWN IN MB 33 PG 321 AND HAVING A TAX ID # 019-441-13
NEW TRACT 2 IS A PORTION OF TRACT 3 AS SHOWN IN MB 33 PG 321 AND HAVING THE TAX ID # 019-441-13
ADDITIONAL MAPPING REFERENCES
1) BOUNDARY SURVEY OF PROPERTY OWNED BY THE SLOOP FAMILY DATED 7/7/2000 AS RECORDED IN MAP BOOK 33 PG. 321.
2. RECOMBINATION SURVEY FOR CYNTHIA A. YOUNG DATED 2/23/2004 AS RECORDED IN MAP BOOK 44 PG.317
3. SURVEY FOR MECKLENBURG COUNTY REAL ESTATE DATED 12/11/2006 AS RECORDED IN MAP BOOK 47 PG 493
4. EASEMENT AGREEMENT FOR SANITARY SEWER FROM ANTHONY SCOTT HENSLEY AND STACY S. HENSLEY TO THE CITY OF CHARLOTTE RECORDED IN DB 27637 PG 970
NOTES:
1. NO NGS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.
3. THIS SURVEY WAS PREFORMED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT REPORT TO SHOW ALL MATTERS OF TITLE THAT A FULL AND COMPLETE TITLE REPORT MAY REVEAL.
4. ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.
5. IRON PINS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
6. ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD. TOTAL AREA IS 435,526 ± SQ FT. OR 9.999 ± ACRES.
7. THE PROPERTY IS CURRENTLY ZONED TR (TRANSITIONAL RESIDENTIAL) AND IS LOCATED IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, N.C.
8. SETBACKS PER TOWN OF HUNTERSVILLE PLANNING DEPARTMENT MAY 7TH 2015;
FRONT 35'
REAR 35'
SIDE 15'
9. PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - PANEL #3710466100J; EFFECTIVE DATE: 3/2/2009.
10. FLOOD ZONES DEPICTED HEREIN WERE NOT FIELD LOCATED BY PPS AND ARE SHOWN AS APPROXIMATE USING INFORMATION FROM FEMA PANEL #3710466100J, DATED 03-02-2009, AND ALSO USING INFORMATION PROVIDED BY MECKLENBURG COUNTY FLOODZONE MAPPING.
11. BOTH PROPERTIES WERE VACANT AT TIME OF FIELD INSPECTION. TOTAL EXISTING IMPERVIOUS AREAS ARE AS FOLLOWS:
NEW TRACT 1: 2,788 S.F or 0.064 ACRES.
NEW TRACT 2: 0
12. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
LEGEND:
PROPERTY CORNER FOUND AS DESCRIBED
#4 REBAR SET
COMPUTED POINT
PK NAIL FOUND
R/W MONUMENT
WELL
GRAVEL DRIVE
EDGE OF PAVEMENT
APPARENT R/W
BOUNDARY LINE
POST CONSTRUCTION BUFFER
SWIM BUFFER UPLAND ZONE
SWIM BUFFER MANAGED USE
SWIM BUFFER STREAM SIDE
FIELD LOCATED TOP OF BANK
FEMA FLOOD LINE
COMMUNITY FLOOD LINE
OLD BARB WIRE FENCE
25' ACCESS EASEMENT
OLD PROPERTY LINE
SEWER EASEMENT
SANITARY SEWER
BUILDING SETBACK
RECOMBINATION SURVEY
FOR
Anthony Scott Hensley (OWNER)
Stacy Seibert Hensley (OWNER)
15133 EWART ROAD & 15205 EWART ROAD
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA, 28078
TAX PARCEL: 019-441-04 & 019-441-13
AS RECORDED IN MAP BOOK 44, PAGE 317; DEED BOOK 28193 PG. 937
SURVEY DATE: APRIL 15, 2013 & MAY 26TH 2015 , SCALE 1" = 60'
PLAT DATE: MAY 26TH, 2015
Professional Property Surveyors, Inc.
Firm License No. 3868
18335 Old Statesville Rd. Suite A Cornelius, N.C. 28031 (704) 765-5124 Phone/Fax
REVISION TABLE
NO. DATE DESCRIPTION BY
PROJECT NUMBER: 15-28
NEW TRACT 1 TOTAL AREA 7,626± SQ FT 3,400 ± ACRES
NEW TRACT 2 TOTAL AREA 387,438 ± SQ FT 8.895 ± ACRES *INCLUDES AREA OF POSSIBLE DEED OVERLAPS
NEW 25' ACCESS EASEMENT TO SERVE NEW TRACT 2
NEW PROPERTY CORNER
NEW PROPERTY LINE
OLD PROPERTY LINE
25' ACCESS EASEMENT TO MOTOR STROKE SLOOP PER MB 44 PG 317
CLARKE CREEK
100' S.W.I.M. STREAM BUFFER
COMMUNITY FLOODPLAIN LINE (ZONE X) FUTURE
APPROXIMATE MCAIRD FLOODPLAIN LINE (ZONE AE)
30' SEWER EASEMENT AND MANHOLES SHOWN PER DB 29808 PG 771
SEWER LINE WAS NOT CONSTRUCTED AT THE TIME OF SURVEY FIELD INSPECTION ON 5-26-15
30' SEWER EASEMENT AND MANHOLES SHOWN PER DB 29857 PG 973 & DB 29808 PG 813
SEWER LINE WAS NOT CONSTRUCTED AT THE TIME OF SURVEY FIELD INSPECTION ON 5-26-15
PROPERTY LINE OVERLAP PER M.B. 33-321
PROPERTY LINE OVERLAP PER M.B. 47-493
2.1± ACRES IN DEED OVERLAP
019-441-12 FORESTAR REAL ESTATE GROUP INC DB 29706 PG 681
019-441-03 SCOTT WILLIAM LONG AND KRISTINE LONG DB 28193 PG 930
019-441-05 TRACY WILLIAM LONG DB 28193 PG 917
019-441-03 FRED M. BROW LAUREN BROW DB 30500 PG 981
019-401-02 MECKLENBURG COUNTY & REAL ESTATE FINANCE DEPT. D.B. 12002 PG. 300
CITY OF CHARLOTTE DPS MONUMENT #1125
GRAPHIC SCALE
1 inch = 60 ft.
NORTH PER M.B. 44, PG 317
I, Justin R. Williams,
THIS SURVEY CREATI
THE RECOMBINATION
OR OTHER EXCEPTIO
PRE
JUSTIN R. WILLIAMS,


VICINITY MAP
NOT TO SCALE
THE PURPOSE OF THIS PLAT IS TO RECOMBINE THE PROPERTY LINES AS REFERENCED AND AS SHOWN HEREON OF MECKLENBURG COUNTY TAX PARCELS 019-441-04 & 019-441-13 AND TO ESTABLISH A NEW ACCESS EASEMENT ALONG THE EASTERN PROPERTY LINE OF NEW TRACT 1 TO SERVE NEW TRACT 2 AND NO NEW LOTS ARE BEING CREATED
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ADDITIONAL MAPPING REFERENCES:
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2. RECOMBINATION SURVEY FOR CYNTHIA T. YOUNG DATED 2/23/2004 AS RECORDED IN MAP BOOK 44 PG 317
3. SURVEY FOR MECKLENBURG COUNTY REAL ESTATE DATED 12/11/2006 AS RECORDED IN MAP BOOK 47 PG 483
4. EASEMENT AGREEMENT FOR SANITARY SEWER FROM ANTHONY SCOTT MENSLEY AND STACY S. HENSLEY TO THE CITY OF CHARLOTTE RECORDED IN DB 29637 PG 873
NOTES:
1. NO NCGS MONUMENT FOUND WITHIN 2000'.
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.
3. THIS SURVEY WAS PREFORMED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT REPORT TO SHOW ALL MATTERS OF TITLE THAT A FULL AND COMPLETE TITLE REPORT MAY REVEAL.
4. ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.
5. IRON PINS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
6. ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD. TOTAL AREA IS 433,520 ± SQ.FT. OR 9.999 ± ACRES.
7. THE PROPERTY IS CURRENTLY ZONED TR (TRANSITIONAL RESIDENTIAL) AND IS LOCATED IN THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, N.C.
8. SETBACKS PER TOWN OF HUNTERSVILLE PLANNING DEPARTMENT MAY 7TH 2015;
FRONT 35'
REAR 25'
SIDE 15'
9. PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP - PANEL #3710456100J, EFFECTIVE DATE: 3/2/2009.
10. FLOOD ZONES DEPICTED HEREIN WERE NOT FIELD LOCATED BY PPS AND ARE SHOWN AS APPROXIMATE USING INFORMATION FROM FEMA PANEL #3710456100J, DATED 03-02-2009, AND ALSO USING INFORMATION PROVIDED BY MECKLENBURG COUNTY FLOODZONE MAPPING.
11. BOTH PROPERTIES WERE VACANT AT TIME OF FIELD INSPECTION. TOTAL EXISTING IMPERVIOUS AREAS ARE AS FOLLOWS:
NEW TRACT 1: 2,788 S.F or 0.064 ACRES.
NEW TRACT 2: 0
11. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
LEGEND:
PROPERTY CORNER FOUND AS DESCRIBED
#4 REBAR SET
COMPUTED POINT
PK NAIL FOUND
R/W MONUMENT
WELL
GRAVEL DRIVE
EDGE OF PAVEMENT
APPARENT R/W
BOUNDARY LINE
POST CONSTRUCTION BUFFER
SWIM BUFFER UPLAND ZONE
SWIM BUFFER MANAGED USE
SWIM BUFFER STREAM SIDE
FIELD LOCATED TOP OF BANK
FEMA FLOOD LINE
COMMUNITY FLOOD LINE
OLD BARB WIRE FENCE
25' ACCESS EASEMENT
OLD PROPERTY LINE
SEWER EASEMENT
SANITARY SEWER
BUILDING SETBACK
RECOMBINATION SURVEY
FOR
Anthony Scott Hensley (OWNER)
Stacy Seibert Hensley (OWNER)
15133 EWART ROAD & 15205 EWART ROAD
TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA, 28078
TAX PARCEL: 019-441-04 & 019-441-13
AS RECORDED IN MAP BOOK 44, PAGE 317; DEED BOOK 28193 PG. 957
SURVEY DATE: APRIL 15, 2013 & MAY 26TH 2015 SCALE 1" = 50'
PLAT DATE: MAY 25TH, 2015
Professional Property Surveyors, Inc.
Firm License C-3668
18335 Old Statesville Rd. Suite A
Cornelius, N.C. 28031
(704) 765-3134 Phone/Fax
REVISION TABLE
NO. DATE DESCRIPTION BY
PROJECT BOUNDARY
LINE TABLE
LINE LENGTH BEARING
L1 23.49 N47°39'18"W
L2 24.51 N47°39'18"W
TRACT 1 NEW TOTAL AREA 14,455 ± SQ. FT. 0.400 ± ACRES
TRACT 2 NEW TOTAL AREA 397,433 ± SQ. FT. 9.199 ± ACRES (INCLUDES AREA OF POWERLINE OVERLAP)
NEW 20' ACCESS EASEMENT TO SERVE NEW TRACT 2
25' ACCESS EASEMENT TO DUKE POWER PER MB 44 PG 317
EXISTING 25' SHARED EASEMENT MB 33 PG 321
OLD PROPERTY LINE
NEW PROPERTY LINE
#4 REBAR SET NEW PROPERTY CORNER
#5 REBAR FOUND
#4 REBAR FOUND
#4 PIPE FOUND
PK NAIL FOUND
3" PIPE FOUND
35' FRONT SETBACK
25' REAR SETBACK
COMMUNITY FLOODPLAIN LINE (ZONE X) FUTURE
100' SWIM STREAM BUFFER
CLARKE CREEK
RETAINED FOR DEED SPACE BY THE TOWN OF HUNTERSVILLE - ZONING ORDINANCE 3.2.1.E FOR MIN. MB 33 PG 321 IS 190,841 ± SQFT. 4.380 ± ACRES
PROPERTY LINE OVERLAP PER MB 33-321 IN FIELD 0.1053 ± ACRES
PROPERTY LINE OVERLAP PER M.B. 47-483 IN FIELD 0.1053 ± ACRES
019-441-02 FRED M. BIGH LAUREN BIGH DB 30300 PG 887
019-401-02 MECKLENBURG COUNTY & REAL ESTATE FINANCE DEPT. D.B. 12902 PG. 300
FORESTAR REAL ESTATE GROUP INC DB 29706 PG 488
25' SEWER EASEMENT AND MANHOLE SHOWN PER DB 29637 PG 873 & SEWER LINE WAS NOT BEING INSTALLED AT THE TIME OF SURVEY FIELD INSPECTION ON 5-26-15
25' SEWER EASEMENT AND MANHOLES SHOWN PER DB 29637 PG 873 & DB 29949 PG 810 SEWER LINE WAS NOT CONSTRUCTED AT THE TIME OF SURVEY FIELD INSPECTION ON 5-26-15
PLANTER STONE
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
NORTH PER M.B. 44, PG 317
I, Justin R. Williams, certify that this map was drawn under my supervision from an actual survey made under my supervision; that the error of closure as calculated by latitudes and departures is greater than 1:10,000+. That the deeds and maps noted were used as references. That the boundaries not surveyed are clearly indicated as drawn from information indicated; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this ____ day of _____, 2015.
THIS SURVEY CREATES A SUBDIVISION OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
PRELIMINARY
JUSTIN R. WILLIAMS, PLS Surveyor L-4942
NORTH CAROLINA PROFESSIONAL SEAL L-4942 SURVEYOR JUSTIN R. WILLIAMS
I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER DATE
Certificate of Ownership and Dedication:
We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, and dedicate all streets, alleys, walks, parks, and other lines and easements to public or private use as noted. Furthermore, we dedicate all sewer lines and all water lines to the Charlotte-Mecklenburg Utility Department, if applicable.
OWNER DATE
OWNER DATE
THIS PLAT REPRESENTS A DIVISION OF PROPERTY WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE ZONING AND SUBDIVISION ORDINANCE. IT IS NOT SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE SUBDIVISION ORDINANCE AND DOES NOT REQUIRE THE APPROVAL OF THE HUNTERSVILLE BOARD OF COMMISSIONERS, HOWEVER ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.
TOWN OF HUNTERSVILLE
TOWN PLANNER DATE