

LOT 6

1/10/2008

duponbj

Groundwater and Wastewater Services File Imaging Project
May 2007
Barcode Font = IDAutomationHC39M

P# 314435
10/21/10
Proposed for approval
12/7/11

Groundwater & Wastewater Services
Septic Project File & Data Review Worksheet

GWS File #: 6629 B WASPS App #: 1000

Primary ES assigned to project: CS

Secondary ES assigned to project:

Project Type: New System ☑ Alteration ☐ Repair ☐ Modified Plot Plan ☐

I. File Review:

Rule or Law				
	Permit Application			
.1937(d)	Is the Application complete	Yes ☑	No ☐	N/A ☐
.1937(d)	Is there a Site plan/Plat with application	Yes ☑	No ☐	N/A ☐
.1937(d)	Is the Facility shown?	Yes ☑	No ☐	N/A ☐
.1937(d)	Are appurtenances shown	Yes ☑	No ☐	N/A ☐
	Site Evaluation Information			
.1939 (a)(1)	Topography and Landscape Position Recorded?	Yes ☑	No ☐	N/A ☐
.1940 (a-g)	Slope % Recorded?	Yes ☑	No ☐	N/A ☐
.1939 (a)(2)	Texture Class Recorded?	Yes ☑	No ☐	N/A ☐
.1939 (a)(2)	Structure type Recorded?	Yes ☑	No ☐	N/A ☐
.1939 (a)(2)	Consistence Recorded?	Yes ☑	No ☐	N/A ☐
.1939 (a)(2)	Mineralogy Recorded?	Yes ☑	No ☐	N/A ☐
.1939 (a)(3)	Soil Wetness Condition Recorded?	Yes ☐	No ☐	N/A ☑
.1939 (a)(4)	Soil Depth to Rock or Parent Material Recorded When Encountered	Yes ☐	No ☐	N/A ☑
.1939 (a)(5)	Depth to Restrictive Horizons Recorded When Encountered?	Yes ☐	No ☐	N/A ☑
.1939 (a)(6)	Sufficient Available Space Recorded?	Yes ☑	No ☐	N/A ☐
.1937(m)	Are the Profile Locations Shown?			
.1939(a)	Are the S/PS Profiles in system & in repair area?	Yes ☐	No ☐	N/A ☐
& .1945(b)	Number of auger borings made: 6 Were sufficient auger borings made?	Yes ☑	No ☐	N/A ☐
.1939(d), .1955, .1956, .1957	LTAR .3	Yes ☑	No ☐	N/A ☐
	Improvement Permit/Construction Authorization			
.1937(g) 130A-336(a)	Proposed System Type stated-Initial	Yes ☑	No ☐	N/A ☐
.1945(b) 130A-336 (a)(3)	Proposed System Type stated-Repair System location identifiable by setbacks - Initial	Yes ☑	No ☐	N/A ☐
.1937(g) .1945(b)	System components shown – Initial	Yes ☑	No ☐	N/A ☐
.1945(b) .1937 (f)(g)	Repair area shown Does System design match facility, flow & WWcharacteristics?	Yes ☐	No ☐	N/A ☐
.1937 (f)(g)	Is System design consistent with soil/site conditions?	Yes ☑	No ☐	N/A ☐
.1937 (f)(g) 130A-336(a)	Is the System located in the approved area? Is the Design flow (gpd) indicated?	Yes ☑	No ☐	N/A ☐

130A-336(a)	Number of Bedrooms, employees, seats, etc. indicated?			
.1937(g)	Trench depth indicated?	Yes ☑	No ☐	N/A ☐
.1937(g)	Trench width indicated?	Yes ☑	No ☐	N/A ☐
.1937(g)	Trench length indicated?	Yes ☑	No ☐	N/A ☐
130A-336(a)(1)	Proposed/existing well shown?	Yes ☑	No ☐	N/A ☐
130A-336(a)(1)	Property line lengths shown?	Yes ☑	No ☐	N/A ☐
130A-336(a)	Facility/appurtenance setbacks shown from fixed points?	Yes ☐	No ☐	N/A ☐
		Yes ☑	No ☐	N/A ☐
	Operation Permit			
.1937(i)	System type as described in table V(a) of rule .1961	Yes ☑	No ☐	N/A ☐
.1937(i)	Conditions for system performance, operation, maintenance, monitoring and reporting.	Yes ☑	No ☐	N/A ☐

H. WASPS Review:

Construction authorization issued	Yes ☐	No ☐	N/A ☐
Installation approval issued	Yes ☐	No ☐	N/A ☐
Operation permit issued	Yes ☐	No ☐	N/A ☐
Other related documentation	Yes ☐	No ☐	N/A ☐

Comments: # Items requiring correction/modification: _____

IA issued date: 12/6/10

OP issued date: 1-9-11

Review performed by: JCR Date performed: 6/29/07

MECKLENBURG COUNTY
LAND USE AND ENVIRONMENTAL SERVICES
Payment Receipt

Receipt Information

Date: 10/06/10
Receipt #: 69282
Check / Auth #: CHECK 1072
Received By: CRAIGGY

Amount: 200.00
Tendered: 200.00
Returned: 0.00

Account Information

Account #: 200000
Contractor: LKW PROPERTIES, LLC
Attn:
Address: 17224 DUE WEST DR
Address:
City/State/Zip: CHARLOTTE, NC 28278

Item	Description	Permit#	Quantity	Unit Price	Total Price
0734	Auth for Waste Wtr Sys Constr 18311 ROSAPENNY RD/FILE 6629B		1	200.00	200.00

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

Month-To-Date	Prior Month	30 Days	60 Days	90 Days	Balance
		7.21			

MECKLENBURG COUNTY
LAND USE AND ENVIRONMENTAL SERVICES
Payment Receipt

Receipt Information

Date: 10/06/10
Receipt #: 69284
Check / Auth #: CHECK 1072
Received By: CRAIGGY

Amount: 200.00
Tendered: 200.00
Returned: 0.00

Account Information

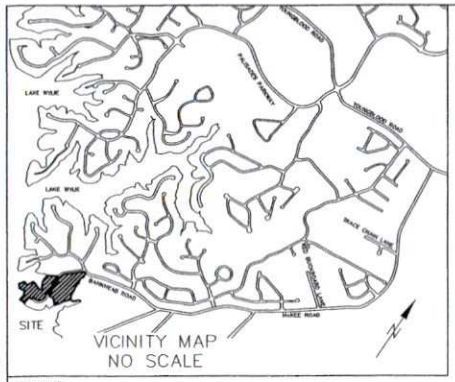
Account #: 200000
Contractor: LKW PROPERTIES LLC
Attn:
Address: 17224 DUE WEST DR
Address:
City/State/Zip: CHARLOTTE, NC 28278

Item	Description	Permit#	Quantity	Unit Price	Total Price
0703	Installation/Final Approval 18311 ROSAPENNY RD/FILE 6629B		1	200.00	200.00

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

Month-To-Date	Prior Month	30 Days	60 Days	90 Days	Balance
		7.21			

9-12-06 System being held until proper plot plan is submitted.
permit
CMS



NOW OR FORMERLY
FRED G. PARKER, JR.
& KAREN S. PARKER
DB 7969 PG 698
TAX #217-311-10

NOW OR FORMERLY
FRED G. PARKER, JR.
& KAREN S. PARKER
DB 11715 PG 666
TAX #217-311-09

NOW OR FORMERLY
CAROLINA CENTERS, LLC
DB 7606 PG 475
TAX #217-311-01
±39.8 AC

LINE TABLE		
LINE	LENGTH	BEARING
L17	34.54	S03°26'34"E
L18	28.75	S16°17'27"E
L19	17.60	S21°20'48"W
L20	31.84	S09°59'11"E
L21	47.42	S30°23'58"E
L22	44.25	S21°13'38"E
L23	31.16	S26°58'26"E
L24	38.55	N45°57'31"E
L25	40.71	N44°29'53"E
L26	37.81	N39°33'18"E
L27	13.91	N47°14'59"E

LEGEND .....
COS – COMMON OPEN SPACE
SDE – STORM DRAINAGE EASEMENT
SWE – SIDEWALK EASEMENT
R/W – RIGHT-OF-WAY
FPE – FLOOD PROTECTION ELEVATION
(SAME AS MINIMUM FINISHED FLOOR ELEVATION)
SWPE – STORM WATER PROTECTION ELEVATION
ORANGE FENCE PROTECTION
XXX – BUILDING RESTRICTION FLOOD ELEVATION
– (100 YEAR FLOOD PLUS ONE FOOT)

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
571.0
LOT 7
LOT 8
LOT 9
LAKE WYLIE
ROSAPENNY ROAD
EXISTING 60' R/W
PER MB 17 - 466
CONCRETE MONUMENT FOUND
EXISTING GRAVEL ROAD
LANDMARK RE
N21°53'54"E 206.48'
LANDMARK RE
S21°13'38"E 145.13'
N86°35'00"E 459.39'
S03°24'32"E 140.00'
20' SETBACK
35' SETBACK
BLDG. FLOOR
ORANGE FLOOR
PROP. FLOOR
RED FLOOR
PROP. FLOOR
N86°35'00"E 292.44'
85,987 sq.ft.
1.97 acres
S38°34'48"E 210.38'
L23
L24
L25
L26
L27

NOTES.....
IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED

THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTIONS TO STORM WATER FLOW IS PROHIBITED.

AREAS CALCULATED BY COORDINATE METHOD

NO ON-SITE DEMOLITION OR STUMP BURIAL WILL BE ALLOWED. ALL MATERIALS WILL BE DISPOSED OF IN AN APPROVED OFF-SITE LANDFILL.

PROPERTY ZONED R-5
MIN FRONT SETBACK 20'
MINIMUM SIDEYARD SETBACK 10'
MINIMUM REAR YARD 35'

NO DWELLING UNITS MAY BE LOCATED WITHIN THE REQUIRED 50' SHORELINE BUFFER

ROSAPENNY SUBDIVISION BUFFER ZONE NOTES:
A PORTION OF THESE LOTS ARE WITHIN THE 50 FOOT LOWER LAKE WYLIE WATERSHED OVERLAY DISTRICT CRITICAL AREA THE AREAS IDENTIFIED REPRESENT A 50' UNDISTURBED VEGETATIVE BUFFER ADJACENT TO THE SHORELINE OF LOWER LAKE WYLIE AND MEASURED FROM THE FULL POND ELEVATION (570 FOOT CONTOUR). NO CLEARING, NO SELECTIVE THINNING, REMOVAL OF UNDERGROWTH OR 2" CALLIPER TREE IS ALLOWED AND ONLY DEAD TREES MAY BE REMOVED IN THIS AREA. THIS AREA SHALL CONFORM TO THE CHARLOTTE CODE SECTION 10.7 LOWER LAKE WYLIE WATERSHED OVERLAY.

NOW OR FORMERLY
SPENCER REID CRANFORD
& CYNTHIA ANN ROCKETT
DB 13553 PG 777
TAX #217-311-08

EXISTING GRAVEL ROAD
DEEDED ACCESS EASEMENT
PER DEED: 11715-666

NOW OR FORMERLY
MARNEY G. SIMS
AND BY MARR
DB 4098 PG 165
TAX #217-311-02

NORTH CAROLINA
PROFESSIONAL
SEAL
L-3954
LAND SURVEYOR
JOSEPH E. WHALEY JR.
5/31/07

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SEPTIC EXHIBIT MAP FOR LOT 6

SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 100'	STEELE CREEK	MECK.	N.C.	05/31/07

ROSAPENNY ROAD LOT 6 SEPTIC FIELD ON
LOT 6, ROSAPENNY SUBDIVISION

SURVEYED RH
MAPPED RAS

YARBROUGH – WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering
730 Windsor Oak Court Charlotte NC 28273
P.O. BOX 7007 Charlotte NC 28241
704.556.1990 704.556.0505(fax)

MAP RECORDED 25-276-279
DEED RECORDED 07606-475

File # 6629B

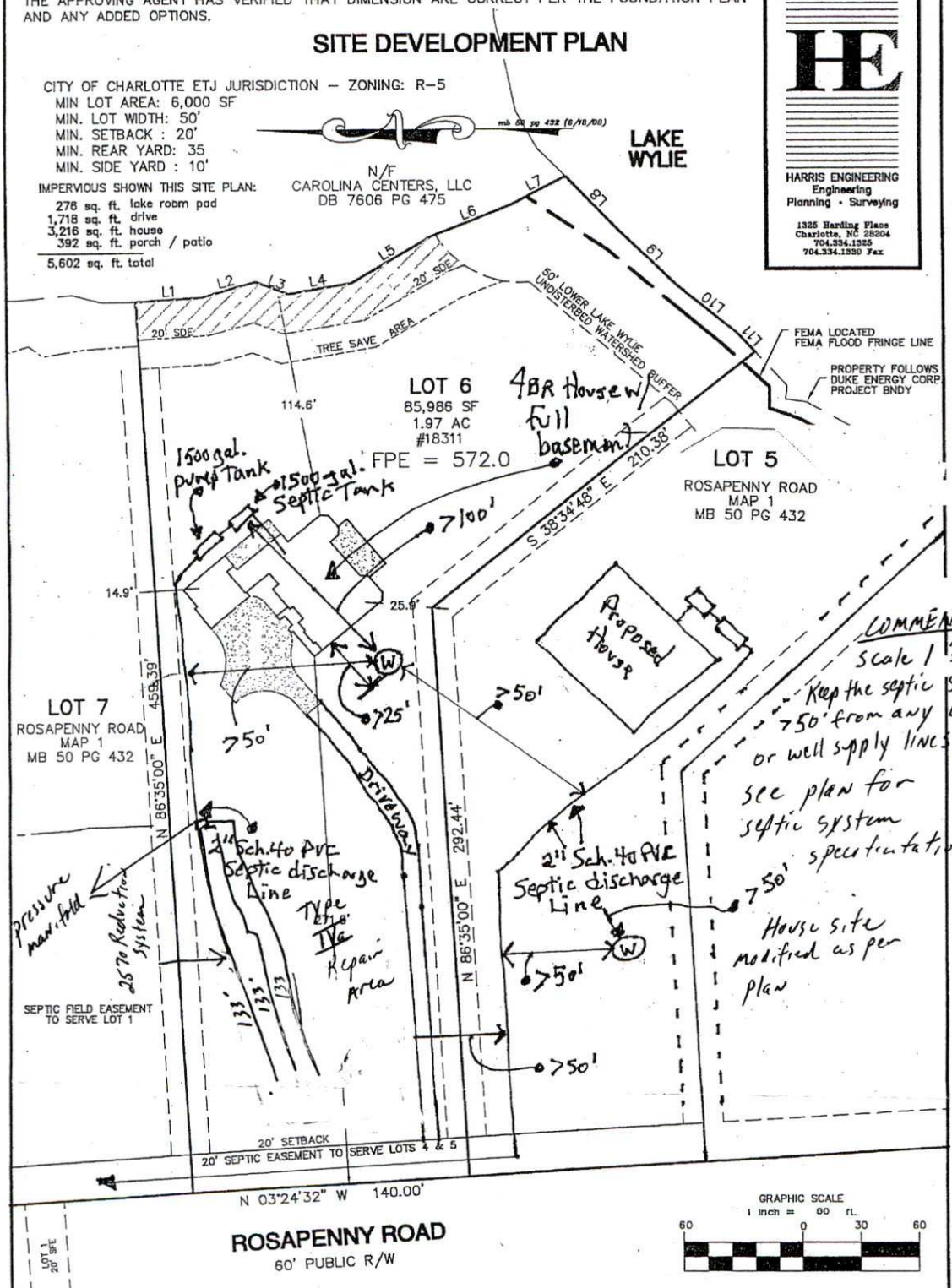
REQUESTED BY: JEFF CORNATZER PH. NO.: 704.361.6821 DATE: 9/30/2010
APPROVED BY: _____ DATE: _____
THE APPROVING AGENT HAS VERIFIED THAT DIMENSION ARE CORRECT PER THE FOUNDATION PLAN AND ANY ADDED OPTIONS.

SITE DEVELOPMENT PLAN

CITY OF CHARLOTTE ETJ JURISDICTION – ZONING: R-5
MIN LOT AREA: 6,000 SF
MIN. LOT WIDTH: 50'
MIN. SETBACK : 20'
MIN. REAR YARD: 35
MIN. SIDE YARD : 10'

IMPERVIOUS SHOWN THIS SITE PLAN:
276 sq. ft. lake room pad
1,718 sq. ft. drive
3,216 sq. ft. house
392 sq. ft. porch / patio
5,602 sq. ft. total

HARRIS ENGINEERING
Engineering
Planning • Surveying
1325 Harding Place
Charlotte, NC 28204
704.334.1325
704.334.1330 Fax



COMMENTS
Scale 1" = 60'
- Keep the septic system >50' from any wells or well supply lines.
- see plan for septic system specifications
- House site modified as per plan

GRAPHIC SCALE
1 inch = 60 ft.
60 0 30 60

NOT FOR RECORDATION, CONVEYANCES, OR SALES

SUBDIVISION: ROSAPENNY ROAD, MAP 1 LOT: 6 MAP BOOK: 50 PG: 432
ADDRESS: 18311 ROSAPENNY ROAD COUNTY: MECKLENBURG OWNER: LKW PROPERTIES
PLAN: CUSTOM DESIGN ELEVATION: _____ LEFT: X RIGHT: _____
GARAGE NO.: 2 CAR SIDELOAD BRICK SIDE(S): FULL BASEMENT: X CRAWL: _____
DECK: AS SHOWN PATIO: AS SHOWN OTHER OPTIONS: _____

DRAWN BY: EAB	REV:
CHECKED BY: EAB	

S:\PPLAN–PH\Rosapenny Road\Lot6\site plan – Rosapenny6.dwg