2009037656

MAP BOOK 51 PAGE 448

PLAT OF
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

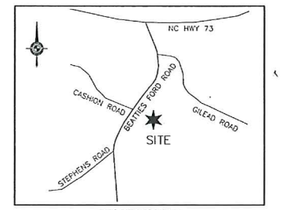
LOTS 1 AND 2
OWNER: WILLIAM L. FARROW
14420 BEATTIES FORD ROAD, HUNTERSVILLE, NORTH CAROLINA
DEED BOOK: 6398-718, TAX PARCEL: 015-021-25

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

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.

FILED FOR REGISTRATION
MAR 9 0 2009
AT 12:64PM
MECKLENBURG N.C.

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



VICINITY MAP
NOT TO SCALE

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N78°59'59"E	15.00'
L2	N78°59'59"E	15.00'
L3	S43°58'58"E	101.63'
L4	S47°35'13"E	80.70'
L5	S60°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	14.69'
L13	S70°29'04"E	5.32'
L14	S68°49'54"W	40.27'
L15	N11°31'43"E	203.37'
L16	N06°51'15"E	75.18'
L17	N07°28'58"W	70.46'
L18	N24°01'34"W	99.34'
L19	N62°50'31"W	105.92'
L20	S71°09'56"E	97.85'
L21	N67°27'17"E	87.46'
L22	N62°43'46"E	66.95'
L23	N80°49'51"E	42.41'
L24	S69°28'37"E	200.63'
L25	N32°17'37"W	90.25'
L26	S41°42'58"E	142.31'
L27	N11°53'07"E	5.03'
L28	N82°43'46"E	36.48'
L29	N01°11'58"W	117.20'
L30	N27°53'21"W	61.04'
L31	S69°28'37"E	13.01'
L32	N05°21'51"W	129.63'
L33	N34°51'39"W	73.03'
L34	N69°28'37"W	212.96'
L35	N09°05'45"E	23.95'
L36	N82°32'21"E	51.10'
L37	S89°48'22"W	45.68'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	185.01'	146.70'	142.88'	N18°49'34"W
C2	25.00'	31.48'	29.44'	S33°23'59"E
C3	30.00'	47.12'	42.43'	S42°19'23"E
C4	10.00'	15.60'	14.06'	N42°38'32"W
C5	45.00'	56.67'	53.00'	N33°23'59"W
C6	40.00'	27.95'	27.38'	N16°41'35"W
C7	40.00'	28.91'	28.28'	N57°24'54"W
C8	380.00'	46.06'	46.03'	S86°20'45"W
C9	380.00'	39.15'	39.13'	S79°55'20"W
C10	420.00'	42.30'	42.28'	S79°51'22"W
C11	420.00'	51.79'	51.75'	S86°16'26"W
C12	420.00'	39.56'	39.54'	S87°07'11"W
C13	420.00'	54.62'	54.58'	S80°41'46"W
C14	380.00'	85.13'	84.95'	N83°23'18"E
C15	380.00'	233.43'	229.82'	S06°41'19"E
C16	416.38'	37.92'	37.91'	N21°45'05"W
C17	416.38'	181.81'	180.37'	N06°38'00"W
C18	384.14'	194.55'	192.48'	N09°42'20"W
C19	420.00'	258.05'	254.01'	S06°41'39"E
C20	20.00'	35.29'	30.89'	N39°38'16"W
C21	20.00'	27.54'	25.42'	S50°21'24"W

LEGEND:

ACU - AIR CONDITIONING UNIT
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
COF- COMBINED GRID FACTOR
CMP - CORRUGATED METAL PIPE
CP- CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/O - 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

LINE LEGEND:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
CABLE TV LINE — C —
FIBER OPTIC LINE — FO —
GAS LINE — G —
POWER LINE — E —
POWER LINE (UNDERGROUND) — UE —
SANITARY SEWER PIPE — SS —
STORM DRAIN PIPE — SD —
TELEPHONE LINE — T —
TELEPHONE LINE (UNDERGROUND) — UT —
WATER LINE — W —

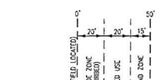
PRESERVED OPEN SPACE
40' RESERVED RIGHT OF WAY
AREAS WITH GREATER THAN 25% SLOPE; DELINIATED BY HENSON DESIGN, INC.

TREE LEGEND:

BCH - BEECH
BBC - 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
WAL - WALNUT
WLC - WILD CHERRY

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 UNTREED. 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. MAINTENANCE OF OPEN SPACE IS RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.*
8. *PRIVATE STREETS ARE NOT SERVICED BY TOWN GARBAGE 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 ARE TO BE DEMOLISHED.*
11. *DEVELOPER(S)/OWNER(S) MUST SAVE 30% OF "CANOPY TREES", 50% OF "SPECIMEN TREES", AND 100% OF "HERITAGE TREES" AS DEFINED BY THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.*
12. *DRIVEWAY USE AND MAINTENANCE AGREEMENT SHALL BE AS PER RECORDED DOCUMENT SHOWN IN BOOK 24562 PAGE 166-170 MECKLENBURG COUNTY PUBLIC REGISTRY.*



TYPICAL 50' SWIM BUFFER
CROSS SECTION
NOT TO SCALE

TREES NOTE:

THERE ARE 145 TREES OVER 18 INCHES IN DIAMETER LOCATED ON THE SUBJECT PROPERTY. 81 (56%) OF WHICH ARE LOCATED WITHIN THE COS-TREE SAVE AREA.

N/F
LKN PROPERTIES LLC
DEED BOOK 15762 PAGE 170
TAX PARCEL 015-021-21
ZONED: R (RURAL)

DESCRIPTION
20' PRIVATE EASEMENT FOR INGRESS AND EGRESS

That certain twenty (20) foot private access easement for ingress and egress, situated, lying and being in the Town of Huntersville, Mecklenburg County, North Carolina, and being more particularly described with metes and bounds as follows:

COMMENCING at NCGS Monument M011, said monument having SPC coordinates of North - 618,111.936 feet and East -1,430,965.301 feet; running thence the following four (4) courses and distances: 1) South 16-45-31 West 8577.07 feet (ground distance) to an existing iron pipe on the southerly line of Gordon Land -Nassar Investments as described in Deed Book 13306, at Page 749 of the Mecklenburg County Public Registry; 2) with the southerly line of Gordon Land - Nassar Investments North 78-06-58 West 1923.47 feet to an existing iron pipe marking the southeasterly corner of Harold Jeffrey Reid as described in Deed Book 4826, at Page 985 of said Registry; 3) with the southerly line of Harold Jeffrey Reid North 70-00-32 West 225.37 feet to a point in the centerline of Beatties Ford Road (State maintenance public right-of-way); and 4) South 18-59-59 West 4.95 feet to a point in the centerline of said Beatties Ford Road; and running thence from said POINT OF BEGINNING s the following three five (35) courses and distances: 1) South 69-57-53 East 225.52 feet to a point; 2) South 78-07-12 East 1019.15 feet to a point; 3) with the arc of a circular curve to the right, having a radius of 40.00 feet, an arc length of 56.86 feet, with a chord bearing and distance of South 37-23-52 East 52.19 feet to a point; 4) South 03-19-27 West 277.38 feet to a point; 5) with the arc of a circular curve to the left, having a radius of 183.00 feet, an arc length of 145.45 feet, with a chord bearing and distance of South 19-11-39 East 141.74 feet to a point; 6) South 41-45-26 East 141.60 feet to a point; 7) South 32-17-37 East 90.37 feet to a point; 8) South 69-28-37 East 200.63 feet to a point; 9) North 80-49-51 East 42.41 feet to a point; 10) North 62-43-46 East 66.95 feet to a point in the common line of proposed Lot 2 and Lot 3; 11) with the common line of said proposed Lot 2 and Lot 3 South 07-43-01 East 31.22 feet to a point; 12) South 62-43-46 West 63.03 feet to a point; 13) South 80-49-51 West 10.52 feet to a point; 14) South 69-28-37 East 34.40 feet to a point; 15) with the arc of a circular curve to the right, having a radius of 45.00 feet, an arc length of 56.67 feet, with a chord bearing and distance of South 33-23-59 East 53.00 feet to a point; 16) South 02-40-35 West 105.17 feet to a point; 17) with the arc of a circular curve to the left, having a radius of 10.00 feet, an arc length of 15.71 feet, with a chord bearing and distance of South 47-19-22 East 14.14 feet to a point; 18) South 87-19-22 East 19.67 feet to a point in the common line of proposed Lot 4 and Lot 5; 19) with the common line of said Lot 4 and Lot 5 South 11-37-58 West 20.25 feet to a point; 20) North 87-19-22 West 16.31 feet to a point; 21) with the arc of a circular curve to the right, having a radius of 30.00 feet, an arc length of 47.12 feet, with a chord bearing and distance of North 42-19-23 West 42.43 feet to a point; 22) North 02-40-35 East 105.17 feet to a point; 23) with the arc of a circular curve to the left, having a radius of 23.00 feet, an arc length of 31.48 feet, with a chord bearing and distance of North 33-24-09 West 29.44 feet to a point; 24) North 69-28-37 West 247.20 feet to a point; 25) South 34-51-39 East 76.42 feet to a point at the common corner of proposed Lot 5, proposed Lot 6, and the southerly line of proposed Lot 1; 26) with the common line of said proposed Lot 1 and proposed Lot 6 South 89-48-03 West 34.32 feet to a point; 27) with the common line of said proposed Lot 1 and said proposed Lot 2 North 34-51-39 West 91.56 feet to a point; 28) North 32-17-37 West 93.45 feet to a point; 29) North 41-45-26 West 139.95 feet to a point 30) with the arc of a circular curve to the right, having a radius of 265.00 feet, an arc length of 161.18 feet, with a chord bearing and distance of North 19-11-39 West 157.66 feet to a point; 31) North 03-19-27 East 277.38 feet to a point; 32) with the arc of a circular curve to the left, having a radius of 20.00 feet, an arc length of 28.43 feet, with a chord bearing and distance of North 37-23-52 West 26.10 feet to a point; 33) North 78-07-12 West 1020.57 feet to a point; 34) North 69-57-53 West 226.58 feet to a point in the centerline of aforesaid Beatties Ford Road, and 35) with the centerline of said Beatties Ford Road North 18-59-59 East 20.00 feet to the point and place of BEGINNING; containing 52,124 square feet or 1.1966 acres of land as shown on a survey prepared by R.B. Pharr & Associates dated July 16,2008 (File LN-1124).

ALLOWABLE IMPERVIOUS AREA SUMMARY (SEE NOTE 16 OF NOTES)

** IMPERVIOUS AREA CALCULATIONS PROVIDED BY HENSON DESIGN, INC.*

Existing Impervious
Gravel Drive 43973.24 sqft
Existing Bldgs 14696.15 sqft

Total 58669.39 sqft

Existing Impervious Area per Lot
Lot #1 637.13 sf
Lot #2 21866.86 sf
Lot #3 12093.60 sf
Lot #4 0.00 sf
Lot #5 12054.52 sf
Lot #6 1942.24

Total Parcel Area 1424533.02 sf
32.71 ac

Total Allowed Impervious Area to be Exempt from Water Quality (6%) 85482.98 sf

Total Allowed Impervious Area (24%) 341959.92 sf

Total 40' Reserved R/W 65642.51 sf
1.51 ac

Total Proposed Gravel D/W 5466 sf

Allotted Increase of Impervious Area for each lot to be exempt from Water Quality

Lot #1 50000.00 sf
Lot #2 13316.66 sf
Lot #3 13316.66 sf
Lot #4 13048.00 sf
Lot #5 13316.66 sf
Lot #6 20498.60 sf
Total 83849.58 sf

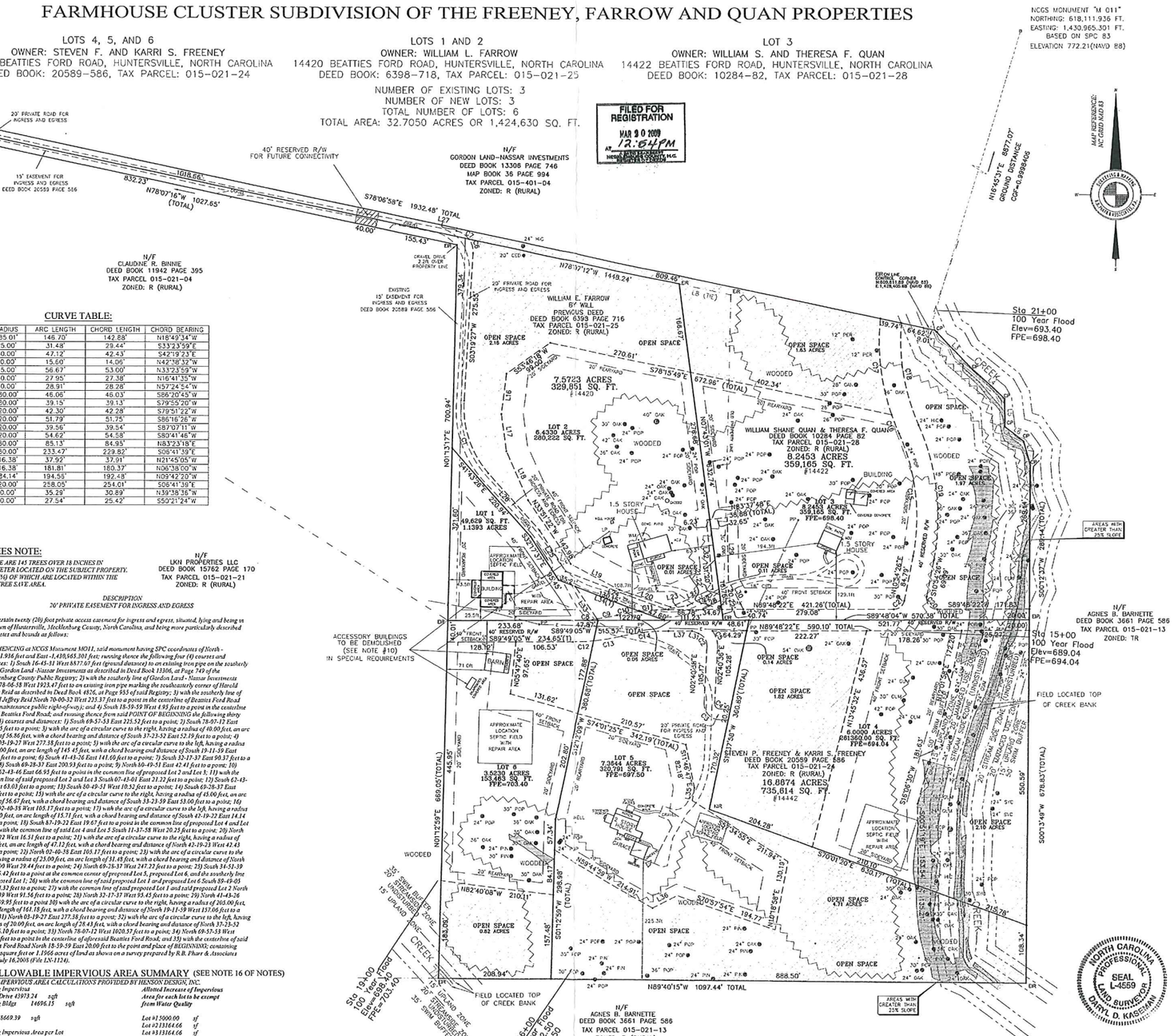
Total Allotted Impervious Area for each lot to be exempt from Water Quality

Lot #1 11877.13 sf
Lot #2 35931.52 sf
Lot #3 25257.66 sf
Lot #4 26097.00 sf
Lot #5 25218.88 sf
Lot #6 22440.23 sf

Note: Total Allotted Impervious Area is the Existing Impervious Area plus the Allowed Increase of Impervious Area per lot.

Water Quality Exemption	
Existing Impervious	
Gravel Drive	43973.24 sqft
Existing Bldgs	14696.15 sqft
Total Existing Impervious	58669.39 sqft
Total Parcel Area	1424833.02 sqft
	32.71 ac
Total 6% Allowed	85489.9812 sqft
Total Existing Impervious	58669.39 sqft
Total Proposed Gravel D/W	5466 sqft
Total Proposed Percentage	0.004 %





REVIEW OFFICER:

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

L. McCall 3-19-09
REVIEW OFFICER DATE

OWNERS CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNER OF THIS 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 TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

OWNER(S) DATE 3/17/09

OWNER(S) DATE 3/17/09

OWNER(S) DATE 3/17/09

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 MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.*
3. *BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.*
4. *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.*
5. *SUBJECT PROPERTY IS LOCATED IN THE MOUNTAIN ISLAND LAKE WATERSHED (PA-I).*
6. *THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS A FARMHOUSE CLUSTER AS SHOWN HEREON; TO DEDICATE A 20 FOOT PRIVATE ACCESS EASEMENT, RESERVE A FUTURE 40 FOOT RESERVED RIGHT OF WAY, AND DEDICATE OPEN SPACE IN PERPETUITY AS PER THE TOWN OF HUNTERSVILLE FARMHOUSE CLUSTER REQUIRMENTS.*
7. *SUBJECT PROPERTY IS LOCATED IN THE MOUNTAIN ISLAND LAKE WATERSHED (PA-I).*
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.*
12. *ADJOINER PROPERTY OWNERS MUST PERFORM THEIR OWN 100+1 FLOOD STUDY.*
13. *THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY NOT SHOWN HEREON.*
14. *ON LOTS GREATER THAN 60 FEET IN WIDTH, FRONT LOADING GARAGES SHALL BE RECESSED AT LEAST 10 FEET BEHIND THE PRIMARY PLANE OF THE FRONT FACADE OF THE STRUCTURE.*
15. *GARAGES WILL MEET THE REQUIREMENTS OF ARTICLE 8.16 IN THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.*
16. *WATER QUALITY IS NOT REQUIRED AS LONG AS EACH LOT DOES NOT EXCEED THE TOTAL ALLOTED IMPERVIOUS AREA. IF SUCH LOT EXCEEDS THE TOTAL ALLOTED IMPERVIOUS AREA, SAID LOT MUST SUBMIT CONSTRUCTION DOCUMENTS TO HUNTERSVILLE FOR APPROVAL TO CONSTRUCT WATER QUALITY MEASURE ON SAID LOT.*

FARMHOUSE CLUSTER DEVELOPEMENT CERTIFICATE:

THIS PLAT COMPLIES WITH ARTICLE 3 AND THE FARMHOUSE CLUSTER REGULATIONS OF THE TOWN OF HUNTERSVILLE ZONING ORDINANCE.

Lisa McCall 3-19-09
TOWN PLANNER DATE

COUNTY ENGINEERS CERTIFICATE:

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF HUNTERSVILLE, MECKLENBURG COUNTY, NORTH CAROLINA, MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL AGENCY.

COUNTY STAFF, MECKLENBURG COUNTY DATE 3/16/09

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 16TH DAY OF JULY, A.D., 2008.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

NORTH CAROLINA PROFESSIONAL SEAL L-4559 LAND SURVEYOR DARYL D. KASEMAN

PROFESSIONAL LAND SURVEYOR DATE March 09, 2009

N.C.D.O.T. CERTIFICATION

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARD CERTIFICATION

APPROVED Lisa L Mabe
DISTRICT ENGINEER
DATE 19 March 09

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

TOTAL IMPERVIOUS AREA

44,088 SQ.FT.
1.0121 ACRES

ZONING:

SUBJECT PROPERTY ZONED: RURAL (R)

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

NOTE: NO HABITABLE STRUCTURE OR GRADING IS ALLOWED BEYOND OR BELOW THE 100+1 LINE

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

AREAS

TAX PARCEL# 015-021-24 = 16.8574 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 713,653 SQ. FT.*
32.7050 ACRES (TOTAL AREA) / 16.3343 (OPEN SPACE AND TREE SAVE AREA) = 50.09%

SHEET 1 OF 2

CREW:	DRAWN:	REVISED:
	SJ	DPC

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
19801 SOUTH MAIN STREET CORNELIUS, N.C. 28031 TEL. (704) 895-1730

SCALE:	DATE:	FILE NO. LN-1124
1"=100'	JULY 16, 2008	JOB NO. 73787

14438 Beattles Ford Road

Permit # 7965
File # 7957B
Parcel # 015-021-32
Well Permit # 7971

Comments:

- 3 Bedroom House
- 1000 Septic Tank
- 300 TLF
- 4 x 75' x 3'
- Type IIIg 25% Reduction System & Repair

- Install the well:
  - >25' from Foundation
  - >100' from Septic System
  - >10' from Property Lines

Jenny Smith, REHS 1/8/16

