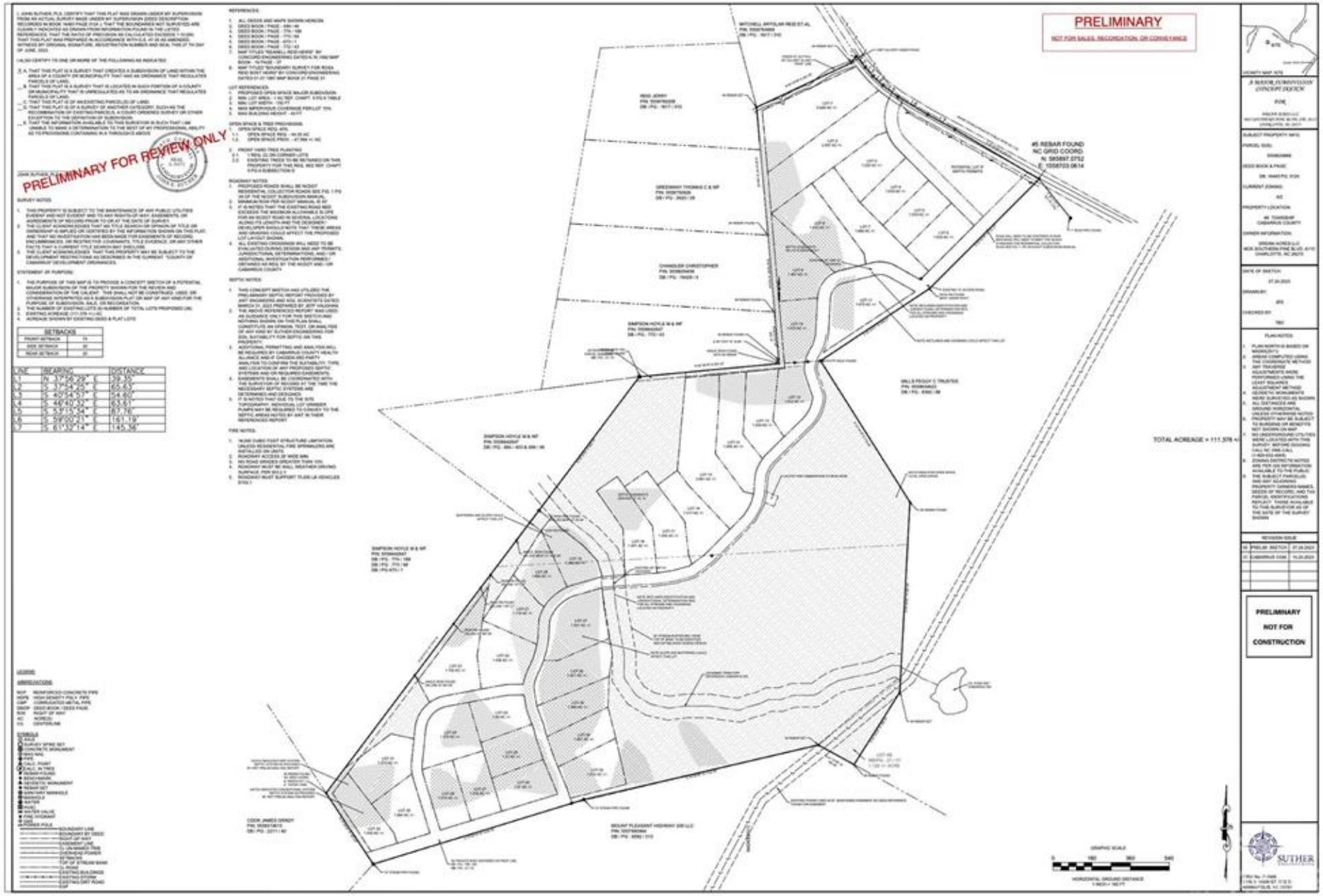

I, JOHN SUTHER, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 16483 PAGE 0124); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE LISTED REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27 TH DAY OF JUNE, 2023.

I ALSO CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

__ A. THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

__ B. THAT THIS PLAT IS A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

__ C. THAT THIS PLAT IS OF AN EXISTING PARCEL(S) OF LAND;

__ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

__ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINING IN A THROUGH E ABOVE

JOHN SUTHER, PLS

SURVEY NOTES:

1. THIS PROPERTY IS SUBJECT TO THE MAINTENANCE OF ANY PUBLIC UTILITIES EVIDENT AND NOT EVIDENT AND TO ANY RIGHTS-OF-WAY, EASEMENTS, OR AGREEMENTS OF RECORD PRIOR TO OR AT THE DATE OF SURVEY.
2. THE CLIENT ACKNOWLEDGES THAT NO TITLE SEARCH OR OPINION OF TITLE OR OWNERSHIP IS IMPLIED OR CERTIFIED BY THE INFORMATION SHOWN ON THIS PLAT, AND THAT NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE CLIENT ACKNOWLEDGES THAT THIS PROPERTY MAY BE SUBJECT TO THE DEVELOPMENT RESTRICTIONS AS DESCRIBED IN THE CURRENT "COUNTY OF CABARRUS" DEVELOPMENT ORDINANCES.

STATEMENT OF PURPOSE:

1. THE PURPOSE OF THIS MAP IS TO PROVIDE A CONCEPT SKETCH OF A POTENTIAL MAJOR SUBDIVISION OF THE PROPETY SHOWN FOR THE REVIEW AND CONSIDERATION OF THE CALEDAT. THIS SHALL NOT BE CONSTRUED, USED, OR OTHERWISE INTERPRETED AS A SUBDIVISION PLAT OR MAP OF ANY KIND FOR THE PURPOSE OF SUBDIVISION, SALE, OR RECORDATION.
2. THE NUMBER OF EXISTING LOTS IS NUMBER OF TOTAL LOTS PROPOSED (26)
3. EXISTING ACREAGE (111.576 +/-) AC
4. ACREAGE SHOWN BY EXISTING DEED & PLAT LOTS

SETBACKS	
FRONT SETBACK	15
SIDE SETBACK	20
REAR SETBACK	30

LINE	BEARING		DISTANCE
L1	N 37°54'29"	E	29.35'
L2	S 37°54'29"	E	65.63'
L3	S 40°43'57"	E	54.60'
L4	S 44°42'32"	E	63.63'
L5	S 53°13'14"	E	87.76'
L6	S 59°50'21"	E	161.19'
L7	S 61°32'14"	E	145.36'

REFERENCES:

1. ALL DEEDS AND MAPS SHOWN HEREON
2. DEED BOOK / PAGE - 436 / 46
3. DEED BOOK / PAGE - 774 / 168
4. DEED BOOK / PAGE - 770 / 94
5. DEED BOOK / PAGE - 670 / 1
6. DEED BOOK / PAGE - 772 / 43
7. MAP TITLED "RSAWELL REID HEIRS" BY CONCORD ENGINEERING DATED N. 1760 MAP BOOK - 54 PAGE - 37
8. MAP TITLED "BOUNDARY SURVEY FOR ROSA REID BOST HEIRS" BY CONCORD ENGINEERING DATED 01 07 1980 MAP BOOK 21 PAGE 31

LOT REFERENCES:

1. PROPOSED OPEN SPACE MAJOR SUBDIVISION
2. MIN. LOT AREA - 1 AC REF. CHAPT. 5 PG 4 TABLE
3. MIN. LOT WIDTH - 150 FT
4. MAX IMPERVIOUS COVERAGE PER LOT 70%
5. MAX BUILDING HEIGHT - 45 FT

OPEN SPACE & TREE PROVISIONS:

1. OPEN SPACE REQ. 40%
   1.1. OPEN SPACE REQ. - 44.55 AC
   1.2. OPEN SPACE PROV. - 47.564 +/- AC
2. FRONT YARD TREE PLANTING
   2.1. 1 REQ. (2) ON CORNER LOTS
   2.2. EXISTING TREES TO BE RETAINED ON THIS PROPERTY FOR THIS REQ. SEE REF. CHAPT 5 PG 4 SUBSECTION D

ROADWAY NOTES:

1. PROPOSED ROADS SHALL BE NCDOT RESIDENTIAL COLLECTOR ROADS SEE FIG. 1 PG 49 OF THE NCDOT SUBDIVISION MANUAL.
2. MINIMUM ROW PER NCDOT MANUAL IS 60'
3. IT IS NOTED THAT THE EXISTING ROAD MAY EXCEED THE MAXIMUM ALLOWABLE SLOPE FOR AN NCDOT ROAD IN SEVERAL LOCATIONS ALONG ITS LENGTH AND THE DESIGNER/DEVELOPER SHOULD NOTE THAT THESE AREAS AND GRADING COULD AFFECT THE PROPOSED LOT LAYOUT SHOWN.
4. ALL EXISTING CROSSINGS WILL NEED TO BE EVALUATED DURING DESIGN AND ANY PERMITS, JURISDICTIONAL DETERMINATIONS, AND / OR ADDITIONAL INVESTIGATION PERFORMED / OBTAINED AS REQ. BY THE NCDOT AND / OR CABARRUS COUNTY

SEPTIC NOTES:

1. THIS CONCEPT SKETCH WAS UTILIZED THE PRELIMINARY SEPTIC REPORT PROVIDED BY ART ENGINEERING AND SOIL SCIENTISTS DATED MARCH 31, 2023 PREPARED BY JEFF VAUGHN.
2. THE ABOVE REFERENCED REPORT WAS USED AS GUIDANCE ONLY FOR THIS SKETCH AND NOTHING SHOWN ON THIS PLAN SHALL CONSTITUTE AN APPROVAL TEST OR ANALYSIS OF ANY KIND BY SUTHER ENGINEERING FOR SOIL SUITABILITY FOR SEPTIC ON THIS PROPERTY.
3. ADDITIONAL PERMITTING AND ANALYSIS WILL BE REQUIRED BY CABARRUS COUNTY HEALTH ALLIANCE AND IF CHOSEN 3RD PARTY ANALYSIS TO CONFIRM THE SUITABILITY, TYPE, AND LOCATION OF ANY PROPOSED SEPTIC SYSTEMS AND OR REQUIRED EASEMENTS.
4. EASEMENTS SHALL BE COORDINATED WITH THE SURVEYOR OF RECORD AT THE TIME THE NECESSARY SEPTIC SYSTEMS ARE DETERMINED AND DESIGNED.
5. IT IS NOTED THAT DUE TO THE SITE TOPOGRAPHY, INDIVIDUAL LOT GRINDER PUMPS MAY BE REQUIRED TO CONVEY TO THE SEPTIC AREAS NOTED BY ART IN THEIR REFERENCED REPORT

FIRE NOTES:

1. 16,000 DUBD FOOT STRUCTURE LIMITATION UNLESS RESIDENTIAL FIRE SPRINKLERS ARE INSTALLED ON UNITS.
2. ROADWAY ACCESS 2F WIDE MIN.
3. NO ROAD GRADES GREATER THAN 15%
4. ROADWAY MUST BE WALL WEATHER DRIVING SURFACE, PER WUI 2.1
5. ROADWAY MUST SUPPORT 75,000 LB VEHICLES STD3.1

LEGEND

ABBREVIATIONS

RCP REINFORCED CONCRETE PIPE
HDPE HIGH DENSITY POLY. PIPE
CMP CORRUGATED METAL PIPE
DB/PG DEED BOOK / DEED PAGE
ROW RIGHT OF WAY
AC ACRE(S)
C/L CENTERLINE

SYMBOLS

- AXLE
- SURVEY SPIKE SET
- CONCRETE MONUMENT
- FOUND IRON
- PIPE
- CALC. POINT
- CALC. IN TREE
- REBAR FOUND
- BENCHMARK
- GEODETIC MONUMENT
- REBAR SET
- SANITARY MANHOLE
- MANHOLE
- INLETS
- PULPIT
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- UTILITY POLE
- BOUNDARY LINE
- BOUNDARY BY DEED
- RIGHT OF WAY
- EASEMENT LINE
- UNMARKED TREE
- OVERHEAD POWER
- STREAM
- TOP OF STREAM BANK
- ROAD
- EXISTING BUILDINGS
- EXISTING STORM
- EXISTING DIRT ROAD
- CMP

VICINITY MAP: NTS

A SUBDIVISION CONCEPT SKETCH FOR

OWNER:

SUBJECT PROPERTY INFO:

PARCEL SIZE:
5508833988

DEED BOOK & PAGE:
DB: 16483 PG: 0124

CURRENT ZONING:
AG

PROPERTY LOCATION:
NB 1558528 NF
CABARRUS COUNTY

OWNER INFORMATION:
GROUNA HOMES LLC
NOB SOUTH IRON PINE SLUD. A 110
CHARLOTTE, NC 28272

DATE OF SKETCH:
27.04.2023

DRAWN BY:
JES

CHECKED BY:
TBD

PLAN NOTES:

1. PLAN NORTH IS BASED ON NAD83(2011)
2. AREAS COMPUTED USING THE COORDINATE METHOD
3. ANY TRAVERSE ADJUSTMENTS WERE PERFORMED USING THE LEAST SQUARES ADJUSTMENT METHOD
4. GEODETIC MONUMENTS WERE SURVEYED AS SHOWN
5. ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
6. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP
7. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY BEFORE DIGGING CALL NC 1ONE CALL (1-800-632-4949)
8. ZONING DISTRICTS NOTED ARE FOR GIS INFORMATION AVAILABLE TO THE PUBLIC
9. THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS SURVEYOR AS OF THE DATE OF THE SURVEY SHOWN

REVISION ISSUE

00	PRELIM SKETCH	27.04.2023
01	CABARRUS COMM	15.05.2023

SUTHER

1760 Hwy 71 NW
PO Box 5, 10329 ST. 113 S.
WINNABOW, NC 28789