

VICINITY MAP
(Not to Scale)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.76	200.00	53.2400°	N 87°12'00" W	11.50
C2	39.30	200.00	81.0225°	S 79°56'10" W	39.29
C3	39.30	200.00	81.0225°	S 79°56'10" W	39.29
C4	31.47	200.00	60.9975°	N 46°39'26" E	28.32
C5	31.47	200.00	60.9975°	N 46°39'26" E	28.32
C6	37.97	200.00	108.2637°	N 37°11'28" E	33.25
C7	37.97	200.00	108.2637°	N 37°11'28" E	33.25
C8	26.87	180.00	101.5145°	N 63°14'48" W	34.07
C9	26.87	180.00	101.5145°	N 63°14'48" W	34.07
C10	21.01	170.00	67.3771°	S 61°27'33" W	21.01
C11	21.01	170.00	67.3771°	S 61°27'33" W	21.01
C12	22.80	200.00	71.11225°	S 52°48'39" E	23.29
C13	22.80	200.00	71.11225°	S 52°48'39" E	23.29
C14	41.52	180.00	133.11375°	S 64°58'11" W	41.44
C15	31.47	200.00	60.9975°	N 46°39'26" E	28.32
C16	31.47	200.00	60.9975°	N 46°39'26" E	28.32
C17	31.36	200.00	60.95044°	N 46°30'34" E	28.25
C18	31.36	200.00	60.95044°	N 46°30'34" E	28.25
C19	21.65	200.00	59.38135°	N 78°44'01" E	21.64
C20	21.65	200.00	59.38135°	N 78°44'01" E	21.64
C21	46.01	300.00	79.11525°	S 78°18'04" W	45.96
C22	46.01	300.00	79.11525°	S 78°18'04" W	45.96
C23	40.04	200.00	73.0075°	S 63°49'50" W	40.00
C24	40.04	200.00	73.0075°	S 63°49'50" W	40.00
C25	48.72	200.00	102.2025°	N 64°10'49" W	48.67
C26	48.72	200.00	102.2025°	N 64°10'49" W	48.67

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 72°48'10" W	177.11	L17	S 72°48'10" W	177.11
L2	S 89°11'20" E	29.00	L18	N 88°29'13" W	69.96
L3	N 89°26'20" W	110.20	L19	N 89°26'20" W	110.20
L4	S 72°50'00" E	82.11	L20	S 88°29'13" E	85.75
L5	S 89°11'20" E	29.00	L21	S 88°29'13" E	85.75
L6	S 89°26'20" W	110.20	L22	N 88°29'13" W	69.96
L7	S 72°50'00" E	82.11	L23	N 88°29'13" W	69.96
L8	S 89°11'20" E	29.00	L24	N 88°29'13" W	69.96
L9	S 89°26'20" W	110.20	L25	N 88°29'13" W	69.96
L10	S 72°50'00" E	82.11	L26	N 88°29'13" W	69.96
L11	N 89°26'20" W	110.20	L27	N 88°29'13" W	69.96
L12	N 89°26'20" W	110.20	L28	N 88°29'13" W	69.96
L13	N 89°26'20" W	110.20	L29	N 88°29'13" W	69.96
L14	N 89°26'20" W	110.20	L30	N 88°29'13" W	69.96
L15	N 89°26'20" W	110.20	L31	N 88°29'13" W	69.96
L16	N 89°26'20" W	110.20	L32	N 88°29'13" W	69.96
L17	S 72°48'10" W	177.11	L33	N 88°29'13" W	69.96
L18	S 89°11'20" E	29.00	L34	N 88°29'13" W	69.96
L19	N 89°26'20" W	110.20	L35	N 88°29'13" W	69.96
L20	S 72°50'00" E	82.11	L36	N 88°29'13" W	69.96
L21	S 89°11'20" E	29.00	L37	N 88°29'13" W	69.96
L22	N 89°26'20" W	110.20	L38	N 88°29'13" W	69.96
L23	S 72°50'00" E	82.11	L39	N 88°29'13" W	69.96
L24	S 89°11'20" E	29.00	L40	N 88°29'13" W	69.96
L25	N 89°26'20" W	110.20	L41	N 88°29'13" W	69.96
L26	S 72°50'00" E	82.11	L42	N 88°29'13" W	69.96
L27	S 89°11'20" E	29.00	L43	N 88°29'13" W	69.96
L28	N 89°26'20" W	110.20	L44	N 88°29'13" W	69.96
L29	S 72°50'00" E	82.11	L45	N 88°29'13" W	69.96
L30	S 89°11'20" E	29.00	L46	N 88°29'13" W	69.96
L31	N 89°26'20" W	110.20	L47	N 88°29'13" W	69.96
L32	N 89°26'20" W	110.20	L48	N 88°29'13" W	69.96
L33	N 89°26'20" W	110.20	L49	N 88°29'13" W	69.96
L34	N 89°26'20" W	110.20	L50	N 88°29'13" W	69.96
L35	N 89°26'20" W	110.20	L51	N 88°29'13" W	69.96
L36	N 89°26'20" W	110.20	L52	N 88°29'13" W	69.96
L37	N 89°26'20" W	110.20	L53	N 88°29'13" W	69.96
L38	N 89°26'20" W	110.20	L54	N 88°29'13" W	69.96
L39	N 89°26'20" W	110.20	L55	N 88°29'13" W	69.96
L40	N 89°26'20" W	110.20	L56	N 88°29'13" W	69.96
L41	N 89°26'20" W	110.20	L57	N 88°29'13" W	69.96
L42	N 89°26'20" W	110.20	L58	N 88°29'13" W	69.96
L43	N 89°26'20" W	110.20	L59	N 88°29'13" W	69.96
L44	N 89°26'20" W	110.20	L60	N 88°29'13" W	69.96
L45	N 89°26'20" W	110.20	L61	N 88°29'13" W	69.96
L46	N 89°26'20" W	110.20	L62	N 88°29'13" W	69.96
L47	N 89°26'20" W	110.20	L63	N 88°29'13" W	69.96
L48	N 89°26'20" W	110.20	L64	N 88°29'13" W	69.96
L49	N 89°26'20" W	110.20	L65	N 88°29'13" W	69.96
L50	N 89°26'20" W	110.20	L66	N 88°29'13" W	69.96
L51	N 89°26'20" W	110.20	L67	N 88°29'13" W	69.96
L52	N 89°26'20" W	110.20	L68	N 88°29'13" W	69.96
L53	N 89°26'20" W	110.20	L69	N 88°29'13" W	69.96
L54	N 89°26'20" W	110.20	L70	N 88°29'13" W	69.96
L55	N 89°26'20" W	110.20	L71	N 88°29'13" W	69.96
L56	N 89°26'20" W	110.20	L72	N 88°29'13" W	69.96
L57	N 89°26'20" W	110.20	L73	N 88°29'13" W	69.96
L58	N 89°26'20" W	110.20	L74	N 88°29'13" W	69.96
L59	N 89°26'20" W	110.20	L75	N 88°29'13" W	69.96
L60	N 89°26'20" W	110.20	L76	N 88°29'13" W	69.96

LINE	BEARING	DISTANCE
L77	N 11°11'58" W	61.56
L78	S 15°25'17" E	60.41

Site Development Data

Tax Parcel No.: 648-101000001 & 648-101000002
Total Acreage: 10.15 acres / 442,158 sf (per Survey)

Zoning Jurisdiction: Granite Quarry & Granite Quarry ETJ - Rowan County
Zoning: Existing: SFR-3 Proposed: TND

Existing Land Use: Single Family Residential
Proposed Land Use: Single Family Residential

No. of Lots Allowed by Current Zoning: 442,158 sf / 11,600 sf = 38 Lots
No. of Lots Allowed by Proposed Zoning: 442,158 sf / 3,960 sf = 111 Lots
Proposed Density = 6.4 Dwelling Units per Acre (DU/AC)
Proposed No. of Lots: 65 Lots

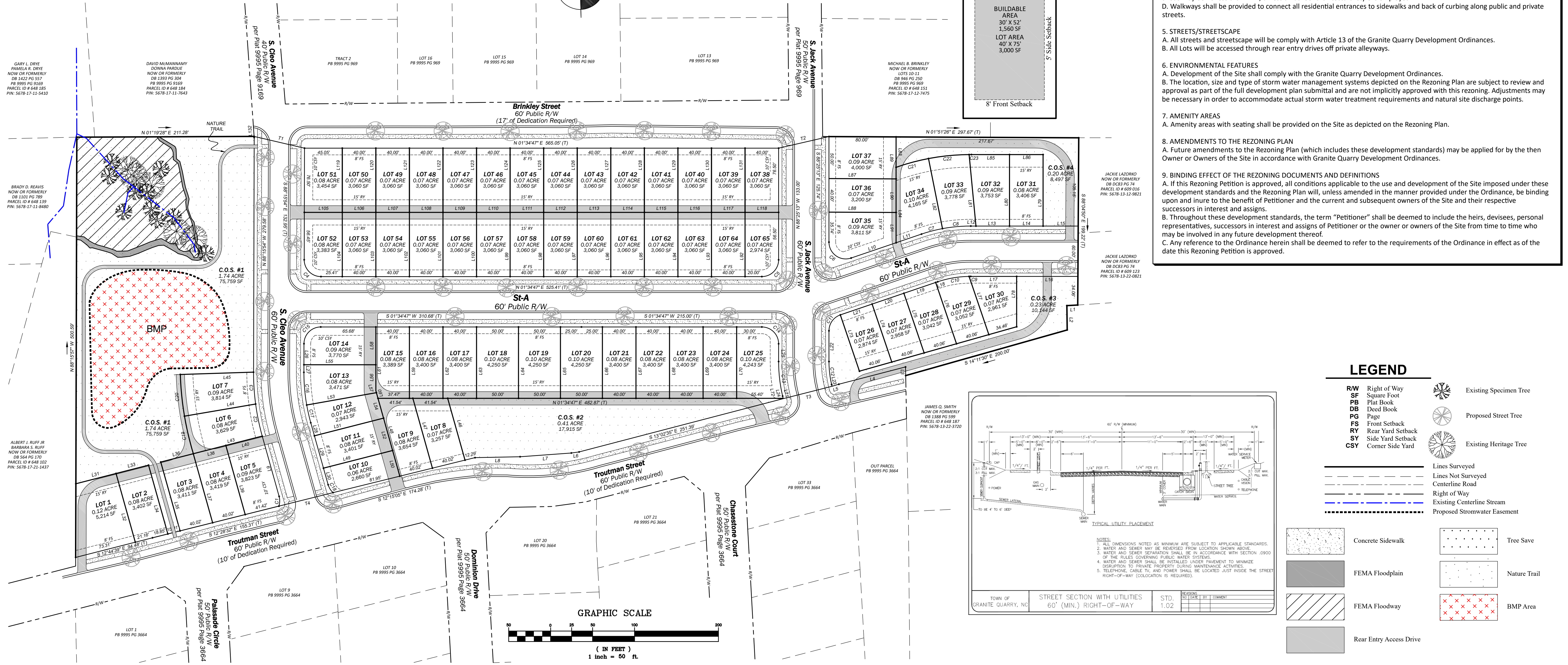
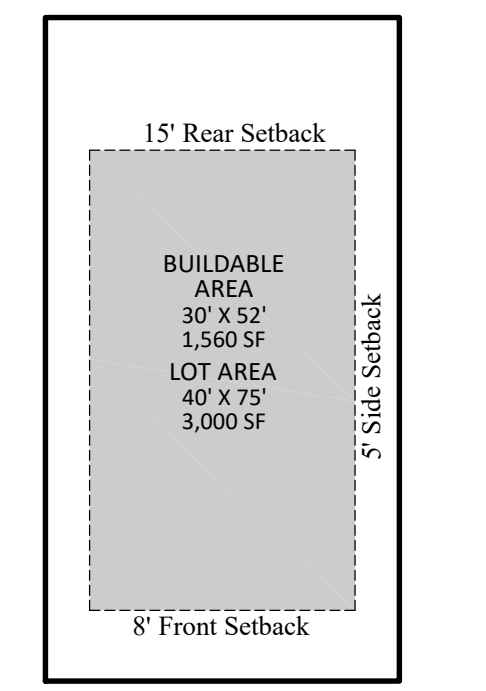
Open Space Required: 0.50 ac / 22,107 sf (5% of Total Project)
Open Space Provided: 2.06 ac / 90,049 sf (20.3% of Total Project)
Open Space will comply with the Granite Quarry Development Ordinance Article 21

FEMA Map Number: 3710567800J
FEMA Effective Date: June 16, 2009

Proposed Yard Requirements:
Minimum Lot Area: 2,600 SF
Minimum Front Setback: 8'-12" (Each house varied by a minimum of 1.5' from next house)
Minimum Side Setback: 4'
Minimum Side Street Setback: 10'
Minimum Rear Setback: 15'

General Notes:
1. Base information obtained from survey by Metrolina Land Surveying, Inc. dated 9/11/2023 and Rowan County GIS.
2. Stream/Wetland information shown is based on preliminary information used from Rowan County GIS data. For purposes of this Rezoning Plan, any potential stream features and wetland area shown on the plan are to be considered preliminary in nature and approximate in location. The Rezoning Plan may need to be revised once all appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy.

TYPICAL LOT & BUILDING PAD (N.T.S.)



LEGEND

RW	Right of Way		Existing Specimen Tree
SF	Square Foot		Proposed Street Tree
PB	Plat Book		Existing Heritage Tree
DB	Deed Book		Lines Surveyed
PG	Page		Lines Not Surveyed
FS	Front Setback		Centerline Road
RS	Rear Yard Setback		Right of Way
SY	Side Yard Setback		Existing Centerline Stream
CSY	Corner Side Yard		Proposed Stormwater Easement
	Concrete Sidewalk		Tree Save
	FEMA Floodplain		Nature Trail
	FEMA Floodway		BMP Area
	Rear Entry Access Drive		

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING

P 704/41-1700
F 980/71-2353
8821 CROWN CRESCENT CT.
CHARLOTTE, NC 28227
NC 84-484 & SC 61-616

SITE PLAN

KIND ESTATES @ GRANITE QUARRY
S & M Finance Group, LLC
PARCEL ID 648-1001000001 & 648-1001000002, DB 1388 PG 600
TOWN OF GRANITE QUARRY & ETJ, ROWAN COUNTY, NORTH CAROLINA

Revisions: 11/2/24 REVISIONS MADE PER TOWN COMMENTS (CPT)

Job No. 094-23-006
Date 2/27/2024
Proj. Mgr. CDF
Drawn ART

Scale: NOTED

Sheet No. 1

SEAL
L-5013
CARTER STOFFER, D. P.L.L.C.