IREDELL COUNTY HEALTH DEPARTMENT *ENVIRONMENTAL HEALTH DIVISION:*

SITE PLAN WORKSHEET

SEE THE "SAMPLE SITE PLAN" BELOW. ***INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM PERMIT!!!***

Place an (X) beside each item as you complete the site plan:

_____ Property Line measurements are clearly identified... **_____ All proposed structures are indicated...**

SHOW: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

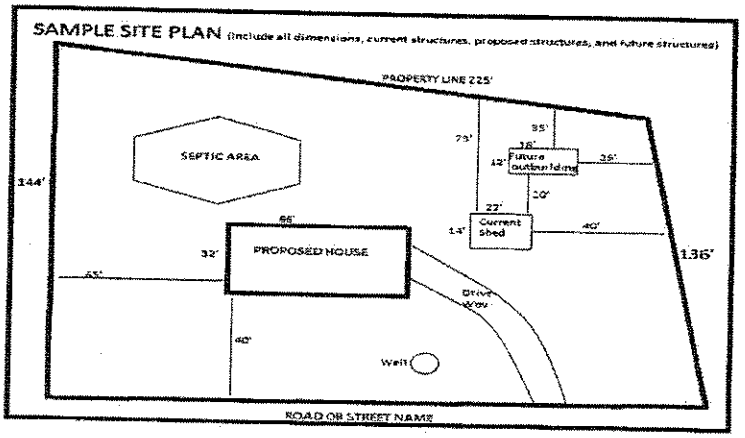
_____ Front and side setbacks from property line... **_____ Preferred driveway location and configuration, preferred well location...**

_____ Area you prefer your septic system to be placed... **_____ North arrow, or other sufficient indicator of direction...**

Circle N/A on the following if appropriate:

_____ Location of septic systems and wells within 100' of your property... N/A

_____ Location of easements and rights of ways on your property... N/A **_____ Location of any designated wetlands on the property... N/A**



USE THIS SPACE TO DRAW YOUR SITE PLAN

See attached

Signature: _____

REQUIRED **property owner or owner's legal representative signature.**

6/23/10

DATE

IREDELL COUNTY HEALTH DEPARTMENT

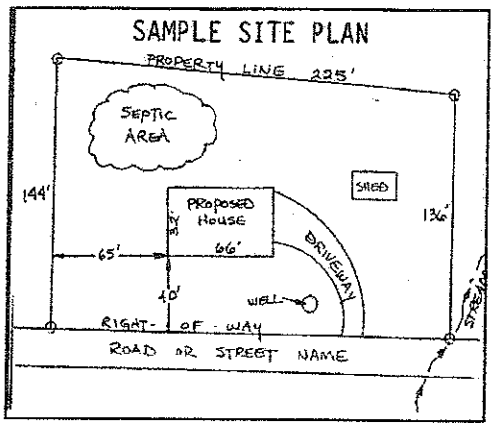
ENVIRONMENTAL HEALTH DIVISION

PAGE 2: *SITE PLAN WORKSHEET*

SEE THE "SAMPLE SITE PLAN" BELOW. *INCOMPLETE SITE PLANS WILL BE RETURNED TO YOU FOR COMPLETION AND MAY RESULT IN A DELAY IN THE ISSUANCE OF YOUR SEPTIC SYSTEM PERMIT!!!*

Place an (X) beside each item as you complete the site plan:

- ( ) Property Line measurements are clearly identified
- ( ) All proposed structures are indicated
- ( ) Front and side setbacks from property line
- ( ) Preferred driveway location and well location
- ( ) Area you prefer your septic system to be placed
- ( ) North arrow, or other sufficient indicator of direction



Circle N/A on the following if appropriate:

Location of septic systems and wells within 100' of your property	N/A
Location of easements and rights of ways on your property	N/A
Location of any designated wetlands on the property	N/A

USE THIS SPACE TO DRAW YOUR SITE PLAN

Show: proposed house or business footprint, wells, water lines, patios, pools and decks, and any other item that will occupy space on the site

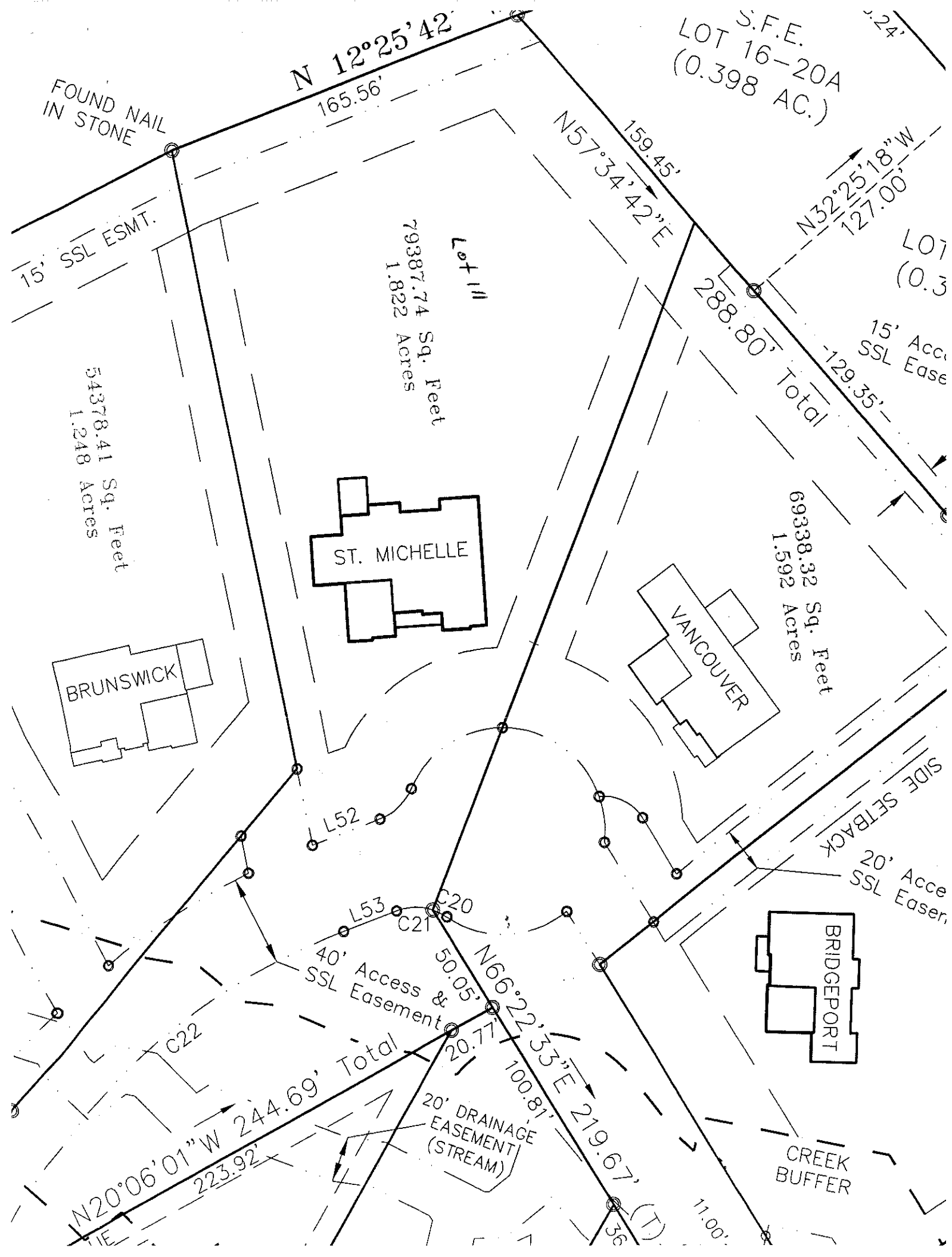
See Attached Plan

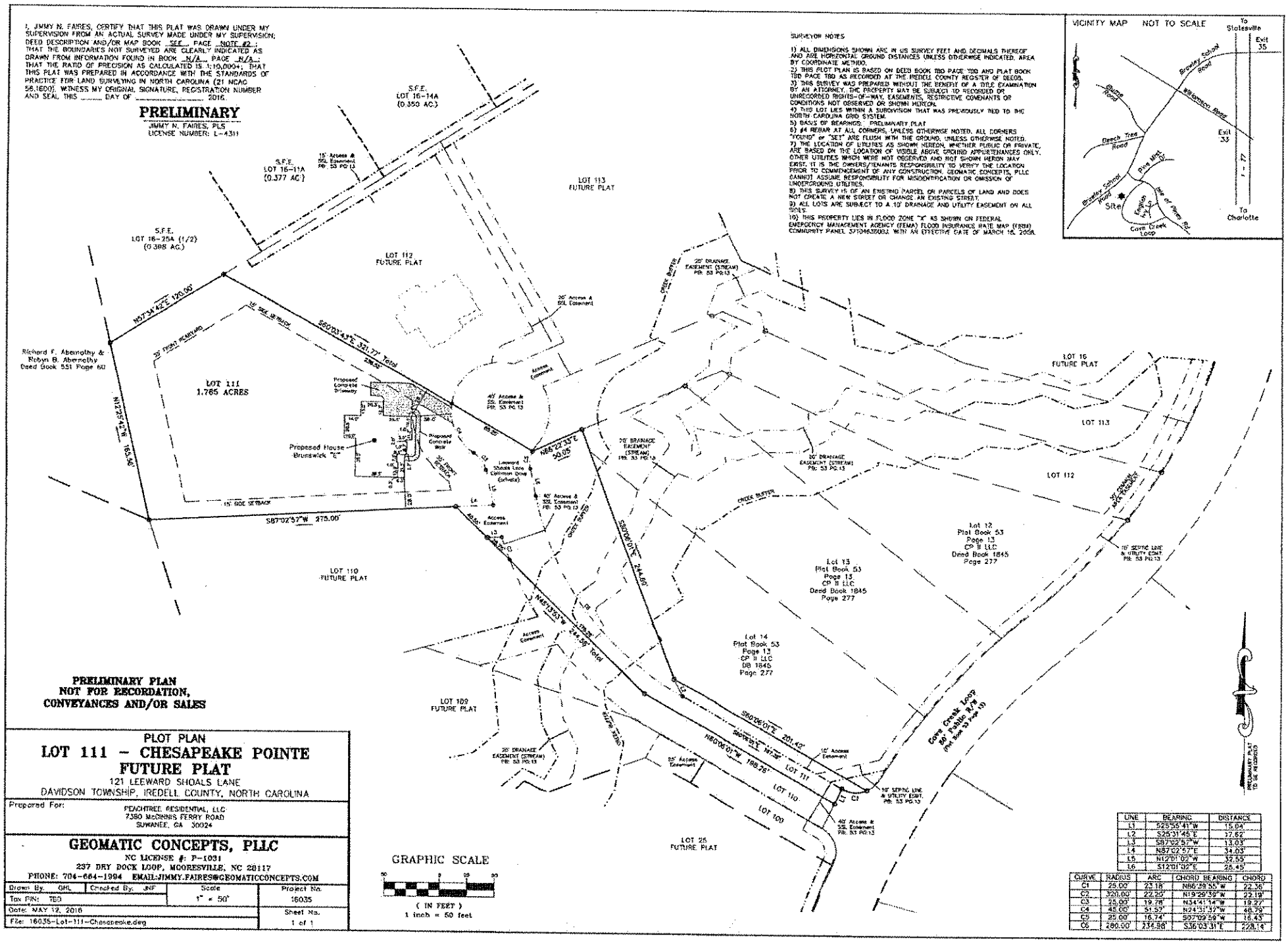
Signature: _____

Property owner or owner's legal representative signature (SIGNATURE REQUIRED)

2/22/2016

DATE


N 12°25'42"
165.56'
FOUND NAIL IN STONE
15' SSL ESMT.
54378.41 Sq. Feet
1.248 Acres
Lot 111
79387.74 Sq. Feet
1.822 Acres
ST. MICHELLE
BRUNSWICK
S.F.E.
LOT 16-20A
(0.398 AC.)
N57°34'42"E
159.45'
N32°25'18"W
127.00'
288.80' Total
-129.35'
15' Acc
SSL Ease
69338.32 Sq. Feet
1.592 Acres
VANCOUVER
SIDE SETBACK
20' Acce
SSL Easer
L52
L53
C21
C20
40' Access &
SSL Easement
50.05'
N66°22'33"E 219.67'
BRIDGEPORT
C22
20.77'
100.81'
N20°06'01"W 244.69' Total
20' DRAINAGE
EASEMENT
(STREAM)
223.92'
CREEK
BUFFER
11.00'



LINE	BEARING	DISTANCE
L1	S25°55'41"W	15.04'
L2	S26°31'45"E	37.62'
L3	S87°02'57"W	13.03'
L4	N87°02'57"E	34.03'
L5	N12°01'02"W	32.55'
L6	S12°01'02"E	25.45'

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	25.00'	23.18'	N66°29'55"W	22.36'
C2	320.00'	22.20'	N19°29'39"W	22.19'
C3	25.00'	19.78'	N34°41'14"W	19.27'
C4	45.00'	51.53'	N24°31'39"W	48.79'
C5	25.00'	16.74'	S07°02'59"W	16.43'
C6	280.00'	214.56'	S36°03'31"E	209.14'

PLOT PLAN
LOT 111 – CHESAPEAKE POINTE FUTURE PLAT
121 LEEWARD SHOALS LANE
DAVIDSON TOWNSHIP, IREDELL COUNTY, NORTH CAROLINA

Prepared For: PEACHTREE RESIDENTIAL, LLC
7380 McGINNIS FERRY ROAD
SUWANEE, GA 30024

GEOMATIC CONCEPTS, PLLC
NC LICENSE #: P-1031
237 DRY DOCK LOOP, MOORESVILLE, NC 28117
PHONE: 704-664-1994 EMAIL:JIMMY.FAIRES@GEOMATICCONCEPTS.COM

Drawn By: GHL	Checked By: JNF	Scale: 1" = 50'	Project No.: 16035
Tax PIN: TBD			Sheet No.: 1 of 1
Date: MAY 12, 2016			
File: 16035-Lot-111-Chesapeake.dwg			

PRELIMINARY APPROVAL
2-19-16

I, JIMMY N. FAIRES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION AND/OR MAP BOOK ___SEE__ PAGE ___NOTE #3___ ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _N/A_ PAGE _N/A_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS _____ DAY OF _____, 2016.

PRELIMINARY

JIMMY N. FAIRES, PLS
LICENSE NUMBER: L-4311

STATE OF _____ COUNTY.

I, _____, CERTIFY THAT _____ MEMBER/OWNER, CP II, LLC, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF IREDELL AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

I FURTHER CERTIFY THAT:
A) THERE ARE NO DEED RESTRICTIONS WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION, AND

B) THERE ARE NO GOVERNMENTAL REGULATIONS OF ANY KIND, OTHER THAN FOR WHICH A VARIANCE HAS BEEN APPLIED FOR UNDER THE IREDELL COUNTY SUBDIVISION ORDINANCE REGULATIONS, WHICH WILL BE VIOLATED BY THE REQUESTED SUBDIVISION AND

C) I UNDERSTAND THAT ENFORCEMENT OF DEED RESTRICTIONS AND ANY OTHER CONTRACTUAL AGREEMENTS IS NOT THE RESPONSIBILITY OF THE PARTIES AFFECTED BY VIOLATORS OF SUCH DEED RESTRICTIONS AND CONTRACTUAL AGREEMENTS.

_____ DATE

_____ MEMBER / PRESIDENT

Surveyor Notes:

1) This property may be subject to any easements, restrictive covenants and/or Right-of-way of record.

2) Boundary information based on Deed Book 1514 Page 537, Deed Book 1845 Page 277, Deed Book 2100 Page 2426, Plat Book 44 Page 23 and Plat Book 53 Page 13 as recorded in the Iredell County Register of Deeds.

3) Property is zoned: R-20; Adjoining Property is Zoned: R-20 & RA.

4) Area by coordinate method.

5) #4 Rebars set at all corners unless otherwise noted.

6) Total area this Phase: 13.031 Acres
Area in Lots: 9.717 Acres
Area in Common Open Space: 3.314 Acres

7) Total number of lots created this revision: 8 including Common Open Space.

8) This property is not located within a Flood Hazard Area according to the Flood Insurance Rate Map, Community Panel Number: 3710463600J, Dated March 18, 2008.

9) Minimum building setbacks are as follows: 30' Front, 35' Rear, 15' Side and 25' Corner Side.

10) As of the date of this recording, the lots represented on this plat are to be served by community water owned and maintained by Hester Utilities, Inc. and have not been inspected or approved by the Iredell County Health Department. Until inspected there is no assurance that a building permit will be issued.

11) All lots are subject to a 10' Drainage and Utility Easement (D & UE – See Lot 14 for typical) on all sides.

12) The smallest lot created this phase: Lot 11 – 0.740 Acres.

13) All lots are to be served by individual septic tanks.

14) 10' X 70' sight triangles at every intersection (Typical).

15) All lots will not be served by fire hydrants.

16) All Public Storm Drain Easements (PSDE) are centered on pipes.

17) One foot Sidewalk Easement required along Northern right-of-way of Cove Creek Road for Lots 11-14, 16, 25, 112 & 113.

18) Coordinate values as shown hereon are GRID (US Survey Foot) and based on the North Carolina State Plane Coordinate System NAD 83/86. The Average Combined Factor used for the project was 0.9998463. Coordinate values for NCGS Monuments "Isle" and "Thompson" are observed.

STATE OF NORTH CAROLINA, COUNTY OF IREDELL

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

_____ DATE

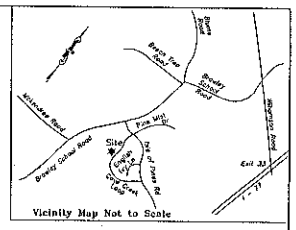
_____ REVIEW OFFICER

Filed for Registration
Book: _____ Page: _____
Date: _____ Time: _____ AM PM
_____ of _____ Pages
Registered in Record of _____ County

_____ Register of Deeds

By: _____

LEGEND
R/W = Right-of-way
IPS = #4 Rebar Set
—\— = Not to scale
△ = Concrete Control Monument (CCM)
PSDE = Public Storm Drain Easement
S.F.E. = Septic Field Easement
ESMT. = Easement
SSL = Septic Sewer Line
D&UE = Drainage & Utility Easement
(T) = Total



LOT	CURRENT TAX PARCEL NUMBER
25	4636-93-9713
20	4636-03-7825
19	4636-04-7012
18	4636-04-6291
17	4636-04-8383
16	4636-04-7329
11	4636-14-3226

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCES AND/OR SALES

THE PURPOSE OF THIS PLAT REVISION IS TO COMBINE LOTS 17-20 INTO LOTS 109-113 AND TO REVISE LOTS 11, 16 & 25 AS SHOWN HEREON.
A REVISION OF PLAT BOOK 53, PAGE 13.

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

ALL LOTS WITHIN THE CHESAPEAKE POINTE – PHASE II SUBDIVISION, TO THE BEST OF MY KNOWLEDGE DO LIE WITHIN THE WS-IV-CA OF THE CATAWBA RIVER/LAKE NORMAN WATERSHED AREA, AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

_____ DATE

_____ SUBDIVISION ADMINISTRATOR

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF IREDELL, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF IREDELL COUNTY.

_____ DATE

_____ SUBDIVISION ADMINISTRATOR
IREDELL COUNTY, NORTH CAROLINA

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	675.00'	81.03'	N72°01'55"E	80.98'
C2	625.00'	8.57'	N74°26'44"E	8.57'
C3	25.00'	38.77'	N17°50'41"E	35.06'
C4	25.00'	23.10'	S86°39'59"E	22.36'
C5	425.00'	53.13'	N38°38'59"E	53.11'
C6	425.00'	84.45'	N28°28'11"E	84.32'
C7	425.00'	30.45'	N22°25'04"E	30.45'
C8	425.00'	195.82'	N13°24'30"E	194.09'
C9	330.00'	124.99'	N40°58'38"W	124.20'
C10	330.00'	81.72'	N53°48'23"W	80.85'
C11	25.00'	39.78'	N35°01'19"W	35.77'
C12	45.00'	31.37'	N24°31'37"W	30.73'
C13	45.00'	53.69'	N43°05'55"W	50.39'
C14	20.00'	22.46'	N34°27'25"W	21.30'
C15	45.00'	89.12'	N82°33'53"W	75.09'
C16	45.00'	57.10'	S04°08'38"W	53.33'
C17	25.00'	6.97'	S33°29'31"W	6.95'
C18	25.00'	16.74'	S05°08'59"W	16.43'
C19	280.00'	234.98'	S16°03'31"E	228.17'

LINE	LENGTH	BEARING
L1	184.82'	N60°00'01"W
L2	64.92'	S89°40'09"E
L3	7.49	S74°37'39"W
L4	16.74	S32°55'13"E
L5	20.38	N50°28'26"E
L6	42.98	N77°22'33"E
L7	24.40'	N01°07'21"W
L8	8.08	N40°33'46"E
L9	18.19	N40°33'46"E
L10	22.18	N45°58'44"E
L11	21.95	N47°42'09"E
L12	11.93	N16°18'18"E
L13	27.13	N32°07'35"E
L14	49.03	N58°56'31"E
L15	10.89	N67°56'47"E
L16	8.25	N24°50'30"W
L17	26.88	N28°31'42"E
L18	49.52	N01°27'16"E
L19	32.98	N89°08'28"E
L20	49.38	N84°08'27"W
L21	47.94	N81°01'56"E
L22	8.42	S86°04'39"E
L23	34.85	N82°54'12"E
L24	26.98	S00°21'45"E
L25	21.81	N87°22'09"W
L26	27.63	N80°34'51"E
L27	12.17	N87°23'44"E
L28	19.49	N61°30'52"E
L29	17.93	N59°30'10"E
L30	19.78	N36°27'24"E
L31	27.02	N24°16'53"E
L32	1.83	N21°48'29"W
L33	19.26	S28°46'28"E
L34	29.08	S72°22'41"E
L35	25.84	S28°54'57"W
L36	13.74	S72°22'30"E
L37	40.27	S86°21'42"W
L38	200.02	N80°08'01"W
L39	53.74	S75°46'10"E
L40	57.18	S24°58'08"W
L41	25.84	S28°54'57"W
L42	13.74	S72°22'30"E
L43	40.27	S86°21'42"W
L44	69.64	S35°40'23"W
L45	26.45	S11°01'36"W
L46	48.95	N24°43'09"W
L47	33.29	N09°28'20"E
L48	68.36	N01°27'16"W
L49	22.28	N39°04'49"E
L50	198.26'	N80°08'01"W
L51	204.04'	N45°13'53"W
L52	48.55'	N45°13'53"W
L53	74.08'	N74°02'55"E
L54	63.03'	N87°02'37"E
L55	32.95'	N47°01'09"W
L56	25.15'	N61°01'09"W
L57	40.93'	N88°09'33"E
L58	26.86'	N84°22'53"E

REVISED FINAL PLAT
CHESAPEAKE POINTE, PHASE V, LOTS 16-20 & 25 AND CHESAPEAKE POINTE, PHASE I, LOT 11 PLAT BOOK 53 PAGE 13
DAVIDSON TOWNSHIP, IREDELL COUNTY, N.C.

OWNER/DEVELOPER:
CP II, LLC
7360 McGINNIS FERRY ROAD
SUWANNEE, GA 30024
DEED BOOK 1845 PAGE 277
LOTS 11, 17-20 & 25

OWNER:
CHESAPEAKE POINTE HOMEOWNERS ASSOCIATION INC.
4725 PEACHTREE CORNERS CIRCLE, SUITE 300
NORTHCROSS, GA 30092
DEED BOOK 2100 PAGE 2426
LOT 16

GEOMATIC CONCEPTS, PLLC
NC LICENSE #: P-1031
237 DRY DOCK LOOP, MOORESVILLE, NC 28117
PHONE: 704-864-1884 EMAIL: JIMMY.FAIRES@GEOMATICCONCEPTS.COM

Tax Parcel Number	Drawn By	Date of Field Survey	Field Book	Job Number
SEE TABLE	DRL	AUGUST 2003	N/A	15005
Scale	Checked By	Date	Sheet Number	File Name
1" = 100'	JNF	FEBRUARY 12, 2015	1 of 1	Chesapeake-Phase-V-REV