# 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***

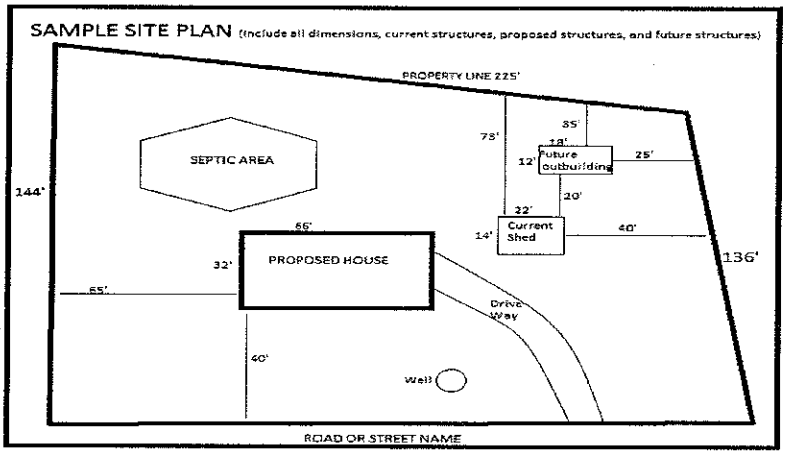
**_____ Front and side setbacks from property line...** **_____ Preferred driveway location and configuration, preferred well location...**

**_____ 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**

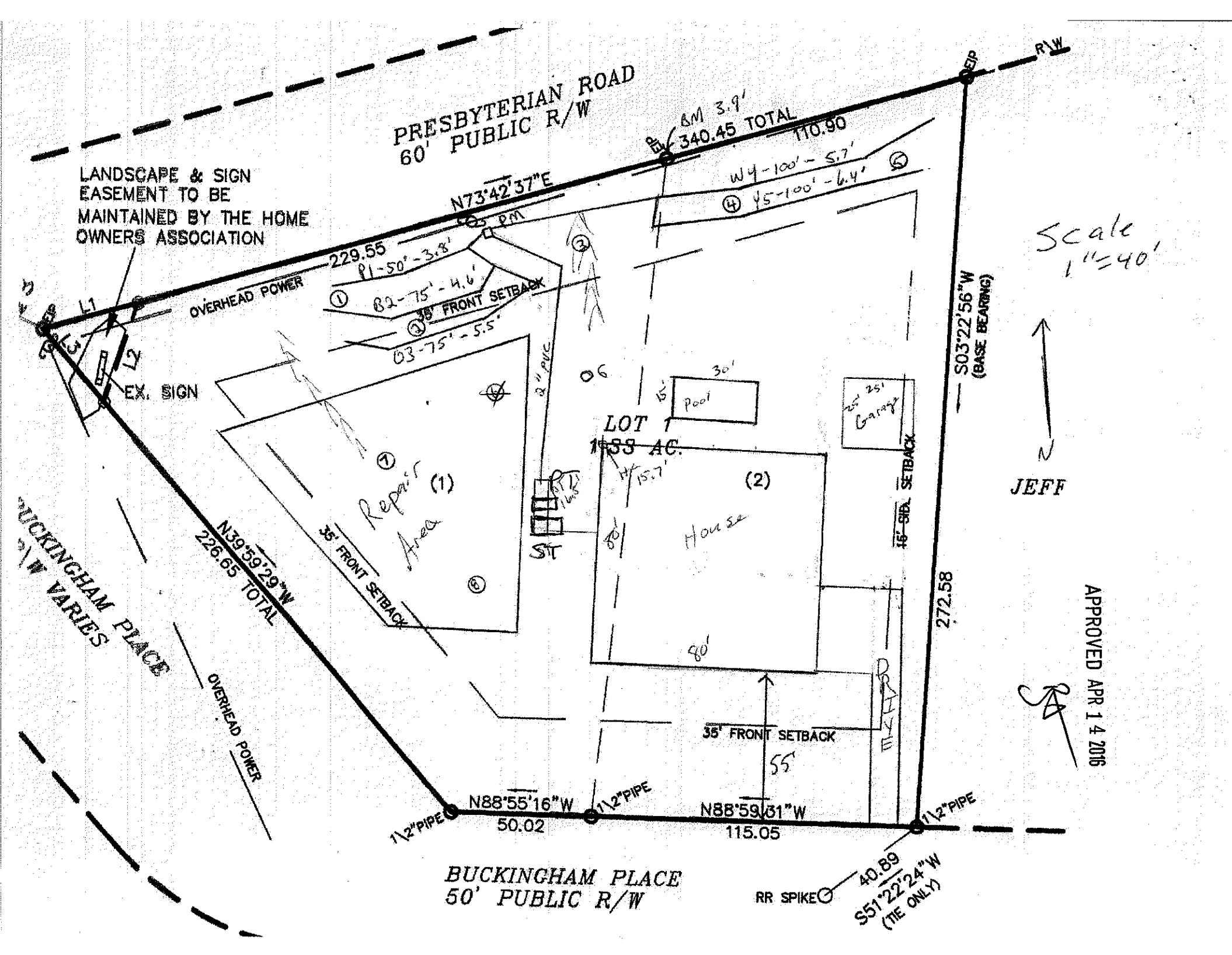
See Septic Permit

**Signature:** _____

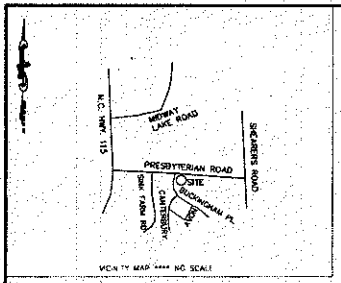
*REQUIRED* **property owner or owner's legal representative signature.**

4-28-16

**DATE**


PRESBYTERIAN ROAD
60' PUBLIC R/W
R/W
EIP
BM 3.9'
340.45 TOTAL
110.90
N73°42'37"E
229.55
PM
LANDSCAPE & SIGN
EASEMENT TO BE
MAINTAINED BY THE HOME
OWNERS ASSOCIATION
OVERHEAD POWER
P1-50'-3.8'
B2-75'-4.6'
35' FRONT SETBACK
B3-75'-5.5'
W4-100'-5.7'
45-100'-6.4'
Scale
1"=40'
S03°22'56"W
(BASE BEARING)
L1
L2
L3
EX. SIGN
2" PVC
LOT 1
1.33 AC.
Pool
30'
15'
25' 25'
Garage
Repair
Area
(1)
(2)
House
ST
15.7'
80'
16' SIDE SETBACK
35' FRONT SETBACK
JEFF
N
APPROVED APR 14 2016
BUCKINGHAM PLACE
VARIES R/W
N39°59'29"W
226.65 TOTAL
OVERHEAD POWER
272.58
DRIVE
55'
1/2"PIPE
N88°55'16"W
50.02
1/2"PIPE
N88°59'31"W
115.05
1/2"PIPE
BUCKINGHAM PLACE
50' PUBLIC R/W
RR SPIKE
40.89
S51°22'24"W
(TIE ONLY)

Book 64 Page 115 Page 1 of 1




## SURVEYORS CERTIFICATION

I, WILLIAM M. ALLEN CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10000; (THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK ____ PAGE ____); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

WITNESS MY HAND AND SEAL THIS 14 DAY OF April A.D. 2016.

PROFESSIONAL LAND SURVEYOR

OFFICIAL SEAL L-3499 REGISTRATION NUMBER

I, HEREBY CERTIFY THAT THIS PLAT FOR RECORDATION IS AN EXCEPTION TO THE SUBDIVISION ORDINANCE OF IREDELL COUNTY, NORTH CAROLINA.

4-19-16
SUBDIVISION ADMINISTRATOR
IREDELL COUNTY, NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

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

4-19-16 DATE
REVIEW OFFICER

IREDELL COUNTY, NORTH CAROLINA

THE LOTS SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE DOES NOT LIE WITHIN A WATER SUPPLY WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AND AS APPEARS ON THE WATERSHED PROTECTION MAP OF IREDELL COUNTY.

4-19-16 DATE
SUBDIVISION ADMINISTRATOR

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF

PROFESSIONAL LAND SURVEYOR

Doc ID: 015408440001 Type: CRP
Recorded: 04/19/2016 at 03:01:44 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Matthew J. Mckill Register of Deeds
BK 64 PG 115

## OWNER CERTIFICATE FOR EXCEPTION PLATS

KNOW ALL MEN BY THESE PRESENTS, THAT I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY FREE ACT AND DEED.

4/14/16 DATE — OWNER

DATE — OWNER

I PATRICIA B. ALLEN
A NOTARY PUBLIC FOR SAID COUNTY AND STATE
DO HEREBY CERTIFY THAT Ray Christopher Moseley Sr.

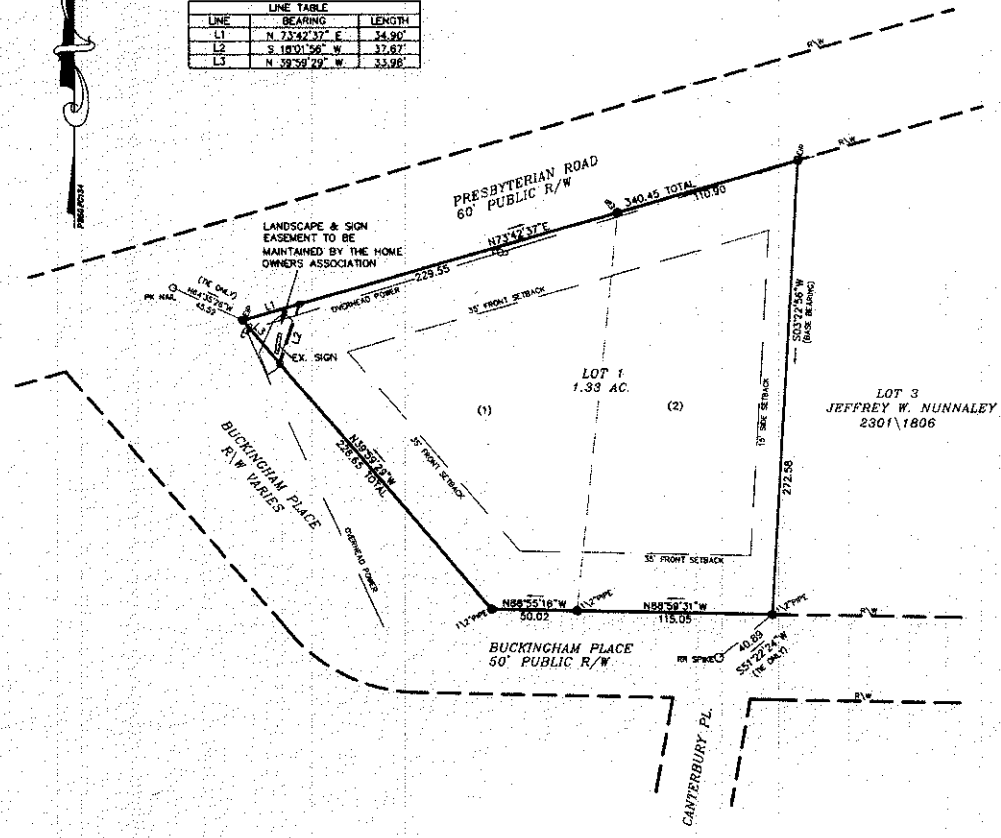
OWNER(S) PERSONALLY APPEARED BEFORE ME THIS DAY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 14 DAY OF April 2016.

Patricia B. Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/17/17

LINE CHART FOR SIGN EASEMENT

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N. 73°42'37" E. | 34.90' |
| L2 | S. 18°01'56" W. | 37.67' |
| L3 | N 39°59'29" W. | 33.98' |




NOTES:

1) This property may be subject to any easements and/or Rights-of-way of record.
2) Tax Parcel No. 4654786198 & 4654880119
3) Deed Ref. 1682\1821
4) Property zoned: RA and all surrounding area.
5) Minimum Building Setback Per County Zoning: 35' FRONT, 35' REAR, 15' SIDE
6) The property is located in COODLE CREEK TWSP., IREDELL CO., N.C.
7) All lots are subject to a 10' Utility and Drainage Easement 10 feet on each side of the property line.
8) TOATL AREA = 1.33 AC.
9) No geodatic monument found within 2000' of said property.
10) The lots shown on this plat does not lie in a designated flood area.
11) AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPT. UNTIL INSPECTED THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.

LEGEND
P.P. = POWER POLE
□ = DUKE POWER TRANS.
E.I.P. = EXISTING IRON FOUND(#5 REBAR)
I.P.S. = #4 REBAR SET(#4 REBAR)
R/W = RIGHT-OF-WAY

RECOMBINATION SURVEY
OF
# DAVIDSON DOWNES
## LOT 1 & 2
## (PB. 50 PG. 134)

**COODLE CREEK TWSP., IREDELL CO., N.C.**
SCALE: 1" = 50' DATE SURVEYED: MARCH 24, 2016
DATE PLATTED: APRIL 8, 2016

OWNER : DAVIDSON DOWNES, INC.
PO BOX 31894
CHARLOTTE, N.C 28231

GRAPHIC SCALE

50 0 25 50 100 200
( IN FEET )
1 inch = 50 ft.

FILE: DAVIDSON DOWNES 1-2 -- 13413.dwg

DAS
DON ALLEN & ASSOCIATES P.A
"Since 1971"
Commercial * Residential * Mortgage Surveys * Multi-Family
Construction Staking * Subdivision Design * Topographical
131 Crossiaks Park Drive (suite 102) * Mooresville , N.C. 28117
(704) 664-7029 (704) 664-8041 Fax
donallensurvey@gmail.com