ICHD - ENVIRONMENTAL HEALTH DIVISION

Statesville Office (704) 878-5305 | Mooresville Office (704) 660-3625 | PERMIT # AP 317229

SEPTIC: IMPROVEMENT PERMIT / AUTHORIZATION TO CONSTRUCT / OPERATION PERMIT / EXISTING SYSTEM

PIN # ✓ 4658 --41 --1909

APPLICANT/OWNER: Thomas Bowles | APPLICANT ADDRESS: 1797 Coddle Creek Hwy Mooresville 28115

SITE ADDRESS: ✓ 2277 Charlotte Hwy Mooresville 28117 | PHONE: 704-634-0788 | ALT. PHONE 704-506-6526

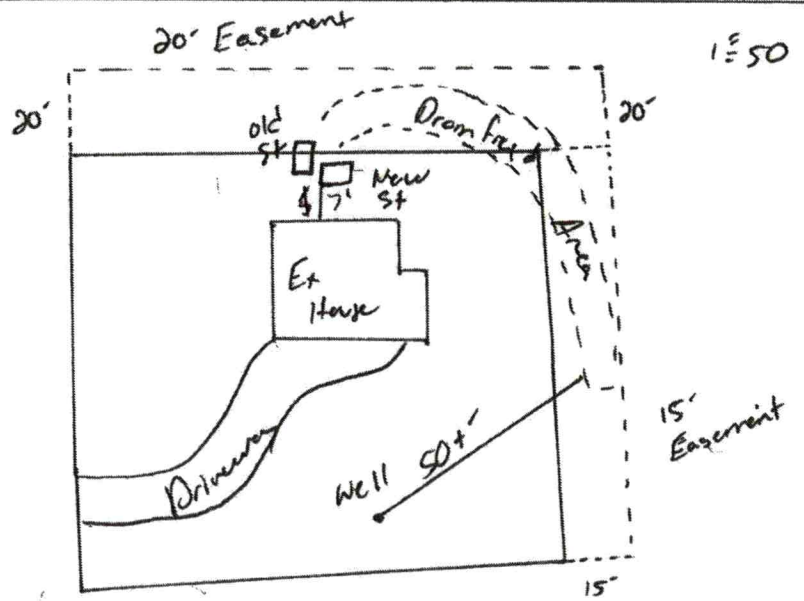
SITE DIRECTIONS: Hwy 21 bes. de Onion Croft development | SAP CONTROLLED: ☐ YES ☐ NO

SUBDIVISION: Sequoia Forest ✓ | SECTION: 1 | LOT # 37 | LOT AREA: 0.36 Acre | DESIGN FLOW: Ex | L.T.A.R.: Ex

Septic Tank 1000 (gal)	STB 760	Date 6-26-2021	☐ New System ☒ Repair ☐ Expansion	System Type: I (II) III IV V VI	☒ Residence	No. Bedrooms Ex	Water Supply
Pump Tank (gal)	PT	Date	System Description:		☐ Business	No. Persons Ex	☒ Private
Pump Make	Model	Serial #	Repair System Description: Tank		☐ Other	No. Employees	☐ Public
# Nitrification Fields	#Lines	Linear Ft	Maintenance Agreement Required:	☐ YES ☒ NO	☐ Slab	☒ Crawl Space	☐ Community
Trench Width	Trench Bottom Depth (Low side)	Gravel Depth Ex	☒ GRAVITY	☐ PRESSURE	☐ Basement w/plumbing		☐ Basement w/o plumbing

Comments / Conditions: Pump Crush and fill old Septic tank. Inspect D Box and replace if needed.

INITIAL SITE SKETCH



AS BUILT SKETCH

FOR SEPTIC FINAL INSPECTION CALL: 704-664-3703 between 8am-9am the day the inspection is needed. Be sure to speak with an inspector to confirm your time.

INSTALLED AS SHOWN

Permit can be suspended or revoked if any false information is supplied toward securing the permit / any unauthorized changes are made to the site / any unauthorized changes are made in the installation of the system. **CONTACT A LOCATOR SERVICE PRIOR TO ANY EXCAVATION**

☐ **IMPROVEMENT PERMIT** *with plat valid without expiration.* ☑ **IMPROVEMENT PERMIT** *with site plan valid for 60 mos.* ☑ **AUTHORIZATION TO CONSTRUCT** *valid for period equal to IMPROVEMENT PERMIT--not to exceed 60 mo.*

Owner / Applicant Signature: See attached | Date: | Installed by: Lentz

IMPROVEMENT PERMIT by: | Date: 6-16-2021 | OPERATION PERMIT by: Burgent C. White | Date: 8-30-2021

AUTHORIZATION TO CONSTRUCT by: | Date: 6-16-2021 | Existing System Inspected by: | Date:

FOR SEPTIC FINAL INSPECTION: CALL 704-664-3703 between 8am-9am the day the inspection is needed.

RECEIVED APR 27 2021

APPLICATION MUST BE FILLED OUT COMPLETELY & BE LEGIBLE OR IT WILL NOT BE PROCESSED

Iredell County Health Department – Environmental Health Division

PAGE 1: *APPLICATION FORM* AP-317229 Repair Eval

Application For: ( ) New Well Permit ( ) Well Repair Permit ( ) Well Abandonment
( ) Septic Improvement Permit ( ) Authorization to Construct ( ) Existing System Inspection ( ) Septic System Repair

THE ABOVE PERMIT DOCUMENTS WILL BECOME INVALID IF INFORMATION PROVIDED ON THIS APPLICATION IS FALSIFIED OR CHANGED, OR IF THE SITE IS ALTERED. THE IMPROVEMENT PERMIT IS VALID FOR EITHER 60 MONTHS OR WITHOUT EXPIRATION DEPENDING UPON DOCUMENTATION SUBMITTED. APPLICATION WITH SITE PLAN 60 MONTHS, APPLICATION WITH COMPLETE, SCALED PLAT WITHOUT EXPIRATION. SEE 15A NCAC 18A .1937(f) FOR DETAILS.

Page 2: *Site Plan Worksheet* form MUST accompany this application

The following optional attachments may also be submitted: ( ) Survey Plat, scaled no more than 1 inch = 60 feet
Place an (X) beside whichever is submitted if applicable ( ) Custom Site Plan, scaled no more than 1 inch = 60 feet

Applicant Information: (PRINT CLEARLY)

Applicant Name: Thomas Bowles Address: 1797 Eddie Creek Hwy Zip: 28115
Applicant Email: thomasebowles@gmail.com Phone: 704-634-0798 Alt. Phone: _____
Owner Name: Rhonda Bowles Address: same as above Zip: 28115
Owner Email: rhondabowles@gmail.com Phone: 704-506-6526 Alt. Phone: _____

Property Information:

Street Address: 2277 Charlotte Hwy
Subdivision Name: N/A Section/Phase: _____ Lot Number: _____
Driving Directions: Hwy 21 beside Greene Croft Development

Site Development Information: *(check or complete ALL that apply*

CHECK FOUNDATION TYPE

( ) New Single Family Residence — Maximum Number of Bedrooms: 3 — ( ) Crawl Space Foundation
( ) New Multi-Family Residence — Maximum Number of Occupants: _____ — ( ) Concrete Slab Foundation
( ) Accessory Building — ( ) Swimming Pool — ( ) Basement with Plumbing
( ) Bedroom(s) Addition — ( ) Other Addition/Structure: _____ — ( ) Basement without Plumbing
(X) Repair to failing septic system X Tank ___ Drain lines Describe Problem: hole in tank
Non-Residential Site Development: Type of Business: _____
Square Footage of Building: _____ Max. Number of Employees: _____ Max. Number of Seats/Beds/Other: _____

Water Supply: ( ) Replacement Well – Reason: _____
( ) Multi-connection Well Number of Houses: _____ Number of Persons: _____

( ) New Well (X) Existing Well ( ) Community Well ( ) City Water ( ) Other Public Water

Desired Septic System Type: *(you may rank in order of preference)* Year existing system installed: 1953
( ) No Preference ( ) Alternative ( ) Conventional ( ) Innovative ( ) Modified Conventional ( ) Other: _____

Please answer the following to the best of your ability:

( ) Yes (X) No Does the site contain any jurisdictional wetlands?
( ) Yes (X) No Is any non-domestic sewage (i.e. industrial) to be generated?
( ) Yes (X) No Is the site subject to approval by any other public agency?

I have read this application and certify that the information provided herein is true, complete, and correct. Authorized county and state officials are granted right of entry to conduct necessary inspections to determine compliance with applicable laws and rules. I understand that I am solely responsible for the proper identification and labeling of all property lines and corners and making the site accessible so that a complete site evaluation can be performed.

Signature: _____ 4-27-2021
Property owner or owner's legal representative signature (SIGNATURE REQUIRED) DATE

Public Health
Prevent. Promote. Protect.
Iredell County Health Department

IREDELL COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

Public Health
Prevent. Promote. Protect.
Iredell County Health Department

DOCUMENTATION TO AUTHORIZE AN OWNER'S LEGAL REPRESENTATIVE

(Check and sign only ONE of the options below)

☐ **1. * APPLICANT AND OWNER ARE THE SAME. *** (*Sign here*) _____

Applications for permits require the "signature of the owner or owner's legal representative" (15A NCAC 18A .1937). If the owner does not sign the application himself or herself, they can submit any one of the following documents to designate their legal representative: *Power of Attorney; Real Estate Contract; Estate executor; Bankruptcy trustee; Court ordered guardianship*
In the absence of the above documentation, the property owner may provide the local health department with documentation that designates a legal representative. A property owner may:
Complete this form to document his or her legal representative, or provide his or her own form that contains the information in this form. If there are multiple property owners, then all property owners must sign the form that designates a legal representative.
By signing a form that designates a legal representative for purposes of 15A NCAC 18A .1937, the property owner authorizes that representative to act on their behalf in matters pertaining to the application and permitting process, including signing or receiving any application, document or permit. The owner retains full responsibility to meet all permit conditions specified by the local health department.

☐ **2.** I, Thomas Bowles, am the legal owner(s) of the property located at 2277 Charlotte Hwy, identified as PIN (Parcel Identification Number)_____, located in Iredell County, North Carolina.

I do hereby authorize (**print legal representative/company name**) _____, Rhonda Bowles, to act as an agent on my behalf in applying for/signing/obtaining any of the documents described below.

- Application for Improvement Permit (IP) / Authorization to Construct (AC)
- Improvement Permit (IP) / Authorization to Construct (AC)
- Application for soil-site evaluation (new/repair)
- Application/permit for private drinking water well/well abandonment
- Application for Compliance Inspection

I agree to abide by all decisions and/or conditions between the legal representative acting on my behalf and the Iredell County Department of Public Health, Environmental Health Division.

Thomas E. Bowles Jr. — Signature of Owner(s)

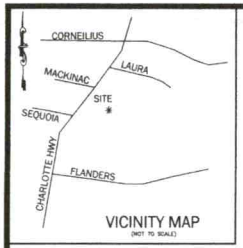
4-27-21 — Date

Mooresville - Environmental Health

Fax: 704-662-3239
610 E. Center Avenue, Mooresville, NC 28115

Statesville - Environmental Health
ronda.hart@co.iredell.nc.us
Fax: 704-871-3483
349 N. Center Street, Statesville, NC 28677

BK 73 PG 105



VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF APPROVAL FOR RECORDING

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

Maureen Gable
SUBDIVISION ADMINISTRATOR
TOWN OF MOORESVILLE, NORTH CAROLINA

3-10-2021
DATE

CERTIFICATE OF REVIEW OFFICER
STATE OF NORTH CAROLINA
COUNTY OF IREDELL

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

Maureen Gable
3-10-2021

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HERE ON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF MOORESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, WALKS, AND ALL PUBLIC SANITARY SEWER, STORM SEWER CONVEYING PUBLIC RUN-OFF, AND PUBLIC WATER LINES TO THE TOWN OF MOORESVILLE.

3-10-21
DATE

SIGNATURE OF OWNER(S)

North Carolina
STATE

Mecklenburg
COUNTY

I, Jessica K Samuell, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREB CERTIFY STEVE BAILEY PRINTED OR TYPED NAME(S) OF OWNER(S) THAT, THE PROPERTY OWNER(S) PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL.

THIS 10 DAY OF March IN THE YEAR 2021

Jessica K Samuell
NOTARY SIGNATURE

Jessica K Samuell NOTARY SEAL OR STAMP
NOTARY PRINTED NAME

3-14-2022
MY COMMISSION EXPIRES

Notary Public Gaston County NORTH CAROLINA
JESSICA K SAMUELL

THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND WITHIN A MUNICIPALITY THAT REGULATES PARCELS OF LAND

I HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED IS +1: 10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN ABOVE REFERENCED DEEDS. THIS MAP WAS NOT PERFORMED TO NC GS 47-30 AND IS NOT INTENDED FOR RECORDING. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF NOVEMBER 14, 2020.

PROFESSIONAL LAND SURVEYOR

L-4398

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-4398 MARK FITCHETT

THE SEQUOIA FOREST SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, DOES LIE WITHIN A WATER SUPPLY WATERSHED (WS-IV PROTECTED AREA WATERSHED OF CATAWBA/LAKE NORMAN) DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT.

3-10-2021
DATE

Maureen Gable
WATERSHED ADMINISTRATOR

STREET CENTER LINE LENGTHS

SEQUOIA FOREST DRIVE	= 834 LF
RANNEY WAY	= 291 LF
SIERRA ROAD	= 465 LF
TOTAL NEW STREETS LENGTH	= 1,630 LF

TOTAL AREA	=	552,776 SQFT/12.690 ACRES
35% REQUIRED COMMON OPEN SPACE	=	35% X 12.690 = 4.440 ACRES
COMMON OPEN SPACE REQUIRED	=	193,406 SQFT/4.440 ACRES
COMMON OPEN SPACE PROVIDED	=	193,756 SQFT/4.448 ACRES
TOTAL AREA IN R/W	=	78,496 SQFT/1.802 ACRES
TOTAL AREA IN LOTS	=	230,676 SQFT/5.438 ACRES
TREE SAVE AREA REQUIRED	=	30,492 SQFT/0.700 ACRES
TREE SAVE PROVIDED	=	32,662 SQFT/0.750 ACRES

THE PURPOSE OF THIS PLAT IS TO TAKE EXISTING PARCELS OF LAND AND CREATE 35 SINGLE FAMILY LOTS AND 6 COMMON OPEN SPACE LOTS

SIDE SETBACKS ARE BASED ON THE LOT WIDTH AND IF A SIDE IS ADJACENT TO A STREET (CORNER LOT).
LOTS MUST BE A MINIMUM OF 50 FEET WIDE AT THE FRONT SETBACK.
LOTS 50'-59.99' - 5 FT. SIDE
LOTS 60'-69.99' - 6 FT. SIDE
LOTS 70'-79.99' - 8 FT. SIDE
LOTS 80'-89.99' - 10 FT. SIDE
LOTS 90'-99.99' -12 FT. SIDE
LOTS 100' AND GREATER -15' SIDE

Doc ID: 015427830003 Type: CRP
Recorded: 03/17/2021 at 09:47:40 AM
Fee Amt: $42.00 Page 1 of 2
Iredell County, NC
Maureen P. Pursell Register of Deeds
BK 73 PG 105-106

LEGEND:

RBR	REBAR
n/f	NOW OR FORMERLY
DB	DEED BOOK
PG	PAGE
MB	MAP BOOK
	SET CORNER
R/W	RIGHT-OF-WAY
	FOUND CORNER
	COMPUTED POINT

TOTAL SITE AREA: 12.690 ACRES
ZONING: R-3
SETBACKS: FRONT 25'
REAR 15'
SIDE SEE CHART
CORNER 15'

IF THERE ARE ANY DISCREPANCY BETWEEN THE MAP AND THE SETBACK CHART, THE CHART CARRIES

THE SMALLEST LOTS IN THIS SURVEY ARE 13, 18-21 & 28-31 WITH AN ACREAGE OF 0.138

NO DRIVEWAYS ARE PERMITTED WITHIN THE SITE TRIANGLES

NO PERMANENT OR ACCESSORY STRUCTURES CAN BE WITHIN ANY OF THE EASEMENTS. IF FENCES ARE WITHIN THE EASEMENTS, IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER TO REPAIR OR REPLACE IF THE FENCE IS REQUIRED TO BE REMOVED FOR MAINTENANCE OR REPAIR WITHIN THE EASEMENTS

WALLS, PRIVATE STORMWATER STRUCTURES, AND COMMON OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOA

THE DRIVEWAY ON LOT 16 MUST BE SINGLE WIDTH DUE TO THE PROXIMITY TO THE INTERSECTION OF HWY 21. IT WILL NOT BE PERMITTED TO BE ENLARGED. DRIVEWAY ON LOT 18 MUST BE 91' FROM THE TURN LANE (EXTENDED) APPROXIMATELY 50' FROM THE TANGENCY OF THE CURB RADIUS.



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SETBACK CHART

LOT	FRONT	SIDE	CORNER	REAR
1	25'	5'	20'	15'
2	25'	5'	N/A	15'
3	25'	5'	N/A	15'
4	25'	5'	N/A	15'
5	25'	5'	N/A	15'
6	25'	5'	N/A	15'
7	25'	5'	N/A	15'
8	25'	5'	N/A	15'
9	25'	5'	N/A	15'
10	25'	5'	N/A	15'
11	25'	5'	N/A	15'
12	25'	5'	N/A	15'
13	23'	5'	N/A	15'
14	25'	5'	N/A	15'
15	25'	5'	N/A	15'
16	25'	5'	N/A	15'
17	29'	5'	20'	15'
18	25'	5'	N/A	15'
19	25'	5'	N/A	15'
20	25'	5'	N/A	15'
21	25'	5'	N/A	15'
22	25'	5'	N/A	15'
23	20'	7.5'	20'	15'
24	20'	5'	N/A	15'
25	20'	5'	N/A	15'
26	25'	5'	N/A	15'
27	25'	5'	N/A	15'
28	25'	5'	N/A	15'
29	25'	5'	N/A	15'
30	25'	5'	N/A	15'
31	20'	5'	N/A	15'
32	20'	5'	N/A	15'
33	20'	5'	N/A	15'
34	20'	5'	N/A	15'
35	20'	5'	N/A	15'

LINE TABLE

LINE	LENGTH	BEARING
L1	3.38	N46°08'45"W
L2	15.08	N71°41'57"W
L3	7.49	N54°51'59"W
L4	19.34	N49°11'56"W
L5	31.37	N49°11'56"W
L6	20.36	S48°59'42"E
L7	6.83	S49°11'56"E
L8	24.06	S41°13'01"W
L9	25.94	N41°03'44"E
L10	22.43	N41°03'44"E
L11	13.20	N41°09'18"E
L12	3.02	N81°53'01"W
L13	109.92	N33°23'47"E
L14	120.58	S40°36'58"W
L15	120.87	S34°40'23"W
L16	22.74	N11°09'24"E
L17	11.76	S08°08'56"W
L18	22.51	N50°06'10"W
L19	40.56	S50°06'10"E
L20	48.99	N41°08'51"E
L21	95.00	N48°53'09"W
L22	51.01	S41°08'51"W
L23	78.48	N41°09'02"E
L24	233.11	N48°29'01"W
L25	10.45	S41°32'48"W
L26	22.51	N50°06'10"W
L27	24.25	S26°06'35"E
L28	8.86	N78°19'03"E
L29	28.13	S81°53'01"E
L30	24.66	S81°53'01"E
L31	8.86	S62°06'05"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	16.01	225.00	16.01	S13°26'47"W
C2	33.88	20.00	29.97	N32°20'58"W
C3	1.33	225.00	1.33	S81°42'53"E
C4	45.19	225.00	45.11	S75°51'48"E
C5	44.46	225.00	44.39	S64°18'32"E
C6	23.43	225.00	23.42	S55°44'13"E
C7	13.96	225.00	13.96	S50°58'35"E
C8	11.99	225.00	11.99	S47°40'20"E
C9	51.11	31.00	45.52	S86°37'17"W
C10	31.42	20.00	28.28	N53°06'56"E
C11	37.24	20.00	32.09	S29°32'47"E
C12	49.86	175.00	49.69	S32°57'09"W
C13	40.70	25.00	36.35	S02°39'31"E
C14	12.39	225.00	12.39	N47°42'25"W
C15	9.32	175.00	9.32	S47°40'20"E
C16	38.93	175.00	38.85	S55°34'21"E
C17	18.54	175.00	18.53	S64°58'51"E
C18	32.23	20.00	28.85	N65°49'04"E
C19	84.28	225.00	83.79	S30°22'56"W
C20	12.46	175.00	12.45	S13°08'45"W
C21	27.76	225.00	27.74	N11°39'02"E

NOTES:

1. THIS IS A CONSERVATION SUBDIVISION THAT THIS REQUIRES 35% OF OPEN SPACE, 20 MINIMUM FRONT SETBACKS, AND SIDE AND REAR SETBACKS CAN BE REDUCED BY 50% OF THE BASE R3 ZONING.

2. APPARENT SOURCE OF TITLE
TAX PARCELS: 4658429115 DB 2102 PG 1071 & 4658424362 DB 2638 PG 85
(IREDELL COUNTY REGISTER OF DEEDS)

3. BOUNDARY INFORMATION TAKEN FROM FILED LOCATIONS, RECORD DEEDS AND MAPS PROVIDED BY THE CLIENT.

4. UNLESS SIGNED AND SEALED, THIS MAP IS NOT INTENDED FOR SALES, CONVEYANCES OR RECORDING.

5. REFERENCES:
MB 55 PG 20
MB 67 PG 109
MB 41 PG 85
MB 4 PG 4
MB 43 PG 75

6. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL) 3710455000J DATED 3-16-2009.

7. ALL EASEMENTS TAKEN FROM ENGINEERING PLANS AND FIELD VERIFIED.

8. ALL LOTS HAVE A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDES OF THE LOT.

9. SETBACK CHART IS TO BE FOLLOWED NOT GRAPHICAL REPRESENTATION.

10. COVENANTS AND RESTRICTIONS ARE RECORDED IN THE IREDELL COUNTY REGISTER OF DEEDS AT DB PG

11. THE OPERATION AND MAINTENANCE OF THE PRIVATE STORMWATER STRUCTURES ARE THE RESPONSIBILITY OF THE HOA. THE OPERATION AND MAINTENANCE AGREEMENT IS RECORDED WITH THE IREDELL COUNTY REGISTER OF DEED, BOOK2627 PG 2111 & DB 2627 PG 2116.

12. THERE ARE 6 COMMON OPEN SPACE LOTS AND 35 SINGLE FAMILY LOTS IN THIS PHASE.

13. LOTS AFFECTED BY PERMANENT DRAINAGE EASEMENTS INCLUDE LOT #'S 13, 17 & 29.

14. LOT 17 WILL REQUIRE A SURVEY OR PLOT PLAN SHOWING THE EASEMENT IN THE REAR YARD PRIOR TO ANY BUILDING PERMITS IN THE REAR FOR ADDITIONS OR ACCESSORY STRUCTURES.

VERITAS
LAND, PC
3575 CENTRE CIRCLE DRIVE
FORT MILL, SC 29715
OFFICE: 704.526.0554
MPOSHEBOUKHNO-COMPANIES.COM
NC FIRM C-3126

PROJECT

2265 CHARLOTTE HWY (US 21)
MOORESVILLE, NC 28117

OWNER:

BBC SEQUOIA, LLC
21000 TORRENCE CHAPEL ROAD
CORNELIUS, NC 28031

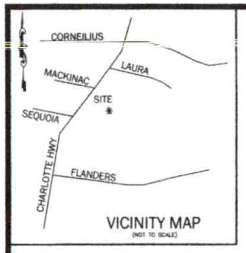
ORIG PROJ DATE 08/1/19
SCALE 1" = 60'
DRAWN BY JS
CHECKED BY JMF

RECORD PLAT FOR SEQUOIA FOREST PHASE I
A CONSERVATION SUBDIVISION
WITH 35 SINGLE FAMILY LOTS AND 6 C.O.S. LOTS
2265 CHARLOTTE HWY (US 21)
CODDLE CREEK TOWNSHIP
MOORESVILLE, NC 28117

PROJECT NO
4103-19

SHEET
1 of 2

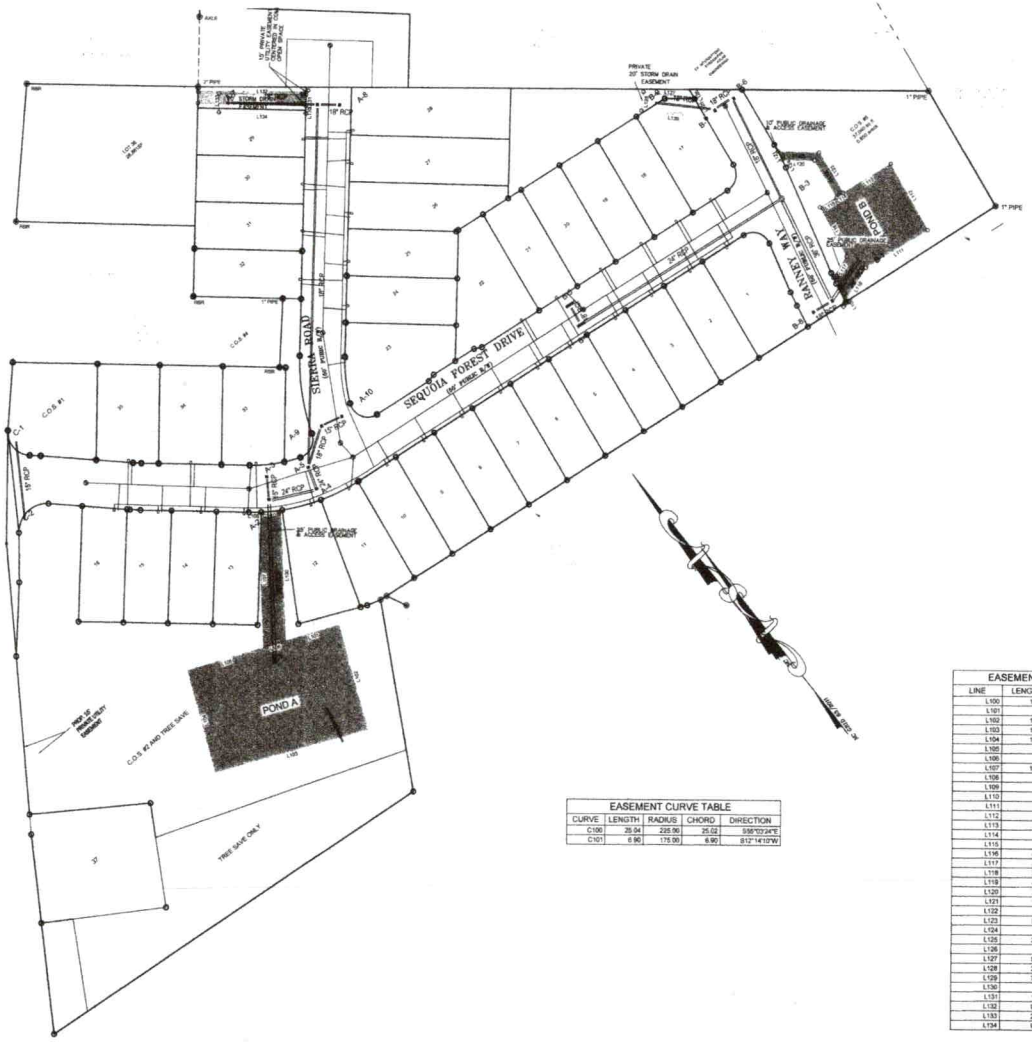
Book 78 Page 106



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND:
RBR.....REBAR
n/f.....NOW OR FORMERLY
DB.....DEED BOOK
PG.....PAGE
MB.....MAP BOOK
SC.....SET CORNER
R/W.....RIGHT-OF-WAY
FC.....FOUND CORNER
SMH.....STORM MANHOLE
SSMH.....SANITARY SEWER MANHOLE
PUBLIC DRAINAGE EASEMENT
PRIVATE UTILITY EASEMENT
PRIVATE DRAINAGE EASEMENT



NOTES:

1. THIS IS A CONSERVATION SUBDIVISION THAT THIS REQUIRES 35% OF OPEN SPACE, 20 MINIMUM FRONT SETBACKS, AND SIDE AND REAR SETBACKS CAN BE REDUCED BY 50% OF THE BASE R3 ZONING.

2. APPARENT SOURCE OF TITLE:
TAX PARCELS: 4658429115 DB 2102 PG 1071 & 4658424362 DB 2638 PG 85
(IREDELL COUNTY REGISTER OF DEEDS)

3. BOUNDARY INFORMATION TAKEN FROM FILED LOCATIONS, RECORD DEEDS AND MAPS PROVIDED BY THE CLIENT.

4. UNLESS SIGNED AND SEALED, THIS MAP IS NOT INTENDED FOR SALES, CONVEYANCES OR RECORDING.

5. REFERENCES:
MB 55 PG 20
MB 67 PG 109
MB 41 PG 85
MB 4 PG 4
MB 43 PG 75

6. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL) 3710465800J DATED 3-18-2008.

7. ALL EASEMENTS TAKEN FROM ENGINEERING PLANS AND FIELD VERIFIED.

8. ALL LOTS HAVE A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDES OF THE LOT.

9. SETBACK CHART IS TO BE FOLLOWED NOT GRAPHICAL REPRESENTATION.

10. COVENANTS AND RESTRICTIONS ARE RECORDED IN THE IREDELL COUNTY REGISTER OF DEEDS AT DB PG

11. THE OPERATION AND MAINTENANCE OF THE PRIVATE STORMWATER STRUCTURES ARE THE RESPONSIBILITY OF THE HOA. THE OPERATION AND MAINTENANCE AGREEMENT IS RECORDED WITH THE IREDELL COUNTY REGISTER OF DEED, BOOK2627 PG 2111 & DB 2627 PG 2116.

12\. THERE ARE 6 COMMON OPEN SPACE LOTS AND 35 SINGLE FAMILY LOTS IN THIS PHASE.

13. LOTS AFFECTED BY PERMANENT DRAINAGE EASEMENTS INCLUDE LOT #'S 13, 17 & 29.

14. LOT 17 WILL REQUIRE A SURVEY OR PLOT PLAN SHOWING THE EASEMENT IN THE REAR YARD PRIOR TO ANY BUILDING PERMITS IN THE REAR FOR ADDITIONS OR ACCESSORY STRUCTURES.

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C100	26.04	225.00	25.02	S56°03'34"E
C101	6.90	175.00	6.90	S12°14'10"W

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L100	139.14	N37°23'30"E
L101	61.66	S66°14'52"E
L102	116.33	S23°42'39"W
L103	175.50	N65°17'21"W
L104	113.39	N17°30'23"E
L105	87.95	S66°14'52"E
L106	25.73	S66°14'52"E
L107	144.14	S37°23'30"E
L108	10.46	N50°32'02"W
L109	1.31	N11°08'24"E
L110	42.74	N73°18'50"E
L111	79.58	S80°39'21"E
L112	81.64	N09°12'35"E
L113	61.52	N80°33'27"W
L114	9.01	N80°33'27"W
L115	21.70	N80°33'27"W
L116	60.40	S09°14'44"W
L117	27.45	S73°19'50"W
L118	21.43	N11°08'24"E
L119	46.25	S66°53'21"W
L120	33.63	S49°03'29"E
L121	10.33	S11°21'07"W
L122	45.71	N49°03'29"W
L123	31.40	N06°35'12"E
L124	9.23	S14°06'34"W
L125	24.64	N06°35'58"E
L126	0.84	N06°35'58"E
L127	56.06	N43°37'15"W
L128	20.00	S46°22'45"W
L129	72.33	S43°37'15"E
L130	3.29	S41°06'51"W
L131	18.71	N41°06'51"E
L132	96.64	S46°30'57"E
L133	20.00	N40°29'03"E
L134	96.42	N46°30'57"W

THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND WITHIN A MUNICIPALITY THAT REGULATES PARCELS OF LAND

I HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED IS +/- 1/ 10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN ABOVE REFERENCED DEEDS. THIS MAP WAS NOT PERFORMED TO NC GS 47-30, AND IS NOT INTENDED FOR RECORDING. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF NOVEMBER 14, 2020.

PROFESSIONAL LAND SURVEYOR # L-4398

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR L-4398 J. MARK FISHER

VERITAS
LAND, PC
3575 CENTRE CIRCLE DRIVE
FORT MILL, SC 29715
OFFICE: 704.926.0014
MFISHER@SUMMIT-COMPANIES.COM
NC FIRM C-3126

PROJECT:
2265 CHARLOTTE HWY (US 21)
MOORESVILLE, NC 28117

OWNER:
BBC SEQUOIA, LLC
21000 TORRENCE CHAPEL ROAD
CORNELIUS, NC 28031
&
SEQUOIA FOREST, LLC
1797 CODDLE CREEK ROAD
MOORESVILLE, NC

ORIG.PROJ.DATE: 08/1/19
SCALE: 1" = 60'
DRAWN BY: JG
CHECKED BY: JMF

RECORD PLAT FOR SEQUOIA FOREST PHASE I
A CONSERVATION SUBDIVISION
WITH 35 SINGLE FAMILY LOTS AND 6 C.O.S. LOTS
2265 CHARLOTTE HWY (US 21)
CODDLE CREEK TOWNSHIP
MOORESVILLE, NC 28117

PROJECT NO.:
4103-19

SHEET
2 of 2