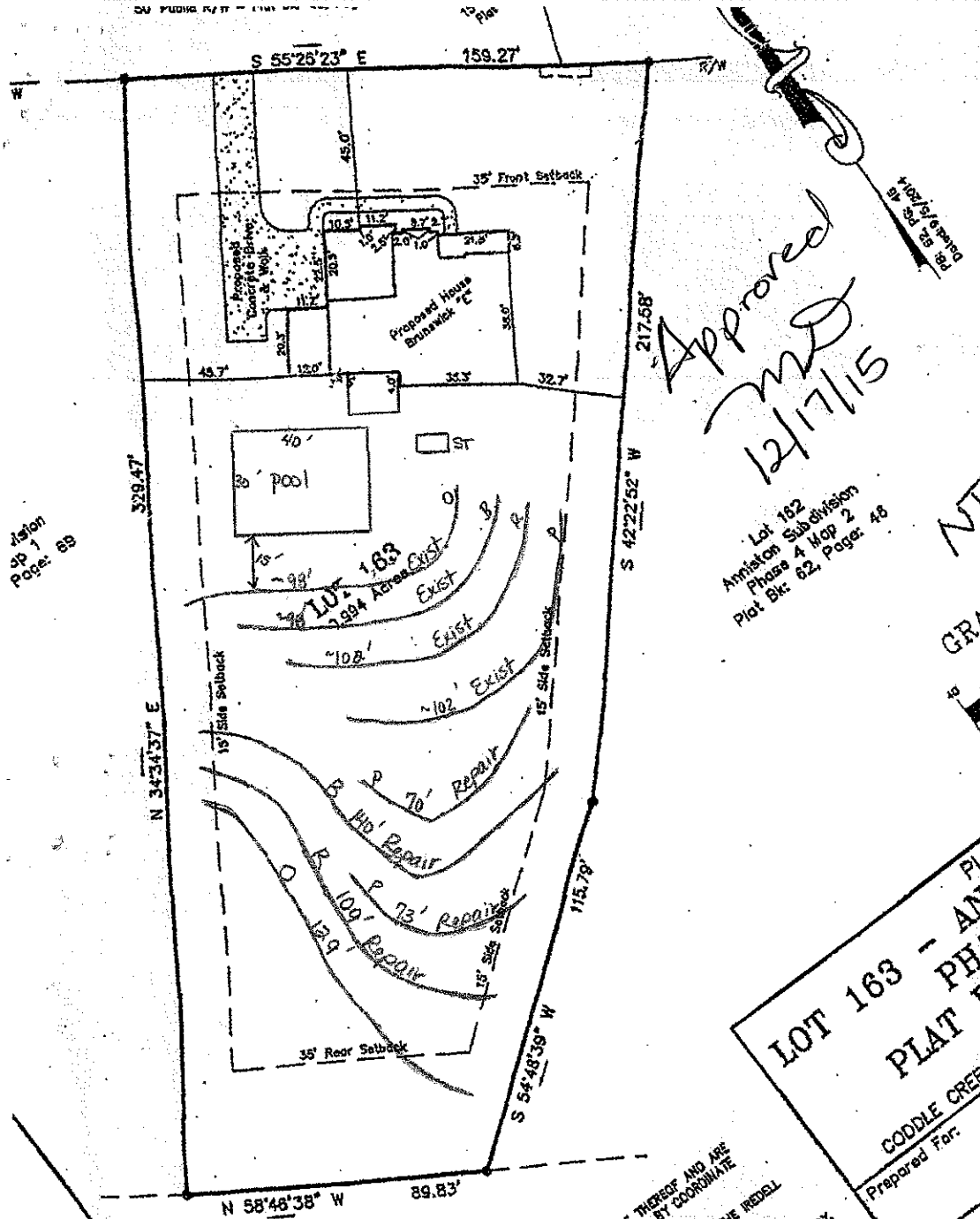


1" = 50'

Approved MD 12/17/15

Lot 162
Anniston Subdivision
Phase 4 Map 2
Plat Bk: 62, Page: 46

NTS

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

PLOT PLAN
LOT 163 - ANNISTON SUBDIVISION
PLAT BOOK: 62, PAGE: 46

112 OVERLOOK RIDGE LANE
CODDLE CREEK TOWNSHIP, IREDELL COUNTY, NORTH CAROLINA

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

GEOMATIC CONCEPTS, PLLC
633 MIDWAY ROAD, STATESVILLE, NC 28625-885
NC LICENSE #: P-1081
PHONE: 704-381-0412 EMAIL: JIMMY.FAIRES@GEOMATICC

Drawn By: JNF	Checked By: JNF
Tax PIN: Not Yet Available	
Date: September 25, 2014	Scale 1" = 40'
File: 140SD-Lot-163-Anniston-Plot-Plan-Revl.dwg	

W. Kendall Foster
Deed Bk: 1775, Page: 175

SURVEYOR NOTES

1) ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED. AREA BY COORDINATE METHOD.

2) THIS PLOT PLAN IS BASED ON PLAT BOOK 62 PAGE 46 AS RECORDED AT THE IREDELL COUNTY REGISTER OF DEEDS.

3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. THE PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.

4) THIS LOT LIES WITHIN A SUBDIVISION THAT WAS PREVIOUSLY TIED TO THE NORTH CAROLINA GRID SYSTEM.

5) BASIS OF BEARINGS: PLAT BOOK 62 PAGE 46 - DATED: SEPTEMBER 5, 2014

6) NO LOT CORNERS SURVEYED OR VERIFIED FOR THIS PLOT PLAN. ALL CORNERS "FOUND" or "SET" ARE FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.

7) THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. GEOMATIC CONCEPTS, PLLC CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.

8) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Lot 163 Anniston Subdivision Fast Track - The Oaks Group, PA

Number of Bedrooms	**4**
Basement or Crawl	**Crawl Space**
Design Flow (gpd)	**400**
Primary System LTAR (gpd/ft2)	**0.3**
Primary System Type	**25% Reduction**
No. Lines	4 (See Table)
Total Linear Feet	400
Trench Width	3' min.
Trench Spacing	9' min.
Distribution Device	Drop Boxes or Other
Tank Size	1000 gallon tank
Max Trench Bottom Depth (Low Side)	24 inches
Maintenance Agreement Required	No
Repair System	**25% Reduction**
Total Linear Feet	521
Repair Loading Rate	0.3

Table: Summary of Primary and Repair Nitrification Line Specifications

Line No.	Use	Line Color	System Type	Line Length (Ft.)
1	System	Orange	25% Reduction	98 Existing
2	System	Blue	25% Reduction	98 Existing
3	System	Red	25% Reduction	102 Existing
4	System	Pink	25% Reduction	102 Existing
5	Repair	Pink	25% Reduction	70
6	Repair	Blue	25% Reduction	140
7	Repair	Pink	25% Reduction	73
8	Repair	Red	25% Reduction	109
9	Repair	Orange	25% Reduction	129
				Total System: 400'.
				Total Repair: 521'

Note: Keep necessary setbacks to foundation drains if used
Tank locations and distribution devices can be altered at ICHD's discretion
Plan removes two upper repair lines to install a pool. All other lines original to existing permit.