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

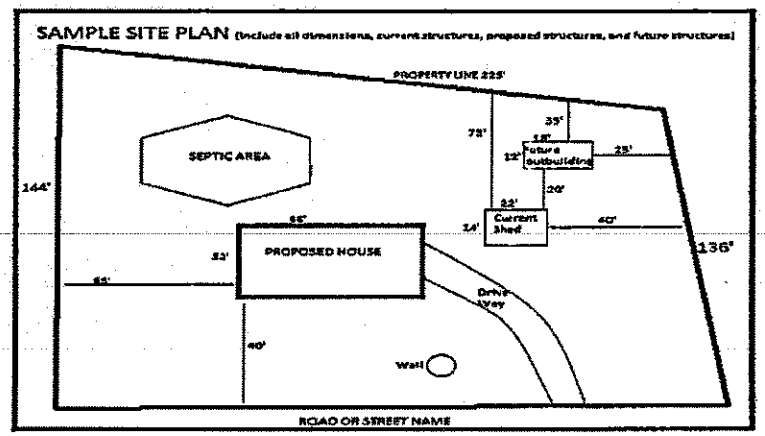
_____ Front and side setbacks from property line... **_____ Preferred driveway location and configuration, preferred well location...**

_____ 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

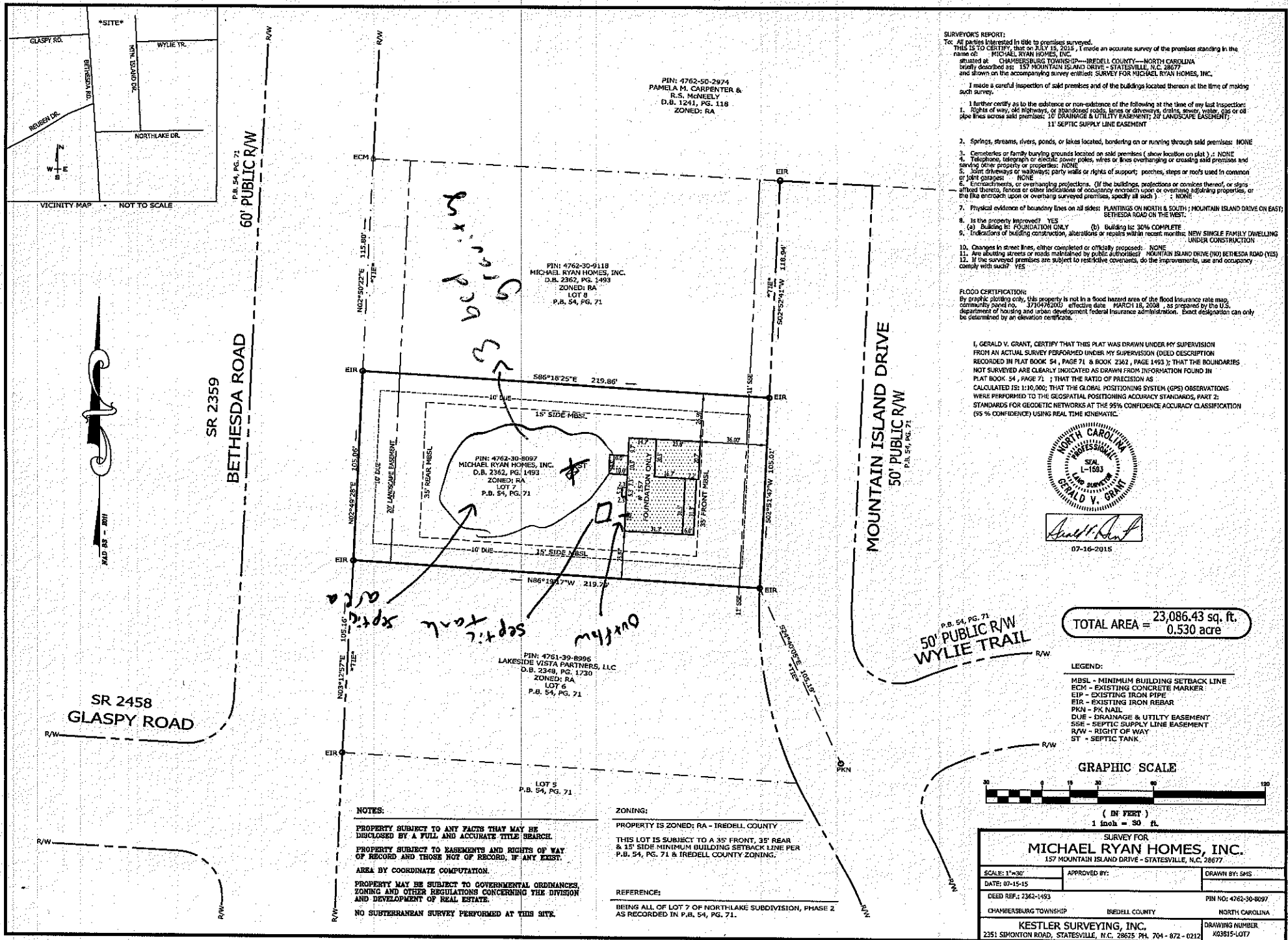
See Attached

Signature: _____

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

12/11/15

DATE



SURVEYOR'S REPORT:

To: All parties interested in title to premises surveyed.

THIS IS TO CERTIFY, that on JULY 15, 2015 , I made an accurate survey of the premises standing in the name of: MICHAEL RYAN HOMES, INC.

situated at: CHAMBERSBURG TOWNSHIP---IREDELL COUNTY---NORTH CAROLINA

briefly described as: 157 MOUNTAIN ISLAND DRIVE - STATESVILLE, N.C. 28677

and shown on the accompanying survey entitled: SURVEY FOR MICHAEL RYAN HOMES, INC.

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey.

I further certify as to the existence or non-existence of the following at the time of my last inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises: 10' DRAINAGE & UTILITY EASEMENT; 20' LANDSCAPE EASEMENT; 11' SEPTIC SUPPLY LINE EASEMENT
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: NONE
3. Cemeteries or family burying grounds located on said premises (show location on plat) .: NONE
4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing said premises and serving other property or properties: NONE
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: NONE
6. Encroachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such) : NONE
7. Physical evidence of boundary lines on all sides: PLANTINGS ON NORTH & SOUTH ; MOUNTAIN ISLAND DRIVE ON EAST; BETHESDA ROAD ON THE WEST.
8. Is the property improved? YES
   (a) Building is: FOUNDATION ONLY (b) Building is: 30% COMPLETE
9. Indications of building construction, alterations or repairs within recent months: NEW SINGLE FAMILY DWELLING UNDER CONSTRUCTION
10. Changes in street lines, either completed or officially proposed: NONE
11. Are abutting streets or roads maintained by public authorities? MOUNTAIN ISLAND DRIVE (NO) BETHESDA ROAD (YES)
12. If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? YES

FLOOD CERTIFICATION:

By graphic plotting only, this property is not in a flood hazard area of the flood insurance rate map, community panel no. 3710478200J effective date MARCH 18, 2008 , as prepared by the U.S. department of housing and urban development federal insurance administration. Exact designation can only be determined by an elevation certificate.

I, GERALD V. GRANT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN PLAT BOOK 54 , PAGE 71 & BOOK 2362 , PAGE 1493); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 54 , PAGE 71 ; THAT THE RATIO OF PRECISION AS CALCULATED IS: 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE 95% CONFIDENCE ACCURACY CLASSIFICATION (95 % CONFIDENCE) USING REAL TIME KINEMATIC.

NORTH CAROLINA PROFESSIONAL SEAL L-1593 LAND SURVEYOR GERALD V. GRANT

07-16-2015

TOTAL AREA = 23,086.43 sq. ft. / 0.530 acre

LEGEND:

MBSL - MINIMUM BUILDING SETBACK LINE
ECM - EXISTING CONCRETE MARKER
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
PKN - PK NAIL
DUE - DRAINAGE & UTILITY EASEMENT
SSE - SEPTIC SUPPLY LINE EASEMENT
R/W - RIGHT OF WAY
ST - SEPTIC TANK

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

NOTES:

PROPERTY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE NOT OF RECORD, IF ANY EXIST.

AREA BY COORDINATE COMPUTATION.

PROPERTY MAY BE SUBJECT TO GOVERNMENTAL ORDINANCES, ZONING AND OTHER REGULATIONS CONCERNING THE DIVISION AND DEVELOPMENT OF REAL ESTATE.

NO SUBTERRANEAN SURVEY PERFORMED AT THIS SITE.

ZONING:

PROPERTY IS ZONED: RA - IREDELL COUNTY

THIS LOT IS SUBJECT TO A 35' FRONT, 35' REAR & 15' SIDE MINIMUM BUILDING SETBACK LINE PER P.B. 54, PG. 71 & IREDELL COUNTY ZONING.

REFERENCE:

BEING ALL OF LOT 7 OF NORTHLAKE SUBDIVISION, PHASE 2 AS RECORDED IN P.B. 54, PG. 71.

SURVEY FOR
MICHAEL RYAN HOMES, INC.
157 MOUNTAIN ISLAND DRIVE - STATESVILLE, N.C. 28677

SCALE: 1"=30'	APPROVED BY:	DRAWN BY: SMS
DATE: 07-15-15		
DEED REF.: 2362-1493		PIN NO: 4762-30-8097
CHAMBERSBURG TOWNSHIP	IREDELL COUNTY	NORTH CAROLINA

KESTLER SURVEYING, INC.
2351 SIMONTON ROAD, STATESVILLE, N.C. 28625 PH. 704 - 872 - 0212

DRAWING NUMBER: K03815-LOT7