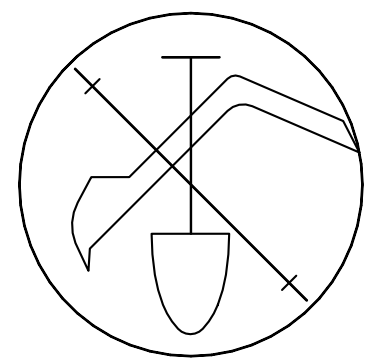


NOTES:

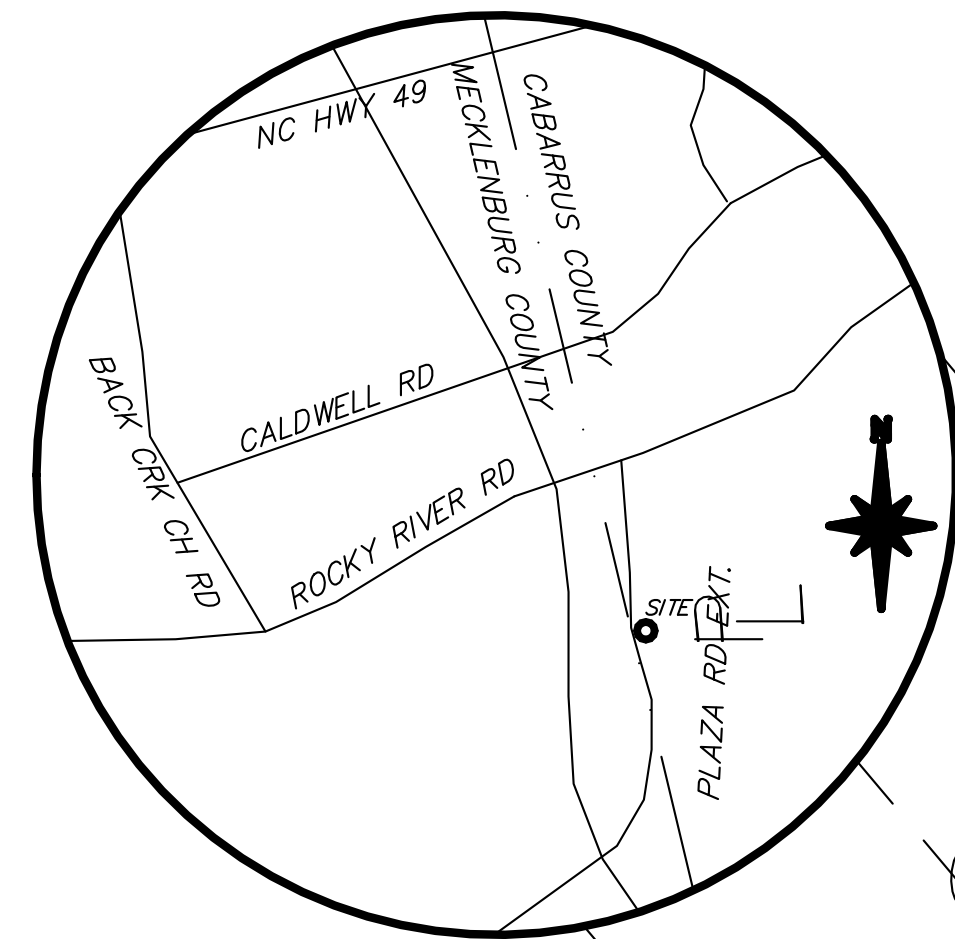
- PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED R/W OR EASEMENTS NOT OBSERVED.
- PROPERTY ZONED: "LDR" SETBACKS ARE AS FOLLOWS: FRONT:75' / SIDE: 20' / REAR: 30'
PROPOSED RE-ZONED: "RL" SETBACKS ARE AS FOLLOWS: FRONT:35' / SIDE: 15' / REAR: 30'
- IRON PINS ARE AT ALL CORNERS UNLESS OTHERWISE NOTED
- BOUNDARY PREDICATED BY MONUMENTS FOUND AND RECORD INFORMATION AS SHOWN.
- AREAS DETERMINED BY THE COGO CALCULATION METHOD.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE OTHER EASEMENTS OR ENCUMBRANCES MAY EXIST THAT WERE NOT OBSERVED BY THIS SURVEYOR.
- THE BEARING AND DISTANCES SHOWN HEREON ARE GROUND, NAD 83 (2011 ADJUSTMENT) BASED UPON THE NORTH CAROLINA GEODETIC STATE PLANE COORDINATE SYSTEM. THIS INFORMATION WAS TAKEN FROM A GPS OBSERVATION ON APRIL 25, 2019 USING A SP 80 IN CONJUNCTION WITH THE N.C.G.S., V.R.S. AND BASED ON THE C.O.R.S.



BEFORE YOU DIG!
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

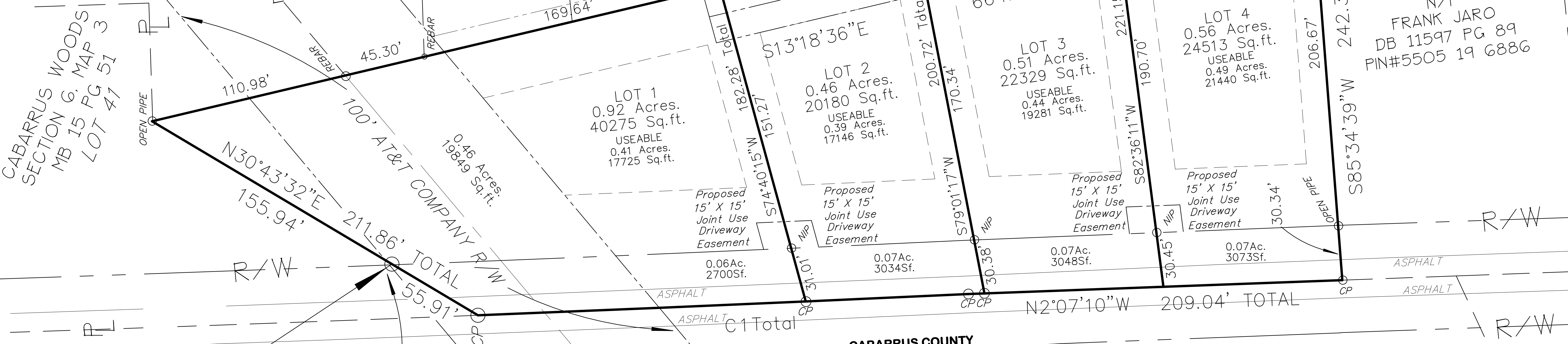
PROTECTION OF EXISTING UTILITIES

CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY FOR THE EXACT FIELD LOCATIONS OF ALL WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION AND ANY OTHER UNDERGROUND AND OVERHEAD UTILITY BEFORE STARTING CONSTRUCTION. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATION ON THE CONTRACT DRAWINGS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINATE LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF WORK.
CAROLINA ONE CALL.....(800) 632-4949



LEGEND

- EXISTING SIGN
- EXISTING IRON PIN
- EXISTING LIGHT POLE
- RIGHT-OF-WAY
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING UTILITY POLE
- EXISTING RIP RAP
- EXISTING PAVING TO BE REMOVED
- SAWCUT LINE
- EXISTING CURB AND GUTTER
- EXISTING FENCE
- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD POWER LINE
- EX UNDERGROUND TELEPHONE LINE
- EX SANITARY SEWER FORCE MAIN
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING DRAINAGE STRUCTURE
- EXISTING DOWNSPOUT
- EXISTING CLEANOUT
- EXISTING TELEPHONE PED.



NCCGS "SHINN"
N: 562,625.58 FT
E: 1,500,112.67 FT
NAD 83 (2011)
CSF: 0.99984136

REBAR ON THE EASTERN
EDGE OF 60' PUBLIC R/W
NCGRID COORDINATE
N: 560,447.19 FT
E: 1,501,552.08 FT
NAD 83 (2011)

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	0°23'47"	274.35'	39654.35'	S2°28'43"E	274.35'

TOTAL AREA: 2.46AC
Area in road R/W: 0.45AC
Total number of lots: 4
Smallest lot area: 20,180 sqft
Area to be cleared: 35,000 sqft+
No new roads
New driveway permits: 2

PLAZA ROAD EXTENSION - SR#1176
60' PUBLIC R/W

SITE PLAN FOR
"KELLY WOODS"

4 LOTS OUT OF 2.46AC
ON PLAZA ROAD EXTENSION - SR# 1176
Owned & Developed by: Harrisburg Real estate Investments, LLC
5640 Rocky River Rd, Chlt NC 28215

DATE: NOVEMBER 2020
SCALE: 1" = 30'
TOWNSHIP: ND 1
Prop: Town of Harrisburg
COUNTY: CABARRUS
STATE: NORTH CAROLINA

SURVEY PERFORMED BY
HARRISBURG
SURVEYING
DEUT. V: 27-17/PROV. V: 22-28
115 Plaza Dr Harrisburg, N.C.
(704)-455-9553 PHONE
<http://www.harrisburgsurveying.com>

DRAWN BY: SDG
CDMP BY: JTW
REVISION:
MSCAB31: 190216-SITEPLAN