

SITE DATA

- TOTAL ACREAGE: 51.22 AC.+-
- OPEN SPACE REQUIRED: 2500 SF/DU X 44 DU = 110,000SF (2.52 AC.+-)
OPEN SPACE PROVIDED = 2.54 AC.+-
- SURVEYED: 10-2019 (DEDMON SURVEYS)
- OWNER: ERIC D TUCKER BUILDERS, LLC
4352 ROYAL OAKS DR.
LINCOLN, NC 28092
- SINGLE FAMILY DATA:
CURRENT ZONING: R-40
TOTAL # OF LOTS: 44
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- SETBACKS: FRONT: 30'
REAR: 30'
SIDES: 15'
SIDE STREET: 30'
PERMETER: 50'
- PARCEL ID #3576-0109-3861
- TOTAL L.F. OF STREET: 3817 LF+-
- IMPERVIOUS AREA:
SITE: 51.22 AC.+-
ROADWAY LESS R/W: 1.86 AC.+-
IMPERVIOUS PER LOT: 10,300 SF OR 0.236 AC.+-
TOTAL BUA: 1.86 AC + 44 LOTS X 0.236 AC = 12.24 AC.+-
PERCENT BUA = 12.24 AC/ 51.22 AC X 100% = 23.9%
- NOT LOCATED IN A FLOOD HAZARD ZONE.
FEMA PANEL # 371036600K 9-5-2007
- LOTS WILL HAVE SEPTIC TANKS
- LOTS ALONG JOE CROUSE RD MUST HAVE INTERNAL ACCESS
- THIS PROPERTY IS IN THE BALLS CREEK SMALL AREA PLAN
- STREET TREES REQUIRED EVERY 50' ON CENTER AND WILL BE PLACED OUTSIDE ROW

51.89 AC.+-

LEGEND

R/W RIGHT-OF-WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
PDE PERMANENT DRAINAGE EASEMENT
X UTILITY POLE
X LIGHT POLE
-P- UNDERGROUND POWER
-S- SANITARY SEWER LINE
-O- OVERHEAD UTILITY LINE
-G- GUY WIRE
-T- UNDERGROUND TELECOMMUNICATIONS LINE
-G- GAS LINE
-W- WATER LINE
-F- FIBER OPTIC CABLE LINE
-H- FIRE HYDRANT

Course	Bearing	Distance
L1	N 55°36'38" E	42.26'
L2	N 59°26'34" E	44.68'
L3	N 64°41'58" E	87.60'
L4	N 71°14'37" E	65.94'
L5	N 74°48'01" E	80.77'
L6	N 75°45'14" E	106.20'
L7	N 74°13'25" E	74.45'
L8	N 70°41'53" E	38.86'
L9	S 58°55'53" E	54.19'
L10	N 53°32'22" E	51.48'

CODY BEAL
3440-1859

RICKY D. KORN
1357-102

CHAD L. MAUNEY
2074-1618 PB 44-144

DAVID L. MAUNEY
2074-1622 PB 44-144

QUEDA LANEY HEIRS
2121-1480 PB 44-144

RALPH HONEYCUTT
1100-951

JOE CROUSE ROAD
SR #1859 60' R/W

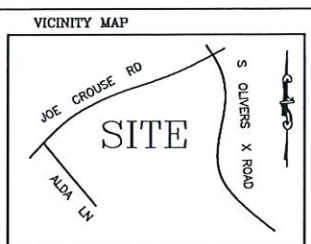
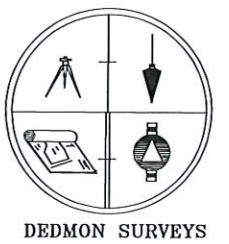
D. T. WALLIS
2951-1393

JOSHUA BURRIS
3363-1311

RANDY ARMES
3532-1869

PORTION OF
PIN 3676-0108-9326

S OLIVERS X ROAD
SR #1858 60' R/W



DEDMON SURVEYS
CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
3704 NC HIGHWAY #16 NORTH
P.O. BOX 494 - DENVER, NC 28037
PHONE: 704/483/4908
FAX: 704/483/2170
WWW.DEDMONSURVEYS.COM

DATE 5-23-2020
SCALE: 1" = 150'

DB: 3532
DB: 21
PG: 1881
PG: 59

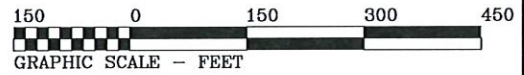
CALDWELL TOWNSHIP
CATAWBA COUNTY, NC

SURV. BY: KJ
DRAWN: CP
JOB# TUCK10240Kprelim

**PRELIMINARY SUBDIVISION
MAP FOR
MOUNTAIN VIEW ACRES**

OWNER: ERIC D TUCKER BUILDERS, LLC
4352 ROYAL OAKS DR.
LINCOLN, NC 28092

DIVISION OF PROPERTY @ 4025 JOE CROUSE RD
MAIDEN, NC
PIN 3676-0109-3861



Revised 6-9-2020

MAJP-05-2020-34705