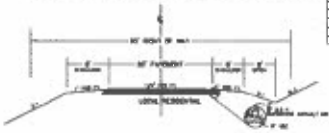
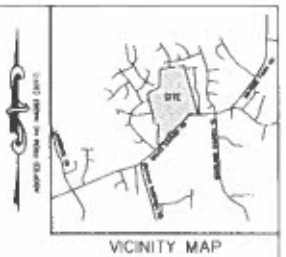
SITE DATA

TOTAL AREA = (10 BL SUBDIVIDED)	155.798 AC
LESS R/W =	11.664 AC.
LESS OPEN SPACE – (ACTIVE RECREATION) =	44.980 AC. 15.982 AC.
NET AREA =	99.154 AC.
TOTAL LOTS =	108
AVERAGE LOT SIZE =	0.918 AC.
TOTAL ROAD LENGTH	10,355'
PROPOSED USE –	RESIDENTIAL SINGLE FAMILY SUBDIVISION

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C2	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C3	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C4	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C5	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C6	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C7	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C8	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C9	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C10	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C11	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C12	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C13	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C14	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C15	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C16	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"
C17	14.42'	50.00'	14.41'	S 83°23'31" E	16°31'04"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°00'00" W	20.00'
L2	S 00°00'00" W	20.00'
L3	S 00°00'00" W	20.00'
L4	S 00°00'00" W	20.00'
L5	S 00°00'00" W	20.00'
L6	S 00°00'00" W	20.00'
L7	S 00°00'00" W	20.00'
L8	S 00°00'00" W	20.00'
L9	S 00°00'00" W	20.00'
L10	S 00°00'00" W	20.00'
L11	S 00°00'00" W	20.00'
L12	S 00°00'00" W	20.00'
L13	S 00°00'00" W	20.00'
L14	S 00°00'00" W	20.00'
L15	S 00°00'00" W	20.00'
L16	S 00°00'00" W	20.00'
L17	S 00°00'00" W	20.00'





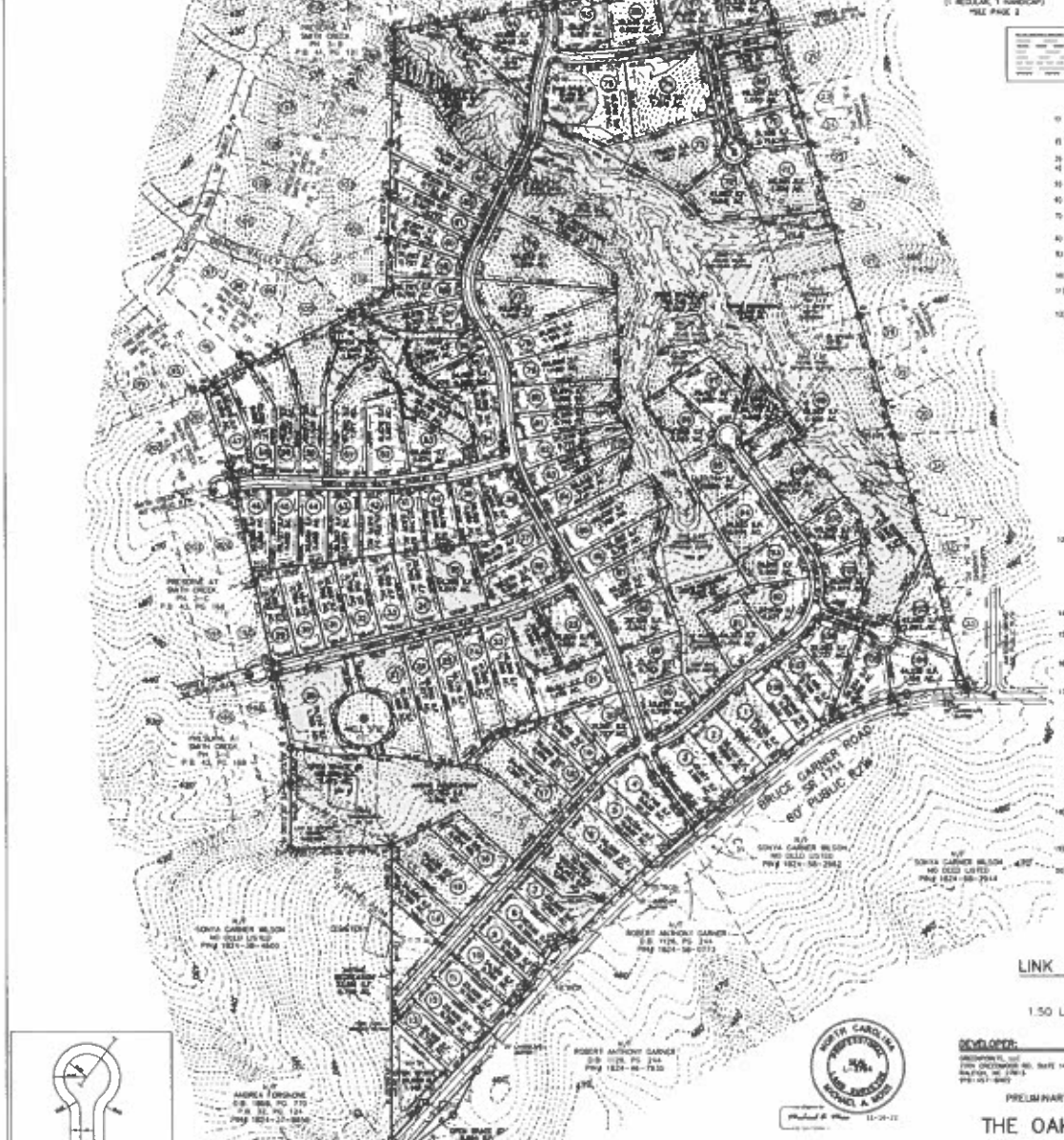
VICINITY MAP

LEGEND

LINE TYPE LEGEND

NOTES

MINIMUM BUILDING SETBACKS



LINK TO NODE RATIO

15 LINKS
10 NODES
1.50 LINK TO NODE RATIO

DEVELOPER:

OWNER:

PRELIMINARY SUBDIVISION PLAN FOR

THE OAKS SUBDIVISION

"CLUSTER SUBDIVISION"

REF: D.B. 199, PAGE 270
REF: D.B. 241, PAGE 334
REF: D.B. 241, PAGE 318
REF: D.B. 252, PAGE 540

BRASSFIELD TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA

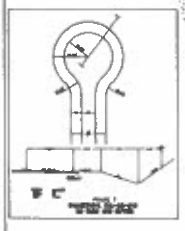
200 100 0 200 400
SCALE 1"=200'

MAY 4, 2022

ZONED AR-40

PIN# 1824-49-6235
PIN# 1824-59-6399
PIN# 1824-59-8425
PIN# 1825-51-1182

SHEET 1 OF 2



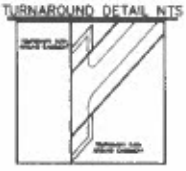
AREA CONTAINS 20 INCHES OR MORE OF PROFESSIONALLY USEABLE MATERIAL AND HAVE POTENTIAL FOR CONVENTIONAL OR MODIFIED CONVENTIONAL SEPTIC SYSTEMS. THERE WILL BE INCLUSIONS OF SOIL IN THESE AREA THAT MAY ONLY BE SUITABLE FOR LLP.

AREAS CONTAIN SOILS WITH 24 TO 36 INCHES OR MORE OF PROFESSIONALLY USEABLE MATERIAL AND HAVE POTENTIAL LPP OR ULTRA-SHALLOW CONVENTIONAL SEPTIC SYSTEMS. THESE AREAS MAY CONTAIN SMALL INCLUSIONS OF SOILS WITH 20-23 INCHES TO RESTRICTIVE HORIZONS THAT ARE ONLY SUITABLE FOR AT-GRADE LOT PROFILE CHAMBER SYSTEMS.

UNSUITABLE AREAS FOR CONVENTIONAL, LPP OR LOW PROFILE SUBSURFACE SEPTIC SYSTEMS.

MAIL KIOSK DETAIL NTS

TURNAROUND DETAIL NTS



REVISIONS		
NO.	DATE	DESCRIPTION
LGN	11-16-22	CUL-DE-SAC FRONTAGES

CMP

CAWTHORNE, MOSS & PANCIERA, P.C.
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148