

SURVEY FOR
OAK & STONE CUSTOM HOMES

EIP – EXISTING IRON PIPE
EIB – EXISTING IRON BAR
BEIP – BENT IRON PIPE
BEIB – BENT IRON BAR
CM – CONCRETE MONUMENT
EPK – EXISTING PK NAIL
SPK – SET PK NAIL
NIP – NEW IRON PIPE SET
R/W – RIGHT OF WAY
CATV – CABLE TV BOX
EB – ELECTRIC BOX
TEL – TELEPHONE PEDESTAL
PP – POWER POLE
OHL – OVERHEAD LINE
LP – LIGHT POLE
WM – WATER METER
WV – WATER VALVE
CO – SEWER CLEAN-OUT

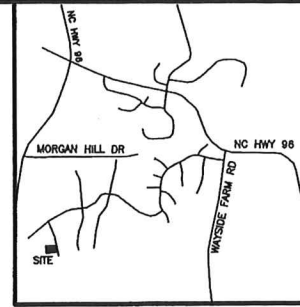
LOT 155, THE OAKS AT IRONWOOD
3403 RIVER MANOR COURT
PIN# 1825.00-44-8659
REF: D.B. 1914, PAGE 308
REF: P.B. 51, PAGE 64

BRASSFIELD TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA

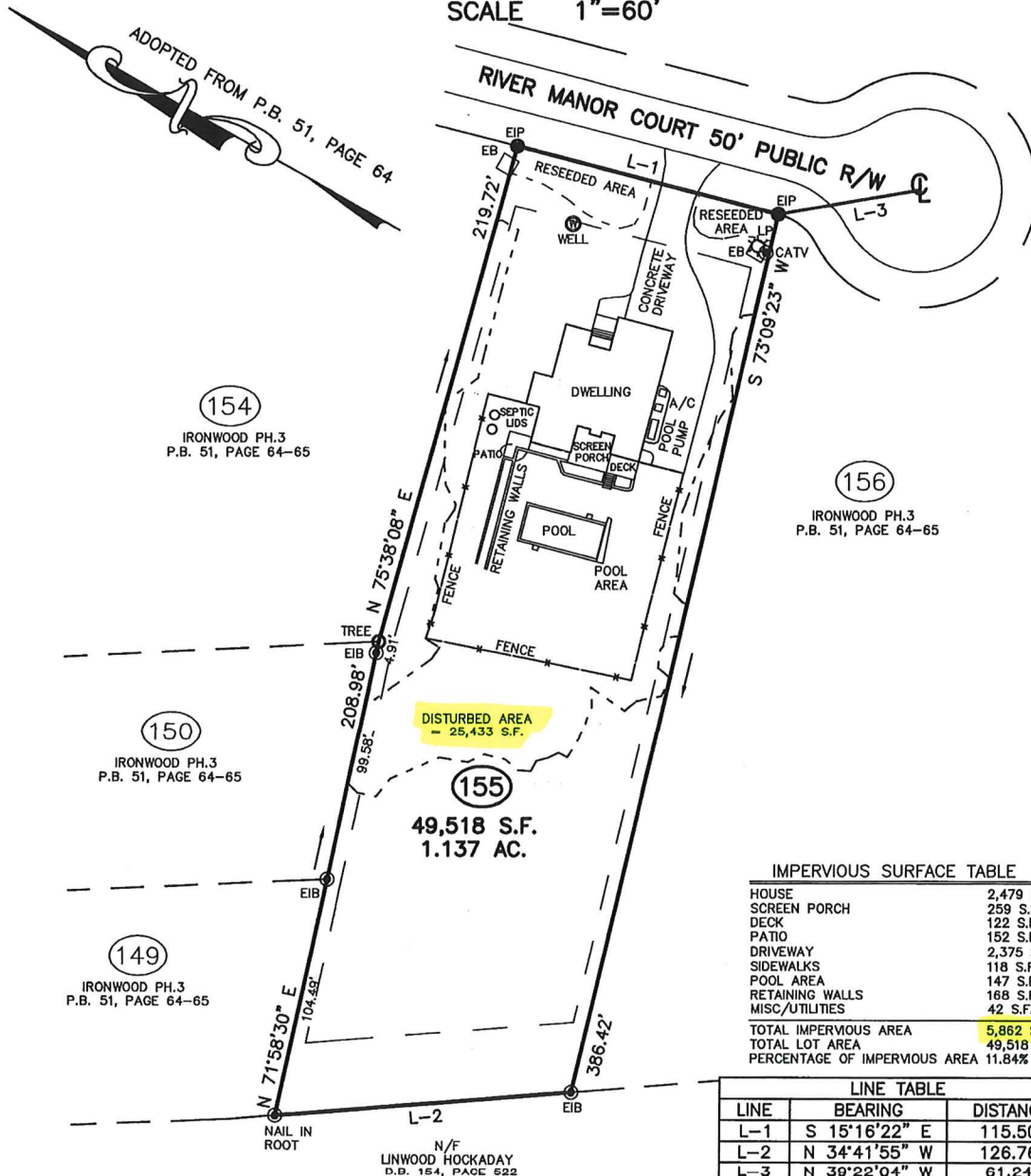
OCTOBER 12, 2023



SCALE 1"=60'



VICINITY MAP



IMPERVIOUS SURFACE TABLE

HOUSE	2,479 S.F.
SCREEN PORCH	259 S.F.
DECK	122 S.F.
PATIO	152 S.F.
DRIVEWAY	2,375 S.F.
SIDEWALKS	118 S.F.
POOL AREA	147 S.F.
RETAINING WALLS	168 S.F.
MISC./UTILITIES	42 S.F.
TOTAL IMPERVIOUS AREA	5,862 S.F.
TOTAL LOT AREA	49,518 S.F.
PERCENTAGE OF IMPERVIOUS AREA	11.84%

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 15°16'22" E	115.50'
L-2	N 34°41'55" W	126.76'
L-3	N 39°22'04" W	61.24'



CMP

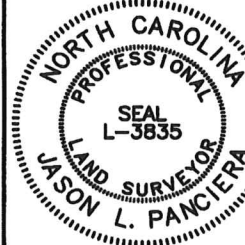
CAWTHORNE, MOSS
& PANCIERA, P.C.
Professional Land Surveyors
C-1525

333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

N/F
LINWOOD HOCKADAY
D.B. 154, PAGE 522

DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING (SECTION 1600) FOR CLASS "A" SURVEYS AND THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-3830



storm water plan allows: 27,650 disturbance (cleaning)
6,400 BUA

storm water Approved! Linda R. Spelt, Planner, 10/23/2023

Barry Baker

From: Ben Healy <bhealy@stimmelpa.com>
Sent: Friday, March 26, 2021 1:27 PM
To: Barry Baker; Preston Royster
Cc: Kelway Howard; Jennifer Tavantzis (jtavantzis@raftelis.com); brucegulley@gmail.com
Subject: Ironwood Subdivision - phase 3 - Stormwater Approval
Attachments: Ironwood Subdivision - phase 3 - Stormwater Approval.pdf; Ironwood Subdivision - Site Plan.pdf

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Barry,

We have reviewed the application and calculations for the Ironwood Subdivision – Phase 3 located at River Club Way and have issued the attached stormwater approval. The subdivision is a LID project with no required stormwater controls. I've included below the land disturbance and proposed impervious maximums for the project. This approval letter is not final construction approval or a stormwater permit.

Each lot is limited to 6,400 sf of BUA and 27,650 sf of clearing. The attached site plan shows the clearing limits for each lot.

Thanks,
Ben



LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

Ben Healy Civil Designer

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