

LEGEND:
 CP - CALCULATED POINT
 COS - COMMON OPEN SPACE
 D.B. - DEED BOOK
 ECM - EXISTING CONCRETE MONUMENT
 EIP - EXISTING IRON PIPE
 EIR - EXISTING IRON ROD
 EMM - EXISTING METAL MONUMENT
 EV - EXISTING VALVE
 (M) - MEASURED
 M.B. - MAP BOOK
 NCM - NEW CONCRETE MONUMENT
 N.G.S. - NATIONAL GEODETIC SURVEY
 N/R - NEW IRON ROD
 N/S - NEW NAIL
 NTS - NOT TO SCALE
 (P) - PLATTED
 P/N - PARCEL IDENTIFICATION NUMBER
 PG - PAGE
 (R) - RECORDED
 R/W - RIGHT-OF-WAY
 SSU - SANITARY SEWER EASEMENT
 ST - SHORT TRIANGLE EASEMENT
 (T) - TOTAL
 PROPERTY LINE
 PROPERTY LINE (NOT SURVEYED)
 RIGHT-OF-WAY
 RIGHT-OF-WAY (NOT SURVEYED)
 EASEMENT
 SETBACK

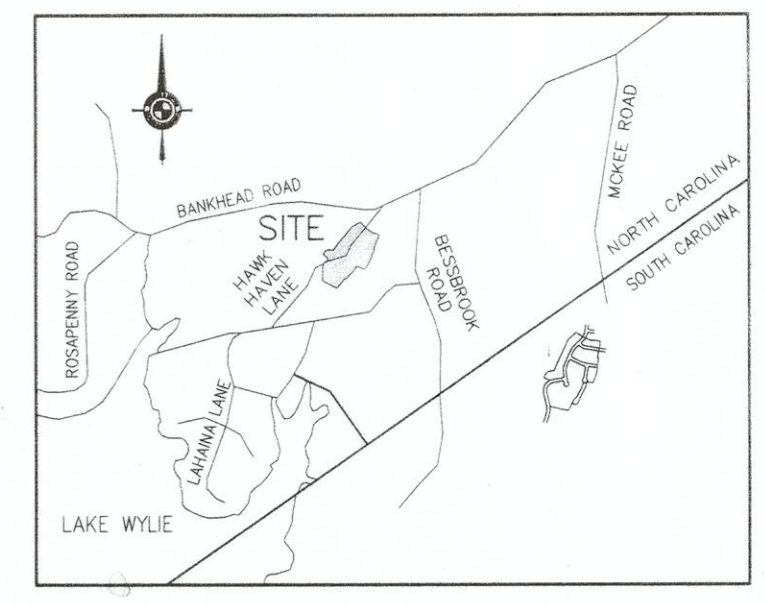
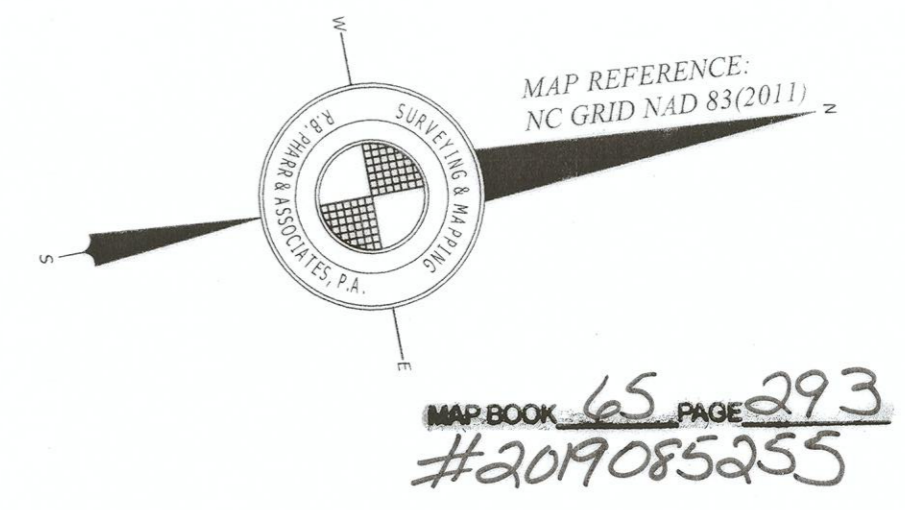
NOTES:
 1. ALL CORNERS MONUMENTED AS SHOWN. REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 3. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
 4. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 5. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.
 6. THIS AREA DETERMINED BY COORDINATE COMPUTATION METHOD.
 7. THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE. BUILDING AREA NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDS STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 8. THE PURPOSE OF THE POST-CONSTRUCTION CONTROLS EASEMENT (PCCS) IS TO PROVIDE STORM WATER CONVEYANCE AND CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDS STORM WATER FLOW, SYSTEM PERFORMANCE OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNRESTRICTED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE. POST-CONSTRUCTION STORM WATER ORDINANCE. THE PURPOSE OF THE POST-CONSTRUCTION STREAM BUFFER LINE IS TO RESTRICT ALL BUILT-UPON AREA AND DEFINE USES AS DESCRIBED IN THE CITY OF CHARLOTTE. POST-CONSTRUCTION STORMWATER ORDINANCE.
 9. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR RACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
 10. AT THE TIME OF RECORDING THIS PLAT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF CHARLOTTE.
 11. NO DEMOLITION, LANDFILL OR DEVELOPMENTAL STUMP HOLES WERE DESIGNED OR OBSERVED ON THE SUBJECT TRACT.
 12. THERE IS A 10 FOOT NO BUILD ZONE AROUND TREE SAVE AREAS.
 13. PUBLIC STORM DRAINAGE EASEMENTS ARE CENTERED ON THE DITCH LINES SHOULD ANY DITCH BE RELOCATED, THE PUBLIC STORM DRAINAGE EASEMENT WILL FOLLOW THE CENTER LINE OF THE RELOCATED DITCH LINE AND OR STRUCTURES.

OWNER:
 MATTAMY CAROLINA CORPORATION
 d/b/a MATTAMY HOMES
 2127 AYRSLEY TOWN BLVD., SUITE 201
 CHARLOTTE, N.C. 28273

RIDGEWATER, PHASE 4, MAP A

BANKHEAD ROAD and BESSBROOK ROAD
 STEELE CREEK TOWNSHIP
 MECKLENBURG COUNTY, N.C.
 DEED REFERENCE: 30869-669
 MAP REFERENCE: A PART OF TRACT 3 OF MB 51 PG 160
 TAX PARCEL NO: A PART OF 217-311-01

AREA SUMMARY:
 AREA IN LOTS (44 LOTS): 286,609 SQ.FT. OR 6.5796 ACRES
 AREA DEDICATED TO CITY OF CHARLOTTE: 89,894 SQ.FT. OR 2.0636 ACRES
 COMMON OPEN SPACE: 2,619 SQ.FT. OR 0.0601 ACRES
 TOTAL AREA PLATTED: 379,118 SQ.FT. OR 8.7036 ACRES



MAXIMUM BUILT UPON AREA (BUA) TABLE

LOT #	MAXIMUM BUA (sq ft)	LOT #	MAXIMUM BUA (sq ft)
164	3490	247	3490
165	3490	248	3490
166	2780	256	3490
167	2780	257	3490
168	2780	258	3490
169	2780	259	3490
228	2780	260	3490
229	2780	261	3490
230	2780	276	3490
231	2780	277	3490
232	2780	278	3490
233	2780	279	3490
234	2780	280	3490
235	3490	281	3490
236	3490	282	3490
237	3490	283	3490
238	3490	284	3490
239	3490	285	3490
240	3490	286	3490
241	3490	287	3490
242	3490	288	3490
243	3490	289	3490

40 LOTS THIS PLAT = 15
 40 LOTS THIS PLAT = 28
 TOTAL LOTS THIS PLAT = 44

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	326.00'	45.94'	45.90'	S03°10'48"E
C2	326.00'	49.21'	49.16'	S05°10'53"W
C3	326.00'	46.34'	46.30'	S13°34'40"W
C4	326.00'	47.88'	47.84'	S21°51'27"W
C5	276.00'	33.27'	33.25'	S29°31'07"W
C6	276.00'	52.42'	52.34'	S38°24'48"W
C7	276.00'	14.19'	14.19'	S45°19'40"W
C8	159.00'	25.58'	25.55'	N42°11'30"E
C9	124.00'	75.71'	74.84'	S64°09'51"E
C10	25.00'	40.79'	36.47'	S00°03'52"W
C11	217.37'	48.95'	48.85'	N40°09'11"E
C12	274.00'	66.67'	66.51'	S74°41'08"E
C13	274.00'	18.06'	18.07'	S65°49'29"E
C14	25.00'	39.27'	35.36'	S18°56'06"E
C15	224.00'	7.15'	7.15'	S28°58'45"W
C16	224.00'	55.04'	54.90'	S34°55'55"W
C17	224.00'	18.88'	18.88'	S44°23'09"W
C18	25.00'	38.52'	34.82'	N89°03'14"W
C19	176.00'	71.19'	70.71'	S56°29'49"E
C20	176.00'	35.84'	35.78'	S73°55'08"E
C21	25.00'	39.27'	35.36'	S53°20'38"W
C22	25.00'	37.27'	33.91'	N34°21'47"W
C23	326.00'	33.40'	33.36'	S74°08'07"E
C24	326.00'	41.34'	41.31'	S67°34'04"E
C25	28.00'	39.27'	35.36'	S71°03'54"W
C26	274.00'	83.53'	83.01'	S17°21'10"W
C27	274.00'	28.87'	28.85'	S05°37'20"W
C28	274.00'	46.97'	46.91'	S02°18'23"E
C29	497.25'	56.42'	56.39'	S67°34'04"E
C30	386.19'	78.17'	78.04'	S76°13'51"E

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N25°57'00"E	20.34'
L2	N26°06'08"E	31.41'
L3	N81°59'21"E	31.16'
L4	S1°40'35"E	16.46'
L5	S15°30'27"E	17.91'
L6	N07°13'01"W	3.09'
L7	N46°48'04"E	32.06'
L8	S07°13'01"E	20.08'
L9	N81°40'35"W	36.54'
L10	N81°40'35"W	3.46'
L11	N81°40'35"W	40.00'
L12	N81°40'35"W	6.54'
L13	N81°40'35"W	33.46'
L14	N81°40'35"W	16.54'
L15	N81°40'35"W	23.46'
L16	N81°40'35"W	26.54'
L17	N81°40'35"W	13.46'
L18	N69°47'20"W	31.46'
L19	N69°47'20"W	16.36'
L20	N72°07'50"W	30.10'
L21	N72°07'50"W	22.08'
L22	N62°00'06"W	28.17'

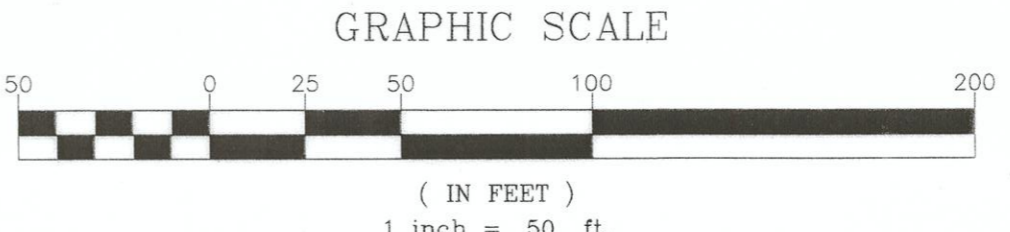
ZONING:
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
 SUBJECT PROPERTY ZONED: R-3 CLUSTER (DEVELOPED AS CLUSTER, LOWER LAKE WYLIE CRITICAL AREA HIGH DENSITY OPTION)
 MINIMUM FRONT SETBACK: 20' MIN. FROM R/W OR BACK OF SIDEWALK, WHICHEVER IS GREATER.
 MINIMUM SIDE YARD: 5' MINIMUM REAR YARD: 20' INTERNAL, 35' EXTERNAL.
 MAXIMUM BUILDING HEIGHT: 35'
 MINIMUM LOT SIZE: 4,500 SQ.FT.
 MINIMUM LOT WIDTH: 40'
 CITY OF CHARLOTTE ZONING ORDINANCE SECTION 9.205(i)(ii)
 MAXIMUM BUILDING COVERAGE FOR DETACHED DWELLINGS
 SINGLE FAMILY LOT SIZE (SQ. FT.) | MAXIMUM BUILDING COVERAGE (%)
 (Up to 4,000) | 50
 4,001 - 6,300 | 45
 6,301 - 8,500 | 40
 8,501 - 15,000 | 35
 15,001 or greater | 30

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704.336.5599.



FILED FOR REGISTRATION
 JUL 08 2019
 AT 12:08 PM

SEAL
 4804
 NORTH CAROLINA
 PROFESSIONAL
 LAND SURVEYOR
 CHARLES E. BELL



FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009
 MAP NUMBER: 37103498003, ZONE "X"

SURVEYOR'S CERTIFICATE:
 STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 30869, PG 669); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-40 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 5TH DAY OF JANUARY A.D. 2019.
 THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 THE COMMON AREA ASSOCIATED WITH THIS MAP IS RECORDED IN MAP BOOK _____ PAGE _____ ON THIS _____ DAY OF _____ A.D. 2017.

CHARLES E. BELL, NCLPS 1-4804
 email: cbell@pharr.com

CREW: TN TLM REVISID:
 DATE: 11/29/2018
R.B. PHARR & ASSOCIATES, P.A.
 SURVEYING & MAPPING
 LICENSE NO. D-1471
 429 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186
 SCALE: 1"=50' FILE NO. W-5659
 JOB NO. 89383
 PLOTTED: 6/27/2019
 ©(B91) 89383(DWG) (B93) (D93)