

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 NAIL	
HW - MEASURED	
M.B. - MAP BOOK	
NCM - NEW CONCRETE MONUMENT	
N.G.S. - NATIONAL GEODETIC SURVEY	
NIR - NEW IRON ROD	
NS - NEW NAIL	
NTS - NOT TO SCALE	
(P) - PLATTED	
PSN - PARCEL IDENTIFICATION NUMBER	
PG - PAGE	
(R) - RECORDED	
R/W - RIGHT-OF-WAY	
SSE - SANITARY SEWER EASEMENT	
ST - SHORT TRIANGLE EASEMENT	
(T) - TOTAL	
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY (NOT SURVEYED)	---
EASEMENT	---
SETBACK	---

NOTES:

- ALL CORNERS MONUMENTED AS SHOWN: REBAR SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- THE OFF-SET 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.
- PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.
- THIS AREA DETERMINED BY COORDINATE COMPUTATION METHOD.
- 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 IMPIDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- THE PURPOSE OF THE POST-CONSTRUCTION CONTROLS EASEMENT (PCC) IS TO PROVIDE STORM WATER CONVEYANCE AND CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPIDE 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.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- AT THE TIME OF RECORDING THIS PLAT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF CHARLOTTE.
- NO DEMOLITION LANDFILL OR DEVELOPMENTAL STUMP HOLES WERE DESIGNED OR OBSERVED ON THE SUBJECT TRACT.
- THERE IS A 10 FOOT NO BUILD ZONE AROUND TREE SAVE AREAS.
- 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.

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'	S2°15'12"W
C5	276.00'	33.22'	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'	74.54'	S64°09'51"E
C10	25.00'	40.79'	36.41'	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'	18.08'	18.07'	S65°49'29"E
C14	25.00'	39.27'	35.36'	S18°58'08"E
C15	224.00'	7.15'	7.15'	S2°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'	83.33'	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	366.19'	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	N1°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-5 CLUSTER
(DEVELOPED AS CLUSTER, LOWER LAKE WYLLIE 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 - 8,300	40
8,301 - 15,000	35
15,001 or greater	30

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT
704.336.3569

OWNER:

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

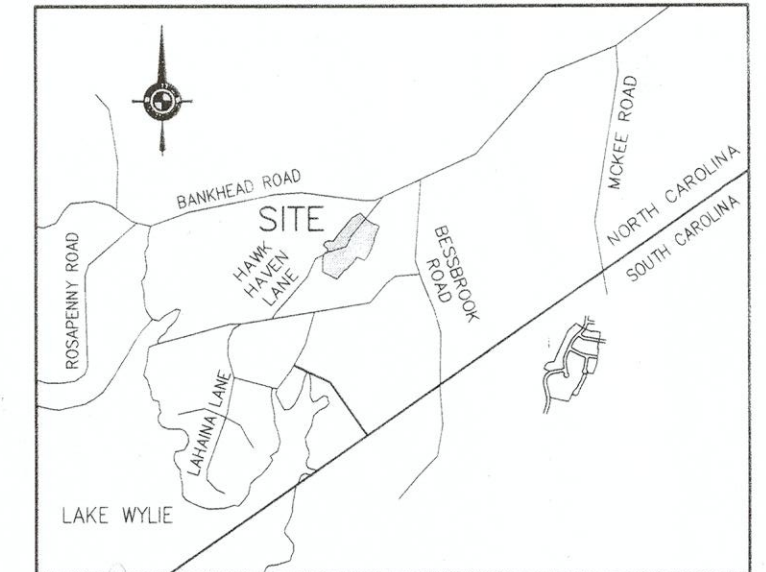
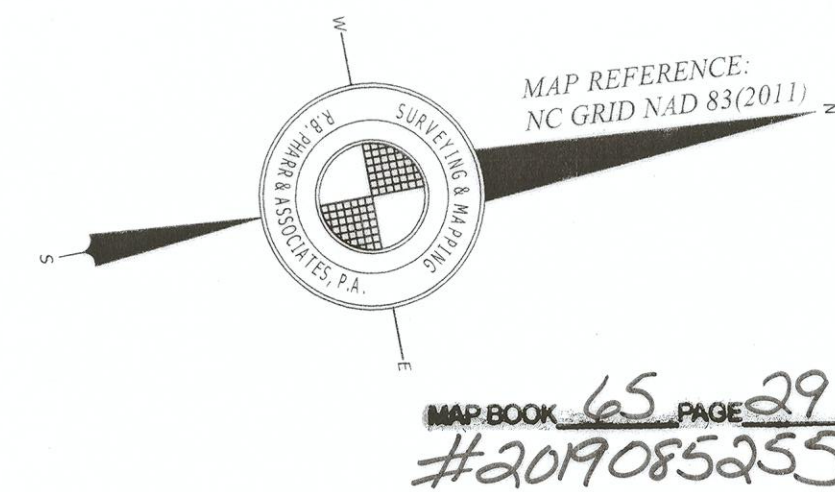
RIDGEWATER, PHASE 4, MAP A

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)	LOT #	MAXIMUM BUA (sq)
164	3490	244	3490
165	3490	245	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

49 LOTS THIS PLAT = 15
TOTAL LOTS THIS PLAT = 44

CERTIFIED TO BE TRUE AND CORRECT COPY
OF THE ORIGINAL MAP RECORDED IN
BOOK 65 PAGE 293
DATE: 6/27/19
FREDRICK SMITH, REGISTER OF DEEDS
BY: Alfonso D. Taylor DEPUTY



GPS CERTIFICATION:

- CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- CLASS OF SURVEY: A1 (URB)
- TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- DATE OF SURVEY: APRIL 17, 2015
- DATUM/EPOCH: NAD 83
- PUBLISHED/FIXED CONTROL USE: NGS MONUMENT "MCKEE"
- GEOD MODEL: GEOD83CONUS
- COMBINED GRID FACTOR: 0.99983366
- UNITS: US SURVEY FEET

NC DEPARTMENT OF TRANSPORTATION:

DEPARTMENT OF TRANSPORTATION DIVISION OF
HIGHWAYS PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARD CERTIFICATION

APPROVED: Wendy Taylor DISTRICT ENGINEER

DATE: 7/8/2019

ONLY NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION APPROVED STRUCTURES ARE
TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY

REVIEW OFFICER:

JASON W. HIGGINS, REVIEW OFFICER
OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 7/8/2019

CITY OF CHARLOTTE:

APPROVED: Jim V. Rouse DATE: 7/8/2019
PLANNING COMMISSION STAFF

DEDICATION OF COMMON OPEN SPACE:
MATTAMY CAROLINA CORPORATION AND MATTAMY HOMES IN RECORDING
THIS PLAT AS A PORTION OF RIDGEWATER HAS DESIGNATED CERTAIN PARTS
AS "COMMON OPEN SPACE" FOR THE USE BY THE HOMEOWNERS OR TENANTS
OF RIDGEWATER SUBDIVISION NOT FOR USE BY THE GENERAL PUBLIC BUT
FOR PARKING RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE
FULLY PROVIDED FOR THE DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS APPLICABLE TO RIDGEWATER SUBDIVISION WHICH
DECLARATIONS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF
DEEDS IN BOOK 65 PAGE 293 ON THIS 17 DAY OF
JANUARY A.D. 2017, AND WHICH SAID DECLARATION IS HEREBY
MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

THE COMMON AREA ASSOCIATED WITH THIS MAP IS RECORDED IN MAP BOOK
PAGE 64 ON THIS 17 DAY OF JANUARY A.D. 2017

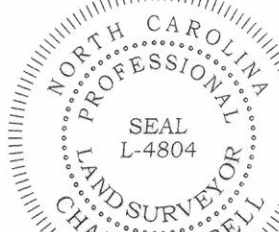
SURVEYOR'S CERTIFICATE:

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 1:1,000 LINEAR FEET;
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL
SIGNATURE, LICENSE NUMBER AND SEAL THIS 5TH DAY OF JANUARY A.D. 2017.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN
ORDINANCE THAT REGULATES PARCELS OF LAND.

CHARLES E. BELL, NCLPS L-4884
DATE: 6/27/19
email: cbell@pharr.com

FILED FOR
REGISTRATION
JUL 08 2019
AT 12:08 PM
MECKLENBURG COUNTY



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: 37103498001, ZONE "X"

CREW: TN TLM REVISED:

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING
LICENSE NO. C-1471

420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

SCALE: DATE: 11/29/2018 FILE NO. W-5659

1"=50' JOB NO. 89383

PLOTTED: 6/27/2019
C:\BPL\89383\DWG\89383.DWG

