

PICK UP! HUGH CREED ASSOCIATES

SURVEY AND ACCURACY

I, NORRIS Z. CLAYTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 163, PAGE 136, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK NOTED, PAGE NOTED; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 10,000± THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY THAT:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 30TH DAY OF NOVEMBER, A.D. 2022.

SEAL OR STAMP



Norris Z. Clayton
PROFESSIONAL LAND SURVEYOR
L-3189
LICENSE NUMBER

REVIEW OFFICER SIGNATURE BLOCK

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD
I, Donna Williams, REVIEW OFFICER OF GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER: Donna Williams DATE: 12-20-22

BOARD OF COMMISSIONERS APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF GUILFORD COUNTY, N.C.
ON THE 20th DAY OF DECEMBER, 2022, PROVIDED THAT THE PLAT IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, N.C. WITHIN THIRTY DAYS FROM DATE OF THIS APPROVAL.
SIGNED: _____ CHAIRMAN (SEAL)

APPROVAL FOR RECORDATION

APPROVED BY THE PLANNING DEPARTMENT OF GUILFORD COUNTY, NC
ON THE 20th DAY OF DECEMBER, 2022, PURSUANT TO ARTICLE 8 OF THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.
PLANNING DIRECTOR: [Signature]

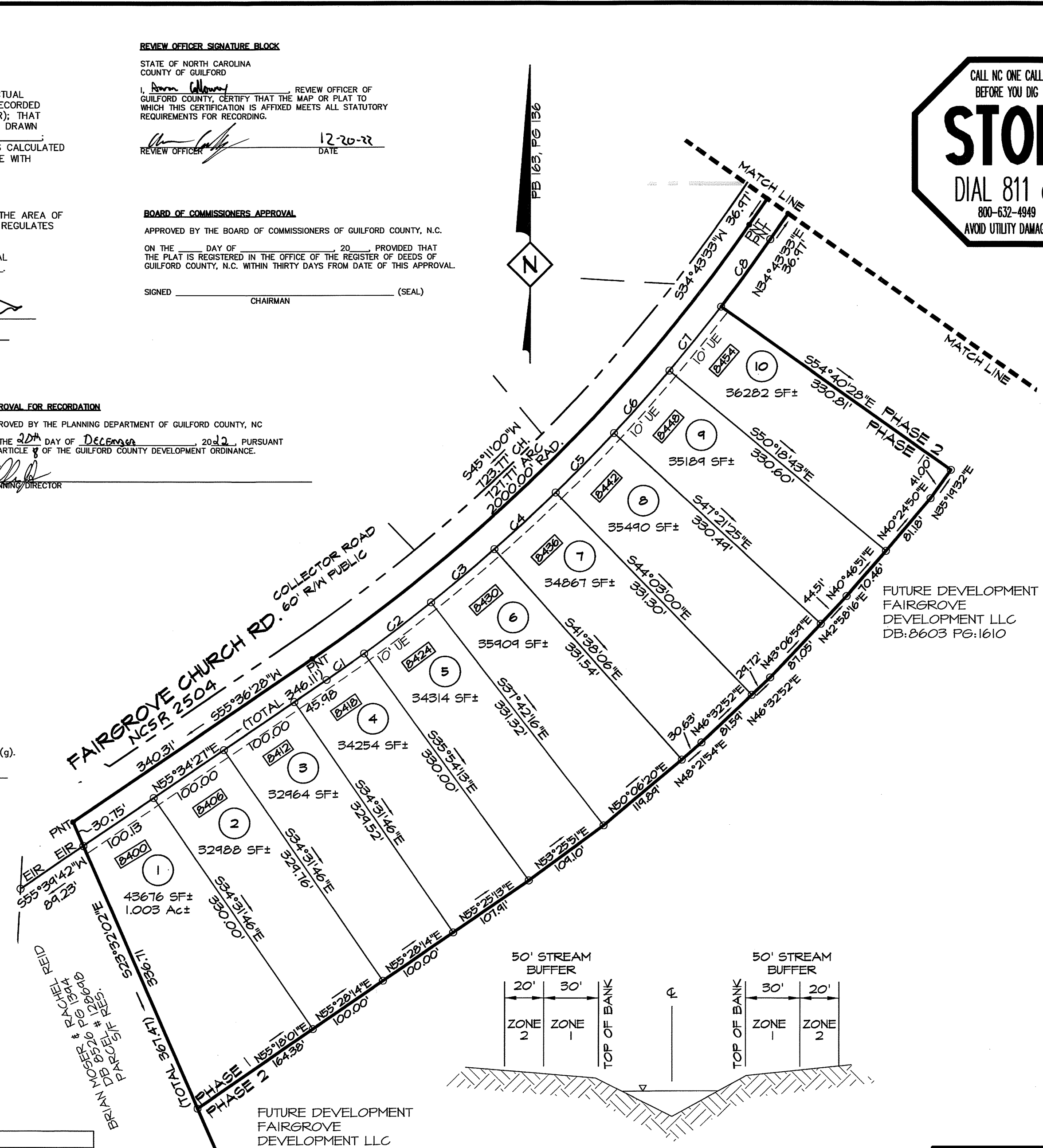
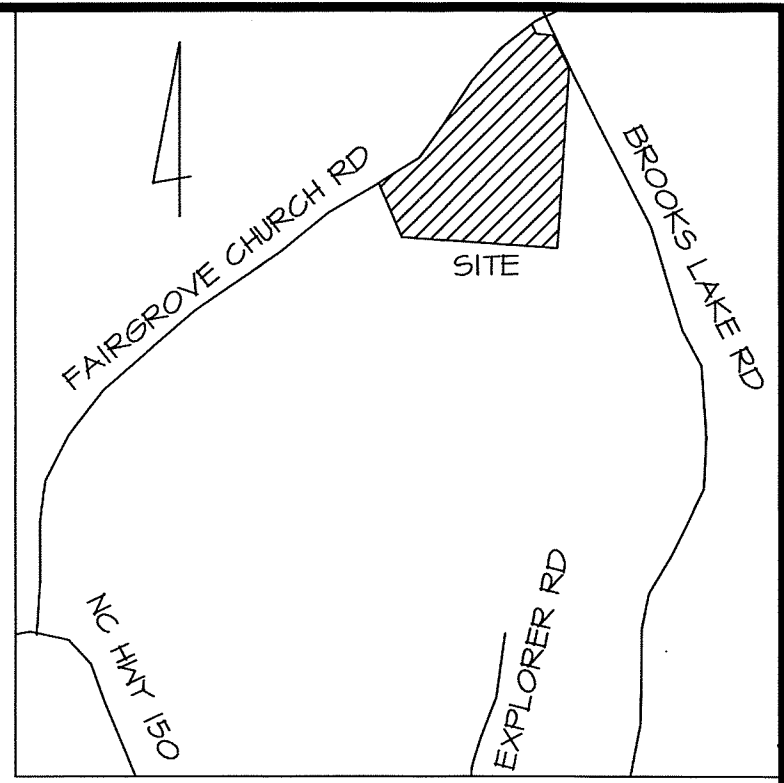
OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE BOARD OF COMMISSIONERS OF GUILFORD COUNTY AND THIS PLAT AND ALLOTMENT TO BE FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

SIGNED: Tony G. Johnson
ATTEST: Mary C. Smith
TONY G. JOHNSON
MARY C. SMITH

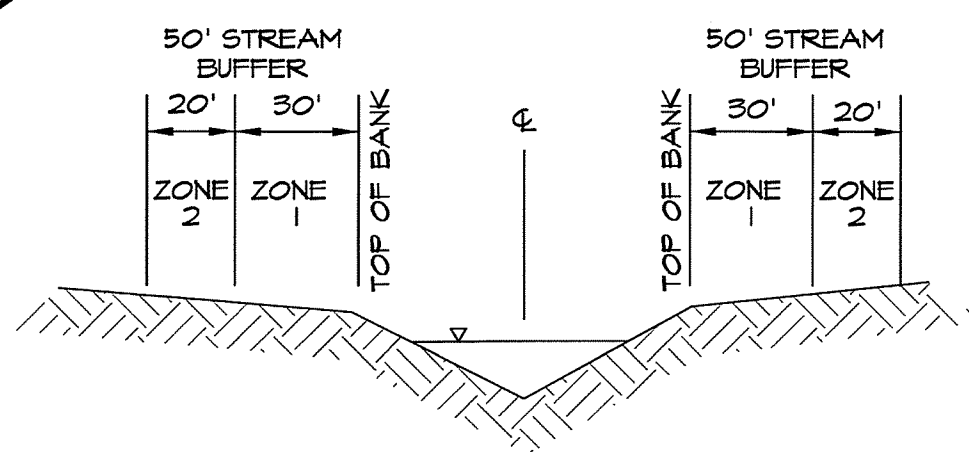
NO APPROVAL REQUIRED BY NCDOT DIVISION OF HIGHWAYS
THIS PLAT DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN GS 136-102.6, SUBSECTION (g).

SIGNED: [Signature] DATE: 12/20/22
PLANNING DIRECTOR



NOTES:

- 1. REF: DB:621 PG:47
- 2. PARCEL #128427
- 3. NUMBER OF LOTS = 20
- 4. ZONING: CZ-R9-30
- 5. REZONING CASE #CZ 22-02-GCPL-00845
- 6. CONDITIONS: 1 DU/AC MAX DENSITY
- 7. LINEAR FEET OF STREET = 0± LF
- 8. WATER SERVED BY PRIVATE WELLS
- 9. SEWER SERVED BY INDIVIDUAL SEPTIC AREAS
- 10. AREAS
- 11. AREA IN LOTS = 16.371 ACRES
- 12. AREA IN STREETS = 0 ACRES
- 13. AREA IN R/W DED. = 1.637 ACRES
- 14. AREA IN COMMON ELEMENTS = 0 ACRES
- 15. TOTAL AREA = 18.014 ACRES
- 16. SETBACK REQUIREMENTS
- 17. STREET FRONT = 40' FROM R/W
- 18. STREET FRONT = 45' FROM R/W (MINOR THOROUGHFARE)
- 19. STREET SIDE = 20' FROM R/W
- 20. SIDE YARD = 10'
- 21. REAR YARD = 30'
- 22. SITE IS NOT WITHIN A WATER SUPPLY WATERSHED
- 23. SITE IS WITHIN THE JORDAN LAKE WATERSHED
- 24. DISTANCE FROM NEAREST FLOODWAY: <2,000'
- 25. SOILS: ApB, CcB, CcC
- 26. UE = UTILITY EASEMENT
- 27. DE = DRAINAGE EASEMENT
- 28. SDE = 10'x10' SITE DISTANCE EASEMENT
- 29. PSLME = PRIVATE SUPPLY LINE & MAINTENANCE EASEMENT
- 30. PP = POWER POLE
- 31. ANY EXISTING WELLS OR SEPTIC SYSTEMS ON SITE HAVE BEEN PROPERLY ABANDONED
- 32. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS PER FLOODWAY/F.I.R.M MAP COMMUNITY-PANEL NO. 3710798000J, FOR GUILFORD COUNTY N.C. DATED JUNE 18, 2007 AND NO. 3710798100J, FOR ROCKINGHAM COUNTY N.C. DATED JULY 3, 2007
- 33. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN ALL DRAINAGEWAYS AND DRAINAGE EASEMENTS LOCATED ON THE PROPERTY.
- 34. CBU LOCATION TO BE DETERMINED IN PHASE 2
- 35. CBU UNITS MUST BE MAINTAINED BY HOA
- 36. ROAD SIGNS MUST BE INSTALLED BEFORE FINAL PLAT SUBMISSION OF THE APPLICABLE PHASE
- 37. LOTS FRONTING FAIRGROVE CHURCH ROAD MAY REQUIRE REVIEW BY NCDOT FOR DRIVEWAY CONNECTION
- 38. LOT ACCESS FROM BROOKS LAKE ROAD PROHIBITED AS A MINOR THOROUGHFARE
- 39. PROJECT DENSITY
- 40. TOTAL AREA = (67,686-1,280(POND)) = 66,406
- 41. TOTAL PROJECT DENSITY = 65 DU/66,406AC = 0.979 DU/AC
- 42. PH 1 PROJECT DENSITY = 20 DU/18,014 AC = 1.11 DU/AC
- 43. PH 2 PROJECT DENSITY = 45 DU/48,392AC = 0.930 DU/AC



ZONE 1 MUST REMAIN NATURAL AND UNDISTURBED.
ZONE 2 MAY BE DISTURBED, BUT MUST BE REVEGETATED.
ALL BUFFER DIMENSIONS ARE FROM THE STREAM BANK.

STREAM BUFFER DETAIL
TYPICAL SECTION
NO SCALE

DEED RESTRICTION - RESTRICTIVE COVENANT:
DEVELOPMENT OF SUBJECT PROPERTY IS TO BE IN ACORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER MANAGEMENT PROGRAM. THE RECORDING OF THIS DOCUMENT ESTABLISHES AN ENFORCEABLE RESTRICTION ON PROPERTY USAGE THAT RUNS WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND/OR REDEVELOPMENT SHALL MAINTAIN THE SITE IN A MANNER CONSISTENT WITH APPLICABLE LAW AND THE APPROVED PROJECT PLANS. ANY ALTERATIONS TO THE SITE SHALL NOT BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE LOCAL GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED/STORMWATER MANAGEMENT PROTECTION.

| CURVE | BEARING | CHORD | ARC | RADIUS |
|-------|-------------|---------|---------|---------|
| C1 | N54°50'44"E | 54.02' | 54.02' | 2030.0' |
| C2 | N52°41'23"E | 48.71' | 48.72' | 2030.0' |
| C3 | N44°55'31"E | 47.16' | 47.17' | 2030.0' |
| C4 | N47°10'03"E | 48.24' | 48.25' | 2030.0' |
| C5 | N44°24'11"E | 47.63' | 47.64' | 2030.0' |
| C6 | N41°38'36"E | 47.91' | 47.92' | 2030.0' |
| C7 | N38°53'38"E | 46.90' | 46.91' | 2030.0' |
| C8 | N36°08'33"E | 48.05' | 48.06' | 2030.0' |
| C9 | N36°16'38"E | 48.64' | 48.65' | 417.8' |
| C10 | N41°53'22"E | 131.04' | 131.15' | 417.8' |
| C11 | N50°06'02"E | 131.80' | 131.92' | 417.8' |
| C12 | N58°04'47"E | 123.62' | 123.71' | 417.8' |
| C13 | N64°54'14"E | 97.54' | 97.58' | 417.8' |

BK: P 211
PG: 54-55
RECORDED:
12-21-2022
2022075333
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
NC FEE \$42.00

**PHASE I
FINAL PLAT**

**FAIRGROVE MEADOWS
SUBDIVISION**

8424 FAIRGROVE CHURCH RD.
ROCKINGHAM/GUILFORD COUNTY, MONROE/SIMPSONVILLE TOWNSHIPS
BROWNS SUMMIT, NORTH CAROLINA

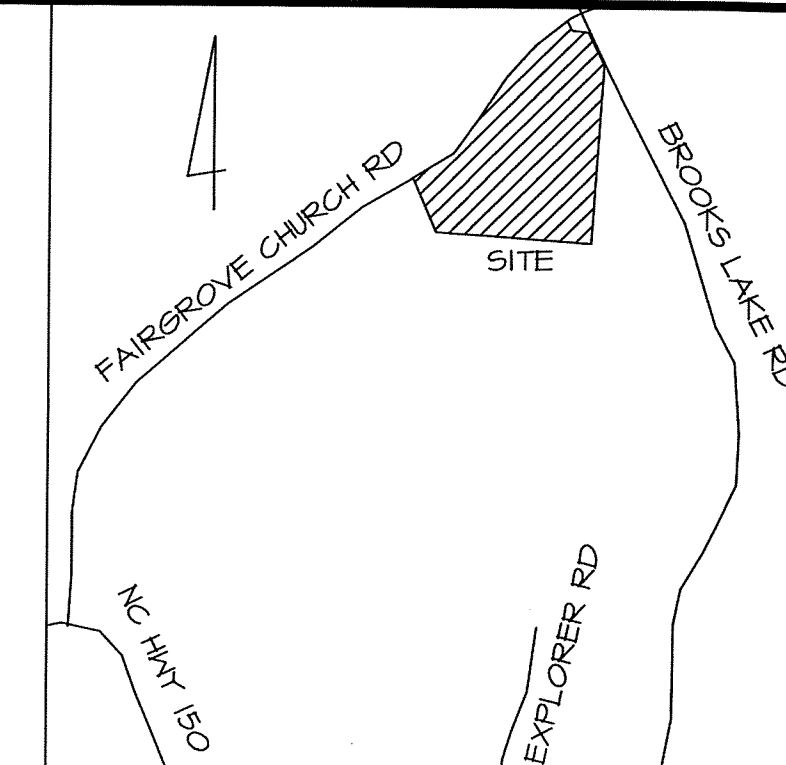
DATE: NOV 30, 2022 SCALE: 1"=100' SHEET: 1 OF 2

**HUGH CREED ASSOCIATES, INC, PA
CONSULTING ENGINEERS & LAND SURVEYORS**

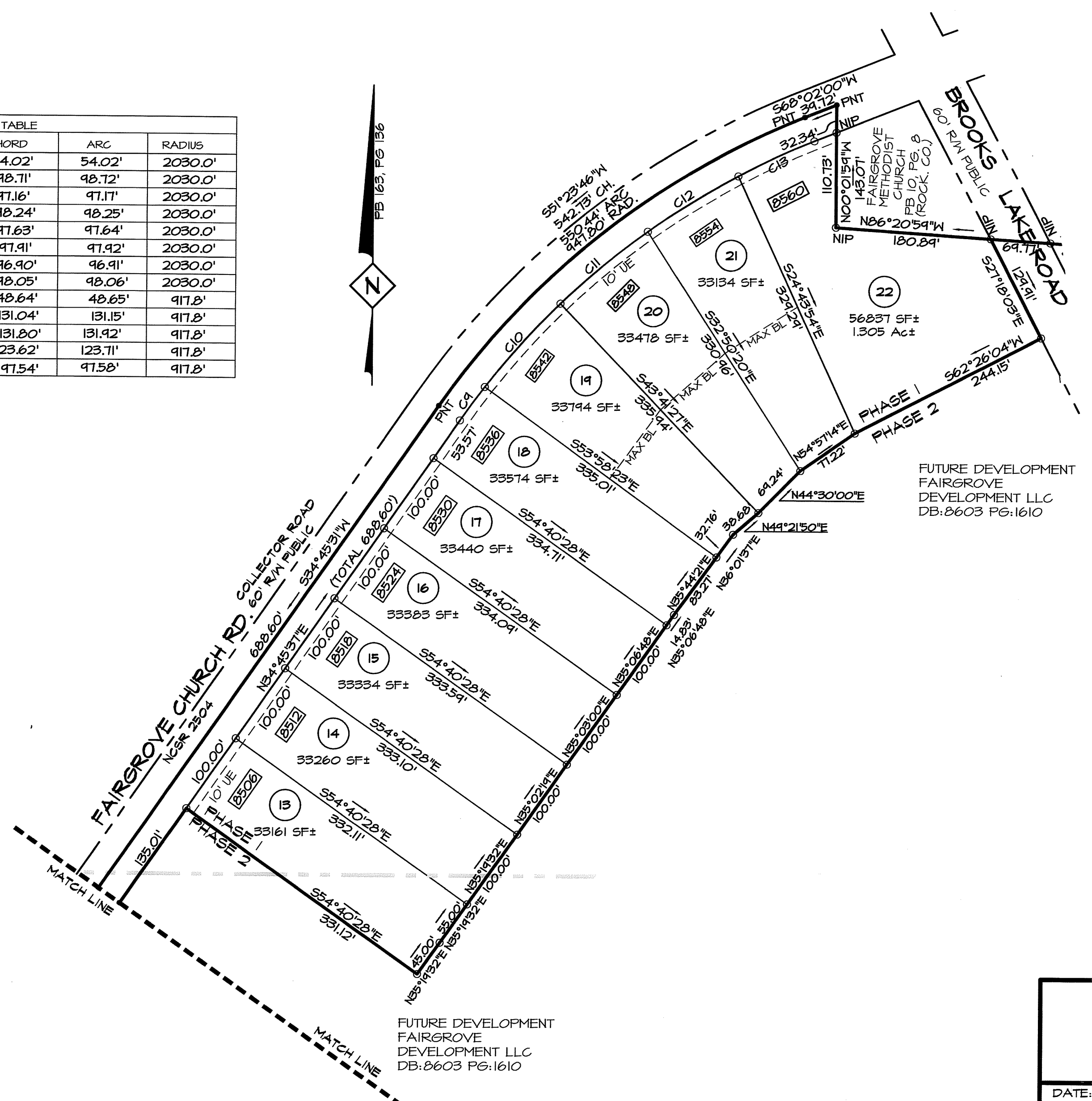
PO BOX 9623
1306 W WENDOVER AVE
GREENSBORO, NC 27408
FIRM LICENSE: #C-0551
PHONE: (336) 275-9826
OR (336) 275-8084
EMAIL: hca@hughcreedassociates.com



PICK UP: HUGH CREED ASSOCIATES



| CURVE TABLE | | | | |
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FUTURE DEVELOPMENT
FAIRGROVE
DEVELOPMENT LLC
DB:8603 PG:1610

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DEVELOPMENT LLC
DB:8603 PG:1610

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BROWNS SUMMIT, NORTH CAROLINA

DATE: NOV 30, 2022 SCALE: 1"=100' SHEET: 2 OF 2

HUGH CREED ASSOCIATES, INC, PA
CONSULTING ENGINEERS & LAND SURVEYORS

PO BOX 9623 GREENSBORO, NC 27408 FIRM LICENSE: #C-0551

PHONE: (336) 275-9826
OR (336) 275-8084
EMAIL: hca@hughcreedassociates.com

BK: P 211
PG: 54-55
RECORDED
12-21-2022
12:39:53 PM
BY: CANDICE SCALES
DEPUTY-GB

2022075333
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$42.00