

Voluntary Agricultural Proximity Statement

These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance laws.

Certificate of Preliminary Major Subdivision Plat Approval

I hereby certify that the Subdivision Review Board of Moore County, NC approved on the _____ day of _____, 20____ the preliminary plan of subdivision as shown on this plat. Preliminary approval is valid for a period of 24 months from the above date or as established under the vested rights procedures, if applicable.

Subdivision Administrator _____ Date _____

Public Water Supply Watershed Protection Certificate

I certify that the plat shown hereon complies with the Moore County Watershed Ordinance and is approved by myself, as agent for the Watershed Review Board for recording in the Moore County Register of Deeds Office.

Subdivision Administrator _____ Date _____

NOTICE: This property is in Located within a Public Water Supply Watershed – Development Restrictions May Apply

Storm Water Control Statement

I hereby certify that the subdivision of property shown and described hereon has systems designed to protect to the ten (or) twenty-five year storm level and were designed and constructed to NCDOT standards

Date _____ Licensed Professional _____

Seal _____ License Number _____

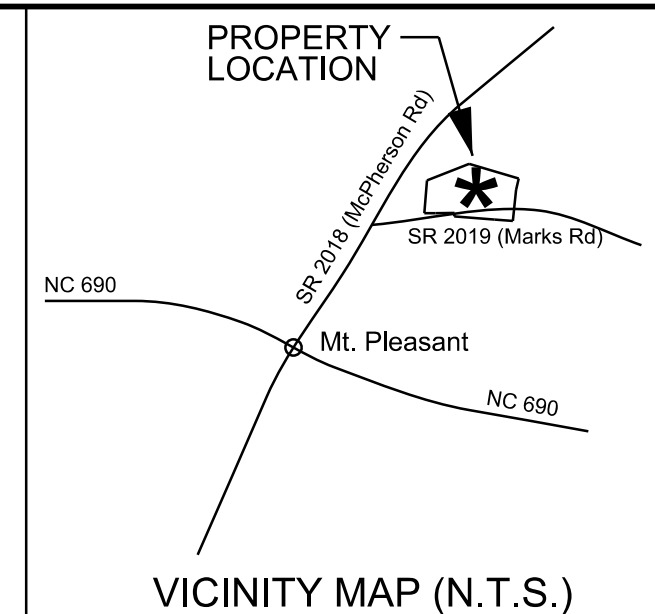
Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located within the subdivision regulation jurisdiction of Moore County, North Carolina, that I hereby freely adopt this plan of subdivision and dedicate all streets, alleys, parks, open space, and other sites and easements to public or private use as noted, and that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority.

Owner _____ Date _____

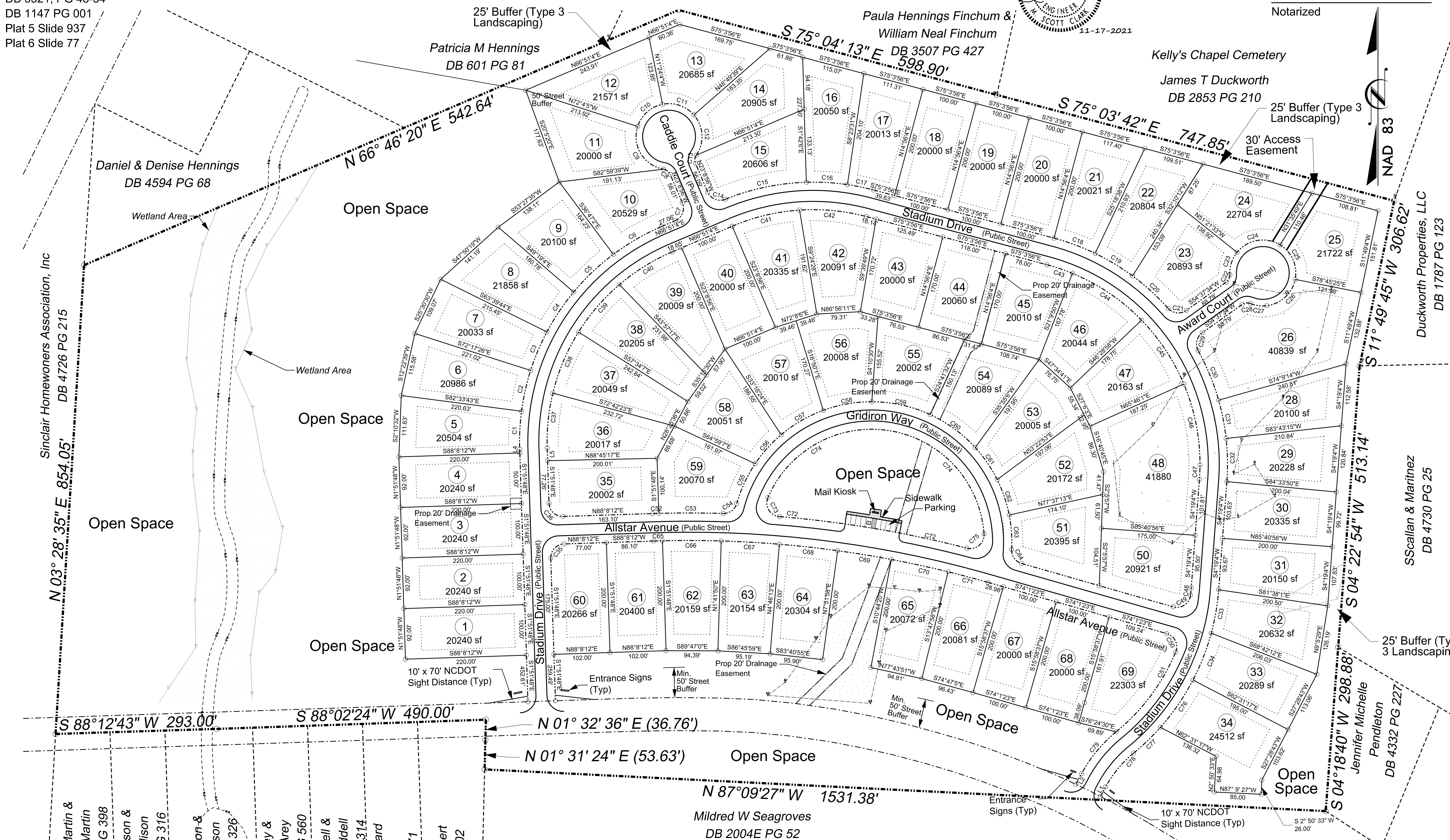
Owner _____ Date _____

Notarized _____ Date _____



Title Reference

DB 5521, PG 48-54
DB 1147 PG 001
Plat 5 Slide 937
Plat 6 Slide 77



Project Data

Location/Owner: Property Address Current Owner
7297 Marks Road BC Prime, Inc
Vass, NC 28394 4312 Samantha Drive
Moore County NC Raleigh, NC 27613

Parcel ID (LRK): 00043887
PIN: 955300329032
Deed: DB 5521, PG 48
Zoning: RA - Residential Agriculture
Basin: Cape Fear
Watershed: WS-III-BW (Little River) - 24% Max Built Upon Area
Roads: Total Length = 5,175.5 f
Area in R/W = 6.16 AC
Smallest Lot Area = 20,000 sf
Smallest Lot Width = 63.07 f

Notes

- There are no grid monuments located within 2000' of this property.
- Subject to all easements, right-of-way, streets, and assessments, if any, as court, town or county tax offices or which may have been acquired by prescriptive use.
- All open space, postal kiosk, parking, drainage, street trees and utility easements shall be owned and maintained by the McLean Landing Homeowners Association.
- 18.7(J) Street Trees. The subdivider shall plant or leave at least 1 street tree for each 20 ft of frontage on all streets, outside of sight triangles, as illustrated on the preliminary plat. The trees planted shall be a minimum height of 6 ft at the time of installation with the intent to grow to 10 ft within 2 years. Street trees may be installed either before final plat approval or before certification of occupancy is issued for each dwelling unit.
- Each proposed lot will be served by an individual septic system.
- The proposed subdivision will be served by the existing public water system along Marks Road.
- All utilities (including street lights, power lines) are required to be underground.
- All water main improvement (with the exception of appurtenances) shall be installed inside the right-of-way.
- Boundary surveys and topographical surveys were completed by Matthew A Callahan Surveying, PO Box 938, Vass, NC.
- No lots should have direct access to Marks Road.
- All easements outside of the right of way will be maintained by others and not the responsibility of the NCDOT.

Developer / Owner

BC PRIME, INC
4312 Samantha Drive
Raleigh, NC 27613
919-612-5399
bcprimebb@gmail.com

Engineer of Record

M. Scott Clark, PE
8218 Cushing Street
Raleigh, NC 27613
PH: 919-244-1004



Review Officer Certification

I, _____ Review Officer of Moore County, North Carolina, certify that the map or plat which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

Minimum Building Setback

Front - 20'
Side - 15.5"
Side Corner - 25'
Rear - 30'

* Min. 31' Between Homes per Fire Marshall

Impervious Surface Calculations

	Phase 1	Phase 2	Entire Site
Stadium Drive	18,528 sf	40,000 sf	58,528 sf
Caddie Court	0 sf	10,647 sf	10,647 sf
Award Court	0 sf	11,365 sf	11,365 sf
Allstar Avenue	28,343 sf	0 sf	28,343 sf
Gridiron Way	15,447 sf	0 sf	15,447 sf
Sidewalk	748 sf	0 sf	748 sf
29 / 40 Lots (69)*	72,500 sf	100,000 sf	172,500 sf
TOTAL Impervious	135,566 sf	162,012 sf	297,578 sf
	(3.11 AC)	(3.72 AC)	(6.83 AC)
% Impervious	4.9%	5.9%	10.8%

* Assume 2500 sf per lot (Appx 1700 sf pad and 800 sf drive for each lot)

Proposed Project is a CONSERVATION SUBDIVISION

Total Lots:	67 Lots
Minimum Lot Size:	20,000 sf
Phase I:	29 Lots
Phase II:	38 Lots
Total Acreage:	62.82 AC (Use 63 AC for calcs)
Permitted Density:	63 Units
Required area in Open Space:	18.90 AC (30% Min)
Provided Area in Open Space:	Phase 1 = 7.02 AC 11%
	Phase 2 = 15.63 AC 25%
	Entire Site = 22.65 AC 36% (36% - 40% = 15% Bonus)
Permitted Density with Bonus:	72 Units [63 Units + (63 x 0.15) = 72.45 Units]
Contiguous Open Space:	17.4 AC (77%)

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CONSTRUCTION PLANS

McLEAN LANDING CONSERVATION SUBDIVISION

LITTLE RIVER TOWNSHIP, MOORE COUNTY, NORTH CAROLINA
JANUARY 7, 2022
SUBMITTED BY: BC PRIME, INC
RALEIGH, NORTH CAROLINA

100 50 0 100 200
SCALE 1" = 100'