



DATE: April 18, 2023

REZONING CASE #: Z-09-23

DESCRIPTION: Administrative Zoning Map Amendment
Un-zoned to R-CO (Residential County Originated)

APPLICANT: City of Concord - Administrative

LOCATION: Brandon Ridge Phases 2 and 3

PIN#s: Multiple PIN's

AREA: +/- 47.95 acres

PREPARED BY: George Daniels, Senior Planner

SUMMARY OF REQUEST

This is an administrative zoning request for a portion of the Brandon Ridge subdivision (Phases 2 and 3). The purpose of this zoning amendment is to assign City of Concord zoning to an area that is currently un-zoned. The request is for R-CO (Residential County Originated) zoning.

The area of this zoning request is fully developed as a single-family residential development, consisting of 243 separate parcels (234 homes and 9 common open space lots). The total land area is 47.95 acres

BACKGROUND

Before annexation the Brandon Ridge subdivision was zoned Cabarrus County Medium Density Residential (MDR). Due to an agreement between Craft Homes, Cabarrus County and the City of Concord the Brandon Ridge subdivision was annexed in two phases with the effective dates of annexation delayed.

Phase 1 of the Brandon Ridge Subdivision was annexed by City Council on April 14, 2005 (Ord# 05-22), and the effective date was set for June 30, 2007. At the July 17, 2007 Planning and Zoning Commission meeting, case Z-22-07 was presented as an administrative zoning map amendment for Phase 1, and the zoning was adopted as R-CO (Residential County Originated).

Phases 2 and 3, the subject of this zoning request, were annexed together by the City Council on November 10th, 2005 (Ord# 05-100), and the effective date was set for November 30, 2007.

According to our records, phases 2 and 3 of Brandon Ridge were never brought to the Planning and Zoning Commission to have City of Concord zoning assigned.

R-CO (Residential County Originated) is a zoning district that was created with the adoption of the updated Unified Development Ordinance (UDO) on July 12, 2007. This zoning district was created for cases where an existing development, or an area that has approved plans, is annexed and there is not a compatible zoning district in the City of Concord. Setbacks and lot dimension standards will follow what is specified on the recorded plats, allowing the subject property to transition from Cabarrus County to City of Concord while avoiding the creation of non-conforming lots.

SURROUNDING ZONING AND LAND USES

To the northeast of the Brandon Ridge subdivision the zoning is Cabarrus County MDR (Medium Density Residential), this area is developed as the Southbrook mobile home park. To the east the zoning is Cabarrus County LDR (Low Density Residential). The land to the east consists of an undeveloped parcel and a portion of the St Andrews Place single family subdivision. On the west side the rezoning area is the Ramsgate subdivision, this is zoned RM-2 (Residential Medium Density).

Existing Zoning and Land Uses (Subject Parcel)					
Current Zoning of Subject Property	Zoning Within 500 Feet		Land Uses(s) of Subject Property	Land Uses within 500 Feet	
Un-zoned	North	County MDR (Medium Density Residential)	Single Family Residential	North	Mobile homes
	South	R-CO (Residential County Originated) & County LDR (Low Density Residential)		South	Single-family residential
	East	County LDR (Low Density Residential)		East	Vacant & single family residential
	West	RM-2 (Residential Medium Density)		West	Single family residential

COMPLIANCE WITH 2030 LAND USE PLAN

The 2030 Land Use Plan (LUP) designates the subject property as “Suburban Neighborhood” for which R-CO (Residential County Originated) is as a corresponding zoning district.

From the 2030 Land Use Plan – “Suburban Neighborhood”:

The Suburban Neighborhood (SN) Future Land Use category includes single-family areas that are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from low-density single-family homes to denser formats of smaller single-family homes. In areas designated Suburban Neighborhood, homes are typically oriented interior to the neighborhood and are typically buffered from surrounding development by transitional uses or landscaped areas. Single-family attached dwellings are an option for infill development within the suburban neighborhood future land use category. These neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers and employment base needed to support these centers. Lots at intersections of collector and arterial streets within or at the edges of suburban neighborhoods may support small-scale, neighborhood serving, pedestrian-oriented commercial or service uses such as coffee shops, cafes, beauty salons and light retail. Pedestrian oriented uses exclude uses with drive-in, drive-through or automobile related services.

SUGGESTED STATEMENT OF CONSISTENCY

- The subject property is approximately +/- 47.95 acres and currently has no zoning category assigned
- The subject property was annexed into the City on November 10, 2005, and the effective date was set for November 30, 2007.
- The proposed zoning is consistent with the 2030 Land Use Plan as R-CO (Residential County Originated) is a corresponding zoning classification to the Suburban Neighborhood land use category.
- Because the area is un-zoned it is necessary that a City of Concord zoning district is assigned. The zoning amendment is reasonable and in the public interest as it is consistent with the existing surrounding residential development, and first phase of the Brandon Ridge subdivision. The R-CO district would allow for a transition into City of Concord zoning and would avoid the creation of any non-conforming lots.

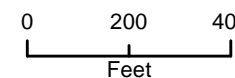
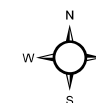
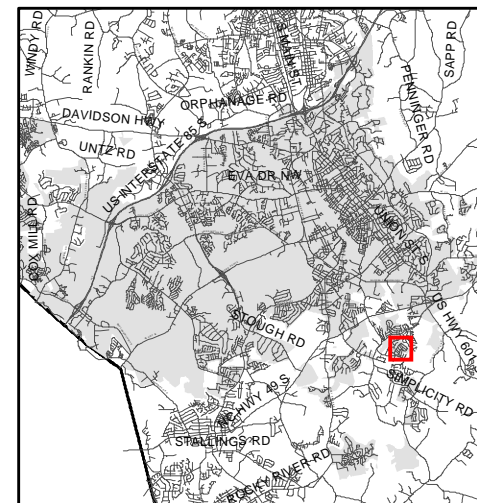
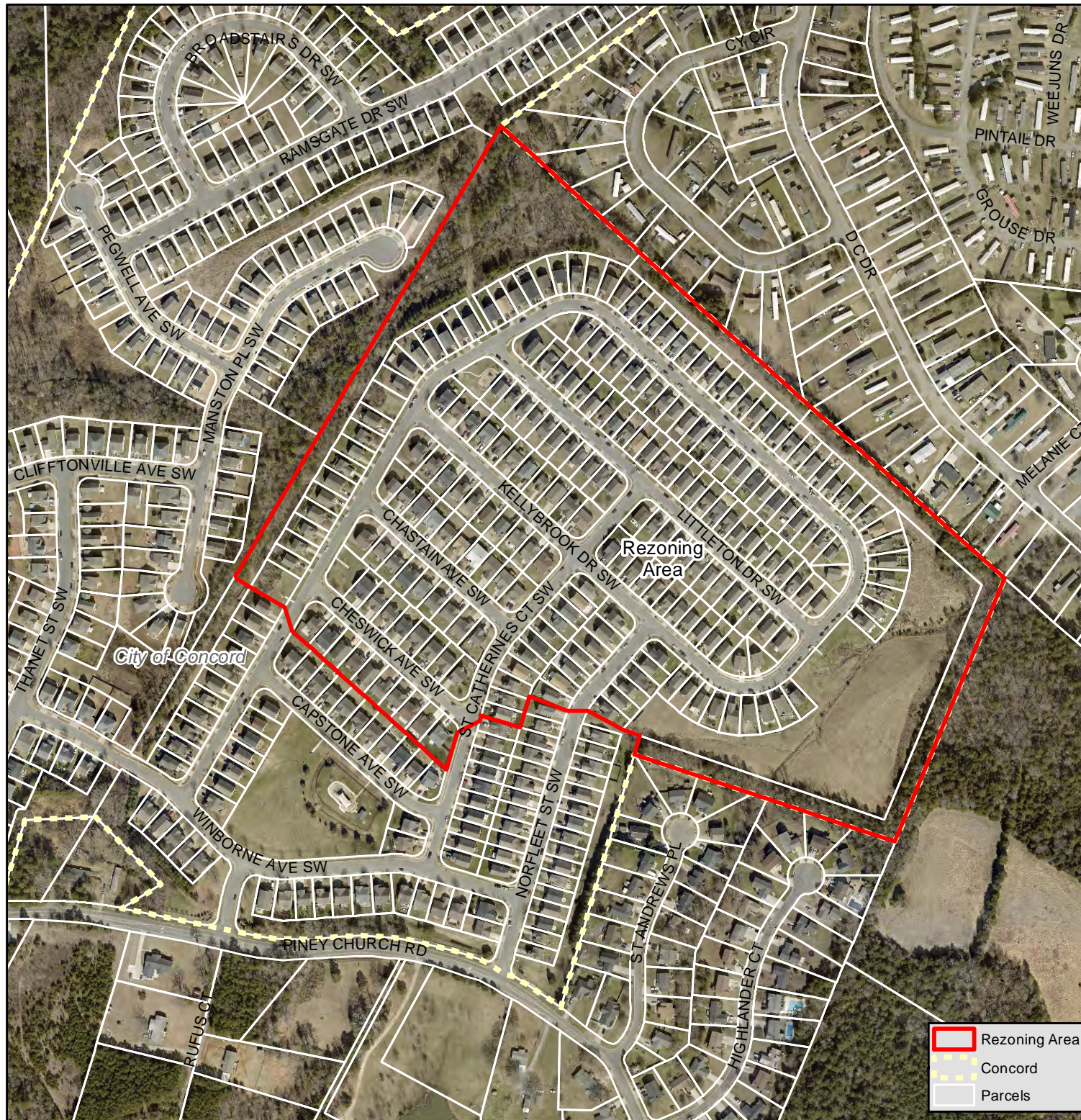
PROCEDURAL CONSIDERATIONS




This particular case is a rezoning, which under the CDO, is legislative in nature. Legislative hearings do not require the swearing or affirming of witnesses prior to testimony at the public hearing. As the request is not a Conditional District no conditions may be applied.

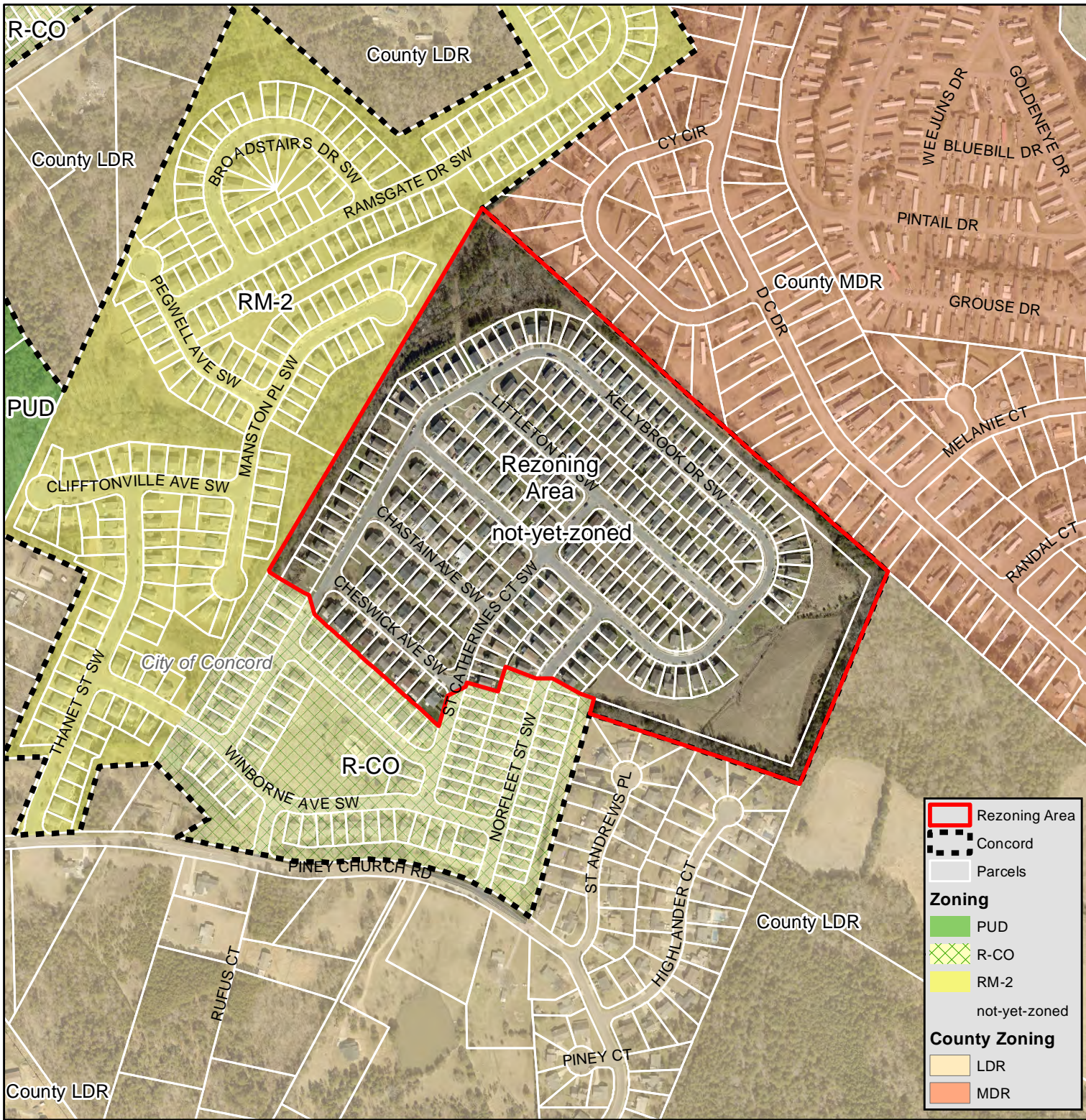
**Z-09-23
AERIAL**

**Administrative Zoning
Amendment
Unzoned
to
R-CO (Residential County
Originated)**

Brandon Ridge
Phases 2 & 3



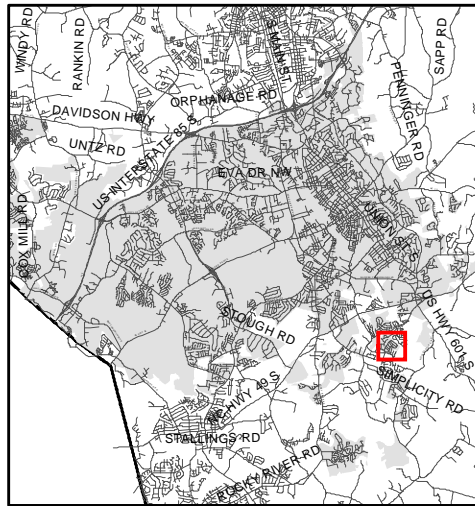
-  Rezoning Area
-  Concord
-  Parcels



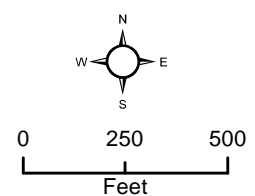
**Z-09-23
ZONING**

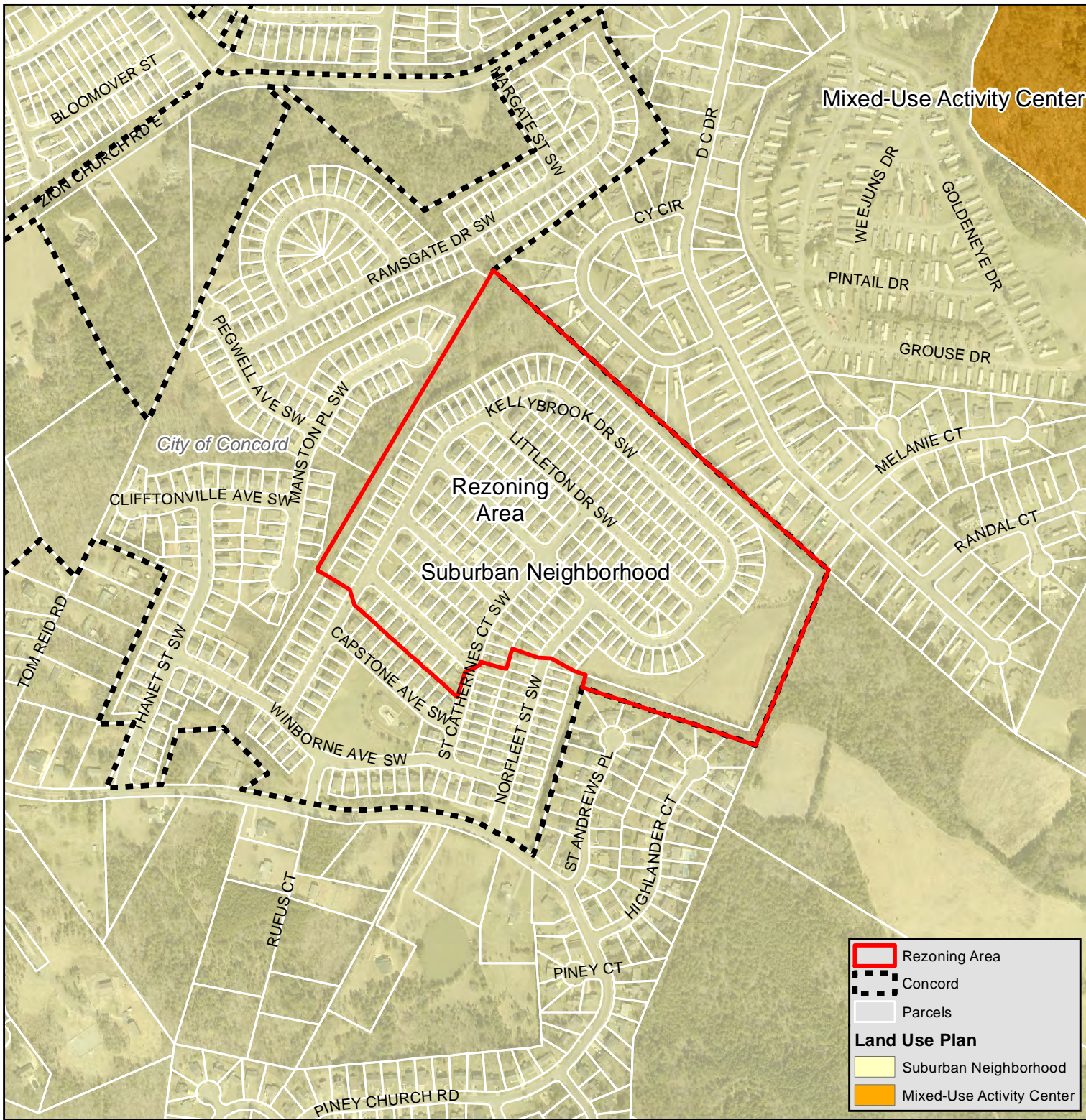
**Administrative Zoning
Amendment
Unzoned
to
R-CO (Residential County
Originated)**

Brandon Ridge
Phases 2 & 3



	Rezoning Area
	Concord
	Parcels
Zoning	
	PUD
	R-CO
	RM-2
	not-yet-zoned
County Zoning	
	LDR
	MDR










Mixed-Use Activity Center

City of Concord

Rezoning Area

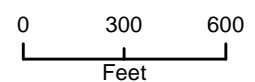
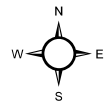
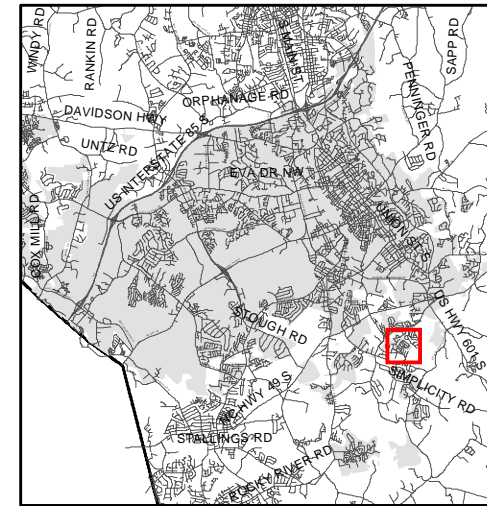
Suburban Neighborhood

	Rezoning Area
	Concord
	Parcels
Land Use Plan	
	Suburban Neighborhood
	Mixed-Use Activity Center

**Z-09-23
LAND USE PLAN**

**Administrative Zoning
Amendment
Unzoned
to
R-CO (Residential County
Originated)**

Brandon Ridge
Phases 2 & 3



I, JIMMY N. FAIRES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3877 PAGE 19; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK 3877, PAGE 19; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS 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, REGISTRATION NUMBER AND SEAL ON THIS 12TH DAY OF AUGUST 2005.

JIMMY N. FAIRES
 JIMMY N. FAIRES, PLS.
 LICENSE NUMBER: L-4311

FILING STATEMENT
 FILED FOR REGISTRATION ON 16 DAY OF August A.D. 2005 AT 9:07 O'CLOCK AM, AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA.
 BOOK 47 AND PAGE 51
 LINDA F. MCABEE REGISTER OF DEEDS
 BY [Signature] ASSISTANT/DEPUTY

SURVEYORS NOTES & SITE DATA:

1) EXISTING ZONING: MDR
 TAX PARCEL: 5538-38-8012
 5538-47-6873
 APPARENT SOURCE OF TITLE: DB 3877 PG 19
 PROPERTY ADDRESS: PINEY CHURCH ROAD
 NUMBER 11 TOWNSHIP
 CABARRUS COUNTY, NC

5500+ SF LOTS
 FRONT SETBACK: 30'(TYPICAL)
 REAR SETBACK: 20'
 SIDE YARD: 5', 15' & 13' SIDE STREET
 MIN. LOT WIDTH: 50'

4510-5499 SF LOTS
 FRONT SETBACK: 20' & 30'(TYPICAL)
 REAR YARD: 20'
 SIDE YARD: 5', 15' & 13' SIDE STREET
 MIN. LOT WIDTH: 41'

2) TOTAL AREA FOR DEVELOPMENT: 26.55 AC.
 AREA OF LOTS: 19.60 AC.
 AREA OF COMMON OPEN SPACE: 0.92 AC.
 AREA OF ROAD R/W: 6.03 AC.
 PROPOSED NUMBER OF LOTS: 159 LOTS
 TOTAL NUMBER OF LOTS IN SUBDIVISION: 321 LOTS
 TOTAL LINEAR FEET OF STREET: 5400 LF.
 KELLY BROOK DRIVE: 2639 LF.
 CHESWICK AVENUE: 582 LF.
 ST. CATHERINE'S COURT: 827 LF.
 CHASTAIN AVENUE: 552 LF.
 LITTLETON DRIVE: 800 LF.

3) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
 4) SITE TRIANGLES AT ALL INTERSECTIONS: 35' X 35' & 10' X 70' (TYPICAL)
 5) ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER: 37025C-0120-D FOR CABARRUS COUNTY, NC, DATED: NOVEMBER 2, 1994, THIS PARCEL IS NOT IN A FLOOD PLAIN.

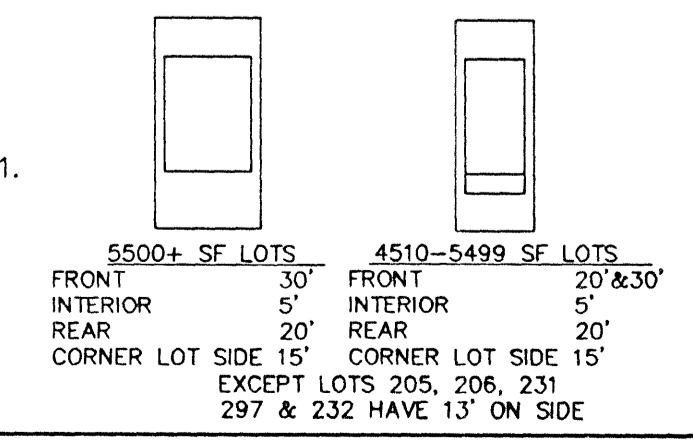
6) A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED. HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON OPEN SPACE AND REGULATING THE COVENANTS AND RESTRICTIONS OF THE SUBDIVISION.

7) AREA BY COORDINATE GEOMETRY.
 8) PRELIMINARY PLAT APPROVED ON 11/18/02.

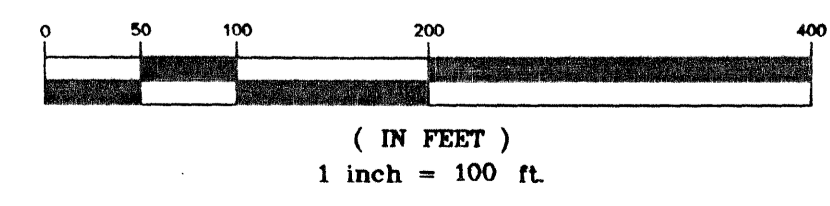
9) ENGINEER:
 NEIGHBORHOOD DESIGNS
 2649 BREKONRIDGE CENTER DRIVE
 SUITE 104
 MONROE, NC 28110

10) REFERENCES:
 1. BOUNDARY SURVEY FOR CRAFT HOMES BY RICHARD B. BROOKS (L-2689) DATED 10/18/00.
 2. RESTRICTIONS FOR BRANDON RIDGE SUBDIVISION RECORDED IN DB 5928, PG 101.

TYPICAL BUILDING SETBACKS

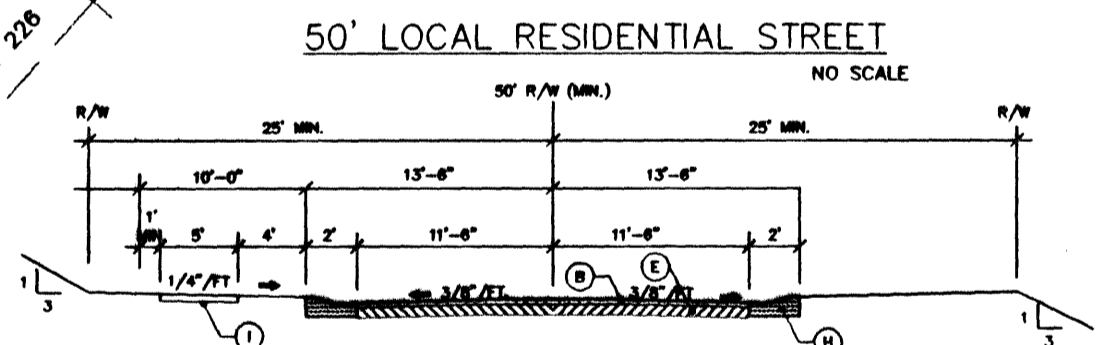
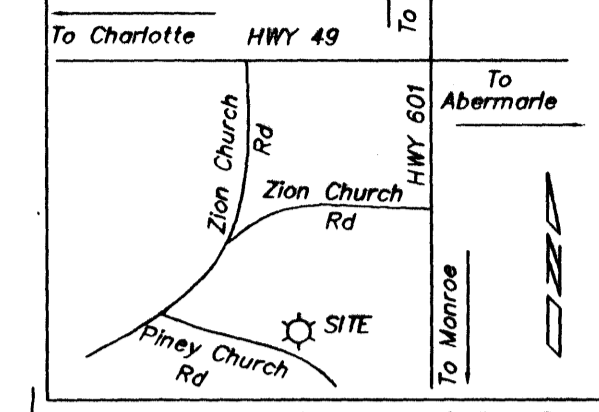
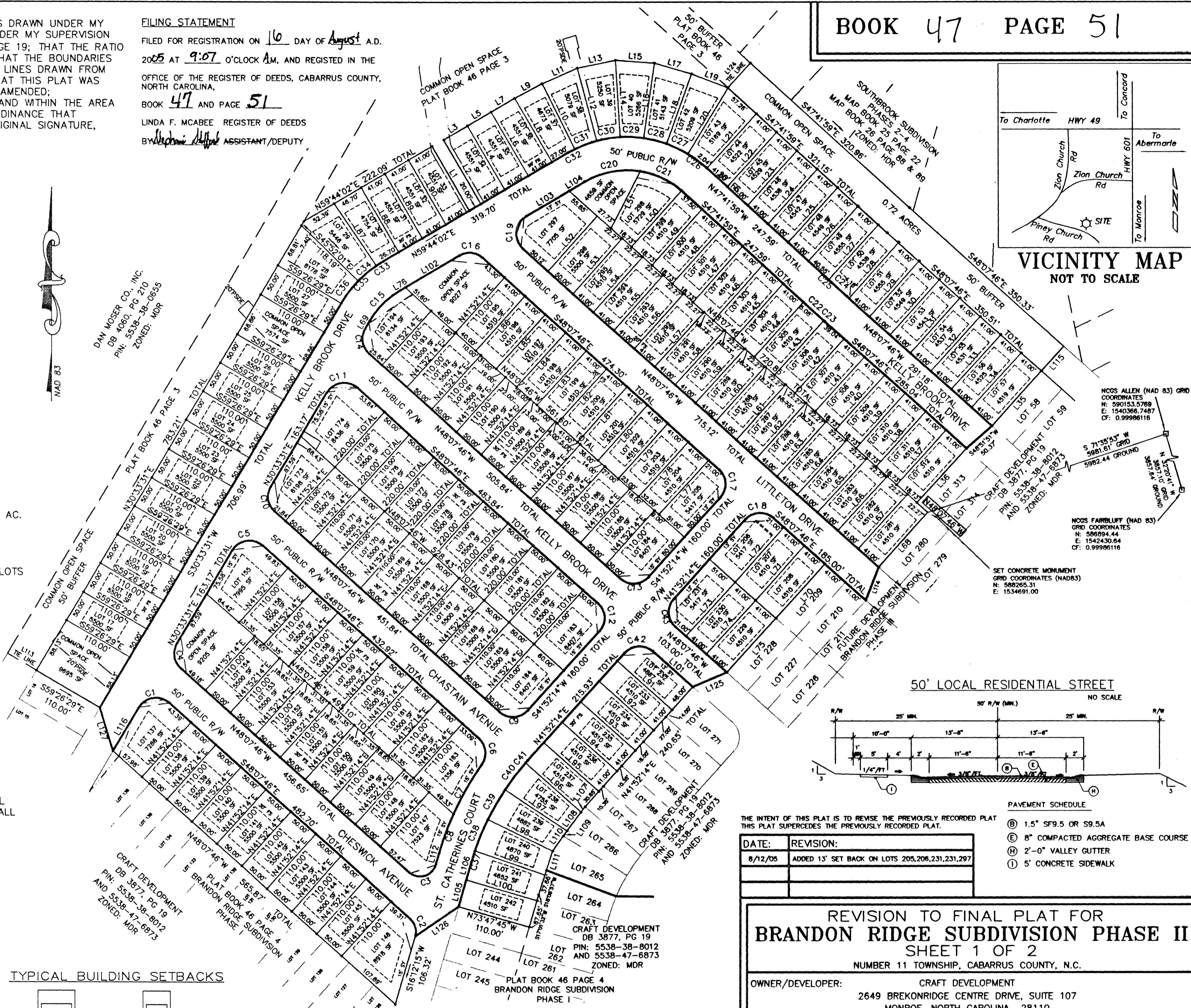


GRAPHIC SCALE



LEGEND

- R/W = Right-of-way
- = #4 Rebar Set
- = Not to scale
- = Concrete Monument
- PSDE = Public Storm Drain Easement
- ⊙ = Found Monumentation



THE INTENT OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT THIS PLAT SUPERCEDES THE PREVIOUSLY RECORDED PLAT.

DATE:	REVISION:
8/12/05	ADDED 13' SET BACK ON LOTS 205,206,231,231,297

REVISION TO FINAL PLAT FOR BRANDON RIDGE SUBDIVISION PHASE II SHEET 1 OF 2
 NUMBER 11 TOWNSHIP, CABARRUS COUNTY, N.C.

OWNER/DEVELOPER: CRAFT DEVELOPMENT
 2649 BREKONRIDGE CENTRE DRIVE, SUITE 107
 MONROE, NORTH CAROLINA 28110
 704-289-3362

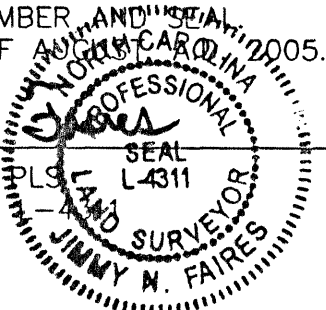
CHAS. H. SELLS, INC.
 CONSULTING ENGINEERS, SURVEYORS, AND PHOTOGRAMMETRISTS
 120 UVERHILL DRIVE, SUITE 105 MOOREVILLE, NC 28117
 PHONE: 704.682.0100 FAX: 704.682.0101 WWW.CHASHSELLS.COM

Tax Parcel Numbers 5538-38-8012 5538-47-6873	Drawn By SKM	Prelim. Plat Approval 11/18/02	Field Book N/A	Job No. 048133
Scale 1" = 100'	Checked By JNF	Date AUGUST 12, 2005	Drwg. No. 1 of 2	File Name 048133-FINAL_PHASE 2

SURVEYOR'S CERTIFICATE:

I, JIMMY N. FAIRES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3877 PAGE 19); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+.

JIMMY N. FAIRES, L.S. L4311 LICENSE NUMBER: [Signature]



FILING STATEMENT

FILED FOR REGISTRATION ON 16 DAY OF August 2005 AT 9:07 O'CLOCK AM, AND REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA, BOOK 47 AND PAGE 52

LINDA F. MCABEE REGISTER OF DEEDS BY Stephanie Shufford ASSISTANT/DEPUTY

LINE TABLE

Table with 9 columns: LINE, LENGTH, BEARING, LINE, LENGTH, BEARING, LINE, LENGTH, BEARING. Lists 40 line segments (L1-L40) with their respective measurements and bearings.

CERTIFICATE OF ROAD MAINTENANCE

A. I (WE) HEREBY CERTIFY THAT I (WE) WILL MAINTAIN THE ROADS TO STANDARDS SET FORTH BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION UNTIL THE RESPECTIVE GOVERNMENTAL AGENCY TAKES OVER THIS RESPONSIBILITY.

DATE OWNER/DEVELOPER

B. ROAD MAINTENANCE SHALL HEREBY BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND ROADS SHALL BE MAINTAINED TO THE MINIMUM STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION UNTIL THE RESPECTIVE GOVERNMENTAL AGENCY TAKES OVER THIS RESPONSIBILITY.

DATE OWNER/DEVELOPER

CERTIFICATE OF WATER AND SEWER CONNECTION FEE PAYMENT

I HEREBY CERTIFY THAT THE FEES FOR THE BRANDON RIDGE SUBDIVISION SHALL BE PAID AT THE FOLLOWING TIME, PURSUANT TO THE "AGREEMENT IN PARTIAL SETTLEMENT AND COMPROMISE OF LITIGATION" ENTERED IN CRAFT DEVELOPMENT LLC ET AL. V. THE CITY OF CONCORD, ET AL., CABARRUS COUNTY SUPERIOR COURT 03 CVS 2400 ON AUGUST 17, 2004.

DATE FINANCE DIRECTOR

REVIEW OFFICER:

STATE OF NORTH CAROLINA CABARRUS COUNTY

J. Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

J. Marshall 8/16/05 REVIEW OFFICER by: Kerri Gordon DATE

CERTIFICATE OF APPROVAL OF STREETS AND STREET DRAINAGE PLANS

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROADS CONTRACTION STANDARDS CERTIFICATION

APPROVED DATE DISTRICT ENGINEER

CURVE TABLE

Table with 10 columns: CURVE, LENGTH, RADIUS, BEARING, CHORD. Lists 21 curves (C1-C21) with their respective measurements and bearings.

CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR

J. Marshall, SUBDIVISION ADMINISTRATOR OF CABARRUS COUNTY HEREBY APPROVE THE FINAL PLAT OF THE SUBDIVISION ENTITLED BRANDON RIDGE SUBDIVISION ON THE 16th DAY OF 2nd MONTH, OF THE 2005 YEAR.

J. Marshall by: Kerri Gordon SUBDIVISION ADMINISTRATOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLANNING JURISDICTION OF CABARRUS COUNTY.

DATE OWNER/DEVELOPER

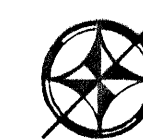
THE INTENT OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT THIS PLAT SUPERCEDES THE PREVIOUSLY RECORDED PLAT.

Table with 2 columns: DATE, REVISION. Shows revision 1 on 8/12/05: ADDED 13' SET BACK ON LOTS 205,206,231,231,297.

REVISION TO FINAL PLAT FOR BRANDON RIDGE SUBDIVISION PHASE II SHEET 2 OF 2

NUMBER 11 TOWNSHIP, CABARRUS COUNTY, N.C.

OWNER/DEVELOPER: CRAFT DEVELOPMENT 2649 BREKONRIDGE CENTRE DRIVE, SUITE 107 MONROE, NORTH CAROLINA 28110 704-289-3362



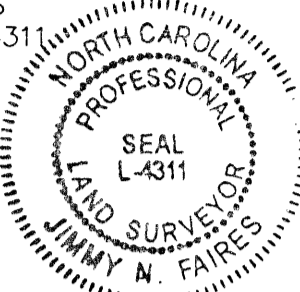
CHAS. H. SELLS, INC.

CONSULTING ENGINEERS, SURVEYORS, AND PHOTOGRAMMETRISTS 128 OVERHILL DRIVE, SUITE 105 MOORESVILLE, NC 28117 PHONE: 704.662.0100 FAX: 704.662.0101 WWW.CHASHSELLS.COM

Table with 5 columns: Tax Parcel Numbers, Drawn By, Prelim. Plat Approval, Field Book, Job No. Includes details like 5538-38-8012, SKM, 11/16/02, N/A, 046133.

I, JIMMY N. FAIRES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3877 PAGE 19; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+.

JIMMY N. FAIRES, PLS
LICENSE NUMBER: L-4311



THE INTENT OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT. THIS PLAT SUPERCEDES THE PREVIOUSLY RECORDED PLAT, RECORDED IN PLAT BOOK 47, PAGE 53.

SURVEYORS NOTES & SITE DATA:

1) EXISTING ZONING: MDR
TAX PARCEL: 5538-38-8012 & 5538-47-6873
APPARENT SOURCE OF TITLE: DB 3877 PG 19

PROPERTY ADDRESS: PINEY CHURCH ROAD
NUMBER 11 TOWNSHIP
CABARRUS COUNTY, NC

5500+ SF LOTS
FRONT SETBACK: 30'(TYPICAL)
REAR SETBACK: 20'
SIDE YARD: 5', 15' & 13' SIDE STREET
MIN. LOT WIDTH: 50'

4510-5499 SF LOTS
FRONT SETBACK: 20' & 30'(TYPICAL)
REAR YARD: 20'
SIDE YARD: 5', 15' & 13' SIDE STREET
MIN. LOT WIDTH: 41'

2) TOTAL AREA FOR DEVELOPMENT: 21.39 AC.
LOT AREA IN THIS PHASE: 8.26 AC.
COMMON OPEN SPACE THIS PHASE: 8.39 AC.
AREA IN ROAD R/W THIS PHASE: 2.28 AC.
NUMBER OF LOTS IN THIS PHASE: 75 LOTS
TOTAL NUMBER OF LOTS IN SUBDIVISION: 321 LOTS
TOTAL LINEAR FEET OF STREET: 2027 LF.
KELLY BROOK DRIVE: 1314 LF.
LITTLETON DRIVE: 395 LF.
NORFLEET STREET: 318 LF.

3) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

4) SITE TRIANGLES AT ALL INTERSECTIONS:
35' X 35' & 10' X 70' (TYPICAL)

5) ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER: 37025C-0120-D FOR CABARRUS COUNTY, NC, DATED: NOVEMBER 2, 1994, THIS PARCEL IS NOT IN A FLOOD PLAIN.

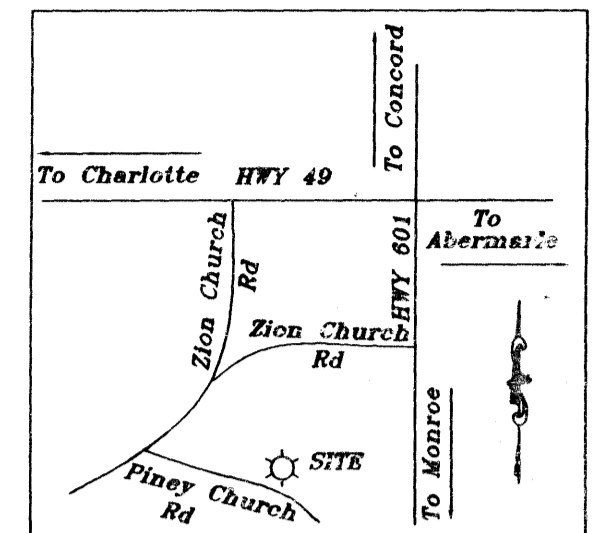
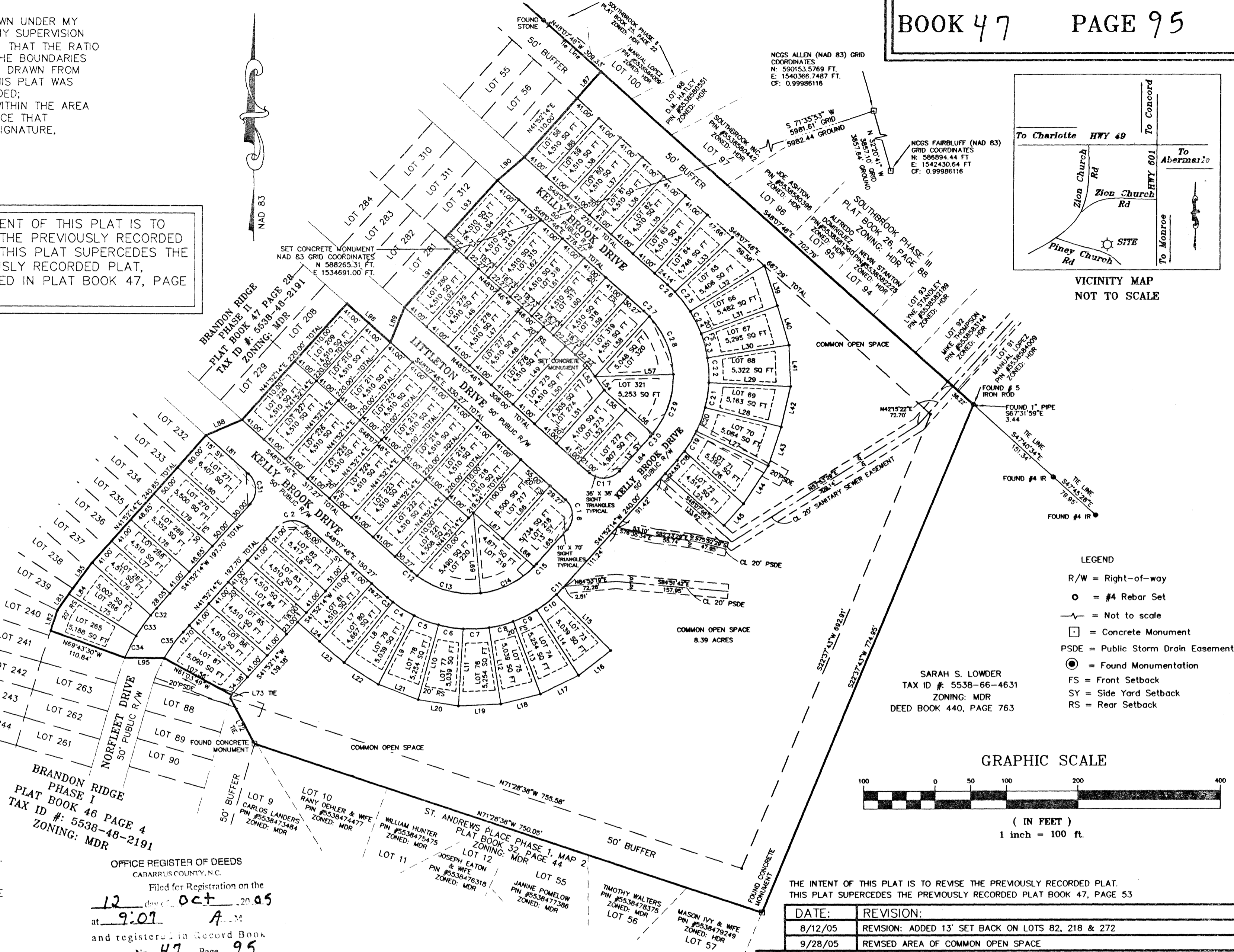
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7) AREA BY COORDINATE GEOMETRY.

8) PRELIMINARY PLAT APPROVED ON 11/18/02.

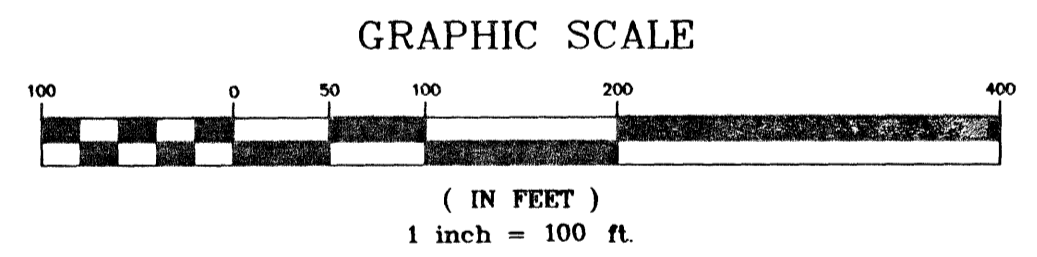
9) ENGINEER:
NEIGHBORHOOD DESIGNS
2649 BREKONRIDGE CENTER DRIVE
SUITE 104
MONROE, NC 28110

10) REFERENCES:
1. BOUNDARY SURVEY FOR CRAFT HOMES BY RICHARD B. BROOKS (L-2689) DATED 10/18/00.
2. RESTRICTIONS FOR BRANDON RIDGE SUBDIVISION RECORDED IN DB 5928, PG 101.



VICINITY MAP NOT TO SCALE

- LEGEND
R/W = Right-of-way
O = #4 Rebar Set
- - - = Not to scale
[] = Concrete Monument
PSDE = Public Storm Drain Easement
[] with dot = Found Monumentation
FS = Front Setback
SY = Side Yard Setback
RS = Rear Setback



THE INTENT OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT. THIS PLAT SUPERCEDES THE PREVIOUSLY RECORDED PLAT BOOK 47, PAGE 53

Table with columns for DATE and REVISION. REVISION: 8/12/05 (ADDED 13' SET BACK ON LOTS 82, 218 & 272); 9/28/05 (REVISED AREA OF COMMON OPEN SPACE)

REVISION OF PLAT BOOK 47, PAGE 53
BRANDON RIDGE SUBDIVISION PHASE III
SHEET 1 OF 2
NUMBER 11 TOWNSHIP, CABARRUS COUNTY, N.C.

OWNER/DEVELOPER: CRAFT DEVELOPMENT
2649 BREKONRIDGE CENTRE DRIVE
SUITE 107
MONROE, NC 28110
(704) 238-1229

CHAS. H. SELLS, INC.
CONSULTING ENGINEERS, SURVEYORS, AND PHOTOGRAMMETRISTS
128 OVERHILL DRIVE, SUITE 105
MOORESVILLE, NC 28117
PHONE: 704.662.0100 FAX: 704.662.0101 WWW.CHASHSELLS.COM

Table with columns: Tax Parcel Numbers (5538-48-2191), Drawn By (SKM), Prelim. Plat Approval (11/18/02), Field Book (N/A), Job No. (048133), Scale (1" = 100'), Checked By (JNF), Date (AUGUST 12, 2005), Drwg. No. (1 of 2), File Name (048133-FINAL_PHASE 3)

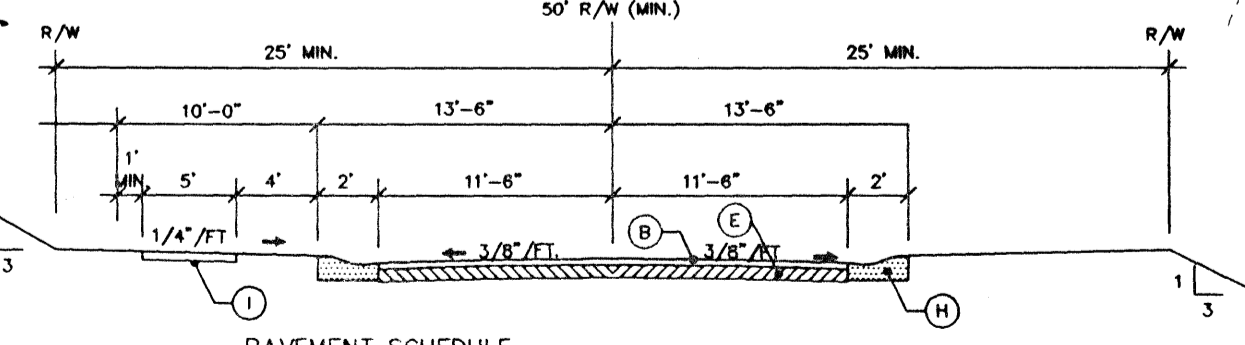
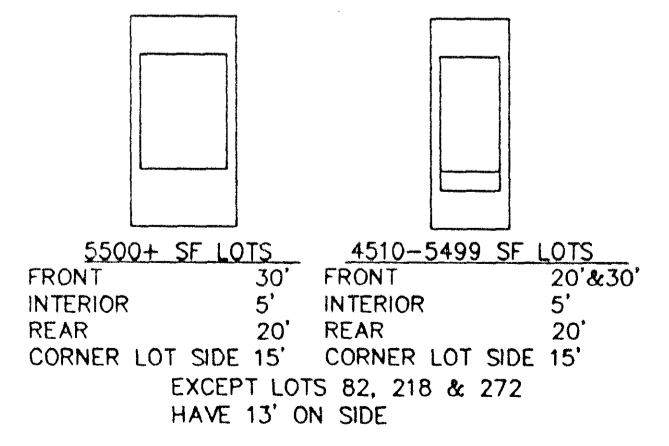
BRANDON RIDGE PHASE I
PLAT BOOK 46 PAGE 4
TAX ID #: 5538-48-2191
ZONING: MDR

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, N.C.

Filed for Registration on the
12 day of Oct 20 05
at 9:07 A.M.

and registered in Record Book
No. 47 Page 95
Cathy K. Jamason
Deputy Register of Deeds

TYPICAL BUILDING SETBACKS



- PAVEMENT SCHEDULE
B 1.5" SF9.5 OR S9.5A
E 8" COMPACTED AGGREGATE BASE COURSE
H 2'-0" VALLEY GUTTER
I 5' CONCRETE SIDEWALK

50' LOCAL RESIDENTIAL STREET NO SCALE

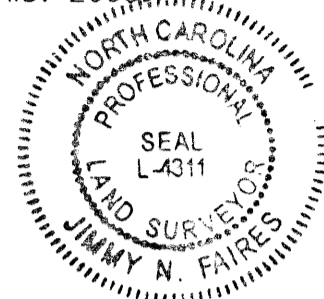
#35248

SURVEYOR'S CERTIFICATE:

I, JIMMY N. FAIRES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3877 PAGE 19); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK 3877, PAGE 19; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; THAT THIS 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, REGISTRATION NUMBER AND SEAL.

THIS 4th DAY OF October A.D. 2005

Jimmy N. Faires, PLS LICENSE NUMBER: L-4311



REVIEW OFFICER:

STATE OF NORTH CAROLINA CABARRUS COUNTY

J. Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

J. Marshall by: Karrie Gooden 10/12/05 REVIEW OFFICER DATE

FILING STATEMENT

FILED FOR REGISTRATION ON 12 DAY OF Oct. A.D.

2005 AT 9:08 O'CLOCK A.M. AND REGISTERED IN THE

OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA,

BOOK 47 AND PAGE 96

LINDA F. MCABEE REGISTER OF DEEDS

BY Cathy K. Jarmonoff ASSISTANT/DEPUTY

THE INTENT OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT. THIS PLAT SUPERCEDES THE PREVIOUSLY RECORDED PLAT, RECORDED IN PLAT BOOK 47, PAGE 53.

BOOK 47 PAGE 96

LINE TABLE

Table with 9 columns: LINE, LENGTH, BEARING, LINE, LENGTH, BEARING, LINE, LENGTH, BEARING. Lists 30 line segments (L1-L30) with their respective measurements.

CURVE TABLE

Table with 10 columns: CURVE, LENGTH, RADIUS, BEARING, CHORD. Lists 35 curves (C1-C35) with their respective measurements.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER() OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF CABARRUS COUNTY.

10/11/05 DATE OWNER/DEVELOPER

THE INTENT OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT. THIS PLAT SUPERCEDES THE PREVIOUSLY RECORDED PLAT BOOK 47, PAGE 53

Table with 2 columns: DATE, REVISION. Shows dates 8/12/05 and 9/28/05 with corresponding revision details.

REVISION OF PLAT BOOK 47, PAGE 53 BRANDON RIDGE SUBDIVISION PHASE III SHEET 2 OF 2 NUMBER 11 TOWNSHIP, CABARRUS COUNTY, N.C.

OWNER/DEVELOPER: CRAFT DEVELOPMENT 2649 BREKONRIDGE CENTRE DRIVE, SUITE 107 MONROE, NORTH CAROLINA 28110 704-289-3362



CHAS. H. SELLS, INC.

CONSULTING ENGINEERS, SURVEYORS, AND PHOTOGRAMMETRISTS 128 OVERHILL DRIVE, SUITE 105 MOORESVILLE, NC 28117 PHONE: 704.662.0100 FAX: 704.662.0101 WWW.CHASHSELLS.COM

Table with 5 columns: Tax Parcel Numbers, Drawn By, Prelim. Plat Approval, Field Book, Job No., Scale, Checked By, Date, Drwg. No., File Name. Contains project details and approval information.