



SUBDIVISION FACT SHEET
Board of Commissioners – October 16, 2006

NAME: The St. Clair Basnight Estate – Preliminary Plat Review

LOCATION: East Lake, NC. The area is unzoned

SITE SPECIFICS: Total site area: 3.007 acres
Number of proposed lots: 6 lots
Smallest lot area: 21,834 square feet

STREETS:

1. All of the proposed lots have frontage on US 64. Shared driveways, as depicted on the plat, will be installed to eliminate the need for 6 driveway cuts on US 64.

UTILITIES:


1. Water: Private wells
2. Sewer: Individual on-site septic tank/drainfield systems.
3. Stormwater: A state permit for this division will not be necessary since there is no land disturbance associated with the division.

PLANNING BOARD REVIEW:

The Planning Board reviewed this item on September 11, 2006. The Board voted to recommend approval subject to a maneuvering area being provided on each lot at the time of construction to avoid backing into US 64. Language to this effect shall be included on the final plat and in homeowners documents.

STAFF COMMENTS:

Staff recommends preliminary plat approval.



Donna Creef
DC Planning Dept.

9-28-06

Date

CERTIFICATE OF SURVEYOR
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat and plat of subdivision are correct and true to the original survey and to the original plat and plat of subdivision on file in the office of the Register of Deeds for the County of North Carolina, and that the same conform to the provisions of the laws of North Carolina relating to the subdivision of land.

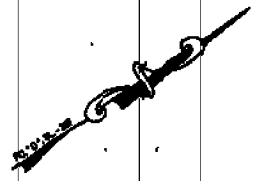
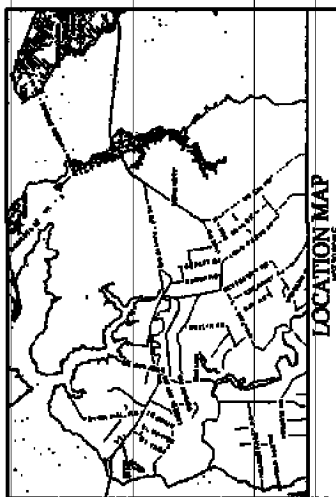
CERTIFICATE OF APPROVAL FOR RECORDING
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat and plat of subdivision are correct and true to the original survey and to the original plat and plat of subdivision on file in the office of the Register of Deeds for the County of North Carolina, and that the same conform to the provisions of the laws of North Carolina relating to the subdivision of land.

REVIEW OFFICER
 NORTH CAROLINA
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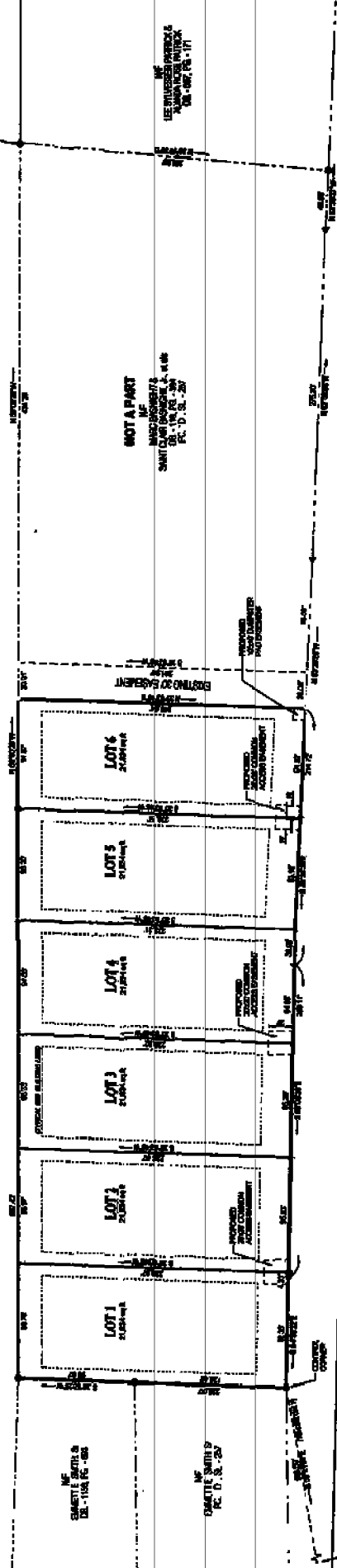
CERTIFICATE OF OWNERSHIP AND INDICATION
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat and plat of subdivision are correct and true to the original survey and to the original plat and plat of subdivision on file in the office of the Register of Deeds for the County of North Carolina, and that the same conform to the provisions of the laws of North Carolina relating to the subdivision of land.

CERTIFICATE OF APPROVAL FOR RECORDING PLAT AND ACCEPTANCE OF INDICATION
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat and plat of subdivision are correct and true to the original survey and to the original plat and plat of subdivision on file in the office of the Register of Deeds for the County of North Carolina, and that the same conform to the provisions of the laws of North Carolina relating to the subdivision of land.

GENERAL NOTES
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.
 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF NORTH CAROLINA RELATING TO THE SURVEYING OF LAND.
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THE
 COUNTY LINE
 IS 1100 FEET
 P. D. S. 27



U.S. Hwy. 64
 U.S. DEPARTMENT OF HIGHWAYS



SHEET NO.	1
OF 1 SHEETS	
DATE	
SCALE	1" = 40'
CHECKED BY	
APPROVED BY	
DATE	

LEGEND OF SYMBOLS	
1	RESERVED FOR FUTURE USE
2	RESERVED FOR FUTURE USE
3	RESERVED FOR FUTURE USE
4	RESERVED FOR FUTURE USE
5	RESERVED FOR FUTURE USE
6	RESERVED FOR FUTURE USE
7	RESERVED FOR FUTURE USE
8	RESERVED FOR FUTURE USE
9	RESERVED FOR FUTURE USE
10	RESERVED FOR FUTURE USE

THE SAINT CLAIR RASNIGHT ESTATE
 EAST LINE TOWNSHIP - DADE COUNTY, NORTH CAROLINA
 W.M. MCKINLEY & ASSOCIATES, INC.
 1000 W. 10TH STREET, SUITE 100, CHARLOTTE, N.C. 28202

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