



## GUILFORD COUNTY

### MEMORANDUM

TO: Amanda P. Hodierne, Esq., AICP

FROM: Guilford County Planning and Development Department  
Oliver Bass, 336-641-3578

DATE: January 24, 2022 (Corrected Letter)

SUBJECT: ROAD CLOSING CASE 22-01-GCPL-00150: GROUNDHOG TRACE ROAD CLOSING

On January 4, 2022, the Technical Review Committee found that the proposed closing was not contrary to the public interest and no property owner will be deprived of a means of ingress or egress to their property subject to the comments below.

#### **Planning Comments: (Oliver Bass, 641-3578)**

1. Exempt plat (Case#21-11-GCPL-09441) to combine abutting properties is pending Watershed and Planning review. Other than recordation of plat, must satisfactorily address comments prior to presentation to Planning Board.
2. If road closing is approved, must record plat to ensure abutting owners will have a means of ingress and egress from Raccoon Run Drive. Plat to be recorded must reference road closing case number.
3. General Statute Section 153A-241 provides that each adjacent property owner "... remains subject to any public utility use or facility located on, over, or under the road or easement immediately before its closing, until the landowner or any successor thereto pays to the utility involved the reasonable cost of removing and relocating the facility"
4. Utility easements will remain until properly closed.

#### **Watershed Comments: (Brent Gatlin, 641-3753)**

1. Plat to be recorded to close road and recombine lots must include all required easements and watershed info per prior comments & mark-up issued 12/8/21 (entered in Accela on 12/13/21).

#### **Fire Marshal: (Michael Townsend, 641-6541)**

1. No comments

#### **NCDOT Comments: (Bobby Norris, 487-0100)**

1. Not a NCDOT maintained road. Once closed, it cannot be added.

CHAIN	MEASUREMENT	CHORD BEARING	DELTA ANGLE
C1	20.00'	S 14°20'11" W	48°11'50"
C2	20.00'	S 24°20'11" W	48°11'50"
C3	20.00'	S 34°20'11" W	48°11'50"
C4	20.00'	S 44°20'11" W	48°11'50"
C5	20.00'	S 54°20'11" W	48°11'50"
C6	20.00'	S 64°20'11" W	48°11'50"
C7	20.00'	S 74°20'11" W	48°11'50"

PARCEL NOTES:

PROJECT DENSITY SUMMARY  
BEAVER HILLS ESTATES - SECTION 4 PER PG. 148 PG. 023 PRIOR TO RECORDING OF THIS PLAT:  
TOTAL ACREAGE = 26.66 AC (4+/-)  
PROJECT DENSITY = 16 DU / 26.66 AC = 0.60 DU / AC

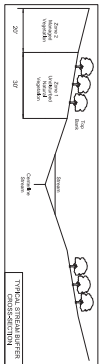
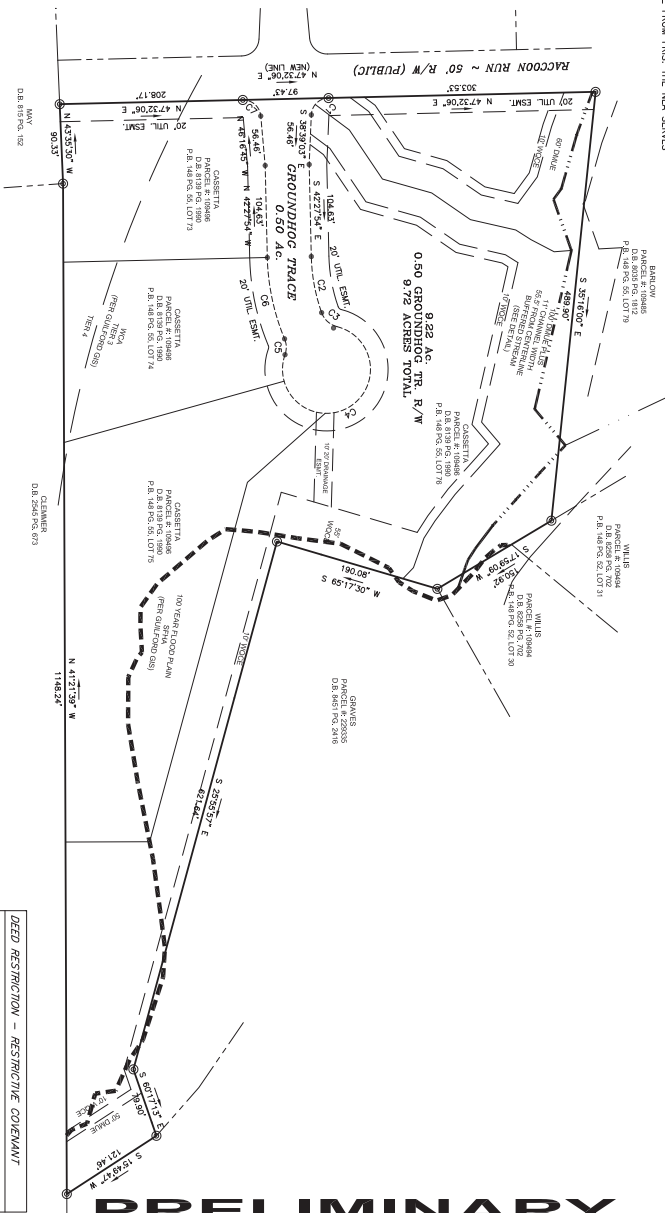
BEAVER HILLS ESTATES - SECTION 4 BY RECORDING OF THIS PLAT:  
PROJECT DENSITY = 13 DU / 26.66 AC = 0.48 DU / AC

NOTE: THE PROPERTY IS LOCATED WITHIN THE WATER SUPPLY WATERSHED FOR LAKE WACONDOH, NC-VA, WVA TIER 3, & 4. DEVELOPMENT RESTRICTIONS MAY APPLY.

NOTE - A SEVERE FLOOD HAZARD AREA (SFHA) EXISTS ON THE PROPERTY BASED ON FEMA MAP # 32108B3200 WITH EFFECTIVE DATE 6/21/82/02.

NOTE: A NON-ENCUMBRANCE AREA (NEA) NOT SHOWN ON THE EFFECTIVE FIRM MAP EXISTS WITHIN THE FLOODPLAIN BASED ON FEMA MAP # 32108B3200 WITH EFFECTIVE DATE 6/21/82/02. THE NEA SERVES AS THE SAME FUNCTION AS A FLOODWAY AND ADHERES TO THE SAME FLOODWAY RULES.

- LEGEND
- FOUND IRON PIPE
  - SET IRON PIN
  - COMPUTED POINT
  - △ STONE/ROCK
  - CH = CHORD OF WAY
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - P.G. = PAGE



**DEED RESTRICTION - RESTRICTIVE COVENANT**

Development of subject property is required to be in accordance with applicable state and federal regulations for the National Pollution Discharge Elimination System (NPDES) Phase II stormwater management program. The owner shall obtain and maintain all necessary permits from the local government for the development of the property. The owner shall not be permitted to develop the property without the review and approval of the local government. The owner shall not be permitted to develop the property without the review and approval of the local government. The owner shall not be permitted to develop the property without the review and approval of the local government.

GENERAL NOTES:

AREA COMPUTED BY COORDINATE METHOD.

RATIO OF PRECISION IS 1:30,000+.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION. THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD BUT NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.

NO N.C.G.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.

ALL UTILITIES ARE AVAILABLE AND TO BE SERVED FROM EXISTING RIGHT OF WAY.

APPROVED BY THE PLANNING DEPARTMENT OF GAITHER COUNTY, N.C. ON \_\_\_\_\_ DAY OF 2021 PURSUANT TO THE PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 128-106.6

SIGNED: \_\_\_\_\_ PLANNING DIRECTOR

DATE: \_\_\_\_\_

APPROVED BY THE PLANNING DEPARTMENT OF GAITHER COUNTY, N.C. ON \_\_\_\_\_ DAY OF 2021 PURSUANT TO THE PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 128-106.6

SIGNED: \_\_\_\_\_ PLANNING DIRECTOR

DATE: \_\_\_\_\_

APPROVED BY THE PLANNING DEPARTMENT OF GAITHER COUNTY, N.C. ON \_\_\_\_\_ DAY OF 2021 PURSUANT TO THE PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 128-106.6

SIGNED: \_\_\_\_\_ PLANNING DIRECTOR

DATE: \_\_\_\_\_

APPROVED BY THE PLANNING DEPARTMENT OF GAITHER COUNTY, N.C. ON \_\_\_\_\_ DAY OF 2021 PURSUANT TO THE PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 128-106.6

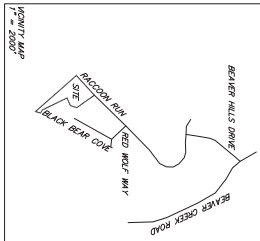
SIGNED: \_\_\_\_\_ PLANNING DIRECTOR

DATE: \_\_\_\_\_

APPROVED BY THE PLANNING DEPARTMENT OF GAITHER COUNTY, N.C. ON \_\_\_\_\_ DAY OF 2021 PURSUANT TO THE PLAT DOES NOT REQUIRE CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 128-106.6

SIGNED: \_\_\_\_\_ PLANNING DIRECTOR

DATE: \_\_\_\_\_



# EXEMPT FINAL PLAT

## ROAD CLOSING AND COMBINATION PLAT

PROJECT LOCATION:  
STATE: NORTH CAROLINA  
COUNTY: ALAMANCE  
TOWNSHIP: ROCK CREEK AND GREENE

PROPERTY OWNER INFORMATION:  
BRYAN AND MACKENZIE CASSETTA  
3302 GROUNDHOG TRACE  
BURLINGTON, NC 27215

ALLRED LAND SURVEYING, PLLC

JEFF ALLRED, PLS ~ L-4500  
8065 COBLE MILL ROAD  
SNOW CAMP, NC 27349  
PHONE: 336-684-8202

REVISION NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN BY: JET  
DATE: 20211119  
PROJECT NO.: 2020-92  
REF. NO.: NA  
SCALE: 1" = 100'

