

- NOTES:
1. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION OF ALL PROPOSED IMPROVEMENTS AS SHOWN ON THIS PLAN.
 2. COMMON OPEN SPACE AREAS SHALL BE MAINTAINED RESPECTIVELY BY THE HOME OWNER'S ASSOCIATION (HOA) OR THE COMMERCIAL OWNER'S ASSOCIATION (COA).
 3. SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, APPURTENANCES OF RECORD, HOWEVER RECORDED AND/OR IMPLIED.
 4. MONUMENTATION FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 5. AREAS CALCULATED BY COORDINATED GEOMETRY.
 6. SUBJECT PARCEL TAX ID# 952763969
 7. CURRENT ZONING: PUD
 8. TOTAL ACREAGE THIS PLAT: 5,455 Acres
 9. AREA OF LOTS: 4,819 Acres
 10. R/W AREA TO BE DEDICATED: 0.766 Acres
 11. LOTS CREATED THIS PLAN: 14 - 100' WIDE LOTS
 12. SUBJECT DEED REFERENCE: DEED BK 8495, PG 109
 13. HANDICAPPED RAMPS ON ALL SIDEWALKS AT STREET CORNERS.
 14. PROPERTY WITHIN 2,000 FEET OF AN NCCS CONTROL MONUMENT.
 15. CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO THE PROPERTY.
 16. LINEAR FOOTAGE OF DEDICATED UTILITIES:
 - 60" DRAINAGE PIPE
 - WATER AND SEWER PREVIOUSLY DEDICATED ON PHASE 2 MAP 7 AND PHASE 2 MAP 5
 17. AVERAGE IMPERVIOUS AREA OF 5,700 SQUARE FEET PER LOT: THIS AREA INCLUDES PRINCIPAL STRUCTURE, ENTRY SIDEWALKS, A/C PADS, PATIOS, AND ACCESSORY STRUCTURES.

FUTURE DEVELOPMENT
ROCKY RIVER PROJECT, LLC
DEED BK-8495 PG-109
PIN# 552763969

Karen A. Kocher
A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ANTHONY B. COYMAN PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 4th DAY OF MARCH 2015.
MY COMMISSION EXPIRES: MARCH 24, 2018



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL NUMBER 371050-2700-4, DATED NOVEMBER 5, 2008.

CERTIFICATE OF CONFORMITY WITH PLANS & SPECIFICATIONS:

CITY OF CONCORD
MILLS SUBDIVISION - PHASE 2, MAP 7
NAME OF SUBDIVISION
HOLDEN AVE. N. - 560'
NAME OF STREETS - LINEAR FOOTAGE
NWR, INC.
NAME OF SUBDIVIDER

I HEREBY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL STREET, STORM DRAINAGE, WATER AND SEWER WORK TO BE PERFORMED ON THIS SUBDIVISION HAS BEEN CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND CONFORMS WITH LINES, GRADES, CROSS-SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CONCORD SUBDIVISION ADMINISTRATOR OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

I ALSO ACKNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER THE GENERAL STATUTES, INCLUDING BUT NOT LIMITED TO, G.S. 14-100 AND G.S. 136-102(a) AND THE CODES OF ORDINANCES OF THE CITY OF CONCORD.

SIGNED: *Anthony B. Coyman*
REGISTERED PROFESSIONAL ENGINEER
028462
03/04/15
REGISTERED NO. DATE



CERTIFICATE OF FEE PAYMENT
I HEREBY CERTIFY THAT ALL FEES FOR THE MILLS SUBDIVISION PHASE 2 MAP 7 HAVE BEEN PAID OR FEES ARE NOT APPLICABLE. *Paul Curry @ 04-01-15*
FINANCE DIRECTOR DATE

CERTIFICATE OF ACCEPTANCE OF OFFER OF DEDICATION
I HEREBY CERTIFY THAT THE CITY COUNCIL ACCEPTED THE OFFERS OF DEDICATION SHOWN ON THIS PLAT BY RESOLUTION AT A MEETING OF THE CITY COUNCIL HELD ON MARCH 24, 2015.
4/1/15 *Kim Q. Darden*
DATE CITY CLERK

CERTIFICATE OF OWNERSHIP AND OFFER OF DEDICATION
I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, EXCEPTING MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, SIDEWALKS, GREENWAYS, RIGHTS-OF-WAY, EASEMENTS, OPEN SPACE, AND/OR PATIOS EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNLESS ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.
BY: *Paul Curry 3/5/2015*
OWNER DATE

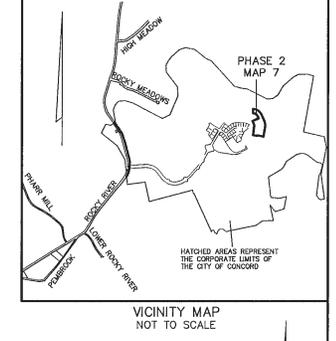
Paul Curry
A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT *Paul Curry* PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 5th DAY OF MARCH 2015.
MY COMMISSION EXPIRES: 10/24/17



CERTIFICATE OF FINAL PLAT APPROVAL
I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CITY OF CONCORD CODE OF ORDINANCES. THIS FINAL PLAT FOR THE MILLS SUBDIVISION PHASE 2, MAP 7 WAS APPROVED BY THE CONCORD PLANNING & ZONING COMMISSION ADMINISTRATOR WITH THE CONCURRENCE OF THE DEVELOPMENT REVIEW COMMITTEE AT THEIR MEETING ON 4/1/15.
Wanda Brown (Vice)
DEVELOPMENT SERVICES DIRECTOR DATE

RENEW OFFICER CERTIFICATION STATE OF NORTH CAROLINA COUNTY OF CABARRUS
Craig Bell
RENEW OFFICER OF CABARRUS COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
GRAPHIC SCALE
1 INCH = 60 FEET

Craig Bell
RENEW OFFICER
4/1/15
DATE



LINE TABLE

LINE	LENGTH	BEARING
L1	28.75	S33°59'08"E
L2	45.02	S27°18'12"E
L3	21.00	S23°10'25"E
L4	21.00	S23°10'25"E
L5	90.00	N09°59'24"E
L6	22.10	N02°00'36"W
L7	20.00	S09°59'24"W
L8	12.10	S08°00'36"E
L9	78.88	S09°59'24"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	42.18	180.00	42.09	N29°53'15"W
C2	79.49	180.00	78.85	N49°15'11"W
C3	79.49	180.00	78.85	N74°32'33"W
C4	54.39	315.00	54.32	S18°13'27"E
C5	127.93	315.00	127.06	S01°38'42"E
C6	73.11	180.00	72.60	S01°38'42"E
C7	31.08	180.00	31.04	S18°13'27"E
C8	69.46	120.00	68.49	N08°55'31"W

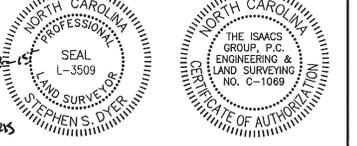
CERTIFICATE OF STREETS, WATER, AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, PUBLIC AND/OR PRIVATE STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA.

4/1/15 *N. S. Hude*
DATE DIRECTOR OF ENGINEERING

L. STEPHEN S. DYER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, THAT THE RATIO OF PRECISION IS A MINIMUM OF 1:10,000, 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, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS-77-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3rd DAY OF MARCH 2015.

Stephen S. Dyer
STEPHEN S. DYER, PLS L-3509



MAJOR SUBDIVISION PLAT
THE MILLS, PHASE 2, MAP 7
CITY OF CONCORD TOWNSHIP #1
CABARRUS COUNTY, NORTH CAROLINA
OWNER: ROCKY RIVER PROJECT, LLC

File #	12164-RM2-7	Date:	02/09/15	Project	P L S	SSD
Surveyed by	TIG	Drawn By	CBH	Scale	1"=60'	

7820 RED OAK BLVD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

BUILDING SETBACKS:

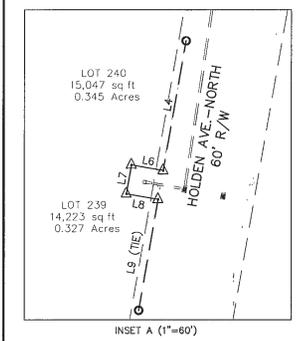
SET BACKS	FRONT	SIDE	REAR
UNIT TYPE	5'	3'	5'
50' LOTS	5'	3'	5'
60' LOTS	20'	5'	10'
70' LOTS	20'	6'	15'
80' LOTS	20'	6'	15'
100' LOTS	20'	7'	20'

PHASE 1 (67 LOTS) PREVIOUSLY RECORDED:
PHASE 1, MAP 1:
27 - 80' LOTS
PHASE 1, MAP 2:
17 - 100' LOTS
PHASE 1, MAP 3:
17 - 100' LOTS
PHASE 1, MAP 4:
3 - 100' LOTS
3 YET TO BE RECORDED

PHASE 2 (208 LOTS) PREVIOUSLY RECORDED:
PHASE 2, MAP 1:
50 - 80' LOTS
14 - 100' LOTS
PHASE 2, MAP 2:
30 - 80' LOTS
PHASE 2, MAP 3:
6 - 100' LOTS
177 YET TO BE RECORDED
PHASE 2, MAP 4:
9 - 100' LOTS
169 YET TO BE RECORDED

LEGEND

- R/W RIGHT OF WAY
- △ POINT COMPUTED
- MONUMENTATION FOUND/SET
- (T) TOTAL
- RCP REINFORCED CONCRETE PIPE
- SITE SITE TRIANGLE EASEMENT
- 5" PUBLIC UTILITY EASEMENT LINE
- SDE STORM DRAINAGE EASEMENT
- EASEMENT / R/W LINE
- STORM DRAIN LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- T.C.E. TEMPORARY CONSTRUCTION EASEMENT
- 5.0' PUBLIC UTILITY EASEMENT AREA



NCCS MONUMENT "ROCKY"
PUBLISHED COORDINATES (NAD 83):
N-570428.892'
E-1523326.606'
EL-610.54' (NAVD 88)
CSF-0.999648615

