

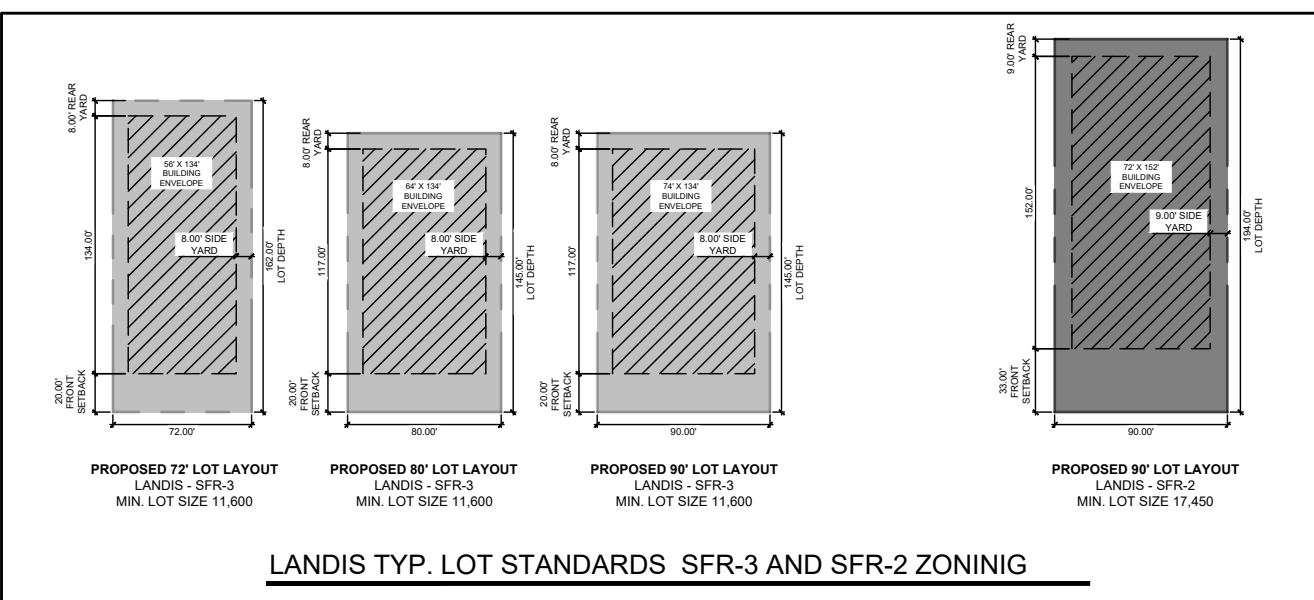
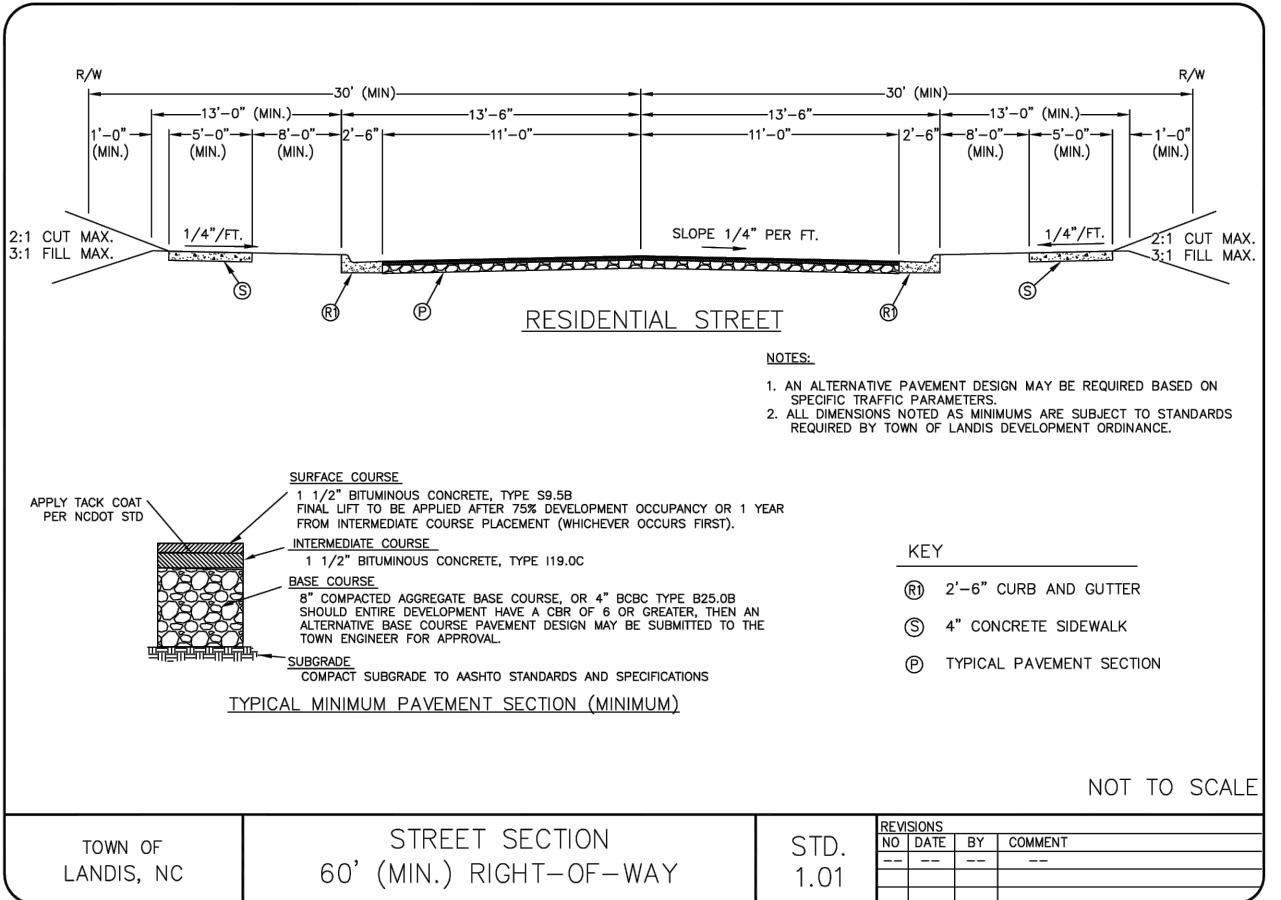
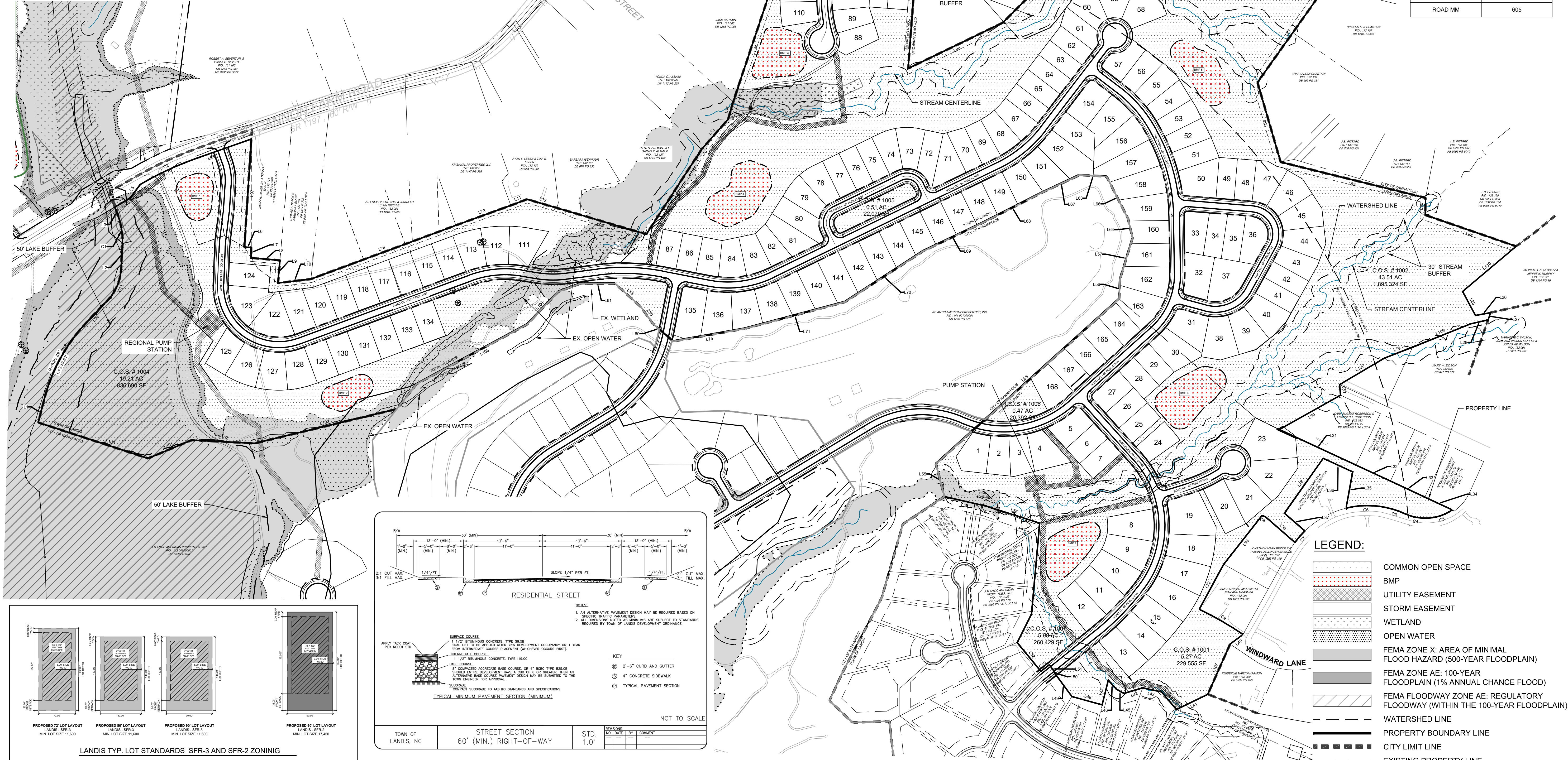
VICINITY MAP
(NOT TO SCALE)

ROAD TABLE LANDIS	
NAME	LENGTH (FT)
ROAD CC	4,652
ROAD EE	337
ROAD FF	1,270
ROAD GG	4,914
ROAD JJ	1,418
ROAD KK	329
ROAD LL	1,029
ROAD MM	605

SITE DATA SUMMARY - LANDIS

OWNER: ATLANTIC AMERICAN PROPERTIES, INC AON CONNOR LOUISE K TRUSTEE
 APPLICANT: SHEA HOMES CAROLINA, LLC
 EMAIL: JAY SEYMOUR@SHEAHOMES.COM (704) 812 - 9011
 ENGINEER: LANDESIGN, INC PHILIP SMITH, P.E. 223 N GRAHAM ST, CHARLOTTE, NC 28202 (704) 333-0325
 PIN#S: 5615-01-45-5560, 5615-15-54-4772, 132 0130000002, 132 01303
 ADDRESS: 885 CANNON FARM RD
 TOWNSHIP: CHINA GROVE - 13
 TOTAL GROSS SITE AREA: 160.04 AC
 ZONING: SFR-2 AND SFR-3
 EXISTING USE: UNDEVELOPED VACANT LAND & GOLF FACILITY
 PROPOSED DEVELOPMENT: SINGLE FAMILY SUBDIVISION

PROPERTY TABLE				PROPERTY TABLE				PROPERTY TABLE			
Line # / Curve #	Length	Bearing/Delta	Radius	Line # / Curve #	Length	Bearing/Delta	Radius	Line # / Curve #	Length	Bearing/Delta	Radius
L1	79.745	S14° 27' 41.18"W		L27	30.410	N19° 16' 00.24"E		L48	124.071	S74° 32' 48.42"E	
L2	86.722	S03° 10' 41.45"W		L28	70.010	N77° 18' 37.24"W		L49	113.508	S36° 20' 00.52"E	
C1	105.721	020.6733	293.005	L29	41.966	N04° 39' 40.11"W		L50	2.250	S53° 39' 59.46"W	
L3	42.305	S20° 04' 44.19"E		L30	277.068	N60° 40' 46.64"E		L51	40.004	S35° 42' 02.38"E	
L4	69.868	S69° 31' 03.16"W		L31	333.406	N65° 07' 47.06"W		C10	42.264	003.6414	665.000
L5	67.289	S36° 33' 33.83"W		L32	149.928	N65° 04' 00.47"W		L52	147.306	S39° 33' 13.78"E	
C2	245.531	011.1664	1259.843	L33	149.924	N65° 03' 28.64"W		L53	126.147	S26° 39' 51.76"W	
L6	26.868	N88° 21' 50.96"W		L34	120.139	N64° 57' 28.64"W		L54	171.171	S77° 11' 21.73"E	
L7	41.260	N00° 10' 04.90"W		C3	103.465	031.0307	191.040	L55	133.738	S14° 28' 13.17"E	
L8	113.890	N84° 56' 22.12"W		C4	91.538	027.4515	191.055	L56	79.590	S02° 45' 59.53"W	
L9	90.004	N05° 00' 56.74"E		C5	81.768	013.1304	356.800	L57	168.410	S16° 59' 07.53"W	
L10	131.082	S82° 58' 24.77"W		C6	157.625	025.2926	357.070	L58	136.140	S47° 57' 49.47"E	
L11	68.577	S69° 10' 56.95"W		L35	145.457	S10° 23' 27.13"W		L59	84.320	S35° 51' 24.47"E	
L12	122.428	N73° 48' 24.05"W		L36	128.031	S65° 09' 51.87"E		L60	105.650	S49° 12' 26.47"E	
L13	158.860	S41° 32' 28.36"W		L37	107.009	N48° 56' 33.06"W		L61	137.260	N89° 41' 24.53"E	
L14	71.660	S15° 46' 09.30"W		C7	60.015	009.6373	356.800	L62	91.950	N69° 49' 22.53"E	
L15	277.008	S40° 20' 02.91"W		L38	150.440	S48° 54' 57.37"E		L63	106.250	S86° 47' 31.47"E	
L16	30.001	N45° 35' 57.94"W		C8	18.633	042.7038	25.000	L64	79.300	S13° 06' 21.47"E	
L17	365.119	N45° 35' 57.93"W		L39	243.492	N38° 12' 38.23"E		L65	973.188	N47° 59' 46.53"E	
L18	116.346	S39° 55' 13.63"E		C9	199.831	008.2470	1388.320	L66	186.030	S27° 00' 24.47"E	
L19	173.573	S50° 04' 47.61"W		L40	63.886	N53° 15' 45.56"E		L67	160.780	N65° 00' 02.53"E	
L20	12.519	N39° 50' 16.07"W		L41	137.660	N64° 07' 08.81"E		L68	269.750	N63° 03' 06.53"E	
L21	274.786	N32° 58' 52.61"W		L42	90.876	S40° 20' 14.19"E		L69	256.600	N64° 31' 50.53"E	
L22	100.070	N86° 17' 49.61"W		L43	75.922	S77° 37' 05.19"E		L70	368.620	N56° 56' 57.53"E	
L23	143.386	N03° 20' 47.48"E		L44	77.652	N73° 33' 24.81"E		L71	410.170	N75° 05' 52.53"E	
L24	109.083	N74° 18' 35.13"W		L45	35.500	S60° 10' 03.19"E		L72	202.240	N28° 30' 47.16"E	
L25	107.390	N28° 13' 27.76"W		L46	46.314	S41° 45' 03.86"E		L73	230.705	S70° 03' 37.64"W	
L26	60.890	S79° 34' 55.24"W		L47	100.527	N13° 54' 24.68"E		L74	610.486	S69° 40' 26.15"W	



LEGEND:

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- OPEN WATER
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- EXISTING PROPERTY LINE



KEY MAP

SEAL



01/09/2025

IRISH CREEK PHASE 2

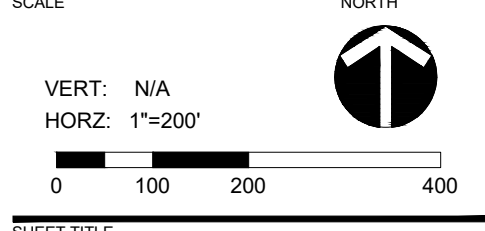
SHEA HOMES CAROLINA, LLC
885 CANNON FARM RD
LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

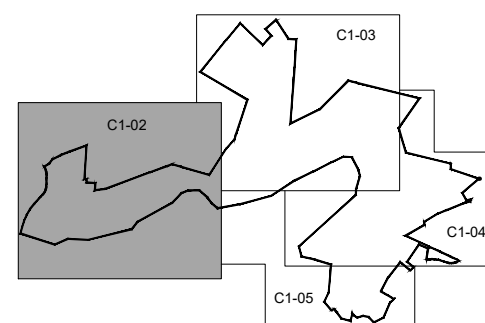
DESIGNED BY: PWS
DRAWN BY: PWS
CHECKED BY: DTM



OVERALL PRELIMINARY PLAT

SHEET NUMBER

C1-01



KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK
PHASE 2**

SHEA HOMES CAROLINA, LLC
885 CANNON FARM RD
LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/02/2025

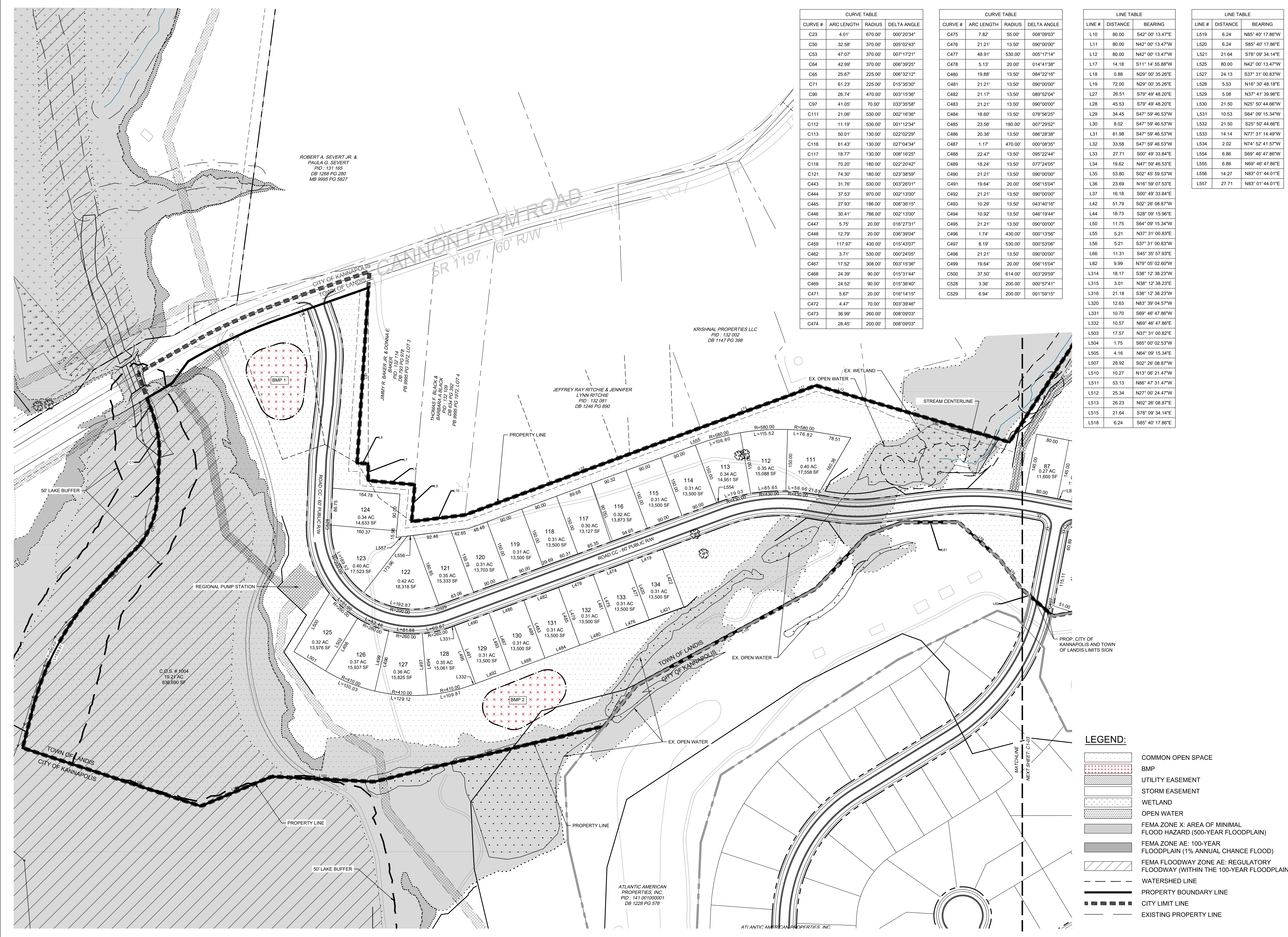
DESIGNED BY: PWS
DRAWN BY: PWS
CHECKED BY: DTM

SCALE: NORTH
VERT: N/A
HORZ: 1" = 100'

SHEET TITLE
**DETAILED PRELIMINARY
PLAT**

SHEET NUMBER

C1-02



CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C23	4.01'	670.00'	000°20'34"
C50	32.56'	370.00'	005°02'43"
C53	47.07'	370.00'	007°17'21"
C64	42.99'	370.00'	006°39'25"
C65	25.67'	225.00'	006°32'12"
C71	61.23'	225.00'	015°35'30"
C90	26.74'	470.00'	003°15'36"
C97	41.05'	70.00'	033°35'58"
C111	21.06'	530.00'	002°16'36"
C112	11.19'	530.00'	001°12'34"
C113	50.01'	130.00'	022°02'29"
C116	61.43'	130.00'	027°04'34"
C117	18.77'	130.00'	008°16'25"
C118	70.20'	180.00'	022°20'42"
C121	74.30'	180.00'	023°38'59"
C443	31.76'	530.00'	003°28'01"
C444	37.53'	970.00'	002°13'00"
C445	27.93'	186.00'	008°36'15"
C446	30.41'	786.00'	002°13'00"
C447	5.75'	20.00'	016°27'31"
C448	12.79'	20.00'	036°39'04"
C459	117.97'	430.00'	015°43'07"
C462	3.71'	530.00'	000°24'05"
C467	17.52'	308.00'	003°15'36"
C468	24.39'	90.00'	015°31'44"
C469	24.52'	90.00'	015°36'40"
C471	5.67'	20.00'	016°14'15"
C472	4.47'	70.00'	003°39'46"
C473	36.99'	260.00'	008°09'03"
C474	28.45'	200.00'	008°09'03"

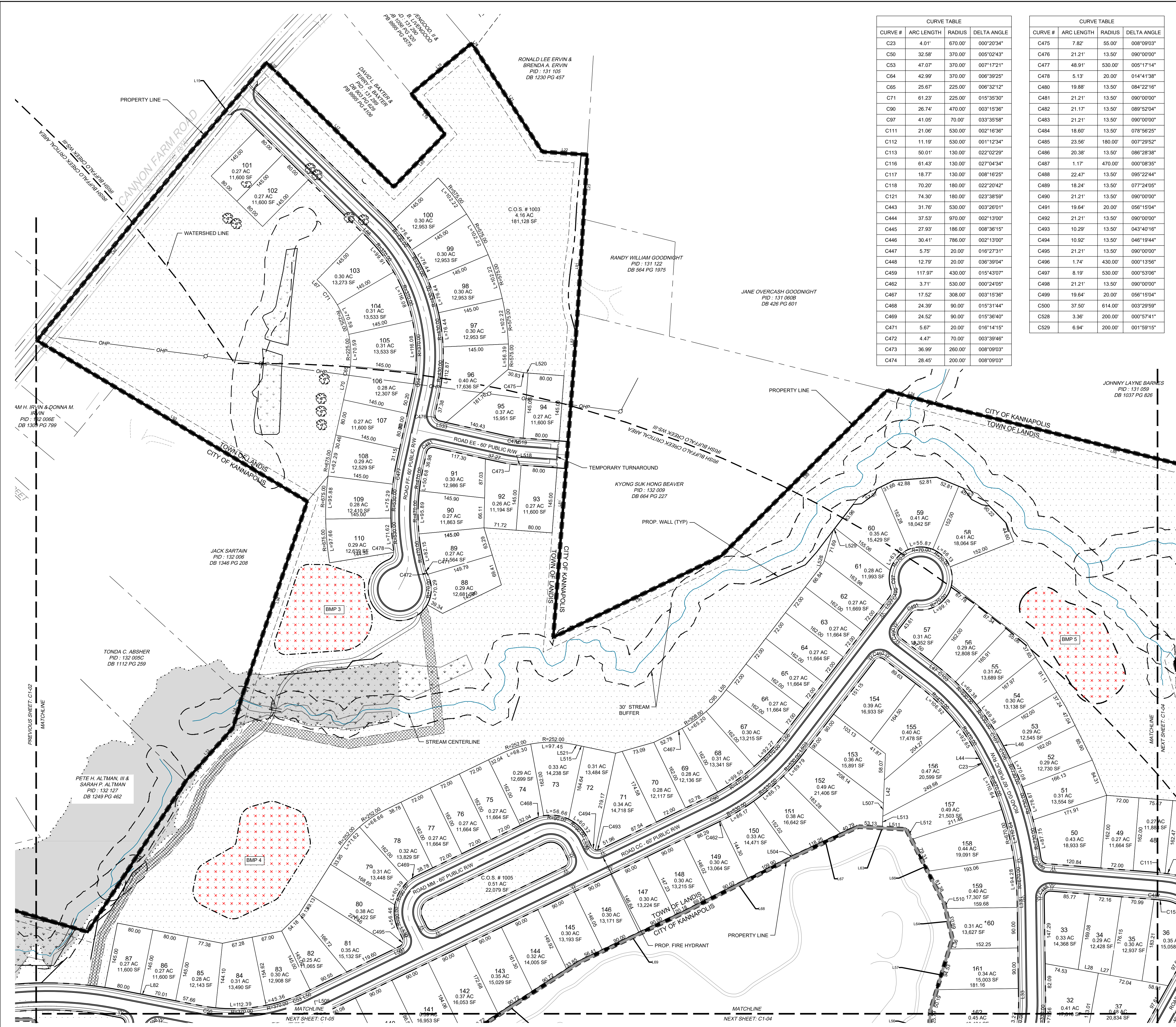
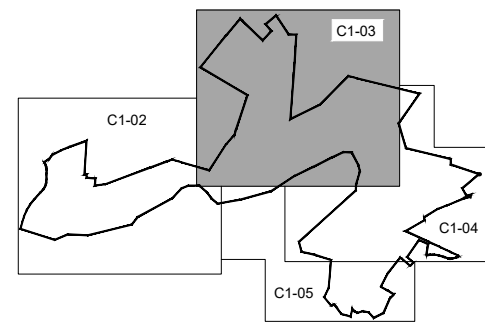
CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C475	7.82'	55.00'	008°09'03"
C476	21.21'	13.50'	090°00'00"
C477	48.91'	530.00'	005°17'14"
C478	5.13'	20.00'	014°41'38"
C480	19.88'	13.50'	084°22'16"
C481	21.21'	13.50'	090°00'00"
C482	21.17'	13.50'	089°52'04"
C483	21.21'	13.50'	090°00'00"
C484	18.60'	13.50'	078°56'25"
C485	23.56'	180.00'	007°29'52"
C486	20.38'	13.50'	086°28'38"
C487	1.17'	470.00'	000°08'35"
C488	22.47'	13.50'	095°22'44"
C489	18.24'	13.50'	077°24'05"
C490	21.21'	13.50'	090°00'00"
C491	19.64'	20.00'	056°15'04"
C492	21.21'	13.50'	090°00'00"
C493	10.29'	13.50'	043°40'16"
C494	10.92'	13.50'	046°19'44"
C495	21.21'	13.50'	090°00'00"
C496	1.74'	430.00'	000°13'56"
C497	8.19'	530.00'	000°53'06"
C498	21.21'	13.50'	090°00'00"
C499	19.64'	20.00'	056°15'04"
C500	37.50'	614.00'	003°29'59"
C528	3.36'	200.00'	000°57'41"
C529	6.94'	200.00'	001°59'15"

LINE TABLE		
LINE #	DISTANCE	BEARING
L10	80.00	S42°00'13.47"E
L11	80.00	N42°00'13.47"W
L12	80.00	N42°00'13.47"W
L17	14.18	S11°14'55.88"W
L18	0.88	N29°00'35.26"E
L19	72.00	N29°00'35.26"E
L27	26.51	S79°49'48.20"E
L28	45.53	S79°49'48.20"E
L29	34.45	S47°59'46.53"W
L30	8.02	S47°59'46.53"W
L31	81.98	S47°59'46.53"W
L32	33.58	S47°59'46.53"W
L33	27.71	S00°49'33.84"E
L34	19.62	N47°59'46.53"E
L35	53.80	S02°45'59.53"W
L36	23.69	N16°59'07.53"E
L37	16.18	S00°49'33.84"E
L42	51.79	S02°26'08.87"W
L44	16.73	S28°09'15.96"E
L50	11.75	S64°09'15.34"W
L55	5.21	N37°31'00.83"E
L56	5.21	S37°31'00.83"W
L66	11.31	S45°35'57.93"E
L82	9.99	N79°05'02.60"W
L314	18.17	S38°12'38.23"W
L315	3.01	N38°12'38.23"E
L316	21.18	S38°12'38.23"W
L320	12.63	N83°09'04.57"W
L331	10.70	S69°46'47.86"W
L332	10.57	N69°46'47.86"E
L503	17.57	N37°31'00.82"E
L504	1.75	S65°00'02.53"W
L505	4.16	N64°09'15.34"E
L507	28.92	S02°26'08.87"W
L510	10.27	N13°06'21.47"W
L511	53.13	N86°47'31.47"W
L512	25.34	N27°00'24.47"W
L513	26.23	N02°26'08.87"E
L515	21.64	S78°09'34.14"E
L518	6.24	S85°40'17.86"E

LINE TABLE		
LINE #	DISTANCE	BEARING
L519	6.24	N85°40'17.86"W
L520	6.24	S85°40'17.86"E
L521	21.64	S78°09'34.14"E
L525	80.00	N42°00'13.47"W
L527	24.13	S37°31'00.83"W
L528	5.53	N16°30'48.18"E
L529	5.08	N37°41'39.96"E
L530	21.50	N25°50'44.66"W
L531	10.53	S64°09'15.34"W
L532	21.50	S25°50'44.66"E
L533	14.14	N77°31'14.49"W
L534	2.02	N74°52'41.57"W
L554	6.86	S69°46'47.86"W
L555	6.86	N69°46'47.86"E
L556	14.27	N83°01'44.01"E
L557	27.71	N83°01'44.01"E

LEGEND:

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- OPEN WATER
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- EXISTING PROPERTY LINE



CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C23	4.01'	670.00'	000°20'34"
C50	32.56'	370.00'	005°02'43"
C53	47.07'	370.00'	007°17'21"
C64	42.99'	370.00'	006°39'25"
C65	25.67'	225.00'	006°32'12"
C71	61.23'	225.00'	015°35'30"
C90	26.74'	470.00'	003°15'36"
C97	41.05'	70.00'	033°35'58"
C111	21.06'	530.00'	002°16'36"
C112	11.19'	530.00'	001°12'34"
C113	50.01'	130.00'	022°02'29"
C116	61.43'	130.00'	027°04'34"
C117	18.77'	130.00'	008°16'25"
C118	70.20'	180.00'	022°20'42"
C121	74.30'	180.00'	023°38'59"
C443	31.76'	530.00'	003°28'01"
C444	37.53'	970.00'	002°13'00"
C445	27.93'	186.00'	008°36'15"
C446	30.41'	786.00'	002°13'00"
C447	5.75'	20.00'	016°27'31"
C448	12.79'	20.00'	036°39'04"
C459	117.97'	430.00'	015°43'07"
C462	3.71'	530.00'	000°24'05"
C467	17.52'	308.00'	003°15'36"
C468	24.39'	90.00'	015°31'44"
C469	24.52'	90.00'	015°36'40"
C471	5.67'	20.00'	016°14'15"
C472	4.47'	70.00'	003°39'46"
C473	36.99'	260.00'	008°09'03"
C474	28.45'	200.00'	008°09'03"

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C475	7.82'	55.00'	008°09'03"
C476	21.21'	13.50'	090°00'00"
C477	48.91'	530.00'	005°17'14"
C478	5.13'	20.00'	014°41'38"
C480	19.88'	13.50'	084°22'16"
C461	21.21'	13.50'	090°00'00"
C482	21.17'	13.50'	089°52'04"
C483	21.21'	13.50'	090°00'00"
C484	18.60'	13.50'	078°56'25"
C485	23.56'	180.00'	007°29'52"
C486	20.38'	13.50'	086°28'38"
C487	1.17'	470.00'	000°08'35"
C488	22.47'	13.50'	095°22'44"
C489	18.24'	13.50'	077°24'05"
C490	21.21'	13.50'	090°00'00"
C491	19.64'	20.00'	056°15'04"
C492	21.21'	13.50'	090°00'00"
C493	10.29'	13.50'	043°40'16"
C494	10.92'	13.50'	046°19'44"
C495	21.21'	13.50'	090°00'00"
C496	1.74'	430.00'	000°13'56"
C497	8.19'	530.00'	000°53'06"
C498	21.21'	13.50'	090°00'00"
C499	19.64'	20.00'	056°15'04"
C500	37.50'	614.00'	003°29'59"
C528	3.36'	200.00'	000°57'14"
C529	6.94'	200.00'	001°59'15"

LINE TABLE		
LINE #	DISTANCE	BEARING
L10	80.00	S42°00'13.47"E
L11	80.00	N42°00'13.47"W
L12	80.00	N42°00'13.47"W
L17	14.18	S11°14'55.88"W
L18	0.88	N29°00'35.26"E
L19	72.00	N29°00'35.26"E
L27	26.51	S79°49'48.20"E
L28	45.53	S79°49'48.20"E
L29	34.45	S47°59'46.53"W
L30	8.02	S47°59'46.53"W
L31	81.98	S47°59'46.53"W
L32	33.58	S47°59'46.53"W
L33	27.71	S00°49'33.84"E
L34	19.62	N47°59'46.53"E
L35	53.80	S02°45'59.53"W
L36	23.69	N16°59'07.53"E
L37	16.18	S00°49'33.84"E
L42	51.79	S02°26'08.87"W
L44	18.73	S28°09'15.96"E
L50	11.75	S64°09'15.34"W
L55	5.21	N37°31'00.83"E
L56	5.21	S37°31'00.83"W
L66	11.31	S45°35'57.93"E
L82	9.99	N79°05'02.60"W
L314	18.17	S38°12'38.23"W
L315	3.01	N38°12'38.23"E
L316	21.18	S38°12'38.23"W
L320	12.63	N83°39'04.57"W
L331	10.70	S69°46'47.86"W
L332	10.57	N69°46'47.86"E
L503	17.57	N37°31'00.82"E
L504	1.75	S65°00'02.53"W
L505	4.16	N64°09'15.34"E
L507	28.92	S02°26'08.87"W
L510	10.27	N13°06'21.47"W
L511	53.13	N86°47'31.47"W
L512	25.34	N27°00'24.47"W
L513	26.23	N02°26'08.87"E
L515	21.64	S78°09'34.14"E
L518	6.24	S85°40'17.86"E

LINE TABLE		
LINE #	DISTANCE	BEARING
L519	6.24	N85°40'17.86"W
L520	6.24	S85°40'17.86"E
L521	21.64	S78°09'34.14"E
L525	80.00	N42°00'13.47"W
L527	24.13	S37°31'00.83"W
L528	5.53	N16°30'48.18"E
L529	5.08	N37°41'39.96"E
L530	21.50	N25°50'44.66"W
L531	10.53	S64°09'15.34"W
L532	21.50	S25°50'44.66"W
L533	14.14	N77°31'14.49"W
L534	2.02	N74°52'41.57"W
L554	6.86	S69°46'47.86"W
L555	6.86	N69°46'47.86"E
L556	14.27	N83°01'44.01"E
L557	27.71	N83°01'44.01"E

LEGEND:

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- OPEN WATER
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- EXISTING PROPERTY LINE

KEY MAP

SCALE

DESIGNED BY: PWS
DRAWN BY: PWS
CHECKED BY: DTM

SCALE: 1" = 100'

SHEET TITLE

DETAILED PRELIMINARY PLAT

SHEET NUMBER

10/09/2025

PROJECT

IRISH CREEK PHASE 2

SHEA HOMES CAROLINA, LLC
885 CANNON FARM RD
LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/02/2025

DESIGNED BY: PWS
DRAWN BY: PWS
CHECKED BY: DTM

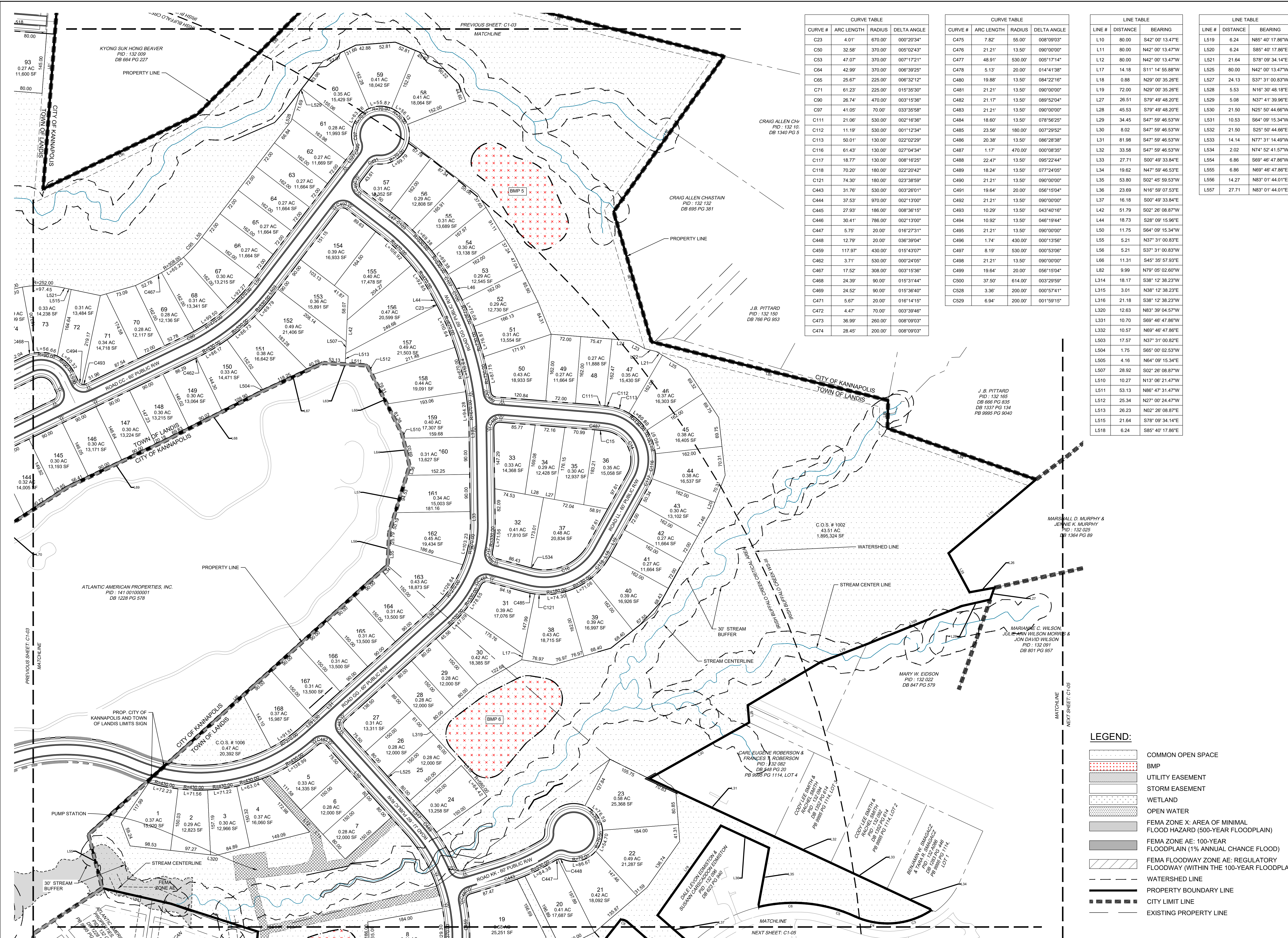
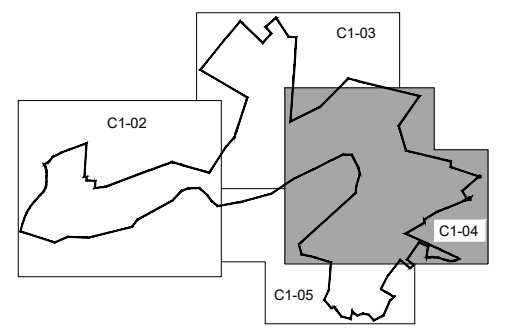
SCALE: 1" = 100'

SHEET TITLE

DETAILED PRELIMINARY PLAT

SHEET NUMBER

C1-03



CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C23	4.01'	670.00'	000°20'34"
C50	32.56'	370.00'	005°02'43"
C53	47.07'	370.00'	007°17'21"
C64	42.99'	370.00'	006°39'25"
C65	25.67'	225.00'	006°32'12"
C71	61.23'	225.00'	015°39'30"
C90	26.74'	470.00'	003°15'36"
C97	41.05'	70.00'	033°35'58"
C111	21.06'	530.00'	002°18'36"
C112	11.19'	530.00'	001°12'34"
C113	50.01'	130.00'	022°02'29"
C116	61.43'	130.00'	027°04'34"
C117	18.77'	130.00'	008°16'25"
C118	70.20'	180.00'	022°20'42"
C121	74.30'	180.00'	023°38'59"
C443	31.76'	530.00'	003°28'01"
C444	37.53'	970.00'	002°13'00"
C445	27.93'	186.00'	008°36'15"
C446	30.41'	786.00'	002°13'00"
C447	5.75'	20.00'	016°27'31"
C448	12.79'	20.00'	036°39'04"
C459	117.97'	430.00'	015°43'07"
C462	3.71'	530.00'	000°24'05"
C467	17.52'	308.00'	003°15'36"
C468	24.39'	90.00'	015°31'44"
C469	24.52'	90.00'	015°36'40"
C471	5.67'	20.00'	016°14'15"
C472	4.47'	70.00'	003°39'46"
C473	36.99'	260.00'	008°09'03"
C474	28.45'	200.00'	008°09'03"

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C475	7.82'	55.00'	008°09'03"
C476	21.21'	13.50'	090°00'00"
C477	48.91'	530.00'	005°17'14"
C478	5.13'	20.00'	014°41'38"
C480	19.88'	13.50'	084°22'16"
C461	21.21'	13.50'	090°00'00"
C482	21.17'	13.50'	089°52'04"
C483	21.21'	13.50'	090°00'00"
C484	18.60'	13.50'	078°56'25"
C485	23.56'	180.00'	007°29'52"
C486	20.38'	13.50'	086°28'38"
C487	1.17'	470.00'	000°08'35"
C488	22.47'	13.50'	095°22'44"
C489	18.24'	13.50'	077°24'05"
C490	21.21'	13.50'	090°00'00"
C491	19.64'	20.00'	056°15'04"
C492	21.21'	13.50'	090°00'00"
C493	10.29'	13.50'	043°40'16"
C494	10.92'	13.50'	046°19'44"
C495	21.21'	13.50'	090°00'00"
C496	1.74'	430.00'	000°13'56"
C497	8.19'	530.00'	000°53'06"
C498	21.21'	13.50'	090°00'00"
C499	19.64'	20.00'	056°15'04"
C500	37.50'	614.00'	003°29'59"
C528	3.36'	200.00'	000°57'41"
C529	6.94'	200.00'	001°59'15"

LINE TABLE		
LINE #	DISTANCE	BEARING
L10	80.00'	S42°00'13.47"E
L11	80.00'	N42°00'13.47"W
L12	80.00'	N42°00'13.47"W
L17	14.18'	S11°14'55.88"W
L18	0.88'	N29°00'35.26"E
L19	72.00'	N29°00'35.26"E
L27	26.51'	S79°49'48.20"E
L28	45.53'	S79°49'48.20"E
L29	34.45'	S47°59'46.53"W
L30	8.02'	S47°59'46.53"W
L31	81.98'	S47°59'46.53"W
L32	33.58'	S47°59'46.53"W
L33	27.71'	S00°49'33.84"E
L34	19.62'	N47°59'46.53"E
L35	53.80'	S02°45'59.53"W
L36	23.69'	N16°59'07.53"E
L37	16.18'	S00°49'33.84"E
L42	51.79'	S02°26'08.87"W
L44	16.73'	S28°09'15.96"E
L50	11.75'	S64°09'15.34"W
L55	5.21'	N37°31'00.83"E
L56	5.21'	S37°31'00.83"W
L66	11.31'	S45°35'57.93"E
L82	9.99'	N79°05'02.60"W
L314	18.17'	S38°12'38.23"W
L315	3.01'	N38°12'38.23"E
L316	21.18'	S38°12'38.23"W
L320	12.63'	N83°39'04.57"W
L331	10.70'	S69°46'47.86"W
L332	10.57'	N69°46'47.86"E
L503	17.57'	N37°31'00.82"E
L504	1.75'	S65°00'02.53"W
L505	4.16'	N64°09'15.34"E
L507	28.92'	S02°26'08.87"W
L510	10.27'	N13°06'21.47"W
L511	53.13'	N86°47'31.47"W
L512	25.34'	N27°00'24.47"W
L513	26.23'	N02°26'08.87"E
L515	21.64'	S78°09'34.14"E
L518	6.24'	S85°40'17.86"E

LINE TABLE		
LINE #	DISTANCE	BEARING
L519	6.24'	N85°40'17.86"W
L520	6.24'	S85°40'17.86"E
L521	21.64'	S78°09'34.14"E
L525	80.00'	N42°00'13.47"W
L527	24.13'	S37°31'00.83"W
L528	5.53'	N16°59'07.53"E
L529	5.08'	N37°41'39.96"E
L530	21.50'	N25°50'44.66"W
L531	10.53'	S64°09'15.34"W
L532	21.50'	S25°50'44.66"W
L533	14.14'	N77°31'14.49"W
L534	2.02'	N74°52'41.57"W
L554	6.86'	S69°46'47.86"W
L555	6.86'	N69°46'47.86"E
L556	14.27'	N83°01'44.01"E
L557	27.71'	N83°01'44.01"E

LEGEND:

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- OPEN WATER
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- EXISTING PROPERTY LINE

KEY MAP

SCALE

1" = 100'

0 50 100 200

DESIGNED BY: PWS
DRAWN BY: PWS
CHECKED BY: DTM

SCALE: NORTH

SHEET TITLE: DETAILED PRELIMINARY PLAT

SHEET NUMBER: C1-04

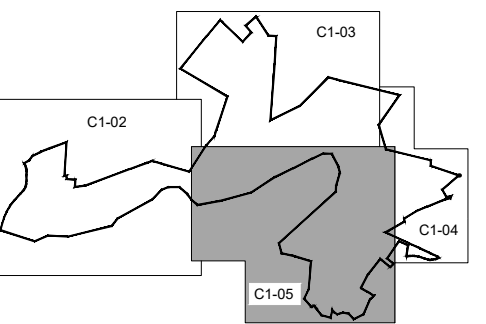
10/09/2025

PROJECT: IRISH CREEK PHASE 2

SHEA HOMES CAROLINA, LLC
885 CANNON FARM RD
LANDIS, NC

LANDDESIGN PROJ # 1023220

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/02/2025



KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK
PHASE 2**

SHEA HOMES CAROLINA, LLC
885 CANNON FARM RD
LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/02/2025

DESIGNED BY: PWS
DRAWN BY: PWS
CHECKED BY: DTM

SCALE
VERT: N/A
HORZ: 1" = 100'
0 50 100 200

SHEET TITLE
**DETAILED PRELIMINARY
PLAT**

SHEET NUMBER

C1-05

LINE TABLE

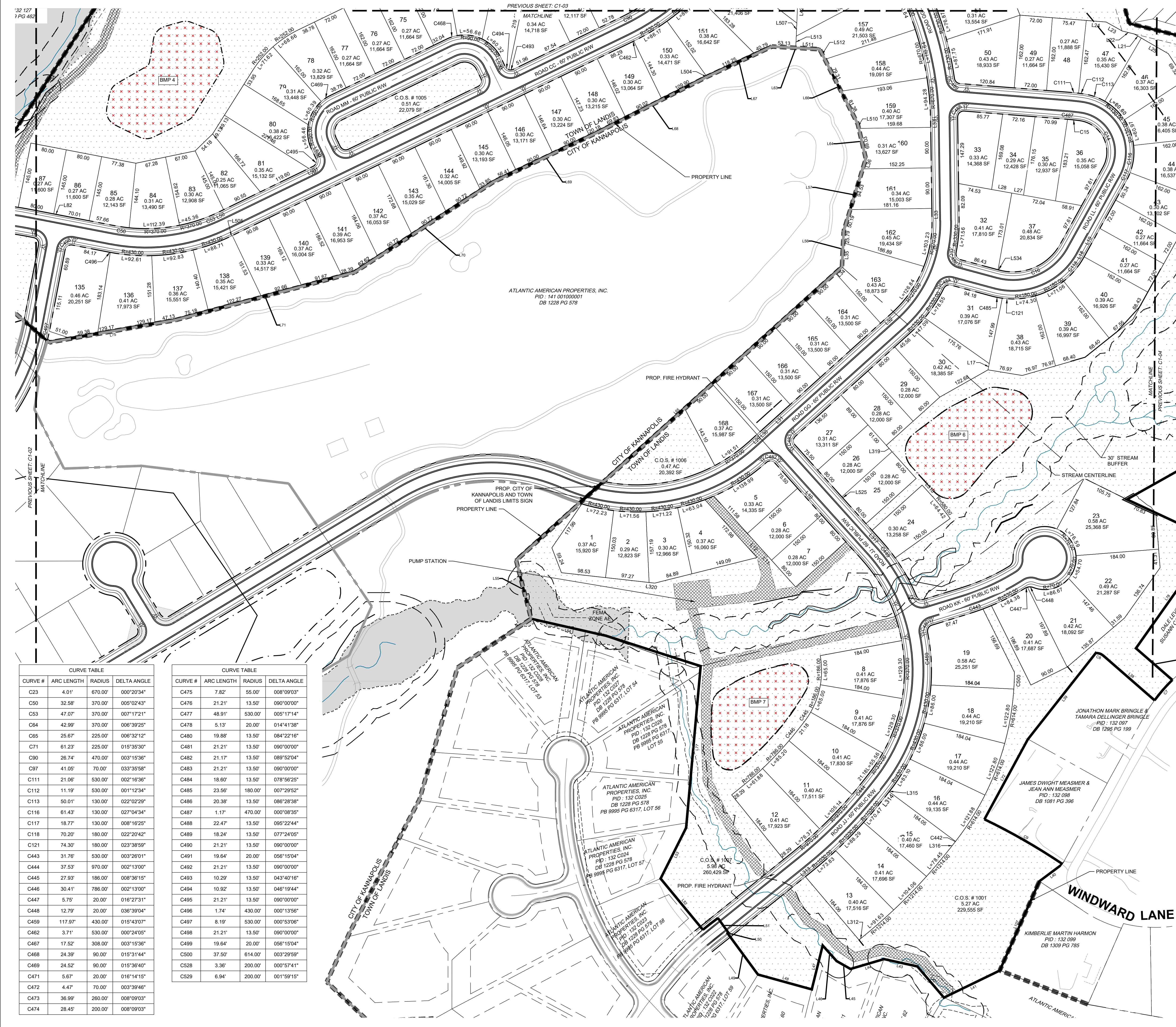
LINE #	DISTANCE	BEARING
L10	80.00	S42° 00' 13.47"E
L11	80.00	N42° 00' 13.47"W
L12	80.00	N42° 00' 13.47"W
L17	14.18	S11° 14' 55.88"W
L18	0.88	N29° 00' 35.26"E
L19	72.00	N29° 00' 35.26"E
L27	26.51	S79° 49' 48.20"E
L28	45.53	S79° 49' 48.20"E
L29	34.45	S47° 59' 46.53"W
L30	8.02	S47° 59' 46.53"W
L31	81.98	S47° 59' 46.53"W
L32	33.58	S47° 59' 46.53"W
L33	27.71	S00° 49' 33.84"E
L34	19.62	N47° 59' 46.53"E
L35	53.80	S02° 45' 59.53"W
L36	23.69	N16° 59' 07.53"E
L37	16.18	S00° 49' 33.84"E
L42	51.79	S02° 26' 08.87"W
L44	16.73	S28° 09' 15.96"E
L50	11.75	S64° 09' 15.34"W
L55	5.21	N37° 31' 00.83"E
L56	5.21	S37° 31' 00.83"W
L66	11.31	S45° 35' 57.93"E
L82	9.99	N79° 05' 02.60"W
L314	18.17	S38° 12' 38.23"W
L315	3.01	N38° 12' 38.23"E
L316	21.18	S38° 12' 38.23"W
L320	12.63	N83° 39' 04.57"W
L331	10.70	S69° 46' 47.86"W
L332	10.57	N69° 46' 47.86"E
L503	17.57	N37° 31' 00.82"E
L504	1.75	S65° 00' 02.53"W
L505	4.16	N64° 09' 15.34"E
L507	28.92	S02° 26' 08.87"W
L510	10.27	N13° 06' 21.47"W
L511	53.13	N86° 47' 31.47"W
L512	25.34	N27° 00' 24.47"W
L513	26.23	N02° 26' 08.87"E
L515	21.64	S78° 09' 34.14"E
L518	6.24	S85° 40' 17.86"E

LINE TABLE

LINE #	DISTANCE	BEARING
L519	6.24	N85° 40' 17.86"W
L520	6.24	S85° 40' 17.86"E
L521	21.64	S78° 09' 34.14"E
L525	80.00	N42° 00' 13.47"W
L527	24.13	S37° 31' 00.83"W
L528	5.53	N16° 30' 48.18"E
L529	5.08	N37° 41' 39.96"E
L530	21.50	N25° 50' 44.66"W
L531	10.53	S64° 09' 15.34"W
L532	21.50	S25° 50' 44.66"E
L533	14.14	N77° 31' 14.49"W
L534	2.02	N74° 52' 41.57"W
L554	6.86	S69° 46' 47.86"W
L555	6.86	N69° 46' 47.86"E
L556	14.27	N83° 01' 44.01"E
L557	27.71	N83° 01' 44.01"E

LEGEND:

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- OPEN WATER
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
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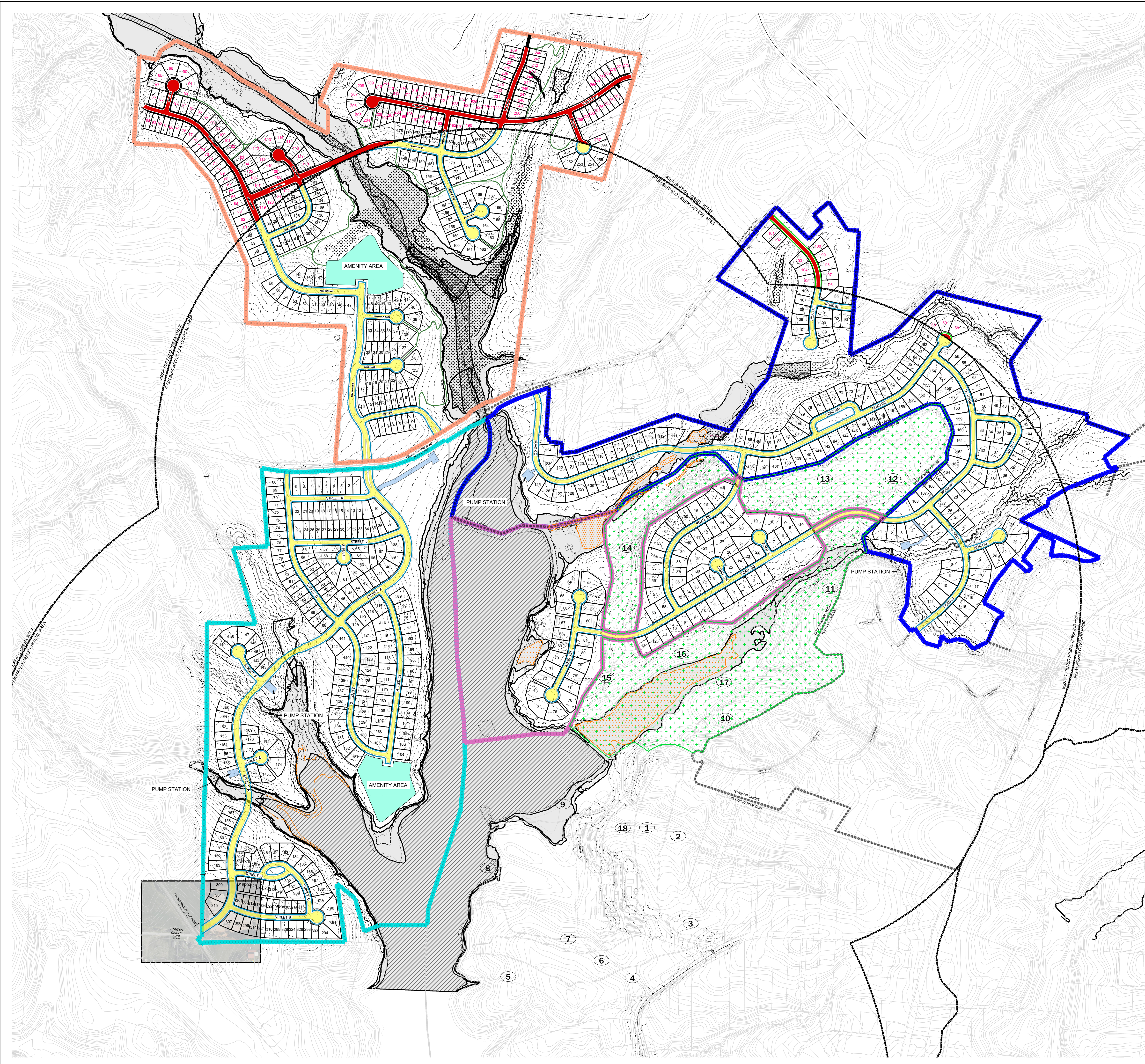


CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C23	4.01'	670.00'	000°20'34"
C50	32.58'	370.00'	005°02'43"
C53	47.07'	370.00'	007°17'21"
C64	42.99'	370.00'	006°39'25"
C65	25.67'	225.00'	006°32'12"
C71	61.23'	225.00'	015°35'30"
C90	26.74'	470.00'	003°15'36"
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C111	21.06'	530.00'	002°16'36"
C112	11.19'	530.00'	001°12'34"
C113	50.01'	130.00'	022°02'29"
C116	61.43'	130.00'	027°04'34"
C117	18.77'	130.00'	008°16'25"
C118	70.20'	180.00'	022°20'42"
C121	74.30'	180.00'	023°38'59"
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C444	37.53'	970.00'	002°13'00"
C445	27.93'	186.00'	008°36'15"
C446	30.41'	786.00'	002°13'00"
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C459	117.97'	430.00'	015°43'07"
C462	3.71'	530.00'	000°24'05"
C467	17.52'	308.00'	003°15'36"
C468	24.39'	90.00'	015°31'44"
C469	24.52'	90.00'	015°36'40"
C471	5.67'	20.00'	016°14'15"
C472	4.47'	70.00'	003°39'46"
C473	36.99'	260.00'	008°09'03"
C474	28.45'	200.00'	008°09'03"

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C475	7.82'	55.00'	008°09'03"
C476	21.21'	13.50'	090°00'00"
C477	48.91'	530.00'	005°17'14"
C478	5.13'	20.00'	014°41'38"
C480	19.88'	13.50'	084°22'16"
C481	21.21'	13.50'	090°00'00"
C482	21.17'	13.50'	089°52'04"
C483	21.21'	13.50'	090°00'00"
C484	18.60'	13.50'	078°56'25"
C485	23.56'	180.00'	007°29'52"
C486	20.38'	13.50'	086°28'38"
C487	1.17'	470.00'	000°08'35"
C488	22.47'	13.50'	095°22'44"
C489	18.24'	13.50'	077°24'05"
C490	21.21'	13.50'	090°00'00"
C491	19.64'	20.00'	056°15'04"
C492	21.21'	13.50'	090°00'00"
C493	10.29'	13.50'	043°40'16"
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C495	21.21'	13.50'	090°00'00"
C496	1.74'	430.00'	000°13'56"
C497	8.19'	530.00'	000°53'06"
C498	21.21'	13.50'	090°00'00"
C499	19.64'	20.00'	056°15'04"
C500	37.50'	614.00'	003°29'59"
C528	3.36'	200.00'	000°57'41"
C529	6.94'	200.00'	001°59'15"



PROTECTED WATERSHED WS-III

PROJECT AREA	4,550,254 SF (104.46 AC)
EX. IMPERVIOUS	10,611 SF (0.24 AC)
EX. STREAMS/WETLANDS/LAKES/OPEN WATERS	148,131 SF (3.40 AC)
NET PROJECT AREA FOR IMPERVIOUS CALCULATIONS	4,391,511 SF (100.82 AC)
ALLOWABLE IMPERVIOUS BASED ON HIGH DENSITY (50%)	2,195,756 SF
PROPOSED ASPHALT	252,075 SF
PROPOSED CONCRETE	121,515 SF
PROPOSED LOTS	680,900 SF
PROPOSED WALKING TRAILS	50,000 SF
TOTAL PROPOSED IMPERVIOUS	973,878 SF
PROJECT IMPERVIOUS PERCENTAGE*	22.18%

*PROJECT IMPERVIOUS PERCENTAGE = (TOTAL PROPOSED IMPERVIOUS - EX. IMPERVIOUS) / NET PROJECT AREA

CRITICAL WATERSHED

PROJECT AREA	22,774,337 SF (522.83 AC)
EX. IMPERVIOUS	240,429 SF (5.52 AC)
EX. STREAMS/WETLANDS/LAKES/OPEN WATERS	5,476,213 SF (125.72 AC)
NET PROJECT AREA FOR IMPERVIOUS CALCULATIONS	17,057,686 SF (391.59 AC)
ALLOWABLE IMPERVIOUS BASED ON HIGH DENSITY (30%)	5,117,309 SF
PROPOSED ASPHALT	1,238,679 SF
PROPOSED CONCRETE	543,949 SF
PROPOSED PUMP STATIONS	50,231 SF
PROPOSED AMENITY	265,000 SF
PROPOSED LOTS	3,151,400 SF
PROPOSED WALKING TRAILS	50,000 SF
TOTAL PROPOSED IMPERVIOUS	5,299,259 SF
PROJECT IMPERVIOUS PERCENTAGE*	29.66%

*PROJECT IMPERVIOUS PERCENTAGE = (TOTAL PROPOSED IMPERVIOUS - EX. IMPERVIOUS) / NET PROJECT AREA

CRITICAL WATERSHED - DEED RESTRICT HOLES 10-17

PROJECT AREA	26,455,148 SF (607.33 AC)
EX. IMPERVIOUS	280,091 SF (6.43 AC)
EX. STREAMS/WETLANDS/LAKES/OPEN WATERS	6,186,721 SF (142.03 AC)
NET PROJECT AREA FOR IMPERVIOUS CALCULATIONS	19,988,336 SF (458.87 AC)
ALLOWABLE IMPERVIOUS BASED ON HIGH DENSITY (30%)	5,996,601 SF
PROPOSED ASPHALT	1,238,679 SF
PROPOSED CONCRETE	543,949 SF
PROPOSED PUMP STATIONS	50,231 SF
PROPOSED AMENITY	265,000 SF
PROPOSED LOTS	3,151,400 SF
PROPOSED WALKING TRAILS	50,000 SF
TOTAL PROPOSED IMPERVIOUS	5,299,259 SF
PROJECT IMPERVIOUS PERCENTAGE*	25.11%

*PROJECT IMPERVIOUS PERCENTAGE = (TOTAL PROPOSED IMPERVIOUS - EX. IMPERVIOUS) / NET PROJECT AREA

ROAD LENGTH				
CITY	KANNAPOLIS		LANDIS	
	CRITICAL AREA (FT)	PROTECTED WS-III AREA (FT)	CRITICAL AREA (FT)	PROTECTED WS-III AREA (FT)
WATERSHED AREA	8,268	1,497	0.00	0.00
COLLECTOR ROAD	18,467	5,505	10,996	786
LOCAL ROAD	26,735	7,002	10,996	786
TOTAL				

TOWN OF LANDIS STANDARD STREET SECTION DETAIL NUMBER STD. 1.01

CITY OF KANNAPOLIS TYPICAL SECTION RESIDENTIAL COLLECTOR STREET DETAIL NUMBER 102 SEP. 2022
CITY OF KANNAPOLIS TYPICAL SECTION LOCAL RESIDENTIAL STREET DETAIL NUMBER 101A JAN. 2023

LEGEND

- █ ROAD - IRISH BUFFALO CREEK WS-III
- █ ROAD - IRISH BUFFALO CREEK CRITICAL AREA
- █ SIDEWALK - IRISH BUFFALO CREEK WS-III
- █ SIDEWALK - IRISH BUFFALO CREEK CRITICAL AREA
- █ PUMP STATION
- █ AMENITY AREA
- █ FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- █ FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- █ FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- █ WETLAND
- █ OPEN WATER
- + DEED RESTRICT HOLES 10-17
- PROPERTY LINE
- PROPERTY LINE (DEED RESTRICT HOLES 10-17)
- WATERSHED LIMIT
- TOWN / CITY LIMIT
- █ PHASE 2A
- █ PHASE 2B
- █ PHASE 3
- █ PHASE 4
- 1 2 3- LOTS IN IRISH BUFFALO CREEK WS-III
- 1 2 3- LOTS IN IRISH BUFFALO CREEK CRITICAL AREA

KEY MAP

SCALE



01/09/2025

PROJECT

IRISH CREEK PHASE 2

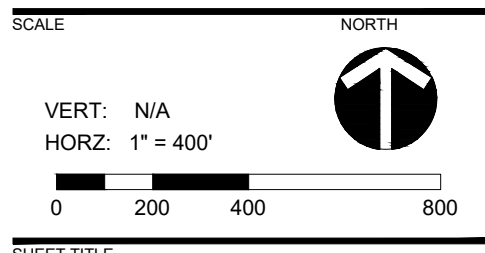
SHEA HOMES CAROLINA, LLC
885 CANNON FARM RD
LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS
DRAWN BY: PWS
CHECKED BY: DTM



SHEET TITLE
OVERALL IRISH CREEK WATERSHED CALCULATIONS

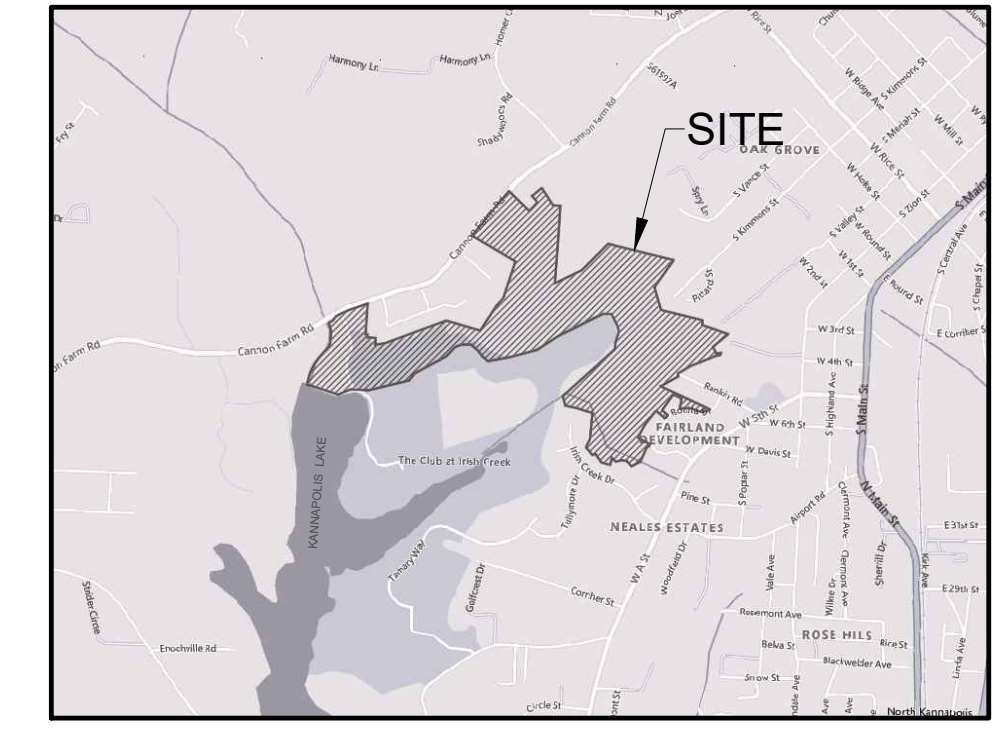
SHEET NUMBER
C1-06

LEGEND:

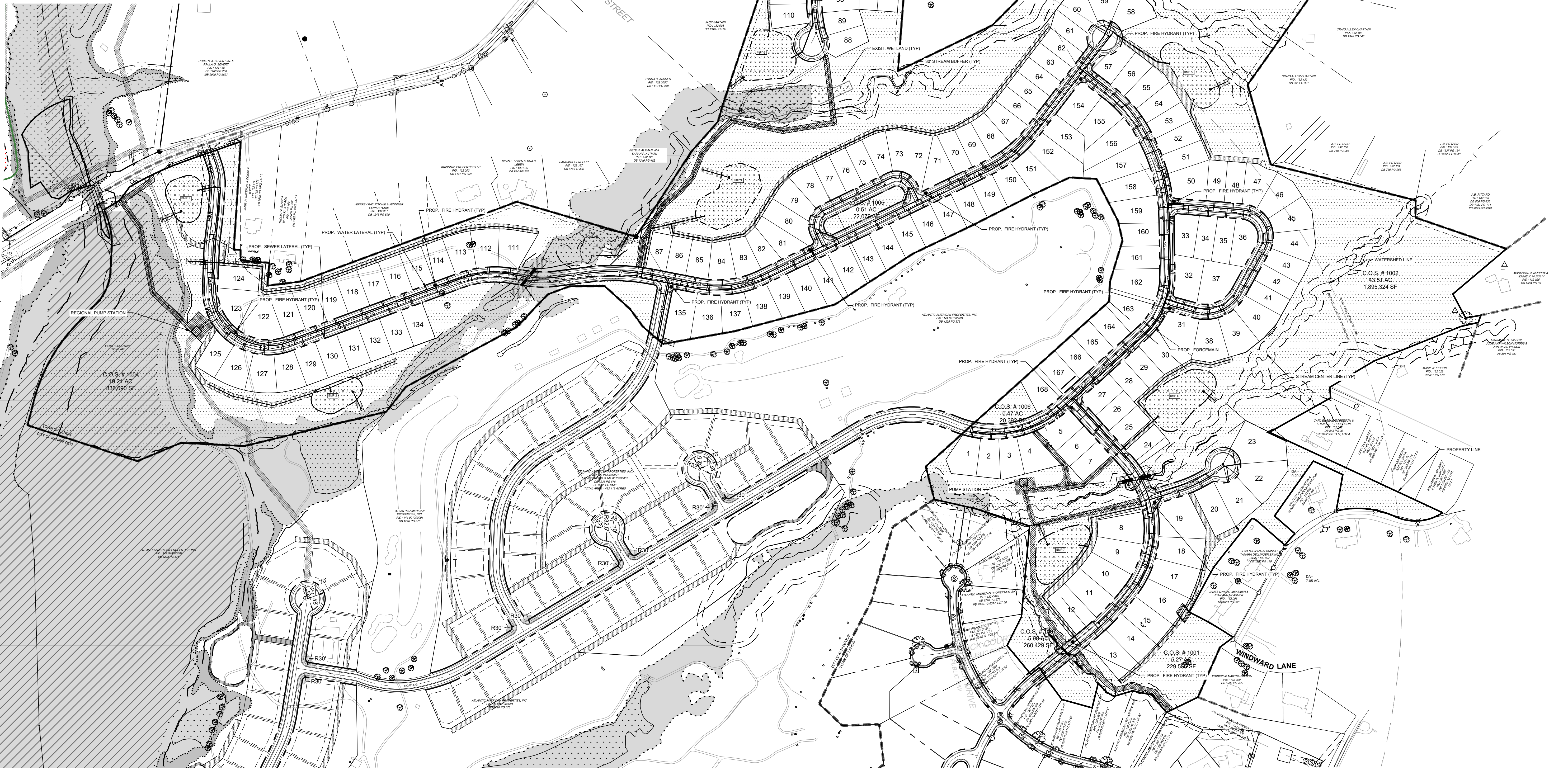
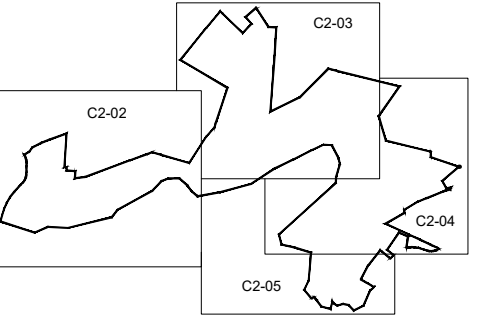
- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- WATER LINE
- SANITARY SEWER LINE
- PROPOSED FORCEMAIN
- STORM LINE
- FIRE HYDRANT
- YARD INLET
- CURB INLET
- MANHOLE

SITE DATA SUMMARY

OWNER: ATLANTIC AMERICAN PROPERTIES, INC AND CONNOR LOUISE K TRUSTEE
 APPLICANT: SHEA HOMES CAROLINA, LLC
 EMAIL: JAY SEYMOUR@SHEAHOMES.COM
 PHONE: (704) 812 - 9011
 ENGINEER: LANDESIGN, INC
 PHILIP SMITH, P.E.
 223 N GRAHAM ST, CHARLOTTE, NC 28202
 (704) 333-0325
 PIN/FIS: 5615-01-45-5560, 5615-15-54-4772
 PARCEL ID/FIS: 132 0130000002, 132 01303
 ADDRESS: 885 CANNON FARM RD
 TOWNSHIP: CHINA GROVE - 13
 TOTAL GROSS SITE AREA: 160.04 AC
 ZONING: SFR-2 AND SFR-23
 EXISTING USE: UNDEVELOPED VACANT LAND
 PROPOSED DEVELOPMENT: SINGLE FAMILY SUBDIVISION



VICINITY MAP
(NOT TO SCALE)



KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK
PHASE 2**

SHEA HOMES CAROLINA, LLC
885 CANNON FARM RD
LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE

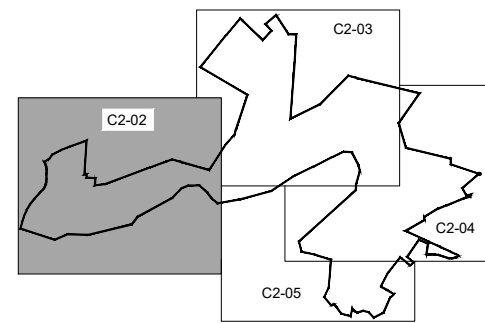
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS
DRAWN BY: PWS
CHECKED BY: DTM

SCALE: NORTH
VERT: N/A
HORZ: 1" = 200'
0 100 200 400

**OVERALL PRELIMINARY
PLAT - UTILITY**

SHEET NUMBER
C2-01



KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK
 PHASE 2**

SHEA HOMES CAROLINA, LLC
 885 CANNON FARM RD
 LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS
 DRAWN BY: PWS
 CHECKED BY: DTM

SCALE: NORTH
 VERT: N/A
 HORZ: 1" = 100'

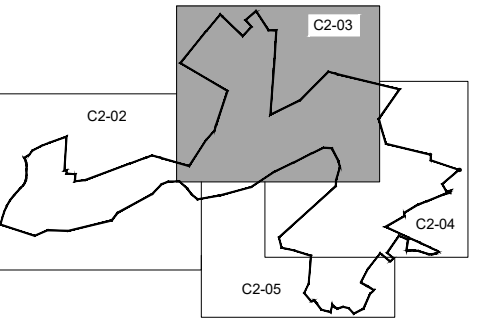
SHEET TITLE
**DETAILED PRELIMINARY
 PLAT - UTILITY**

SHEET NUMBER
C2-02



LEGEND:

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
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- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- WATER LINE
- SANITARY SEWER LINE
- PROPOSED FORCEMAIN
- STORM LINE
- FIRE HYDRANT
- YARD INLET
- CURB INLET
- MANHOLE



KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK
PHASE 2**

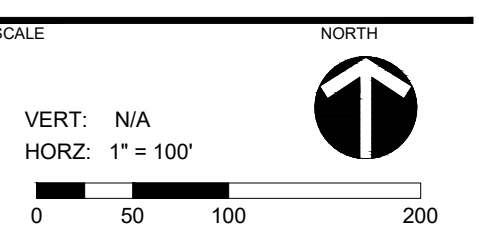
SHEA HOMES CAROLINA, LLC
885 CANNON FARM RD
LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE

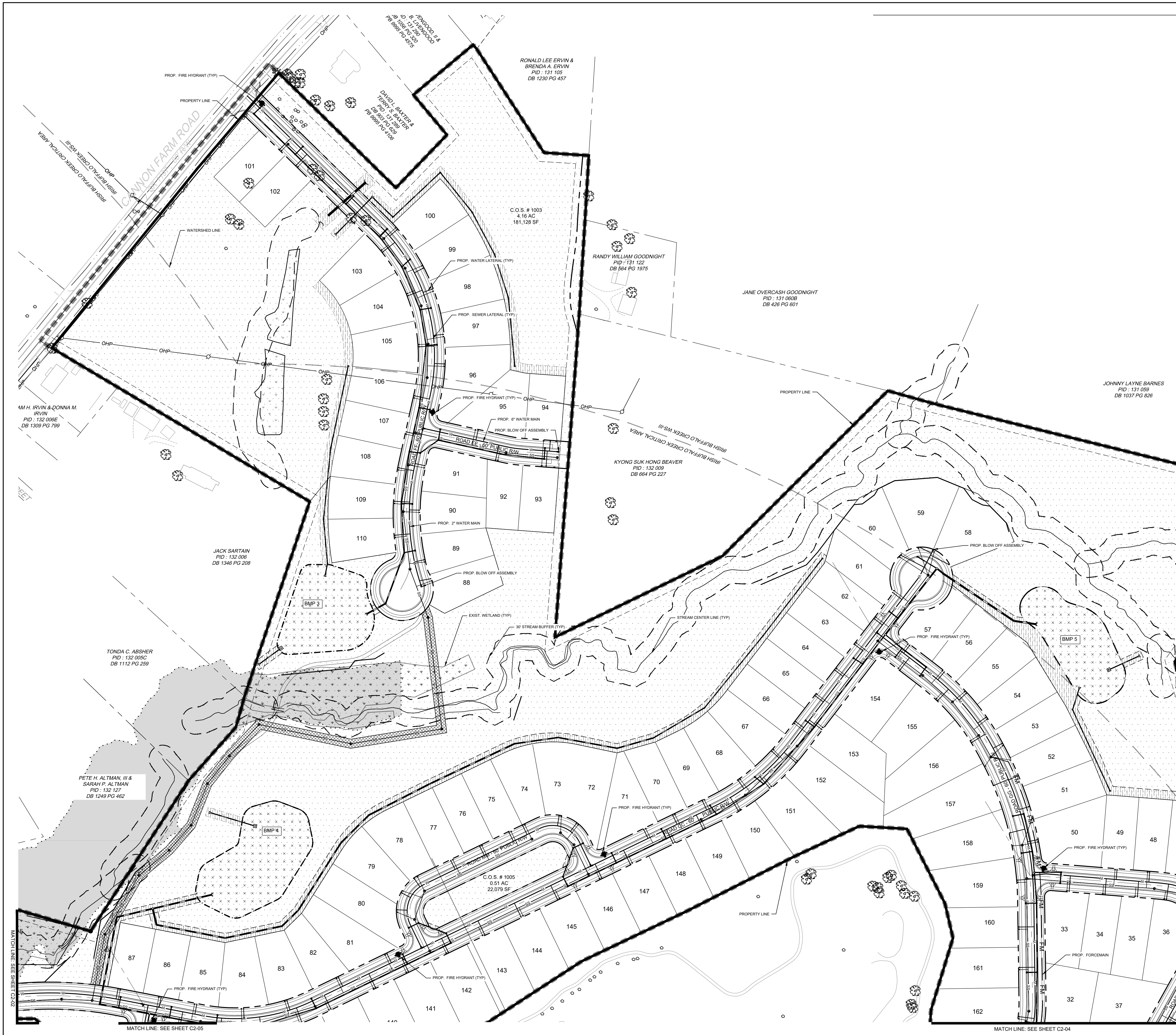
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS
DRAWN BY: PWS
CHECKED BY: DTM



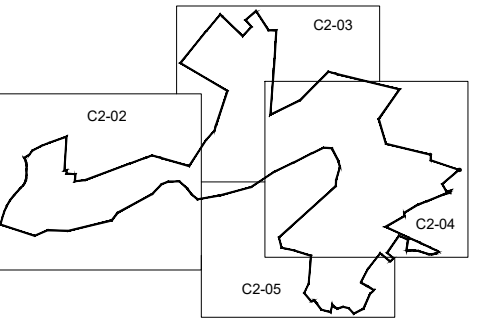
**DETAILED PRELIMINARY
PLAT - UTILITY**

SHEET NUMBER
C2-03



LEGEND:

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE
- WATER LINE
- SANITARY SEWER LINE
- PROPOSED FORCEMAIN
- STORM LINE
- FIRE HYDRANT
- YARD INLET
- CURB INLET
- MANHOLE



KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK
PHASE 2**

SHEA HOMES CAROLINA, LLC
885 CANNON FARM RD
LANDIS, NC

LANDDESIGN PROJ# 1023220

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS
DRAWN BY: PWS
CHECKED BY: DTM

SCALE: NORTH

VERT: N/A
HORZ: 1" = 100'
0 50 100 200

SHEET TITLE
**DETAILED PRELIMINARY
PLAT - UTILITY**

SHEET NUMBER

C2-04

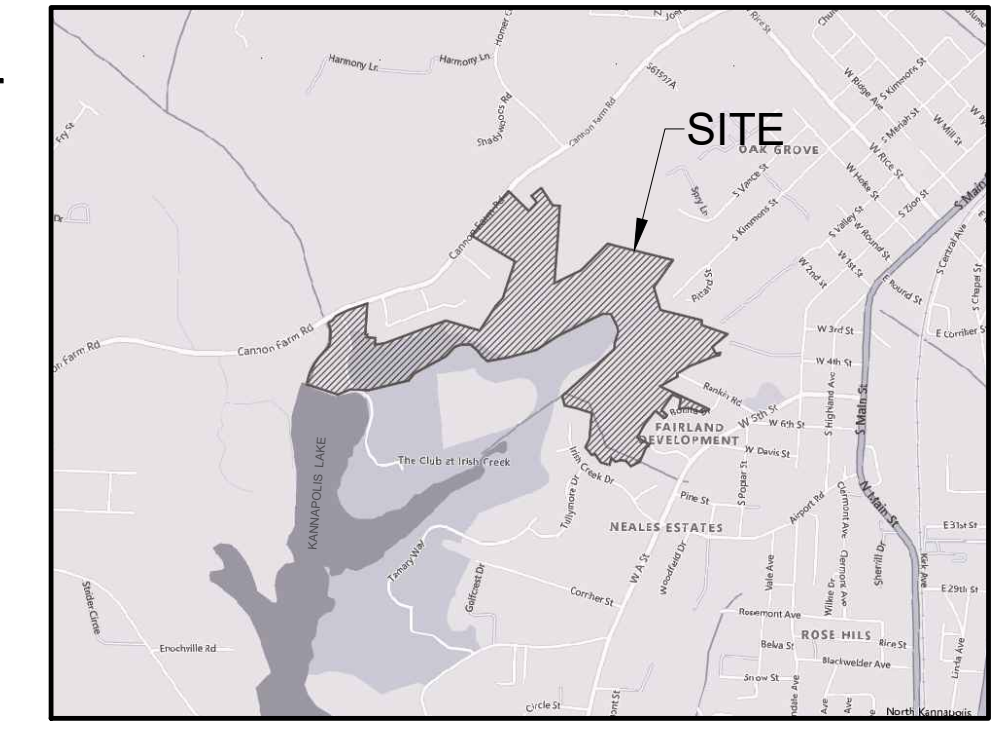


LEGEND:

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- [Pattern] BMP
- [Pattern] UTILITY EASEMENT
- [Pattern] STORM EASEMENT
- [Pattern] WETLAND
- [Pattern] FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- [Pattern] FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
- [Pattern] FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- [Pattern] WATERSHED LINE
- [Pattern] PROPERTY BOUNDARY LINE
- [Pattern] CITY LIMIT LINE
- [Pattern] WATER LINE
- [Pattern] SANITARY SEWER LINE
- [Pattern] PROPOSED FORCEMAIN
- [Pattern] STORM LINE
- [Symbol] FIRE HYDRANT
- [Symbol] YARD INLET
- [Symbol] CURB INLET
- [Symbol] MANHOLE

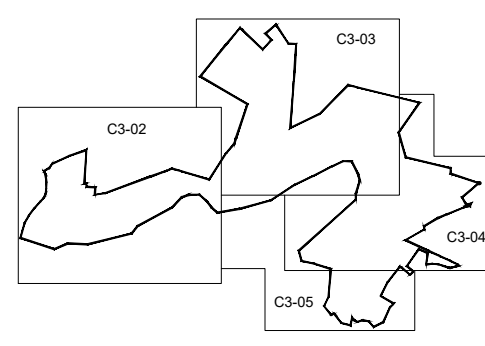
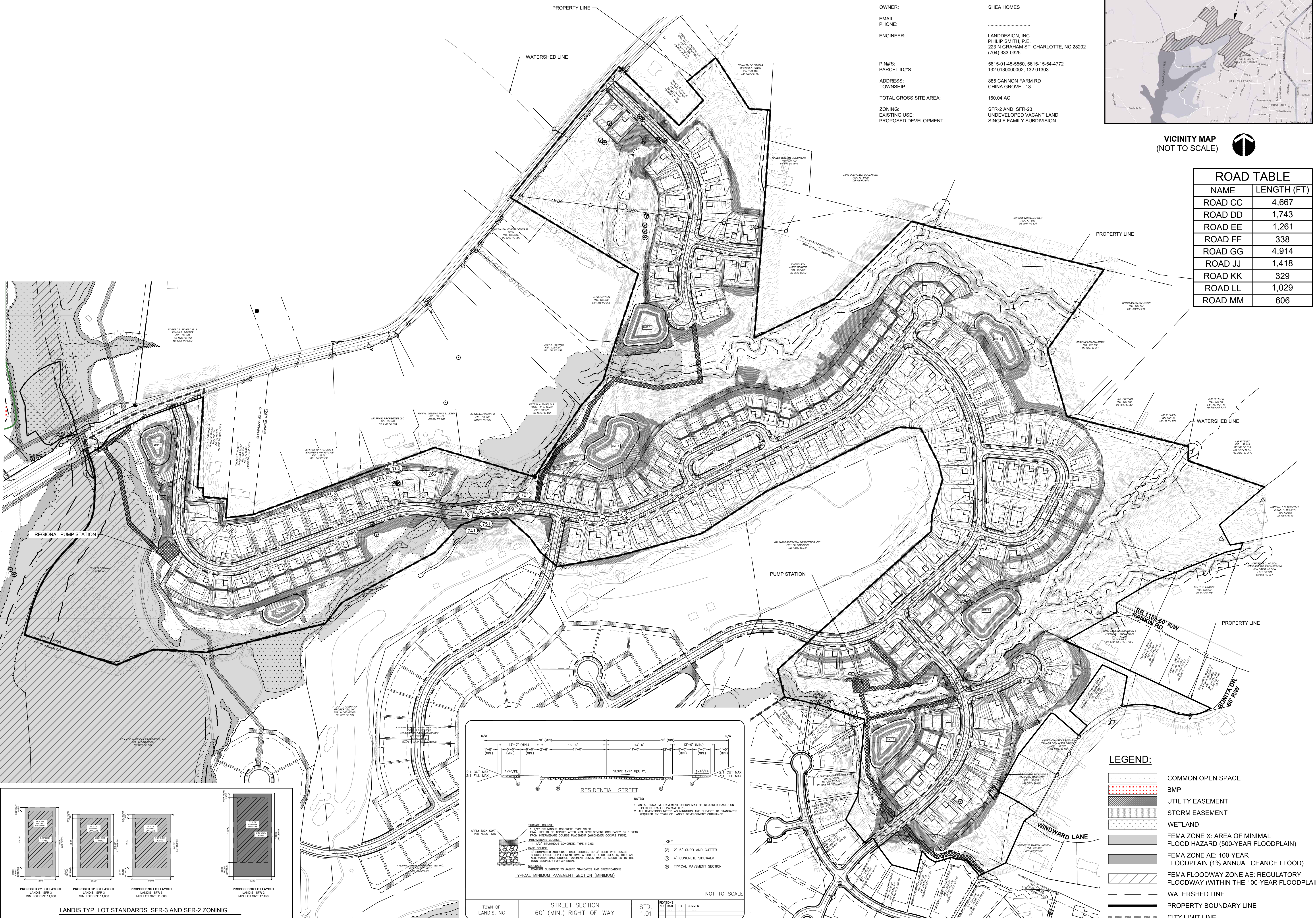
SITE DATA SUMMARY

APPLICANT: ATLANTIC AMERICAN PROPERTIES, INC ADN CONNOR LOUISE K TRUSTEE
OWNER: SHEA HOMES
EMAIL:
PHONE:
ENGINEER: LANDESIGN, INC
PHILIP SMITH, P.E.
223 N GRAHAM ST, CHARLOTTE, NC 28202
(704) 333-0325
PIN#S: 5615-0145-5560, 5615-15-54-4772
PARCEL ID#S: 132 0130000002, 132 013003
ADDRESS: 885 CANNON FARM RD
TOWNSHIP: CHINA GROVE - 13
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EXISTING USE: UNDEVELOPED VACANT LAND
PROPOSED DEVELOPMENT: SINGLE FAMILY SUBDIVISION



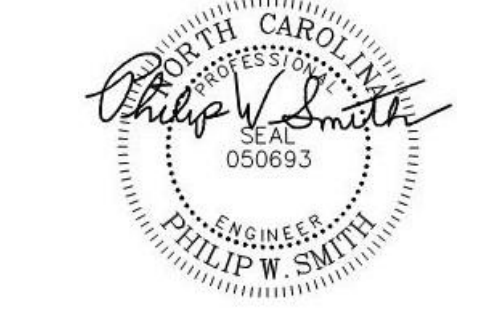
VICINITY MAP
(NOT TO SCALE)

ROAD TABLE	
NAME	LENGTH (FT)
ROAD CC	4,667
ROAD DD	1,743
ROAD EE	1,261
ROAD FF	338
ROAD GG	4,914
ROAD JJ	1,418
ROAD KK	329
ROAD LL	1,029
ROAD MM	606



KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK
PHASE 2**

SHEA HOMES CAROLINA, LLC
885 CANNON FARM RD
LANDIS, NC

LANDDESIGN PROJ# 1023220

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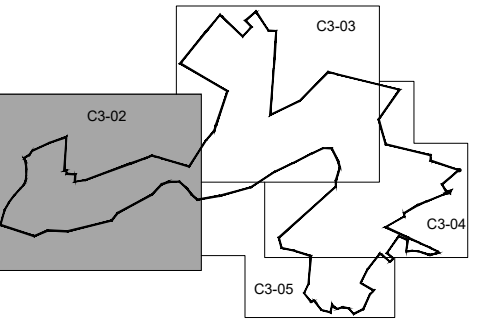
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VERT: N/A
HORZ: 1" = 200'

SHEET TITLE

OVERALL PRELIMINARY
PLAT - GRADING

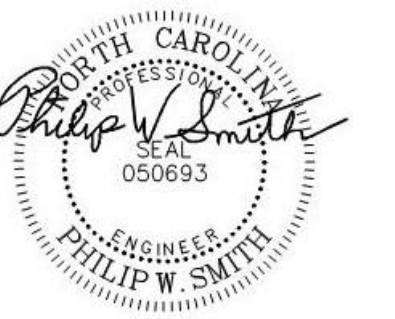
SHEET NUMBER

C3-01



KEY MAP

SEAL



01/09/2025

PROJECT

**IRISH CREEK
 PHASE 2**

SHEA HOMES CAROLINA, LLC
 885 CANNON FARM RD
 LANDIS, NC

LANDDESIGN PROJ.# 1023220

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS
 DRAWN BY: PWS
 CHECKED BY: DTM

SCALE

VERT: N/A
 HORZ: 1" = 100'

SHEET TITLE

**DETAILED PRELIMINARY
 PLAT - GRADING**

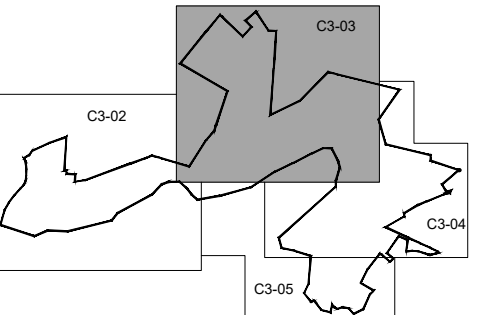
SHEET NUMBER

C3-02



LEGEND:

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
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- FEMA FLOODWAY ZONE AE: REGULATORY FLOODWAY (WITHIN THE 100-YEAR FLOODPLAIN)
- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE



KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK
PHASE 2**

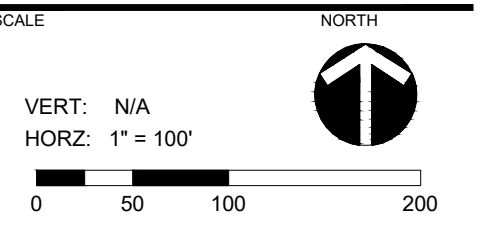
SHEA HOMES CAROLINA, LLC
885 CANNON FARM RD
LANDIS, NC

LANDDESIGN PROJ.# 1023220

REVISION / ISSUANCE

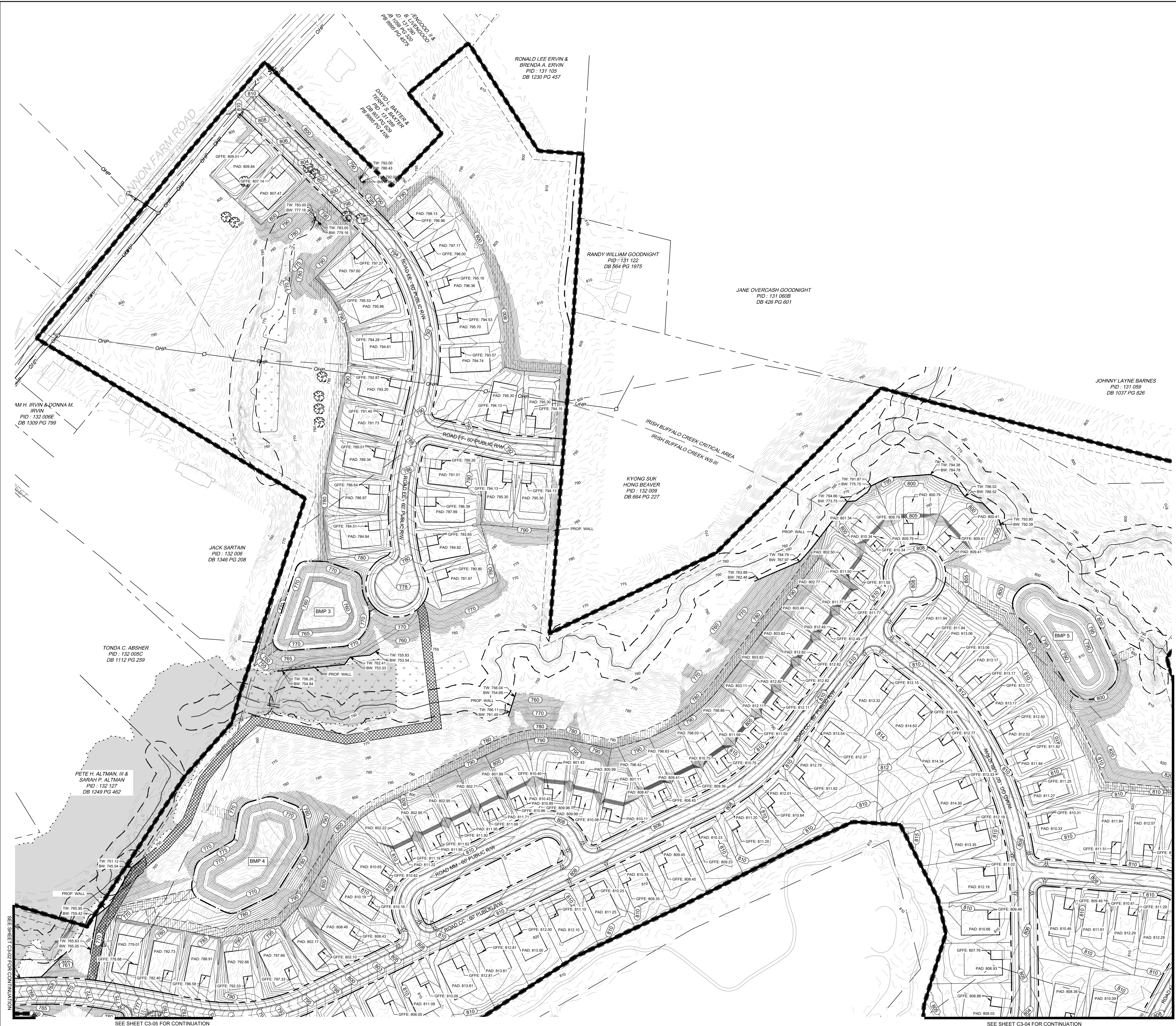
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS
DRAWN BY: PWS
CHECKED BY: DTM



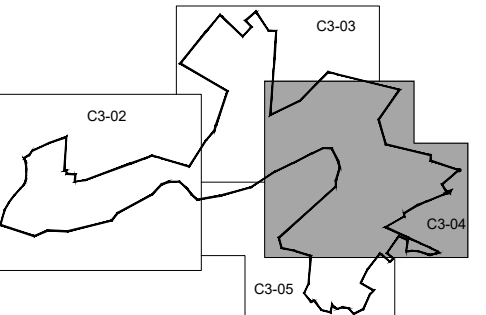
SHEET TITLE
**DETAILED PRELIMINARY
PLAT - GRADING**

SHEET NUMBER
C3-03



LEGEND:

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
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- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE



KEY MAP

SEAL



01/09/2025

PROJECT

**IRISH CREEK
 PHASE 2**

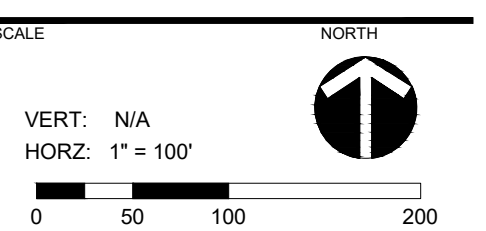
SHEA HOMES CAROLINA, LLC
 885 CANNON FARM RD
 LANDIS, NC

LANDDESIGN PROJ.# 1023220

REVISION / ISSUANCE

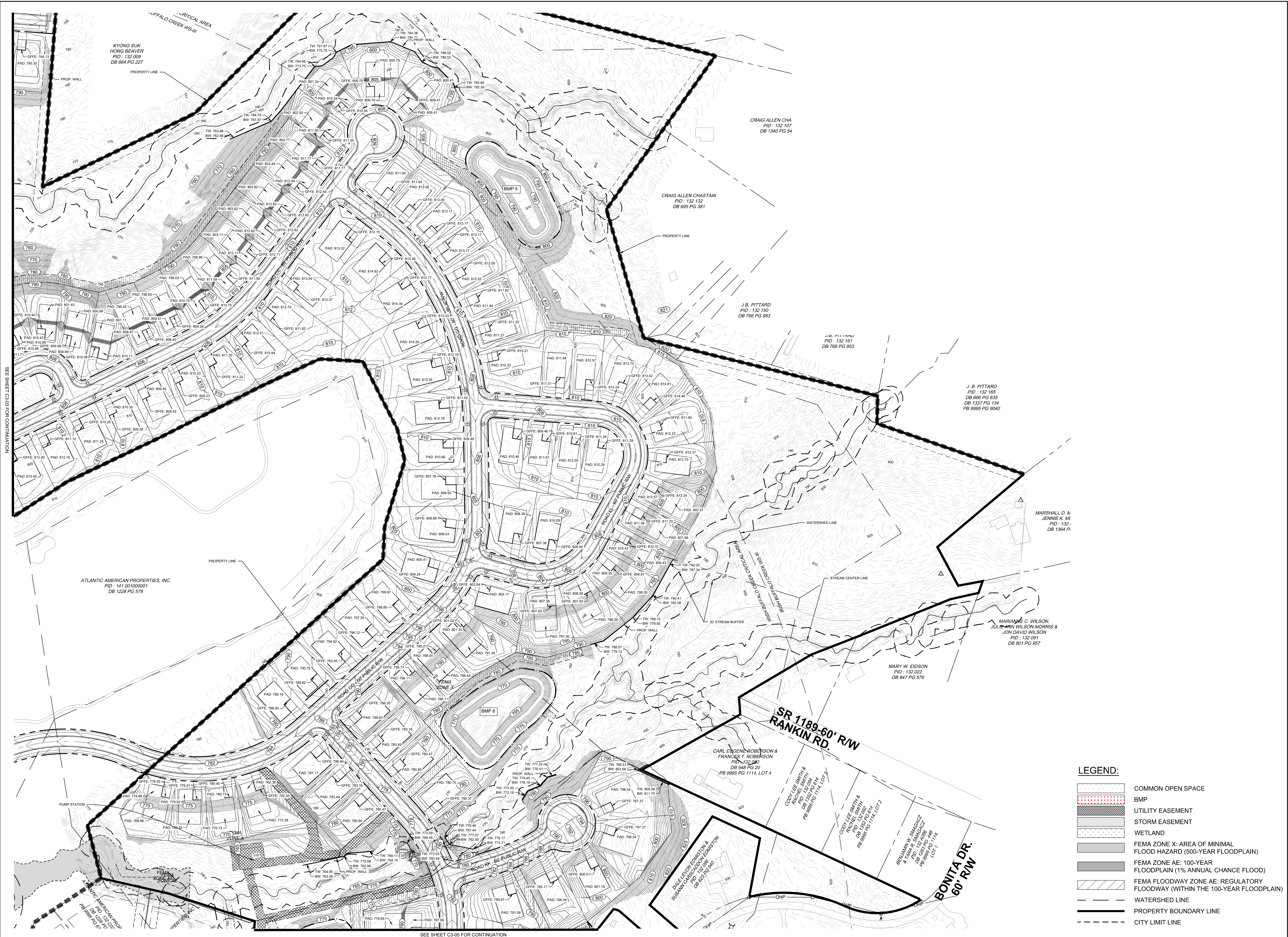
NO.	DESCRIPTION	DATE
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DESIGNED BY: PWS
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 CHECKED BY: DTM



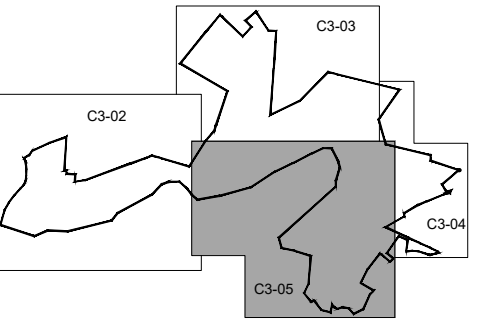
SHEET TITLE
**DETAILED PRELIMINARY
 PLAT - GRADING**

SHEET NUMBER
C3-04



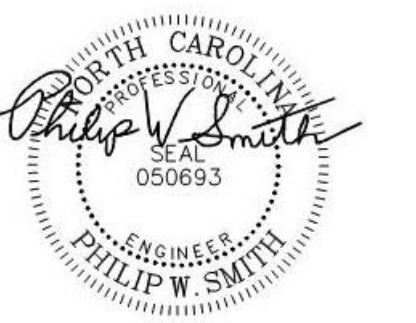
LEGEND:

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
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- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE



KEY MAP

SCALE



01/09/2025

PROJECT

**IRISH CREEK
 PHASE 2**

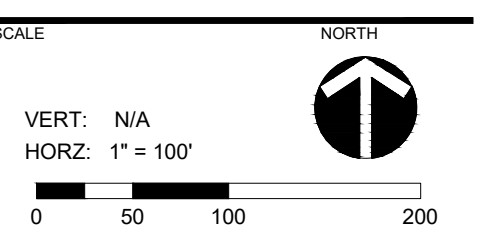
SHEA HOMES CAROLINA, LLC
 885 CANNON FARM RD
 LANDIS, NC

LANDDESIGN PROJ.# 1023220

REVISION / ISSUANCE

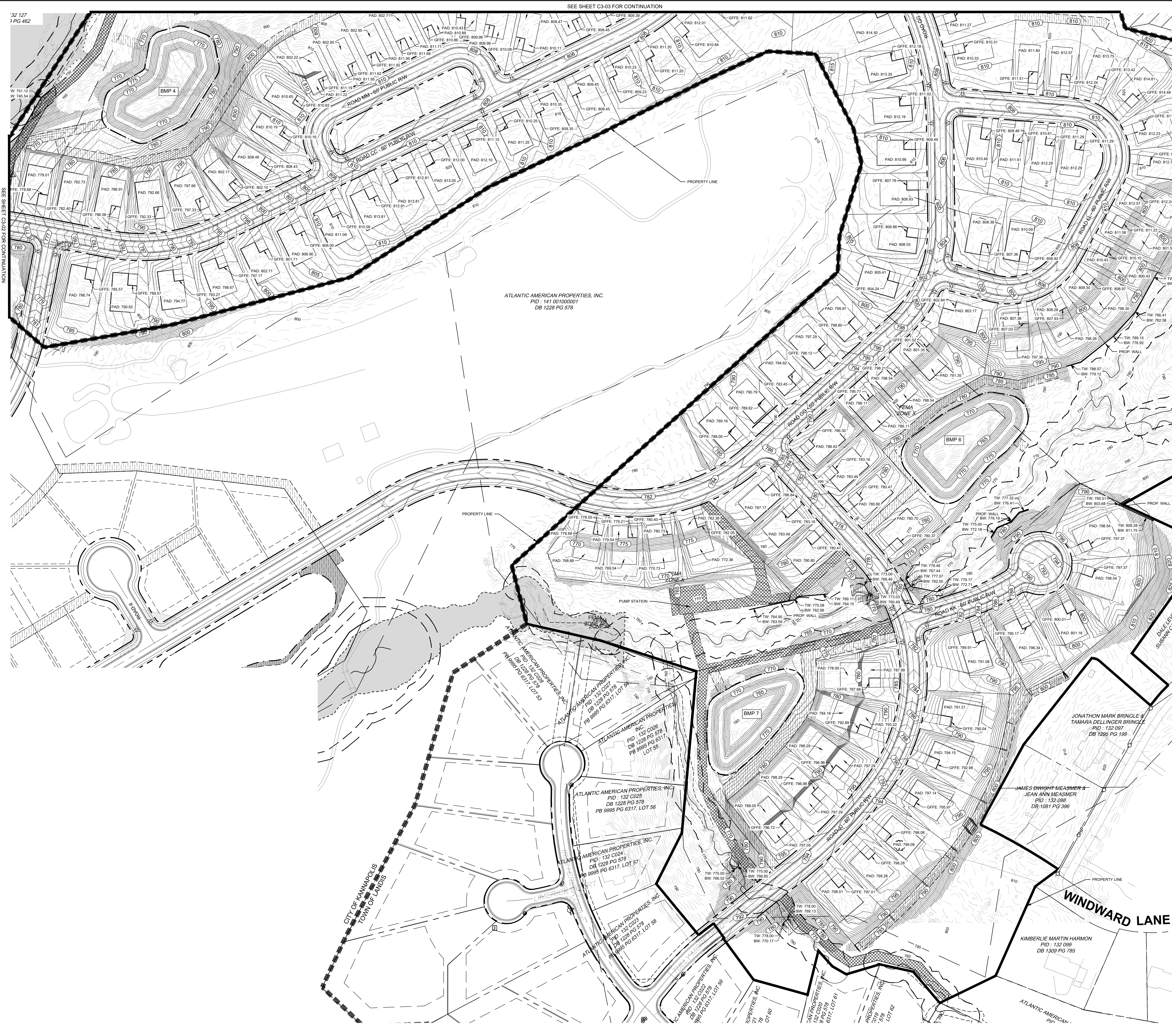
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	07/31/2024
2	PRELIMINARY PLAT	01/09/2025

DESIGNED BY: PWS
 DRAWN BY: PWS
 CHECKED BY: DTM



SHEET TITLE
**DETAILED PRELIMINARY
 PLAT - GRADING**

SHEET NUMBER
C3-05



LEGEND:

- COMMON OPEN SPACE
- BMP
- UTILITY EASEMENT
- STORM EASEMENT
- WETLAND
- FEMA ZONE X: AREA OF MINIMAL FLOOD HAZARD (500-YEAR FLOODPLAIN)
- FEMA ZONE AE: 100-YEAR FLOODPLAIN (1% ANNUAL CHANCE FLOOD)
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- WATERSHED LINE
- PROPERTY BOUNDARY LINE
- CITY LIMIT LINE

32 127

1 PG 462

SEE SHEET C3-02 FOR CONTINUATION

SEE SHEET C3-03 FOR CONTINUATION

SEE SHEET C3-04 FOR CONTINUATION