

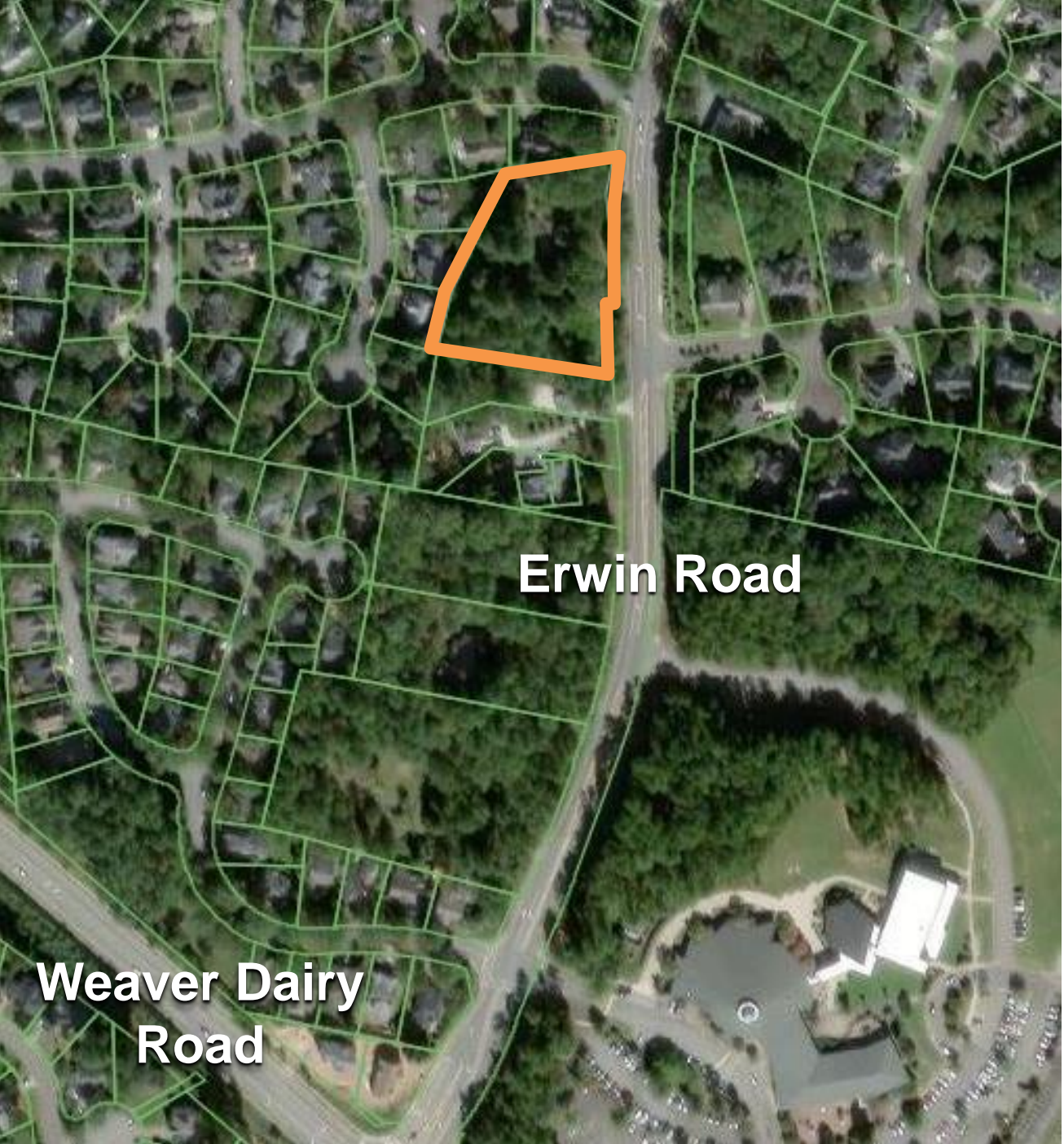
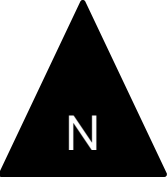
**Minor Subdivision:
331 Erwin Road
(SUB-24-2)**



**Planning Commission Meeting
March 18, 2025**

About Minor Subdivisions

- Creates 4 or fewer lots
- Lots must meet LUMO standards
- Planning Commission acts administratively on the preliminary plat
- Town Manager approves the final plat
- Other staff approvals needed for future development



Erwin Road

Weaver Dairy Road

ALL FEATURES LOCATED, OR CONSIDERED AT THE TIME OF THIS SURVEY.

NAD 83 (2011)

LEGEND

- METER
- ETER
- LEAN OUT
- SEWER MANHOLE
- OLE WITH LIGHT
- OLE
- RAINAGE MANHOLE

ABBREVIATIONS

- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- IRP IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- SF SQUARE FEET

- GRAVITY SEWER
- OVERHEAD UTILITY LINE
- CENTRELINE OF ROAD
- RIGHT-OF-WAY LINE
- BUFFER AREA LINE

NTY OF _____

PERSON(S) PERSONALLY
EACH ACKNOWLEDGING TO
SIGNED THE FOREGOING
ATED THEREIN AND IN THE

_____,

_____, NOTARY PUBLIC

ORIGINAL TRACT AREA:
GROSS TRACT AREA= 84,264 SF
AREA WITHIN R/W= 12,521 SF
NET LOT AREA= 71,743 SF

50' RIPARIAN BUFFER

SRMH-#1072
RM ELEV=290.6'
INV (W)=294.9'
INV (E)=294.6'

N/F
MICHAMÉ SERAGELDIN
SAMIA SERAGELDIN
PIN # 9890520398
DB 1188 PG 80
PB 37 PG 115

County of Orange

County, certify that the map or plat is in accordance with all statutory requirements for

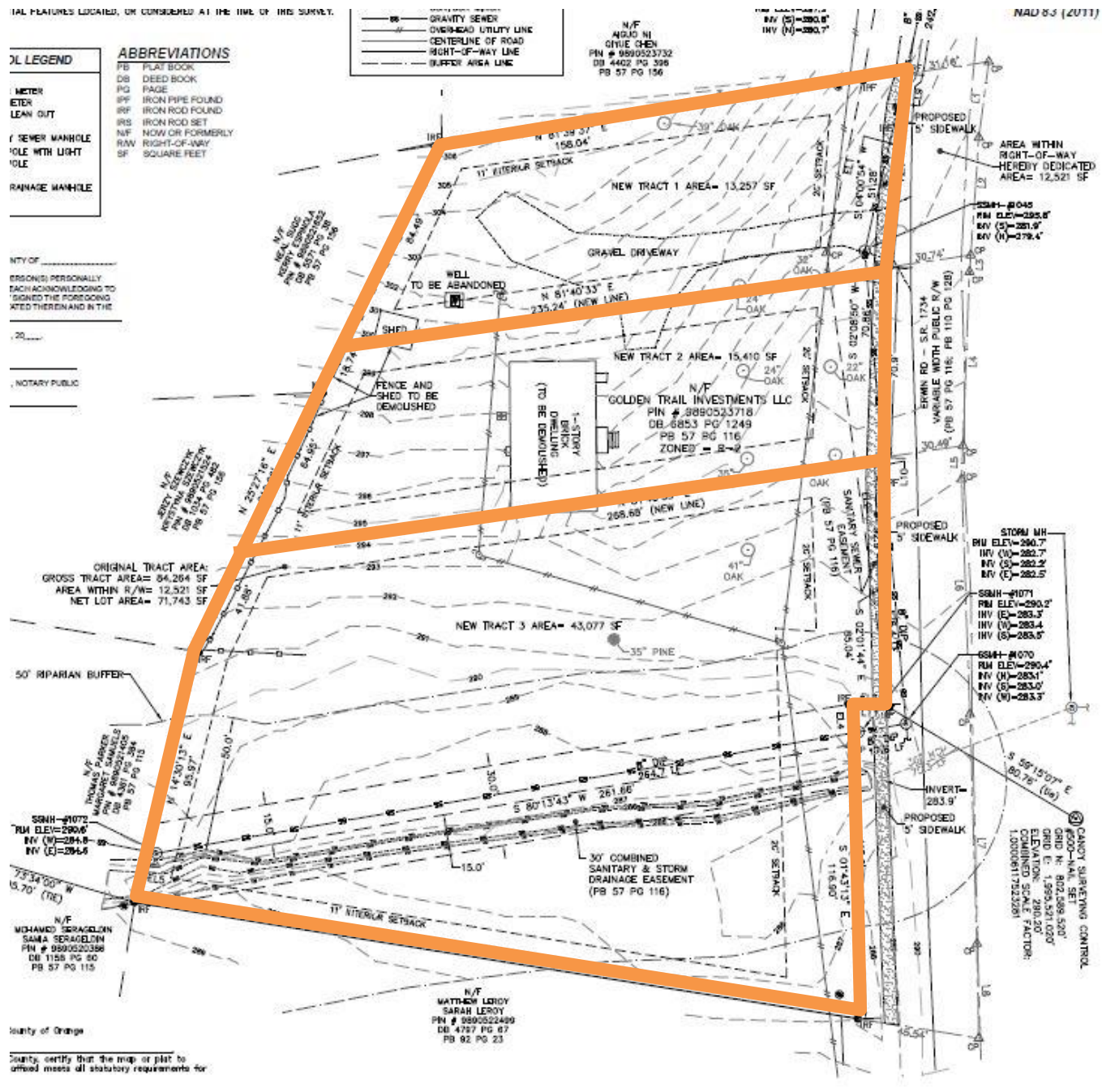
Date _____

N/F
MATTHEW LEROY
SARAH LEROY
PIN # 9890522499
DB 4797 PG 87
PB 92 PG 23

N/F
AGUIO NI
OHUE CHEN
PIN # 9890523732
DB 4402 PG 326
PB 57 PG 156

N/F
GOLDEN TRAIL INVESTMENTS LLC
PIN # 9890533718
DB 6853 PG 1249
PB 57 PG 116
ZONED = R-2

DAUGHTER SUBDIVISION CONTROL
SETBACK AREA
GRID N: 802,088.520'
GRID E: 1,989,521.020'
ELEVATION: 280.20'
COMBINED SCALE FACTOR:
1.00000617023200



Procedures



Consider Resolution A, approving the preliminary plat