

WILL PICK UP PICKUP CITY OF GREENSBORO

THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZES THE CITY OF GREENSBORO TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NC.

CH-MIIRS CHAPEL, LLC, BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO AT&T TELEPHONE COMPANY, SPECTRUM CABLE AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS, INCLUDING THOSE WITHIN THE "COMMON ELEMENTS" AND/OR "OPEN SPACES" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS NECESSARY, INCLUDING OVER AND UPON SAID "COMMON ELEMENTS" AND/OR "OPEN SPACES" FOR THE PURPOSE OF MAINTAINING AND SERVING SAID WIRES, LINES, CONDUITS AND PIPES.

WHEN GRADE OF ADJACENT PROPERTY DOES NOT CONFORM TO THE STREET GRADE, AN EASEMENT IS EFFECTIVE FOR THE PURPOSE OF SLOPING EASEMENTS FROM STREET GRADE LEVEL, AT THE PROPERTY LINE HAVING A SLOPE RATIO OF THREE FEET HORIZONTAL FOR EACH FOOT OF VERTICAL DIMENSION.

CH-MIIRS CHAPEL, LLC  
Signed By: *Kevin Phillips* MANAGER  
ATTEST: *BRAD DEATON* WITNESS  
SURVEYOR'S  
"I, HOMER S. WADE, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 204, Page 146), etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 204, Page 146; that this plat was prepared in accordance with G.S. 41-30 as amended. BY COORD. COMPUTATION

This survey creates a subdivision of land within the area of a municipality that has an ordinance that regulates parcels of land.

Witness my original signature, license number and seal this 20th day of NOVEMBER, A.D. 2020.  
*Homer S. Wade*  
Surveyor License Number L-3731

Approved for recordation by the City of Greensboro, North Carolina on the 17 day of Dec, 2020, pursuant to the Greensboro Development ordinance.  
*Joe Self*  
Planning Director  
REVIEW OFFICER'S CERTIFICATION  
State North Carolina  
County of Guilford  
I, *Andi L. Vester*, Review Officer for the City of Greensboro, Guilford County, certify that the map or plat to which this certification is affixed meets all the statutory requirements for recording.  
*Andi L. Vester* 12/17/2020  
Review Officer Date

This Plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136-102.6, subsection (c).  
*Joe Self* Date Dec 17, 2020  
Planning Director

**OWNER MAINTENANCE**  
THE OWNER IS RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED STORMWATER CONTROL LABELED AS NET POND AS DIRECTED BY THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND O&M AGREEMENT RECORDED IN DEED BOOK 8332 PAGE 274.

**GOVERNMENT ACCESS RIGHTS:**  
THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND THEIR ASSIGNS WILL HAVE RIGHT OF ACCESS TO THE ENGINEERED STORMWATER CONTROL LABELED AS NET POND FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT.

**NOTES:**  
NO CERTIFICATE OF COMPLIANCE SHALL BE ISSUED FOR ANY BUILDINGS ON THE LOTS SHOWN ON THIS PLAT UNTIL THE PERMANENT ENGINEERED STORMWATER CONTROL HAS BEEN COMPLETED. DATED: 12/23/2020  
CH-MIIRS CHAPEL, LLC HAS POSTED A FINANCIAL GUARANTEE AND BEARS THE RESPONSIBILITY OF ITS TIMELY COMPLETION.

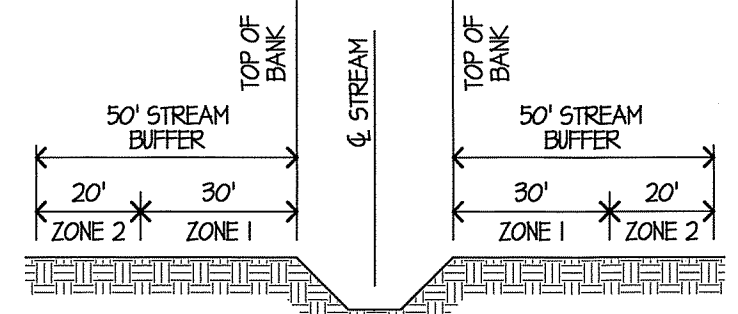
**ASSOCIATION MAINTENANCE**  
The Cannon Crossing Townhome Association, Inc. is responsible for maintaining the permanent engineered stormwater control as directed by the governmental office having jurisdiction for watershed protection according to the approved maintenance plan. If the association should be dissolved or cease to exist, then in that event all the lot owners of record at the time of required maintenance shall be jointly and severally liable for any and all costs attendant thereto. As recorded in DB 8332 PG. 274.

CH-MIIRS CHAPEL, LLC, IN RECORDING THIS PLAT OF CANNON CROSSING HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN ON SAID PLAT AS "COMMON ELEMENTS" INTENDED FOR USE BY THE OWNERS OF LOTS IN CANNON CROSSING FOR COMMON USE AND ENJOYMENT.

THE "COMMON ELEMENTS" EXPRESSLY IS NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT IS TO BE CONVEYED BY CH-MIIRS CHAPEL, LLC TO CANNON CROSSING TOWNHOME ASSOCIATION, INC., FOR THE USE AND ENJOYMENT OF THE OWNERS IN CANNON CROSSING DEVELOPMENT AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO CANNON CROSSING DATED: 12/23/2020. SAID DECLARATION BEING HEREBY INCORPORATED IN AND MADE A PART OF THIS PLAT AS RECORDED IN DEED BOOK 8332 PAGE 364 IN THE GUILFORD COUNTY REGISTRY.

CH-MIIRS CHAPEL, LLC, BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS, AND CONVEYS TO AT&T TELEPHONE COMPANY, SPECTRUM CABLE AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE "COMMON ELEMENTS" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND UPON SAID "COMMON ELEMENTS" FOR THE PURPOSE OF MAINTAINING AND SERVING SAID LINES, WIRES, CONDUITS, AND PIPES.

THE UNDERSIGNED CORPORATION HEREBY ACKNOWLEDGES THIS PLAT TO BE ITS FREE ACT AND DEED.  
*Kevin Phillips* CH-MIIRS CHAPEL, LLC MANAGER  
ATTEST: *BRAD DEATON* WITNESS  
BY KELVIN PHILLIPS MANAGER ATTEST: BRAD DEATON WITNESS  
F.C. 06.16.20 RT



**STREAM BUFFER DETAIL**

NOTES:  
ZONE 1 MUST REMAIN NATURAL AND UNDISTURBED. GRADING AND REVEGETATION IN ZONE 2 ONLY PROVIDED THAT DIFFUSE FLOW AND THE HEALTH OF EXISTING VEGETATION IN ZONE 1 IS NOT COM- PROMISED AND DISTURBED AREAS ARE STABILIZED WITH NATIVE VEGETATION.

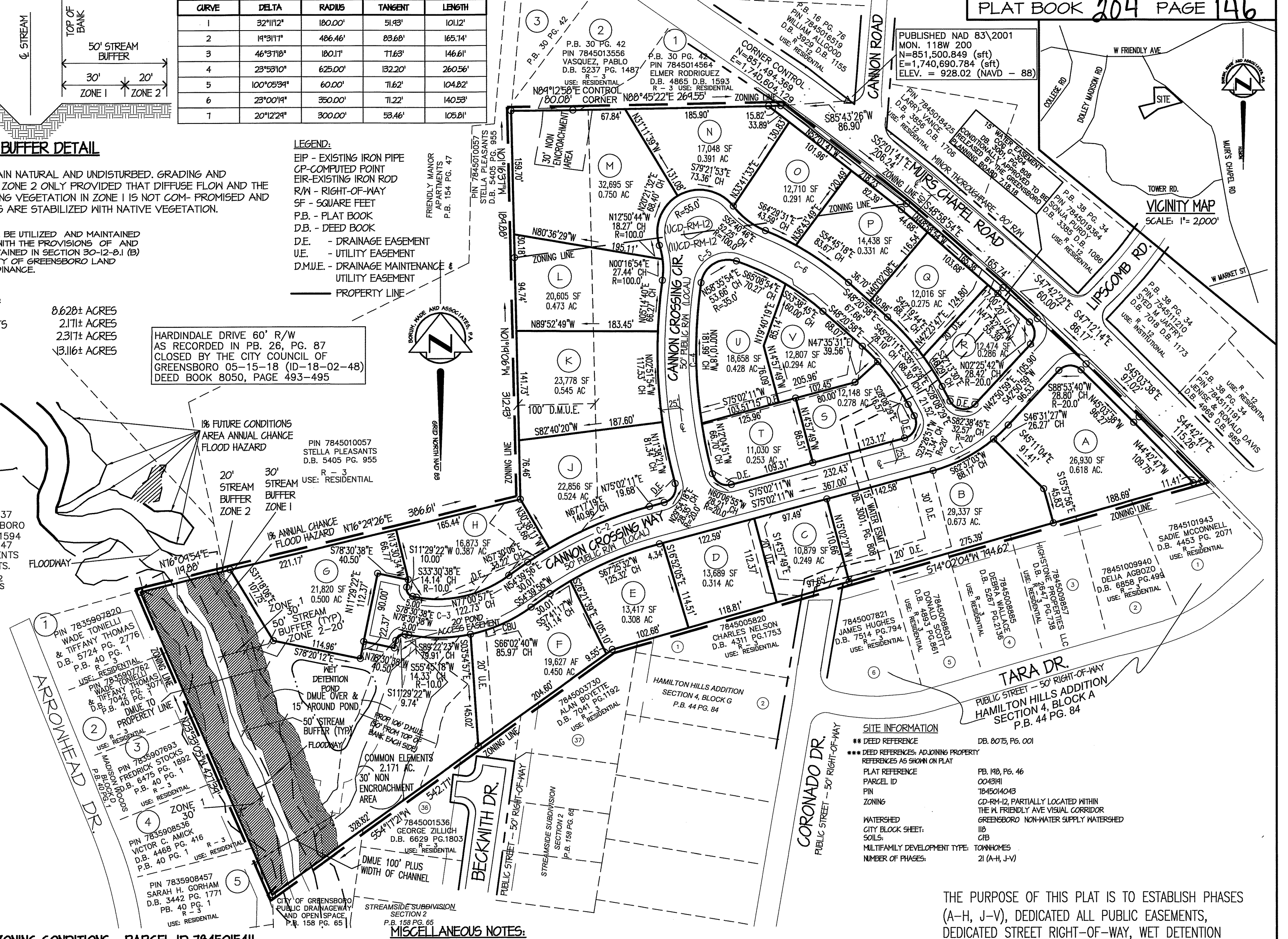
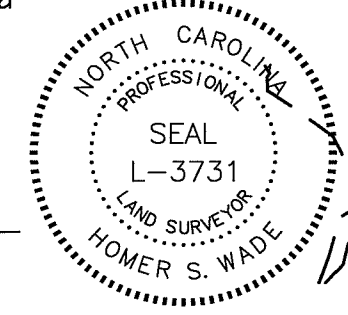
EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.

**SITE AREA**

PHASES  
COMMON ELEMENTS  
R/W DEDICATION  
TOTAL AREA

8.628± ACRES  
2.711± ACRES  
2.317± ACRES  
3.116± ACRES

HARDINDALE DRIVE 60' R/W  
AS RECORDED IN PB. 26, PG. 87  
CLOSED BY THE CITY COUNCIL OF  
GREENSBORO 05-15-18 (ID-18-02-48)  
DEED BOOK 8050, PAGE 493-495



**(I) ZONING CONDITIONS - PARCEL ID 7845015411**

- USES SHALL BE LIMITED TO A MAXIMUM OF 16 RESIDENTIAL DWELLING UNITS.
- EXTERIOR LIGHTING SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 25 FEET ABOVE FINISHED GRADE.
- FACADES AND ROOFLINES ON DWELLING UNITS SHALL INCLUDE FEATURES AND MATERIAL CHANGES TO ENSURE ARCHITECTURAL VARIETY.

**(II) ZONING CONDITIONS - PARCEL ID 7845004421**

- USES SHALL BE LIMITED TO A MAXIMUM OF 100 RESIDENTIAL DWELLING UNITS.
- THE EXISTING NATIVE LANDSCAPE, ALONG THE SOUTHERN BOUNDARY AND FRONTAGE ALONG MIIRS CHAPEL ROAD SOUTH OF HARDINDALE DRIVE, SHALL BE PRESERVED AND ENHANCED TO ENSURE CONTINUOUS SCREENING, AS APPROVED BY THE CITY ARCHITECT.
- AN OPAQUE FENCE WITH A MINIMUM HEIGHT OF SIX FEET, SHALL ENCLOSE THE DWELLING UNITS ADJACENT TO THE SOUTHERN PROPERTY AND FRONTAGE ALONG MIIRS CHAPEL ROAD SOUTH OF HARDINDALE DRIVE WITHOUT ENCRANCHING INTO THE REQUIRED BUFFER.
- EXTERIOR LIGHTING SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 25 FEET ABOVE FINISHED GRADE.
- NO DWELLING UNIT OR PARKING IS TO BE LOCATED WITHIN A 15 FT. RADIUS CENTERED ON THE INTERSECTION OF THE CENTERLINE OF BECKWITH DRIVE AND THE SOUTHERN PROPERTY LINE AS SHOWN ON EXHIBIT A, DATED JANUARY 18, 2016.
- FACADES AND ROOFLINES ON DWELLING UNITS SHALL INCLUDE FEATURES AND MATERIAL CHANGES TO ENSURE ARCHITECTURAL VARIETY. IN ADDITION, THE EXTERIOR FACADE OF ANY UNITS ADJACENT TO MIIRS CHAPEL ROAD SHALL INCORPORATE EARTH TONE COLORS.
- PRIMARY CONSTRUCTION WORK HOURS WILL BE ESTABLISHED FROM 7:00 AM TO 7:00 PM EXCLUDING ANY WORK THAT MAY BE REQUIRED BY THE CITY OF GREENSBORO OR NOT TO BE CONSTRUCTED AT OTHER TIMES.

**ZONING DATA**

MAX. UNITS ALLOWED (PARCEL 7845015411):	16 RESIDENTIAL DWELLING UNITS
MAX. UNITS ALLOWED (PARCEL 7845004421):	100 RESIDENTIAL DWELLING UNITS
BUILT-UPON AREAS:	
EXISTING:	± 0.62 AC. (TO BE REMOVED) (4.1% SITE AREA)
STREETS:	± 1.39 AC. (10.6% SITE AREA)
SIDEWALK / DRIVES:	± 1.01 AC. (1.7% SITE AREA)
BUILDINGS:	± 2.51 AC. (11.6% SITE AREA)
PROP. TOTAL:	± 4.91 AC. (35.4% SITE AREA)

**MISCELLANEOUS NOTES:**

AREA DETERMINED BY COORDINATE METHOD  
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.  
LINES SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.  
BOUNDARY INFORMATION TAKEN FROM FIELD DATA BY BORUM, WADE & ASSOCIATES, P.A. AND RECORDED INFORMATION BASE BEARING - NAD 83 / NGRS-2011 COORDINATE ROTATION REFERENCE NGCS MON. ± 118N 200 °.  
N = 851500.844 (ft)  
E = 1740690.784 (ft)  
ELEV. 928.02 (NAVD-88)  
3/4" IRON PIPES REFERENCED AS EIP AT ALL PROPERTY CORNERS, EXCEPT AS NOTED.  
ALL EASEMENTS NOT REFERENCED BY PLAT OR DEED AS HEREBY DEDICATED BY THIS PLAT.

**BUA NOTES:**

A PORTION OF THE PROPOSED BUA 0.542 AC. WILL NOT BE TREATED IN THE SCM, SINCE THE SITE HAS AN EXISTING BUA OF 0.619 AC.. THE SCM WILL TREAT 1.88 ACRES OF DRAINAGE AREA WITH 4.38 ACRES IMPERVIOUS AREA.

**ALLOCATION CHART**

EX. SITE BUILT-UPON AREA:	PROP. BUILT-UPON AREA:	WET POND OFF-SITE DRAINAGE AREA:	WET POND OFF-SITE BUILT-UPON AREA:	WET POND ON-SITE DRAINAGE AREA:	WET POND ON-SITE BUILT-UPON AREA:	WET POND TOTAL DRAINAGE AREA:	WET POND TOTAL BUILT-UPON AREA MAX.:	WET POND PERCENT IMPERVIOUS:	TOTAL SITE AREA:	TOTAL SITE BUILT-UPON AREA MAX.:	TOTAL SITE PERCENT IMPERVIOUS:
0.619 AC.	0.592 AC.	0.12 AC.	0.01 AC.	7.76 AC.	4.37 AC.	7.88 AC.	4.38 AC.	55.58%	13.120 AC.	4.972 AC.	37.90%

BK: P 204  
PG: 146-146  
RECORDED:  
12-23-2020  
09:37:42 AM  
BY: MARY BROWN  
DEPUTY-GB

2020083475  
GUILFORD COUNTY, NC  
JEFF L. THIGPEN  
REGISTER OF DEEDS

NC FEE \$21.00

**CURRENT OWNER**  
CH-MIIRS CHAPEL, LLC  
1400 BATTLEGROUND AVENUE  
GREENSBORO, NC 27408  
PHONE: 336.274.2481  
CONTACT: BRAD DEATON

**FLOOD CERTIFICATION**  
A portion of this property is located in a 1% Annual Chance Flood Hazard Area or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, Community-Panel Number - 3101783500 J and 3101784500 J pursuant to the Flood Insurance Rate Map dated June 18, 2007, as amended, unless otherwise shown on accompanying plat.

**PLAT BOOK 204 PAGE 146**

PUBLISHED NAD 83/2001  
MON. 118W 200  
N=851,500.844 (ft)  
E=1,740,690.784 (ft)  
ELEV. = 928.02 (NAVD - 88)

**VICINITY MAP**  
SCALE: 1"=2,000'

**SITE INFORMATION**  
DEED REFERENCE: DB 8075, PG. 001  
DEED REFERENCES, ADJOINING PROPERTY REFERENCES AS SHOWN ON PLAT  
PLAT REFERENCE: FB 180, PG. 46  
PARCEL ID: 004341  
PIN: 7845014043  
ZONING: CD-RM-2, PARTIALLY LOCATED WITHIN THE W. FRIENDLY AVE VISUAL CORRIDOR.  
WATERSHED: GREENSBORO NON-WATER SUPPLY WATERSHED  
CITY BLOCK SHEET: 118  
SOILS: C1B  
MULTIFAMILY DEVELOPMENT TYPE: TOWNHOMES  
NUMBER OF PHASES: 21 (A-H, J-V)

**FINAL PLAT**  
PHASING MAP  
**CANNON CROSSING TOWNHOMES**  
A.K.A. MIIRS CHAPEL TOWNHOMES  
OWNER & DEVELOPER  
CH-MIIRS CHAPEL, LLC  
103 MIIRS CHAPEL ROAD  
MOREHEAD TOWNSHIP GUILFORD COUNTY  
GREENSBORO, NORTH CAROLINA  
SCALE: 1"=100' NOVEMBER 20, 2020

0' 50' 100' 200' 300' 400'

**BWA** Engineers Planners Surveyors  
Borum, Wade and Associates, P.A.  
621 Eugene Court, Suite 110, Greensboro, NC 27401-2711  
PO Box 21882 Greensboro, NC 27420-1882  
Phone: 336-275-0471 Fax: 336-275-3719  
Web: www.borum-wade.com

N.C. License #: C-0688