



19701 Bethel Church Road, Suite 201, Cornelius NC 28031
 704.997.8253
www.slatecompanies.com

Estimate Created:
 9/3/25

CONSTRUCTION ESTIMATE CREATED FOR
Max Solutions Fund II, LLC

ADDRESS: 1915 Dove Dr, Charlotte, NC 28214
PLAN: Cuyahoga - Per Plan* - Slab Foundation

Estimated Build Cost \$ 211,470.62
 15% Cost Plus \$ 31,720.59
ESTIMATED BUILD PRICE \$ 243,191.21

PHASE	DESCRIPTION OF WORK	NOTES	AMOUNT
APPLIANCES	All Stainless Steel Appliances. Microwave over range, range with glass top, dishwasher & 1/3 HP disposal. Fridge not included.		\$ 1,850.00
PLAN REUSE FEE	Cuyahoga Plan		\$ 350.00
PLAN COPIES			\$ 100.00
BATH HARDWARE	Matte Black Bath Hardware. Included in Hardware TKY		\$ -
CABINETS	Bathroom Vanities, Kitchen Cabinets, 42" uppers, Shaker-Style. Matte Black Pulls/Knobs.		\$ 7,853.00
CARPET	No Carpet.		\$ -
CLEANING	Full Clean and Reclean		\$ 650.00
COUNTERTOPS	Everest Quartz. All bathrooms vanities. Kitchen Countertops. 4" Quartz backsplash All baths. Tile Backsplash Kitchen.		\$ 4,770.00
DOORS EXTERIOR	Front: Two-Panel Craftsman fiberglass smooth. Rear: Half Glass View, Fiber Glass.		\$ -
DRIVEWAYS & SIDEWALKS	Additional concrete not included. Need Site Plan to confirm numbers.		\$ 3,956.00
DRYWALL			\$ 13,529.00
DUMPSTER			\$ 1,600.00
ELECTRICAL - ROUGH-IN	All Electric Appliances		\$ 5,500.80
ELECTRICAL - TEMP POWER			\$ 450.00
ELECTRICAL - TRIM			\$ 3,668.00
ELECTRICAL - UNDERGROUND			\$ 150.00
ENGINEERING			\$ 550.00
FOUNDATION - TURNKEY	INCLUDES SLAB, PORCH, & REAR PATIO		\$ 12,250.00
FRAMING - LABOR			\$ 10,227.00
FRAMING - MATERIAL	Loose Lumber		\$ 13,111.00
FRAMING - TRUSSES	Floor and Roof Trusses		\$ 9,330.75
GARAGE DOORS	16x7 Non Insulated Door with Two Remotes. Garage Door Color: Black		\$ 1,900.00
GRADING - BACKFILL FOUNDATION			\$ 500.00
GRADING - CLEARING	Preliminary numbers and subject to change.		\$ 17,150.00
GRADING - FINISH GRADE			\$ 550.00
GRADING - ROUGH DRIVE CUT			\$ 500.00
GRADING - SITE PREP			\$ 1,650.00
GUTTERS/SPLASHBLOCKS	5" Aluminum Ogee Gutters. 4" Downspouts. Gutter Color: Black		\$ 860.00
HARDWARE - TURNKEY	Matte Black. Includes Door Knobs/Hardware & Bath Hardware.		\$ 1,746.00
HVAC - TURNKEY	All Electric 2 Ton Unit		\$ 12,100.00
INSULATION			\$ 4,115.00
INSURANCE-BUILDERS RISK			\$ 464.57
LANDSCAPING	Preliminary numbers and subject to change.		\$ 4,450.00
LIGHT FIXTURES	Matte Black Lighting Package		\$ 1,627.00
MAIL BOX	Mail Box		\$ 150.00
MIRRORS/SHOWER DOORS	Plate Mirrors Cut to Size. Matte Black - Framed Shower Door in Primary.		\$ 912.00
PAINTING - TURNKEY	INTERIOR: Walls - Egret White (Flat) / Ceiling/Trim - Snowbound (Flat/Semi Gloss)		\$ 8,797.50
PERMITS & LICENSES			\$ 1,750.00
PEST CONTROL			\$ 375.00
PLUMBING - UNDERGROUNDS			\$ 800.00
PLUMBING - TURNKEY	Matte Black Plumbing Fixtures. (1) Fiberglass Pan Only. (1) Full FiberGlass Tub. (3) Bath Faucets. (3) Toilets. (1) Kitchen Faucet. (1) 50 Gallon Electric Water Heater. (2) Bath Valve Trims. Does not include water/sewer tap fees, water/sewer tap install, or back water valve.		\$ 13,285.00
PRESSURE WASHING			\$ 375.00
PUNCHOUT-REPAIR			\$ 400.00
ROOFING - TURNKEY	Architectural Shingles with Paper Underlayment - Charcoal Timberline Shingles		\$ 4,299.00
SHELVING	Standard White Wire Shelving		\$ 330.00
SIDING & BOXING - TURNKEY	Standard Vinyl - Lap siding, Shakes, Board & Batten Per plan. PVC wrapped Column Posts. Exterior Package Selected: Black & White Cool with Secret Cove Front Door.		\$ 8,802.00
SLAB - STONE			\$ 1,308.00
STAIRS			\$ 585.00
SURVEYING	Boundary survey not included.		\$ 1,875.00
TILE (PER SPEC)	White Subway Tile - Kitchen Backsplash. Primary Shower Wall Upgrade - TILE SELECTION TBD		\$ 3,400.00
TOILET			\$ 600.00

TRIM INTERIOR - TURNKEY	Includes Base Trim, Interior Garage Door, Stair Package, & Attic Pulldown ILO Scuttle. Matte Black Hinges.		\$ 6,538.00
VINYL FLOORING	Tattered Barnoard - Glue Down LVP throughout downstairs with Click LVP on stairs on upstairs		\$ 7,295.00
WARRANTY			\$ 300.00
WINDOWS	Windows and Doors by Pella. Does not include door in garage - trim company to provide.		\$ 10,086.00
UTILITIES	Utilites for construction service during build. Added for Conduit for power company.		\$ 1,700.00

The preliminary lot factor is \$20,200. This includes:

Additional Notes:

Hand setting Trusses due to overhead power lines, 15" concrete drive pipe for the driveway, Heavy Clearing, Large Tree Removal, Tree Topping to Remove Safely, Grading: Using dirt on site to grade and level the house pad for the lot to drain for a mono slab, Additional Silt Fence due to the lay out of the lot, Additional stone for the temp drive, Tree Protection, Tree Planting, Additional Seed & Straw due to size of lot, Conduit install for power company. City sewer appears to be available based on the utility map but will want to verify with Charlotte Water before closing. We will need a site plan with rough stakes on site to revisit and confirm numbers. Neighbors driveway on right side appears to be encroaching.

SPECIAL NOTES:

Unless stated above this lot factor does not include a grinder pump, sewer/water taps, backwater valves, a drive pipe for the driveway, any specific driveway/sidewalk/curb and gutter requirements by the city, land development fees the city may require, or any unforeseen circumstances such as soft soil. Lot factors do not account for urban forestry requirements, tree protection, or erosion control requirements of the city/county. These items cannot be determined until we have approved site plans and building plans from the city/county. HOA requirements are not accounted for in the lot factors. Well and septic costs are not accounted for in the lot factor. A soil report and septic design are needed to determine septic pricing and well pricing is based on drilling depth. Also, without a boundary survey or knowing exact house placement, these factors can increase. A boundary survey and rough house/property staking are always recommended in order to give more accurate lot factors. -NC License #76679

DISCLAIMER:

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

The Contractor does hereby agree to furnish all labor, material and equipment, and to faithfully perform the work within the time period established for this Contract, in strict accordance with the detailed description of work, and subject to, and in strict conformance with all of the conditions, covenants, stipulations, terms and provisions contained in this Proposal. Any prior oral or written agreement not included herein shall not be binding upon or inure to the benefit of any of the parties.

QUOTE VALID FOR 45 DAYS

Sign Here to Accept Quote:

Client Signature

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

AGREEMENT

THIS AGREEMENT made and entered into this 23 day of Sept, 2025 by and between Slate Building Group LLC and CTRRR LLC hereinafter called "Owner".

The contract documents consist of this Agreement, The Estimate, specifications and the final plans for the residence at 1915 Dove Dr, Charlotte, NC 28214. These documents form the entire Agreement and represent the agreement between the parties hereto and supercedes prior negotiations, representations or agreements either written or oral.

WITNESSETH

WHEREAS, for and in consideration of the covenants and agreements herein contained, Slate Building Group LLC and Owner do mutually agree, each with the other as follows:

1. Construction shall be per the specifications and plans provided. The cost of said construction shall be based upon all fees, cost of materials, labor, and subcontractor expenses. A fee of 15%, to cover overhead expenses and contractor services, shall be added to all costs, including all materials, labor and municipal fees or any other such cost required to be expensed in order to

construct the new residence. An estimate has been outlined and is indicative of the scope of expenses.

2. An initial deposit of 5% shall be made by Owner to Slate Building Group LLC at agreement signing (unless a 5% deposit was previously received with the signing of a Preliminary Contract). Slate Building Group LLC will use this deposit and other monies deposited solely for the purposes of paying vendors, suppliers and any secondary contractors that perform or will perform work on the project. Some deposits will be required during the construction project and those will be billed under the standard billing schedule at the time that the deposit invoice is received. Slate Building Group LLC will provide a bi-monthly reconciliation of the estimate vs actual cost and will request its cost-plus portion upon those reconciliation dates. This Agreement shall be governed by the laws of the State of North Carolina and each party shall have such rights and remedies as are available in law and/or equity.
3. The commencement date of this Agreement shall be the effective date of this Agreement as first written above.
4. All invoices Sent by Contractor will be paid by Owner no later than 21 days from the date sent to the Owner. If payment is overdue, Contractor may charge Owner interest at the rate of 3% per month from the date of the default until Contractor receives payment in full, or if such amount exceeds the amount permitted by applicable usury laws, the maximum amount permitted by the applicable usury laws. Contractor may apportion any partial payments made by Client against any outstanding principal or interest as it may decide.
5. The Contractor will use all reasonable efforts to substantially complete construction (as indicated by receipt of Certificate of Occupancy) on or before 120 days from the completion of foundation phase.

- i. Contractor may earn incentives for early completion in the amount of \$50 per day for each day the home is delivered in less than 110 days.
 - ii. Contractor may incur penalties for late completion in the amount of \$100 per day for each day the home is delivered in more than 140 days.
6. It is recognized by all parties that there are factors that Contractor cannot control in the construction process such as weather, availability of materials, utilities, subsurface conditions, government and municipality delays, pandemic restrictions (in field operations and in manufacturing operations), availability of workforce labor, catastrophic environmental and economic events, as well as Owner selections and/or plan changes. These may add time to the overall construction of a project and neither Contractor nor Owner shall be held liable for the delay in completion due to these events. Slate Building Group LLC can/will call a stop on the construction days count for any of the above-mentioned conditions.
7. The validity, interpretation and performance of this Contract Agreement shall be governed by the laws of the jurisdiction where the work site is located. If any term or provision of this Contract Agreement is determined to be invalid, it shall not affect the validity and enforcement of the remaining terms and provisions of the Contract Agreement. This Contract Agreement shall be binding upon and inure to the benefit of the respective successors, assigns, a representatives and heirs of the parties herein.
8. Indemnification: Work covered by the Contract Agreement and performed at the site of construction or in preparing delivering materials or equipment to the site shall be at the risk of Contractor exclusively, Contractor shall, with

respect to all work that is covered by or incidental to this Agreement, indemnify, defend and hold Client and its agents and employees harmless from and against all of the following to the fullest extent permitted by law: (i) Any claim, liability, loss, damage, cost, expense, costs of defense including reasonable attorney's fees, awards, fines or judgments, provided that said loss arises from death or bodily injury, illness, disease or damage to or destruction of property or other loss, damage or expense, including any of the same resulting from the alleged or actual negligent act or omission, regardless of whether such act or omission is active or passive by Contractor or its agents, employees, subcontractors or anyone else for whose acts Contractor may be liable. (ii) Any claims, liability, loss damage, cost, expense, costs of defense including reasonable attorney's fees, awards, fines or judgements arising by reason of any obligation or indemnity which Client has to a purchaser of the completed dwelling(s). (iii) It is expressly acknowledged and agreed that each of the foregoing indemnities is independent and that both shall be given effect. However, Contractor shall not be obligated under this Agreement to indemnify Client with respect to the joint negligence, sole negligence or willful misconduct of Client, his agents, employees, servants or contractors who are directly responsible to Client, excluding Contractor. Contractor shall indemnify and hold Client harmless against all liability for claims and liens for labor performed or materials used or furnished to be used on the job including any costs and expenses for attorney's fees and all incidental and consequential damages resulting to Client from such claim or lien. Contractor agrees that effect of any such suit, claim or lien shall be removed within ten (10) days after written demand from Client. Notwithstanding any other provisions concerning insurance to be provided by Contractor as contained in this

Contract Agreement or any Contractor. Agreement Addendum, Contractor's indemnity obligations herein shall not be limited in any way by the limits or other terms or conditions of any insurance coverage obtained by Contractor, nor by any limitation of the amount or type of damages, nor for benefits or damages payable under worker's compensation, disability benefit or other employee benefit statutes, regulations or ordinances.

9. Arbitration: Any controversy, dispute or claim arising out of this Agreement, or the breach or alleged breach of this Agreement shall first be attempted to be settled through mediation and then by arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association currently in effect (unless parties mutually agree otherwise). The decision made or award rendered by the arbitrator or arbitrators shall be final and any judgment upon the decision made or award rendered by the arbitrator or arbitrators shall be entered in a state court in Mecklenburg County, North Carolina. The party hereunder demanding arbitration of any controversy, dispute or claim arising out of this agreement or any breach or alleged breach of this agreement shall file a written notice of such demand with the other party and with the American Arbitration Association. Such written notice shall be given not later than sixty (60) days after the controversy, dispute or claim arises or the breach or alleged breach of the Agreement occurs, and the three (3) year statute of limitations specified in North Carolina General Statutes Section 1-52 (1) shall apply. Neither the parties to this Agreement nor the arbitrator or arbitrators may make any public disclosure of (i) the existence of any controversy, dispute or claim arising out this Agreement , (ii) The existence of an arbitration proceeding under this Agreement or (iii) the results of any arbitration proceeding under this Agreement, provided, however, the filing of

a civil action in a state court in Mecklenburg County, North Carolina, confirming and arbitration decision or award pursuant to this paragraph shall not be deemed a violation of the confidentiality provision. The terms and provisions in this Paragraph 3 shall survive the termination or settlement of this Agreement (as the case may be) indefinitely.

10. Contractor agrees to obtain and maintain during the term of this Agreement, commercial general liability insurance. Further, Contractor agrees to obtain and maintain automobile liability insurance for all owned, employer’s liability insurance and workers compensation coverage in such amounts of coverage and limits as required. All insurance coverage required under this Agreement shall be maintained without interruption or suspension during the entire performance of this Agreement. The required insurance coverage, limits and conditions shall be as follows:

- i. Commercial General Liability – Minimum limit and Terms
- ii. ISO Occurrence Form CG 00 01 [edition date 1986 or later] or equivalent \$500,00 General Liability. \$500,000 Workman’s Compensation and \$500,000 Owned Vehicle Commercial Automobile Insurance.

11. Slate Building Group LLC shall supervise and direct the work, using its skill, care and attention. Slate Building Group LLC shall be solely responsible for all construction means, methods, techniques, sequences, and procedures, and for coordination of all the work required by this Agreement.

12. Slate Building Group LLC warrants to the Owner that all material and equipment used in the construction will be new unless otherwise specified, and that all work will be of good quality, completed in a workmanlike manner according to standard construction practices.

13. Owner agrees to accept said dwelling, which will have been constructed to completion in a workmanlike manner, substantially in conformity with the approved budget and any known specifications and agree not to expect or demand total and/or absolute perfection.
14. Owner and Slate Building Group LLC will jointly inspect the property before final settlement within five (5) days of the final completion and Certificate of Occupancy and agree on any necessary items requiring additional service attention not so listed on the pre-closing list. Owner and Slate Building Group LLC agree that the above-mentioned list shall and must be completed and all funds disbursed at final settlement and before occupancy of the space, unless otherwise mutually agreed upon.
15. For all inspection items and lists provided including those by third parties (home inspectors, retail sale clients etc.) it is understood that Slate Building Group LLC will require a minimum of 10 working days to complete the inspection items list. It is further clarified that Slate Building Group LLC has performed their work for Owner and is not obligated to meet, walk through or otherwise communicate with third parties, buyers or tenants of Owner.
16. All changes or modifications to the work shall be made in writing and signed by both Slate Building Group, LLC and the Owner prior to implementation of the change. Changes generally constitute a delay in the job and therefore could extend the completion or closing date.
17. Neither the Owner nor their agents shall direct or instruct any of Slate Building Group LLC workers, sub-contractors or suppliers on the job site. All complaints and questions shall be directed to the Slate Building Group LLC manager and/or the main office.

18. All labor and materials furnished by Slate Building Group LLC are guaranteed for a period of one (1) year from the date of Certificate of Occupancy. Slate Building Group LLC agrees to replace and/or repair, at their discretion, any significant defects of materials that are revealed during said period. Structural components of the project are warranted for a period of Ten (10) years from issuance of Certificate of Occupancy by the local jurisdiction. This clause shall survive the completion of the Agreement for the stated period. Provided, however, nothing in this Paragraph 14 or elsewhere in this Agreement shall be deemed or construed to limit any of Slate Building Group LLC's obligations or any of the Owner's rights under applicable law arising out of the Contractor/Owner relationship.
19. Note that sometimes repairs will cost additional money and that the cost-plus fee will be added to repairs and this can occur during the first year period. This only applies to additional work and is not intended to be the subject of improper installation as those would not require additional expense by Owner assuming that work can be traced back to a viable vendor or trade. Should that not be possible then this work will also be charged to Owner, and no cost-plus fee will be added to only the correction work.
20. Slate Building Group LLC is responsible for obtaining all permits, licenses, general liability, workers compensation, and builders risk insurance necessary for the job; Slate Building Group LLC is responsible for paying all subcontractors and removing all liens', assuming Owner has fully met its financial obligations under this agreement and shall give to Owner full lien waiver at end of job. Slate Building Group LLC is not responsible for any work preformed after closing except warranty work or as may be required by applicable law.

21. Prior to final settlement on your project, Owners (solely owners and their representatives) will have an orientation and opportunity to create a “service list” with Slate Building Group LLC. The service items will be determined using industry standards and it is up to Slate Building Group LLC’s sole discretion whether to accept and remedy items listed on the service list. Slate Building Group LLC agrees it is responsible for correction of defects prior to closing.

Congratulations on your new home with Slate Building Group LLC!

BY: *B.A. ZC* Date: 09/24/25
Slate Building Group LLC - Contractor

BY: *Travis Mercer* Date: 09/23/25
Travis Mercer (Sep 24, 2025 14:38:59 EDT)
Owner Entity



19701 Bethel Church Road, Suite 201, Cornelius NC 28031
 704.997.8253
www.slatecompanies.com

Estimate Created:
 9/23/25

**CONSTRUCTION ESTIMATE CREATED FOR
 CTRRR LLC**

ADDRESS: 1915 Dove Dr, Charlotte, NC 28214
PLAN: Cuyahoga - Reversed - Slab Foundation

Estimated Build Cost \$ 214,732.62
15% Cost Plus \$ 32,209.89
ESTIMATED BUILD PRICE \$ 246,942.51

PHASE	DESCRIPTION OF WORK	NOTES	AMOUNT
APPLIANCES	All Stainless Steel Appliances. Microwave over range, range with glass top, dishwasher & 1/3 HP disposal. Fridge not included.		\$ 1,850.00
PLAN REUSE FEE	Cuyahoga Plan		\$ 350.00
PLAN COPIES			\$ 100.00
BATH HARDWARE	Matte Black Bath Hardware. Included in Hardware TKY		\$ -
CABINETS	Bathroom Vanities, Kitchen Cabinets, 42" uppers, Shaker-Style. Matte Black Pulls/Knobs.		\$ 7,853.00
CARPET	No Carpet.		\$ -
CLEANING	Full Clean and Reclean		\$ 650.00
COUNTERTOPS	Everest Quartz. All bathrooms vanities. Kitchen Countertops. 4" Quartz backsplash All baths. Tile Backsplash Kitchen.		\$ 4,770.00
DOORS EXTERIOR	Front: Two-Panel Craftsman fiberglass smooth. Rear: Half Glass View, Fiber Glass.		\$ -
DRIVEWAYS & SIDEWALKS	Estimated based on Site Plan		\$ 7,210.00
DRYWALL			\$ 13,529.00
DUMPSTER			\$ 1,600.00
ELECTRICAL - ROUGH-IN	All Electric Appliances		\$ 5,500.80
ELECTRICAL - TEMP POWER			\$ 450.00
ELECTRICAL - TRIM			\$ 3,668.00
ELECTRICAL - UNDERGROUND			\$ 150.00
ENGINEERING			\$ 550.00
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FRAMING - LABOR			\$ 10,227.00
FRAMING - MATERIAL	Loose Lumber		\$ 13,111.00
FRAMING - TRUSSES	Floor and Roof Trusses		\$ 9,330.75
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GRADING - BACKFILL			\$ 500.00
GRADING - CLEARING			\$ 13,880.00
GRADING - FINISH GRADE			\$ 550.00
GRADING - ROUGH DRIVE CUT			\$ 500.00
GRADING - SITE PREP			\$ 1,650.00
GUTTERS/SPLASHBLOCKS	5" Aluminum Ogee Gutters. 4" Downspouts. Gutter Color: Black		\$ 860.00
HARDWARE - TURNKEY	Matte Black. Includes Door Knobs/Hardware & Bath Hardware.		\$ 1,746.00
HVAC - TURNKEY	All Electric 2 Ton Unit		\$ 12,100.00
INSULATION			\$ 4,115.00
INSURANCE			\$ 464.57
LANDSCAPING			\$ 7,728.00
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MAIL BOX	Mail Box		\$ 150.00
MIRRORS/SHOWER DOORS	Plate Mirrors Cut to Size. Matte Black - Framed Shower Door in Primary.		\$ 912.00
PAINTING - TURNKEY	INTERIOR: Walls - Egret White (Flat) / Ceiling/Trim - Snowbound (Flat/Semi Gloss)		\$ 8,797.50
PERMITS & LICENSES			\$ 1,750.00
PEST CONTROL			\$ 375.00
PLUMBING - UNDERGROUNDS			\$ 800.00
PLUMBING - TURNKEY	Matte Black Plumbing Fixtures. (1) Fiberglass Pan Only. (1) Full FiberGlass Tub. (3) Bath Faucets. (3) Toilets. (1) Kitchen Faucet. (1) 50 Gallon Electric Water Heater. (2) Bath Valve Trims. Does not include water/sewer tap fees, water/sewer tap install, or back water valve.		\$ 13,285.00
PRESSURE WASHING			\$ 375.00
PUNCHOUT-REPAIR			\$ 400.00
ROOFING - TURNKEY	Architectural Shingles with Paper Underlayment - Charcoal Timberline Shingles		\$ 4,299.00
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SLAB - STONE			\$ 1,308.00
STAIRS			\$ 585.00
SURVEYING	Boundary survey not included.		\$ 1,875.00
TILE (PER SPEC)	White Subway Tile - Kitchen Backsplash. Primary Shower Wall Upgrade - Calacatta Apuano Polished 12x24 (Laid Vertically)		\$ 3,400.00
TOILET			\$ 600.00

TRIM INTERIOR - TURNKEY	Includes Base Trim, Interior Garage Door, Stair Package, & Attic Pulldown ILO Scuttle. Matte Black Hinges.		\$ 6,538.00
VINYL FLOORING	Tattered Barnoard - Glue Down LVP throughout downstairs with Click LVP on stairs on upstairs		\$ 7,295.00
WARRANTY			\$ 300.00
WINDOWS	Windows and Doors by Pella. Does not include door in garage - trim company to provide.		\$ 10,086.00
UTILITIES	Utilities for construction service during build. Added for Conduit for power company.		\$ 1,700.00

The revised lot factor is below based on the site plan and rough stakes on site. Rebecca and Holly will send you a full breakdown prior to sending the contract. Let us know if you have any questions.

The lot factor is \$23,462. This includes: Additional concrete for the driveway, Hand setting Trusses due to overhead power lines, 15" concrete drive pipe for the driveway, Heavy Clearing, Large Tree Removal, Grading: Using dirt on site to grade and level the house pad for the lot to drain for a mono slab, Additional Silt Fence due to the lay out of the lot, Additional stone for the temp drive, Tree Protection, Tree Planting, Additional Seed & Straw due to size of lot, Conduit install for power company

SPECIAL NOTES:

Unless stated above this lot factor does not include a grinder pump, sewer/water taps, backwater valves, a drive pipe for the driveway, any specific driveway/sidewalk/curb and gutter requirements by the city, land development fees the city may require, or any unforeseen circumstances such as soft soil. Lot factors do not account for urban forestry requirements, tree protection, or erosion control requirements of the city/county. These items cannot be determined until we have approved site plans and building plans from the city/county. HOA requirements are not accounted for in the lot factors. Well and septic costs are not accounted for in the lot factor. A soil report and septic design are needed to determine septic pricing and well pricing is based on drilling depth. Also, without a boundary survey or knowing exact house placement, these factors can increase. A boundary survey and rough house/property staking are always recommended in order to give more accurate lot

DISCLAIMER: factors. -NC License #76679

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

The Contractor does hereby agree to furnish all labor, material and equipment, and to faithfully perform the work within the time period established for this Contract, in strict accordance with the detailed description of work, and subject to, and in strict conformance with all of the conditions, covenants, stipulations, terms and provisions contained in this Proposal. Any prior oral or written agreement not included herein shall not be binding upon or inure to the benefit of any of the parties.

QUOTE VALID FOR 45 DAYS

Sign Here to Accept Quote:

Travis Mercer
Travis Mercer (Sep 24, 2025 14:38:59 EDT)

Client Signature

SLATE STANDARD HOME FEATURES	
1915 Dove Dr, Charlotte, NC 28214	
Slate Building Group LLC	
ITEM	DESCRIPTION
PERMITS	Acquired by contractor-Excludes Capacity fees, Tree Save Fees, ancillary municipality fees, water/sewer tap fees
PLOT PLANS & SURVEYING	Site plan & initial survey by Owner -Retracement may add fees if original survey cannot be used. House survey by Builder/footings/foundation- Final survey or Foundation survey included as required by municipality not both
UTILITIES - ELECTRIC AND GAS	No gas only electric
FOUNDATION ENGINEERING	Monolithic Slab standard
EXTERIOR CONCRETE	Driveway, lead walkway and patio - 4" thick concrete broom finish-10x10 Patio is standard but may vary-Per site plan
TERMITE BOND	Borate on framing or bait stations
GRADING	Clear, level, drive cut & final grade
FRAME MATERIAL	Engineered trusses for floors & roofs
SOFFIT & CORNICE	Vinyl - Black & White Classic
SIDING	Vinyl - Black & White Classic
ROOF SHEATHING	7/16" OSB
BRICK & STONE	No brick or stone
WINDOWS	White - Vinyl - By Barefoot. Single hung windows with screens DH where needed
EXTERIOR DOORS	Front door - Style per plans fiberglass. Rear door steel per plan. Hinge color to match hardware selected
EXTERIOR PAINT	Front door and rear door and jambs only'
GARAGE DOOR & OPENER	Garage per plan. Non insulated door size per plan, opener with two remotes
PLUMBING FAUCETS	Slate Standard Chrome - upgrade to Brushed Nickel and Matte Black available
SHOWER / TUB VALVES	Slate Standard Chrome - upgrade to Brushed Nickel and Matte Black available
TUB ENCLOSURES	Fiberglass three piece tub-Per plan
TOILETS	Adult comfort height
PRIMARY SHOWER	Fiberglass three piece unit-Per plan
WATER HEATER	50 gallon electrical
KITCHEN SINK	Stainless Steel Single bowl undermount
VANITY SINK	Rectangular Ceramic undermount-Per plan
GARBAGE DISPOSAL	1/3 horse power
ELECTRICAL	Per plan & code
SWITCHES & PLUGS	Standard toggle switches & outlets

SMOKE & CARBON MONOXIDE DETECTORS	Installed per code
CEILING FANS	Prewire Family room & Primary bedroom
LED DISC LIGHTS	Per plan
LIGHT FIXTURES	Slate Standard Chrome - upgrade to Brushed Nickel and Matte Black available
LOW VOLTAGE WIRING	Prewire tv cable/cat 5 in Family room & Primary bedroom
GAS FURNACE	Electric heat/cool pump
THERMOSTAT	Digital non-programmable
ROOF MATERIAL	25 year architectural shingles color TBD
INSULATION	Batts and blown per code
DRYWALL	Half inch gypsum
INTERIOR PAINT	Sherwin Williams: Walls and ceiling flat, trim semi-gloss. Subject to client selections from 3 color schemes
CABINERY	Shaker cabinets white - 42" upper cabinets in kitchen - Builder Series
CABINET HARDWARE	Slate Standard Chrome - upgrade to Brushed Nickel and Matte Black available
COUNTERTOPS - KITCHEN	Quartz - 3 cm Level 1 Color TBD from selections provided, upgrade available for Quartz
COUNTERTOPS - VANITIES	Quartz- 3 cm Level 1 to match kitchen counters - Includes Quartz 4" splash
BACKSPLASH - KITCHEN	Subway tile white with schluter edge band color to match hardware- no granite splash
FINISH CARPENTRY	5 1/4 base - 445 casing, 2 panel hollow core doors - stool & apron on windows. Pull down stair at attic per plan. Shoe mould at LVP.
CLOSET SHELVING	Wire shelving
HARDWARE	Hardware Chrome. Upgrade Black or Satin Nickel. Upgrade levers available
VINYL FLOORING	Spalted Maple Click LVT Throughout
CARPET	No Carpet
CERAMIC TILE	Tile splash only white subway with grout to match tile color in kitchen only
APPLIANCES	Dishwasher, range and over the range microwave. Refrigerator upgrade available
MIRRORS	Sheet Glass Mirror
SHOWER DOOR	No Shower Door - install Rod instead
LANDSCAPING	Grade, rake and Seed & straw yard - 8 plants with black mulch in beds-Trees not included
<i>Substitutes will be made to avoid backorders when necessary</i>	

Client Signature: Travis Mercer
Travis Mercer (Sep 24, 2025 14:38:59 EDT)

SBG Signature: B.A. ZL

THE CUYAHOGA



FRONT ELEVATION

CONDITIONED 2005 SQ FT

GARAGE 394 SQ FT

Travis Mercer

Travis Mercer (Sep 24, 2025 14:38:59 EDT)

X

Owners Signature

X

Slate Building Group, LLC



1ST FLOOR



Slate Building Group LLC
19701 Bethel Church Road, Suite 201
Cornelius, NC 28031
704.997.8253

CONTACT INFORMATION

Property Owner

CTRRR LLC

Contact Name

Travis Mercer

Phone Number

704-497-2779

Email Address

Sycamoreproptiestravis@gmail.com

Mailing Address

1101 Princeton Ave Clt NC

28209

Travis Mercer

Travis Mercer (Sep 24, 2025 14:38:59 EDT)

Client Signature

09/23/25

Date










1915 Dove Dr, Charlotte - Contract 092325

Final Audit Report

2025-09-24

Created:	2025-09-23
By:	Project Coordinator (coordinator@slatebg.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHz8mS7Q9QUPczpiVqwHFyuELJu1l_fxl

"1915 Dove Dr, Charlotte - Contract 092325" History

-  Document created by Project Coordinator (coordinator@slatebg.com)
2025-09-23 - 5:01:27 PM GMT
-  Document emailed to Travis Mercer (townrealtytravis@gmail.com) for signature
2025-09-23 - 5:01:34 PM GMT
-  Email viewed by Travis Mercer (townrealtytravis@gmail.com)
2025-09-23 - 8:09:49 PM GMT
-  Email viewed by Travis Mercer (townrealtytravis@gmail.com)
2025-09-24 - 6:38:14 PM GMT
-  Document e-signed by Travis Mercer (townrealtytravis@gmail.com)
Signature Date: 2025-09-24 - 6:38:59 PM GMT - Time Source: server
-  Document emailed to Brent Zande (admin@slatebg.com) for signature
2025-09-24 - 6:39:01 PM GMT
-  Email viewed by Brent Zande (admin@slatebg.com)
2025-09-24 - 6:46:13 PM GMT
-  Document e-signed by Brent Zande (admin@slatebg.com)
Signature Date: 2025-09-24 - 6:46:47 PM GMT - Time Source: server
-  Agreement completed.
2025-09-24 - 6:46:47 PM GMT

LANDSCAPE PLAN NOTES:

RESIDENTIAL CHARLOTTE URBAN FORESTRY – TREE PLANTING AND PRESERVATION NOTES

PLANT MATERIAL

- MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL. SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.
- ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/4" INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED (CLDS 40.09).
- A MINIMUM OF 75% OF NEW TREES MUST BE NATIVE SPECIES, AND 75% OF REQUIRED TREES MUST BE LARGE MATURE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONFLICTS.

PLANTING REQUIREMENTS

- FOLLOW CLDS 40.01 & 40.09 (ON PLAN) FOR DETAILED TREE PLANTING REQUIREMENTS.
- PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE CLDS 40.01 FOR APPROVED STAKING METHOD/MATERIALS.
- ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES WITHIN THE ENTIRE 274 SQUARE FEET OF PLANTING AREA.
- REVIEW SOIL REQUIREMENTS IN THE CHARLOTTE TREE MANUAL.
- REQUIRED TREES SHALL BE LOCATED AT LEAST TEN FEET FROM BUILDINGS UNLESS OTHERWISE APPROVED BY THE CHIEF URBAN FORESTER.
- THE MINIMUM SPACING BETWEEN LARGE MATURING TREES MAY BE REDUCED FROM 40 FEET TO 30 FEET. THE MINIMUM SPACING BETWEEN SMALL MATURING TREES MAY BE REDUCED FROM 30 FEET TO 20 FEET.

UTILITY ISSUES

- IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREE(S) OR PROTECTED AREA(S), CALL URBAN FORESTER TO RESOLVE PRIOR TO UTILITY INSTALLATION.
- LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES.
- IF TREES CONFLICT WITH POWER LINES OR UTILITIES, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 10' FROM ALL UNDERGROUND UTILITIES.

HERITAGE TREE AND PRESERVATION

- TREE PROTECTION FENCING AND SIGNAGE MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY. (SEE CMLD STD. 40.02)
- ANY ALTERATIONS TO PROTECTED AREAS OR CODE REQUIRED TREES MUST BE REVIEWED BY URBAN FORESTRY PRIOR TO ANY CHANGES.
- NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.
- ALL HERITAGE TREES AND TREES ON PUBLIC PROPERTY ARE PROTECTED AND REMOVAL MUST BE PERMITTED BY THE CITY. CONTACT YOUR URBAN FORESTER.

GENERAL

- CALL FOR AN INSPECTION OF TREE PROTECTION/PLANTING AREAS, A MINIMUM OF 5 DAYS BEFORE A CO IS NEEDED.
- VISIT CITY OF CHARLOTTE'S LAND DEVELOPMENT WEBSITE FOR ADDITIONAL INFORMATION. [HTTPS://WWW.CHARLOTTENC.GOV/GROWTH-AND-DEVELOPMENT/GETTING-STARTED-ON-YOUR-PROJECT](https://www.charlottenc.gov/growth-and-development/getting-started-on-your-project)

- IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO OBTAIN ALL UTILITY INFORMATION FROM THE LOCAL JURISDICTION PRIOR TO DEVELOPMENT OF PROPERTY TO ENSURE THERE ARE NO UTILITY CONFLICTS WITH PROPERTY. UTILITIES SHOWN ON SURVEY WERE FIELD LOCATED FROM ABOVE GROUND VISUAL EVIDENCE. CAROLINA GEOMATICS, PLLC MAKES NO CLAIM THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON.
- THERE ARE NO ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.
- BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.
- DIMENSIONS OF THE HOUSE SHOULD BE VERIFIED WITH THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THIS DRAWING IS CONCEPTUAL AND THE CONTENTS SHOWN ARE SUBJECT TO CHANGE UPON FINAL CONSTRUCTION.
- BOUNDARY LINES ARE FROM RECORD DOCUMENTS AND ARE CONSIDERED PRELIMINARY UNTIL FIELDWORK IS COMPLETE.
- PROPOSED UTILITIES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE. IT IS THE DEVELOPER'S RESPONSIBILITY TO MITIGATE ANY POTENTIAL CONFLICTS WITH NEW TREE PLANTINGS.

BUA AREA:

PROPOSED BUA – 2,224 SF

TREE REQUIREMENTS:

FRONTAGE LG TREES SM TREES DOVE DR
100 LF 2
ROAD FRONTAGE: 100 LF
STREET TREES REQUIRED: 100/40 = (3) (SMALL MATURING)
STREET TREES PROPOSED: 2 LARGE SHUMARD OAKS OR OTHER
PRE-APPROVED TREE BY URBAN FORSTER, AND SAVE 6" WILD
CHERRY AS SHOWN.

MINIMUM SIZE 2" CALIPER 8' TALL
ALL TREES SHALL COMPLY WITH THE LATEST AVAILABLE EDITION
OF THE AMERICA STANDARD FOR NURSERY STOCK ANSI Z60.1,
AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.

LINE LEGEND:

- BOUNDARY
- ADJOINER
- RIGHT OF WAY R/W R/W
- OVERHEAD UTILITY OHU OHU OHU
- SETBACK
- EASEMENT
- PROPOSED ELECTRIC UE UE
- PROPOSED WATER W W W W
- PROPOSED SEWER SS SS
- PROPOSED TREE PROTECTION TP TP TP

SYMBOL LEGEND:

- SEWER MANHOLE
- LIGHT POLE
- UTILITY POLE
- GUY ANCHOR



Call what's below.
Call before you dig.
NORTH CAROLINA
ONE-CALL CENTER INC.
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.noccc.org

FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN
HEREON LIES WITHIN A SPECIAL FLOOD HAZARD
AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP.
COMMUNITY PANEL 3710451500K
DATED: SEPTEMBER 2, 2015.

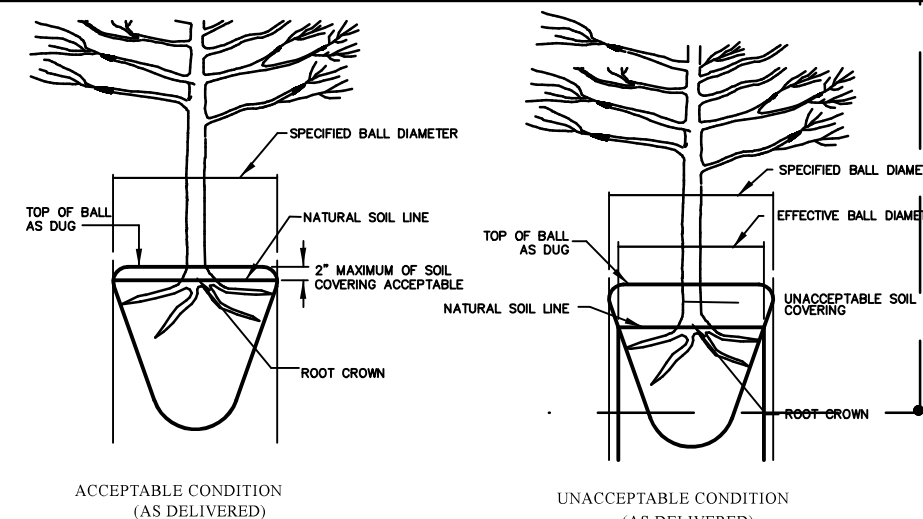
ZONING:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED N1-A
FRONT: 27' FEET
SIDE YARD: 5' FEET
REAR YARD: 40' FEET
LOT AREA: 10,000 SF
LOT WIDTH: 70' FEET
MAXIMUM BUILDING COVERAGE LOTS 10,000 SF & > 40%

ABBREVIATIONS:

- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD

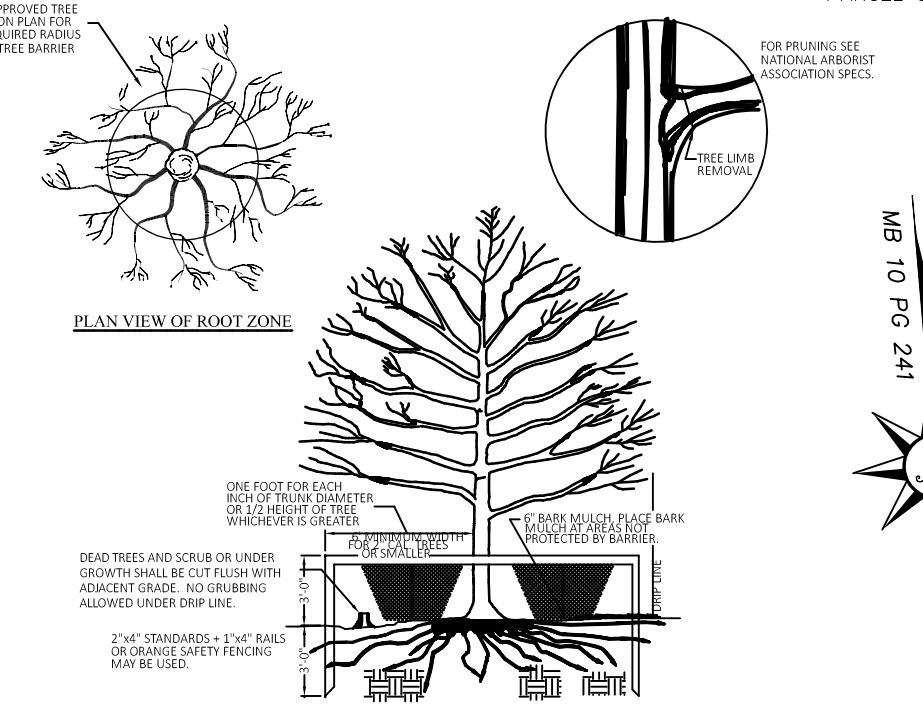
Job No.:	Drawn:	Checked:	Date:
25-519	TDA	CLK	09/10/25



ROOT FLARE DEPTHS (TREE ROOT BALL CONDITION ON TREES FROM SUPPLIERS)

NO SCALE CLD STD # 40.09.9

- NOTES:**
- REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
 - LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
 - REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 03000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.
 - NOVA TREE PROTECTION SIGNAGE ON ALL TREE PROTECTION PER CHARLOTTE TREE MANUAL, CTRM AND LANDSCAPE CONSTRUCTION STANDARDS, SIGN TEMPLATE PROVIDED IN CTRM.
 - REFER TO CTRM FOR CRITICAL ROOT ZONE PROTECTION STANDARDS.



TREE PROTECTION NOTES

NOTE: NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.

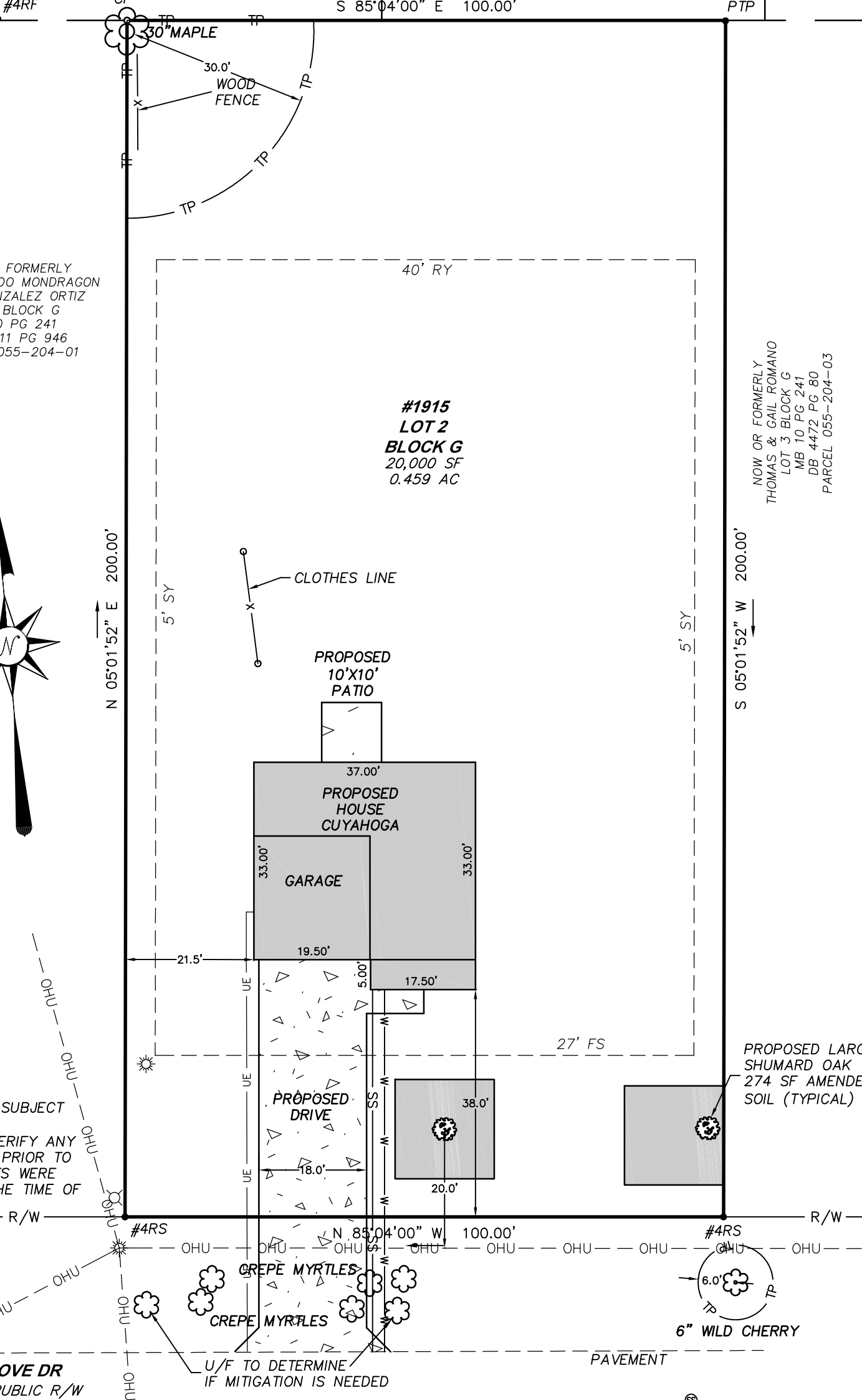
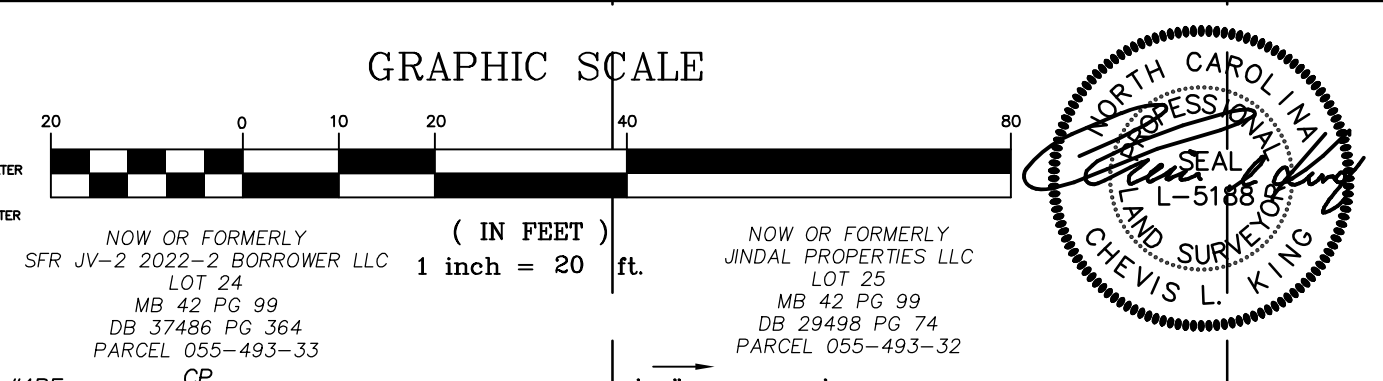
TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.

TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (IN CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES APPENDIX).

BEFORE GRADING/CONSTRUCTION BEGINS, CALL 704-336-4824 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.

VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.

NO SCALE CLD STD # 40.02



SITE PLAN

AT PROPERTY KNOWN AS
#1915 DOVE DR.
LOT 2, BLOCK G, WILDWOOD SUBDIVISION
MB 10 PG 241
PARCEL #055-204-02
DB 31860 PG 407
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: SLATE BUILDING GROUP

CAROLINA GEOMATICS, PLLC
LAND SURVEYING & MAPPING
469 HOSPITAL DR., STE D
GASTONIA, NC 28054
P: (980) 329-3382
CKING@CAROLINAGEOMATICS.COM
NC #P-1965
WWW.CAROLINAGEOMATICS.COM

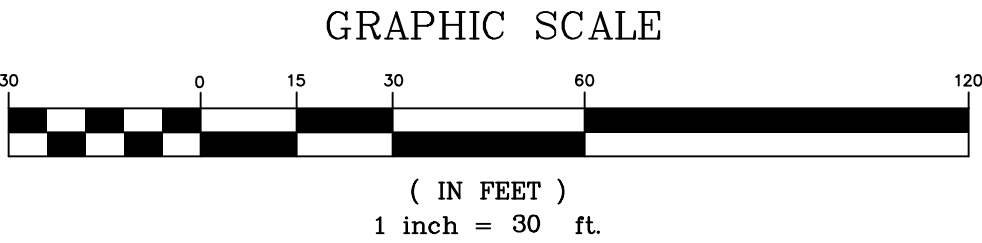
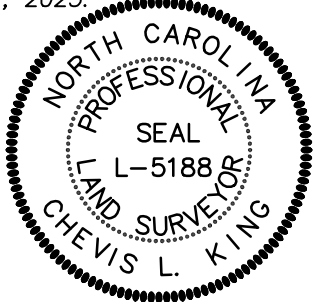
Z:\Shared\CG SURVEY 2025\JOBS\25-519 1915 DOVE DR.dwg

CERTIFICATION:

STATE OF NORTH CAROLINA MECKLENBURG COUNTY

"I, CHEVIS L. KING, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 31860 PAGE 407); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 10TH DAY OF SEPTEMBER, 2025.

Chevis L. King
PROFESSIONAL LAND SURVEYOR



ZONING:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED N1-A
 FRONT: 27' FEET
 SIDE YARD: 5' FEET
 REAR YARD: 40' FEET
 LOT AREA: 10,000 SF
 LOT WIDTH: 70' FEET
 MAXIMUM BUILDING COVERAGE LOTS 10,000 SF & >- 40%

NOTES:

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.
10. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
11. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO OBTAIN ALL UTILITY INFORMATION FROM THE LOCAL JURISDICTION PRIOR TO DEVELOPMENT OF PROPERTY TO ENSURE THERE ARE NO UTILITY CONFLICTS WITH PROPERTY. UTILITIES SHOWN ON SURVEY WERE FIELD LOCATED FROM ABOVE GROUND VISUAL EVIDENCE. CAROLINA GEOMATICS, PLLC MAKES NO CLAIM THAT ALL UNDERGROUND UTILITIES ARE SHOWN HEREON.

PHYSICAL SURVEY

AT PROPERTY KNOWN AS
 # 1915 DOVE DR.
 LOT 2, BLOCK G, WILDWOOD SUBDIVISION
 MB 10 PG 241
 PARCEL #055-204-02
 DB 31860 PG 407
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 FOR: SLATE BUILDING GROUP

CAROLINA GEOMATICS, PLLC
 LAND SURVEYING & MAPPING
 469 HOSPITAL DR., STE D
 GASTONIA, NC 28054
 P: (980) 329-3382
 CKING@CAROLINAGEOMATICS.COM
 NC #P-1965
 WWW.CAROLINAGEOMATICS.COM

Job No.: 25-519	Drawn: TDA	Checked: CLK	Date: 09/10/25
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VICINITY MAP
(Not to Scale)

ABBREVIATIONS:

- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- CP COMPUTED POINT
- PTP PINCH TOP PIPE

NOW OR FORMERLY
 JOSE DELGADO MONDRAGON
 ROSVI GONZALEZ ORTIZ
 LOT 1 BLOCK G
 MB 10 PG 241
 DB 37911 PG 946
 PARCEL 055-204-01

LINE LEGEND:

- BOUNDARY ————
- ADJOINER ————
- RIGHT OF WAY — R/W ———— R/W ———— R/W ————
- SETBACK - - - - -
- FENCE — x — x — x — x — x — x — x — x — x — x —
- OVERHEAD UTILITY — OHU — OHU — OHU — OHU — OHU —

SYMBOL LEGEND:

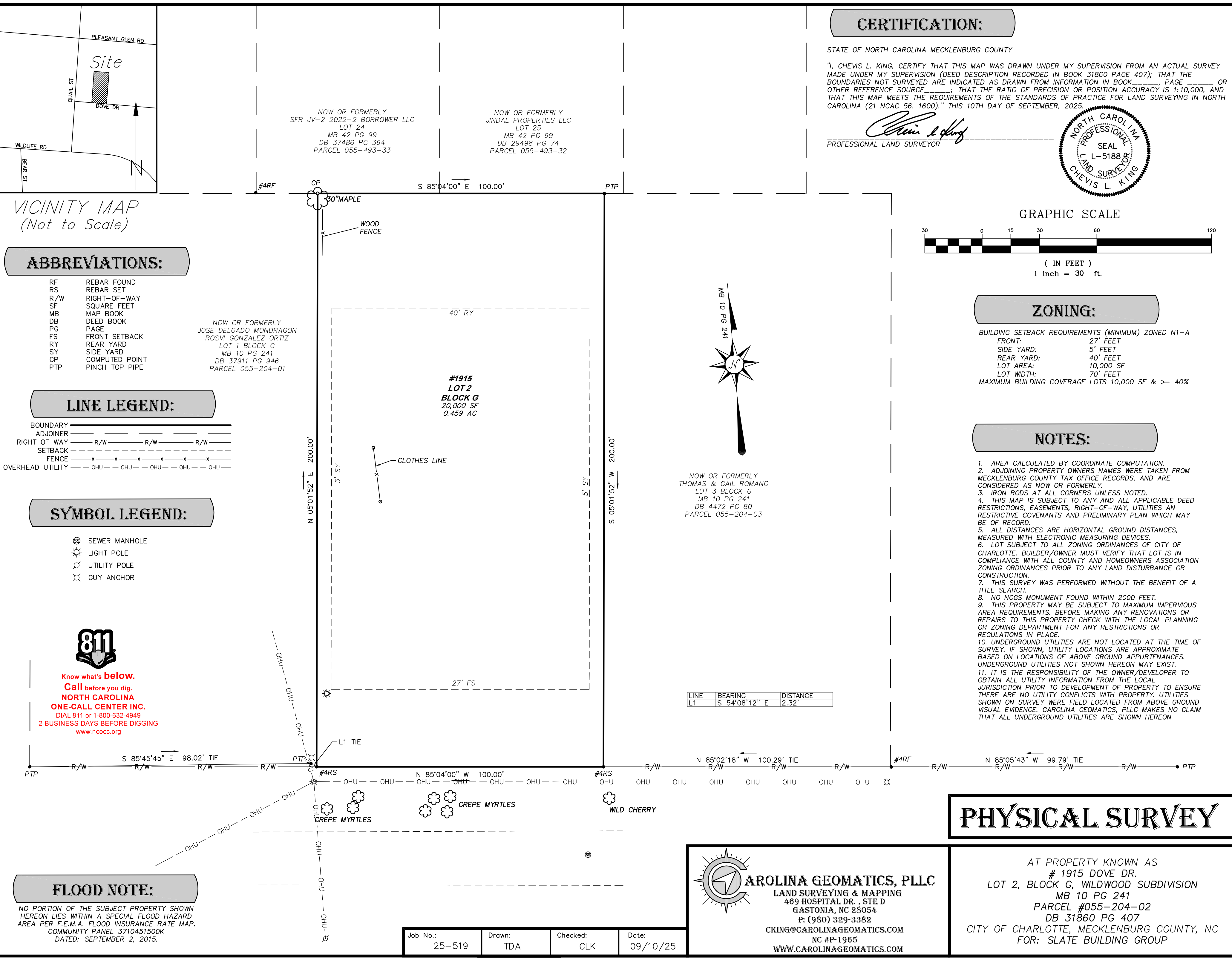
- ☉ SEWER MANHOLE
- ☀ LIGHT POLE
- ⊙ UTILITY POLE
- ⊗ GUY ANCHOR



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FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710451500K DATED: SEPTEMBER 2, 2015.



LINE	BEARING	DISTANCE
L1	S 54°08'12" E	2.32'

Z:\Shared\CG SURVEY 2025\JOBS\25-519 1915 DOVE DR\25-519 1915 DOVE DR.dwg