

SITE PLAN FOR
MATTAMY HOMES
XXX KINDNESS DRIVE
LOT 71, SEAGRASSLANDING, PHASE 1
(RECORDED AS FREEDOM ACRES, PHASE 1)
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA

N/F
GREGORY R DUPREE &
CANDACE K DUPREE
PIN: 0528-54-7806
D.B. 3917, PG. 948

N 88°24'03" W 120.00'

TIM CURRIN ROAD
60' PUBLIC R/W
NCSR 1250

S 02°07'16" W 243.88'

N 02°07'16" E 260.13'

SETBACK LINES

71

31,989 S.F.
0.73 AC.

B.M. 2025, PG. 334-338

72

SETBACK INFO

FRONT: 35'
REAR: 25'
SIDES: 10'
CORNER SIDE: 20'

30' STREET-
SCAPE
EASEMENT

40'x40'
SIGN
EASEMENT

10' DRAINAGE EASEMENT
SEE NOTE #1

KINDNESS DR
50' PUBLIC R/W

LEGEND

△ AIR CONDITIONER
BC BACK of CURB
BFP BACK FLOW PREVENTER
○ CLEANOUT
■ CURB INLET
DHS DRILL HOLE SET
ECM EXISTING CONCRETE MONUMENT
EDH EXISTING DRILL HOLE
EIS EXISTING IRON STAKE
EIP EXISTING IRON PIPE
EM ELECTRIC METER
EPK EXISTING PK NAIL
ES ELECTRIC STUB
FLARED END SECTION
FIRE HYDRANT
FIBER OPTIC PEDESTAL
GAS METER
GUY
△ REVISION TRIANGLE

INV. INVERT
IPS IRON PIPE SET
IRS IRON ROD SET
○ LIGHT POLE
MNS MAGNETIC NAIL SET
○ MANHOLE SANITARY SEWER
○ MANHOLE STORM SEWER
OHV OVERHEAD WIRES
PKS PK NAIL SET
PNS POINT NOT SET
RRS RAIL ROAD SPIKE
T TELEPHONE PEDESTAL
TRANSFORMER
CABLE TV PEDESTAL
UTILITY POLE
WATER METER
WATER VALVE
YARD INLET
() FIELD MEASUREMENT
--- SEPTIC

IMPERVIOUS SURFACES	S.F.
WALK & DRIVE	4,970
TOTAL	4,970
ALLOWABLE IMPERVIOUS	7,200

NUM	RADIUS	ARC	CHORD	CHORD BRG	DELTA
C1	25.00'	37.50'	34.08'	S 40°51'10" E	86°56'53"
C2	285.00'	97.74'	97.26'	N 86°20'54" E	19°38'56"

REFERENCES:

B.M. 2025, PG. 334-338



SCALE: 1" = 40'

NOTES

1. EASEMENT DEFINED IN BOOK OF MAPS 2025
PAGE 234 NOTES FOLLOWING DEPARTMENT OF
TRANSPORTATION SIGNATURE BLOCK.

THIS IS A SITE PLAN AS DEFINED BY G.S. 160D-102 AND
IS NOT INTENDED TO BE ATTACHED TO ANY INSTRUMENT
RECORDED IN THE REGISTER OF DEEDS OFFICE

SITE PLAN
NOT FOR RECORDATION,
CONVEYANCE OR SALES

REV CODE: 1.FLIP, 2.PLAN, 3.ROTATE, 4.MOVE, 5.SS
6.SEVERAL OF ABOVE, 7.LAND FEATURE, 8. OTHER

DATE: AUG. 04, 2025

F.B. _____

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