

SITE PLAN FOR
MATTAMY HOMES
△ 19 KINDNESS DRIVE
LOT 71, SEAGRASS LANDING, PHASE 1
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA

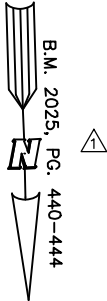
N/F
GREGORY R DUPREE &
CANDACE K DUPREE
PIN: 0528-54-7806
D.B. 3917, PG. 948

N 88°24'03" W 120.00'

SETBACK LINES

71

31,989 S.F.
0.73 AC.



TIM CURRIN ROAD
60' PUBLIC R/W
NCSR 1250

S 02°07'16" W 243.88'

30' STREETSCAPE EASEMENT

ada porta

N 02°07'16" E 260.13'

72

SETBACK INFO

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

40'x40' SIGN
EASEMENT

10'x70' SIGHT
TRIANGLE

KINDNESS DR
50' PUBLIC R/W

15' UTILITY EASEMENT

LEGEND

- △ AIR CONDITIONER
BC BACK of CURB
BFP BACK FLOW PREVENTER
○ CLEANOUT
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
○ TELEPHONE PEDESTAL
○ TRANSFORMER
○ CABLE TV PEDESTAL
○ UTILITY POLE
○ WATER METER
○ WATER VALVE
○ YARD INLET
○ FIELD MEASUREMENT
--- SEPTIC

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"

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

△ REFERENCES:

B.M. 2025, PG. 440-444



SCALE: 1" = 40'

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

△ UPDATED INFORMATION TO
RERECORDED MAP

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

REV1: SEPT. 24, 2025(8)
DATE: AUG. 04, 2025

F.B. _____

RWK, PA
ENGINEERING ~ SURVEYING
CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

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