



VICINITY MAP

PROPERTY CURRENTLY ZONED:
RESIDENTIAL AGRICULTURAL - RA-20M

MINIMUM BUILDING SETBACKS

- FRONT = 35'
- SIDE = 10'
- REAR = 25'
- STREET SIDE = 20'

REFERENCE:

LOT 1
McPHAIL FARM
DEED BOOK _____, PAGE _____
PLAT BOOK 2022, PAGE _____

PROPERTY SERVICED BY:

PUBLIC WATER
PUBLIC SEWER

PIN: +++
PID: _____

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FLOOD ZONE HAZARD ZONE: X
MAP: 3720052400K - PANEL: 0524
EFFECTIVE: 5 JANUARY 2007

NOTE A
DRIVE ACCESS ALONG PROPOSED 50' ACCESS & UTILITY EASEMENT NO OTHER ACCESS TO HAYES ROAD, NCSR 2047 IS ALLOWED

TRACT A
LAND 2020, INC.
DEED BOOK _____, PAGE _____
PLAT BOOK 2022, PAGE _____

CURVE
RADIUS = 2,421.00' ARC = 106.77'
DELTA = 2°31'36"
CHORD = S 85°13'30" E - 106.76'

**NOT FOR RECORDATION
SITE PLAN**

LOT 1
37,082 SQ FT TOTAL
20,417 SQ FT NET
CALCULATED BY
COORDINATE METHOD

LOT 2
LAND 2020, INC.
DEED BOOK _____, PAGE _____
PLAT BOOK 2022, PAGE _____

N 04°42'15" E 228.06'

185.05'

35.62'

10' SETBACK

13.00'

10.67'

6.35'

12.67'

14.80'

8.67'

110.75'

35' SETBACK

PORCH

PROPOSED 1 STORY DWELLING 'LINDSAY 1553'

25' SETBACK

PORCH

20' SETBACK

50.00'

PROPOSED DRIVE AND WALK

SEE NOTE A

PUBLIC SEWER FORCED MAIN

200.35'

160.75'

16" GRAVITY FEED SANITARY SEWER

6" WATER LINE PER GIS

EXISTING 30' UTILITY EASEMENT
15' EITHER SIDE OF UTILITY
- DETERMINED BY CLEARING LIMITS -

UTILITY POLE & GUY WIRES
TO BE RELOCATED BY
UTILITY COMPANY

RUSSELL LYNN HAYES
NO DEED FOUND

EXISTING 50' ACCESS &
UTILITY EASEMENT

EXISTING 30' UTILITY EASEMENT
15' EITHER SIDE OF UTILITY
- DETERMINED BY CLEARING LIMITS -



1 INCH = 50 FEET



PLAT BOOK 2022, PAGE XXX

McPHAIL FARM
LOT 1

SITE PLAN		CURRENT OWNER:		REVISIONS:		PROFESSIONALLY SURVEYED BY:	
LOT 1 McPHAIL FARM HAYES ROAD		LAND 2020, INC. 350 WAGONER DRIVE FAYETTEVILLE, NC 28303				ATLAS SURVEYING AND MAPPING 1503 OLD CARBONTON ROAD SANFORD, NC 27330 910 478-3045 FIRM: 1458 ATLASSURVEYINGANDMAPPING@GMAIL.COM	
CITY LIMITS: NONE	COUNTY: HARNETT	DRAWN BY: SWM 1	CHECKED BY: SWM 2				
STATE: NORTH CAROLINA	TOWNSHIP: ANDERSON CREEK	SCALE: 1" = 50'	PROJECT: 22-024				
PIN: XXX	DATE: 5 APRIL 2022						