SITE ★

HWY 210

NEILLS CREEK RD

HARNETT CENTRAL RD

VICINITY MAP (NTS)

LEGEND
AC=AIR CONDITIONING UNIT
AG=ABOVE GROUND
BOC=BACK OF CURB
BG=BELOW GROUND
CATV=CABLE TV
CB=CATCH BASIN
DW=CONC DRIVEWAY
EB=ELECTRIC BOX
EM=ELECTRIC METER
EOP=EDGE OF PAVEMENT
FH=FIRE HYDRANT
LP=LIGHT POLE
N/F=NOW OR FORMERLY
PP=POWER POLE
RCP=REINFORCED CONC PIPE
R/W=RIGHT OF WAY
SCO=CLEANOUT
SW=SIDEWALK
TP=TELEPHONE PEDESTAL
TF=TRANSFORMER
WM=WATER METER
WV=WATER VALVE
○ EIP=EXISTING IRON PIPE
◉ IRON PIPE SET
○ EIR=EXISTING IRON ROD

SETBACKS PER
BK 2022 PGS 276-289
FRONT   35'
SIDE   10'
REAR   20'
SIDE STREET   20'
MAX BLDG HGHT   35'
ZONING: RA-30

NORTH CAROLINA
PROFESSIONAL
SEAL
L-4817
LAND SURVEYOR
NICHOLAS M. FRENCH

THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

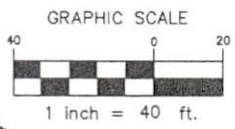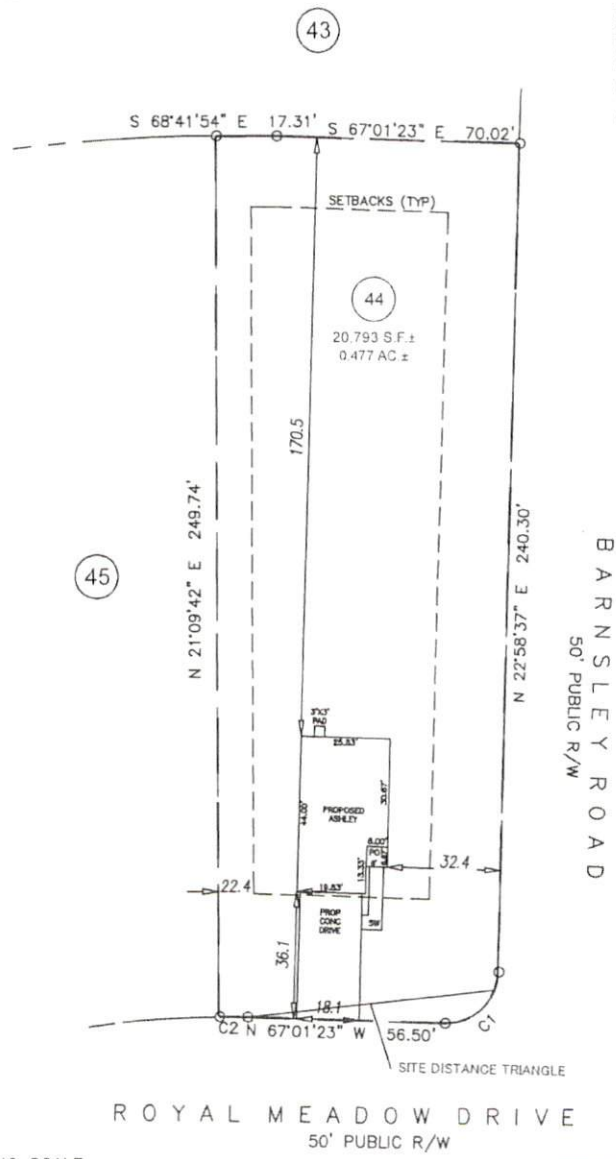NICHOLAS M. FRENCH, PLS L-4817   DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.

4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.

5. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.

6. FLOOD MODEL IS NOT AVAILABLE FOR THIS AREA.

IMPERVIOUS AREA

HOUSE	1,091 SQ.FT.
DRIVE/WALK	726 SQ.FT.
PATIO	9 SQ.FT.
TOTAL	1,826 SQ.FT.

43

S 68°41'54" E 17.31'   S 67°01'23" E 70.02'

SETBACKS (TYP)

44
20,793 S.F.±
0.477 AC.±

45

N 21°09'42" E 249.74'

170.5

N 22°58'37" E 240.30'

PROPOSED ASHLEY

PROP CONC DRIVE

3'X3' PAD

22.4   32.4

36.1

18.1

C2 N 67°01'23" W 56.50'   C1

SITE DISTANCE TRIANGLE

B A R N S L E Y   R O A D
50' PUBLIC R/W

BK 2022 PGS 326-338
PLAT NORTH

R O Y A L   M E A D O W   D R I V E
50' PUBLIC R/W

GRAPHIC SCALE
40   0   20
1 inch = 40 ft.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15.00'	23.56'	21.21'	S 67°58'37" W
C2	250.00'	7.92'	7.92'	N 67°55'51" W

P R E L I M I N A R Y
PLOT PLAN

ECLS

PROJECT:	22 LGI ATHERSTONE
DRAWN BY:	AMW
SURVEYED BY:	N/A
SCALE:	1"=40'
FIELD WORK: N/A	DWG DATE: 4-7-2023

FOR
LGI HOMES
ROYAL MEADOW DRIVE
LOT 44 ATHERSTONE SUBDIVISION
BLACK RIVER TWP., HARNETT CO., NC
BK. 2022 PG. 326-(331)-338

ECLS
GLOBAL, INC
U.S. VETERAN-OWNED
19 N MCKINLEY ST
COATS, NC 27521
910.897.3257 ECLSGLOBALINC.COM
910.897.2329 (FAX) CO#C-4175