

- LEGEND**
- AC=AIR CONDITIONING UNIT
 - AG=ABOVE GROUND
 - BC=BACK OF CURB
 - BG=BELOW GROUND
 - CATV=CABLE TV
 - CB=CONCRETE BASIN
 - DW=CONC DRIVEWAY
 - EB=ELECTRIC BOX
 - EM=ELECTRIC METER
 - EP=EDGE OF PAVEMENT
 - FH=FIRE HYDRANT
 - LP=LIGHT POLE
 - N/F=NEW OR FORMERLY
 - PP=POWER POLE
 - RCP=REINFORCED CONC PIPE
 - R/W=RIGHT OF WAY
 - SC=CLEANOUT
 - SW=SIDEWALK
 - TP=TELEPHONE PEDESTAL
 - TR=TRANSFORMER
 - WM=WATER METER
 - WV=WATER VALVE
 - EX=EXISTING IRON PIPE
 - ⊕ IRON PIPE SET
 - ⊖ EX=EXISTING IRON ROD



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

PRELIMINARY

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. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370328 PANEL 0662, SUFFIX J HARNETT COUNTY WITH AN EFFECTIVE DATE OF 10/03/2006.
6. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON IS CALCULATED TO PROPERTY LINE/RIGHT-OF-WAY.

IMPERVIOUS AREA

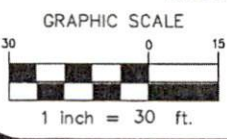
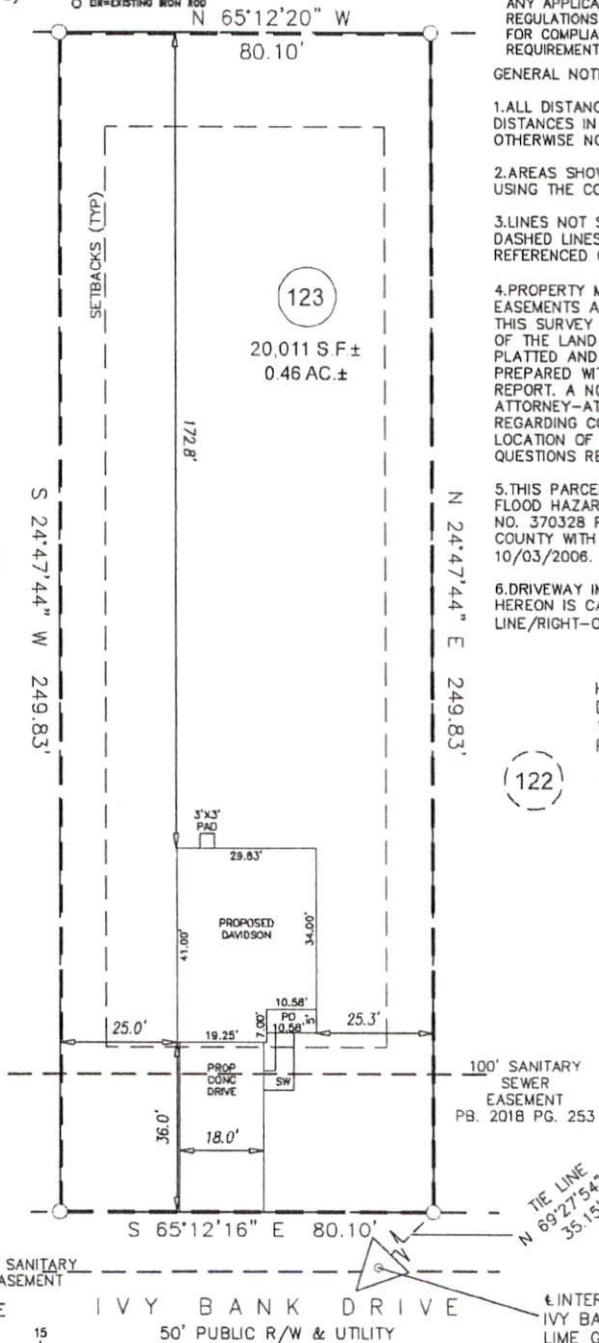
HOUSE	1,202 SQ.FT.
DRIVE	648 SQ.FT.
WALK	58 SQ.FT.
PATIO	9 SQ.FT.
TOTAL	1,917 SQ.FT.

SETBACKS PER

<u>BK 2023 PGS 223-232</u>	
FRONT	35'
SIDE	10'
REAR	20'
SIDE STREET	20'
MAX BLDG HGT	35'
ZONING:	RA-30

VICINITY MAP (NTS)

FUTURE PHASE III



IVY BANK DRIVE
50' PUBLIC R/W & UTILITY

PRELIMINARY PLOT PLAN

PROJECT:	22 LGI ATHERSTONE
DRAWN BY:	TKR
SURVEYED BY:	N/A
SCALE:	1"=30'
FIELD WORK:	DWG DATE:
N/A	04-03-2024

FOR
LGI HOMES
353 IVY BANK DRIVE
LOT 123 ATHERSTONE PHASE II SUBDIVISION
BLACK RIVER TWP., HARNETT CO., NC
BK. 2023 PG. 223-(228)-232

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