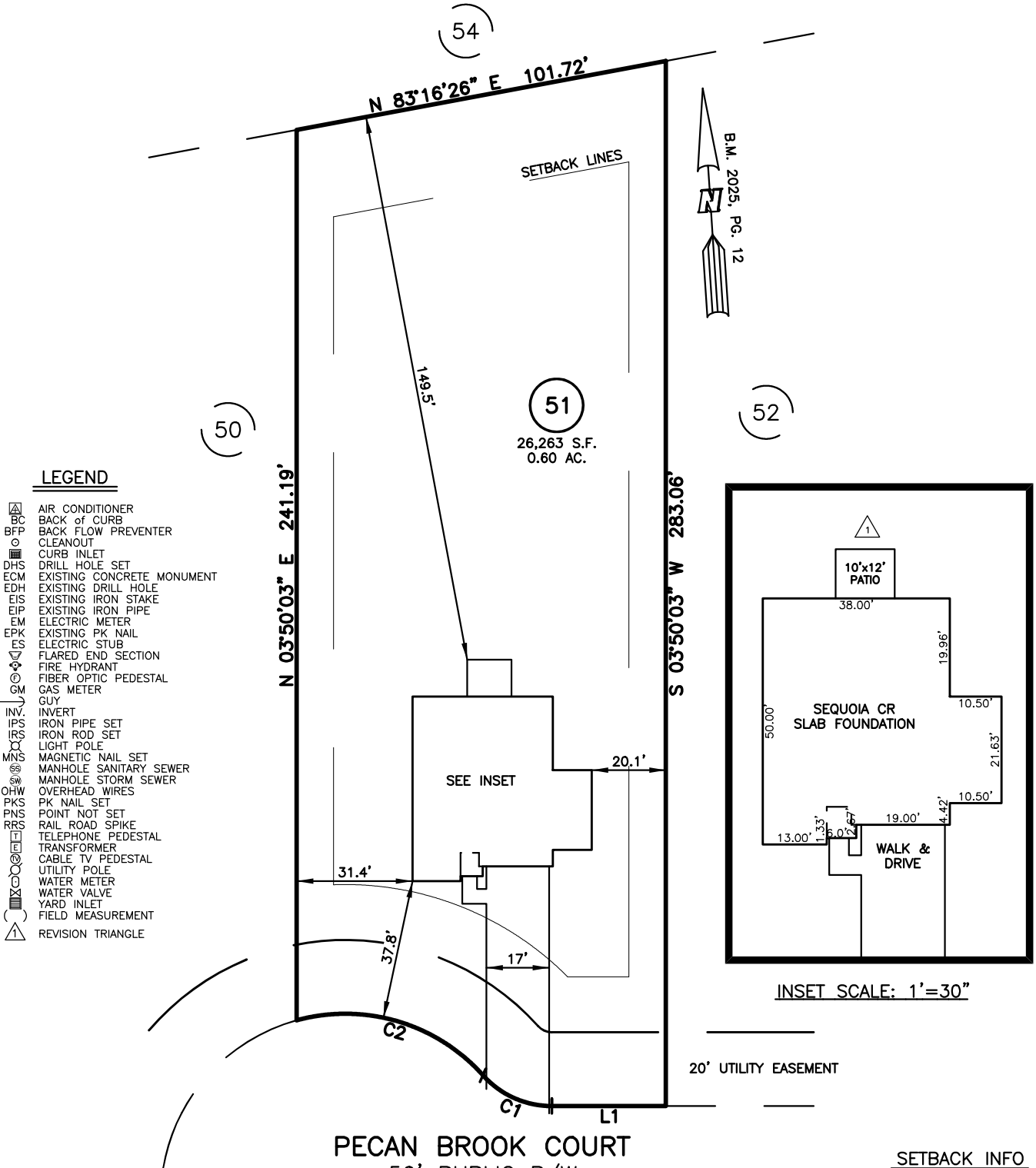


SITE PLAN FOR
MATTAMY HOMES
56 PECAN BROOK COURT
LOT 51, FOX FIELD FARM
UPPER LITTLE RIVER TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA



LEGEND

- AIR CONDITIONER
- BACK of CURB
- BACK FLOW PREVENTER
- CLEANOUT
- CURB INLET
- DRILL HOLE SET
- EXISTING CONCRETE MONUMENT
- EXISTING DRILL HOLE
- EXISTING IRON STAKE
- EXISTING IRON PIPE
- ELECTRIC METER
- EXISTING PK NAIL
- ELECTRIC STUB
- FLARED END SECTION
- FIRE HYDRANT
- FIBER OPTIC PEDESTAL
- GAS METER
- GUY
- INVERT
- IRON PIPE SET
- IRON ROD SET
- LIGHT POLE
- MAGNETIC NAIL SET
- MANHOLE SANITARY SEWER
- MANHOLE STORM SEWER
- OVERHEAD WIRES
- PK NAIL SET
- POINT NOT SET
- RAIL ROAD SPIKE
- TELEPHONE PEDESTAL
- TRANSFORMER
- CABLE TV PEDESTAL
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD INLET
- FIELD MEASUREMENT
- REVISION TRIANGLE

INSET SCALE: 1"=30"

20' UTILITY EASEMENT

PECAN BROOK COURT
50' PUBLIC R/W

SETBACK INFO

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

REFERENCES:

B.M. 2025, PG. 12

LINE	BEARING	DISTANCE
L1	N 86°09'57" W	30.90'

NUM	RADIUS	ARC	DELTA	CHORD BRG	CHORD
C1	25.00'	21.03'	48°11'23"	N 62°04'16" W	20.41'
C2	50.00'	55.41'	63°29'54"	N 69°43'31" W	52.62'

IMPERVIOUS SURFACES	S.F.
HOUSE	2,050
WALK & DRIVE	1,110
PATIO	120
TOTAL	3,280



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

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: MAR. 05, 2025(7)
DATE: FEB. 03, 2025

F.B. _____

RWK, PA
ENGINEERING ~ SURVEYING
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GARNER, NC 27529
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O:\FOX FIELD FARM\FFFM51\FFFM51.DWG