



ADOPTED FROM M.B. G, PG. 25

SURVEY FOR

SHANNON HOMES

705 JEFFERSON STREET
OWNER: SHANNON HOMES
PIN #0097-01001
REF: D.B. 1396, PAGE 446
REF: M.B. G, PAGE 25

CITY OF HENDERSON
VANCE COUNTY, NORTH CAROLINA
AUGUST 9, 2023

REVISED OCTOBER 24, 2023
REVISED NOVEMBER 6, 2023

MINIMUM BUILDING SETBACKS

FRONT	25'
REAR	15'
SIDE	8'
CORNER SIDE	8'

30 15 0 30 60



SCALE 1"=30'

PROPOSED IMPERVIOUS SURFACE TABLE

HOUSE	836 S.F.
DECK	144 S.F.
DRIVEWAY/SIDEWALK	542 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	1,540 S.F.
TOTAL LOT AREA	6,228 S.F.
PERCENTAGE OF IMPERVIOUS AREA	24.72 %

NOTE:

-NO FIELD WORK HAS BEEN PERFORMED
SINCE AUGUST 9, 2023
-REVISION ON OCTOBER 24, 2023 WAS TO
ADD PROPOSED HOUSE & DRIVEWAY
-REVISION ON NOVEMBER 6, 2023 WAS TO
MOVE HOUSE LOCATION.

(150)

N/F
WALTER THORPE &
ISADORA THORPE
D.B. 427, PG. 647
PIN #0097-01001A

N/F
INVESTMENT MANAGEMENT
OF HENDERSON, LLC
D.B. 1238, PG. 290
PIN #0097-01006

(149)

6,228 S.F.
0.143 AC.



28.2'

34.0'

12.2'

15.7'

GRAVEL DRIVEWAY

GRAVEL DRIVEWAY

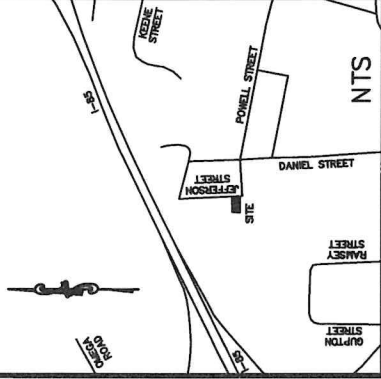
EIB

EIB

JEFFERSON STREET 50' PUBLIC R/W

POWELL STREET 50' PUBLIC R/W
(STREET NOT CONSTRUCTED)

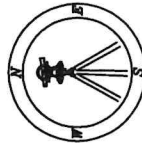
POWELL STREET
50' PUBLIC R/W



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- NTS - NOT TO SCALE



Professional Land Surveyors
C-1525
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Wake Forest, N.C. 27588
(919)556-3148

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

Walter Thorpe & Isadora Thorpe
11/6/23

PROFESSIONAL LAND SURVEYOR L-4871

