

PRELIMINARY PLOT PLAN FOR
THREE SIX BUILDERS

ROSSIE JONES ROAD

REF: P.B. 2024, PG. 151

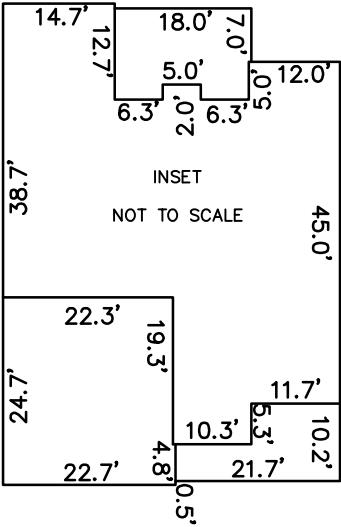
DRYWELLS TOWNSHIP

NASH COUNTY, NORTH CAROLINA

JUNE 26, 2024

REVISED JULY 18, 2024

ZONED A-1



SCALE 1"=100'

N/F
FREDERIC E. PRIVETTE PROPERTY
D.B. 3329, PG 991-994
+/- 14.05 AC.

50' NEUSE
RIPARIAN BUFFER
PER P.B. 45, PG. 155

100 YR. FLOOD LINE
PER P.B. 26, PG. 162-163

5
TOTAL AREA: 2.829 AC.
LESS R/W: 0.066 AC.
NET AREA: 2.763 AC.

4
FREDERIC E. PRIVETTE
PROPERTY
P.B. 2024, PG. 151

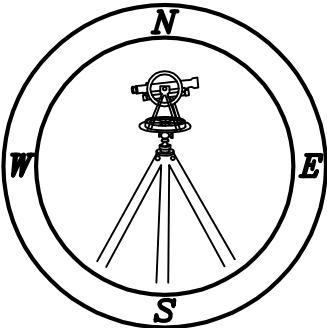
1
FREDERIC E. PRIVETTE
PROPERTY
P.B. 45, PG. 155

SHARED DRIVEWAY EASEMENT
SCALED IN FROM P.B.2024, PG.151
(NO BEARINGS/DISTANCE
ON THE PLAT)

IMPERVIOUS SURFACE TABLE

HOUSE	2,491 S.F.
SCREEN PORCH	204 S.F.
DRIVEWAY/SIDEWALK	2,475 S.F.
SHOP	900 S.F.
POOL APRON	600 S.F.
MISC/UTILITIES	100 S.F.
TOTAL IMPERVIOUS AREA	6,770 S.F.
TOTAL LOT AREA	120,373 S.F.
PERCENTAGE OF IMPERVIOUS AREA	5.62 %

THIS SURVEYOR DOES NOT
WARRANTY THE ACCURACY
OF ARCHITECTURAL DIMENSIONS.
THEY ARE TO BE VERIFIED BY
THE CONTRACTOR.



CMP

Professional Land Surveyors
C-1525

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NOTES:
-THIS PLAN DOES NOT REFLECT AN
ACTUAL SURVEY. IT IS A PRELIMINARY
PLAN AND SHOULD BE USED FOR ITS
INTENDED PURPOSE ONLY.
-NOT FOR RECORDATION, CONVEYANCES,
OR SALES.