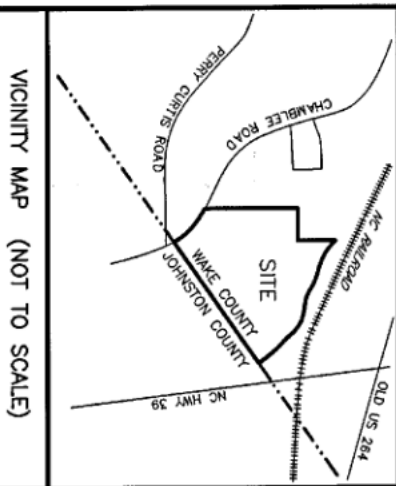




VICINITY MAP (NOT TO SCALE)

SITE DATA

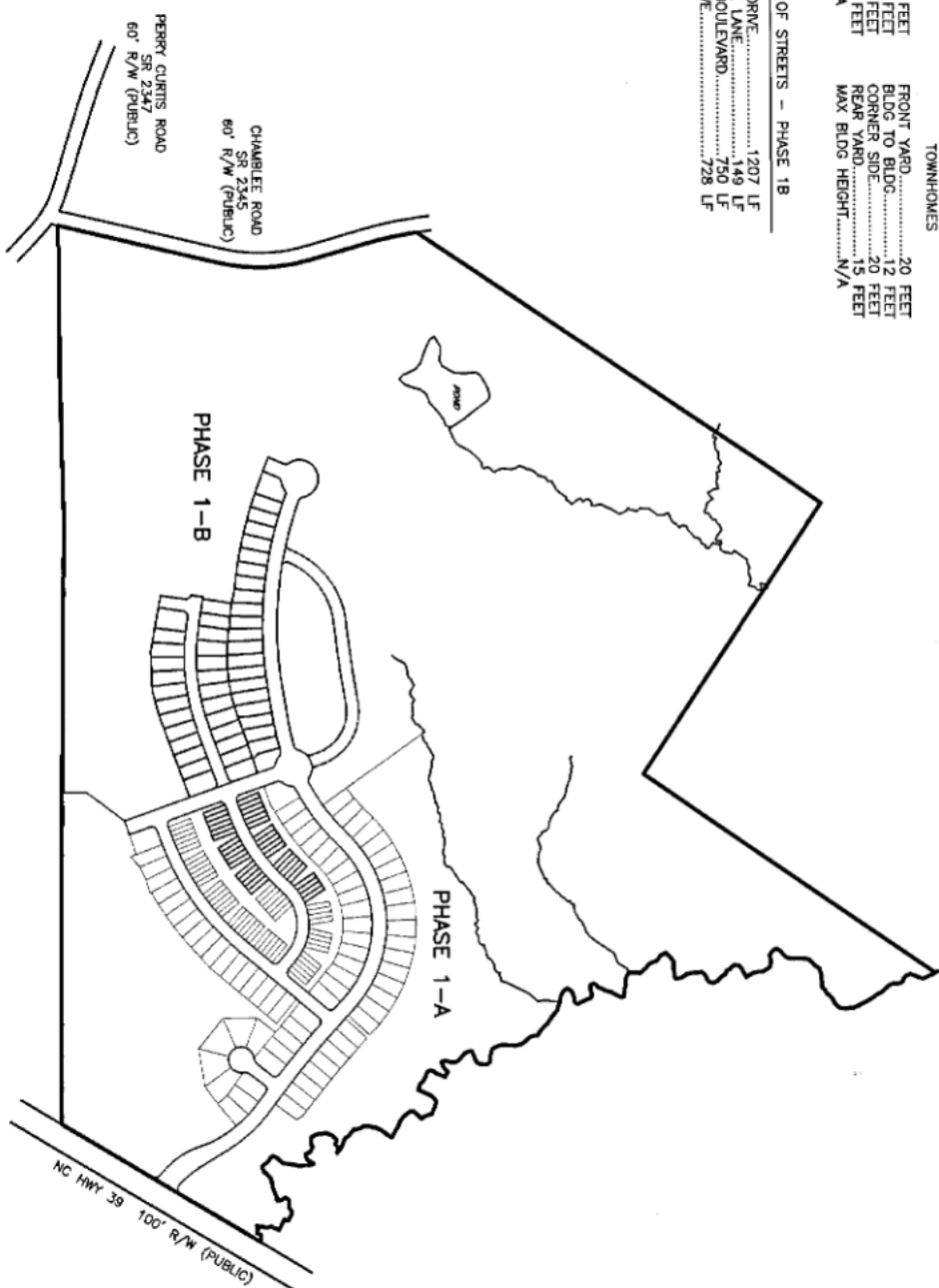
[illegible]

BUILDING SETBACKS

SINGLE FAMILY		TOWNHOMES	
FRONT YARD.....	20 FEET	FRONT YARD.....	20 FEET
SIDE YARD.....	6.5 FEET	BLDG TO BLDG.....	12 FEET
CORNER SIDE.....	20 FEET	CORNER SIDE.....	20 FEET
REAR YARD.....	15 FEET	REAR YARD.....	15 FEET
MAX BLDG HEIGHT.....	N/A	MAX BLDG HEIGHT.....	N/A

LINEAR FEET OF STREETS - PHASE 1B

SIDNEY CREEK DRIVE.....1207 LF
MCLAREN CHASE LANE.....149 LF
CHANNEL DROP BOULEVARD.....750 LF
PEAKHURST DRIVE.....728 LF



THIS SURVEY:
IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR
ONE OR MORE EXISTING EASEMENTS AND DOES NOT
CREATE A NEW STREET OR CHANGE AN EXISTING
STREET.

01-05-23
DATE

SURVEYOR

01-05-23
DATE

SURVEYOR

STATE OF NORTH CAROLINA, _____ WAKE _____ COUNTY

I, CURK LANE, DO HEREBY CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 12910, PAGE 551, ETC.), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 12910, PAGE 551, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+, THAT THE GLOBAL POSITIONING ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE GEOGRAPHIC POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEOELECTRIC NETWORKS AT THE 1ST CLASS ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RIKK AIR NETWORK, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-50 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE AND SEAL OF OFFICE, DAY OF JANUARY, A.D. 2023

01-05-23
DATE

SURVEY OF

PROPERTY SHOWN HEREON IS PARTIALLY AS SHOWN
LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FEMA FLOOD HAZARD PANEL NO. 3720177300 J
EFFECTIVE DATE: MAY 2, 2006

PLAT ORIGINALLY RECORDED IN BOOK OF MAPS 2022 PAGE 2297-2301
THE PURPOSE OF THIS RECORDING IS TO CORRECT THE ADDRESS ON
LOT 220. NO OTHER INFORMATION CHANGED WITH THIS RECORDING. SEE
BOM 2022 PG 2297-2301 FOR ORIGINAL APPROVALS AND SIGNATURES.

1. CLARK, T. L. (LINE). CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION, FOR THE PURPOSE OF HORIZONTAL CONTROL, IN ORDER TO TIE THIS SURVEY TO NC GRID; AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

CLASS OF SURVEY:	CLASS AA
POSITION ACCURACY:	0.038 FEET, ELLIPTICAL ERROR AXIS
TYPE OF GPS FIELD PROCEDURE:	VRS SESSION 2 CONTROL POINTS
DATES OF SURVEY:	3-15-22
DATA/RTCP:	NAD 83(2011)/EPIC 2010.000
PUBLISHED/FIXED-CONTROL USED:	NC GNSS CORRS AND RTK
GEOD MODEL:	NAD83 USNG GEOID 18
COMBINED GRID FACTOR:	0.99991046(AVG)
REPORTING UNITS:	US FEET

LEGEND

- | | | |
|---|-------|--------------------------|
| ● | #F | IRON PIPE FOUND |
| ○ | #S | IRON PIPE SURROUND FOUND |
| □ | PINT | PAINTER-TALON TAIL FOUND |
| ◻ | PRNT | PAINTER-TALON TAIL SET |
| △ | RHS | RAILROAD SPIKE |
| ● | RHS | COTTON SPINNING |
| ○ | RHS | COTTON SPIN SET |
| □ | CC | CONTROL CORNER |
| ◻ | CC | CUMULATED POINT |
| △ | F/P | FLYER POLY |
| ● | F/M | RIGHT OF WAY |
| ○ | S.F. | SQUARE FEET |
| □ | AC | AFORE BOOK |
| ◻ | PM | PLAY BOOK |
| △ | BOL | BOOK OF JAMES |
| ● | PG | PAGE |
| ○ | TSS | LOT HAS OFFICER SPOKE |
| □ | TSS | OFFICE STENCH LOT |
| ◻ | LSH | RECOMMENDATION LOT |
| △ | LSR | STREET ADDRESS |
| | [100] | LINES NOT SURVEYED |

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	PH1BSHT1B.DWG
SURVEY DATE:	3-15-22
JOB NO.	3394.001

NOTES:

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 REBAR IRON STAKES WITH CAPS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) GRID TIE BY GPS
- 6) NO HORIZONTAL CONTROL FOUND WITHIN 2000' OF SURVEY
- 7) ZONING: R-4
- 8) PARCEL TRACT DEED DB 17910 PG 551
- 9) REID NO. 0476064

REFERENCES

WAKE COUNTY			
DB	8098	PG	206
DB	17910	PG	551
DB	13337	PG	895
DB	5038	PG	278
DB	15751	PG	304
DB	5068	PG	419
		BOM	1971
		BOM	2020
		BOM	2022
		PG	86
		PG	21

JOHNSON COUNTY

DB	524	PG	615
DB	1473	PG	408
DB	1273	PG	406
DB	4528	PG	479
DB	1165	PG	122
DB	1275	PG	468
DB	1723	PG	180

NOTES

ALL LEVEL SPREADERS, DETENTION PIPES, BMP, SCM, (MET OR DRY) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

ALL STORMWATER SYSTEM DRAINAGE BEHIND LOTS IN SHOWN DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE HOA FOR THE DEVELOPMENT

PIPE SYSTEMS, BMP, DRAINAGE CHANNELS, OPEN SPACE, MAIL KIOSKS, RETAINING WALLS, PLAYGROUND AMENITIES AND CENTERS WITH ASSOCIATED PARKING AND SIDEWALKS LOCATED IN COMMON OPEN SPACES ARE THE RESPONSIBILITY OF THE HOA FOR MAINTENANCE AND REPLACEMENT.

LOTS ARE WITHIN 1/2 MILE OF A VOLUNTARY AGRICULTURE DISTRICT. IN ADDITION - EACH INDIVIDUAL LOT WITHIN THE 1/2 MILE RADIUS WILL HAVE THIS NOTE ON EACH PLOT PLAN SUBMITTED FOR BUILDING PERMIT ISSUANCE.

THE TOWN OF ZEBULON WILL BE RESPONSIBLE FOR ALL STREET DRAINAGE IN THE RIGHT-OF-WAY AND DEDICATED TOWN OF ZEBULON PUBLIC EASEMENTS UP TO THE STILLING BASINS.

DRAINAGE BEYOND THE STILLING BASINS/DISSIPATER PAD
WILL BE OWNED AND MAINTAINED BY THE HOA

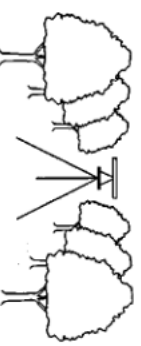
TOWN OF ZEBULON WILL OWN AND MAINTAIN THE GREENWAY EASEMENT AND TRAIL, TO INCLUDE AMENITIES SUCH AS BENCHES, TRASH CANS, SIGNAGE AND PET WASTE STATIONS

OWNER: DRSEA, LLC.
2099 GAITHER ROAD
SITE 600
ROCKVILLE, MD 20850

**SIDNEY CREEK
PHASE 1-B**

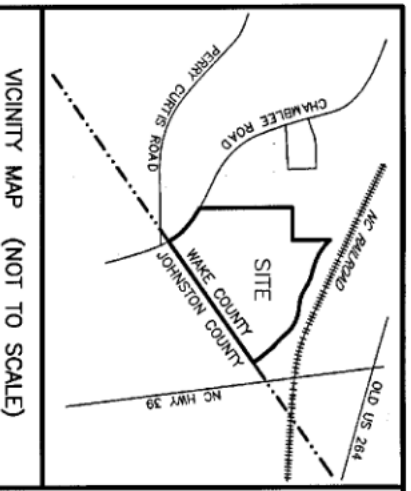
LITTLE RIVER TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
JANUARY 5, 2023
SHEET 1 OF 5

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859



VICINITY MAP (NOT TO SCALE)

PORTION OF
DB 17910 PG 551
REID 0476064
AREA RESERVED FOR
FUTURE DEVELOPMENT

STATE OF NORTH CAROLINA, WAKE COUNTY

L. CLARK LANE, DO HEREBY CERTIFY THAT THIS
PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN BOOK 12910, PAGE 551,
ETC.). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION FOUND IN
BOOK 12910, PAGE 551. THAT THE RATIO OF PRECISION
AS CALCULATED IS 1:10,000. THAT THE GLOBAL POSITIONING
SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO THE
STANDARDS FOR GEODETIC NETWORKS AT THE 1.00
ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK
WITH GPS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE
AND SEAL THIS 20th DAY OF JANUARY, A.D. 2023



L-3990
LICENSE NUMBER

LELAND HILL CIRCLE (POSSIBLE FUTURE R/W)

MAIL KIOSK
AMENITY AREA
162698 SF
3.735 AC

SIDNEY CREEK
PHASE 1-A
BOM 2022 PG 215

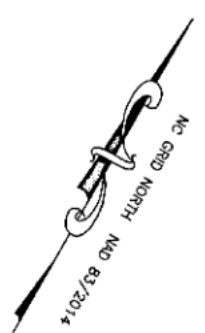
MATCH TO SHEET 2 OF 5

NOTE: L95-L96 ARE
THE LINES ONLY

SIDNEY CREEK PHASE 1-B

LITTLE RIVER TOWNSHIP, WAKE COUNTY
NORTH CAROLINA
JANUARY 5, 2023
SHEET 3 OF 5

OWNER: DRSCFA, LLC
2099 GATHER ROAD
SITE 600
ROCKWELL, MD 20850

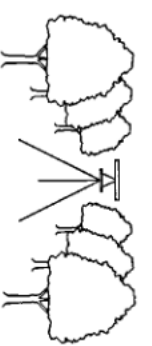


PORTION OF
DB 17910 PG 551
REID 0476064
AREA RESERVED FOR
FUTURE DEVELOPMENT

MATCH TO SHEET 4 OF 5



TRUE LINE SURVEYING, P.C.



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CLAYTON, N.C. 27520
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FAX: (919) 359-0428
www.truelinesurveying.com

SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CLARK
DATE:	3-15-22
SURVEY DATE:	3-15-22
JOB NO.:	3394.001

