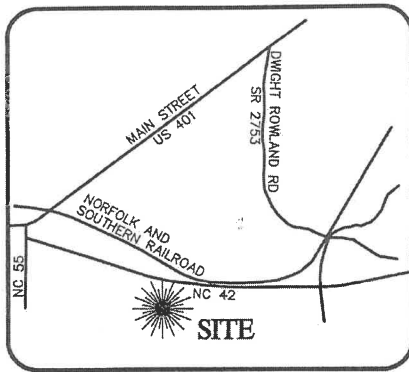




VICINITY MAP
Not To Scale

SETBACKS: (BM 2019 PG 951)

FRONT - 15'
SIDE - 6'
CORNER SIDE - 16'
REAR - 15'

BM 2019, PG 951-952

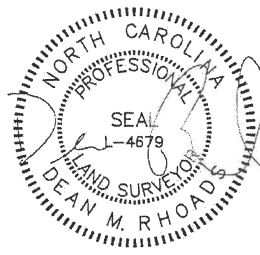


PRIMARY
OPEN SPACE 2

Approved Plot Plan
TOFV Zoning RMD OSD
Pre/Post Flood Cert. NO
Date _____

A 5 feet sidewalk is required on this lot.
Setback for front of sidewalk is 5 feet from
the back of curb. Inspection is required for
sidewalk forms before pouring concrete,
call request line at 919-552-1407.

Street tree required. Review
approved construction plans for
details. Call TOFV Planning Dept.
with any questions. 919-552-1429



IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE w/ PORCH	2,537 S.F.
SC PORCH/HVAC	109 S.F.
DRIVEWAY & WALKS	404 S.F.
TOTAL (PROPOSED)=	3,050 S.F.
LOT AREA =	9,542 S.F.
% IMPERVIOUS AREA	=32%

SOD AREA 6,985 S.F.
ADDITIONAL FLATWORK 185 S.F.

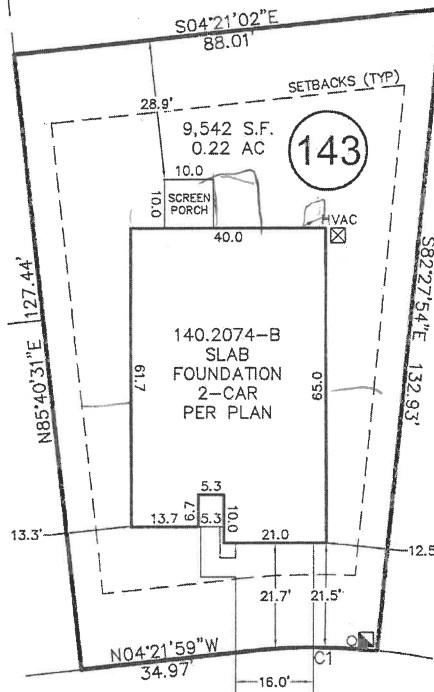
ADDITIONAL OPTIONS

9' CEILINGS 1st FLOOR
10'x10' COVERED SCREENED PATIO @ FLOOR PLAN 'C'
DELUXE MASTER BATH
GOURMET KITCHEN
4X1 WINDOW @ MASTER BATH
TRANSOM WINDOW @ FRONT DOOR



SUMMER RANCH DRIVE

50' PUBLIC R/W

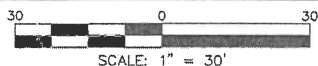


CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEARING
C1	125.00'	25.96'	25.91'	N01°34'59"E

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED
RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND
RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

THIS DRAWING DOES NOT
REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.



RESIDENTIAL LAND SERVICES, PLLC.

1917 Evans Road
Cary, North Carolina 27513
Phone (919) 378-9316
Firm License # P-0873

HOUSE LOCATION PLOT PLAN

FOR

#205 SUMMER RANCH DRIVE
LOT 143, PARTIN PLACE SUBDIVISION, PHASE 4
Middle Creek Township, Wake County, North Carolina

PROPERTY OF: KB HOME
PLAT BOOK 2019 PAGE 951-952 DEED REFERENCE _____

DRAWN BY: CK

DATE: JUNE 26, 2019