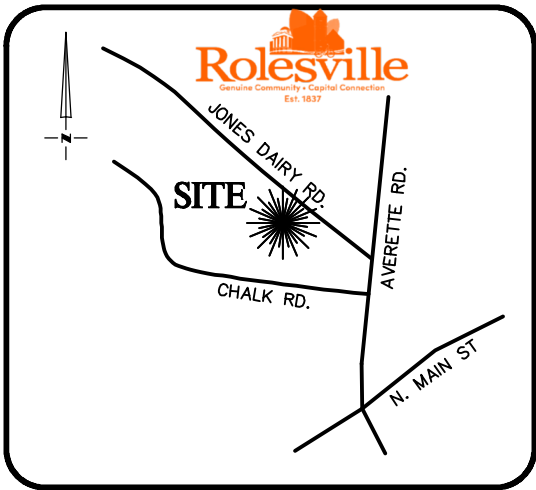
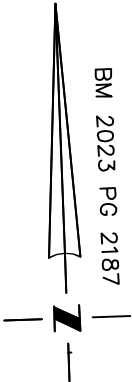
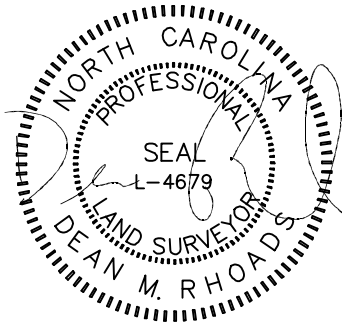




VICINITY MAP
Not To Scale



IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE w/ PORCH	1,567 S.F.
SCR PORCH/HVAC	153 S.F.
DRIVEWAY & WALKS	823 S.F.
TOTAL (PROPOSED)=	2,543 S.F.
LOT AREA =	6,569 S.F.
% IMPERVIOUS AREA	=38.7%

ADDITIONAL OPTIONS	
9' CEILINGS 1ST FLOOR ONLY	
12x12 SCREENED COVERED DECK	
DELUXE PRIM BATH @ PRIM BATH	
DOUBLE DOORS @ DEN	
GOURMET KITCHEN @ KITCHEN	
ISLAND @ KITCHEN	
STORAGE @ UNDER STAIRS	
2 WINDOW @ FAMILY	

SETBACKS: (BM 2023 PG 2187)

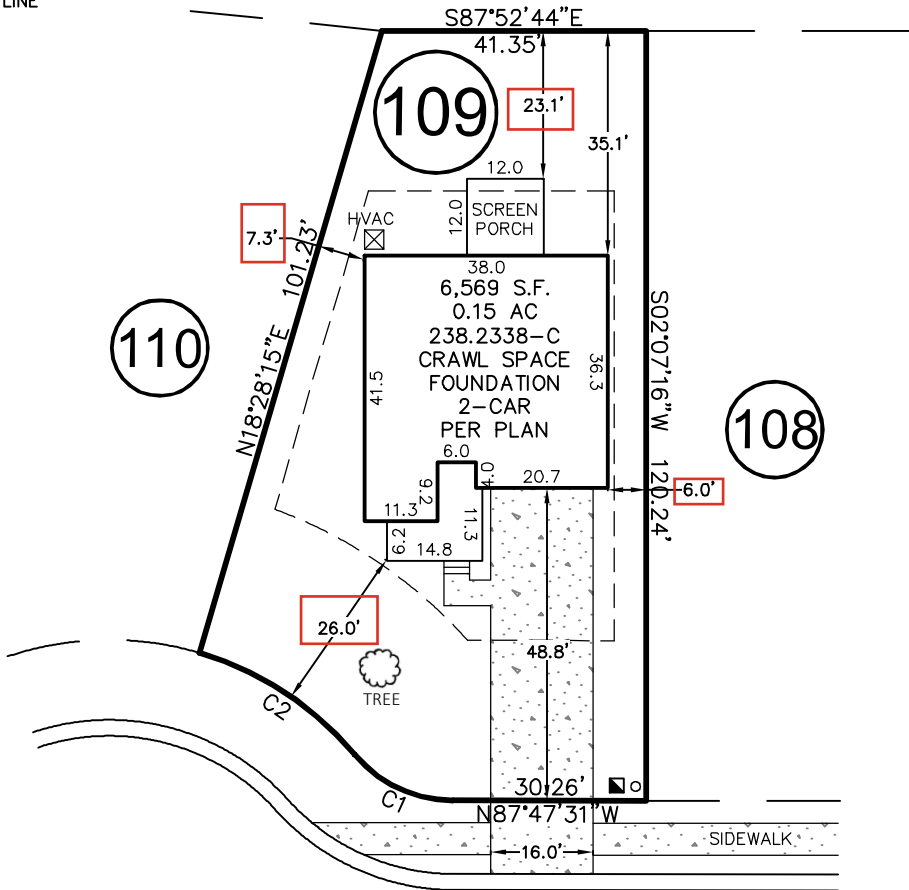
FRONT – 25'
REAR – 25'
SIDE – 5'
SIDE CORNER – 10'

ENCROACHMENTS
• ENCROACHMENTS INTO THE REAR SETBACK BY THE PRINCIPAL RESIDENCE AND ATTACHED STRUCTURES, INCLUDING DECKS AND PORCHES, MAY NOT EXCEED 12 FEET OR ONE-HALF THE DISTANCE OF THE REAR SETBACK, WHICHEVER IS GREATER, AND BE NO NEARER THAN THREE FEET FROM REAR LOT LINE

HEATED: 2,338 S.F.
SOD: 4,614 S.F.
FLATWORK: 348 S.F.



N/F
HERBERT S. &
ELLEN W. HOLDING, III
DB 16272 PG 577



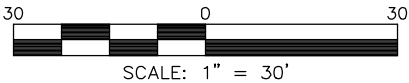
SPELT COURT
50' PUBLIC R/W

CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEARING
C1	20.00'	17.45'	16.90'	S62°47'41"E
C2	50.00'	29.43'	29.01'	N54°39'48"W

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
#313 SPELT COURT
LOT 109, PRESERVE AT JONES DAIRY, PHASE 3
Town of Rolesville, Wake County, North Carolina

PROPERTY OF: KB HOME
MAP BOOK 2023 PAGE 2185-2187 DEED REFERENCE

DRAWN: JLS SURVEYED: N/A CHECKED: DMR DATE: NOVEMBER 14, 2024