

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°05'42" E	110.11'
L2	S 24°40'53" E	7.56'

ADJOINERS:

1. JACK PARKER
PROPERTIES NC, LLC
D.B. 11858, PG. 2440
14.888 ACRE TRACT
RECOMBINATION PLAT
B.M. 2021, PG. 570
PIN 0791982844
2. NSS PARCELS LLC
LOT 17
D.B. 17173, PG. 1121
LOT 17
SOUTH STATION SHOPPING CENTER
B.M. 1997, PG. 173
PIN 0791981045

Required Setbacks

Front	30
Side	15
Rear	30
Corner	

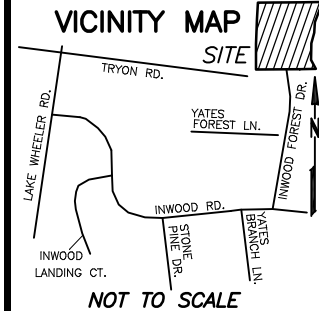
PROPOSED IMPERVIOUS SURFACES:
TOTAL LOT AREA=50,046 S.F.
HOUSE/PORCHES=3,470 S.F.
DRIVEWAYS/ETC.=1,273 S.F.
TOTAL IMPERVIOUS AREA=4,743 S.F.
MAXIMUM IMPERVIOUS AREA=7,000 S.F.

PROPOSED DISTURBED AREA
37,591 S.F. - 0.863 Ac.

RBPR-104455-2023



WAKE COUNTY N.C. P.D.I.
AS-BUILT SURVEY REQUIRED

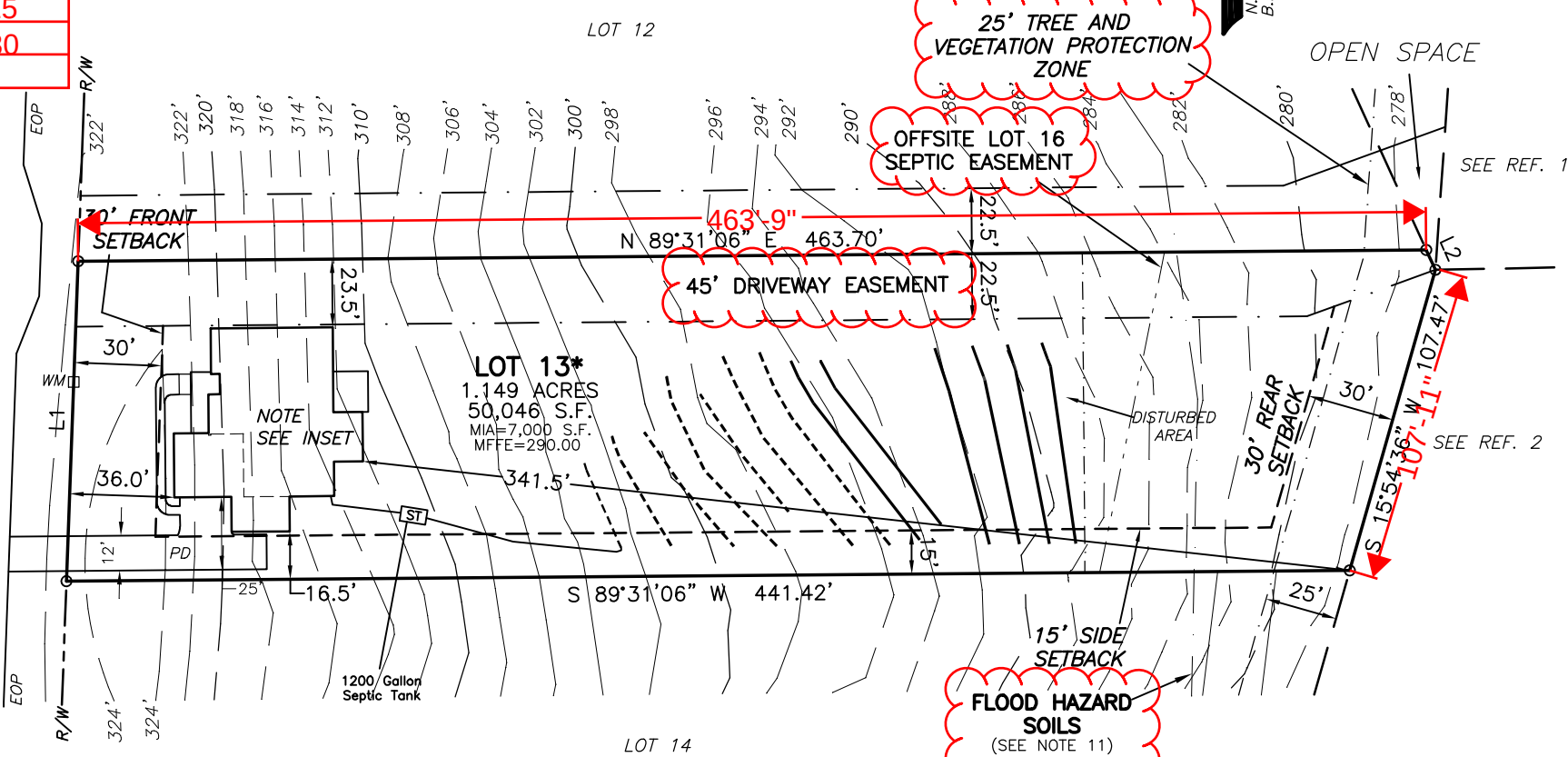


REFERENCES:
D.B. 18421, PG. 266
PIN 0791886162
REID 0500797

- *SEE NOTE #12
*Keep tanks and drain lines 10' from property lines.
*Not a guarantee of a septic permit.
*Keep supply lines >5' from property lines.
*Some lines are flagged longer in the field than lengths indicate.
*No grading septic area.

System: -----
Repair: _____

INWOOD FOREST DRIVE
(VARIABLE WIDTH PUBLIC R/W)



LEGEND

(MFFE)-MIN. FINISHED FLOOR ELEVATION
(MIA)-MAX. IMPERVIOUS AREA
(EOP)-EDGE OF PAVEMENT
(PD)-PROPOSED DRIVEWAY
(ST)-SEPTIC TANK
(WM)-WATER METER

R-40W SETBACKS

(TAKEN FROM APPROVED PLANS)
FRONT-30'
REAR-30'
CORNER-30'
SIDE-15'

NOTES:

- ALL EASEMENTS, NORTH, RIGHTS OF WAY AND BOUNDARY INFORMATION TAKEN FROM B.M. 2022, PG. 1968 UNLESS OTHERWISE NOTED.
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
- PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA, ZONE AE, BY FIRM MAP NO. 3720181100J PANEL 1811 AND 372182100J PANEL 1821, MAPS LAST REVISED ON 5/2/06.
- COMMON OPEN SPACE SHALL BE MAINTAINED BY THE NEIGHBORHOOD HOMEOWNERS ASSOCIATION.
- EASEMENTS ARE CENTERED OVER STRUCTURES UNLESS OTHERWISE NOTED. RECORDED IN B.M. 2021, PG. 570.
- IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED MAXIMUM IMPERVIOUS AREA SHOWN ON LOTS (7,000 S.F. PER LOT). IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY.
- ALL LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
- WATER TO BE PROVIDED BY A COMMUNITY WATER SYSTEM. (AGUA NORTH CAROLINA)
- LOTS NOTED WITH AN ASTERISK "*" CONTAIN FLOOD HAZARD SOILS AS DETERMINED BY WAKE COUNTY SOIL SURVEY. ALL BUILDABLE AREAS ON LOTS ARE WELL ABOVE THE MAXIMUM 100-YEAR WATER SURFACE ELEVATION OF 285.74', WHICH IS CONTAINED WITHIN THE RIGHT OF WAY OR DRAINAGE EASEMENTS. MINIMUM FINISHED FLOOR ELEVATION (MFFE) FOR ANY HOME SHALL BE 290.00'.
- DISCONNECTED IMPERVIOUS SURFACE SHALL NOT BE PIPED TO A SWALE OR LOW POINT ON SITE.
- 100' WAKE COUNTY WATERSHED WATER SUPPLY BUFFERS, 50' NEUSE RIVER RIPARIAN BUFFERS, FLOOD HAZARD SOILS, STREAMS AND WETLANDS TAKEN FROM PLANS BY UNDERFOOT ENGINEERING ENTITLED "INWOOD FOREST CONSTRUCTION PLANS" DATED 8-03-2021.
- PROPOSED SEPTIC COMPONENTS, THEIR LOCATIONS AND GUIDELINES PROVIDED BY CENTRAL CAROLINA SOIL CONSULTING, PLLC.

PRELIMINARY PLAT- NOT FOR RECORDATION,
CONVEYANCE, OR SALE

LOT 13 INWOOD FOREST RESERVE
304 INWOOD FOREST DRIVE
WAKE COUNTY
RALEIGH N.C. 27603

REFERENCE: BOOK OF MAPS 2022 PAGE 1968.

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DESCRIPTION RECORDED IN REFERENCES AS SHOWN ; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN ; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.16000). THIS DAY OF , 2023.

PROFESSIONAL LAND SURVEYOR L-4433

CYPRESS
ELEV. C
CONDITIONED CRAWL
SCREENED PORCH
UTILITY GARAGE
GARAGE RIGHT SIDE
DATE: 5-28-23

SURVEY FOR
GREENWOOD HOMES LLC



FILE: IFLOT13PPR1

ROBINSON & PLANTE PC
LAND SURVEYING
C-2687
970 TRINITY ROAD
RALEIGH NC, 27607
PHONE (919) 859-6030
FAX (919) 859-6032

DATE: 6-12-23

SCALE: 1"=60'