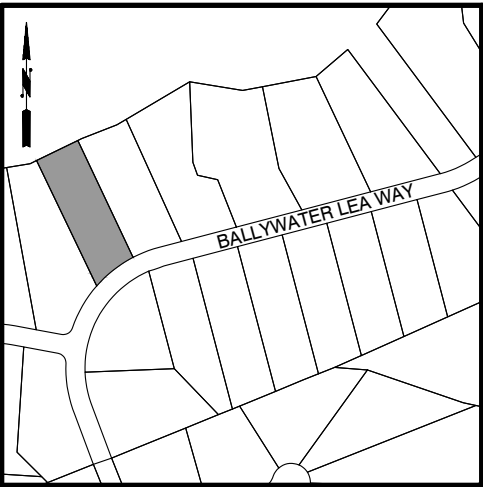




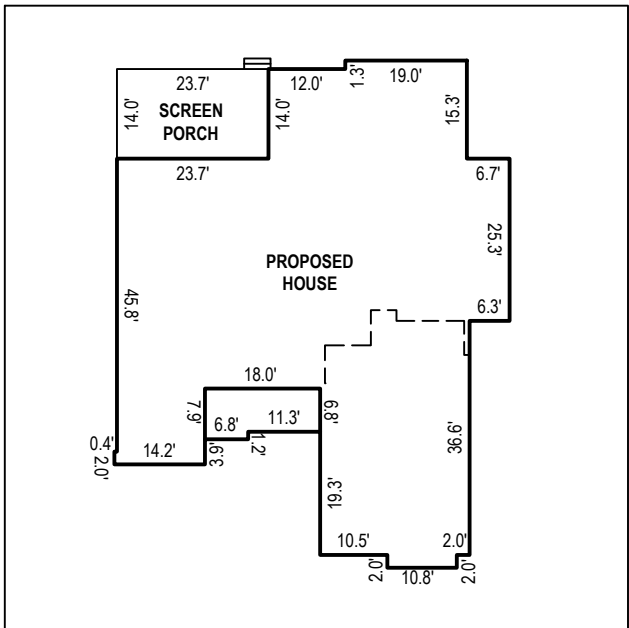
LOCATION MAP
1" = 500'

SITE DATA	
CLIENT / OWNER	ICG HOMES LLC
SITE ADDRESS	2305 BALLYWATER WAY
PIN	1821-35-9036
DEED REFERENCE	D.B. 18432, PG. 1227
SUBDIVISION	THE MANORS AT WATERSTONE RESERVE
PLAT REFERENCE	B.M. 2021, PG. 273-275, LOT 12
LOT SIZE	0.94 ACRES
ZONING	R-80 W
EXISTING USE	VACANT

IMPERVIOUS AREAS (S.F.)	
HOUSE	3849
CONCRETE	2003
TOTAL	5852
MAX	8500

BUILDING SETBACKS	
FRONT	20'
CORNER	20'
REAR	15'
SIDE	10'

HOUSE DETAIL 1" = 30'



SURVEY NOTES:

- ALL EASEMENTS, RIGHT-OF-WAY'S, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM BOOK OF MAPS 2021, PAGES 273-275 UNLESS OTHERWISE NOTED.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

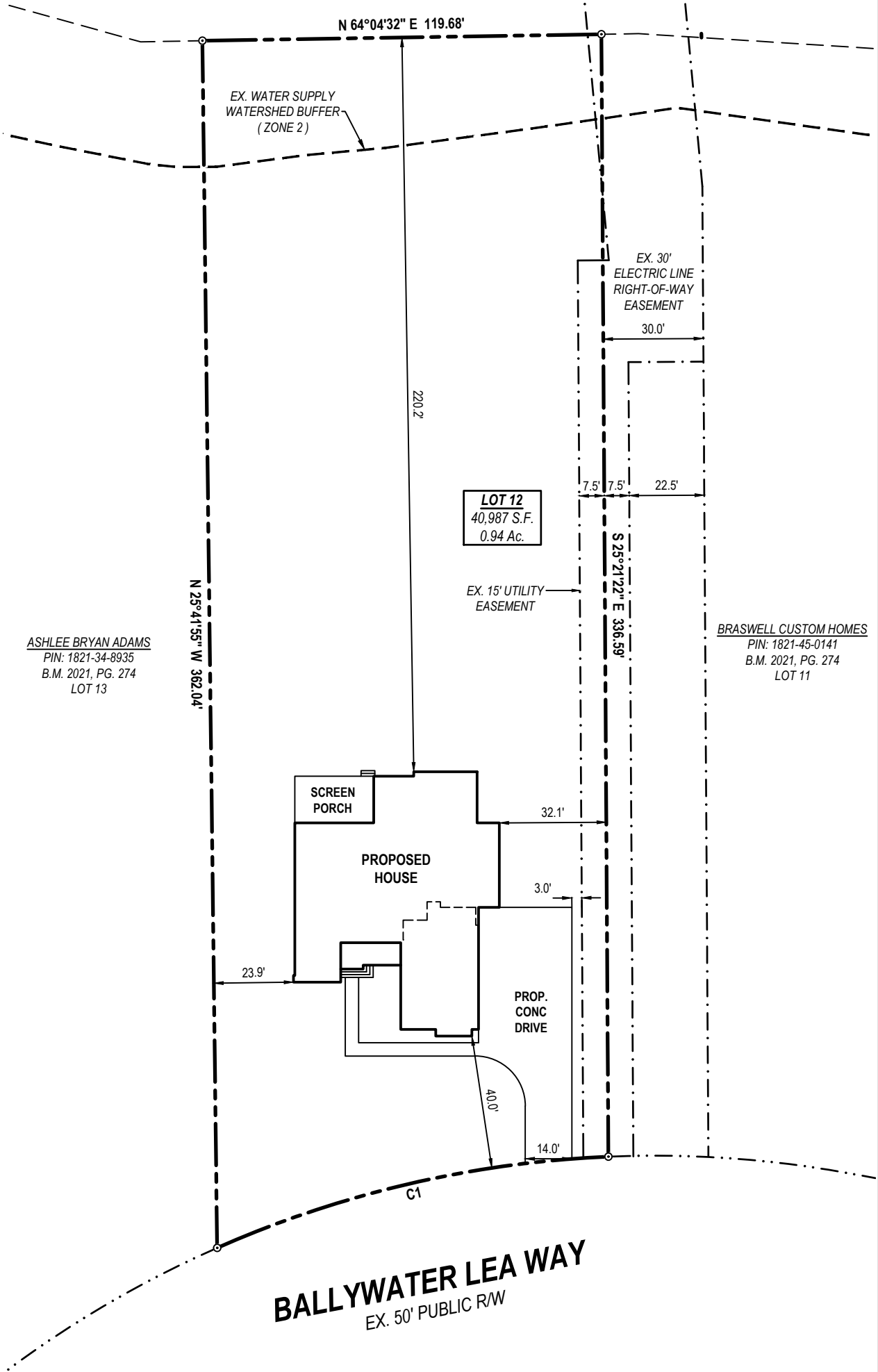
LEGEND:

- | | | | |
|------|---------------------|---|-------------------------|
| B.M. | Book of Maps | ○ | Ex. Property Corner |
| D.B. | Deed Book | ● | New 3/4" Iron Pipe |
| PG. | Page | ○ | Calculated point |
| S.F. | Square Feet | ○ | Water Meter |
| AC. | Acres | Ⓜ | Sanitary Sewer Cleanout |
| —X— | Fence | Ⓢ | Sanitary Sewer Manhole |
| —W— | Water pipe | Ⓟ | Power Pedestal |
| —SS— | Sanitary sewer pipe | Ⓣ | Power Pole |
| —SD— | Storm drain pipe | Ⓢ | Telephone Pedestal |
| —OU— | Overhead utility | Ⓢ | Cable Pedestal |
| | | Ⓢ | Gas Meter |
| | | Ⓢ | AC Condenser |



B.M. 2021, PG. 273-275

WATERSTONE RESERVE
HOMEOWNERS ASSOCIATION INC.
PIN: 1821-45-1407
B.M. 2021, PG. 273



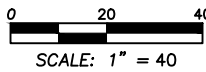
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	325.00'	121.19'	120.49'	S 51°52'37" W

**PRELIMINARY
FOR BUILDING PERMIT
PURPOSES ONLY**

LOT DEVELOPMENT PLAN
THE MANORS AT WATERSONE RESERVE
2305 BALLYWATER LEA WAY
NEW LIGHT TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

REVISIONS		

DATE: 04/01/2024
DRAWN BY: BR



**SITE PLAN
C-01**