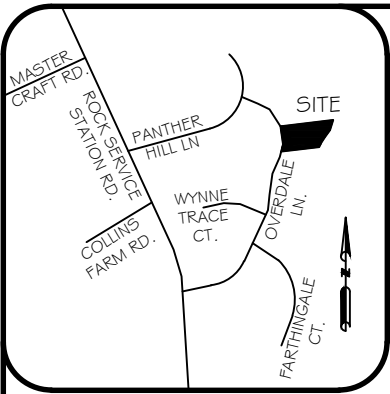




VICINITY MAP
NOT TO SCALE

LEGEND:

- IPF - IRON PIPE FOUND
RF - REBAR FOUND
RS - #5 REBAR SET
CP - COMPUTED POINT
R/W - RIGHT-OF-WAY
CONC. - CONCRETE
TP - TELECOM PEDESTAL
ELP - ELECTRICAL PEDESTAL
A/C - HVAC UNIT
LP - LIGHT POLE
WM - WATER METER
CO - SEWER CLEANOUT
DI - STORM DROP INLET
CPP - CORRUGATED PLASTIC PIPE
SW - SIDEWALK
PB - PLANTER BOX
FP - FIRE PIT
PTK - UNDERGROUND PROPANE TANK

REFERENCES:

- DB 15885 PAGE 917
BM 2013 PAGES 429-430
BM 2013 PAGES 1267-1268

MINIMUM BUILDING SETBACKS:

- ZONING R-30 CLUSTER (WAKE COUNTY)
PRINCIPAL BUILDING SETBACKS

- FRONT - 15'
- SIDE - 5'
- CORNER SIDE - 15'
- REAR - 15'

ABOVE SETBACKS TAKEN FROM BUILDING SETBACK
TABLE AS SHOWN ON BM 2013 PAGE 429.

NOTES:

- ALL DISTANCES ARE US SURVEY FEET HORIZONTAL
GROUND DISTANCES UNLESS OTHERWISE NOTED.
- AREAS COMPUTED BY COORDINATE GEOMETRY METHOD
UNLESS OTHERWISE NOTED.
- NO GEODETIC MONUMENT FOUND WITHIN 2000 FEET OF
THE SITE.
- A PORTION OF THE SUBJECT PARCEL IS LOCATED IN THE
1% CHANCE SPECIAL FLOOD HAZARD AREA PER FIRM MAP
3720069800J; HAVING AN EFFECTIVE DATE OF MAY 2,
2006.
- THIS SURVEY WAS PERFORMED AND MAPPED WITHOUT
THE BENEFIT OF A TITLE REPORT. THIS SURVEY IS
SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE
DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- LITTLE CREEK IS PROPERTY LINE ACCORDING NOTE SHOWN
ON BM 2013 PAGES 1267-1268.

I, KEVIN C. PIVER, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION
FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION (DB 15885 PAGE 917 & BM
2013 PAGES 1267-1268); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED (BY
DASHED LINES) AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THE PLAT;
THAT THE POSITIONAL ACCURACY IS 0.04'; AND THAT THIS MAP MEETS THE
REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH
CAROLINA (21 NCAC 56.1600).

KEVIN C. PIVER, PLS

L3919
REGISTRATION NO.

FEBRUARY 11, 2021
DATE

PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES

IMPERVIOUS SURFACE AREA CALCULATIONS:

BUILDING = 2,574.5 FT² (INCLUDES PORCH)
DRIVEWAY = 3,011.6 FT²
WALLS = 52.6 FT² (TOTAL)
WALKWAYS = 134.6 FT² (INCLUDES STEPS)
TOTAL = 5,733.3 FT²

*RIP-RAP AND GRAVEL AROUND DECK AND FIRE PIT IS NOT
INCLUDED IN IMPERVIOUS CALCULATIONS AS THE GRAVEL IS
LOOSE AND NOT COMPACTED.

TOTAL MAXIMUM ALLOWABLE IMPERVIOUS SURFACE
IS 5,624 FT² (FROM BM 2013 PAGES 1267-1268)

OVERDALE LANE
VARIABLE WIDTH PUBLIC RW
(BM 2013 PAGES 1267-1267)

(TIE LINE ONLY)
N18° 43' 18"E
114.15'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N20° 29' 56"E	16.17'
L2	N73° 59' 52"E	16.16'
L3	S00° 17' 20"W	15.03'
L4	S14° 30' 43"E	30.52'
L5	S17° 55' 52"E	46.02'
L6	S03° 42' 03"W	45.92'
L7	S43° 35' 22"W	45.18'
L8	S67° 05' 49"W	19.77'
L9	S21° 38' 17"W	49.46'
L10	S05° 55' 48"E	33.95'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	55.30'	685.00'	4°37'32"	N18° 11' 26"E	55.29'
C2	45.16'	270.00'	9°35'02"	N15° 42' 37"E	45.11'

LOT 19A
MATTHEW DILTS
&
MICHELE DILTS
DB 18160 PAGE 2232
PIN# 0698964639

30' PERIMETER BUILDING
SETBACK
(BM 2013 PAGE 1267)

GRAVEL
SEPTIC PATIO
(2) AND FP

PTK
O
CO

CONC
SW

CONC
DW

2 STORY
BRICK
DWELLING

DECK

6' WOOD
FENCE

A/C

LOT 21
BENNY C. RAYNER
&
KIMBERLY E. RAYNER
DB 15588 PAGE 1040
PIN# 0698945194

20' PUBLIC DRAINAGE
EASEMENT
(SCALED FROM BM
2013 PAGE 1267)

1% FLOOD
HAZARD
SCALED FROM
FIRM MAP

CL DRAINAGEWAY

END OF
18" CPP

50' NEUSE
RIVER
RIPARIAN
BUFFER

CL LITTLE CREEK
9' (SEE NOTE 6)

LOT 22
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