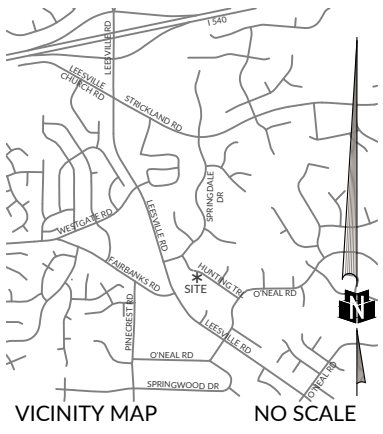


VICINITY MAP NO SCALE

SITE DATA TABLE			
PIN: 0788129261	SITE SIZE: 26,079 S.F.	ZONING: R-2	OVERLAY DISTRICTS: N/A
CURRENT USE: VACANT		PROPOSED USE: RESIDENTIAL SINGLE FAMILY	
EXISTING IMPERVIOUS: 0 S.F.		PROPOSED IMPERVIOUS: 6,135 S.F.	
RESIDENTIAL INFILL STATUS: NO		SETBACK REQUIREMENTS: AS SHOWN	
ALLOWED BUILDING HEIGHT: 40'		PROPOSED BUILDING HEIGHT: 00.00'	
BUILDING SQUARE FOOTAGE: 4,200 S.F.			

CURVE TABLE						
CURVE #	DELTA	LENGTH	TANGENT	RADIUS	BEARING	CHORD
C1	030°20'30"	174.32'	89.25'	329.17'	S 70°35'21" E	172.29'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 55°37'46" E	5.00'
L2	N 55°39'45" W	31.41'

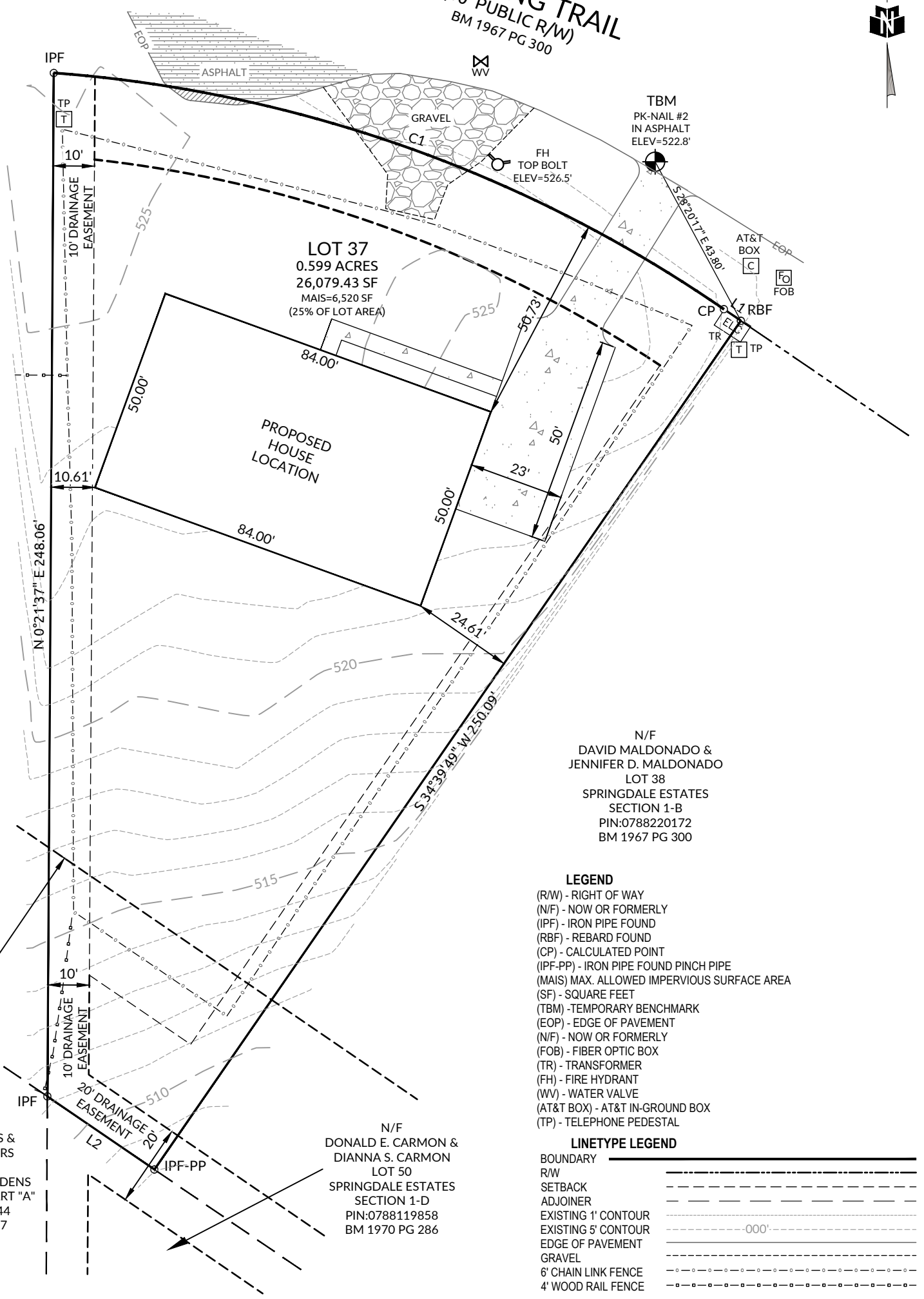
SETBACKS

ZONING	R-2 DETACHED HOUSE
FROM PRIMARY STREET (MIN.)	20'
FROM SIDE STREET (MIN.)	20'
FROM SIDE LOT LINE (MIN.)	10'
FROM REAR LOT LINE (MIN.)	30'
INFILL MAY APPLY (SEE 2.2.7 CoR UDO)	NO

PROPOSED IMPERVIOUS AREA

HOUSE LOCATION	@ 100%	4,200 S.F.
CONCRETE DRIVEWAY	@ 100%	1,450 S.F.
CONCRETE WALK	@ 100%	192 S.F.
EXISTING ASPHALT	@ 100%	31 S.F.
EXISTING GRAVEL	@ 100%	262 S.F.
TOTAL IMPERVIOUS AREA		6,135 S.F.
TOTAL LOT AREA		26,079 S.F.
PERCENTAGE OF PROPOSED IMPERVIOUS AREA		23.5%

NC GRID NORTH NAD 83 (2011) NAVD 88
REFERENCE BM 1967 PG 300



N/F
MICHAEL A. BELL &
MEGAN N. BELL
LOT 47
SPRINGDALE GARDENS
PIN:0788128235
BM 1978 PG 278

N/F
DAVID MALDONADO &
JENNIFER D. MALDONADO
LOT 38
SPRINGDALE ESTATES
SECTION 1-B
PIN:0788220172
BM 1967 PG 300

N/F
ROBB H. MYERS &
ROBYN D. MYERS
LOT 55
SPRINGDALE GARDENS
SECTION ONE - PART "A"
PIN:0788117944
BM 1978 PG 57

N/F
DONALD E. CARMON &
DIANNA S. CARMON
LOT 50
SPRINGDALE ESTATES
SECTION 1-D
PIN:0788119858
BM 1970 PG 286

LEGEND

(R/W) - RIGHT OF WAY
(N/F) - NOW OR FORMERLY
(IPF) - IRON PIPE FOUND
(RBF) - REBARD FOUND
(CP) - CALCULATED POINT
(IPF-PP) - IRON PIPE FOUND PINCH PIPE
(MAIS) MAX. ALLOWED IMPERVIOUS SURFACE AREA
(SF) - SQUARE FEET
(TBM) -TEMPORARY BENCHMARK
(EOP) - EDGE OF PAVEMENT
(N/F) - NOW OR FORMERLY
(FOB) - FIBER OPTIC BOX
(TR) - TRANSFORMER
(FH) - FIRE HYDRANT
(WV) - WATER VALVE
(AT&T BOX) - AT&T IN-GROUND BOX
(TP) - TELEPHONE PEDESTAL

LINETYPE LEGEND

BOUNDARY
R/W
SETBACK
ADJOINER
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR (000')
EDGE OF PAVEMENT
GRAVEL
6' CHAIN LINK FENCE
4' WOOD RAIL FENCE

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SAID REFERENCES: THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).
THIS 16th DAY OF APRIL A.D., 20 26 .

DocuSigned by:
Benjamin Dayton 4/16/2026
SIGNATURE DATE
PROFESSIONAL LAND SURVEYOR L-4390

NORTH CAROLINA PROFESSIONAL SEAL L-4390 LAND SURVEYOR BENJAMIN E. DAYTON

GENERAL NOTES

1. RAW ERROR OF CLOSURE WAS 10,000+, MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND UNLESS NOTED OTHERWISE. ALL AREAS CALCULATED BY COORDINATE COMPUTATION.
2. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720078800K, PANEL NO. 0788, DATED JULY 19, 2022.
3. PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, UTILITIES, COVENANTS, OR RESTRICTIONS, THAT MAY BE OF RECORD.
4. REFERENCE: BM 1947 PG 57, DB 19880 PG 2683
5. NO STREET TREES EXIST.
6. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

WR Job No.:	02211530.07
DATE:	04/14/2026
SURVEYED BY:	WR
DRAWN BY:	JDF
CHECK & CLOSURE BY:	JDF/BED

0 15 30
SCALE: 1 inch = 30 ft.
SHEET: 1 of 1

PRELIMINARY SITE PLAN FOR
LOT 37
SPRINGDALE ESTATES - SECTION 1-B
PREPARED FOR
MBM BUILDERS, INC.

8919 HUNTING TRAIL
LEESVILLE TOWNSHIP | WAKE COUNTY | NORTH CAROLINA
P.I.N. 0788129261
ZONING: R-2

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

K:\21\21-1530\211530-MBM Builders Housing Services\Geomatics\Survey\Houses\Plot Plans\LOT 37 SPRINGDALE ESTATES\LOT37SE.dwg- Thursday, April 16, 2026 11:44:14 AM - FRIEDLEIN, JON