

VICINITY MAP - 1" = 2000'

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THIS 2 DAY OF December 2020

SEAL

PROFESSIONAL LAND SURVEYOR

IMPERVIOUS AREA	
HOUSE/PORCH:	3,766 SF
COVERED PORCH:	291 SF
DRIVEWAY/SIDEWALK/AC:	1,519 SF
TOTAL:	5,576 SF (17.41%)

NOTE: IMPERVIOUS CALCULATIONS FOR AREA WITHIN LOT ONLY. (EXCLUDES R/W)

PLAN INFORMATION BLOCK

TYPICAL PLAN #: _____

BUILDING DATA

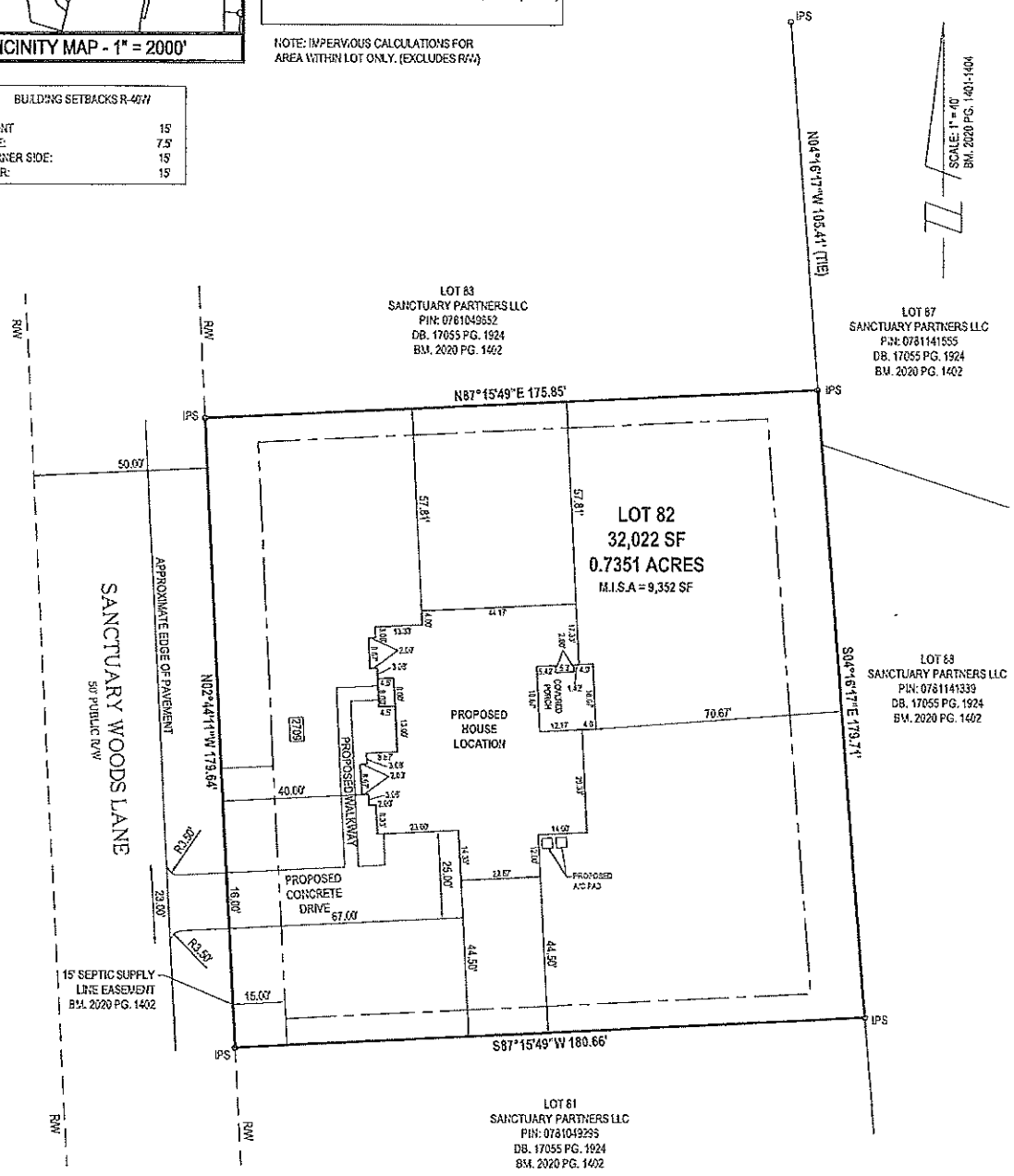
FIRST FLOOR, FOOT PRINT (INCL. GARAGE AND OPT.) _____SF TOTAL SF OF UNIT W/ ALL OPTIONS _____SF

STORIES __ # BASEMENT ____SLAB _CRAWL ____

INCL. OPTIONS: _____

"ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS."

BUILDING SETBACKS R-40W	
FRONT	15'
SIDE:	7.5'
CORNER SIDE:	15'
REAR:	15'



SCALE: 1" = 40'

0 20 40 80

1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
6. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
7. NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720077100J DATED MAY 2, 2006.

PIN	0781049463
LOT NUMBER	82
SUBDIVISION	SANCTUARY @ YATES MILL
BOOK OF MAPS	2020 PAGE 1401-1404
DEED BOOK	17055 PAGE 1924

NORTH CAROLINA PROFESSIONAL SEAL L-4834 LAND SURVEYOR ASHLEY L. PARKER

LEGEND

- EIP = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- CP = CALCULATED POINT
- PK = PK NAIL
- R/W = RIGHT-OF-WAY
- XXXX DENOTES ADDRESS

2709 SANCTUARY WOODS LN.

PROJECT NO. 20191

PROPOSED HOUSE LOCATION
FOR
SANCTUARY @ YATES MILL
WAKE FOREST WAKE COUNTY NORTH CAROLINA

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
TELEPHONE: (919)851-4422 OR (800)334-1879
FAX: (919)851-8968
CERTIFICATION NUMBERS: NC891.S (C-0110); NC61A (C-0267)

DATE:	12-02-2020
SCALE:	1" = 40'
SURVD BY:	.
DRAWN BY:	ROB

R:\2020\20191-The Sanctuary at Yates Mill\SURVEY\20191LDD\dwg\20191 LOT 82 PHL.dwg