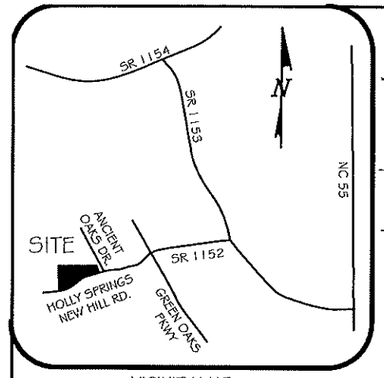

VICINITY MAP
(NOT TO SCALE)

NC GRID (NAD 83)
B.M. 2021, PG. 22-24

OPEN SPACE 11

THOROUGHFARE YARD

S53°48'24"W 41.76'

S55°05'59"W 58.25'

15' LANDSCAPE EASEMENT (HOA MAINTAINED)

N46°33'42"W

66.6'

192.19'

S38°51'30"E

143.00'

40 *

18,101 S.F.
0.416 AC.

18.00'

14.17'

DECK

16.00'

CANTILEVERED BAY WINDOW

CANTILEVERED CHIMNEY

20.3'

12.83'

2.17'

18.83'

2.17'

10.38'

4.00'

9.63'

14.00'

15'

9'

21.33'

13.67'

A/C

39.08'

DUNCAN MODERN FARMHOUSE

1.00'

11.17'

11.13'

1.17'

9.00'

1.17'

18.96'

13.04'

4.04'

13.58'

4.04'

21.0'

39
TOLL SOUTHEAST LP COMPANY, INC.
D.B. 17039, PG. 1924
B.M. 2019, PG. 751-756
B.M. 2020, PG. 1016-1021

41
TOLL SOUTHEAST LP COMPANY, INC.
D.B. 17039, PG. 1924
B.M. 2021, PG. 22-24

20' PRIVATE DRAINAGE EASEMENT

SIDEWALK

ADDISON POND DRIVE
51' PUBLIC R/W

R SS W

IMPERVIOUS AREA CALCULATIONS:

BUILDING:	2,930.7 S.F. (INCLUDES FRONT PORCH)
DRIVEWAY:	833.2 S.F.
SIDEWALK:	172.8 S.F.
TOTAL:	3,936.7 S.F.

MAXIMUM ALLOWABLE IMPERVIOUS AREA = 6,295 S.F.
(PER B.M. 2021, PG. 22-24)

BUILDING SETBACK INFORMATION:

FRONT YARD	20' (15' IF SIDE LOADED)
SIDE YARD	0' (10' AGGREGATE)
REAR YARD	25'

LEGEND:

R/W - RIGHT OF WAY
B.M. - BOOK OF MAPS
D.B. - DEED BOOK
A/C - AIR CONDITIONING UNIT
EM - ELECTRIC METER
GM - GAS METER

REFERENCES:

B.M. 2014, PG. 681-682
B.M. 2015, PG. 198-200
B.M. 2015, PG. 2021-2023
B.M. 2017, PG. 1283-1286
B.M. 2019, PG. 751-756
B.M. 2020, PG. 1016-1021
B.M. 2021, PG. 22-24
D.B. 17039, PG. 1924

TOLL ARCHITECTURE
ID # 223690

TYPE: DUNCAN MODERN FARMHOUSE
FOUNDATION OPTIONS LISTED:

HOUSE DIMENSIONS TAKEN FROM TOLL ARCHITECTURE FINAL RACK SET. FOR FOUNDATION OPTIONS PLEASE SEE TOLL ARCHITECTURE PLANS

NOTE: ESM'T. DEED BOOK AND PAGE #'S ARE LISTED WITH FINAL LOTS UNLESS OTHERWISE NOTED

NOTE:

1) LOCATION OF UTILITY SERVICES SHOWN ARE CONCEPTUAL ONLY. ACTUAL LOCATION OF SANITARY, WATER, ELECTRIC, GAS, ETC. SERVICING EACH LOT TO BE DETERMINED AT TIME OF CONSTRUCTION BY DEVELOPER.
2) HOUSE FOUNDATION NOTE: ALL PLOT PLAN DIMENSIONS SHOULD BE CHECKED AGAINST TOLL ARCHITECTURE PLANS BY PM OR CM PRIOR TO CONSTRUCTION.
3) ALL PLANIMETRICS WERE TAKEN FROM A PLAN BY SPALDING AND NORRIS TITLED "ADDISON POND". LAST REVISION DATE: 6/21/2018.
▲ 4) ALL LOTS MARKED BY A SOLID TRIANGLE SHALL COMPLY WITH ALL APPLICABLE PROVISIONS ESTABLISHED WITHIN SECTION 2.09, 2.0, C., 2., D., (1) (E) SIDE OR REAR FACADE ARCHITECTURAL TREATMENT OF THE TOWNS UDO.
* 5) ALL LOTS MARKED BY AN ASTERISK REQUIRES A VARIABLE FRONT BUILD LINE OF FIVE (5) FEET.

30 0 15 30 60

1 inch = 30 ft.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	235.50'	111.56'	110.52'	N29°52'02"E	27°08'32"
C2	25.00'	16.92'	16.60'	N35°41'18"E	38°47'02"

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TEL: 919-321-4800 FAX: 919-321-7880

PLOT PLAN FOR

ADDISON POND - PHASE 2
LOT 40 - 501 ADDISON POND DRIVE
TOWN OF HOLLY SPRINGS, WAKE COUNTY, N.C.

TOLL SOUTHEAST LP COMPANY, INC.
D.B. 17039, PG. 1924

JOB #:	4291.L0040
DATE:	01-12-21
SCALE:	1" = 30'
DRAWN BY:	CEW
REVIEWED BY:	TF
REVISIONS:	
REVISED BY:	