

CURVE TABLE						
CURVE	DELTA ANG.	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
C1	033°20'47"	50.00'	29.10'	28.69'	14.98'	S 70°58'26" E

LEGEND

(IPF) IRON PIPE FOUND
(IPS) IRON PIPE SET
(R/W) RIGHT OF WAY
(WM) WATER METER
(CO) CLEANOUT
(MAIS) MAX. ALLOWABLE IMPERVIOUS SURFACE
(AI) AREA INLET
(EOP) EDGE OF PAVEMENT

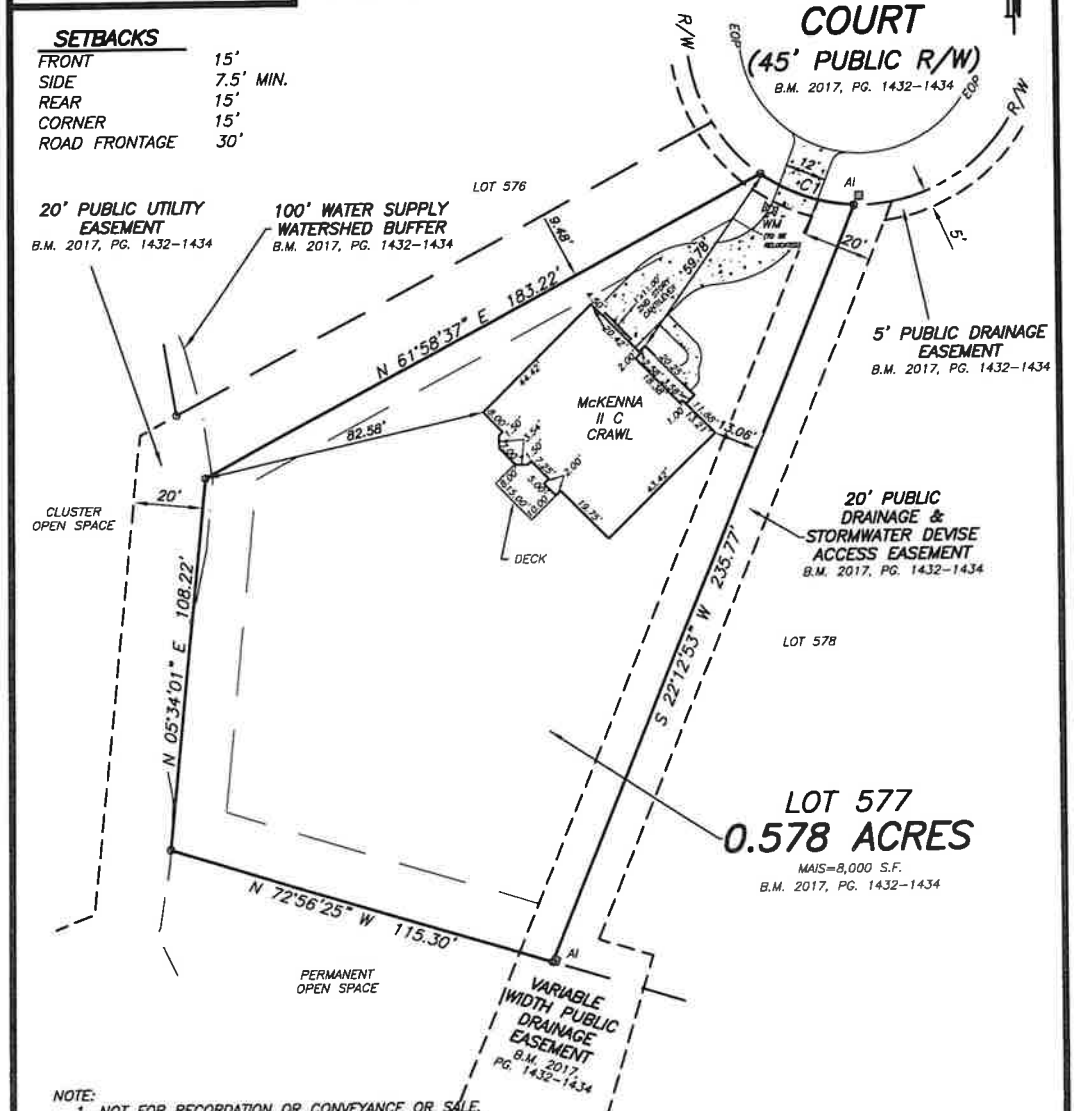
LINETYPE LEGEND

BOUNDARY
R/W
BUFFER
SETBACK
ADJOINER
EASEMENT
RIPARIAN BUFFER

NC GRID NORTH (NAD 83) FROM: B.M. 2017, PG. 1432-1434

SETBACKS

FRONT	15'
SIDE	7.5' MIN.
REAR	15'
CORNER	15'
ROAD FRONTAGE	30'



NOTE:
1. NOT FOR RECORDATION OR CONVEYANCE OR SALE.
2. THE PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER F.I.R.M. MAP NO. 3720181200J EFFECTIVE DATE MAY 2, 2006.
3. CONCRETE AREA = 1,124 S.F.
4. LANDSCAPE AREA = 21,811 S.F.
5. THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, UTILITIES, COVENANTS OR RESTRICTIONS THAT MAY BE OF RECORD.

40' 20' 0 40' 80'
GRAPHIC SCALE

PROPOSED IMPERVIOUS AREA

HOUSE,GARAGE,PORCH	@ 100%	2,402 S.F.
CONCRETE DRIVEWAY	@ 100%	941 S.F.
CONCRETE SIDEWALK	@ 100%	104 S.F.
TOTAL IMPERVIOUS AREA		3,447 S.F.
TOTAL ALLOWABLE		8,000 S.F.

DATE: 02/11/2021	PRELIMINARY PLAT OF LOT 577 HASENETREE, PHASE 15B 8101 FERGUS COURT, RALEIGH PREPARED FOR MUNGO HOMES OF CAROLINAS, INC.
SCALE: 1"=40'	
SURVEYED BY:	
DRAWN BY: WRG/TMC	
CHECK & CLOSURE BY: MDF	
CAD FILE: LOT577HT	COUNTY: WAKE · STATE: NC · SHEET: 1 OF 1
PROJECT NO: 05180994.00	P.I.N.: 1811994366 · ZONING: R-40W

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