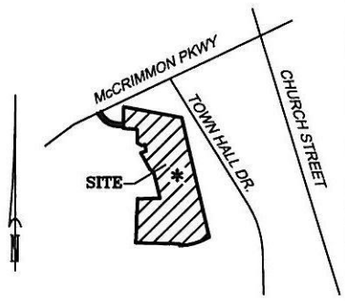


VICINITY MAP (NTS)

0 15 30 60

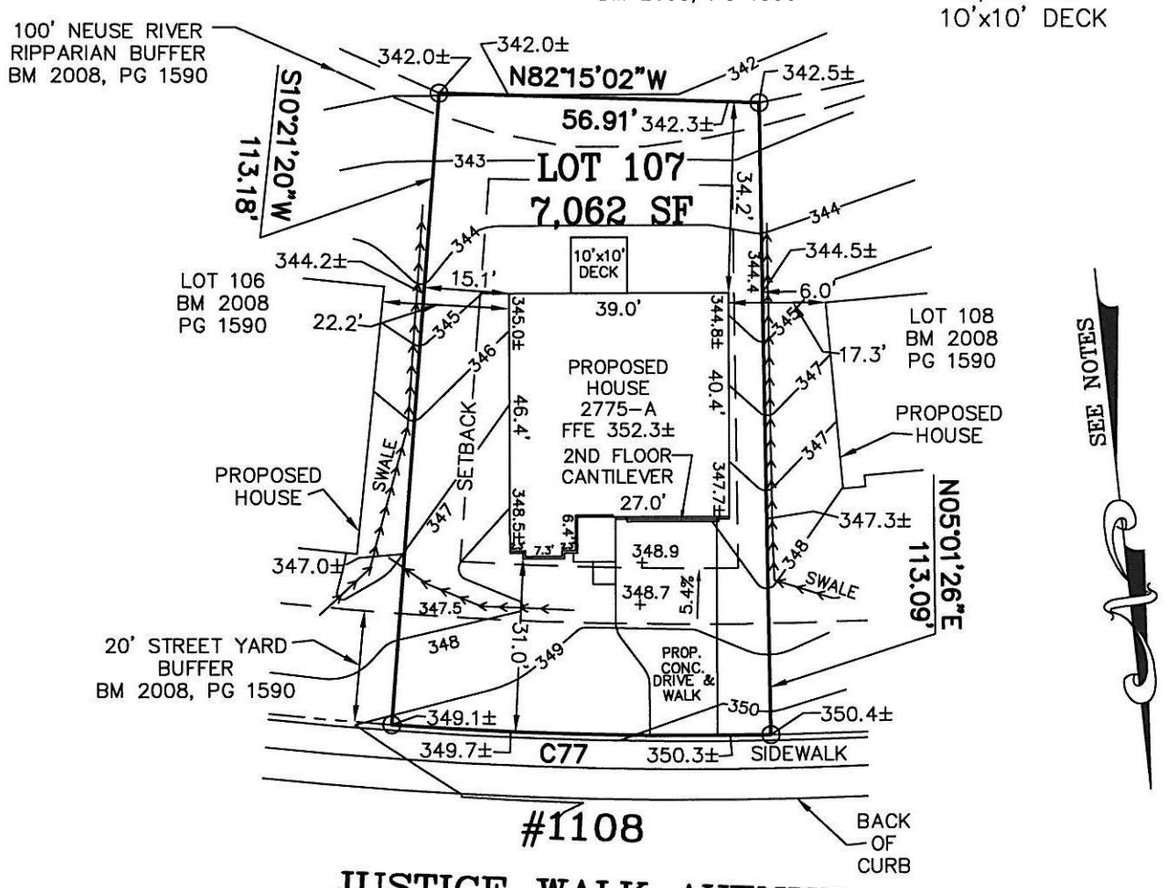
GRAPHIC SCALE
1"=30'

NOTES:
GRADING AND DRAINAGE INFORMATION TAKEN FROM "DETAILED LOT GRADING PLANS FOR THE GARDENS AT TOWNHALL COMMONS – PHASE III", BY WITHERS AND RAVENEL, AND "AS-BUILT UTILITY PLAN AND PROFILES FOR THE GARDENS AT TOWNHALL COMMONS", BY PRIEST, CRAVEN & ASSOCIATES, Inc.

LEGEND
O MATHEMATICAL POINT

PROP. HOUSE
MODEL 2775-A
R/H GAR.
10'x10' DECK

PRIVATE OPEN SPACE
BM 2008, PG 1590



SEE NOTES

JUSTICE WALK AVENUE

EXISTING PUBLIC 50' RIGHT OF WAY

NOTES:
-REFERENCE WAKE CO.
BM 2008, PG 1587-1590
-ZONING: R-6
-BUILDING SETBACK:
FRONT-30'
SIDE-5' (15' SIDE AGGREGATE)
REAR-15'
CORNER-18'
-THIS PROPERTY IS NOT LOCATED WITHIN THE FEMA FLOOD PLAIN PER #3720074500J, DATED 5/2/06.
-TOTAL ESTIMATED IMPERVIOUS-2,408 SF
HOUSE-1,690, DRIVE/WALK-618, DECK-100 SF
SOD-4,930 SF

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C77	67.46	725.00	S82°19'57"E	67.44

PERMIT PLAN FOR LOT 107

I HEREBY CERTIFY THAT THE BUILDING WILL LIE WHOLLY ON THE LOT. THIS PLAT IS OF AN EXISTING PARCEL OF LAND.THIS IS NOT A SURVEY AND NOT FOR RECORDATION PURPOSES.

PRELIMINARY PLAN

[redacted]

THE GARDENS AT TOWN HALL COMMONS PHASE 3
CEDAR FORK TWNSHP, WAKE COUNTY, NC

[redacted]

[redacted]