LDD/2004/SANCTUARY PH4
JOB NUMBER 2007-122

LOT 83

XSECTION
100+1 ELEV. 605.28

N89°35'50"E 255.44'

N84°06'10"E 78.85'

TOP OF CREEK BANK

20' UNDISTURBED STREAM SIDE ZONE

15' UPLAND ZONE

15' SWIM PROTECTED ZONE
50' STREAM BUFFER

100.01'

100.69'

15' SOFT SURFACE TRAIL EASEMENT
(TYPICAL APPROXIMATE LOCATION)

S79°57'59"E
2.50'

N89°35'50"E 259.16'

N84°06'10"E 80.83'

PROTECTED CORRIDOR & TREE SAVE AREA
200' MAXIMUM (VARIES)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHD BRG	CHORD
C1	419.66	600.00	S65°21'36"W	411.16

60' STORM
DRAINAGE
EASEMENT

XSECTION
100+1 ELEV. 612.55

N01°01'18"W 687.44' TOTAL

5' SIDEYARD

Stormwater Elevation Line Per Plat

S05°39'34"E 528.38' TOTAL

5' SIDEYARD

427.70'

LOT 98

30.00' TREE BUFFER

4" OAK
E641.3

CONCRETE
MOTORCOURT

"01-'001

86'-1"

PROPOSED
RESIDENCE

SCREENED
PORCH

REAR
VERANDA

CONCRETE
MOTORCOURT

40'-3"

CONCRETE
DRIVEWAY

115'-1"

SEPTIC AREA

CONCRETE
DRIVEWAY

XSECTION
100+1 ELEV. 612.56

LOT 100

587.43'

LOT 99

206,537 SQ. FT.
STORM WATER PROTECTION ELEVATION = 621.59'
#10723

20' SIDE WALK EASEMENT

RIGHT OF WAY

8'

APPROXIMATE
EDGE OF PAVEMENT

25' STORM
DRAINAGE EASEMENT

20' SETBACK

GREEN HERON COURT
50' PUBLIC R/W

C1

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

20' STORM
DRAINAGE
EASEMENT

20' SETBACK

SIDE WALK EASEMENT

XSECTION
100+1 ELEV. 618.22

XSECTION
100+1 ELEV. 621.59

NC GRID NORTH (NAD 83)

NOTES:

1) PROPERTY IS ZONED AS MX-1.

2) PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

3) MAXIMUM IMPERVIOUS COVER WILL BE LIMITED TO 12%.

4) EASEMENTS, RIGHT OF WAYS, SETBACKS, AND PROPERTY LINES ARE TO BE VERIFIED BY THE OWNER'S AGENT, AND RECONCILED WITH THIS SITE PLAN PRIOR TO CONSTRUCTION.

5) PLAT REFERENCE
BOOK 46 PAGE 717

6) MAP COMPILED WITH OUT THE BENEFIT OF A TITLE SEARCH OR FIELD SURVEY.

7) TAX PARCEL #19935351

SITE PLAN
SCALE: 1" = 20'

SHEET
02
-

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PROJECT:

McSpadden Custom Homes

Lot 99 Green Heron Lane
THE SANCTUARY

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

JOB NUMBER: 015-KDH-01

APPROVED BY:

DRAWN BY: T.S. Smith

DATE: September 06, 2007

ENGINEER: