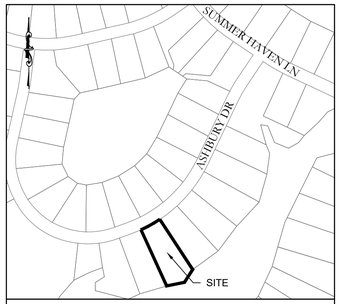
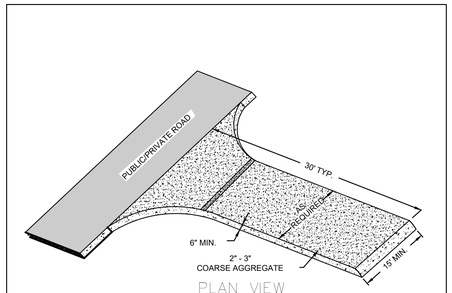


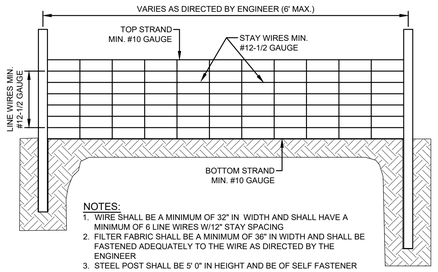
VICINITY MAP
(NOT TO SCALE)

NOTES

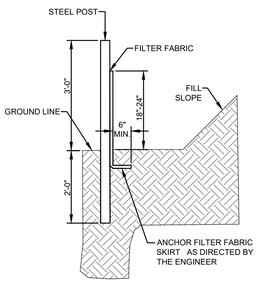
1. AREA CALCULATED BY COORDINATE METHOD.
2. ALL ELEVATIONS ARE NAVD 88.
3. THIS PARCEL IS LOCATED IN ZONE X AND X SHADED - NOT A SPECIAL FLOOD HAZARD AREA - AS SHOWN ON FEMA FLOOD MAP NO.3720202900K AND MAP NO.3720202800K BEARING AN EFFECTIVE DATE OF AUGUST 28TH, 2018.
4. UTILITIES AS SHOWN ARE PLOTTED FROM INFORMATION VISIBLE IN THE FIELD AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. ADDITIONAL UTILITIES NOT SHOWN MAY EXIST. THE APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED PRIOR TO LAND DISTURBING ACTIVITIES.
5. THIS LOT IS SUBJECT TO ALL UTILITY EASEMENTS, RESTRICTIONS, OR COVENANTS OF RECORD.
6. CONTOUR INTERVALS = 1'
7. FIELD WORK COMPLETED ON JUNE 27TH, 2023.
8. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE TOWARDS REAR OF PARCEL.
9. ALL GUTTER DOWNSPOUTS TO DIRECT WATER FLOW TO LEFT AND RIGHT SIDE OF PROPERTY.
10. CONTRACTOR TO GRADE FOR POSITIVE DRAINAGE TO PROPOSED SIDE SWALES.
11. SWALES ALONG SIDE YARD SLOPE TO DRAINAGE EASEMENT.
12. IN LIEU OF SIDE DITCHES DIRECTING ROOF DRAIN STORMWATER CONTRACTOR MAY REPLACE WITH DRAINAGE BUBBLER DEVICES WHILE DIRECTING SURFACE STORMWATER FLOW TOWARDS STREET.
13. PROVIDE AND INSTALL SILT FENCE AROUND PERIMETER OF CONSTRUCTION.



TEMPORARY CONSTRUCTION ENTRANCE



GUIDELINES FOR TEMPORARY SILT FENCE DETAIL
NOT TO SCALE

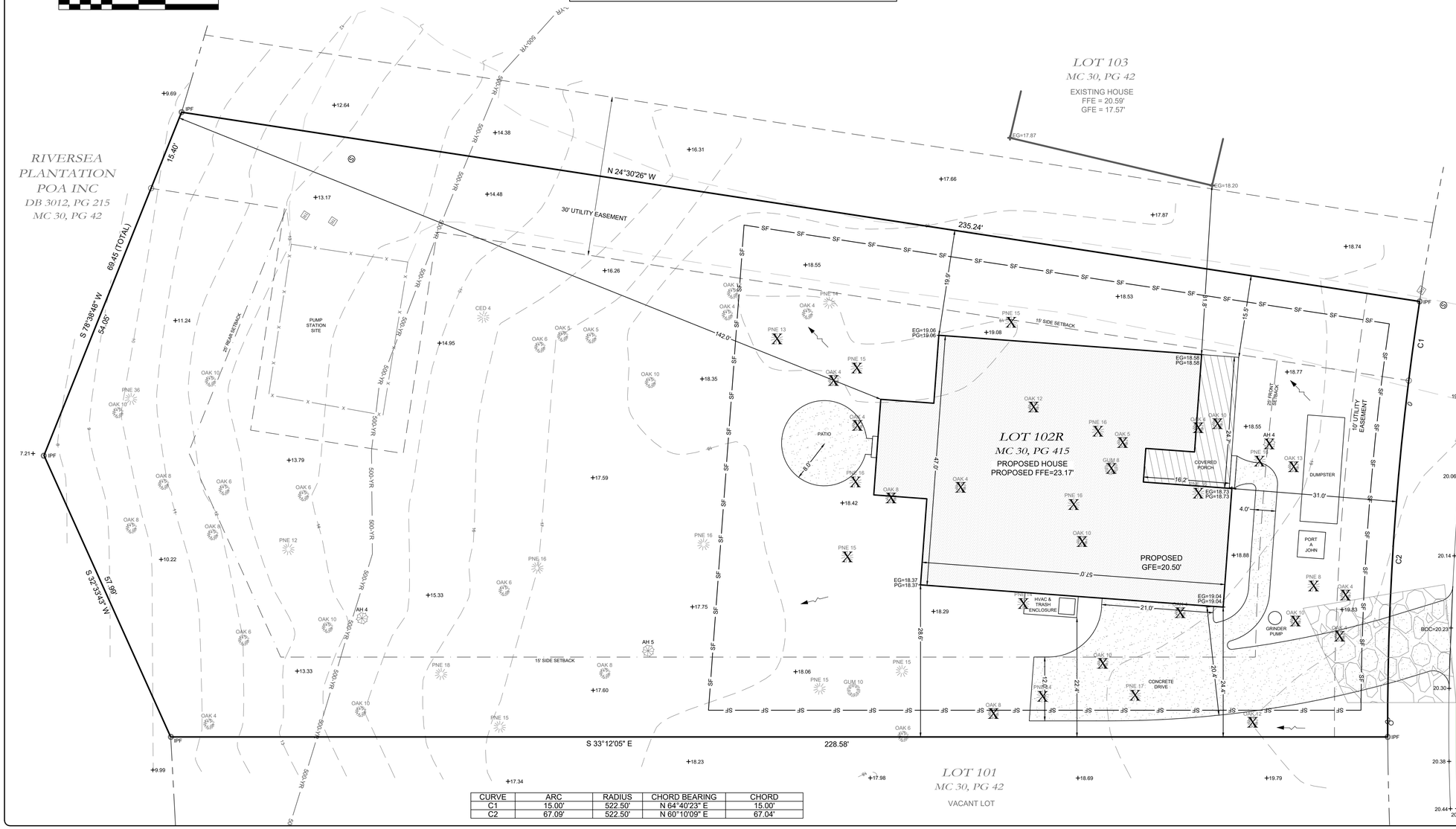


LEGEND:

IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
	IRON ROD SET
CMF	CONCRETE MONUMENT FOUND
PKF	PK NAIL FOUND
PKS	PK NAIL SET
TV	TV RISER
TR	TRANSFORMER
	TELEPHONE RISER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	CLEAN-OUT
S	SANITARY SEWER MANHOLE
D	STORM DRAINAGE MANHOLE
W	WELL
	CURB INLET
	CATCH BASIN
G	GAS METER
	TREES
18	EXISTING CONTOUR
	EASEMENT LINE
	ADJOINER PROPERTY LINE
	SETBACK LINE
100-YR	FLOOD ZONE LINE
	GRAVEL LINE
X	FENCE LINE

NORTH

GRAPHIC SCALE
1"=10'
0 10 20 30



CURVE	ARC	RADIUS	CHORD BEARING	CHORD
C1	15.00'	522.50'	N 64°40'23" E	15.00'
C2	67.09'	522.50'	N 60°10'09" E	67.04'

LOT DATA
PAR ID: 184DA027
PIN: 202807590925
ADDRESS: 633 ASHBURY DRIVE (LOT 102)
OWNER: MDS CONSTRUCTION INC
ZONING: R75
DEED: 3123, PAGE: 650
PLAT: 30, PAGE: 415

LOT AREA = 24,389 SQ. FT. ±, 0.56 AC. ±

IMPERVIOUS SURFACE AREA FOR THIS LOT = 4,464± SQ. FT.
HOUSE = 2,616± SQ. FT.
CONCRETE DRIVE & SIDEWALK = 1,363± SQ. FT.
FRONT PORCH & STEPS = 237± SQ. FT.
HVAC & TRASH ENCLOSURE = 40± SQ. FT.
PATIO = 208± SQ. FT.

MAX. IMPERVIOUS ALLOWABLE - 5,500 SQ. FT.

CERTIFICATE OF ACCURACY AND MAPPING

I, JOSHUA A. EXLINE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). THIS 29TH DAY OF SEPTEMBER, A.D., 2023

I, JOSHUA A. EXLINE, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JOSHUA A. EXLINE, PLS LICENSE NO. L-5421

REVISIONS:

CLIENT INFORMATION:
HAGOOD HOMES
1908 EASTWOOD ROAD, STE 328
WILMINGTON, NC 28403

PARAMOUNTE ENGINEERING
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

EROSION CONTROL PLAN
633 ASHBURY DRIVE (LOT 102)
RIVERSEA - PHASE ONE
PIN: 202807590925 - MC 30, PG 415
LOCKWOOD FOLLY TOWNSHIP
BRUNSWICK COUNTY, N.C.

PROJECT STATUS
CONCEPTUAL LAYOUT:
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONST:

DRAWING INFORMATION
DATE: 09/29/2023
SCALE: 1"=10'
DESIGNED: CFG
DRAWN: JAE
CHECKED:

SEAL
NORTH CAROLINA PROFESSIONAL SEAL L-5421 LAND SURVEYOR JOSHUA A. EXLINE

SV-1

PEI JOB#: 23227.PE