

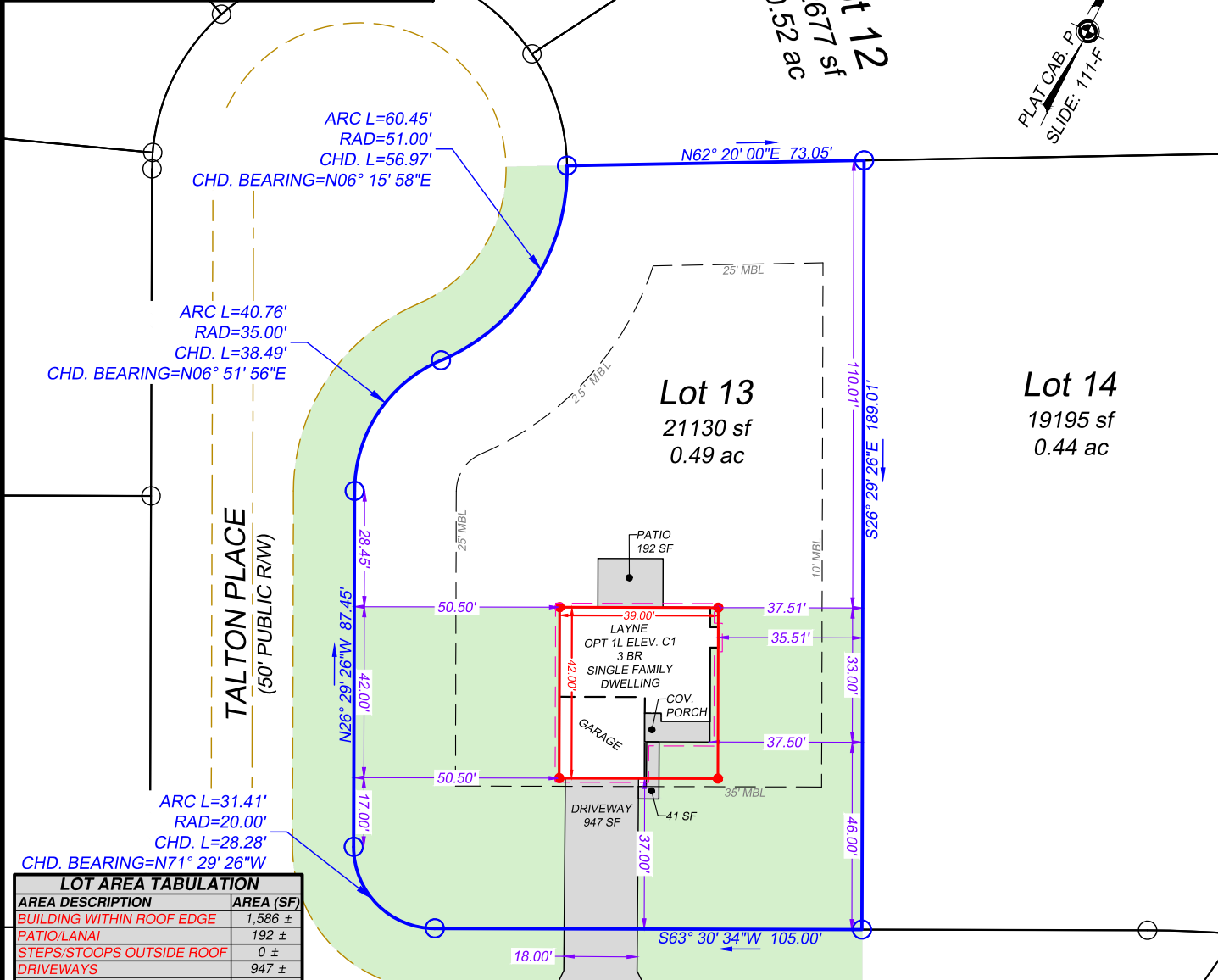
**GENERAL NOTES & PROPERTY DATA**

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS. NO GRID FACTORS APPLIED. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PROPERTY ZONING: R-20.
- PARCEL ID#: 2683389817.
- PARCEL ADDRESS: 201 TALTON FARM DRIVE, PIKEVILLE, NC 27863.
- DEED REFERENCE: DEED BOOK 3912, PAGE 510 - 512 (WAYNE CO. REGISTRY).
- MAP REFERENCE: FINAL PLAT - TALTON FARMS - SECTION THREE.
- MAP RECORDING INFORMATION: PLAT CABINET P. SLIDES 111 - F (WAYNE CO. REGISTRY).
- THE PROPERTY DEPICTED HEREON IS AN EXISTING PARCEL AS DESCRIBED IN THE REFERENCED DEED AND/OR FILED PLAT.
- DRAINAGE AND UTILITY EASEMENTS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
  - ALL OPEN SPACED RESERVED FOR ACCESS AND UTILITY EASEMENTS
  - OTHER EASEMENTS AS SHOWN AND/OR NOTED.
- TYPICAL MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
  - 35 FOOT FRONT SETBACKS.
  - 10 FOOT SIDE SETBACKS.
  - 25 FOOT SIDE-CORNER SETBACKS.
  - 25 FOOT REAR SETBACKS.
  - OTHER SETBACKS AS SHOWN AND/OR NOTED.
- IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NO. 3720268300K DATED JUNE 20, 2018, LOT 13 IS LOCATED IN ZONE "X". THIS REPORT IN NO WAY SUPERCEDES THE ABOVE REFERENCED F.I.R.M.

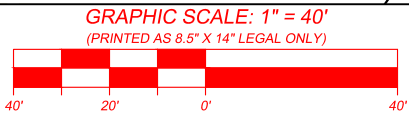
**PRELIMINARY PLAT**  
RELEASED FOR PERMITTING ONLY  
NOT RELEASED FOR CONSTRUCTION

**VICINITY SKETCH**

REVISIONS			
NO.	DESCRIPTION OF REVISION	BY	DATE



LOT AREA TABULATION	
AREA DESCRIPTION	AREA (SF)
BUILDING WITHIN ROOF EDGE	1,586 ±
PATIO/LANAI	192 ±
STEPS/STOOPS OUTSIDE ROOF	0 ±
DRIVEWAYS	947 ±
SIDEWALKS (OUTSIDE ROOF)	41 ±
TOTAL IMPERVIOUS AREA	2,766 ±
SOD	12,415 ±
SEEDED AND/OR REMAINDER	11,149 ±
SIDEWALKS (OFFSITE)	0 ±
TOTAL PROPERTY	21,130 ±



**TYPICAL ELEMENT SYMBOLOGY**

LOT BOUNDARY LINES & TIES		SEWER SERVICE/CLEANOUT	
MINIMUM BUILDING LINES (SETBACKS)		SEWER MAIN OR FORCE MAIN	
EASEMENT LINES		SEWER MANHOLE	
CENTERLINES		WATER MAINS (SIZED AS NOTED)	
CURB & GUTTER OR PAVEMENT EDGE		WATER METER/SERVICE	
STAKING BOX AND CORNERS		FIRE OR FLOW HYDRANT	
ROOF LINES		STORM DRAIN LINES	
EXISTING CONTOUR LINES		SWALE/DITCH/CANAL FLOW LINES	
FENCE LINES (AS NOTED)		STORM CATCH BASIN/AREA DRAIN	
FLOOR PLAIN LINES (AS NOTED)		FLARED END SECT./OUTLET PROT.	
WETLAND LINES		SURFACE WATER FLOW DIRECTION	
SIDEWALKS & CONCRETE		UTILITIES (AS ABBREVIATED)	
PROPOSED SOD AREA		EXISTING SPOT ELEVATIONS	
OPEN WATER/PONDS/LAKES		PROPOSED SPOT ELEVATIONS	

**PLOT PLAN**

**LOT #13  
TALTON FARMS  
SECTION THREE**

BUCK SWAP WAYNE CO. NORTH CAROLINA

**PROPERTY OWNER & BUILDER** NOLAN COMMERCIAL CONTRACTORS, INC.  
754 RAMSEY ROAD, SUITE F  
JACKSONVILLE, NC 28546

SCALE: 1" = 40'      DATE: 07.29.2024  
PROJECT #: 2024-023      SHEET: 1 of 1