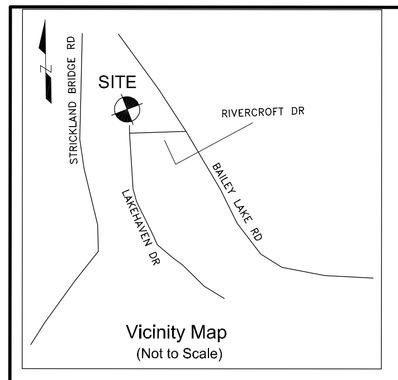


Vicinity Map
(Not to Scale)

LEGEND

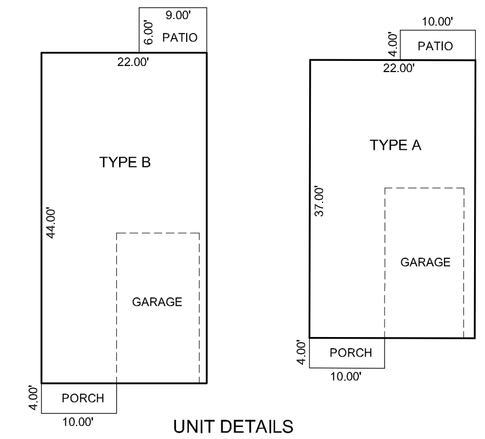
SIR-SET 1/2" IRON REBAR
EIR-EXISTING IRON REBAR
EIP-EXISTING IRON PIPE
ECM-EXISTING CONCRETE MONUMENT
PB-PLAT BOOK
PG-PAGE
R/W-RIGHT OF WAY
DB-DEED BOOK
SF-SQUARE FEET
AC-ACRE(S)
CP-COMPUTED POINT
EIPPT-EXISTING IRON PIPE (PINCH TOP)
EPK-EXISTING PK NAIL
SSMH-SANITARY SEWER MANHOLE

SYMBOLS

-EIR/SIR/EIP/EIPPT
-ECM
-SSMH
-SURVEYED LINE
-TIE LINE
-LINE NOT SURVEYED (ADJOINER)
-EASEMENT LINE
-FLOODLINE/FLOODWAY

NOTES

1. AREA COMPUTED BY COORDINATES.
2. SET IRON PIPES ON ALL CORNERS NOT MONUMENTED
3. ALL DISTANCES ARE HORIZONTAL GROUND.
4. NO NCGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.
5. THERE ARE NO ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN ON MAP.



UNIT DETAILS
(NO SCALE)

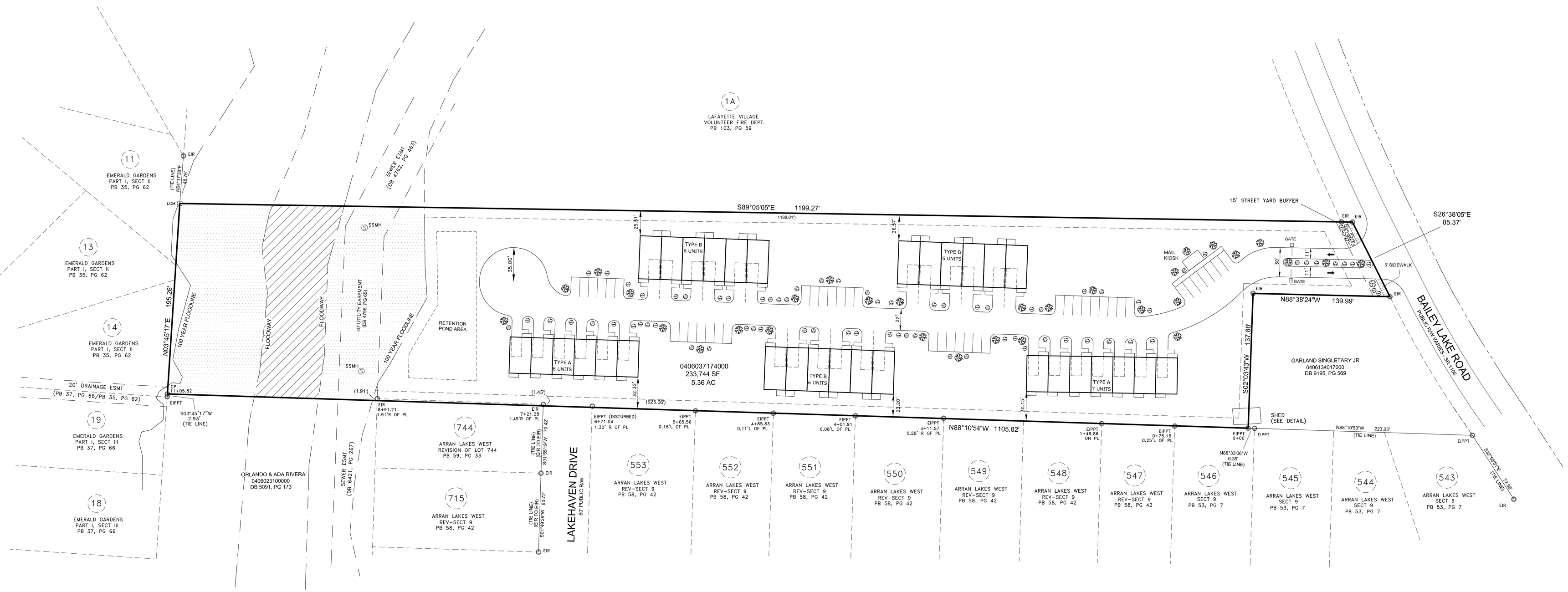
SITE PLAN NOTES

1. SETBACKS SHOWN ARE PER AR ZONING
2. SPACES REQUIRED (2 PER DU -31 DUS)- 62
   PROVIDED - 98 REGULAR
3. ALL SPACES SHOWN ARE 9'x20'
4. -1 UNDERSTORY TREE
   -5 SHRUBS
   -1 CANOPY TREE

LANDSCAPING DATUM

1. STREETSCAPE
   -35 SHRUBS PER 100' - 85.37' ROAD FRONTAGE - 35 SHRUBS
   -PROVIDED - 35 SHRUBS
   -3 CANOPY TREES PER 100' - 85.37' ROAD FRONTAGE - 3 TREES
   -PROVIDED - 3 TREES
   -1 UNDERSTORY TREE PER 100' - 85.37' ROAD FRONTAGE - 1 TREE
   -PROVIDED - 1 TREE
2. SITE & BUILDING
   -CANOPY TREES REQUIRED - 4 TREES PER ACRE-5.36 AC - 21 TREES
   PROVIDED - 21 TREES
   -SHRUBS - REQUIRED -(1@5' BLDG) -1776' BLDG - 355 SHRUBS
   PROVIDED - 355 SHRUBS
3. PARKING AREAS
   -CANOPY TREES REQUIRED (1@12 SPACES) - 98 SPACES - 8 TREES
   PROVIDED - 8 TREESS

NORTH
DB 11937
PG 300



CERTIFICATE OF SURVEY AND ACCURACY

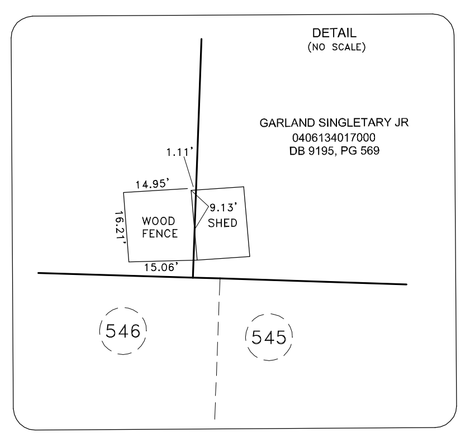
I, MICHAEL J. ADAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 11297, PAGE 300). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN PLAT BOOK 58, PAGE 42 AND PLAT BOOK 35, PAGE 62. THAT THE RATIO OF PRECISION CALCULATED IS GREATER THAN 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND OFFICIAL SEAL THIS 30TH DAY OF JANUARY, 2023

MICHAEL J. ADAMS — PLS L-4491
CFS NC-075

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCE, OR SALES

I, MICHAEL J. ADAMS, BY SIGNATURE ABOVE, ALSO HEREBY CERTIFY THAT THIS THIS PLAT IS OF AN EXISTING PARCEL OR PARCELS OF LAND IN WHICH NO NEW RIGHTS OF WAY HAVE BEEN CREATED OR AN EXISTING RIGHT OF WAY ALTERED OR CHANGED.

GRAPHIC SCALE
0 25 50 100



LANDSCAPING NOTES

1. Deciduous canopy trees shall be a minimum of two inches in caliper and a minimum of eight feet in height above ground level at the time of planting.
2. Understory or ornamental trees shall have a caliper of one and-one-half inches and shall be a minimum of eight feet in height above ground level at the time of planting.
3. Evergreen trees, except Longleaf Pines, shall be a minimum of six feet in height at the time of planting. Longleaf Pines shall be a minimum of three feet in height at time of
4. Shrubbery is to be planted at least 30" from curbing and from end of parking spaces to prevent damage from car
5. Shrubs installed as vehicular use screening are to be maintained at a min. height of 36"; Min. installation height is 24"
6. Site lighting plans require lights to be a min. of 15 feet from trees. Any adjustments in the field need to comply with this standard and be approved by staff.
7. Each tree must be planted such that the root flare is visible at the top of the root ball. Trees where the root flare is not visible will be rejected. Do not cover the root flare with mulch.
8. Do not place mulch in contact with the tree trunk. Keep mulch a min. of 4" away from the trunk base.
9. Any changes to the proposed plant schedule must be approved by the designer of record and staff. In cases where the plant schedule only includes the plant type and does not include the plant species, the contractor shall be required to submit to the City for approval, a detailed plant schedule and associated planting plan prepared by someone knowledgeable about plant material and design, prior to proceeding with installation.
10. Property Perimeter Buffer - In areas where existing vegetation is to be used to satisfy perimeter landscape buffer, the City may determine, after an on-site inspection, that additional planting is required to satisfy the required buffer.
11. In accordance with Article 30-5.B.6. Tree Preservation - Trees 30 inches or greater in diameter at breast height (4.5 feet) are considered Specimen Trees.

The location of all specimen trees shall be noted on the plan along with their size. Removal of healthy specimen trees is discouraged and a fee-in-lieu of preservation is imposed ($100 per caliper inch if removed or if the critical root zone is not protected during construction.)

M.A.P.S.
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C-2589
216 MASON ST
FAYETTEVILLE, N. C. 28301
TELEPHONE: (910) 484-6432
www.mapssurveying.com
SURVEYED BY: SNJMA DRAWN BY: MJA
CHECKED & CLOSURE BY: MJA

SITE PLAN

LEF, LLC
J&K GENERAL CONTRACTORS INC

REFERENCE: DB 11606, PG 227

ADDRESS: BAILEY LAKE RD	SCALE: 1" = 50'
TOWNSHIP: SEVENTY FIRST	DATE: JANUARY 30, 2023
TAX PIN: 0406037174000	ZONING: SF-10
COUNTY: CUMBERLAND	CITY: FAYETTEVILLE, NC