

PRELIMINARY PLOT PLAN FOR
VALENTI HOMES, LLC

LOT 6, GRAHAM SHERRON
3691 GRAHAM SHERRON ROAD
REF: D.B. 1916, PAGE 380
REF: P.B. 51, PAGE 16

BRASSFIELD TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA

JULY 26, 2023

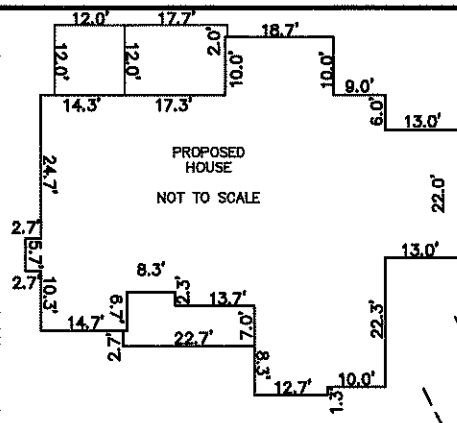
REVISED SEPTEMBER 8, 2023

REVISED OCTOBER 10, 2023

ZONED AR-40

50 25 0 50 100

SCALE 1"=50'



(18)

SHERRON ESTATES
P.B. 51, PG. 16

20' PUBLIC DRAINAGE
EASEMENT
PER P.B. 51, PG. 16

149.97'

PROPOSED SEPTIC AREA

(6)

46,875 S.F.
1.076 AC.

PROPOSED DISTURBED
AREA = 21,750 SQ.FT.

PATIO

SCREEN PORCH

PROPOSED HOUSE

PROPOSED DRIVEWAY

51.0'

150.20'

GRAHAM SHERRON ROAD 60' PUBLIC R/W

N/F
PATRICK MOORE
& AMANDA S. MOORE
D.B. 1476, PAGE 222
P.B. 41, PAGE 54
PIN# 1824-00-40-5207

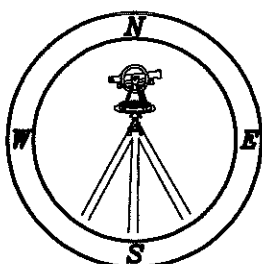
(7)

N/F
PRETTY TERRELL
RODNEY TERRELL
D.B.1773, PG. 656
P.B.25, PG. 165

IMPERVIOUS SURFACE TABLE

HOUSE	3,187 S.F.
SCREEN PORCH	209 S.F.
PATIO	144 S.F.
DRIVEWAY/SIDEWALK	1,891 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	5,259 S.F.
TOTAL LOT AREA	46,875 S.F.
PERCENTAGE OF IMPERVIOUS AREA	11.21 %

THIS SURVEYOR DOES NOT
WARRANTY THE ACCURACY
OF ARCHITECTURAL DIMENSIONS.
THEY ARE TO BE VERIFIED BY
THE CONTRACTOR.



**CAWTHORNE, MOSS
& PANCIERA, P.C.**

Professional Land Surveyors
C-1525

333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

NOTES:

-THIS PLAN DOES NOT REFLECT AN
ACTUAL SURVEY. IT IS A PRELIMINARY
PLAN AND SHOULD BE USED FOR ITS
INTENDED PURPOSE ONLY.
-NOT FOR RECORDATION, CONVEYANCES,
OR SALES.