

PRELIMINARY PLOT PLAN FOR

BRANDYWINE

LOT 44, GRANDIFLORA SUBDIVISION

200 BROADLEAF LANE

REF: P.B. 2024, PAGES 155-157

YOUNGSVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

OCTOBER 1, 2024

ZONED R-30



SCALE 1"=60'



BROADLEAF LANE TYPE III 50' PUBLIC R/W

43  
GRANDIFLORA SUBDIVISION  
B.M. 2024, PAGES 155-157

45  
GRANDIFLORA SUBDIVISION  
B.M. 2024, PAGES 155-157

44  
40,563 S.F.  
0.931 AC.

10' LANDSCAPE  
EASEMENT

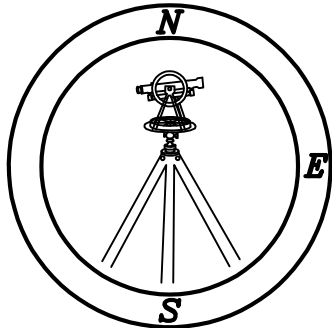
20' GREENWAY  
EASEMENT

PEACH ORCHARD ROAD 60' PUBLIC R/W (NCSR 1114)

IMPERVIOUS SURFACE TABLE

|                            |            |
|----------------------------|------------|
| HOUSE                      | 2,836 S.F. |
| SCREEN PORCH               | 287 S.F.   |
| DRIVEWAY/SIDEWALK          | 1,525 S.F. |
| MISC/UTILITIES             | 24 S.F.    |
| TOTAL IMPERVIOUS AREA      | 4,672 S.F. |
| MAXIMUM IMPERVIOUS ALLOWED | 6,000 S.F. |

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



**CMP**

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.