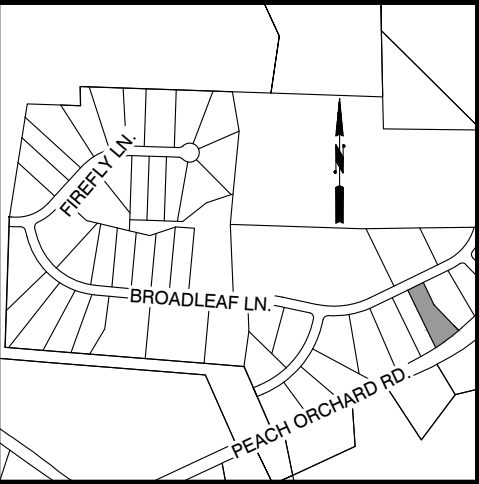


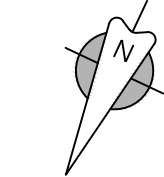


LOCATION MAP
1" = 1000'

SURVEY NOTES:

1. ALL EASEMENTS, RIGHT-OF-WAY'S, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM BOOK OF MAPS 2024, PAGES 155-157NLESS OTHERWISE NOTED.
2. 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.

LEGEND:	
B.M.	Book of Maps
D.B.	Deed Book
PG.	Page
S.F.	Square Feet
AC.	Acres
—X—	Fence
—W—	Water pipe
—SS—	Sanitary sewer pipe
—SD—	Storm drain pipe
—OU—	Overhead utility
○	Ex. Property Corner
●	New 3/4" Iron Pipe
○	Calculated point
⊗	Water Meter
⊕	Sanitary Sewer Cleanout
⊙	Sanitary Sewer Manhole
⊞	Power Pedestal
⊟	Power Pole
⊠	Telephone Pedestal
⊡	Cable Pedestal



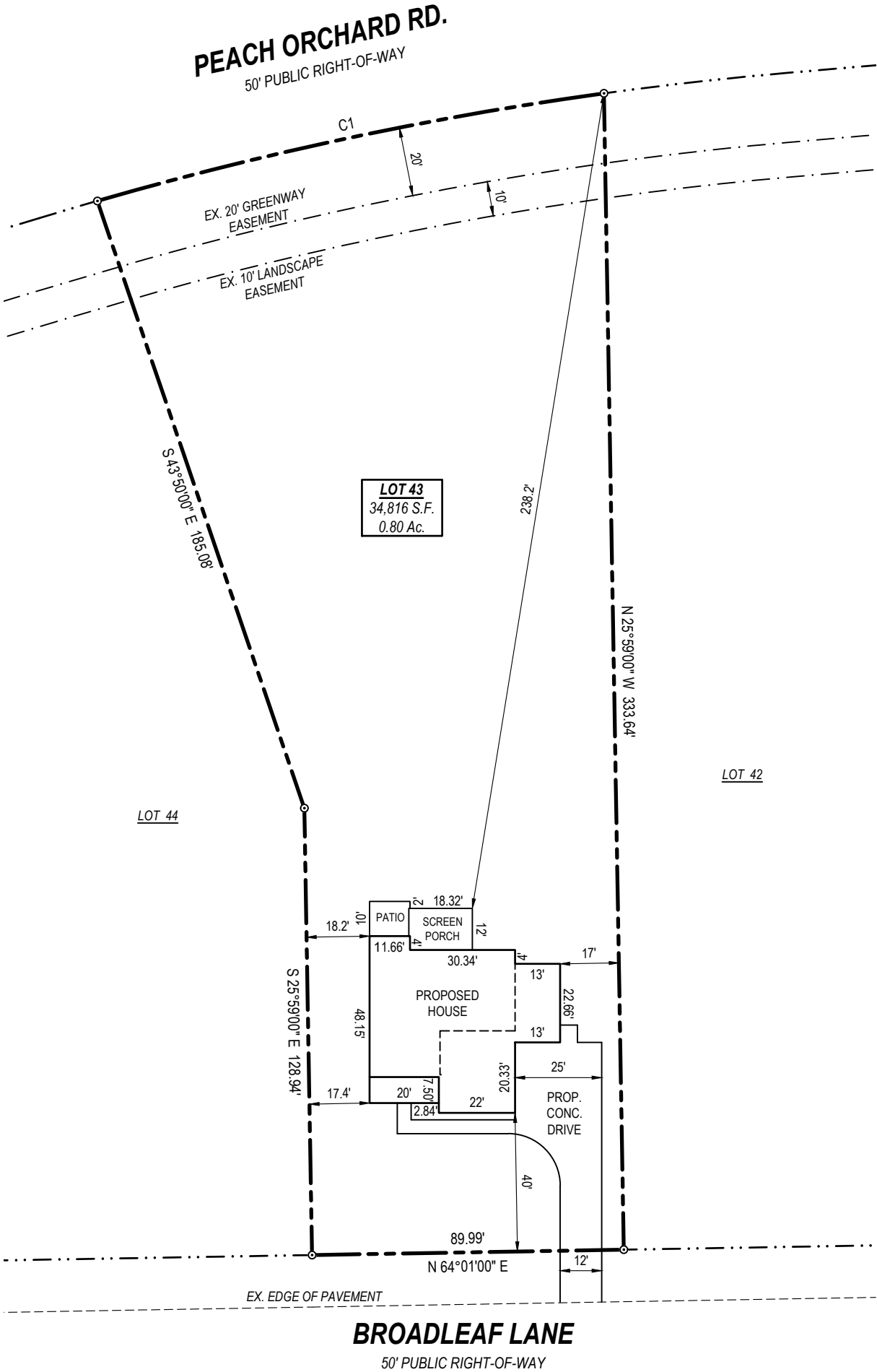
B.M. 2024, PGS. 155-157

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1035.55'	149.60'	149.47'	S 53°00'48" W

SITE DATA	
CLIENT	ICG HOMES
SITE ADDRESS	190 BROADLEAF LANE
PIN	N/A
SUBDIVISION	GRANDIFLORA
PLAT REFERENCE	B.M. 2024, PGS. 15-157, LOT 43
LOT SIZE	0.80 ACRES
ZONING	R-30
EXISTING USE	VACANT

IMPERVIOUS AREAS (S.F.)	
HOUSE	2477
CONC. DRIVE/WALK	1291
PATIO	114
TOTAL	3882

BUILDING SETBACKS	
FRONT	30'
SIDE	10'
REAR	25'



PRELIMINARY
FOR BUILDING PERMIT
PURPOSES ONLY

TAYLOR
LAND CONSULTANTS, PLLC
License # P-0829
1600 Olive Chapel Rd., #140
Apex, NC 27502
(919) 801-1104

LOT DEVELOPMENT PLAN

LOT 43, GRANDIFLORA SUBDIVISION
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY, NC

REVISIONS		DATE: 07/22/2024 DRAWN BY: BR	SITE PLAN C-1
1			
		 SCALE: 1" = 40'	