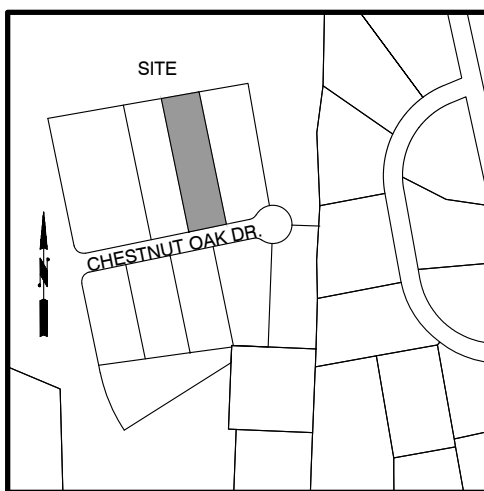


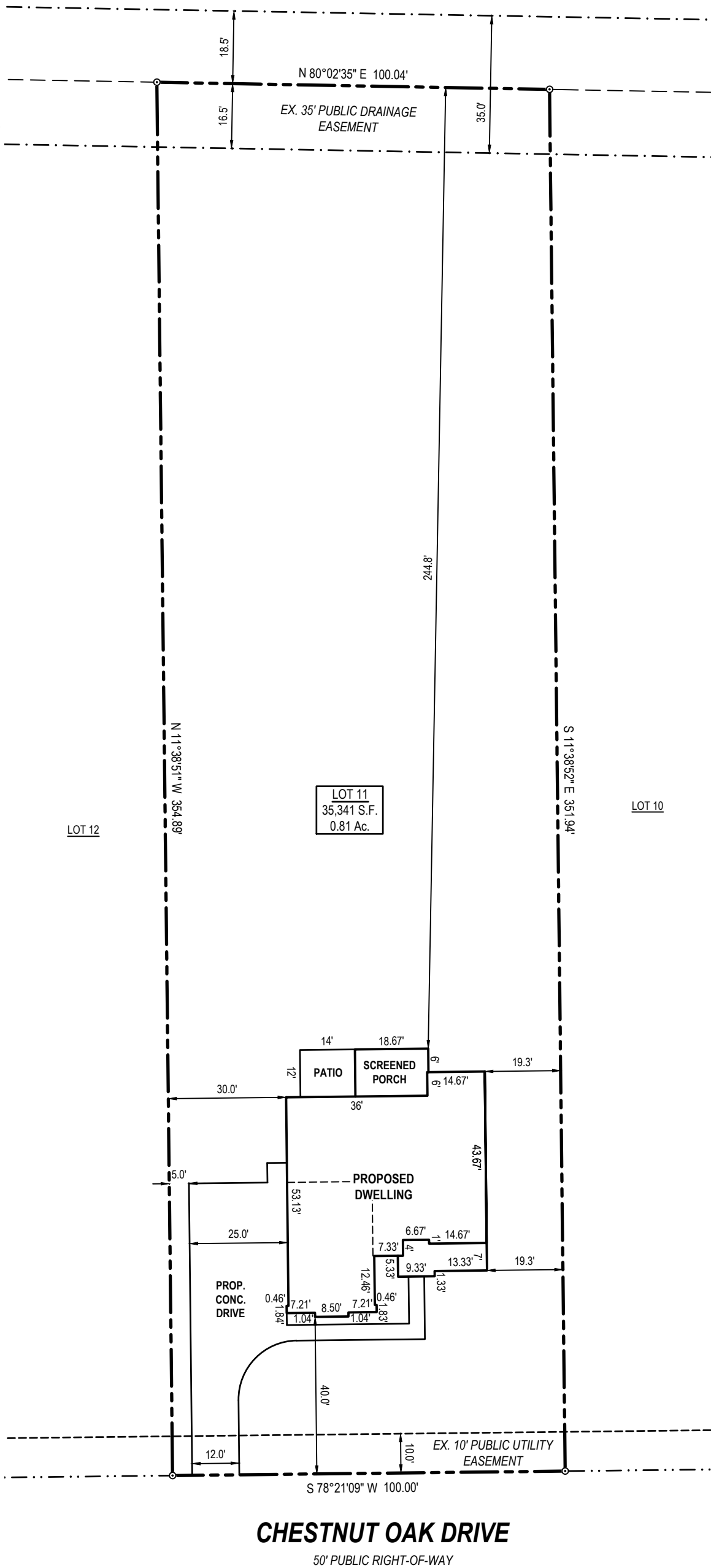
SITE DATA	
CLIENT	ICG HOMES
SITE ADDRESS	45 CHESTNUT OAK DRIVE
PIN	1833-60-7531
SUBDIVISION	SORRELL OAKS SUB.
PLAT REFERENCE	B.M. 2024, PGS. 21-24, LOT 11
LOT SIZE	0.81 ACRES
ZONING	R-30
EXISTING USE	VACANT

IMPERVIOUS AREAS (S.F.)	
HOUSE	2799
CONC. DRIVE/WALK	1674
PATIO	168
TOTAL	4473
MAX	7000

BUILDING SETBACKS	
FRONT	30'
SIDE	10'
REAR	25'

SURVEY NOTES:

1. ALL EASEMENTS, RIGHT-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC., REFERENCED FROM BOOK OF MAPS 2024, PAGES 21-24 UNLESS 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	○	Ex. Property Corner
D.B.	Deed Book	●	New 3/4" Iron Pipe
PG.	Page	○	Calculated point
S.F.	Square Feet	⊗	Water Meter
AC.	Acres	Ⓜ	Sanitary Sewer Cleanout
—x—	Fence	Ⓢ	Sanitary Sewer Manhole
—w—	Water pipe	Ⓟ	Power Pedestal
—ss—	Sanitary sewer pipe	Ⓢ	Power Pole
—sd—	Storm drain pipe	Ⓢ	Telephone Pedestal
—ou—	Overhead utility	Ⓢ	Cable Pedestal
		Ⓢ	Gas Meter
		Ⓢ	AC Condenser

LOT DEVELOPMENT PLAN

LOT 11, SORRELL OAKS SUBDIVISION PHASE 1
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY, NC

REVISIONS			DATE: 02/02/2024
			DRAWN BY: BR



SCALE: 1" = 30'

SITE PLAN

C-1