

LEGEND

- EIP

EIR

IPS

BK

PG

R/W

N/F

MAI

AC

SW

SP

CP

P

DW

FP

PAVEMENT

PROPERTY LINE (PER BK 2024 PG 23)

ADJOINERS

EASEMENT

SETBACKS

FENCE
- EXISTING IRON PIPE

EXISTING IRON REBAR

IRON PIPE SET

BOOK

PAGE

RIGHT OF WAY

NOW OR FORMALLY

BOUNDARY CORNER FOUND

BOUNDARY CORNER SET

COMPUTED POINT

MAX. ALLOWED IMPERVIOUS

UTILITY VALVE

UTILITY MANHOLE

UTILITY HAND HOLE

WATER METER

UTILITY POLE

LIGHT POLE

FIRE HYDRANT

CLEAN OUT

CATCH BASIN

ELECTRIC PEDESTAL / BOX

TELEPHONE PEDESTAL / BOX

CABLE PEDESTAL / BOX

A/C UNIT

CONCRETE SIDEWALK

SCREENED PORCH

COVERED PORCH

CONCRETE PATIO

CONCRETE DRIVEWAY

FIREPLACE

LOT INFORMATION

OWNER: SORREL OAKS DEVELOPMENT, LLC
PIN: 1833-60-3795
PLAT: BK 2024, PGS 21-24

LAND USE: RESIDENTIAL
ETJ: FRANKLIN COUNTY
ZONING: R-30

LOT AREA: 30,000 SF / 0.689 AC
MAI: 7,000 SF

PROPOSED IMPERVIOUS:
HOUSE: 2,899 SF
DRIVEWAY: 958 SF
SIDEWALK: 253 SF
COVERED PORCH: 83 SF
SCREENED PORCH: 230 SF
STEPS: 26 SF
FIREPLACE: 19 SF
AC PAD: 9 SF
TOTAL IMPERVIOUS: 4,477 SF
PERCENT IMPERVIOUS: 14.92%

CURVE TABLE

CURVE #	LENGTH	RADIUS	BEARING	CHORD
C1	38.06'	25.00'	N 31°57'44" E	34.49'

SPANISH OAK DRIVE
50' PUBLIC RIGHT OF WAY
BK 2024 PG 23

10' PUBLIC
UTILITY EASEMENT
(PER BK 2024 PG 23)

10' x 70'
SIGHT TRIANGLE
(PER BK 2024 PG 23)

CONTROL CORNER #1
(BK 2024 PG 23)
NAD 83 / NSRS 2011 / SPC
N: 830,882.57'
E: 2,136,429.50'

N/F
SORREL OAKS DEVELOPMENT, LLC
LOT 16
PIN: 1833-60-5728
ZONE: R-30
PLAT: BK 2024 PGS 21-24

04/11/24
2:54 PM EDT
dotloop verified

LOT
15

35' PUBLIC
DRAINAGE EASEMENT
(PER BK 2024 PG 23)

CONTROL CORNER #2
(BK 2024 PG 23)
NAD 83 / NSRS 2011 / SPC
N: 830,653.07'
E: 2,136,488.56'

N/F
SORREL OAKS DEVELOPMENT, LLC
LOT 14
PIN: 1833-60-4446
ZONE: R-30
PLAT: BK 2024 PGS 21-24

N/F
SORREL OAKS DEVELOPMENT, LLC
LOT 13
PIN: 1833-60-5438
ZONE: R-30
PLAT: BK 2024 PGS 21-24



SCALE:
1" = 30 ft.



BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS

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NCBELS FIRM# C-2378

VICINITY MAP - NTS



I, F. REX COOPER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE PROPERTY LINES SHOWN ARE BASED ON DEEDS OR PLATS AS REFERENCED HEREON; THAT THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

PRELIMINARY

F. REX COOPER, PLS. DATE
NC LICENSE NO. L-4269

THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE, OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR

THIS MAP IS OF AN EXISTING PARCEL OF LAND AND IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

PLOT PLAN SURVEY

EXCLUSIVELY FOR
COPPER BUILDERS

SORREL OAKS SUBDIVISION - PHASE 1 - LOT 15
20 SPANISH OAK DRIVE, YOUNGSVILLE, NC
FRANKLIN COUNTY

DATE: 02/08/24 DRAWN BY: JKF CHECKED BY: FRC

BCS# 230000 REFERENCE: BK 2024 PGS 21-24 SCALE: 1" = 30'