



TOWN of LOUISBURG
NORTH CAROLINA
Charming Since 1779

Date Received 11/25/2024
Receipt # _____
Fee \$50

ZONING PERMIT # 2024-11-121

- ☒ New Building Construction ☐ Major Remodel (increase in sq. footage) ☐ Demolition
☐ Minor Remodel (no increase in sq. footage) ☐ Business Sign ☐ New Business/New Use

SITE ADDRESS: 111 Halifax Rd.

PARCEL NUMBER: 017213 ZONING: R-1

DESCRIPTION OF PROJECT: New Single Family Home 1,266 square feet.

OWNER: Family Building Company II LLC

OWNER'S MAILING ADDRESS: 1016 Mockingbird Drive

CITY: Raleigh STATE: NC ZIP: 27615

PHONE #: 919-995-5927 EMAIL: permitting@familybuildingco.com

APPLICANT (if different than owner): _____

APPLICANT'S MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE #: _____ EMAIL: _____

REQUIRED SUBMITTAL MATERIAL FOR MAJOR REMODELS AND NEW CONSTRUCTION

- ☒ Site plan of the property with existing and proposed setbacks
☒ Specifications, descriptions, drawings, showing the proposed exterior alterations, additions or new construction

Is this property individually listed on the National Historic Register? ☐ YES ☒ NO

Is this property listed in the Local Historic District? ☐ YES ☒ NO

Applicants Certification

I certify that all of the statements made in this application and any attached documentation are true, complete and correct to the best of my knowledge and belief and are made in good faith. I understand that false information may result in the rejection of this permit or subsequent revocation of this permit. Authorized town officials are granted right of entry to make evaluations or inspections as to compliance and to release information upon public request. *I further understand that a Certificate of Compliance shall be required and issued by the Town of Louisburg prior to the Certificate of Occupancy.*

Matthew Szalecki

Signature of Owner/Applicant

11/25/24

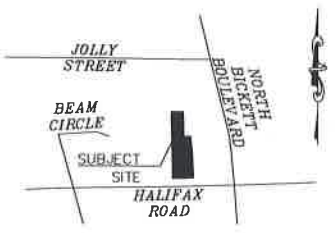
Date

This permit is issued pursuant to information contained herein and provided by the owner and/or agent. Information determined to be false or failure to comply with all appropriate Statutes, Codes, and Regulations may result in the immediate revocation of this permit.

[Signature]
Louisburg Planning & Zoning Official

11/25/2024
Date

Special Requirements/Notes: _____



VICINITY MAP N.T.S.

BEARINGS SHOWN HEREON ARE BASED ON NAD83(EPOCH2011)

- TITLE AND BOUNDARY NOTES**
1. THE SURVEYOR WAS NOT PROVIDED A TITLE REPORT FOR THIS PROJECT. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAYS, EASEMENTS, UTILITIES, COVENANTS, EXCEPTIONS, CONVEYANCES, LEASES AND EXCLUSIONS PREVIOUSLY IMPOSED AND APPEARING OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE ROBOTIC TOTAL STATION BASED ON CONTROL ESTABLISHED USING A TRIMBLE R10 GPS UNIT UTILIZING THE NORTH CAROLINA GNSS CORS REAL TIME NETWORK WITH A RELATIVE PRECISION OF .04' AT THE 95% CONFIDENCE LEVEL.
 3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
 4. COMBINED FACTOR = 0.99997780845491
 5. GEOID MODEL IS CONUS GEOID18
 6. CLASS A SURVEY

SURVEYORS CERTIFICATE

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 1559, PG. 622); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION DERIVED FROM RECORD SOURCES REFLECTED ON THIS MAP; AND THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS REFLECTED HEREON; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)."

ZONING

ZONE: R-1

SETBACKS

FRONT YARD: 30'
SIDE YARD: 15'
REAR YARD: 20'

WATERSHED

TAR PAMLICO

SYMBOL LEGEND

- SURVEYED LINE
- LINE NOT SURVEYED
- EASEMENT
- C.P. POINT NOT SET
- MONUMENT FND
- I.P. / I.B. FND
- I.P. / I.B. SET
- SPOT ELEVATIONS
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SIGN
- VINYL FENCE (VNF)
- WOOD FENCE (WOF)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- FIRE HYDRANT
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- CANT.
- CANTILEVER
- O/L
- ON LINE
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- YARD INLET
- ELECTRIC METER
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- O/H
- OVERHANG
- R/O
- ROOF OVER
- D.C.
- DEPRESSED CURB
- R.O.W.
- RIGHT OF WAY
- PLAT.
- PLATFORM
- B/W
- BAY WINDOW
- C/E
- CELLAR ENTRANCE
- A/C UNIT
- STAKE
- CENTERLINE
- FENCE
- MAS.
- MASONRY

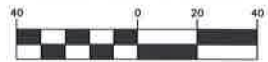
IMPERVIOUS SURFACE COVERAGE

LOT AREA
19,168 S.F.

BUILDING = 1,266 S.F.
PATIO = 137 S.F.
DRIVEWAY = 540 S.F.

TOTAL = 1,943 S.F.
10% IMPERVIOUS

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



SCAN ME

N: 859660.30
E: 2208966.34
US STATE PLANK,
NAD83 (2011),
ZONE N.C.

HALIFAX ROAD
(VARIABLE WIDTH)

Clifford
Wagner

Digitally signed
by Clifford
Wagner
Date: 2024.10.22
19:14:27 -04'00'



SCALICE
land surveying

mjslandsurvey.com P:984-240-7999
266 W. Millbrook Road, Raleigh, NC 27609

DR.:GS CREW.:TN SCALE: 1" = 40'
DATE SURVEYED: 06/27/2024 JOB NO. 24-3396

PIN
2805-99-0608

SITE PLAN OF

111 HALIFAX ROAD
LOUISBURG, NC 27549
AS DESCRIBED IN
DEED BOOK 1559, PAGE 622
SITUATE
LOUISBURG TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA

FIRM LICENSE NO. C-4482

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE DEEMED TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) COPIATIONS ON THIS BOUNDARY SURVEY MAP BEARING THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE STATE OF NORTH CAROLINA. (4) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE KNOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (5) THE OFFSET (IN INCHES) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND ARE NOT INTENDED TO COVER THE LOCATION OF EXISTING OR PROPOSED IMPROVEMENTS. (6) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IS NOT SHOWN AND ARE NOT GUARANTEED. (7) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, CONDITIONS AND/OR RIGHTS OF ANY OF RECORD, IF ANY, MAY NOT BE SHOWN OR ADDRESSSED AND ARE NOT GUARANTEED.