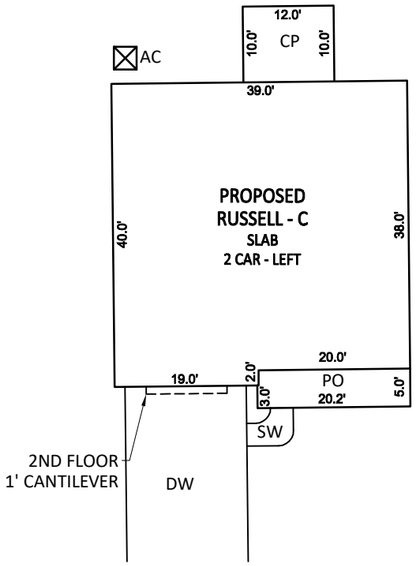



INSET SCALE: 1"=20'

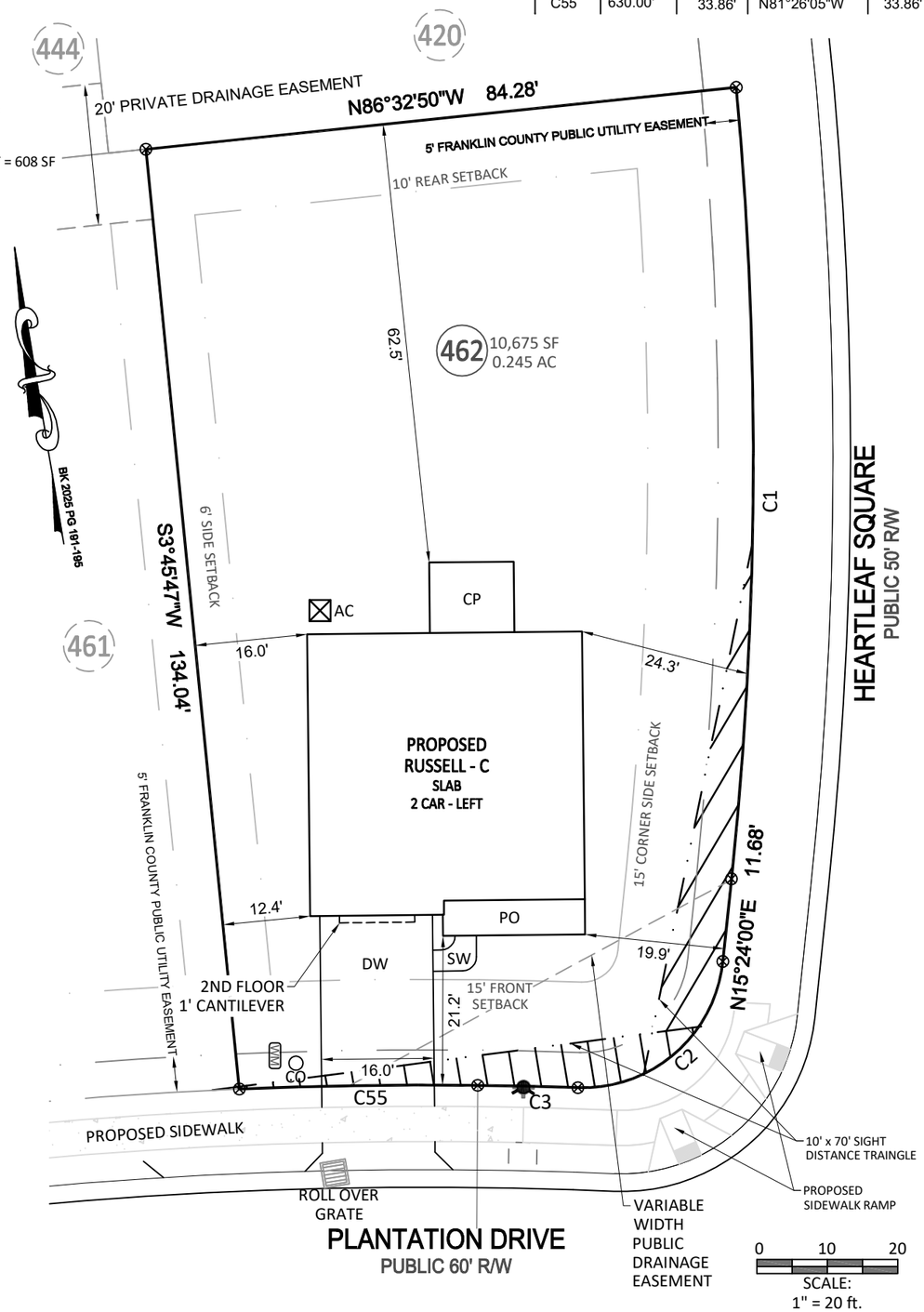
## LOT INFORMATION:

PIN: IN REVIEW
REFERENCE: IN REVIEW
TOTAL LOT AREA = 0.245 AC = 10,675 SF
HOUSE = 1,520 SF
PORCH = 101 SF
SIDEWALK = 25 SF
DRIVEWAY = 386 SF
COVERED PORCH = 120 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,161 SF
PERCENT IMPERVIOUS = 20.24%
MAXIMUM IMPERVIOUS = 3,500 SF

LANDSCAPE AREA = 10,420 SF
CONCRETE AREA IN RIGHT-OF-WAY = 608 SF

BUILDING SETBACKS
FRONT - 15'
REAR - 10'
SIDE - 6'
CORNER SIDE - 15'

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHD BEARING | CHORD |
| C1 | 575.00' | 112.63' | S09°47'39"W | 112.45' |
| C2 | 20.00' | 30.02' | S58°24'09"W | 27.28' |
| C3 | 630.00' | 14.23' | N79°14'53"W | 14.23' |
| C55 | 630.00' | 33.86' | N81°26'05"W | 33.86' |




## NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
5. THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
6. THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
7. NO INVESTIGATION INTO THE EXISTENCE OF JURISDICTIONAL WETLANDS, FLOOD ZONES OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM. ALL LINES SHOWN, IF ANY, ARE SCALED FROM THE RECORDED PLAT.
8. 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.
9. PROPERTY IS NOT IN A FLOOD HAZARD AREA PER FEMA FIRM MAP NO. 3720184400K PANEL 1844, 3720184300K PANEL 1843 EFFECTIVE DATE 4-16-2013.
10. ZONING: R-8 (PER FRANKLIN CO. GIS)
11. BUILDER/DEVELOPER: MUNGO HOMES
    2521 SCHIEFFELIN ROAD
    APEX, NC 27502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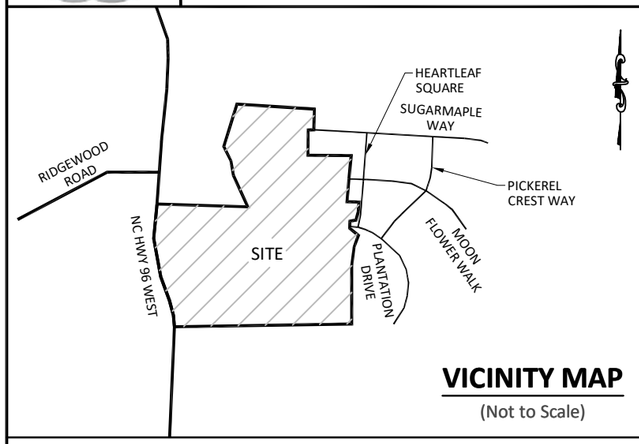


**VICINITY MAP**
(Not to Scale)

**LEGEND**

PO = COV. FRONT PORCH/PATIO
CP = COV. REAR PORCH/PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONCRETE DRIVEWAY
SP = SCREENED PORCH/PATIO
P = CONCRETE PATIO
⊗ = COMPUTED POINT
○ = IRON PIPE FOUND (IPF)
◉ = IRON PIPE SET (IPS)
● = SCRIBE FOUND/SET (SS)
WM = WATER METER
CO = CLEAN OUT
AC = AIR CONDITIONER
© = CABLE PEDESTAL
Ⓢ = SEWER MANHOLE
T = TELEPHONE PEDESTAL
CB = CATCH BASIN/CURB INLET
☼ = LIGHT POLE
HH = HAND HOLE/UTILITY VAULT
EB = ELECTRIC BOX/TRNSFRMR
= FIRE HYDRANT
DI = DRAIN INLET/YARD INLET

I, SONYA A. WARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK ); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. L-4017
DATED:

PRELIMINARY

This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

BUILDER TO VERIFY HOUSE LOCATION DIMENSIONS AND REVIEW TOTAL IMPERVIOUS NOTED ON THIS PLOT PLAN

# PRELIMINARY PLOT PLAN
FOR
# MUNGO HOMES

**WINSTON RIDGE - PHASE 4-5 - LOT 464**
85 PLANTATION DRIVE, YOUNGSVILLE, NC
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY

DATE: 5/16/25 DRAWN BY: AHB CHECKED BY: SAW

REFERENCE: BK 2025 PG 191-195 BCS# 250109 SCALE: 1" = 20'