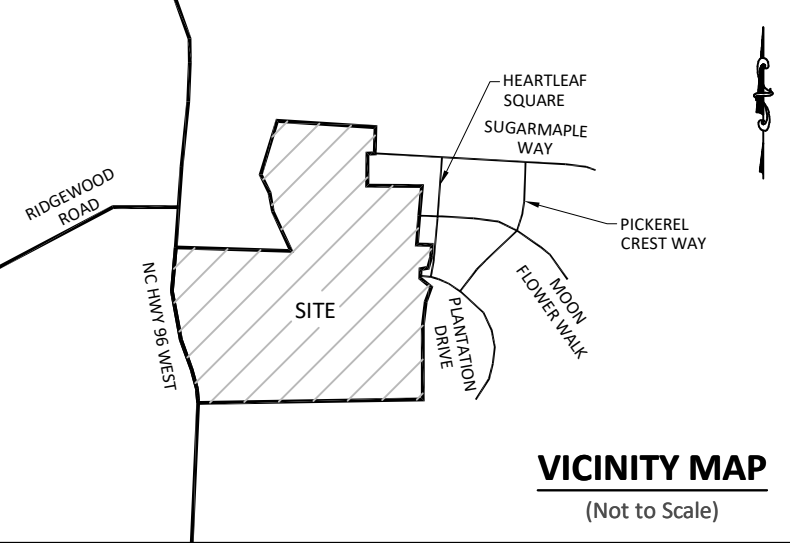




Bateman Civil Survey Company

Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, NC 27539 Ph: 919.577.1080 Fax: 919.577.1081
www.batemancivilsurvey.com info@batemancivilsurvey.com
NCBELS Firm No. C-2378



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
☎ = TELEPHONE PEDESTAL
CB = CATCH BASIN/CURB INLET
☀ = LIGHT POLE
☎ = HAND HOLE/UTILITY VAULT
☎ = ELECTRIC BOX/TRNSFRMR
☎ = FIRE HYDRANT
DI = DRAIN INLET/YARD INLET
SDT = SIGHT DISTANCE TRIANGLE
⋈ = WATER VALVE

SONYA A. WARD, CERTIFY THAT THIS PLAT WAS
RAWN UNDER MY DIRECT SUPERVISION FROM A
URVEY MADE UNDER MY SUPERVISION (PLAT BOOK
EFERENCED IN TITLE BLOCK); THAT THE
OUNDARIES NOT SURVEYED ARE CLEARLY
DICATED AS DRAWN FROM INFORMATION LISTED
NDER REFERENCES; THAT THE RATIO OF PRECISION
S CALCULATED IS 1:10,000+; AND THAT THIS MAP
TEETS THE REQUIREMENTS OF THE STANDARD OF
RACTICE FOR LAND SURVEYING IN NORTH
AROLINA. L-4017
ATED:

PRELIMINARY

This map is of an existing parcel of land
and is only intended for the parties and
purposes shown. This map not for
recording. 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 452
161 SUGARMAPLE WAY, YOUNGSVILLE, NC
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY

DATE: 12/30/25 DRAWN BY: AHB CHECKED BY: SAW

REFERENCE: BK 2025 PG 191-195

BCS# 250109

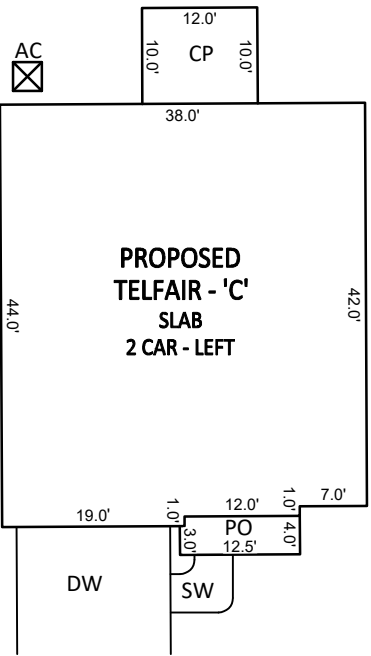
SCALE: 1" = 20'

LOT INFORMATION:

PIN: 1844-50-5227
REFERENCE: DB: 2338 PGS: 212-217
TOTAL LOT AREA = 0.189 AC = 8,224 SF
HOUSE = 1,646 SF
PORCH = 50 SF
SIDEWALK = 34 SF
DRIVEWAY = 384 SF
COVERED PORCH = 120 SF
AC PAD = 9 SF
PROPOSED IMPERVIOUS = 2,243 SF
PERCENT IMPERVIOUS = 27.27%
MAXIMUM IMPERVIOUS = 3,500 SF

CONCRETE AND LANDSCAPE AREA		
TYPE		S.F.
CONCRETE		974'
LANDSCAPE		6,269'

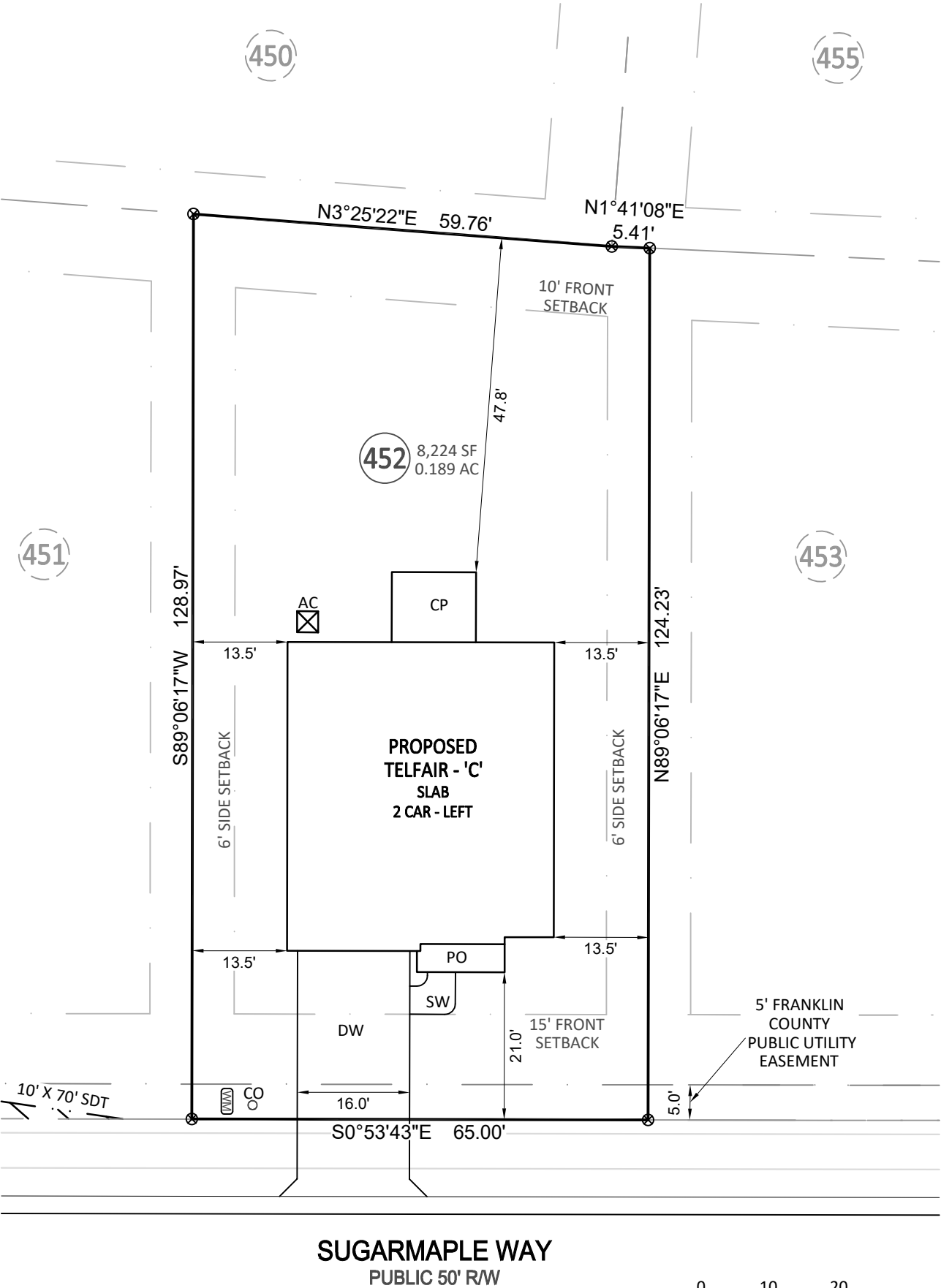
BUILDING SETBACKS
FRONT - 15'
REAR - 10'
SIDE - 6'
CORNER SIDE - 15'



INSET SCALE: 1"=20'

NOTES:

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF SONYA A. WARD, PLS.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- 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.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM UNLESS OTHERWISE SHOWN.
- THIS MAP IS NOT FOR RECORDATION AND SHOULD BE REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- THE BASIS OF NORTH AND ALL EASEMENTS, RIGHTS-OF-WAYS, BUFFERS, SETBACKS AND ADJOINERS, ETC. REFERENCED IN TITLE BLOCK.
- 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.
- 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.
- PROPERTY IS NOT IN A FLOOD HAZARD AREA PER FEMA FIRM MAP NO. 3720184400K PANEL 1844, 3720184300K PANEL 1843 EFFECTIVE DATE 4-16-2013.
- ZONING: R-8 (PER FRANKLIN CO. GIS)
- BUILDER/DEVELOPER: MUNGO HOMES
2521 SCHIEFFELIN ROAD
APEX, NC 27502



SUGARMAPLE WAY
PUBLIC 50' R/W

