

LOCATION MAP
1" = 500'

SITE DATA	
CLIENT	ICG HOMES
SITE ADDRESS	35 SPANISH OAK DRIVE
PIN	1833-61-4182
SUBDIVISION	SORRELL OAKS SUB.
PLAT REFERENCE	B.M. 2024, PGS. 21-24, LOT 28
LOT SIZE	1.38 ACRES
ZONING	R-30
EXISTING USE	VACANT

IMPERVIOUS AREAS (S.F.)	
HOUSE	4128
CONC. DRIVE/WALK	1424
PATIO	165
POOL	800
TOTAL	6517
MAX	7000

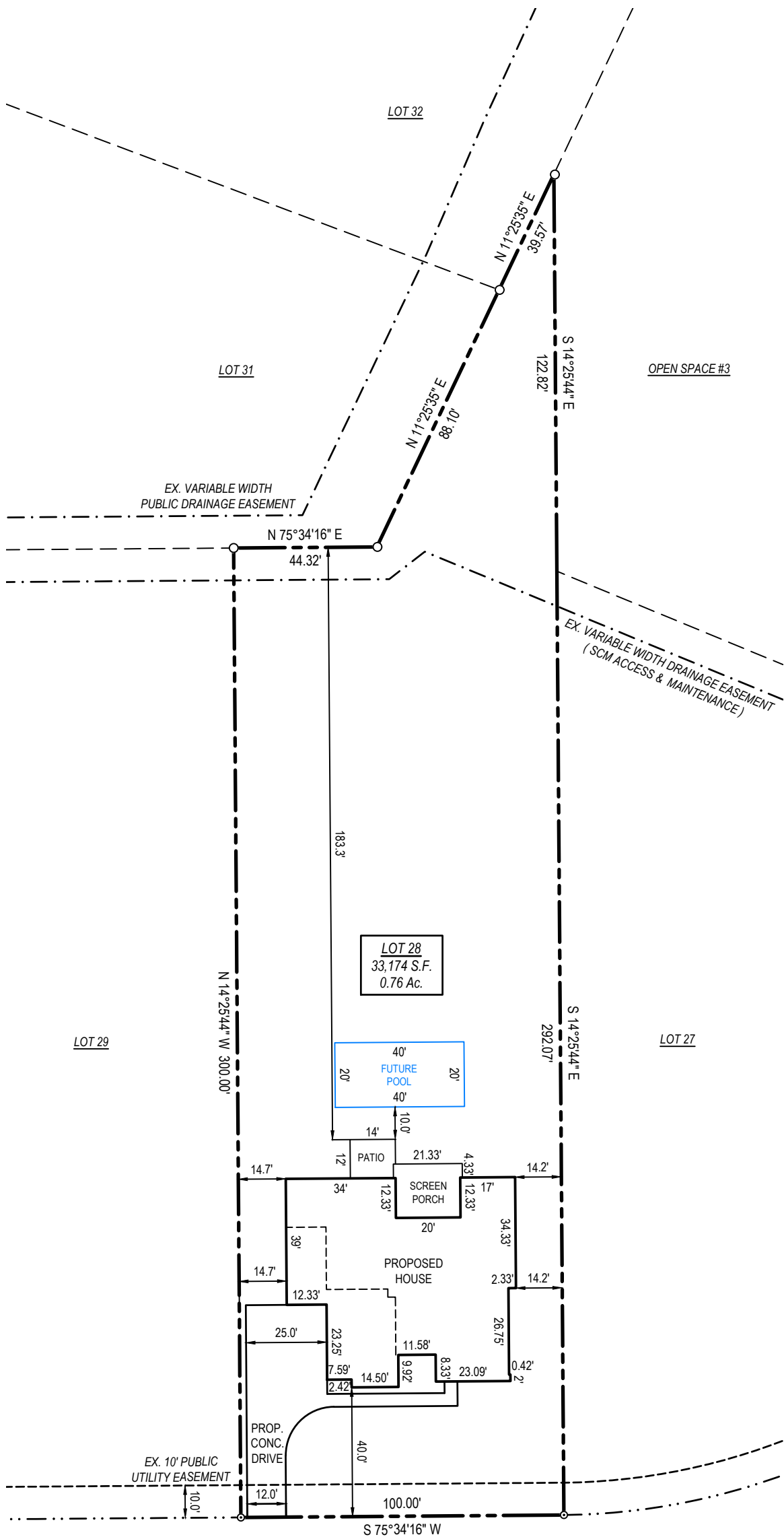
BUILDING SETBACKS	
FRONT	30'
SIDE	10'
REAR	25'

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		
S.F.	Square Feet	⊙	Calculated point
AC.	Acres	Ⓜ	Water Meter
—x—	Fence	Ⓢ	Sanitary Sewer Cleanout
—w—	Water pipe	Ⓢ	Sanitary Sewer Manhole
—SS—	Sanitary sewer pipe	Ⓟ	Power Pedestal
—SD—	Storm drain pipe	Ⓢ	Power Pole
—OU—	Overhead utility	Ⓢ	Telephone Pedestal
		Ⓢ	Cable Pedestal
		Ⓢ	Gas Meter
		Ⓢ	AC Condenser



SPANISH OAK DRIVE
50' PUBLIC RIGHT-OF-WAY



LOT DEVELOPMENT PLAN

LOT 28, SORRELL OAKS SUBDIVISION PHASE 1
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY, NC

REVISIONS			DATE: 06/17/2025
			DRAWN BY: BR
			

SITE PLAN

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