

PRELIMINARY PLOT PLAN FOR

BRANDYWINE

LOT 13, GRANDIFLORA SUBDIVISION

35 FIREFLY LANE

REF: P.B. 2024, PAGES 155-157

YOUNGSVILLE TOWNSHIP

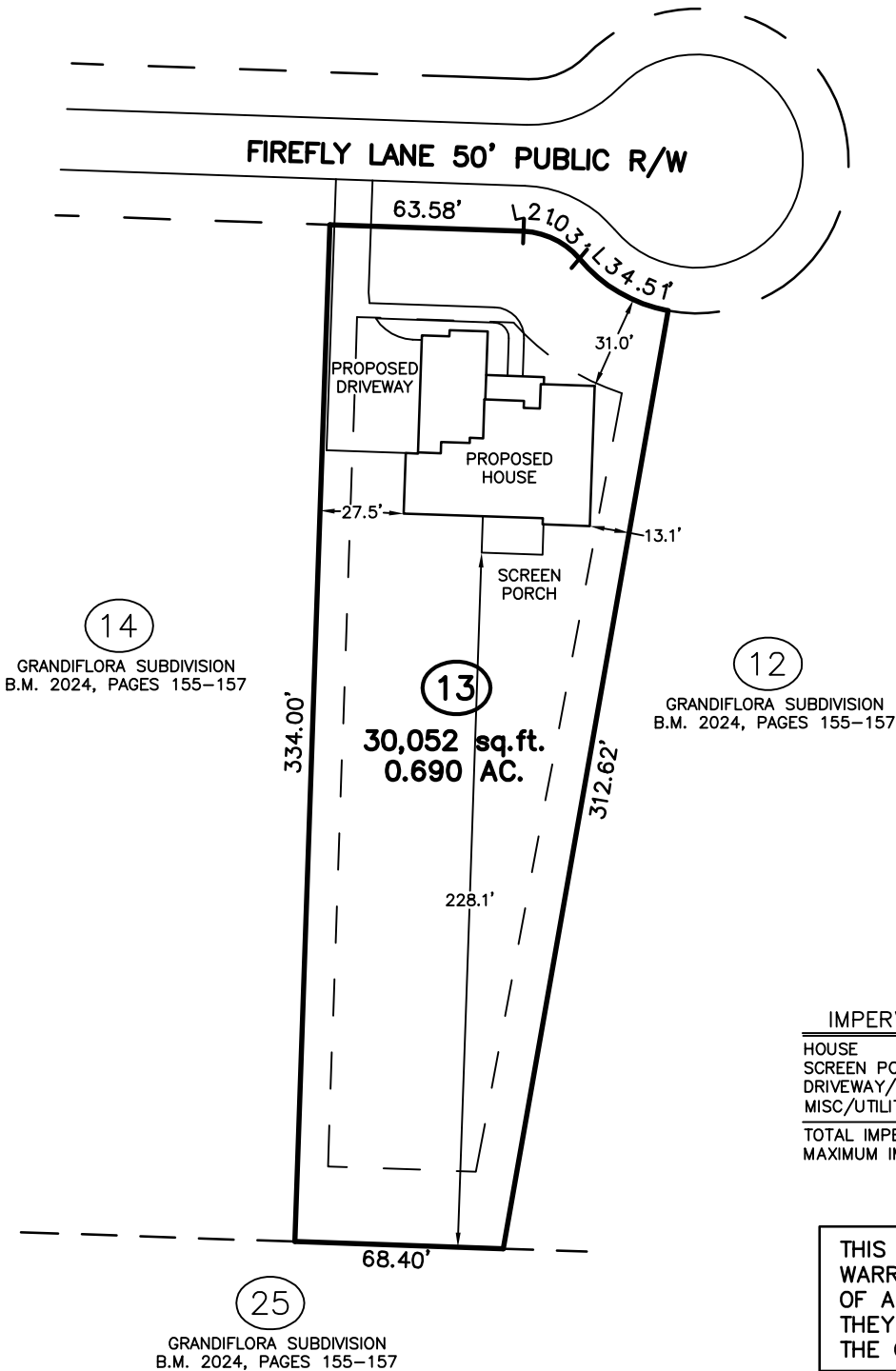
FRANKLIN COUNTY, NORTH CAROLINA

MAY 29, 2025

ZONED R-30



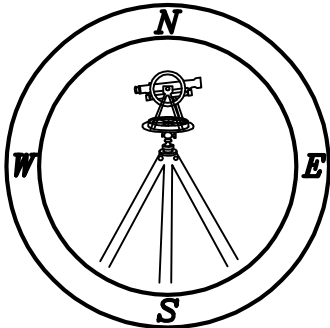
SCALE 1"=60'



IMPERVIOUS SURFACE TABLE

HOUSE	3,010 S.F.
SCREEN PORCH	239 S.F.
DRIVEWAY/SIDEWALK	1,931 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	5,198 S.F.
MAXIMUM IMPERVIOUS ALLOWED	6,000 S.F.

THIS SURVEYOR DOES NOT WARRANTY THE ACCURACY OF ARCHITECTURAL DIMENSIONS. THEY ARE TO BE VERIFIED BY THE CONTRACTOR.



CMP

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NOTES:
-THIS PLAN DOES NOT REFLECT AN ACTUAL SURVEY. IT IS A PRELIMINARY PLAN AND SHOULD BE USED FOR ITS INTENDED PURPOSE ONLY.
-NOT FOR RECORDATION, CONVEYANCES, OR SALES.