



LOT INFORMATION:

PIN: 1844-50-8219
REFERENCE: DB: 2338 PGS: 212-217
TOTAL LOT AREA = 0.201 AC = 8,773 SF
HOUSE = 2,351 SF

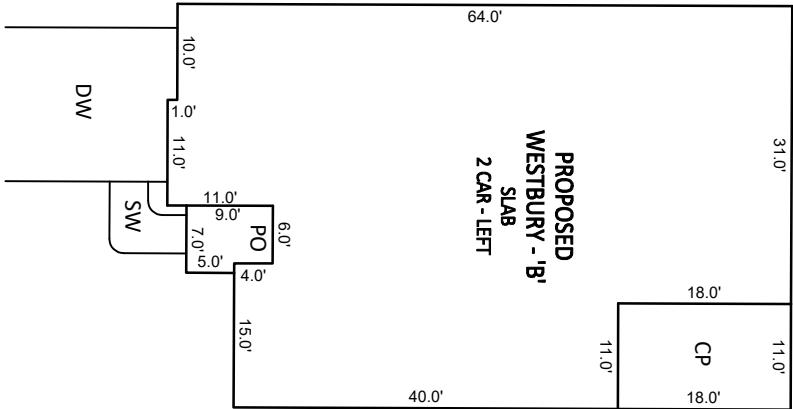
PORCH = 59 SF
SIDEWALK = 46 SF
DRIVEWAY (TO P/U) = 326 SF
COVERED PORCH = 198 SF
PROPOSED IMPERVIOUS = SF
PERCENT IMPERVIOUS = 34.07%
MAXIMUM IMPERVIOUS = 3,500 SF

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

BUILDING SETBACKS

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

CONCRETE AND LANDSCAPE	
TYPE	S.F.
CONCRETE	541'
LANDSCAPE	6,208'



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.

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



446

518

517

516

10' PRIVATE DRAINAGE
EASEMENT (EACH SIDE OF LOT)

20' PRIVATE DRAINAGE
EASEMENT

447
8,773 SF
0.201 AC



PROPOSED
WESTBURY - 'B'
SLAB
2 CAR - LEFT

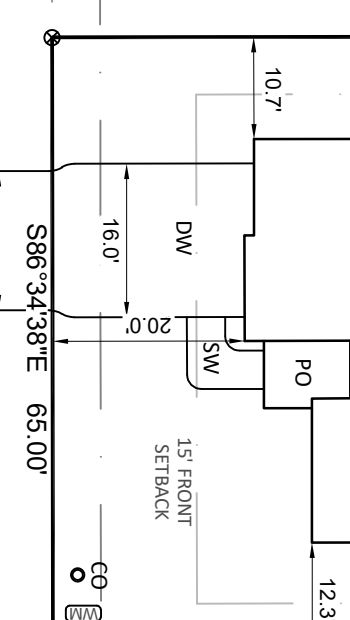
448

S3°25'22"W 134.98'

N3°25'22"E 134.98'

6' SIDE SETBACK

6' SIDE SETBACK



5' FRANKLIN COUNTY
PUBLIC UTILITY EASEMENT

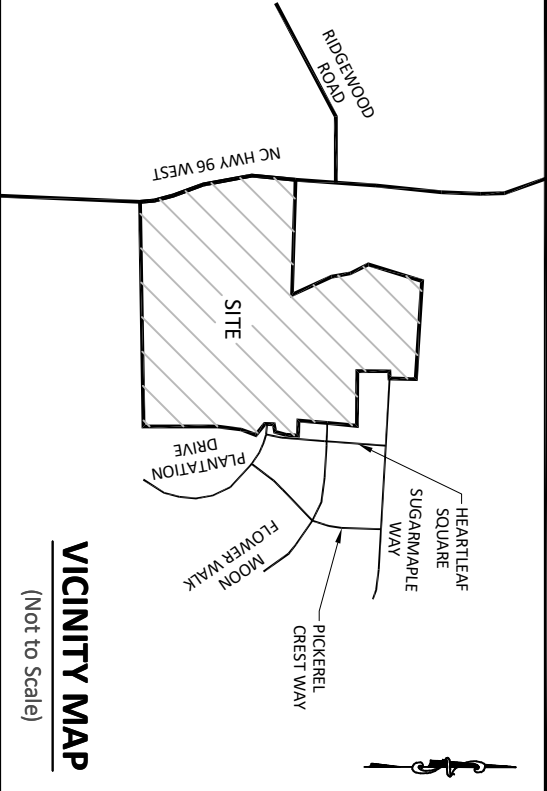
MOON FLOWER WALK
PUBLIC 50' R/W



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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)
- ◯ = WATER METER
- CO = CLEAN OUT
- AC = AIR CONDITIONER PAD
- ⊙ = 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

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 447
81 MOON FLOWER WALK, YOUNGSVILLE, NC
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY

DATE: 6/4/25 DRAWN BY: SLA CHECKED BY: SAW

REFERENCE: BK 2025 PG 191-195

BCS# 250109

SCALE: 1" = 20'