

LEGEND

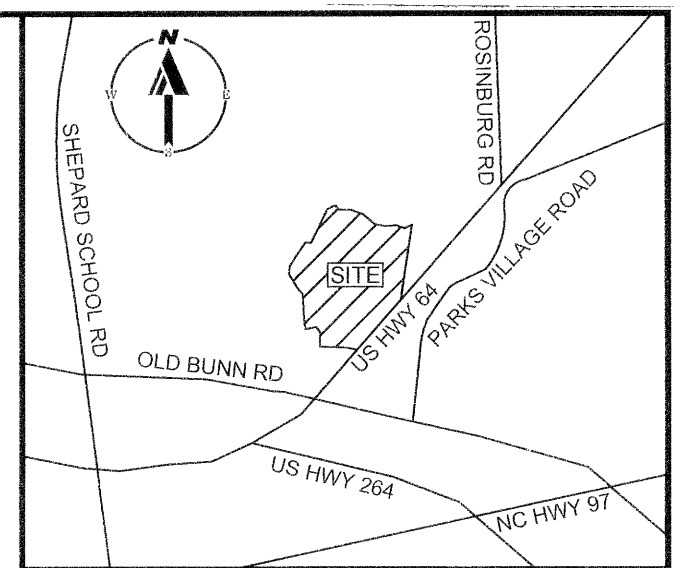
—	LINE SURVEYED
- - -	LINE NOT SURVEYED
□	CMF
○	IPF
○	IRF
○	IRON REBAR FOUND
○	IRON PIPE SET
●	COMPUTED POINT
XX	LOT NUMBER
XXX	ADDRESS

N/F
AUTUMN LAKES OWNERS
ASSOCIATION INC
PIN: 2706-61-9205
DB 17572, PG 15
"OPEN SPACE LOT 4"
BM 2019, PG 452
OLD LOT AREA:
604,148 SF OR 13.869 AC
NEW LOT AREA:
595,585 SF OR 13.673 AC

WAKE COUNTY, NC 302
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/13/2021 16:00:39
BOOK: BM2021 PAGE: 01611

SEE SHEET 1 FOR NOTES, CERTIFICATIONS & LINE TABLES

SEE SHEET 10 FOR CURVE TABLES



LOCATION MAP
NOT TO SCALE

REFERENCES:

DB 8919, PG 956
MB 1995, PG 171
DB 3066, PG 605
DB 8231, PG 1844
DB 8192, PG 1003
DB 16919, PG 678
DB 15435, PG 765
DB 16478, PG 1190
DB 11497, PG 68
DB 8476, PG 1626
DB 17036, PG 567

PHASE III AREA TABULATION:

AREA IN LOTS: 883,028 SF/20.271 ACRES
AREA IN OPEN SPACE (PHASE III): 1,502,459 SF/34.492 ACRES
AREA IN OPEN SPACE (PHASE I): 595,585 SF/13.673 ACRES
AREA IN PUBLIC R/W: 293,186 SF/6.731 ACRES
TOTAL SITE AREA: 3,274,258 SF/75.167 ACRES

OPEN SPACE AREA TABULATION:

PHASE I:
OLD OPEN SPACE 4: 604,148 SF/13.869 AC
AREA TO BE SUBDIVIDED: 8,563 SF/0.196 AC
NEW OPEN SPACE 4: 595,585 SF/13.673 AC
PHASE III:
OPEN SPACE 1: 10,878 SF/0.249 AC
OPEN SPACE 2: 54,364 SF/1.248 AC
OPEN SPACE 3: 1,437,217 SF/32.994 AC
TOTAL: 1,502,459 SF/34.492 AC
TOTAL OPEN SPACE AREA: 2,098,044 SF/48.165 AC

MAJOR SUBDIVISION PLAT

FOR
AUTUMN LAKES SUBDIVISION
PHASE 3

LGI HOMES - NC, LLC
PINS: 2706-72-9236, 2706-72-1355, 2706-61-9205
DB 16919 PG 678, DB 17036 PG 567, DB 17572 PG 15
TOWN OF ZEBULON, LITTLE RIVER TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FILE NO.
NSR162057

DATE
08/30/2021

FIELD DATE
02/28/2018

4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612 919.578.9000
www.bohlerengineering.com

■ UPRSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA ■ SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA ■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

CREW CHIEF: NK, DET: DET, REVIEWED: JT/TET, APPROVED: TET, SCALE: 1" = 50', DWG. NO.: 7 OF 10

SETBACK TABLE
PER CONSTRUCTION DRAWINGS

FROM STREET RIGHT-OF-WAY (FRONT): 20'
SIDEYARD: 5'/12' AGGREGATE
REARYARD: 20'
MAX BUILDING HEIGHT: 2 STORIES

SITE OWNERS TABLE:

OWNER: LGI HOMES - NC, LLC & AUTUMN LAKES OWNERS ASSOCIATION INC.
SITE ADDRESS: 0 OLD BUNN RD, 0 PARKS VILLAGE RD & 644 CRACKLING CT
ZONING: R-13-SUD
SPECIAL USE PERMIT CASE NUMBER: SU 2017-02
NUMBER OF LOTS: 157 (NOT INCLUDING OPEN SPACE AREAS)

