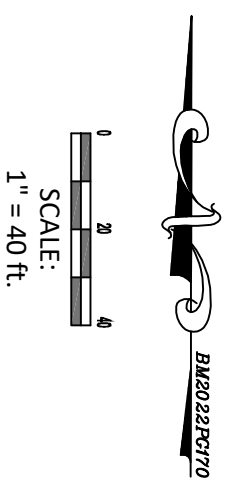


INSET SCALE: 1" = 20'

NOTES:

1. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
2. THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
3. 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.
4. 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 OR RIPARIAN BUFFERS PERFORMED BY THIS FIRM.
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. THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 3720187100J, DATED APRIL 16, 2013.
10. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF YOUNGSVILLE AND NCDOT STANDARDS AND SPECIFICATIONS.
11. ZONING IS R-30, WS 11.
12. PROPERTY OWNER: ASHTON WOODS HOMES.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C13	425.00'	37.62'	37.61'

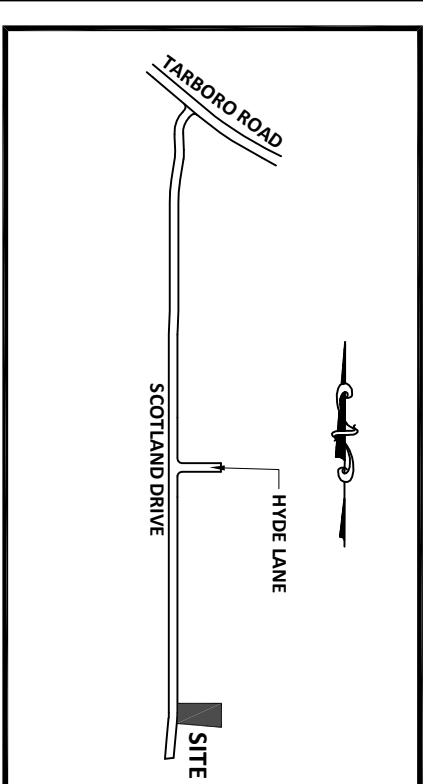
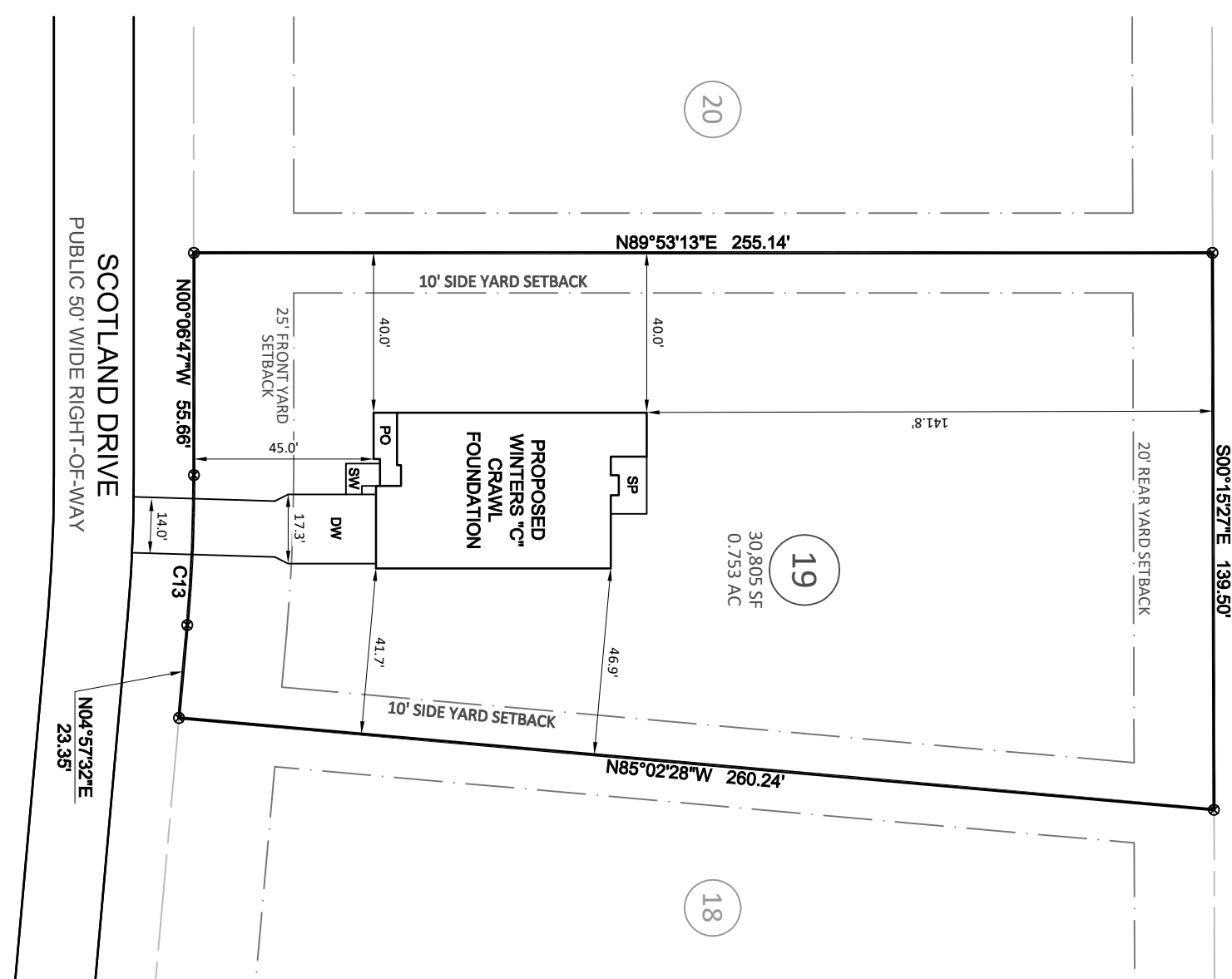


SCALE:
1" = 40 ft.

PLAT REFERENCE:
BM 2022, PGS 145-147

N/E
ALAN J HILLS &
JEANNE D HILLS
D.B. 1811, PG. 882
M.B. 1998 PAGE 412
PIN #1871-63-7471

LOT INFORMATION:
PIN: 1871-62-3276
TOTAL LOT AREA = 0.753 AC = 30,805 SF
MAXIMUM IMPERVIOUS = 4,384 SF
PROPOSED IMPERVIOUS = 3,299 SF
BLDG = 2,300 SF
SP = 119 SF
PO = 103 SF
SW = 56 SF
DW = 721 SF
PERCENT IMPERVIOUS = 10.71%



VICINITY MAP

(Not to Scale)

LEGEND
PO = PORCH
P = PATIO
SP = COVERED PORCH OR PATIO
CP = COVERED PORCH OR PATIO
WD = WOOD DECK
SW = SIDEWALK
DW = CONC DRIVEWAY
● = COMPUTED POINT
⊗ = IRON PIPE FOUND
⊙ = IRON PIPE SET
⊕ = WATER METER
⊖ = CLEANOUT
AC = AIR CONDITIONER
⊞ = ELECTRIC BOX
⊟ = CABLE BOX
⊠ = TELEPHONE PEDestal
⊡ = LIGHT POLE
⊢ = CURB INLET
⊣ = YARD INLET
⊤ = FIRE HYDRANT
⊥ = WATER VALVE
⊦ = SEWER MANHOLE

BUILDING SETBACKS:
FRONT = 25 ft
SIDE = 10 ft
REAR = 20 ft
CORNER = 25 ft

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

ASHTON WOODS HOMES

CARTER'S PLACE - LOT 19
285 SCOTLAND DRIVE, YOUNGSVILLE, NC
YOUNGSVILLE TOWNSHIP, FRANKLIN COUNTY

DATE: 10/19/22 DRAWN BY: ASF CHECKED BY: SPC
REFERENCE: BM 2022, PGS 169-171 PROJECT# 220520 SCALE: 1"=40'