PRELIMINARY PLOT PLAN FOR **LENNAR** LOTS 47-50, TRIVIUM AT BRIER CREEK, PH.2 EPIPHANY ROAD REF: P.B. 199, PAGES 219-222 TRIANGLE TOWNSHIP DURHAM COUNTY, NORTH CAROLINA AUGUST 14, 2018 ZONING PDR 6.850 30 15 60 1"=30" SCALE 2,090 sq.ft 0.048 AC. 2,100 sq.ft 0.048 AC. (10'x23' 2' SEWER SETBACK SCM ACCESS AND MAINTE3NANCE EASEMENT (P.B. 197, PG. 318) (51)2.2'-OPEN SPACE LOT 49 IMPERVIOUS SURFACE TABLE LOT 47 IMPERVIOUS SURFACE TABLE HOUSE SCREEN PORCH 1,265 S.F. 100 S.F.