

VICINITY MAP (NTS)

LEGEND
 AC=AIR CONDITIONING UNIT
 AG=ABOVE GROUND
 BOC=BACK OF CURB
 BG=BELOW GROUND
 CATV=CABLE TV
 CB=CATCH BASIN
 CYRD=COVERED
 DW=CONC DRIVEWAY
 EB=ELECTRIC BOX
 EM=ELECTRIC METER
 EOP=EDGE OF PAVEMENT
 EP=ELECTRIC PEDESTAL
 FH=FIRE HYDRANT
 ICV=IRRIGATION CONTROL VALVE
 LP=LIGHT POLE
 MTR=METER
 N/F=NOW OR FORMERLY
 PO=PORCH
 PP=POWER POLE
 RCP=REINFORCED CONC PIPE
 R/W=RIGHT OF WAY
 SCO=CLEANOUT
 SW=SIDEWALK
 TP=TELEPHONE PEDESTAL
 TF=TRANSFORMER
 WM=WATER METER
 WV=WATER VALVE
 EIP=EXISTING IRON PIPE
 EIR=EXISTING IRON ROD



THIS EXHIBIT MAP IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

NICHOLAS M. FRENCH, PLS L-4817 DATE

THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION. NO TITLE REPORT PROVIDED.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

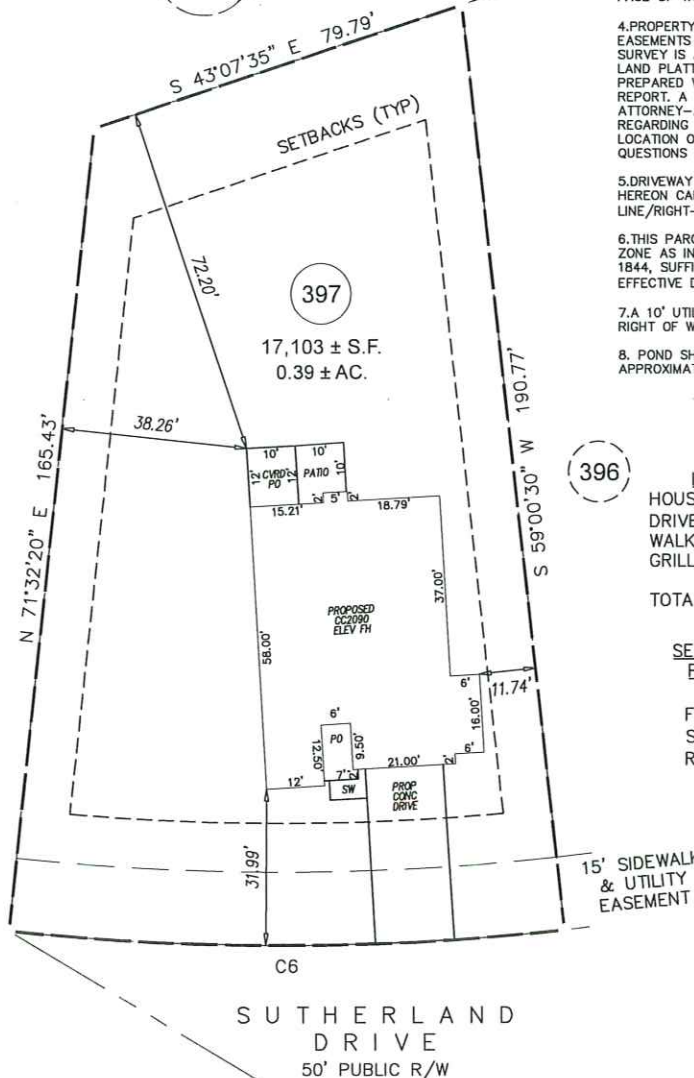
GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.
4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
5. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.
6. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD ZONE AS INDICATED ON CID NO. 370377 PANEL 1844, SUFFIX J FRANKLIN COUNTY WITH AN EFFECTIVE DATE OF 4/16/2013.
7. A 10' UTILITY EASEMENT ABUTS ALL STREET RIGHT OF WAYS INTERIOR OF LOTS.
8. POND SHOWN HEREON SCALED IN AND IS APPROXIMATE



APPROXIMATE POND LOCATION

OPEN SPACE
 PEM ENTITIES, LLC
 B.M. 2012, PG. 108



396

IMPERVIOUS AREA

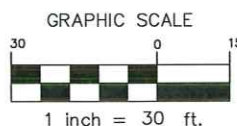
HOUSE	2,421 SQ.FT.
DRIVE TO R/W	580 SQ.FT.
WALK	33 SQ.FT.
GRILL DECK	112 SQ.FT.
TOTAL	3,146 SQ.FT.

SETBACKS ZONE R30

PER PB 2021, PG

378-380(3)

FRONT	25'
SIDE	10'
REAR	20'



PRELIMINARY
 PLOT PLAN

REAR OPTIONS CHANGED PER REQUEST 07-02-2024 VH
 REVISION: MOVED HOUSE BACK 5' PER REQUEST 05-13-2024 TKR
 REVISION: MOVED HOUSE AND ADDED POND LOCATION PER REQUEST 08-01-2023 SEER

PROJECT: 2021 CAVINESS SUTHERLAND	
DRAWN BY: SEER	
SURVEYED BY: N/A	
SCALE: 1"=30'	
FIELD WORK: N/A	DWG DATE: 07-27-2023

FOR
 CAVINESS & CATES
 SUTHERLAND DRIVE
 LOT 397 SUTHERLAND STATION SUBDIVISION
 FRANKLIN TWP., FRANKLIN CO., NC
 P.B. 2021, PG. 378-380(3)

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