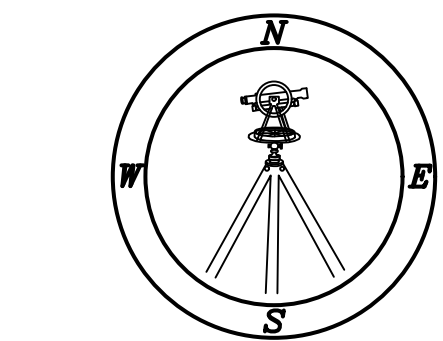




CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR RECORDATION
SALES OR CONVEYANCES

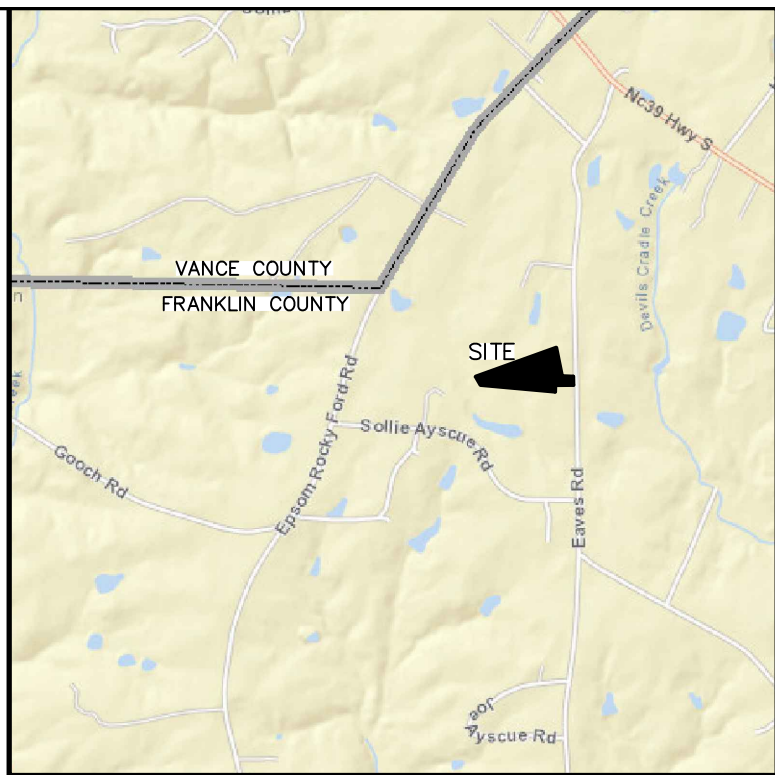
AREA CONTAIN 30 INCHES OR MORE OF PROVISIONALLY USEABLE MATERIAL AND HAVE POTENTIAL FOR CONVENTIONAL OR MODIFIED CONVENTIONAL SEPTIC SYSTEMS. THERE WILL BE INCLUSIONS OF SOIL IN THESE AREA THAT MAY ONLY BE SUITABLE FOR LLP

AREAS CONTAIN SOILS WITH 24 TO 29 INCHES OR MORE OF PROVISIONALLY USEABLE MATERIAL AND HAVE POTENTIAL LPP OR ULTRA-SHALLOW CONVENTIONAL SEPTIC SYSTEMS. THESE AREAS MAY CONTAIN SMALL INCLUSIONS OF SOILS WITH 20-23 INCHES TO RESTRICTIVE HORIZONS THAT ARE ONLY SUITABLE FOR AT-GRADE LOT PROFILE CHAMBER SYSTEMS.

UN

UNSUITABLE AREAS FOR CONVENTIONAL, LPP OR LOW PROFILE SUBSURFACE SEPTIC SYSTEMS.

ADOPTED FROM NC GRID NAD 83/2011



VICINITY MAP
(NOT TO SCALE)

FRANKLIN COUNTY
ZONED AR
MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	25'
SIDE	10'

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEP - BENT IRON PIPE
BBB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
PP - POWER POLE
TEL - TELEPHONE PEDESTAL
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
PH - FIRE HYDRANT
NTS - NOT TO SCALE
S.T. - SIGHT TRIANGLE
M.I.S.A. - MAXIMUM IMPERVIOUS SURFACE ALLOWED

- NOTES:**
- 1) AREA COMPUTED BY COORDINATE METHOD.
 - 2) ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
 - 3) ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.
 - 4) THERE IS NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY.
 - 5) ALL LOTS WILL SHALL BE SERVED BY INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
 - 6) ALL NEW ROADS WILL BE BUILT TO N.C.D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
 - 7) ALL LOTS AREA GREATER THAN 30,000 SQUARE FEET.
 - 8) THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
 - 9) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
 - 10) RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
 - 11) IN ACCORDANCE WITH ARTICLE 6.5.5 STREET TREES OF FRANKLIN COUNTY UDO. STREET PLAN TO BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAT APPROVAL.
 - 12) THIS PROPERTY MAY BE SUBJECT TO TAR/PAMLICO RIVER BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
 - 13) THE SUBDIVISION HOA WILL BE RESPONSIBLE FOR OPEN SPACE AND MAIL KIOSK MAINTENANCE.
 - 14) ALL STUB ROADS SHALL BE CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
 - 15) PER ARTICLE 6.8.4 LIGHTING REQUIREMENTS, CLUSTER MAILBOX AREAS AND OTHER COMMON AREAS OR FACILITIES IN SUBDIVISIONS CREATED AFTER THE EFFECTIVE DATE OF THIS ORDINANCE SHALL BE SUFFICIENTLY ILLUMINATED TO ENSURE THE SECURITY AND THE SAFETY OF PERSONS USING SUCH AREAS OR FACILITIES.
 - 16) THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
 - 17) NO LOTS SHALL HAVE DIRECT ACCESS TO EAVES ROAD.
 - 18) NCDOT WILL NOT PERMIT UTILITIES (WATER LINES) IN THE PAVEMENT
 - 19) THESE PLANS HAVE BEEN APPROVED WITH CALCULATED BUILT-UPON AREA LIMITS IN ORDER TO MEET NUTRIENT MANAGEMENT REQUIREMENTS (8,000 SF IMPERVIOUS AREA PER LOT)(24%). A PLOT PLAN IS REQUIRED FOR BUILDING PERMIT APPROVAL THAT LISTS THE PROPOSED IMPERVIOUS AREA FOR EACH LOT. THE DEVELOPER IS TO KEEP A RUNNING TABULATION OF THE PROPOSED IMPERVIOUS AREA FOR EACH LOT BASED ON THE PLOT PLANS AND PROVIDE AN ACCURATE ACCOUNTING WHEN BUILDING PERMITS ARE REQUESTED. THE COUNTY RESERVES THE RIGHT TO REQUIRE AN AS-BUILT SURVEY OF ALL BUILT-UPON AREA PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY SHOULD APPARENT EXCEEDANCES OCCUR. EXCEEDANCES OR APPARENT EXCEEDANCES MAY REQUIRE THE SUBMITTAL OF A REVISED STORMWATER MANAGEMENT PLAN SEALED BY A PROFESSIONAL ENGINEER AND PAYMENT OF NUTRIENT OFFSET FEES."

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NOT FOR RECORDATION
SALES OR CONVEYANCES

LINE TYPE LEGEND	
	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS

OWNERS/DEVELOPERS:
MET ENTERPRISES LLC
& CAP2 REALTY LLC
350 W. GREEN STREET
FRANKLINTON, NC 27525

PRELIMINARY SUBDIVISION PLAN FOR
EAVES ROAD SUBDIVISION
EAVES ROAD
OWNERS: MET ENTERPRISES LLC & CAP2 REALTY LLC
REF: D.B. 2372 PAGE 568
REF: M.B. 2017 PAGE 258
HAYESVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA
SCALE 1"=100'
AUGUST 15, 2024
REVISED SEPTEMBER 16, 2024
REVISED DECEMBER 19, 2024
ZONED AR
PIN # 1990-73-3559

(X) SUB/EAVES RD-SUBD - 40