

A vicinity map showing the project site location. The map includes labels for 'PROJECT SITE' with a black dot, 'NC HWY 98', 'JOHN WINSTEAD RD', and 'RD 200325'. A north arrow is present. The map is labeled 'VICINITY MAP NOT TO SCALE' at the bottom.

PLAT MAP

SUBDIVISION, CONVEYANCES, OR SALES

TOWNSHIP: HARRIS TOWNSHIP  
 PIN NUMBER: 2800-86-5432 / REID 003777  
 TOTAL AREA: 35.72 ACRES  
 HIGHWAY 98 R/W DEDICATION AREA: 0.72 ACRES  
 PROPOSED ROAD R/W AREA: 0.88 ACRES  
 NET AREA: 34.00 ACRES  
 EXISTING USE: VACANT  
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL SUBDIVISION  
 JURISDICTION: FRANKLIN COUNTY

CURRENT ZONING DISTRICT: R-30  
 WATER SUPPLY WATERSHED: NONE  
 MAX. DWELLING UNITS: 49 | PROPOSED: 16  
 MAX IMPERVIOUS SURFACE: 24%  
 MIN. LOT AREA: 30,000 SF  
 MIN. LOT WIDTH: 90' & #39;  
 MIN. 30' FRONT SETBACK  
 MIN 10' SIDE SETBACK  
 MIN. 25' REAR SETBACK  
 OPEN SPACE REQUIRED: NONE

DEVELOPER: EF ONE, LLC  
 ENGINEER: HEIN CES, LLC

N/F  
 SHARTREE FARMS HOMEOWNERS  
 PARCEL: 040150  
 PIN: 2800-86-3181  
 DB 1978 PG 866  
 MB 73A-73C

N/F  
 LIL BLACK CREEK FARM LLC  
 PARCEL: 003402  
 PIN: 2800-76-7833  
 DEED 1836 PG 151  
 MB 2002 PG 251

OLD LOT 1A  
 AREA 20.32 AC.

OLD LOT 1B  
 AREA 15.40 AC.

OLD LOT LINE HEREBY REMOVED

MAIL KIOSK EASEMENT

5' SIDEWALK

50' TRANSPORTATION FACILITIES BUFFER SEE NOTES

20' PUBLIC BICYCLE/PEDESTRIAN EASEMENT DEDICATED TO FRANKLIN COUNTY

30' R/W DEDICATION TO THE NCDOT AREA 31,334 S.F.

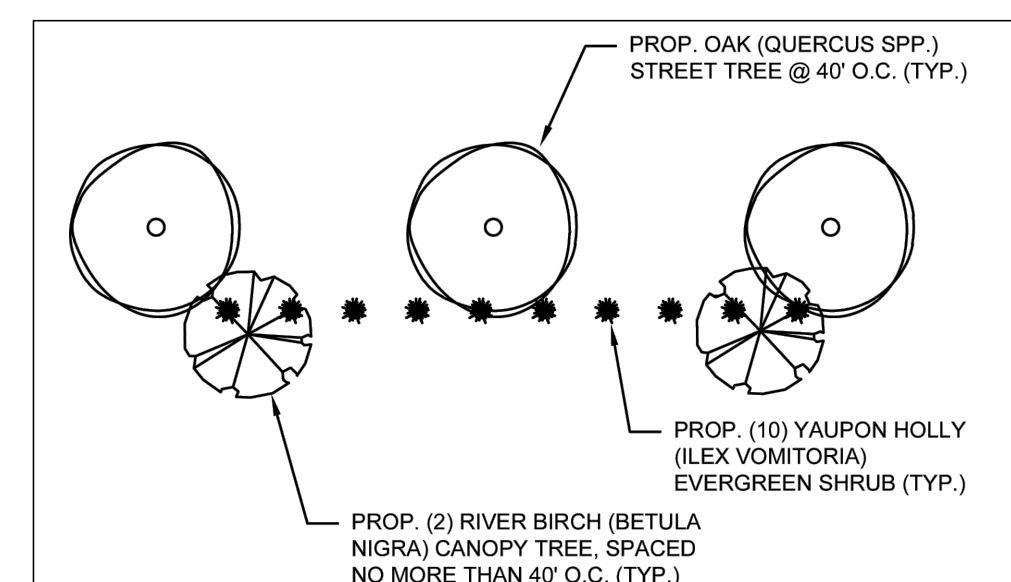
LEFT TURN LANE WITH 50' STORAGE REQUIRED SUBJECT TO NCDOT REVIEW AND

NC HWY 98 60' R/W PER PB 2002 PG 251

**LEGEND:**

|                                                                                     |                                                   |
|-------------------------------------------------------------------------------------|---------------------------------------------------|
|  | <b>WET LANDS</b>                                  |
|  | <b>SUITABLE SOILS FOR<br/>CONVENTIONAL SEPTIC</b> |
|  | <b>TREE LINE</b>                                  |
|  | <b>PRELIMINARY CHANNEL/STREAM BUFFER</b>          |
|  | <b>PROPOSED SET BACK LINE</b>                     |
|  | <b>PROPOSED LOT LINE</b>                          |
|  | <b>PROPOSED RIGHT-OF-WAY</b>                      |
|  | <b>PROPOSED EASEMENT/BUFFER</b>                   |
|  | <b>OVERHEAD UTILITY</b>                           |
|  | <b>MAJOR CONTOUR LINES</b>                        |
|  | <b>MINOR CONTOUR LINES</b>                        |

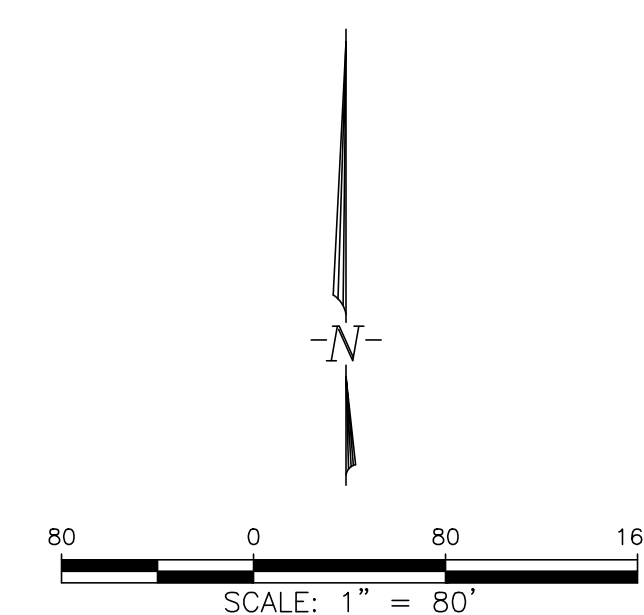
| CURVE TABLE |        |         |             |        |
|-------------|--------|---------|-------------|--------|
| CURVE       | LENGTH | RADIUS  | BEARING     | CHORD  |
| C16         | 64.36" | 162.21' | S16°26'07"W | 63.94' |
| C17         | 15.12' | 162.21' | S30°28'20"W | 15.12' |
| C18         | 18.40' | 112.21' | S28°26'45"W | 18.38' |
| C19         | 39.61' | 112.21' | S13°38'06"W | 39.41' |
| C20         | 21.03' | 25.00'  | S20°34'24"E | 20.41' |
| C21         | 95.16' | 50.00'  | S9°51'27"W  | 81.44' |
| C22         | 33.89' | 50.00'  | S8°47'52"W  | 33.24' |
| C23         | 35.76' | 50.00'  | N56°18'01"W | 35.00' |
| C24         | 49.92' | 50.00'  | N7°12'34"W  | 47.87' |
| C25         | 25.15' | 25.00'  | N34°21'11"E | 14.92' |
| C26         | 16.46' | 50.00'  | N36°33'10"E | 26.15' |
| C27         | 5.88'  | 25.00'  | N10°15'29"E | 5.87'  |
| C28         | 83.86' | 162.21' | N18°19'56"E | 82.93' |
| C29         | 54.98' | 112.21' | N19°06'21"E | 54.43' |



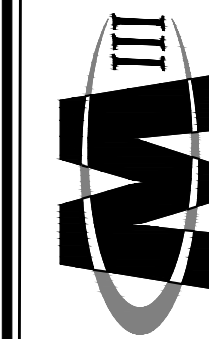
- NOTES:**
1. SECTION INCLUDES 2 CANOPY TREES AND 10 SHRUBS (3-GAL. MIN. SIZE) PER 100 LF IN ADDITION TO REQUIRED STREET TREES.
  2. BUFFER SHALL INCLUDE AN EARTHEN BERM WITH SIDE SLOPES NOT TO EXCEED 2H:1V, TOP WIDTH OF AT LEAST ONE-HALF THE BERM HEIGHT, AND MAX. HEIGHT OF 6'.

**50' BUFFER 100 LF**  
**PLANTING SECTION**

SCALE: 1" = 20'



M-III, PLLC  
1017 PASSPORT WAY  
CARY, NC 27513  
TEL: 919-822-2222  
WWW.M-III.COM  
LICENSE #: P-0661



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**SUGAR MAGNOLIA ESTATES**  
**OWNER: LIL BLACKCREEK FARM LLC**

FRANKLIN COUNTY  
PRELIMINARY PLAN

1. **THESE**

[illegible]

|                                       |                         |
|---------------------------------------|-------------------------|
| DATE:<br><b>10/30/25</b>              | SCALE:<br><b>1"=80'</b> |
| DRAWN:<br><b>RDM</b>                  | CHECKED:<br><b>MMW</b>  |
| SHEET:<br><b>1 OF 1</b>               |                         |
| CAD FILE:<br><b>ENDY AND TOPO.DWG</b> |                         |
| PROJECT NO:<br><b>250561</b>          |                         |