

Utilities and flood plain:

- Duke Energy electric, water and Google Fiber/AT&T Fiber run to the property. The city sewer lines are located on the back end of the property or at the corner of Morningside Drive.
- The attachment 507 Maple Street-water-sewer.jpg shows where the water & sewer lines are located.
- The sewer line located on the neighbor's lot is a private sewer connection. The 507 MAPLE ST - EASEMENT PLAT 2025-08-20.pdf document shows where it's located. However, easements will have to be obtained from all the neighbors & a survey/plot like the one attached could be used for permitting. This will have to be done privately between the new owner and the neighbors after the lot purchase is closed and ownership transferred. Compensation terms with the neighbors may also have to be separately discussed.
- Typically, no construction is allowed in the 100 yr. flood plain toward the back ½ of the lot. However, any structures built on the lot would need to be elevated 2' above flood plain elevation. The survey with the lot outline has been approved by Town of Cary since it's not a dwelling structure and is located 2 ft. above flood plain.
- There is a 50' Neuse buffer that would require permission from the State to encroach and a large house can comfortably sit without needing to encroach the Neuse/Riparian Buffer. Attached are the rules of the buffer.