

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

RONALD T. FREDERICK PLS L-4720



TREE PRESERVATION AREA

TREE PRESERVATION IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). ACTIVITIES SUCH AS MOWING AND CLEARING OF UNDERSTORY IS PERMITTED, PROVIDED TREES REQUIRED TO BE PROTECTED AS PART OF THE TOWN HALL NORTH PHASES 1A, 1B, & 2 - SITE PLAN - TYPE 1 PRELIMINARY SUBDIVISION PLAT & CONSTRUCTION PLANS ARE NOT DAMAGED OR KILLED. ACTIVITIES SUCH AS CONSTRUCTION, PAVING AND GRADING OF LAND ARE PROHIBITED. TREES WITHIN THE TREE PRESERVATION AREA MAY NOT BE CUT DOWN, REMOVED OR DESTROYED WITHOUT PRIOR WRITTEN CONSENT FROM THE PLANNING DIRECTOR, INCLUDING DISEASED TREES. TREE PRESERVATION INFORMATION SHALL BE CONVEYED TO NEW OWNERS AS LOTS ARE TRANSFERRED. SUBSEQUENT PROPERTY OWNERS ARE REQUIRED TO MAINTAIN COMPLIANCE WITH TREE PRESERVATION REQUIREMENTS.

DIMENSIONAL STANDARDS:

- 20' FRONT
- 0' SIDE
- 18' CORNER SIDE
- 10' REAR
- 24' MINIMUM BUILDING SEPARATION

GENERAL NOTES

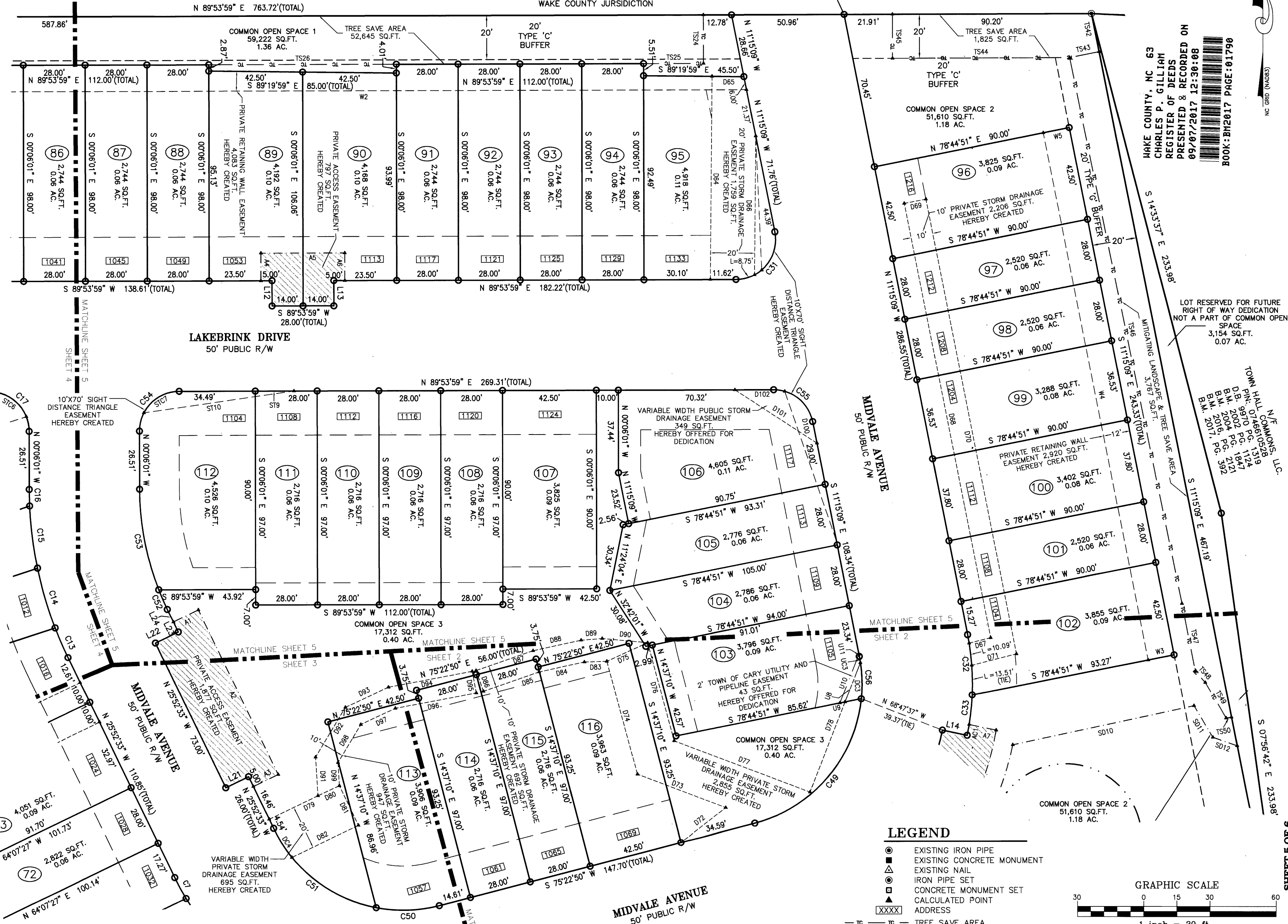
FOR GENERAL NOTES SEE SHEET 1
FOR LINE TABLES SEE SHEET 6

SIGHT TRIANGLE EASEMENT

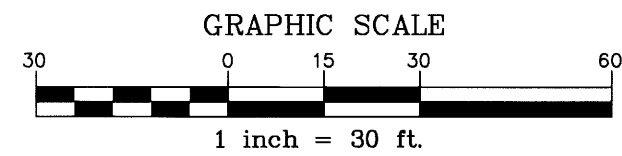
WITHIN THE SIGHT TRIANGLE NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE THE SIGHT VISION AT THE INTERSECTION AND THE MAXIMUM HEIGHT OF ANY MATERIAL SHALL NOT EXCEED 3 1/2 FEET, IN ACCORDANCE WITH THE TOWN OF MORRISVILLE ORDINANCE AND NCDOT'S STANDARDS, AS APPLICABLE.

N/F
FILM DIOSYNTH BIOTECHNOLOGIES USA, INC
PIN: 0746426366
D.B. 15841, PG. 655
B.M. 2002, PG. 1631
WAKE COUNTY JURSDICTION

N/F
RESEARCH TRIANGLE FOUNDATION OF NC
PIN: 0736846653
D.B. 1670, PG. 239
WAKE COUNTY JURSDICTION



- LEGEND**
- EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - ▲ EXISTING NAIL
 - IRON PIPE SET
 - CONCRETE MONUMENT SET
 - △ CALCULATED POINT
 - XXXX ADDRESS
 - TC --- TREE SAVE AREA.
 - ▨ PRIVATE ACCESS EASEMENT



PROJECT NUMBER: 17-31000020
FILE NUMBER: 15-0010-F

SHEET 5 OF 6

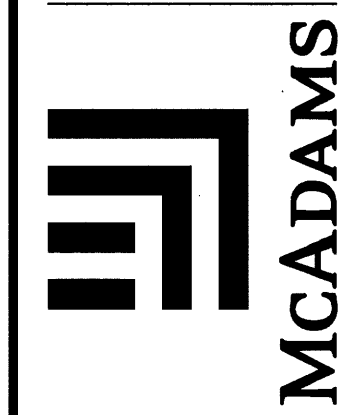
OWNER:
STANDARD PACIFIC OF THE CAROLINAS, LLC
6701 CARMEL RD
SUITE 425
CHARLOTTE, NC 28226

**TOWN HALL NORTH
PHASE 2
SUBDIVISION & EASEMENT PLAT**
CEDAR FORK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

PROJECT NO. SDP-15020
FILENAME: SDP15020-F6
CHECKED BY: RTF
DRAWN BY: DJM
SCALE: 1"=30'
DATE: 06/13/2017



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Durham, North Carolina 27713
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REVISIONS:
08/08/2017

FINAL PLAT

BM 2017 PG 1790