GENERAL NOTES

1. BOUNDARY AND ROAD TOPOGRAPHICAL DATA OBTAINED FROM ROBINSON & PLANTE, PC VIA EMAIL ON 10/3/14.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. ALSO, DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL PROCESS.
4. THIS PROJECT IS IN THE TRIASSIC SOILS AREA AND MUST MEET THE MINIMUM TOWN OF HOLLY SPRINGS STANDARDS FOR THIS AREA FOR ROADWAY & PAVEMENT DESIGN.
5. NO FILL IS PERMITTED IN THE FLOODPLAIN FOR ANY RESIDENTIAL DEVELOPMENT.
6. LENGTH OF RESIDENTIAL DRIVEWAYS SHALL MEET THE MINIMUM REQUIREMENT OF 20' FOR SINGLE DRIVEWAYS AND 25' FOR DOUBLE.
7. ALL NEW UTILITY LINES MUST BE LOCATED UNDERGROUND.
8. LOCATION OF STREET TREES AND STREET LIGHTING WILL BE FIELD-COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
9. ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO FIRST C.O. INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1-YEAR WARRANTY.

LEGEND

(EOP)—EDGE OF PAVEMENT
(RCP)—REINFORCED CONCRETE PIPE
(WV)—WATER VALVE
(PP)—POWER POLE
(GW)—GUY WIRE
(OH/PHL)—OVERHEAD POWER AND PHONE LINES
(WMH)—WATER MANHOLE
(GPST)—GATE POST
(GLM)—UNDERGROUND GAS LINE MARKER
(CLD)—CENTERLINE OF DITCH
(PKNF)—PK NAIL FOUND
(NF)—NAIL FOUND
(IPF)—IRON PIPE FOUND
(RBS)—REBAR SET
(RRSS)—RAILROAD SPIKE SET
(RRSF)—RAILROAD SPIKE FOUND
(TCE)—TITLE COMMITMENT EXCEPTION
(CP)—CALCULATED POINT

Acreage Summary

Acres	Description
48.193 ACRES	(AREA IN TRACT 1)
82.048 ACRES	(AREA IN TRACT 2, EXCLUSIVE OF OVERLAP AREA)
1.870 ACRES	(AREA IN TRACT 1 R/W)
2.576 ACRES	(AREA 1 IN TRACT 2 R/W)
+ 0.464 ACRES	(AREA 2 IN TRACT 2 R/W INCLUSIVE OF OVERLAP AREA)
135.151 ACRES	(TOTAL STEPHENSON TRACT AREA)

Major Tract Labels

TRACT 1 — 48.193 ACRES (EXCLUSIVE OF AREA IN R/W)

TRACT 2 — 82.048 ACRES (EXCLUSIVE OF AREA IN R/W) (INCLUSIVE OF OVERLAP AREA OUTSIDE OF R/W)

AREA IN TRACT 1 R/W — 1.870 ACRES

AREA 1 IN TRACT 2 R/W — 2.576 ACRES

AREA 2 IN TRACT 2 R/W — 0.464 ACRES (INCLUSIVE OF OVERLAP AREA IN R/W)

NOTES

1. PROPERTY IS IN ZONE AE, IN THE 100 YR. FLOOD, BY FIRM MAP NO. 3720073000U PANEL 0730 AND 3720074000U PANEL 0740, MAP REVISED 5/2/06.
2. 100 YR. FLOOD LINE AND WHITE OAK CREEK BIG BRANCH LOCATION TAKEN FROM NCFLOODMAPS.COM.
3. NO CEMETERIES OBSERVED DURING THE FIELD WORK BY ROBINSON & PLANTE P.C. AND NONE HAVE BEEN BROUGHT TO ROBINSON & PLANTE, PC ATTENTION THROUGH RECORD DOCUMENTS PROVIDED.
4. ZONING R-30 RESIDENTIAL PER TOWN OF HOLLY SPRINGS ZONING VERIFICATION LETTER DATED 4-1-14.
5. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH HAS BEEN DONE BY ROBINSON & PLANTE, P.C. BOUNDARY WAS SETUP AND LOCATED PER OBSERVED FIELD EVIDENCE AND REFERENCES PROVIDED WITH THE TITLE COMMITMENT ON THE SURVEYED SUBJECT PROPERTY.
6. NO PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY SURVEYED.
7. NO OFFSITE EASEMENTS OR SERVITUDES IDENTIFIED THROUGH RECORD DOCUMENTS PROVIDED FOR THE SUBJECT PROPERTY SURVEYED.
8. NO EXISTING BUILDING OBSERVED ON THE SUBJECT PROPERTY SURVEYED.
9. NO EVALUATION OF RIPARIAN, DRAINAGEWAY, OR WATERSHED BUFFERS HAVE BEEN PROVIDED FOR THE SUBJECT PROPERTY SURVEYED. BLUE LINE STREAMS TAKEN FROM WAKE COUNTY GIS. BUFFERS MAY APPLY.
10. UNDERGROUND UTILITIES WERE NOT PAINTED OR MARKED AT TIME OF THE SURVEY. OBSERVED ABOVE GROUND UTILITIES WERE FIELD LOCATED ON THE SUBJECT PROPERTY.
11. 60' PUBLIC RIGHT OF WAY FOR WOODS CREEK ROAD (SR 1154) AND HOLLY SPRINGS-APEX ROAD (SR 1153) TAKEN FROM MAP REFERENCES LISTED.
12. OLD 50' DIXIE PIPELINE EASEMENT SHOWN ON REFERENCES 4–6. D.B. 8250, PG. 1612 DESCRIBES A 50' CARDINAL EXTENSION NATURAL GAS EASEMENT RIGHT OF WAY AS SHOWN HEREON. EVIDENCE OF OLD 50' PIPELINE EASEMENT FOUND IN FIELD. NO DEED INFORMATION FOUND OR PROVIDED FOR THE ABANDONMENT OF THE OLD EASEMENTS. DIXIE PIPELINE RELOCATED THE OLD EASEMENT DUE TO SHEARON HARRIS NUCLEAR POWER PLANT RESERVOIR SITE AND THE EASEMENT WAS ASSIGNED TO CAROLINA POWER AND LIGHT COMPANY IN D.B. 2883, PG. 474. NO MENTION OF EASEMENT FOUND WHEN CAROLINA POWER AND LIGHT DEEDED THE 6.745 ACRE TRACT (D.B. 8249, PG. 1404) TO STEPHENSON HEIRS.
13. BUILDINGS ON ADJOINER PROPERTY TAKEN FROM WAKE COUNTY GIS.

REFERENCES

1. D.B. 170, PG. 532
2. MAP OF DAVIS PROPERTY BY C.W. RUSSUM R.L.S. AND DATED JANUARY 1959.
3. MAP OF J.M. STEPHENSON PROPERTY BY C.W. RUSSUM R.L.S. AND DATED SEPTEMBER 5, 1952.
4. MAP OF J.M. STEPHENSON PROPERTY BY C.W. RUSSUM R.L.S. AND DATED SEPTEMBER 1968.
5. CAROLINA POWER AND LIGHT COMPANY MAP OF SHEARON HARRIS NUCLEAR POWER PLANT RESERVOIR SITE, SHEET 7 OF 14, MAP NO. L-E-6696 AND DATED JUNE 1974.
6. CAROLINA POWER AND LIGHT COMPANY ACQUISITION MAP OF J.E. HOLT PROPERTY, DWG NO. L-D-2593 AND DATED JANUARY 1972.
7. SURVEY BY C.H. COLLINS FOR NANCY E. WILLIAMS ESTATE DIVISION OF LANDS DATED FEBRUARY 23, 1914.

ENCROACHMENTS NOTE:

ENCROACHMENTS SHOWN ARE VISIBLE PHYSICAL CONDITIONS LOCATED DURING THE COURSE OF THE SURVEY AND ARE NOT TO BE INTERPRETED AS A LEGAL DETERMINATION AS TO WHETHER THEY ARE TRUE ENCROACHMENTS.

NOTE:

MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREAS CALCULATED BY COORDINATE COMPUTATION.

Red annotations
- 750 DIP POLE
- FUTURE UG 750 FDR
- GUY SPAN OVER ROAD
- 22 Deg
- 12 Deg

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 72°23'02" E	20.75'
L2	N 66°15'51" E	52.84'
L3	N 61°26'37" E	51.85'
L4	N 59°06'45" E	99.65'
L5	N 62°26'12" E	47.68'
L6	N 62°27'21" E	47.59'
L7	N 71°36'38" E	48.15'
L8	N 74°13'53" E	48.31'
L9	N 77°40'50" E	48.44'
L10	N 79°39'26" E	148.50'
L11	N 80°41'39" E	146.13'
L12	N 81°07'33" E	299.89'
L13	N 80°26'46" E	100.66'
L14	N 78°30'50" E	50.79'
L15	N 77°14'47" E	51.10'
L16	N 74°40'16" E	50.83'
L17	N 73°40'30" E	50.54'
L18	N 72°26'00" E	50.86'
L19	N 70°04'27" E	51.15'
L20	N 68°13'49" E	50.91'
L21	N 66°39'17" E	51.33'
L22	N 64°18'50" E	51.33'
L23	N 61°46'26" E	50.99'
L24	N 60°14'20" E	50.47'
L25	N 59°17'45" E	50.41'
L26	N 58°41'21" E	50.47'
L27	N 57°23'54" E	50.60'
L28	N 56°29'22" E	50.48'
L29	N 55°37'25" E	50.54'
L30	N 54°25'14" E	51.09'
L31	N 51°17'42" E	51.55'
L32	N 48°23'42" E	101.00'
L33	N 47°05'55" E	100.46'
L34	N 46°26'25" E	99.93'
L35	N 47°06'35" E	199.73'
L36	N 46°14'26" E	150.56'
L37	N 44°47'45" E	120.37'
L38	N 44°34'00" E	99.35'
L39	N 42°58'18" E	49.06'
L40	N 41°19'19" E	48.69'
L41	N 38°00'59" E	48.14'
L42	N 34°15'54" E	47.71'
L43	N 29°43'17" E	47.68'
L44	N 25°04'28" E	48.24'
L45	N 23°09'01" E	48.48'
L46	N 21°24'12" E	49.26'
L47	N 20°33'16" E	49.48'
L48	N 19°48'16" E	49.48'
L49	N 19°09'30" E	49.36'
L50	N 18°28'15" E	49.41'
L51	N 16°59'53" E	49.30'
L52	N 16°05'09" E	49.49'
L53	N 14°35'01" E	14.75'
L54	N 09°03'16" E	16.04'
L55	N 08°07'17" E	48.44'
L56	N 05°42'15" E	48.89'
L57	N 03°26'41" E	48.73'
L58	N 19°09'30" E	48.38'
L59	N 02°21'14" E	199.11'
L60	N 00°02'34" E	48.38'
L61	N 02°31'14" E	199.11'
L62	N 02°33'07" E	99.66'
L63	N 03°44'07" E	113.84'
L64	N 05°40'40" E	30.00'
L65	N 06°15'40" W	29.13'
L66	N 05°48'52" E	149.61'
L67	N 08°17'00" E	175.32'
L68	N 05°46'27" E	101.16'
L69	N 05°40'35" E	197.39'
L70	N 47°06'35" W	199.81'
L71	N 05°40'33" W	99.44'
L72	N 05°00'08" E	111.55'
L73	N 48°23'42" W	98.81'
L74	N 51°17'44" W	48.88'
L75	N 54°11'10" W	48.83'
L76	N 55°37'25" W	49.46'
L77	N 56°29'22" W	49.52'
L78	N 57°23'54" W	49.45'
L79	N 58°41'21" W	49.51'
L80	N 59°17'45" W	49.60'
L81	N 60°14'20" W	49.78'
L82	N 61°46'26" W	48.87'
L83	N 64°18'50" W	48.73'
L84	N 66°39'17" W	49.00'
L85	N 68°13'49" W	49.02'
L86	S 70°16'21" W	48.95'
L87	S 72°26'00" W	49.08'
L88	S 73°40'30" W	49.37'
L89	S 74°40'16" W	48.96'
L90	S 77°14'47" W	49.01'
L91	S 78°39'50" W	49.12'
L92	S 80°26'46" W	99.37'
L93	S 81°07'33" W	299.76'
L94	S 80°41'39" W	149.90'
L95	S 79°39'26" W	150.08'
L96	S 77°40'50" W	51.28'
L97	S 74°13'53" W	51.49'
L98	S 71°36'38" W	51.74'
L99	S 67°22'21" W	52.40'
L100	S 62°26'12" W	100.17'
L101	S 59°06'45" W	100.17'
L102	S 61°26'37" W	48.10'
L103	S 66°15'51" W	6.17'
L104	S 72°23'02" W	200.01'
L105	S 47°06'35" W	749.77'
L106	S 46°26'25" W	99.93'
L107	S 47°05'55" W	99.95'
L108	S 48°23'42" W	99.90'
L109	S 51°17'47" W	49.46'
L110	S 54°25'14" W	49.96'
L111	S 55°37'25" W	50.00'
L112	S 56°29'22" W	49.99'
L113	S 57°23'54" W	50.02'
L114	S 58°41'21" W	49.99'
L115	S 59°17'45" W	50.00'
L116	S 60°14'20" W	50.00'
L117	S 61°46'26" W	50.00'
L118	S 64°18'50" W	50.05'
L119	S 66°39'17" W	50.03'
L120	S 68°13'49" W	49.96'
L121	S 70°16'21" W	50.05'
L122	S 72°26'00" W	49.96'
L123	S 73°40'30" W	49.96'
L124	S 74°40'16" W	49.96'
L125	S 77°14'47" W	50.06'
L126	S 78°39'50" W	49.96'
L127	S 80°26'46" W	100.02'
L128	S 81°07'33" W	299.82'
L129	S 80°41'39" W	149.52'
L130	S 79°39'26" W	149.29'
L131	S 77°40'50" W	49.86'
L132	S 74°13'53" W	49.94'
L133	S 71°36'38" W	49.94'
L134	S 67°22'21" W	50.00'
L135	S 62°26'12" W	49.85'
L136	S 59°06'45" W	99.91'
L137	S 61°26'37" W	49.96'
L138	S 66°15'51" W	41.06'
L139	S 72°23'02" W	149.72'
L140	S 44°34'00" E	99.63'
L141	S 42°58'18" E	49.94'
L142	S 41°19'19" E	50.01'
L143	S 38°00'59" E	50.10'
L144	S 34°15'54" E	49.88'
L145	S 29°43'17" E	49.86'
L146	S 25°04'28" E	49.96'
L147	S 23°09'01" E	49.88'
L148	S 21°24'12" E	49.94'
L149	S 20°33'16" E	50.05'
L150	S 19°48'16" E	50.01'
L151	S 19°09'30" E	49.85'
L152	S 18°28'15" E	49.97'
L153	S 16°59'53" E	49.97'
L154	S 16°05'09" E	49.96'
L155	S 14°35'01" E	12.55'
L156	S 09°03'16" E	21.98'
L157	S 08°07'17" E	12.55'
L158	S 05°42'15" E	49.87'
L159	S 03°26'41" E	49.63'
L160	S 03°26'41" E	50.03'
L161	S 02°33'07" E	99.69'
L162	S 02°21'14" E	200.04'
L163	S 03°44'07" E	113.91'
L164	S 03°44'07" E	30.78'
L165	S 05°40'35" E	50.01'
L166	S 08°20'20" E	74.64'
L167	S 08°26'18" E	213.50'
L168	S 08°03'42" E	62.89'
L169	S 08°03'42" E	30.23'
L170	S 09°46'20" E	39.41'
L171	S 09°46'20" E	73.72'

TWELVE OAKS SUBDIVISION
TOWN OF HOLLY SPRINGS, WAKE COUNTY, NORTH CAROLINA
PHASE 9 SOUTH - CONSTRUCTION DRAWINGS
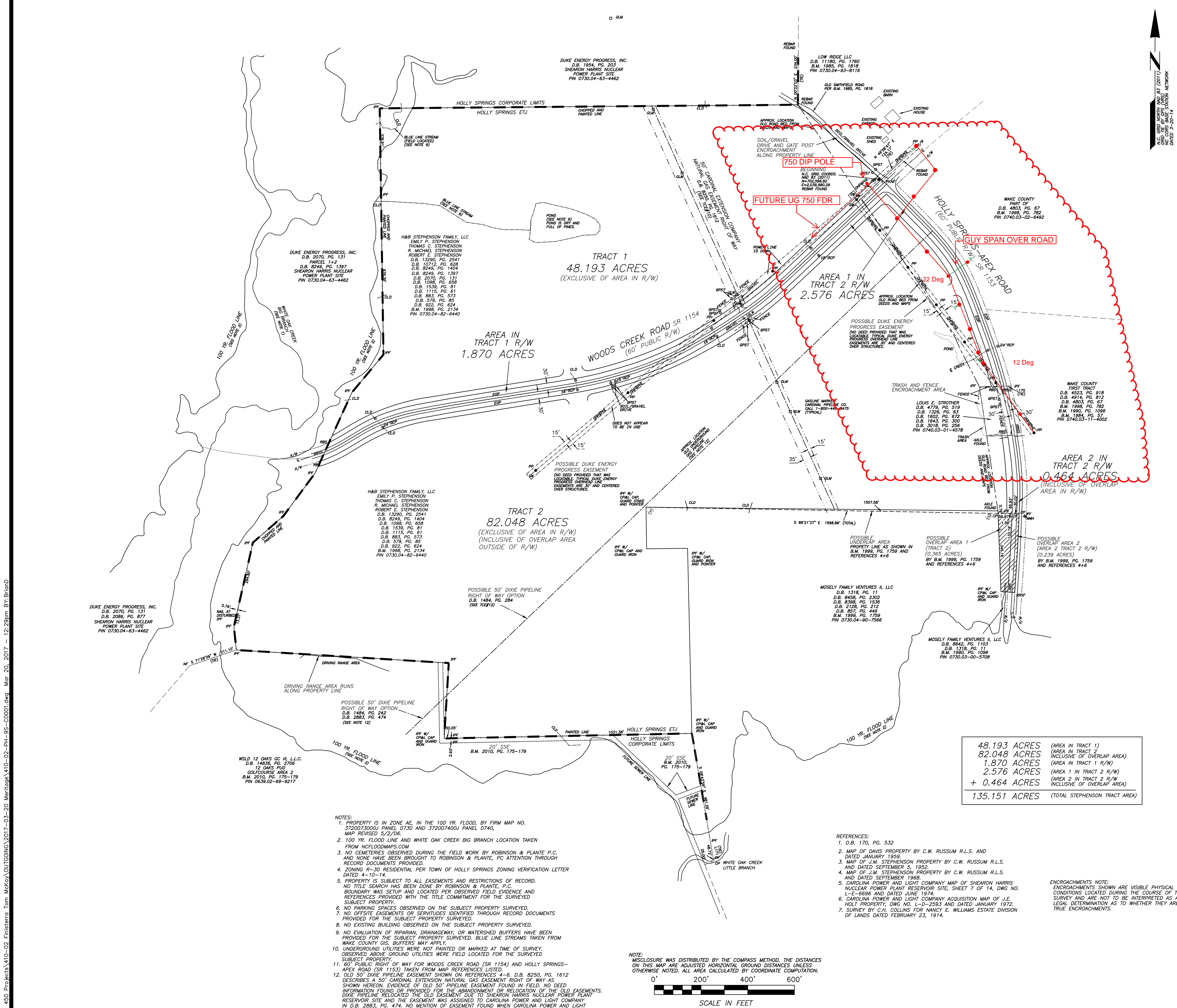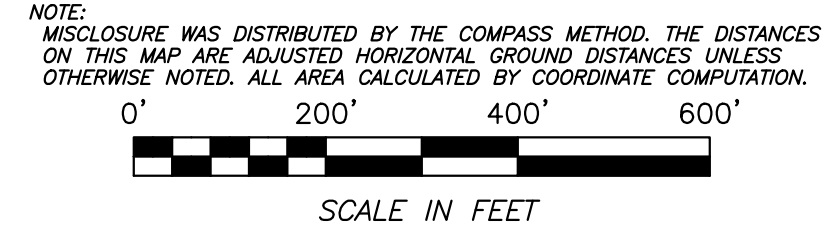EXISTING CONDITIONS

DRAWING SHEET: C-0.1

PROJECT NUMBER: 410-02

Revisions
NO.	REVISION	DATE
	TOHS PRELIM. PLAN APPROVAL	10-4-2016
1	1ST CD REVIEW COMMENTS	1-13-2017
2	2ND CD REVIEW COMMENTS	3-8-2017