CARPENTER ROAD R. O. W.

NOT TO SCALE

NOTE: THE CONTRACTOR SHALL INSTALL ADDITIONAL HORIZONTAL AND VERTICAL BENDS AS NECESSARY TO MAINTAIN THE GENERAL GRADE AND LINE SHOWN HEREON FOR THE PROPOSED WATER AND FORCE MAINS.

UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS ALL MATERIALS AND CONSTRUCTION METHODS FOR ROADWAYS AND STORM DRAINAGE ON MORRISVILLE-CARPENTER ROAD SHALL CONFORM TO THE NORTH CAROLINA DEPT. OF TRANSPORTATION STANDARDS.

NOTE: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF MORRISVILLE, NORTH CAROLINA UNLESS OTHERWISE NOTED.

REZONING SHALL BE SUBJECT TO THE
(TOWN OF MORRISVILLE ORDINANCE

1. THE REZONING SHALL BE SUBJ
RESIDENTAIL BUILDING TYPE BE LI
DETACHED DWELLINGS AND DETACHED
CONTAIN A RECREATION FACILITY.

2. THE PROJECT WILL BE DEVELO
SINGLE FAMILY HOMES AND WILL NO
UNITS PER ACRE NET DENSITY, WHI

3. TYPICAL FIVE-FOOT (5') CON
LOCATED ON BOTH SIDES OF ALL ST
BE PLANTED ON ALL STREETS, AT N
PER LOT FRONTAGE. THE HOMES WIL
THE LOT AND DETACHED TWO CAR GA
THE REAR OF THE LOT. THE GENERA
BE SUBSTANTIALLY AS SHOWN ON TH
EDI ARCHITECTURE, INC. AS PROVI

4. EXISTING TREES WITHIN THE
FER, AND INDIVIDUAL LOTS WILL B
EST EXTENT POSSIBLE AND PROTECT
FENCING, REMOVING ONLY THOSE TO
TION OF THE HOME, THE GARAGE AN
TION, THE APPLICANT SHALL PROVI
LANDSCAPE SCREEN. A FENCE WILL
CARPERTER PARK PROPERTY LINE AT
BOARD OF COMMISSIONERS. LEYLAND
CRYPTOMERIA WILL BE PLANTED AT
LINES ADJOINING CARPENTER PARK.

5. THE SITE SHALL NOT BE MAS
CLEARING AND GRADING FOR STREET
TATE DRAINAGE, AND STORM WATER
SARY AND MAY OCCUR AT ONE TIME.
GRADED AND CLEARED ONLY AS REAL
ONLY TO THE EXTENT NECESSARY TO
GARAGE, AND DRIVEWAY.

6. THE FRONT YARD SETBACK SH
FEET (20') AS MEASURED FROM THE

MINIMUM RADII SH
27' B-B IN 50' R

IMPERVIOUS AREA

STREETS*
SIDEWALKS*
LOTS
2,656.11 X 15
RECREATION AREA
ESTIMATED AT

TOTAL IMPERV. A
TOTAL NET AREA
PERCENT IMPERVI

*EXCLUDES MORRISV

TOTAL WETLAND IMPACTS = 20,419.46 SF (0.4688 ACS)

N/F
HANS H. STADELMAIER
&
GERDA STADELMAIER
D. B. 1807, PG. 231

INSERT NTS

L16 L17 L2 L20-TIE L3

phase 1 ≈ 2100 LF Road
6,300 yd²
1"I2@2.95/yd²

PK NAIL

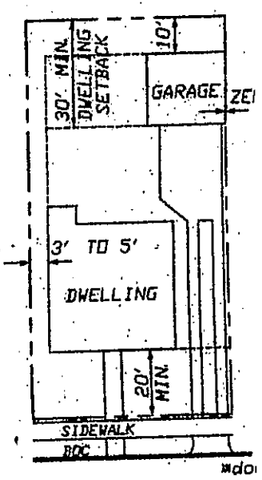
50'

L20-TIE

SEE INSERT

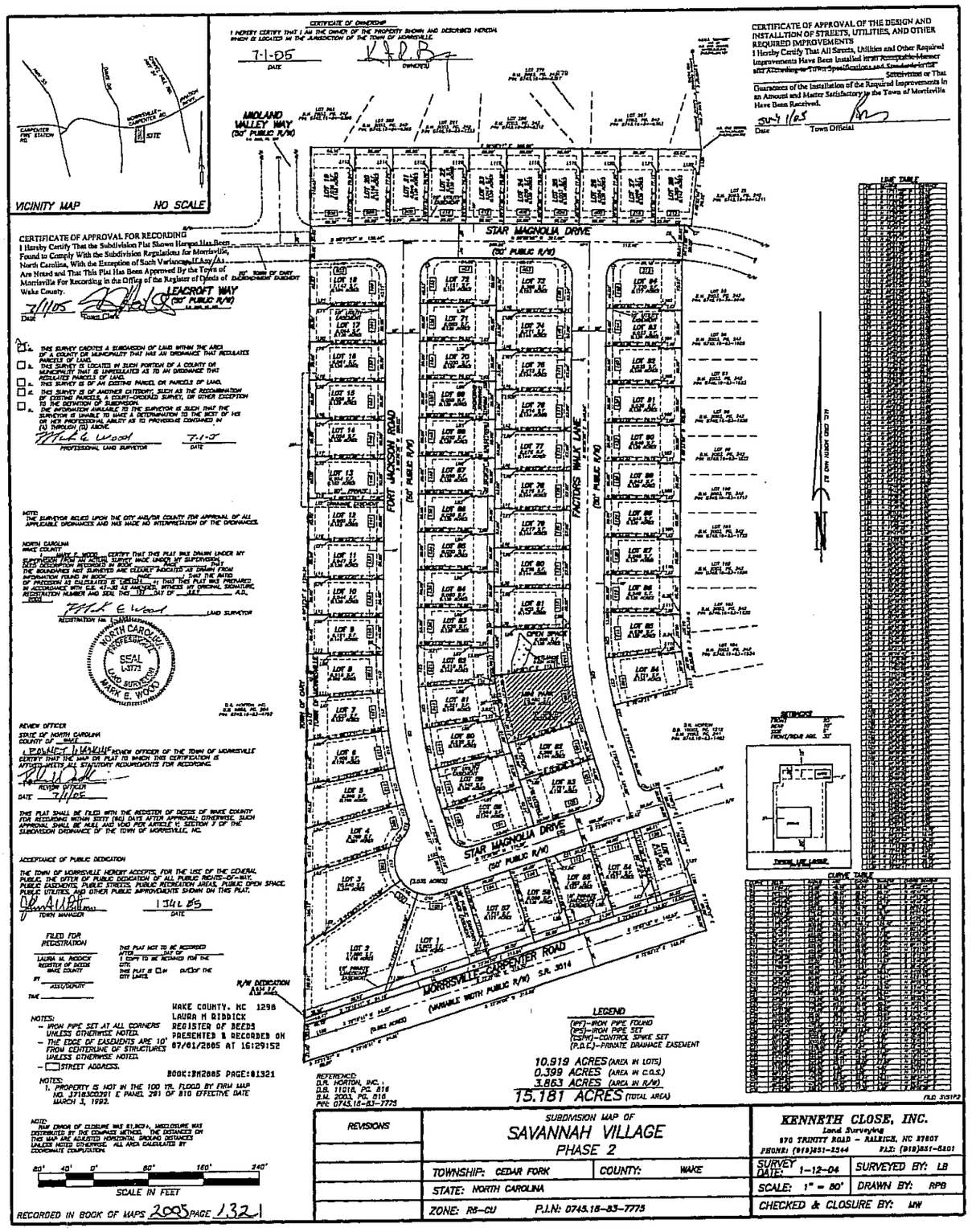
L17 L16 L3

NOTE: ALL LOTS ARE
SETBACK LINE REGARD




NOTE: SIGHT DISTANCE TRIANGLES SHALL BE RESERVED AT ALL INTERSECTIONS IN ACCORDANCE WITH TOWN STANDARDS AND RECORDED ON THE SUBDIVISION PLAT.

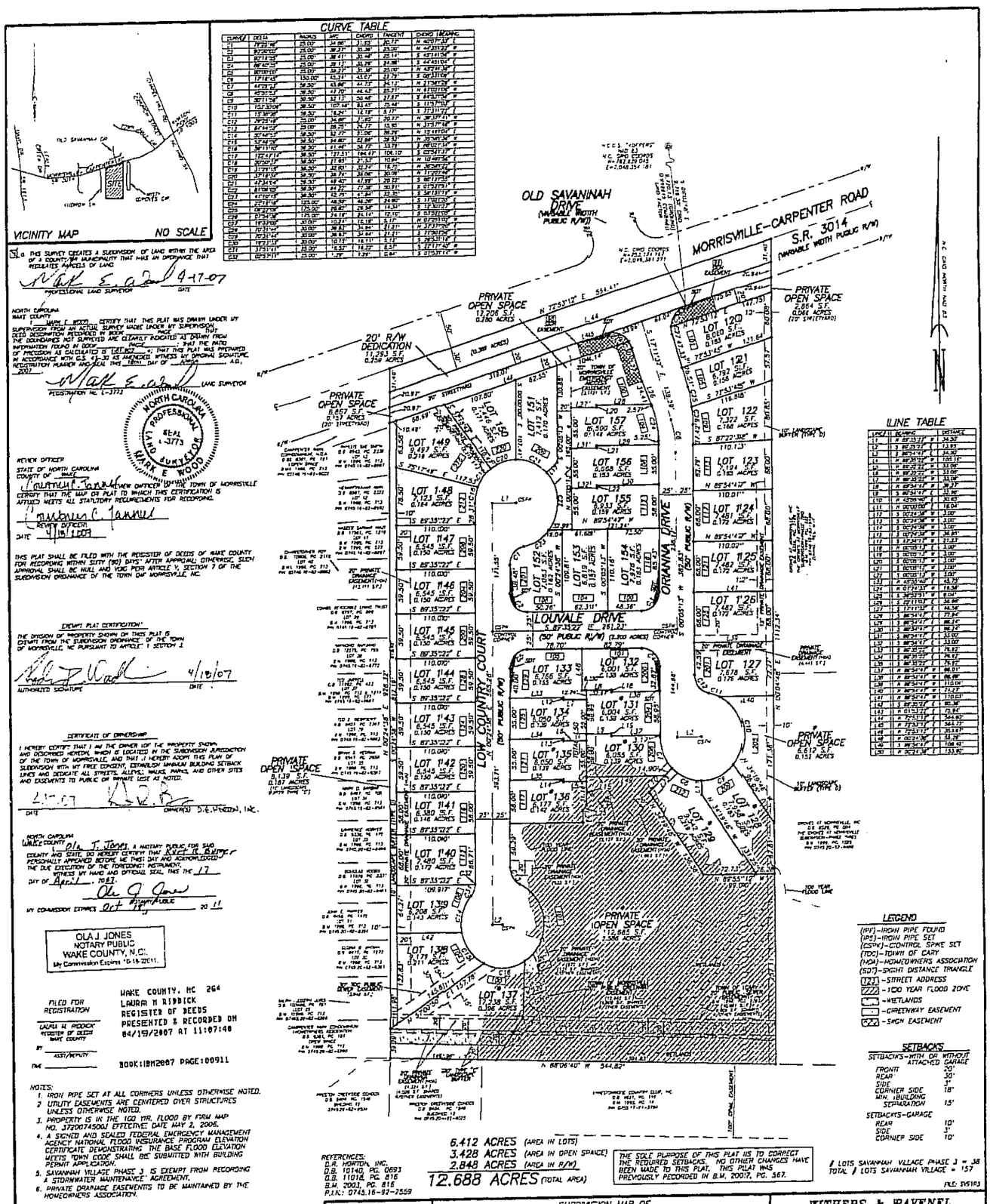
DEVELOPER SHALL PROVIDE WATER AND SEWER SERVICES TO EACH LOT SHOWN ON THE DRAWINGS OR AS DELEGATED






BKBM2005PG01321

BKBM2007PG00911
BKBM2007PG00911




THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

PROFESSIONAL LAND SURVEYOR — DATE 4-17-07

NORTH CAROLINA
WAKE COUNTY

I, MARK E. WOOD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK ____ PAGE ____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____; THAT THE RATIO OF PRECISION IS CALCULATED IS 1:81,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18TH DAY OF APRIL, A.D., 2007

PROFESSIONAL LAND SURVEYOR — REGISTRATION NO. L-3773

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3773 MARK E. WOOD

REVIEW OFFICER
STATE OF NORTH CAROLINA
COUNTY OF WAKE

REVIEW OFFICER OF THE TOWN OF MORRISVILLE CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE 4/18/2007

THIS PLAT SHALL BE FILED WITH THE REGISTER OF DEEDS OF WAKE COUNTY FOR RECORDING WITHIN SIXTY (60) DAYS AFTER APPROVAL OTHERWISE, SUCH APPROVAL SHALL BE NULL AND VOID PER ARTICLE V, SECTION 7 OF THE SUBDIVISION ORDINANCE OF THE TOWN OF MORRISVILLE, NC.

EXEMPT PLAT CERTIFICATION:
THE DIVISION OF PROPERTY SHOWN ON THIS PLAT IS EXEMPT FROM THE SUBDIVISION ORDINANCE OF THE TOWN OF MORRISVILLE, NC PURSUANT TO ARTICLE 1 SECTION 2.

AUTHORIZED SIGNATURE — DATE 4/18/07

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF MORRISVILLE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

4-17-07 — DATE — OWNER(S) D.R. HORTON, INC.

NORTH CAROLINA
WAKE COUNTY

I, OLA J. JONES, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ROBERT H. BUMPER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 17 DAY OF April, 2007.

MY COMMISSION EXPIRES Oct 11, 2011

OLA J JONES
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 10-11-2011

FILED FOR REGISTRATION
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY ____ ASST/DEPUTY
TIME ____

WAKE COUNTY, NC 264
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/19/2007 AT 11:07:40
BOOK:BM2007 PAGE:00911

NOTES:
1. IRON PIPE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. UTILITY EASEMENTS ARE CENTERED OVER STRUCTURES UNLESS OTHERWISE NOTED.
3. PROPERTY IS IN THE 100 YR. FLOOD BY FIRM MAP NO. 3720074500J EFFECTIVE DATE MAY 2, 2006.
4. A SIGNED AND SEALED FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE DEMONSTRATING THE BASE FLOOD ELEVATION MEETS TOWN CODE SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION.
5. SAVANNAH VILLAGE PHASE 3 IS EXEMPT FROM RECORDING A STORMWATER MAINTENANCE AGREEMENT.
6. PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

NOTE:
THE ERROR OF CLOSURE WAS 1:81,000+, MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE AGAINST HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL AREAS CALCULATED BY COORDINATE COMPUTATION.

6.412 ACRES (AREA IN LOTS)
3.428 ACRES (AREA IN OPEN SPACE)
2.848 ACRES (AREA IN R/W)
12.688 ACRES (TOTAL AREA)

REFERENCES:
D.R. HORTON, INC.
D.B. 10140, PG. 0693
D.B. 11014, PG. 816
B.M. 2001, PG. 816
P.I.N.: 0745.16-92-7559

THE SOLE PURPOSE OF THIS PLAT IS TO CORRECT THE REQUIRED SETBACKS. NO OTHER CHANGES HAVE BEEN MADE TO THIS PLAT. THIS PLAT WAS PREVIOUSLY RECORDED IN B.M. 2001?, PG. 367.

# LOTS SAVANNAH VILLAGE PHASE 3 = 38
TOTAL # LOTS SAVANNAH VILLAGE = 157

FILE: DV5193

| REVISIONS | SUBDIVISION MAP OF SAVANNAH VILLAGE PHASE 3 | | WITHERS & RAVENEL KENNETH CLOSE' SURVEYING 111 MACKENAN DRIVE - CARY NC 27511 PHONE: (919)851-2344 FAX: (919)851-2201 |
|---|---|---|---|
| | TOWNSHIP: CEDAR FORK | COUNTY: WAKE | SURVEY DATE: 1-12-04 / SURVEYED BY: LB |
| | STATE: NORTH CAROLINA | | SCALE: 1" = 80' / DRAWN BY: EGT |
| | ZONE: R6-CU | P.I.N.: 0745.16-92-2559 | CHECKED & CLOSURE BY: MW |

RECORDED IN BOOK OF MAPS 2007 PAGE 911