

# NORTHEAST VILLAGE & NORTHEAST VILLAGE, PHASE 2

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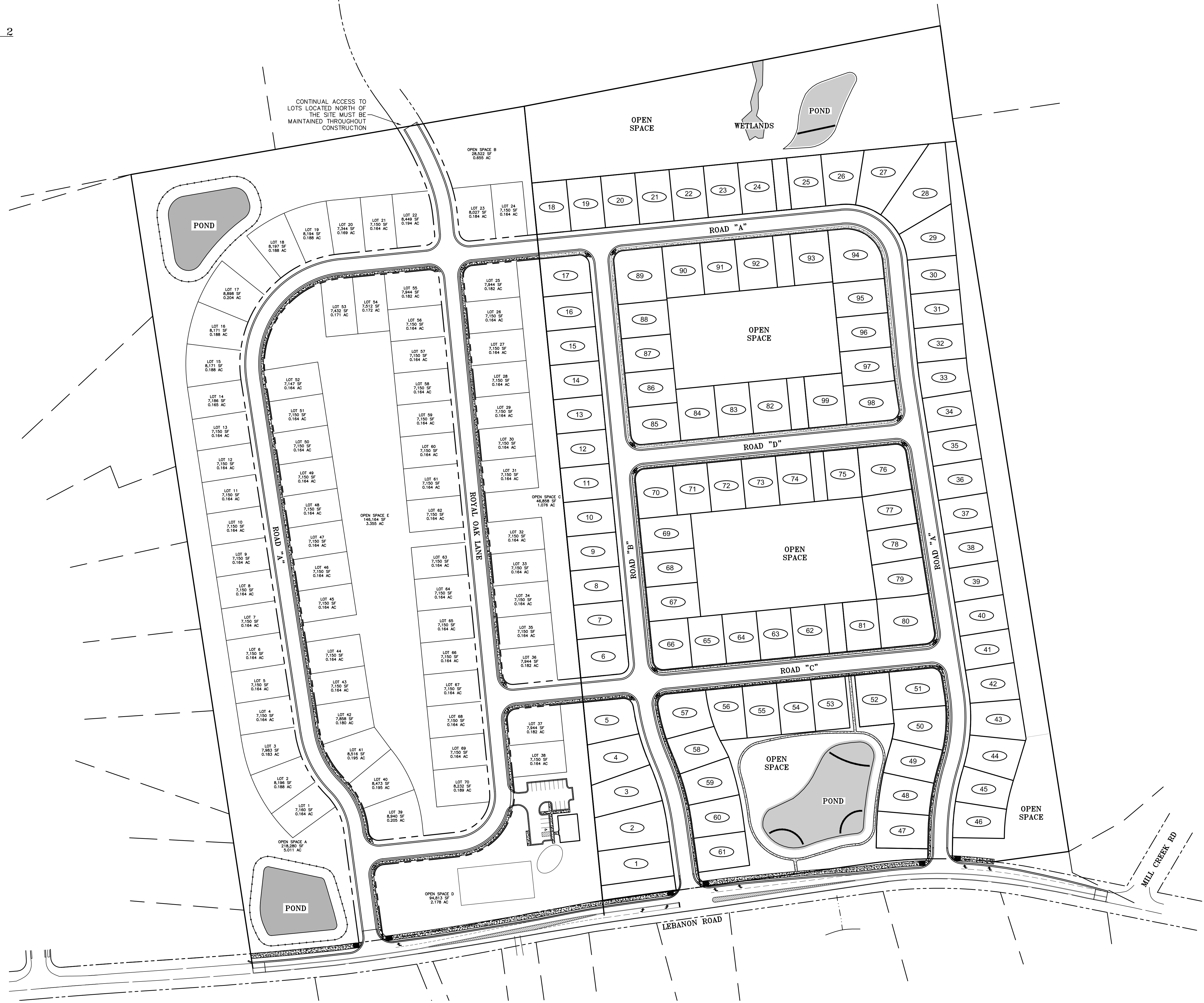
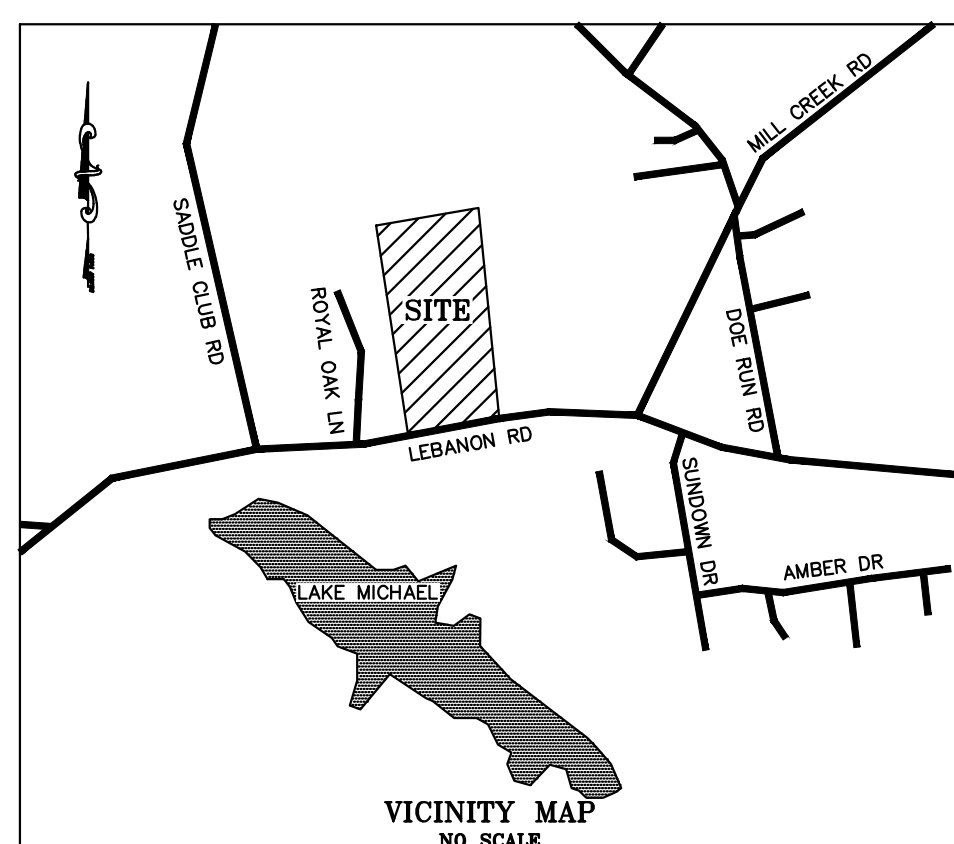
PIN: 9825-89-6739 & 9825-79-9832  
 DEED REF: BK: 5188, PG: 268 & BK: 5865, PG: 306  
 CURRENT ZONING: R-10  
 ACREAGE OF PARCELS: 34.29 ACRES ± (1,493,872± SF)  
 29.02 ACRES ± (1,263,991± SF)  
 63.31 ACRES ± (2,757,863± SF) COMBINED TOTAL  
 MAX. DENSITY: ALLOWED: 4.35 UNITS/ACRE PROPOSED: 2.67 UNITS/ACRE  
 MAX. NUMBER OF LOTS: ALLOWED: 275 (R10) PROPOSED: 169 SINGLE FAMILY UNITS  
 EXISTING USE: VACANT, WITH ABANDON SINGLE FAMILY HOME  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL, HIGH DENSITY CLUSTER  
 PROPOSED SETBACKS: FRONT = 20', REAR = 20\*, MAX. HEIGHT = 35'  
 SIDE = 5' MINIMUM, 15' AGGREGATE  
 CORNER LOTS ADD 8 FEET TO STREET SIDE SETBACK  
 \* REAR SETBACKS FOR LOTS 28-46 OF NORTHEAST VILLAGE ARE 25'  
 FEMA MAP: 3710982500K, DATED 02/02/2007  
 3710983500J, DATED 02/02/2007  
 SOIL TYPES: G6B - GEORGEVILLE - GROUP B  
 G6C - GEORGEVILLE - GROUP B  
 H7B - HERNDON - GROUP B  
 WATERSHED: BALANCE OF BACK CREEK WATERSHED (WS-II)  
 IMPERVIOUS AREA: ALLOWED: 30% PROPOSED: 30%

**OWNER:**  
 LARRY CARROLL & J.D. CECIL  
 C/O RALPH HILL  
 P.O. BOX 121  
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 CARROLLHOMES@GMAIL.COM  
 JDCECIL@RSJONESANDASSOCIATES.COM

**DEVELOPER:**  
 FRANKLIN LEGACY, LLC  
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 919-732-3883  
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**ENGINEER:**  
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 PHIL.KOCH@EARTHCENTRIC.COM

**SURVEYOR:**  
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CONTINUAL ACCESS TO LOTS LOCATED NORTH OF THE SITE MUST BE MAINTAINED THROUGHOUT CONSTRUCTION

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**ECE**  
 Incorporated

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**NORTHEAST VILLAGE &  
 NORTHEAST VILLAGE, PHASE 2**  
 LEBANON RD, MEBANE, NC  
**MULTI-PROJECT EXHIBIT**

REV.	DATE	DESCRIPTION

DATE: OCTOBER 23, 2017  
 HORIZONTAL SCALE: 1" = 100'  
 VERTICAL SCALE: N/A  
 PROJECT MANAGER: CPE  
 DRAWN BY: SCJ  
 PROJECT NO.: 17-024 & 17-024-1  
 DRAWING NAME: 17-024 - COMBINED PLAN

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SHEET NO.  
**X1.0**  
 EXHIBIT