NOTES

1) ALL NEW ROADS WILL BE BUILT TO TOWN OF LOUISBURG SPECIFICATIONS AND DESIGNATED AS PUBLIC.

2) ALL LOTS WILL HAVE PUBLIC WATER SUPPLY AND PUBLIC SEWER.

3) THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.

4) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.

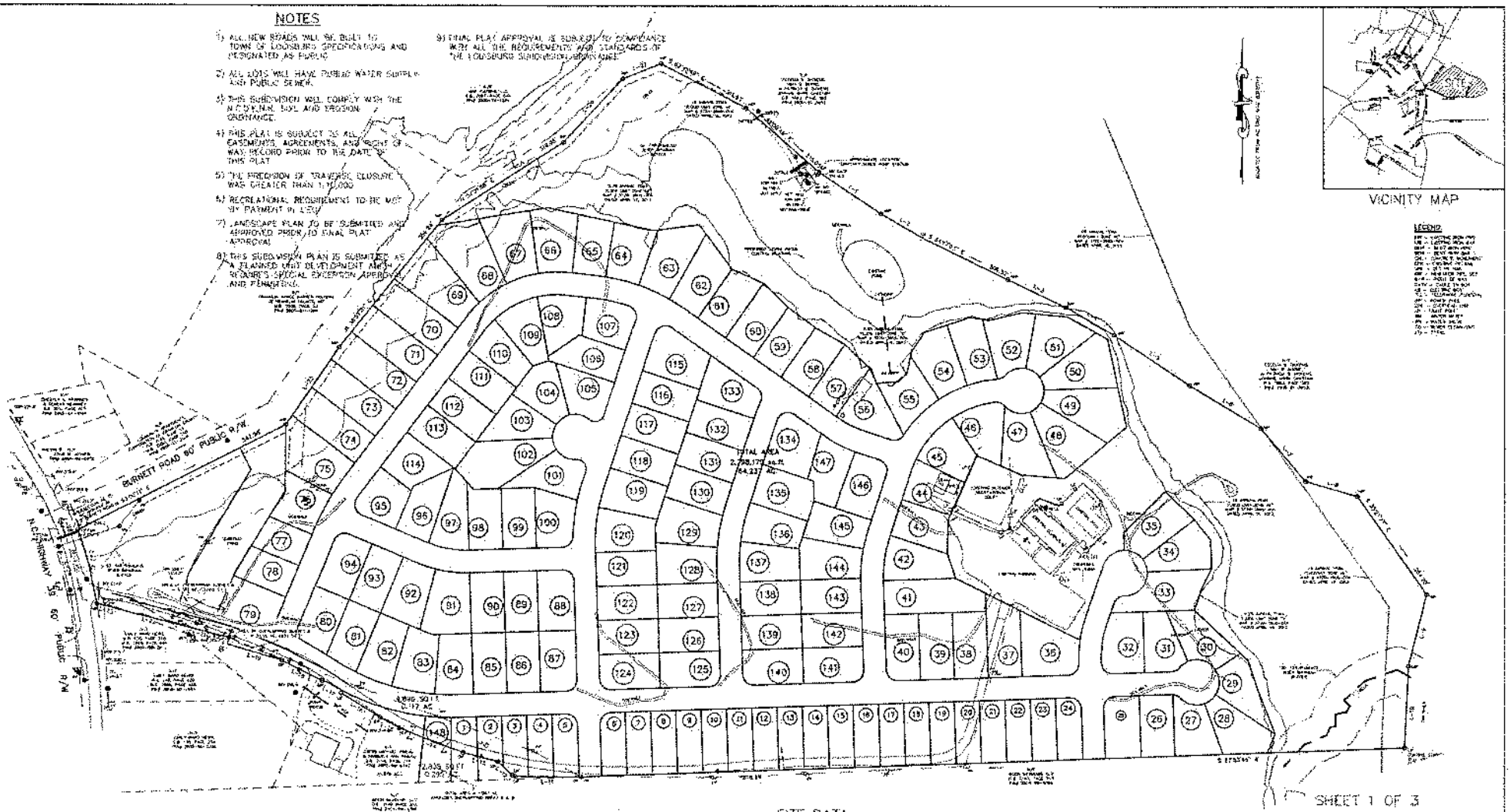
5) THE PRECISION OF TRAVERSE CLOSURE WAS GREATER THAN 1:10,000

6) RECREATIONAL REQUIREMENTS TO BE MET BY PAYMENT IN LIEU

7) LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAT APPROVAL

8) THIS SUBDIVISION PLAN IS SUBMITTED AS A PLANNED UNIT DEVELOPMENT AND REQUIRES SPECIAL EXCEPTION APPROVAL AND PERMITTING.

9) FINAL PLAT APPROVAL IS SUBJECT TO COMPLIANCE WITH ALL THE REQUIREMENTS AND STANDARDS OF THE LOUISBURG SUBDIVISION ORDINANCE.



SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	64.205 AC
OPEN SPACE PROVIDED (20.0%) =	12.767 AC
RESERVED FOR FUTURE DEVELOPMENT =	1.477 AC
PROPOSED R/W =	9.541 AC
NET AREA =	35.420 AC
TOTAL LOTS =	148
AVERAGE LOT SIZE =	0.239 AC
TOTAL ROAD LENGTH	8,128.05'
PROPOSED USE =	RESIDENTIAL SINGLE FAMILY SUBDIVISION

OWNER:

DEVELOPER:

SHEET 1 OF 3

PRELIMINARY SUBDIVISION PLAN FOR

GREEN HILL SUBDIVISION

252 CLUB ROAD

OWNER: GREEN HILL PLANNING, LLC

REF: D.B. 1896, PAGE 368

REF: M.B. 0, PAGE 70

TOWN OF LOUISBURG

FRANKLIN COUNTY, NORTH CAROLINA

SCALE 1"=100'

OCTOBER 23, 2019

ZONED R1

PIN# 2805-70-1952

CMP

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 31th DAY OF MARCH A.D. 2024.

Michael A. Moss

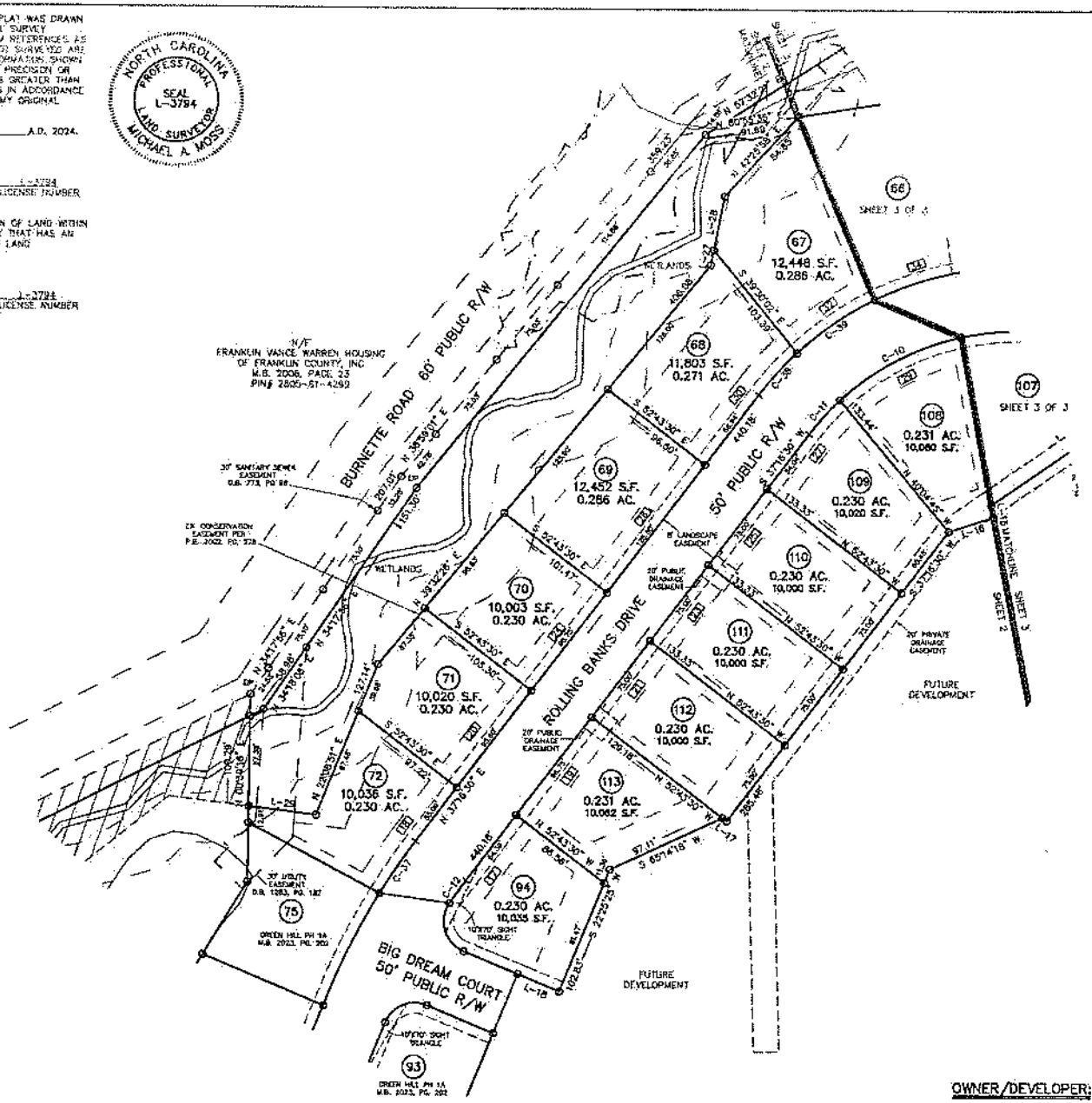
PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER

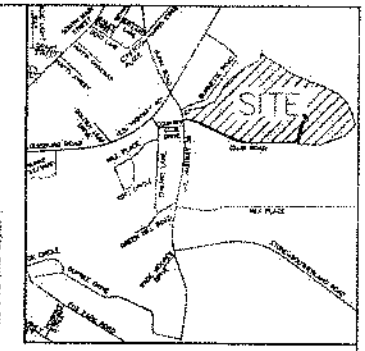
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

Michael A. Moss

PROFESSIONAL LAND SURVEYOR L-3794 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS





VICINITY MAP

TOWN OF LOUISBURG
ZONED R-1
MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	8'

LEGEND:

IP - EXISTING IRON PIPE
IR - EXISTING IRON BAR
BOP - BENT IRON PIPE
BOB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
- NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT
XXXX - ADDRESS

LINE TYPE LEGEND

PROPERTY LINE - LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE - LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS

NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-10	106.37'	205.00'	107.11'	N 62°26'08" E
C-11	35.84'	205.00'	35.79'	N 42°17'00" E
C-12	21.73'	475.00'	21.72'	S 35°57'53" W
C-37	49.26'	525.00'	49.24'	N 34°35'14" E
C-38	44.27'	255.00'	44.21'	S 42°14'54" W
C-39	73.78'	255.00'	73.52'	N 35°30'38" E

LINE TABLE		
LINE	BEARING	DISTANCE
L-2	S 82°24'35" E	55.47'
L-14	S 67°20'18" E	74.22'
L-15	S 10°26'49" E	9.52'
L-16	N 71°45'24" E	36.73'
L-17	N 52°43'30" W	4.15'
L-18	S 67°34'33" E	35.00'
L-27	N 10°59'31" E	11.97'
L-28	N 10°59'31" E	42.64'
L-29	S 83°11'44" E	53.10'

OWNER/DEVELOPER:

GREEN HILL DRIVE, LLC
POP BOX 610
YOUNGSVILLE, NC 27596
(919) 556-4700

SUBDIVISION PLAT FOR

GREEN HILL SUBDIVISION, PH. 1B

OWNER: GREEN HILL DRIVE, LLC
REF: D.B. 2233, PG. 111
REF: M.B. 2020, PG. 391
REF: M.B. 2023, PG. 183
TOWN OF LOUISBURG
FRANKLIN COUNTY, NORTH CAROLINA

60 30 0 60 120

SCALE 1"=60'

JUNE 16, 2022
REVISED JANUARY 22, 2024
ZONED R1
PIN #2605-70-5894
SHEET 2 OF 3

CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

(GREEN HILL SUBD PP DWG-TW)

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 21st DAY OF MARCH, A.D. 2024.

Michael A. Moss

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

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

Michael A. Moss

PROFESSIONAL LAND SURVEYOR — L-3794 LICENSE NUMBER

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

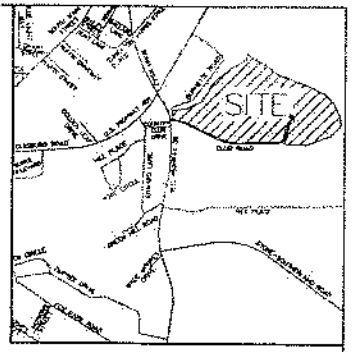
NOTES:

1) AREA COMPUTED BY COORDINATE METHOD.
2) THERE IS NO NGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
3) ALL CERTIFICATIONS AND SIGNATURES ON SHEET 1 OF 3.

LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFFER
- FLOOD HAZARD ZONE

NC GRID NAD 83/2011



VICINITY MAP

TOWN OF LOUISBURG
ZONED R-1
MINIMUM BUILDING SETBACKS

FRONT	20'
REAR	25'
SIDE	8'

LEGEND:

- EIP – EXISTING IRON PIPE
- EIB – EXISTING IRON BAR
- BEIP – BENT IRON PIPE
- BEIB – BENT IRON BAR
- CM – CONCRETE MONUMENT
- EPK – EXISTING PK NAIL
- SPN – SET PK NAIL
- NIP – NEW IRON PIPE SET
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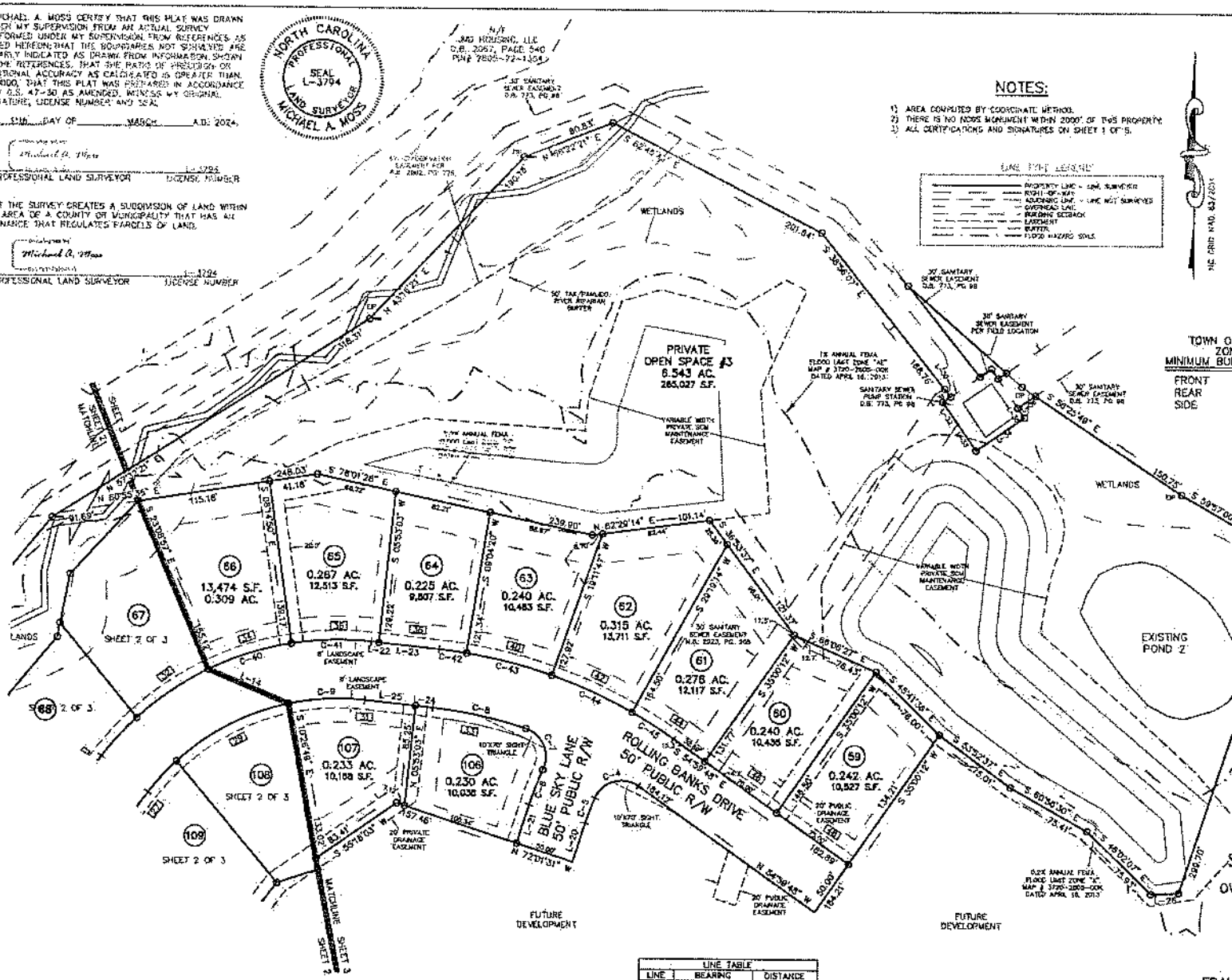

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-4	44.13'	25.00'	36.62'	N 74°25'48" E
C-5	23.10'	225.00'	23.09'	S 20°54'56" W
C-6	31.63'	364.93'	31.79'	S 20°59'58" W
C-7	42.65'	25.00'	37.80'	S 22°33'16" E
C-8	81.52'	375.00'	81.36'	S 77°53'18" E
C-9	65.49'	705.00'	65.22'	N 66°43'54" E
C-40	74.54'	255.00'	74.28'	N 72°10'27" E
C-41	68.25'	255.00'	68.05'	N 88°12'09" E
C-42	23.65'	425.00'	23.65'	N 82°31'18" W
C-43	75.10'	425.00'	75.00'	S 75°51'56" E
C-44	75.10'	425.00'	75.00'	S 65°44'28" E
C-45	42.13'	425.00'	42.13'	S 57°50'17" E

LINE TABLE		
LINE	BEARING	DISTANCE
L-14	S 67°20'16" E	74.22'
L-19	N 38°59'01" E	14.86'
L-20	S 17°58'29" W	34.28'
L-21	N 17°58'29" E	34.28'
L-22	N 84°06'57" W	6.88'
L-23	N 84°06'57" W	51.36'
L-24	S 84°06'57" E	14.71'
L-25	N 84°06'57" W	43.33'
L-26	N 87°42'51" E	23.44'
L-30	N 38°58'07" W	8.64'
L-31	S 55°22'11" W	8.08'
L-32	N 34°37'49" W	27.83'
L-33	S 55°22'11" W	50.00'
L-34	S 34°37'49" E	10.00'
L-35	N 55°22'11" E	18.06'

OWNER/DEVELOPER:
GREEN HILL DRIVE, LLC.
POP BOX 510
YOUNGSVILLE, NC 27596
(919) 556-4700

60' 30 0 60 120
SCALE 1"=60'

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GREEN HILL SUBDIVISION, PH. 1B

OWNER: GREEN HILL DRIVE, LLC
REF: D.B. 2233, PG. 111
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SHEET 3 OF 3

CMP
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[GREEN HILL SURD PP.DWG-TM]