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| COBB TRACT 2 SITE DATA CHART | |
|---|---|
| OWNER OF RECORD: | JAMIE BRANTON & AMY HEARY COBB |
| PARCEL OWNER ADDRESS: | 42 LAKEVIEW RD, LA GRANGE, NC 28031 |
| PARCEL IDENTIFICATION: | 16 500-51-0791 13C20558 |
| PROPERTY SIZE: | 3.9 AC / 143,311 SF |
| PROPERTY CORNER LOCATION: | PLASANT DRIVE |
| ZONING CLASSIFICATION: | EXISTING: AR PROPOSED: NO ZONING CHANGE PROPOSED |
| PRESIDENT USE: | FARM/AG |
| PROPOSED USE: | SINGLE-FAMILY RESIDENTIAL |
| PROPOSED NUMBER OF SINGLE FAMILY LOTS: | 4 LOTS |
| PROPOSED GROSS DENSITY: | 4 UNITS/3.9 AC = 1.155 UNITS/AC |
| PROPOSED IMPROVED AREA: | MAXIMUM PROPOSED 21,500 SF / 10% |
| BUILDING SETBACKS: | FRONT: 20 FT SIDE: 1 FT REAR: 1 FT LOCAL STREET: 50 FT |
| PROPOSED LINEAR FEET OF STREETS: | 205 LF |
| ELECTRIC PROVIDER: | DUKE ENERGY |
| WATER PROVIDER: | JOHNSTON COUNTY |
| SEWER PROVIDER: | PRIVATE SEPTIC |
| FIRM MAP AND DATE: | 379161550K DATED 06/29/2018 |
| FLOOD CLASSIFICATION: | NOT LOCATED IN 100 YEAR FLOOD PLAN |
| INTERESTED PROTECTION OVERLAY: | NC |
| ENVIRONMENTALLY SENSITIVE DISTRICT: | NC |
| VOLUNTARY AGRICULTURE DISTRICT WITHIN 1/2 M.I. YES: | |



ARCHITECTURE
ENGINEERING
Delaware
Dover 302.774.7650
Newark 302.340.3700
Maryland
Salisbury 410.546.9100
North Carolina
Charlotte 980.270.9100
Raleigh 919.223.1332
Wilmington 910.341.7600
www.beckermorgan.com

314 E. Main Street
Clayton, NC 27528
Form CC-4743

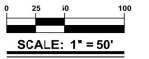
PRELIMINARY



PROJECT TITLE
**COBB TRACT 2
MAJOR
SUBDIVISION
PLAN**

TWO CLAUDE RD SR 1524
WILLOW SPRING, NC
JOHNSTON COUNTY

SHEET TITLE
COVER SHEET



| ISSUE BLOCK | NO. | DATE | DESCRIPTION |
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| LEGEND | | |
|--|----------|----------|
| ITEM | EXISTING | PROPOSED |
| CONCRETE SIDEWALK, SLAB / FINISH | NA | --- |
| ARMS / ROAD | --- | --- |
| CONTOUR | --- | --- |
| PROPERTY OR RIGHT-OF-WAY LINE | --- | --- |
| CONTINUOUS | --- | --- |
| UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE @ T, ELECTRIC @ E) | --- | --- |
| WATER MAIN SIZE | --- | --- |
| FIRE HYDRANT (F.H.) | --- | --- |

GENERAL NOTES:

- EXISTING BOUNDARY, CONDITIONS, AND PARCEL INFORMATION OF SITE FROM JOHNSTON COUNTY GIS, DATED 2015.
- EXISTING LINES, CONTOURS OF SITE FROM NC SPATIAL DATA DOWNLOAD, DATED 2015.
- PRELIMINARY SOIL INFORMATION PROVIDED BY SOUTHEASTERN SOIL & ENVIRONMENTAL ASSOCIATED, INC., PO BOX 921, PAVETTEVILLE, NC 28311, DATED 03/31/2025.

MARK DATE DESCRIPTION
04/14/2025
PROJECT NO.: 2025124.00
DATE: 04/14/2025
SCALE: 1" = 50'
DRAWN BY: ADS PROJ MGR: EK
C-001
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