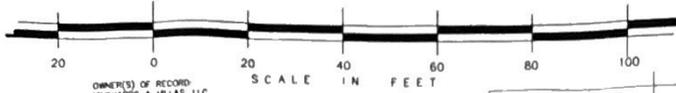


# Plat of Meadow Wood Cove Planned Community for Vineyards & Villas, LLC, Declarant / Owner

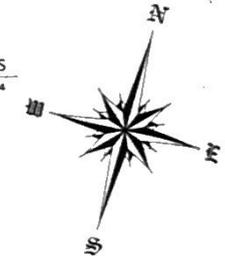
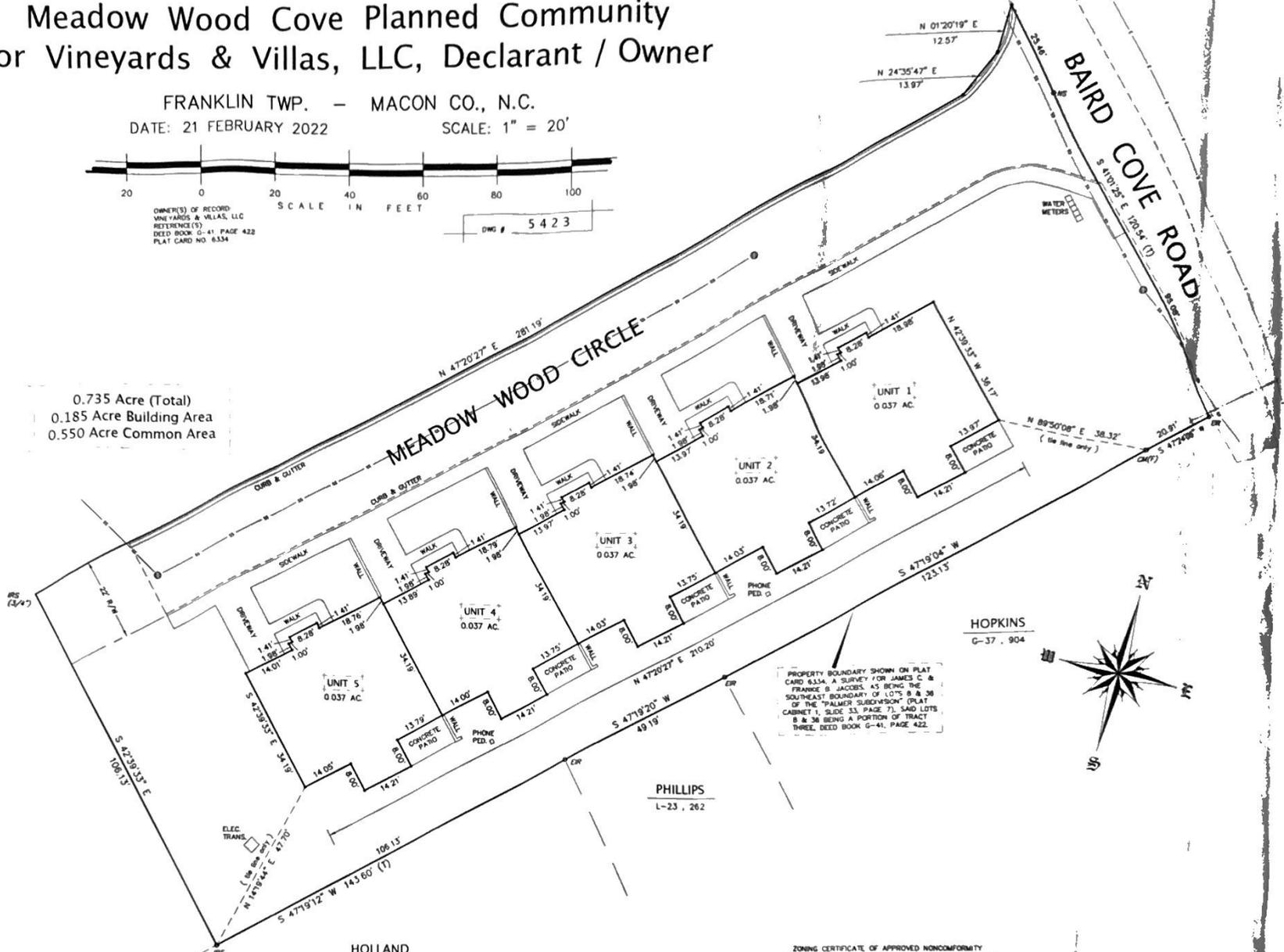
FRANKLIN TWP. - MACON CO., N.C.  
DATE: 21 FEBRUARY 2022 SCALE: 1" = 20'



OWNER(S) OF RECORD  
VINEYARDS & VILLAS, LLC  
REFERENCE(S)  
DEED BOOK G-41 PAGE 422  
PLAT CARD NO. 6334

DWG # 5423

0.735 Acre (Total)  
0.185 Acre Building Area  
0.550 Acre Common Area



HOPKINS  
G-37 . 904

PHILLIPS  
L-23 . 262

HOLLAND  
J-23 . 461

ZONING CERTIFICATE OF APPROVED NONCONFORMITY  
THE PROPOSED [BOUNDARY LINE ADJUSTMENT, SUBDIVISION] DEPICTED HEREIN IS NOT IN CONFORMANCE WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF FRANKLIN. THIS RECORDING IS NOW LISTED AS A LEGAL NONCONFORMING USE AND IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MACON COUNTY.  
*Justin Hester* 2/24/22  
LAND USE ADMINISTRATOR DATE

NOTES:  
N.C.G.S. CONTROL MONUMENTS WITHIN 2000 FEET  AS SHOWN  NONE NORTH IS FROM PLAT CARD NO. 6334  
NO EXTENDED TITLE SEARCH HAS BEEN MADE FOR EASEMENTS AND RESTRICTIONS WHICH MAY EXIST AND MAY LIMIT THE USE OF THIS PROPERTY. SPECIFICALLY, UNDERGROUND UTILITIES, WELLS, SEPTIC SYSTEMS, DRAINS AND UNRECORDED EASEMENTS MAY NOT BE SHOWN.  
ALL AREAS SHOWN ON THIS PLAT WERE CALCULATED BY THE OLD METHOD THIS PARCEL  IS  IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA

Legend of Symbols

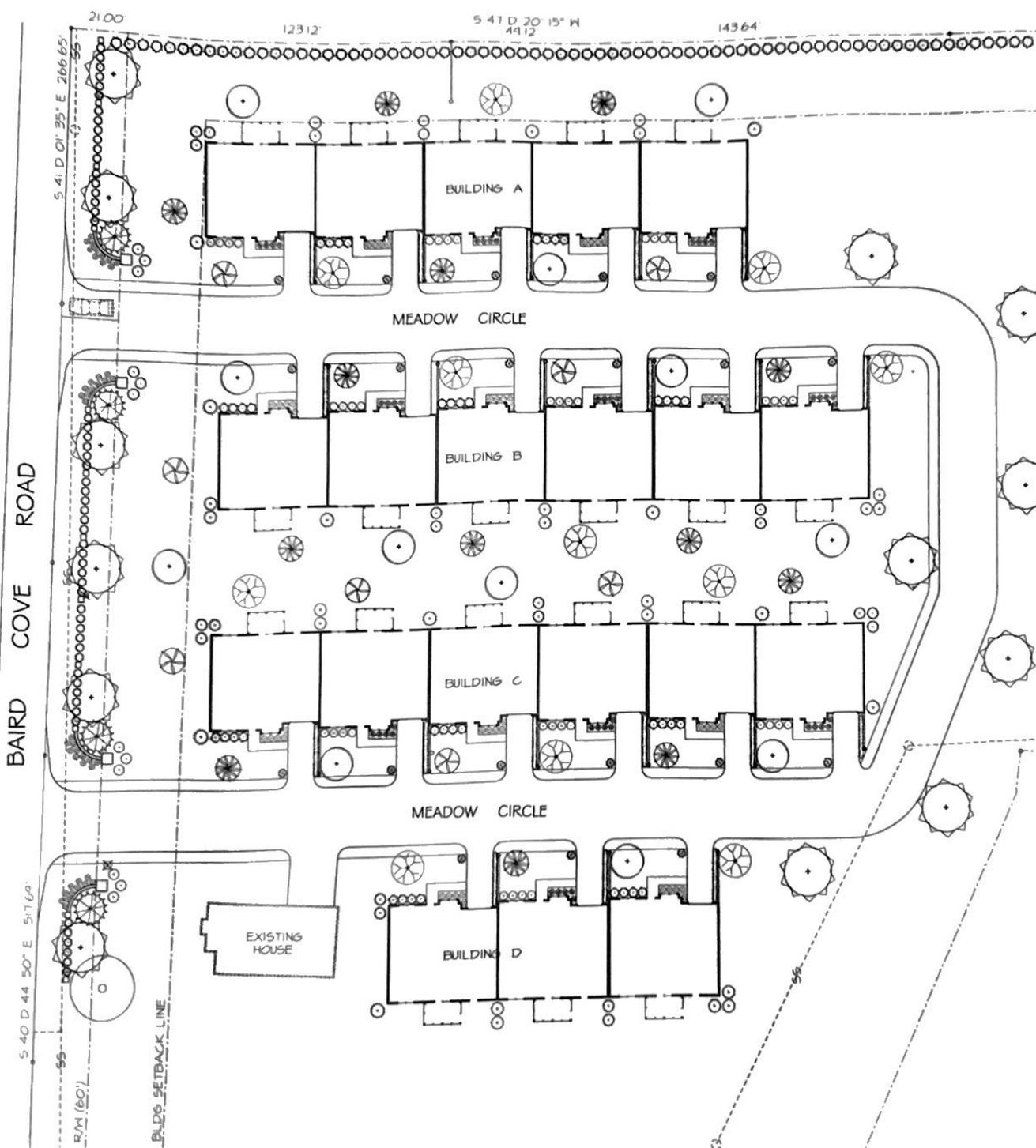
EP	EXISTING IRON PIPE	IPS	IRON PIPE SET
ER	EXISTING IRON ROD	IRS	IRON ROD SET
MF	"M" FOUND	NS	"NAIL SET
CMF	CONC. MON. FOUND	CMS	CONC. MON. SET
-	ELECTRIC LINES	-	TELEPHONE LINES
-	WIRE FENCE	-	
(cc)	CONTROL CORNER	-	TOP OF RIDGE

STATE OF NORTH CAROLINA - COUNTY OF MACON  
I, \_\_\_\_\_, REVIEW OFFICER OF MACON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING  
REVIEW OFFICER  
DATE \_\_\_\_\_  
PARCEL IDENTIFICATION NO. 6084405942

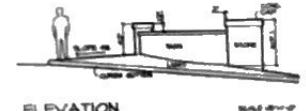
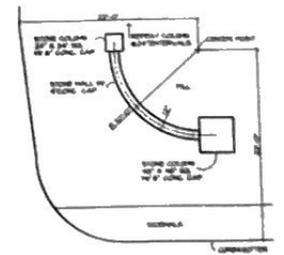
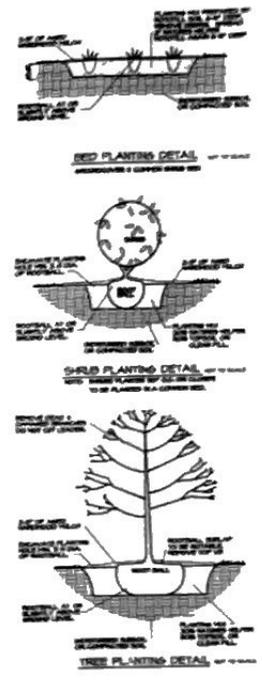
I, BENJAMIN A. WEST CERTIFY TO THE FOLLOWING:  
[X] THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;  
*B. West*  
BEN WEST - NC PLS L2963

I, BENJAMIN A. WEST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (OR I.D. DESCRIPTION(S) RECORDED IN BOOK G-41, PAGE 422). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY NOTED, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:7500. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH [X] THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA [X] G.S. 41-30 AS AMENDED WITHIN 30 DAYS OF JANUARY, 2022.  
*B. West*  
BEN WEST - NC PLS L2963

LIMITED COMMON ELEMENTS  
a. All Individual Driveways, Concrete Patios and Walls connected to, and serving an individual Unit, are individual limited common elements of the Unit served.  
b. The exterior walls marked "WALL" on the plat, and shown on the front, (Meadow Wood Circle side) are shared limited common elements of the two Units served.  
c. The exterior walls marked "WALL" on the plat, and to the rear of a Unit, and contiguous with a Concrete Patio allocated to an individual Unit are individual limited common elements of that Unit.



- LEGEND**
- RED MAPLE 1 1/2\"/>
  - SILVER BELL 1/2\"/>
  - SPANISH OAK 1/2\"/>
  - GREEN BAY 1/2\"/>
  - PINE 1/2\"/>
  - HILLS SPINDLE HELL 1/2\"/>
  - EGGSA 1/2\"/>
  - **CERISE BERRY** 1/2\"/>
  - NATIVE REDDOGWOOD 1/2\"/>
  - HONEY AN LARDEL 1/2\"/>
  - RED RED PINE 1/2\"/>
  - SPANISH OAK 1/2\"/>
  - GREEN HAZEL AN BROWN-LEAF 1/2\"/>
  - SHILLING SHARP YACON'S OAL 1/2\"/>
  - LINDEN WHITE BARKENY 1/2\"/>
  - KNOXWOOD 1/2\"/>
  - BLUE RED JAMPER 1/2\"/>



PLAN

SCALE 1/8\"/>

ENTRANCE WALL DETAILS

SCALE 1/8\"/>

PLANTING PLAN

SCALE 1\"/>

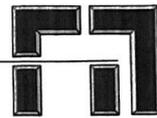
A NEW DUPLEX APARTMENT COMPLEX FOR :  
**THE MEADOWS**  
APARTMENT BUILDING TYPE "D"

BAIRD COVE ROAD

FRANKLIN, MACON COUNTY, NORTH CAROLINA

RITTER ARCHITECTURE, P.A.

Post Office Box 668  
Franklin, NC 28744  
Ph: 828-369-6611  
Fax: 828-369-6619  
www.ritterarchitecture.com



## LIST OF DRAWINGS

### ARCHITECTURAL

COVER SHEET/DRAWING INDEX

- A-1 FOUNDATION PLAN AND DETAILS
- A-2 GROUND FLOOR PLAN
- A-3 ROOF FRAMING PLAN
- A-4 FRONT AND REAR EXTERIOR ELEVATIONS
- A-5 RIGHT AND LEFT SIDE EXTERIOR ELEVATIONS / WALL SECTION

### ELECTRICAL

- E-1 ELECTRICAL FLOOR PLAN, NOTES AND SCHEDULES

PROJECT NUMBER 16-91891

4 OCTOBER 2016







REVISION	BY

Company: AHT



**RUTTER ARCHITECTURE P.A.**  
 Post Office Box 606  
 Franklin, NC 27535  
 Phone: 828-385-0011  
 Fax: 828-385-0019  
 www.rutterarchitecture.com



Professional Engineer Seal for Rutter Architecture P.A., State of North Carolina, License No. 20147.

A NEW DUPLEX APARTMENT COMPLEX FOR :  
**THE MEADOWS - BUILDING D**  
 BAIRD COVE ROAD  
 FRANKLIN, NC  
 MACON COUNTY, NORTH CAROLINA

TITLE  
 ROOF FRAMING PLAN

PROJECT NO.  
18-0720

DRAWN BY:  
T.E.B.

CHECKED BY:  
T.E.B.

SCALE:  
AS SHOWN

DATE:  
4 NOVEMBER 2018

SHEET:  
**A-3**

OF 5 SHEETS

