

**NOTES:**  
 THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING.  
 THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP AND WHICH WERE NOT VISIBLE AT THE TIME OF INSPECTION.  
 THIS MAP WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.  
 TOPOGRAPHIC INFORMATION TAKEN FROM ALAMANCE COUNTY GIS.  
 BOUNDARY INFORMATION TAKEN FROM A FINAL PLAT PERFORMED BY R.S. JONES & ASSOCIATES, INC. FOR ISABELL P. MORROW REVOCABLE TRUST, ROBERT HAROLD WEBB JR, MAX W. MORROW, AND ANN M. HALL.  
 NO SURVEYING OR SUBSURFACE INVESTIGATIONS PERFORMED BY STOLTZFUSS ENGINEERING, INC.

**PARCEL DATA:**  
 PIN: 157694, 157537, 157529  
 TOTAL ACRES: 440.32 AC +/-  
 DEED REF: DB 3830 PG. 356, DB 1364 PG. 159, DB 1364 PG. 159  
 PLAT REF: N/A  
 EXISTING ZONING: N/A  
 EXISTING USE: VACANT  
 PROPOSED USE: RESIDENTIAL  
 LF OF ROAD: 22,734 LF (4.31 MILES)  
 TOTAL UNITS: 541 UNITS  
 OVERALL DENSITY: 1.23 UNITS/AC

**BUILDING SETBACKS:**  
 FRONT: 30'  
 SIDE: 10'  
 REAR: 20'  
 SIDE STREET: 25'  
 MIN. LOT WIDTH: 60'  
 MIN. LOT SIZE: 8,000 SF

**WATERSHED INFORMATION:**  
 THIS PROPERTY IS NOT LOCATED IN A WATER SUPPLY WATERSHED PER NCDEQ WATER SUPPLY WATERSHED MAP.

**FLOOD INFORMATION:**  
 THIS PARCEL IS LOCATED IN A FLOOD PLAIN PER NCRFS FLOOD MAP PANEL 9729, MAP #3710972900L, DATED: 11/17/2017, & PANEL 9719, MAP #3710971900K, DATED: 11/17/2017

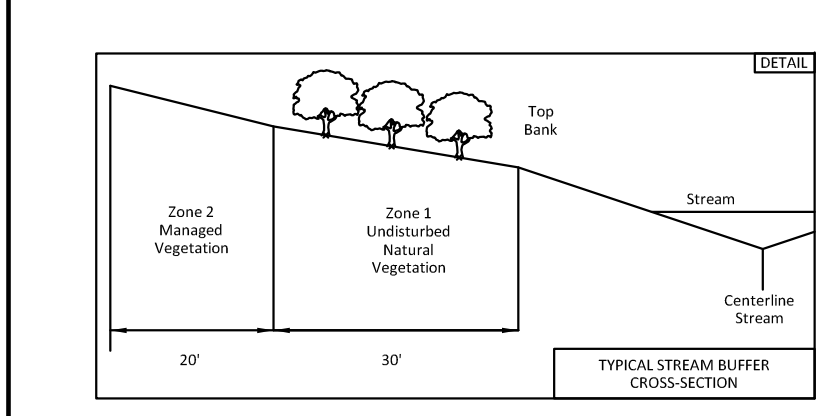
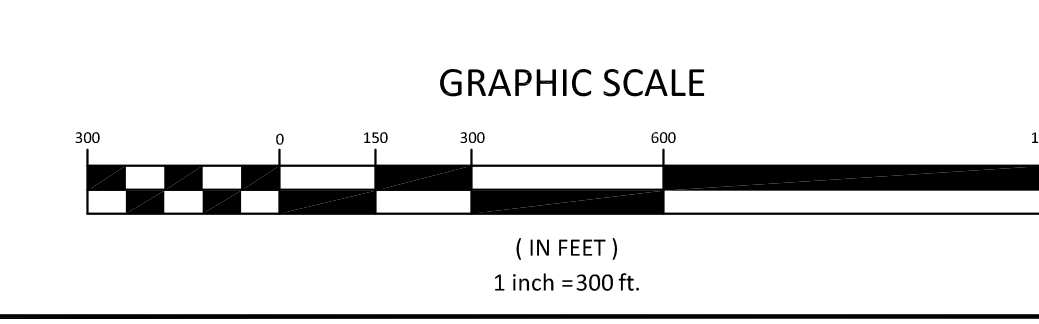
**WATER & SANITARY SEWER INFORMATION:**  
 PROPERTY TO BE SERVED BY COMMUNITY WATER AND SEWER SYSTEM.

- LEGACY AT MORROW MILL
- RESERVE AT MORROW MILL
- LANDING AT MORROW MILL

**1"EP GRID COORDINATES:**  
 N: 793685.40'  
 E: 1521774.11'  
 NAD 83 (2011)

**LEGEND**

- |  |                        |  |   |
|--|------------------------|--|---|
|  | WATER METER BOX (WMB)  |  | CLEAN OUT                               |
|  | WATER VALVE (WV)       |  | SET IRON PIN                            |
|  | STORM MANHOLE (STMH)   |  | COMPUTED POINT                          |
|  | UTILITY POLE           |  | CONCRETE MONUMENT                       |
|  | LIGHT POLE             |  | RIGHT OF WAY                            |
|  | GROUND LIGHT           |  | EDGE OF PAVEMENT                        |
|  | GUY WIRE               |  | EDGE OF GRAVEL                          |
|  | YARD INLET (YI)        |  | CONCRETE                                |
|  | GAS VALVE              |  | REINFORCED CONCRETE PIPE                |
|  | OVERHEAD POWER LINE    |  | DROP INLET                              |
|  | GAS LINE               |  | CURB INLET                              |
|  | WATER LINE             |  | FINISH FLOOR ELEVATION                  |
|  | UNDERGROUND ELECTRICAL |  | BASEMENT                                |
|  | FENCE LINE             |  | TELEPHONE PEDESTAL                      |
|  | WOODSLIP (TYP.)        |  | TELEPHONE HAND HOLD                     |
|  |                        |  | DRAINAGE MAINTENANCE & UTILITY EASEMENT |



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**Stoltzfuss Engineering Inc.**  
 Civil Engineering Consultants

**MORROW MILL SUBDIVISION**

**CONCEPT PLAN**

PROPERTY OWNER INFORMATION:  
 ROBERT HAROLD WEBB JR, ET AL C/O MAX W. MORROW  
 MORROW REVOCABLE TRUST  
 7941 MORROW MILL RD.  
 HAW RIVER, NC 27288

PROJECT LOCATION:  
 STATE: NORTH CAROLINA  
 COUNTY: ALAMANCE  
 TOWNSHIP: THOMPSON

NO.	DATE	REVISION NOTE
1	03/12/2026	ISSUED FOR PERMIT
2	03/12/2026	REVISED PER COMMENTS
3	03/12/2026	REVISED PER COMMENTS
4	03/12/2026	REVISED PER COMMENTS
5	03/12/2026	REVISED PER COMMENTS

DRAWN BY: WVC  
 CHECKED BY: ARS  
 DATE: 03/12/2026  
 PROJECT NO.: 302.29  
 REF. NO.:  
 SCALE: 1"=300'

**C1**  
**1 OF 1**

