

Submitted electronically by "Cawthorne, Moss & Panciera, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

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 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.



I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK _____, PAGE _____ AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, DRAINAGEWAYS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY.

THIS 3RD DAY OF JANUARY A.D. 2024.

DocuSigned by: Jeff Grote
OWNER(S) DATE 1/8/2024

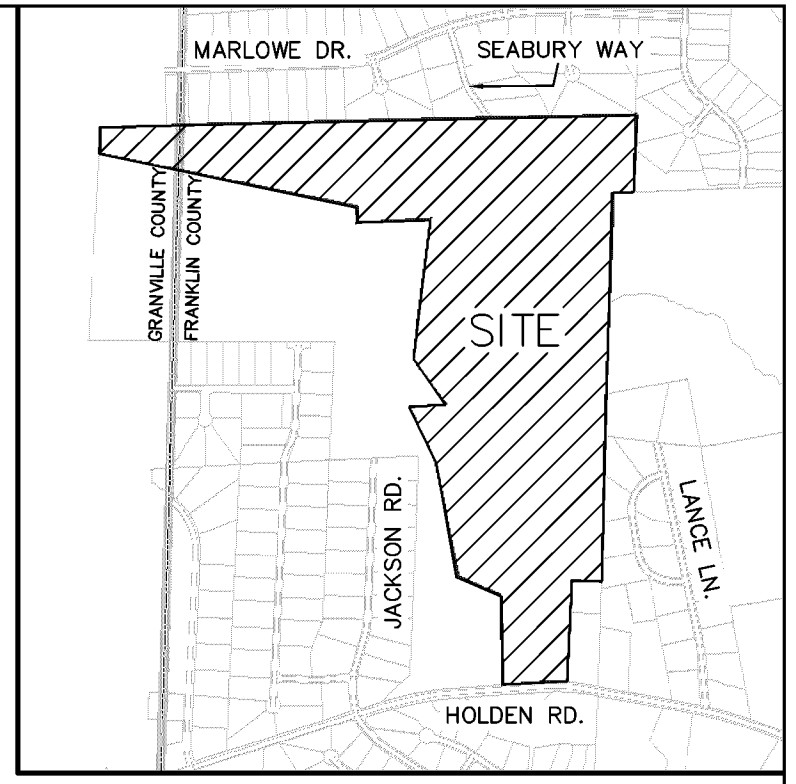
DocuSigned by: Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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.

I HEREBY CERTIFY THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED SORRELL OAKS SUBDIVISION OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$ 441,145.05 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

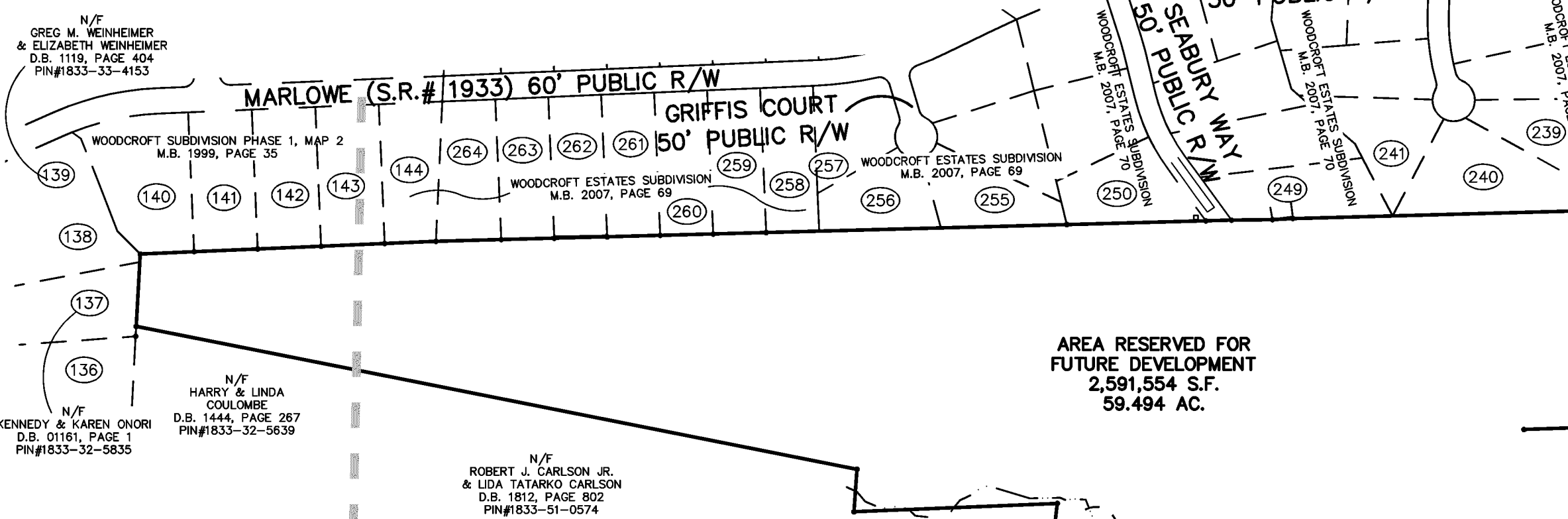
DocuSigned by: Michael A. Moss
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

DocuSigned by: Jason Rogers
ADMINISTRATOR / ASSISTANT DATE 1/18/2024



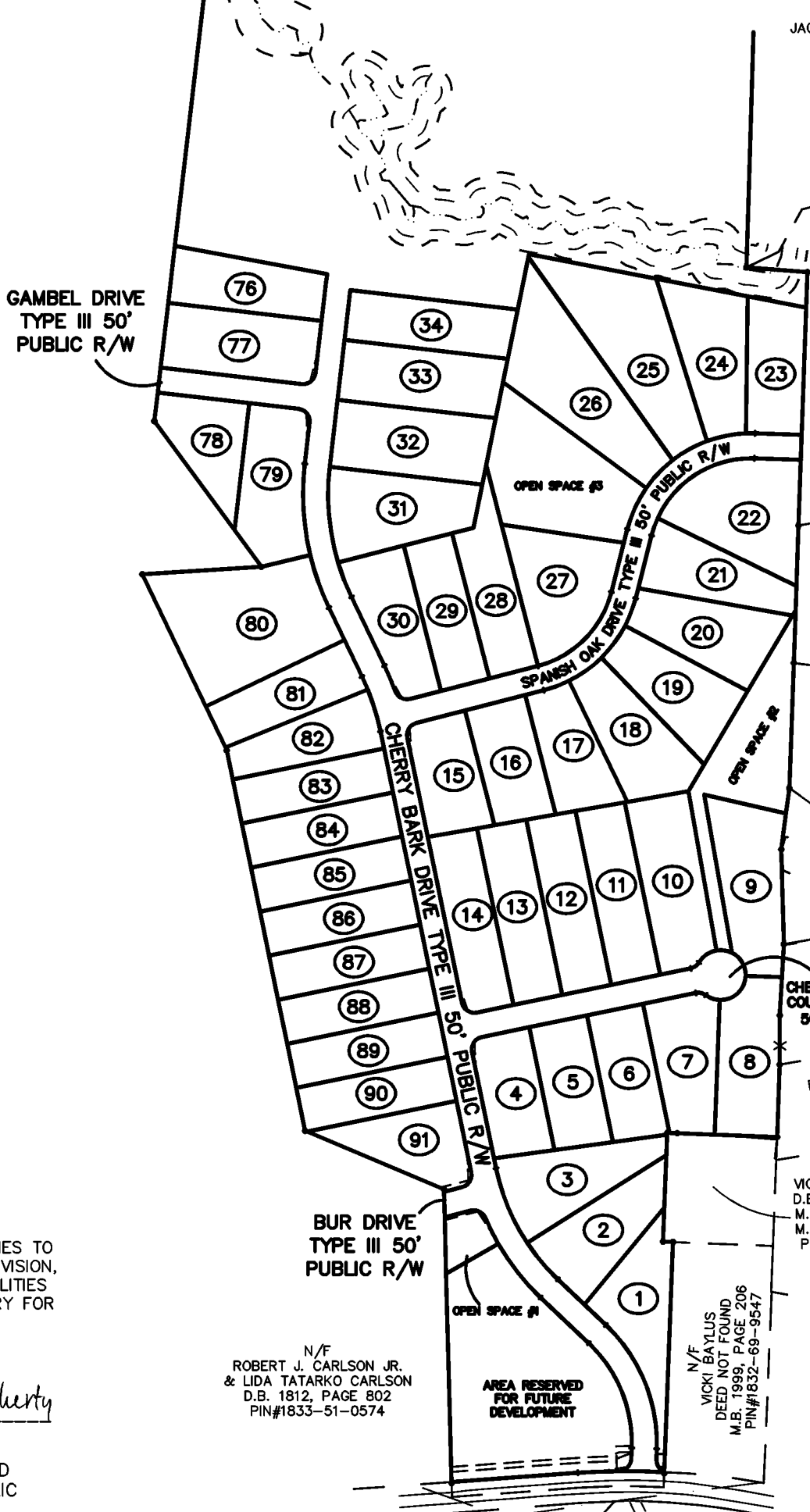
SITE DATA

TOTAL AREA = (TO BE SUBDIVIDED)	49.030 AC.
LESS R/W =	5.317 AC.
LESS OPEN SPACE =	2.725 AC.
NET AREA =	40.988 AC.
TOTAL LOTS =	50
AVERAGE LOT SIZE =	0.819 AC.
TOTAL ROAD LENGTH	4549'
PROPOSED USE -	RESIDENTIAL SINGLE FAMILY SUBDIVISION



- NOTES:**
- AREA COMPUTED BY COORDINATE METHOD.
 - THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
 - ALL LOTS AREA GREATER THAN 20,000 SQUARE FEET.
 - THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE.
 - THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
 - THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
 - ALL LOTS TO BE SERVED INTERNALLY AND SHALL HAVE NO DIRECT ACCESS TO HOLDEN ROAD (NCSR 1147).
 - RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
 - THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE (STREET TREES).
 - THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP.
 - SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
 - ALL STUB ROADS/STREETS ARE BUILT/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
 - ROADS CONSTRUCTED IN THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NCDOT ASSUMES RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS. DEVELOPER SHALL ENSURE ALL ROADS ARE INCORPORATED INTO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD MAINTENANCE PROGRAM PRIOR TO TERMINATION OF DEVELOPER CONTROL PERIOD.
 - ALL UTILITY LINES AND EASEMENTS ARE EXTENDED/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE.
 - THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.6.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
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 - ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
 - MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM

- PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
- ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
- NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. PER THE OPERATION AND MAINTENANCE AGREEMENT RECORDED IN THE REGISTER OF DEEDS, THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC., THE STORMWATER CONTROL MEASURE AS NEEDED.
- MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
- MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF SORRELL OAKS SUBDIVISION HOME OWNERS ASSOCIATION.
- THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDOT OR COE IS PROHIBITED.
- THE DRAINAGE EASEMENTS AND STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE MAINTENANCE EASEMENT IS OBSTRUCTED OR STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
- STORMWATER OPERATION & MAINTENANCE AGREEMENT AND BMP MAINTENANCE FORMS D.B. 2350, PG. 942.
- THERE ARE NO FLOOD PRONE AREAS PRESENT PER FEMA FIRM PANEL NO. 3720183300J, EFFECTIVE APRIL 16, 2013.
- ALL LOTS ARE LIMITED TO A MAXIMUM IMPERVIOUS SURFACE AREA OF 7,000 SQUARE FEET PER LOT.
- ALL LINE AND CURVE TABLES FOUND ON SHEET 4 OF 4.
- MAIL KIOSK DETAIL FOUND ON SHEET 2 OF 4.
- TURN AROUND DETAIL FOUND ON SHEET 4 OF 4.



LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - 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
- M.I.S.A. - MAXIMUM IMPERVIOUS SURFACE ALLOWED

MINIMUM BUILDING SETBACKS

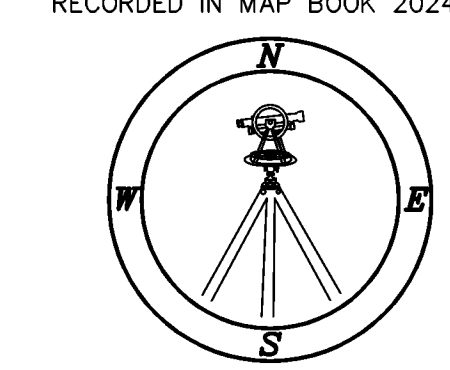
FRONT	30'
REAR	25'
SIDE	10'

FRANKLIN COUNTY, NORTH CAROLINA
Jason Rogers
I, _____, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

CERTIFICATE OF PUBLIC UTILITIES
ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE Sorrell Oaks Ph 1 SUBDIVISION, AS SET FORTH BY THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

1/18/2024 DATE
DocuSigned by: Jason Rogers REVIEW OFFICER

1/18/2024 DATE
DocuSigned by: Christopher Doherty PUBLIC UTILITIES DIRECTOR



NOTE: STRUCTURES, FENCES, AND LANDSCAPING ARE PROHIBITED WITHIN ALL PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

SUBDIVISION STREET DISCLOSURE STATEMENT
ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC AND SHALL BE MAINTAINED BY THE DEVELOPER. IT SHALL BE THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONING ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM.

LINE TYPE LEGEND

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

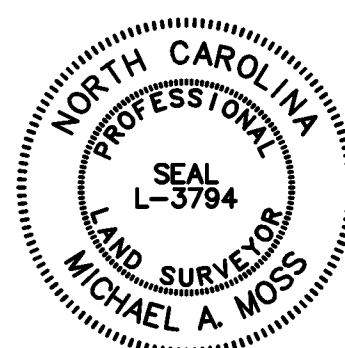
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
APPROVED: Joshua Kellen
DISTRICT SUPERVISOR
DATE: 1/8/2024

OWNER/DEVELOPER:
SORRELL OAKS DEVELOPMENT, LLC
7201 CREEDMOOR RD, STE 140
RALEIGH, NC 27613
919-971-5200

SHEET 1 OF 4
FINAL PLAT FOR
SORRELL OAKS SUBDIVISION
PHASE 1
HOLDEN ROAD
OWNER: SORRELL OAKS DEVELOPMENT, LLC
REF: D.B. 2315, PAGE 260
REF: M.B. 2022, PAGE 56
REF: M.B. 2022, PAGE 198
YOUNGVILLE TOWNSHIP
FRANKLIN COUNTY, NORTH CAROLINA
BRASSFIELD TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA
300 150 0 300 600
SCALE 1"=300'
MARCH 16, 2023
ZONED R-30 WS IV
PIN #1833-61-5722



I, MICHAEL A. MOSS CERTIFY THAT THIS PLAN 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 1:10000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

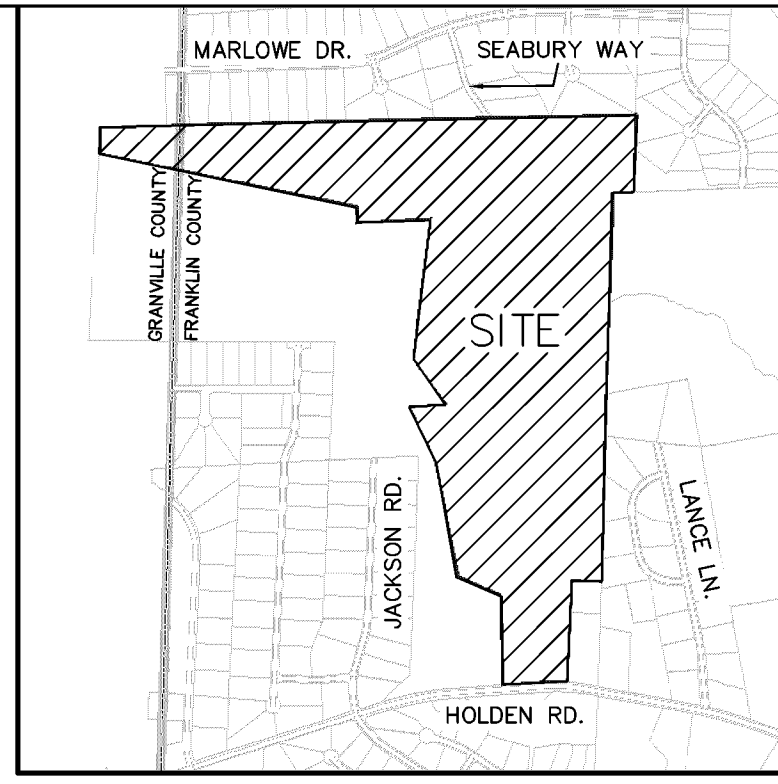


MINIMUM BUILDING SETBACKS

FRONT	30'
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VICINITY MAP

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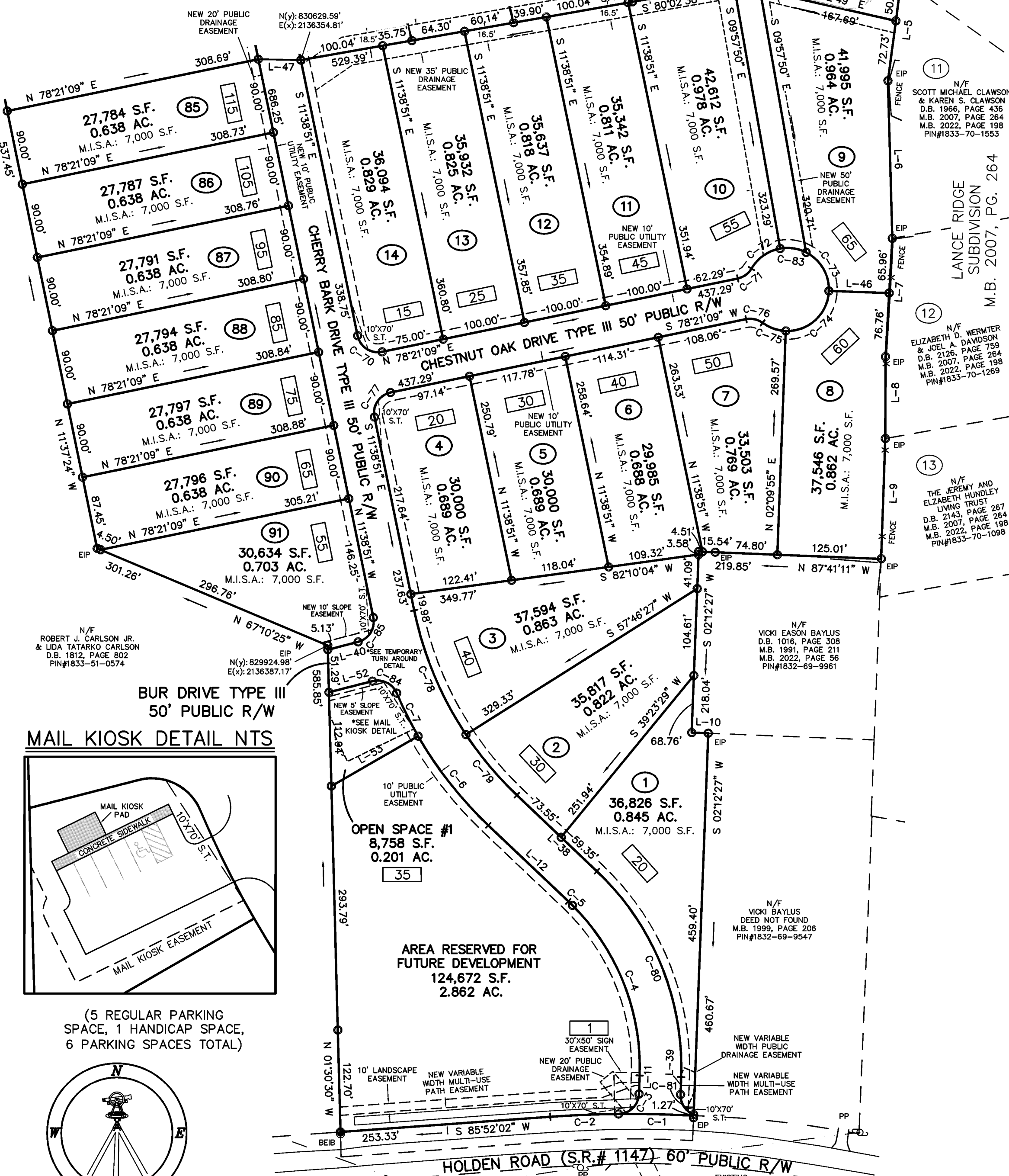
DocuSigned by:
Michael A. Moss
L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION
DocuSigned by:
Joshua Kellen
APPROVED
DISTRICT SUPERVISOR
DATE 1/8/2024

DocuSigned by:
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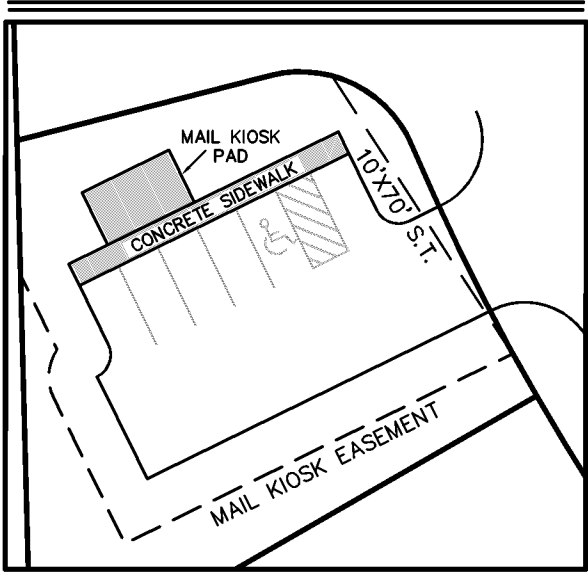
LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
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- OVERHEAD LINE
- BUILDING SETBACK EASEMENT
- BUFFER
- FLOOD HAZARD SOILS

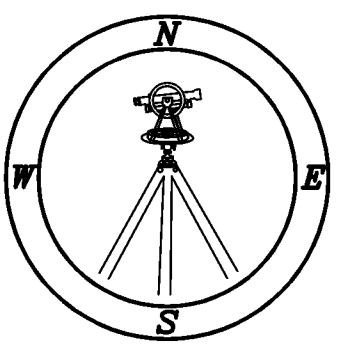


ROBERT J. CARLSON JR. & LIDA TATARCO CARLSON
D.B. 1812, PAGE 802
PIN#1833-51-0574

BUR DRIVE TYPE III
50' PUBLIC R/W
MAIL KIOSK DETAIL NTS



(5 REGULAR PARKING SPACE, 1 HANDICAP SPACE, 6 PARKING SPACES TOTAL)



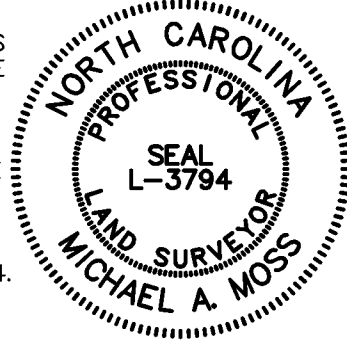
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

OWNER/DEVELOPER:
SORRELL OAKS DEVELOPMENT, LLC
7201 CREEDMOOR RD, STE 140
RALEIGH, NC 27613
919-971-5200

SCALE 1"=100'
MARCH 16, 2023
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C:\SUBS\EASON-SUBD - LGH

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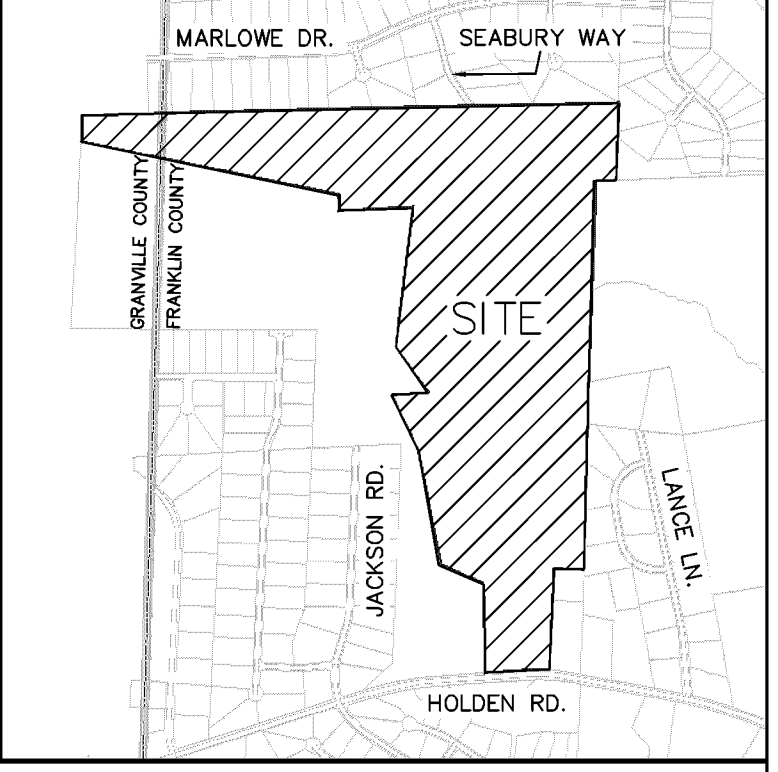
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24. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
25. THE DRAINAGE EASEMENTS AND STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE MAINTENANCE EASEMENT IS OBSTRUCTED OR STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
26. STORMWATER OPERATION & MAINTENANCE AGREEMENT AND BMP MAINTENANCE FORMS D.B. 2350, PG. 942.
27. THERE ARE NO FLOOD PRONE AREAS PRESENT PER FEMA FIRM PANEL NO. 3720183300J, EFFECTIVE APRIL 16, 2013.
28. ALL LOTS ARE LIMITED TO A MAXIMUM IMPERVIOUS SURFACE AREA OF 7,000 SQUARE FEET PER LOT.
29. ALL LINE AND CURVE TABLES FOUND ON SHEET 4 OF 4.
30. MAIL KIOSK DETAIL FOUND ON SHEET 2 OF 4.



VICINITY MAP

LEGEND: EIP - EXISTING IRON PIPE, BEIP - BENT IRON BAR, BEIB - BENT IRON BAR, CM - CONCRETE MONUMENT, EPK - EXISTING PK NAIL, SPK - SET PK NAIL, etc.

MINIMUM BUILDING SETBACKS: FRONT 30', REAR 25', SIDE 10'



N/F ROBERT J. CARLSON JR. & LIDA TATARCO CARLSON D.B. 1812, PAGE 802 PIN#1833-51-0574

N/F JAMES J. MCCREE TRUSTEE & KATE L. MCCREE TRUSTEE D.B. 1114, PAGE 188 M.B. 3, PAGE 124E PIN#1833-71-6468

N/F CYNTHIA PIGOTT & FRED PIGOTT D.B. 1897, PAGE 870 M.B. 1999, PAGE 1111 PIN#1833-71-2162

OWNER/DEVELOPER: SORRELL OAKS DEVELOPMENT, LLC 7201 CREEDMOOR RD, STE 140 RALEIGH, NC 27613 919-971-5200

SHEET 3 OF 4 FINAL PLAT FOR SORRELL OAKS SUBDIVISION PHASE 1 HOLDEN ROAD

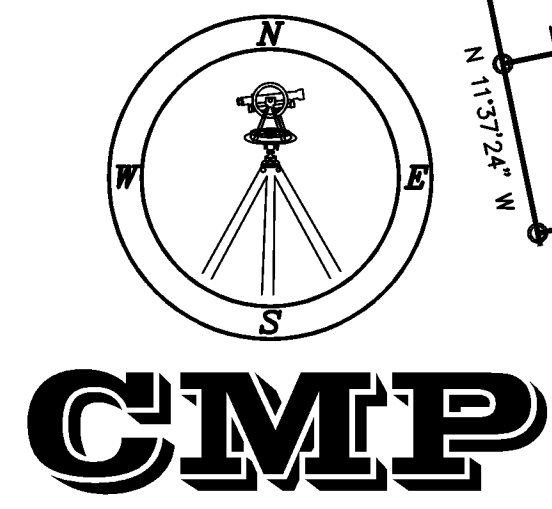
OWNER: SORRELL OAKS DEVELOPMENT, LLC REF: D.B. 2315, PAGE 260 REF: M.B. 2022, PAGE 56 REF: M.B. 2022, PAGE 198 YOUNGVILLE TOWNSHIP FRANKLIN COUNTY, NORTH CAROLINA GRANVILLE COUNTY, NORTH CAROLINA

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION

APPROVED: Joshua Kellen DISTRICT SUPERVISOR DATE: 1/8/2024



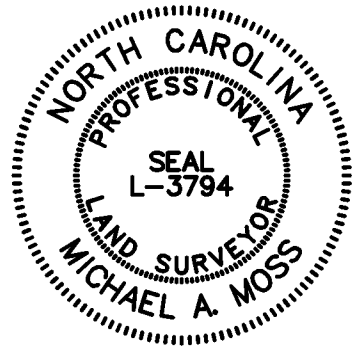
SCALE 1"=100' MARCH 16, 2023 ZONED R-30 WS IV PIN #1833-61-5722



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

(X): SUBS/EASON-SUBD - LGH)

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 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

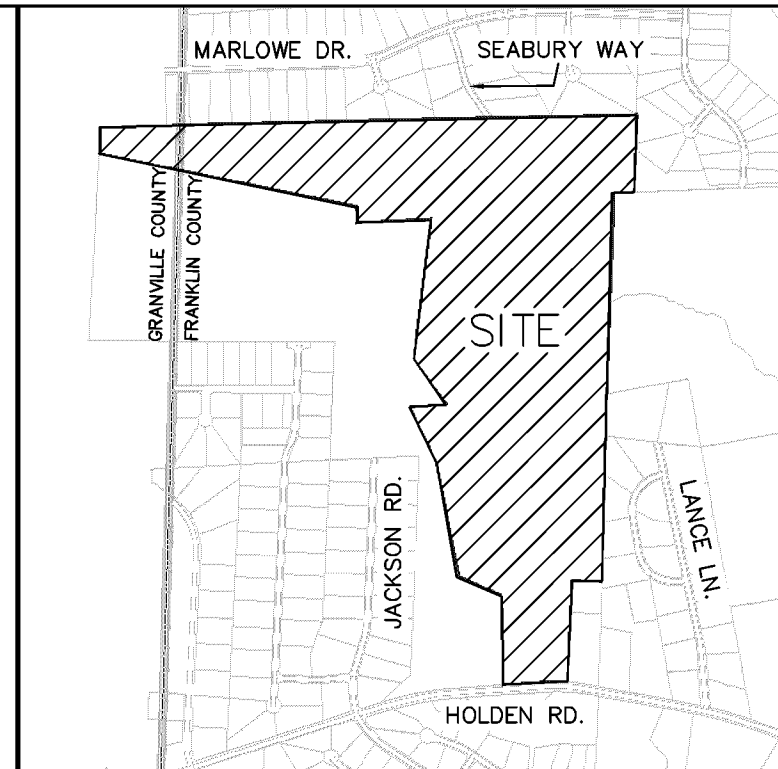


THIS 3RD DAY OF JANUARY A.D. 2024.

DocuSigned by: Michael A. Moss L-3794 PROFESSIONAL LAND SURVEYOR 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.

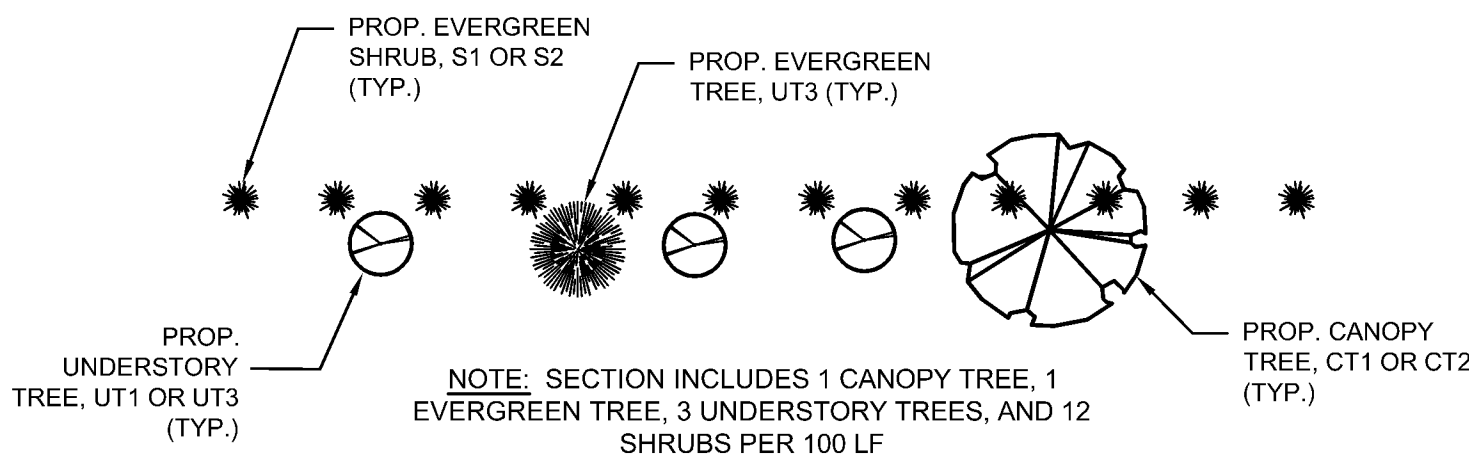
DocuSigned by: Michael A. Moss L-3794 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER



VICINITY MAP

TYPICAL 100 LF PLANTING SECTION

SCALE: 1" = 20'



NOTE: SECTION INCLUDES 1 CANOPY TREE, 1 EVERGREEN TREE, 3 UNDERSTORY TREES, AND 12 SHRUBS PER 100 LF

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION

APPROVED Joshua Kellen DISTRICT SUPERVISOR

DATE 1/8/2024

NOTES:

- 1. AREA COMPUTED BY COORDINATE METHOD. 2. THERE IS NO NCOS MONUMENT WITHIN 2000' OF THIS PROPERTY. 3. ALL LOTS AREA GREATER THAN 20,000 SQUARE FEET. 4. THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION ORDINANCE. 5. THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT. 6. THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. 7. ALL LOTS TO BE SERVED INTERNALLY AND SHALL HAVE NO DIRECT ACCESS TO HOLDEN ROAD (NCSR 1147). 8. RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU. 9. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE (STREET TREES). 10. THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP. 11. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS. 12. ALL STUB ROADS/STREETS ARE BUILT/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE. 13. ROADS CONSTRUCTED IN THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER UNTIL THE NCDOT ASSUMES RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS. 14. ALL UTILITY LINES AND EASEMENTS ARE EXTENDED/CONSTRUCTED AND DEDICATED TO THE ADJOINING PROPERTY LINE. 15. THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH ARTICLE 6.6.5 STREET TREES OF THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE. 16. ALL LOTS WILL HAVE PUBLIC WATER AND INDIVIDUAL SEPTIC TANKS. 17. ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC. 18. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO

- ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE UNDERLYING FEE OWNER(S) RESPONSIBILITY TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER. 19. PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT. 20. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY. 21. NO STRUCTURES, FENCES, WALLS, HVAC EQUIPMENT, TREES, SHRUBS, HARDSCAPES OR OTHER ITEMS THAT OBSTRUCT MAINTENANCE VEHICLES MAY BE INSTALLED WITHIN ACCESS EASEMENTS. PER THE OPERATION AND MAINTENANCE AGREEMENT RECORDED IN THE REGISTER OF DEEDS, THE PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING, MONITORING, ETC., THE STORMWATER CONTROL MEASURE AS NEEDED. 22. MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER. 23. MAINTENANCE OF THE OPEN SPACE, MAIL KIOSK AND DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF SORRELL OAKS SUBDIVISION HOME OWNERS ASSOCIATION. 24. THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED. 25. THE DRAINAGE EASEMENTS AND STORMWATER CONTROL MEASURES SHOWN HEREON ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE MAINTENANCE EASEMENT IS OBSTRUCTED OR STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY APPROVAL. 26. STORMWATER OPERATION & MAINTENANCE AGREEMENT AND BMP MAINTENANCE FORMS D.B. 2350, PG. 942. 27. THERE ARE NO FLOOD PRONE AREAS PRESENT PER FEMA FIRM PANEL NO. 3720183300J, EFFECTIVE APRIL 16, 2013. 28. ALL LOTS ARE LIMITED TO A MAXIMUM IMPERVIOUS SURFACE AREA OF 7,000 SQUARE FEET PER LOT. 29. MAIL KIOSK DETAIL FOUND ON SHEET 2 OF 4.

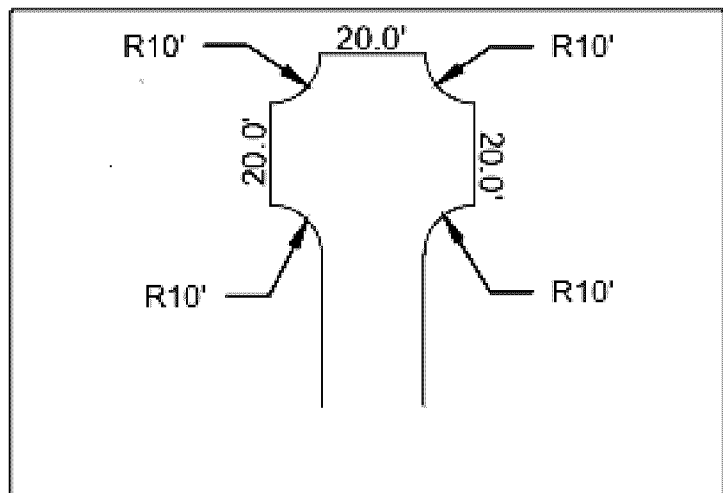
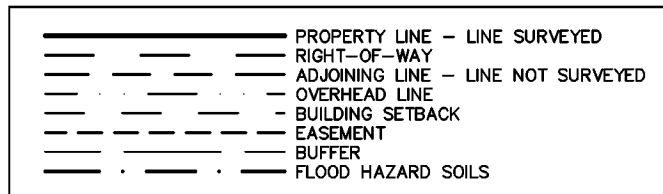
Table with 5 columns: CURVE, ARC LENGTH, RADIUS, CHORD LENGTH, CHORD BEARING. Lists curves C-1 through C-85 with their respective measurements.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L-5 through L-53 with their respective bearings and distances.

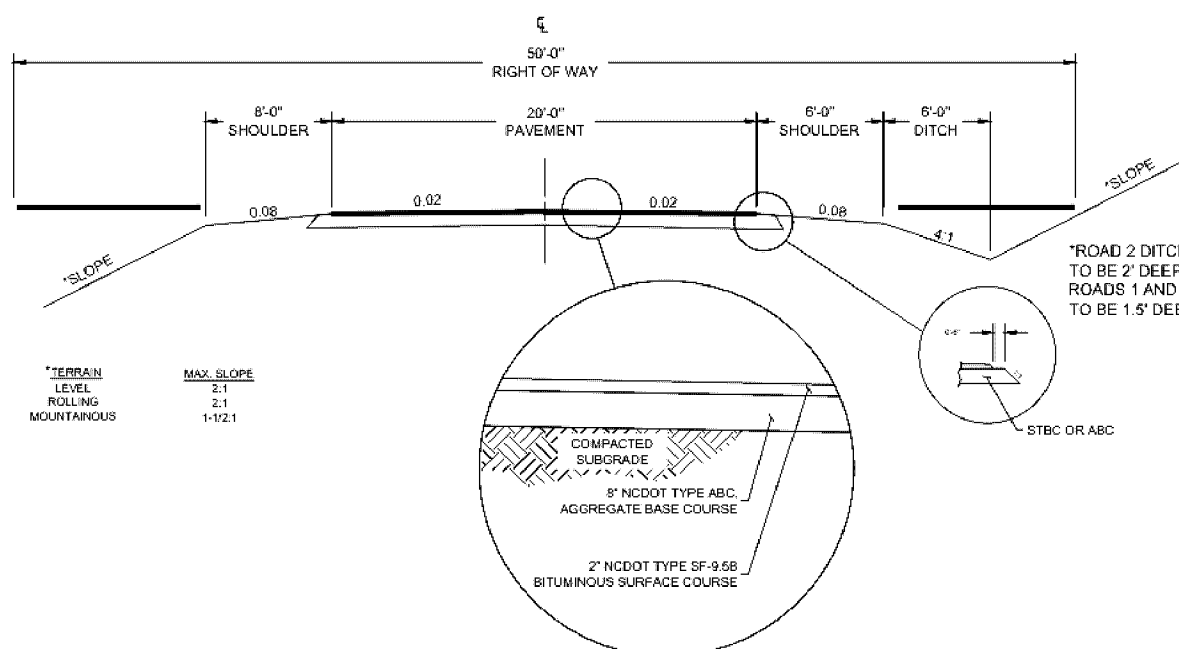
MINIMUM BUILDING SETBACKS

Table with 2 columns: FRONT, REAR, SIDE setbacks in feet (30', 25', 10').

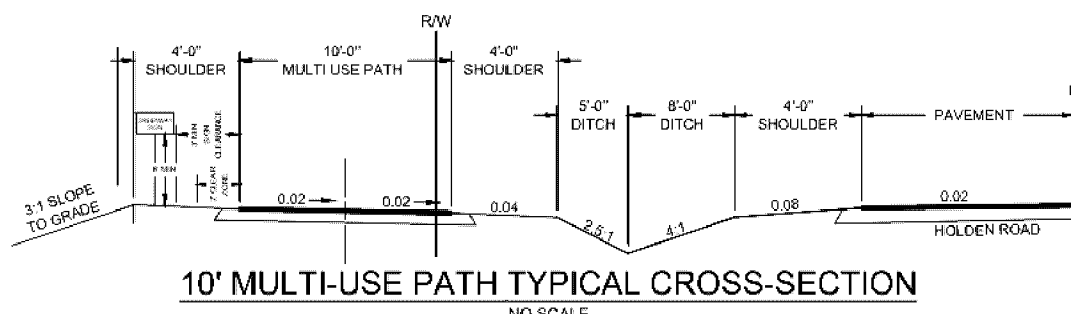
LINE TYPE LEGEND



TURN AROUND DETAIL NOT TO SCALE



NCDOT RESIDENTIAL COLLECTOR ROAD CROSS-SECTION NO SCALE



10' MULTI-USE PATH TYPICAL CROSS-SECTION NO SCALE

OWNER/DEVELOPER:

SORRELL OAKS DEVELOPMENT, LLC 7201 CREEDMOOR RD, STE 140 RALEIGH, NC 27613 919-971-5200

SHEET 4 OF 4

FINAL PLAT FOR SORRELL OAKS SUBDIVISION PHASE 1

HOLDEN ROAD OWNER: SORRELL OAKS DEVELOPMENT, LLC REF: D.B. 2315, PAGE 260 REF: M.B. 2022, PAGE 56 REF: M.B. 2022, PAGE 198 YOUNGVILLE TOWNSHIP FRANKLIN COUNTY, NORTH CAROLINA BRASSFIELD TOWNSHIP GRANVILLE COUNTY, NORTH CAROLINA



SCALE 1"=100'

MARCH 16, 2023 ZONED R-30 WS IV PIN #1833-61-5722



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

(X) SUBS/EASON-SUBD - LGH