THIS 16th DAY OF_ _A.D. 2024.

- DocuSigned by

Michael a. Moss PROFESSIONAL LAND SURVEYOR

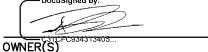
L-3794 LICENSE NUMBER

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

L-3794 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCIBED HEREON WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK_ _____, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINÈS, 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.



5/16/2024

DATE

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

Jason Rogers

5/22/2024

DATE

ADMINISTRATOR /ASSISTANT

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

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION

Joshua L Kellen, Poshua L Kellen, PE APPROVED DISTRICT SUPERVISOR

5/22/2024 DATE



NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY.
- 3) ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN. SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.
- 4) APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- 5) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 6) LOTS 36-45 SHALL NOT HAVE DIRECT ACCESS ONTO PEACH ORCHARD NCSR 1114. 7) ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
- 8) ALL NEW ROADS WILL BE BUILT TO N.C.D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 9) ALL LOTS AREA GREATER THAN 30,000 SQUARE FEET.
- 10) THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION
- 11) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT.
- 12) RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU.
- 13) IN ACCORDANCE WITH ARTICLE 6.5.5 STREET TREES OF FRANKLIN COUNTY UDO. STREET PLAN TO BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAT APPROVAL. 14) THIS PROPERTY MAY BE SUBJECT TO TAR-PAMLICO RIPARIAN BUFFER RULES. CALL
- N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- 15) THE SUBDIVISION HOA WILL BE RESPONSIBLE FOR OPEN SPACE AND MAIL KIOSK 16) THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY
- AGRICULTURAL DISTRICT OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USES. NC LAW GS SEC 106-701 PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.
- 17) ALL STUB ROADS/STREETS SHALL BE BUILT/CONSTRUCTED AND DEDICATED TO THE
- 18) THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED.
- 19) THE DRAINAGE EASEMENTS 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.
- 20) 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. NOTE THAT MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORMWATER.
- 21) ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE)
- 22) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS.
- 23) MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE NODOT THE RIGHT TO ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT DEEMS NECESSARY OR PRUDENT TO ALLEMATE ANY ISSUES JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO

SCALE: 1" = 20'

TYPICAL 100 LF PLANTING SECTION Franklin County, North Carolina

PROP. EVERGREEN

TREE, UT3 (TYP.)

NOTE: SECTION INCLUDES 1 CANOPY TREE, 1

EVERGREEN TREE, 3 UNDERSTORY TREES, AND 12

SHRUBS PER 100 LF

20.0

24) PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM

PROP. EVERGREEN SHRUB, S1 OR S2

(TYP.)

PROP.

(TYP.)

Jason Rogers

REVIEW OFFICER

UNDERSTORY

TREE, UT1 OR UT3

FRANKLIN COUNTY, NORTH CAROLINA

RECORDED IN MAP BOOK 2023, PG.____

I, REVIEW OFFICER
OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION

IS AFFIXED MEETS ALL STATUTORY

REQUIREMENTS FOR RECORDING.

5/22/2024

DATE

L-1	S 62"24"45" W	39.45	C-1	38.20	4360.43	38.19°	S 45'30'07" W
L-2	S 62°24'45" W	108.34'	C-2	62.14'	5100.32'	62.14'	S 45'39'22" W
L-3	S 67°24'32" W	151.13'	C-3	128.50'	5100.32'	128.50'	S 46'43'37" W
L-4	S 66*58'29" W	19.04'	C-4	93.99'	5100.32'	93.98'	S 47°58'36" W
L-5	S 66°58'29" W	79.53'	C-5	17.50'	1035.57'	17.50'	S 48'24'08" W
L-6	S 66°33'41" W	119.85	C-6	149.60'	1035.57	149.47'	S 53°01'30" W
L-7	N 0173'40" W	100.00'	C-7	51.92'	1035.57	51.92'	S 58'36'00" W
L-8	S 43"58'52" E	201.10'	C-8	38.40'	3617.68'	38.40'	S 6011'13" W
L-9	N 43°58'52" W	202.24'	C-9	106.78'	3617.68'	106.78'	S 61°20'12" W
L-10	S 64°01'00" W	15.04'	C-10	23.40'	2866.20'	23.40'	S 62'58'50" W
L-11	S 64°01'00" W	143.28'	C-11	205.83'	2866.20'	205.78'	S 65"6'18" W
L-12	S 64°01'00" W	89.99'	C-12	12.97'	2866.20'	12.97'	S 67°27'31" W
L-13	S 64°01'00" W	90.00'	C-13	142.21	325.00'	141.07'	S 25'30'11" W
L-14	S 64°01'00" W	106.79'	C-14	35.79'	25.00'	32.81	S 02°58'17" E
L-15		34.49'	C-15	39.60'	25.00'	<u>35.59'</u>	S 89°21′54″ E
L-16	N 67°05'36" E	35.09'	C-16	39.26'	25.00'	35.35'	N 01°00'43" E
L-17	N 78°00'09" W	136.09'	C-17	35.58'	25.00'	32.66'	N 84°45'29" W
L-18	N 78°00'09" W	22.22'	C-18	54.18 '	325.00'	54.12 '	S 5914'26" W
L-19	S 87°40'35" W	62.04'	C-19	22.69'	475.00'	22.69'	S 65'23'07" W
L-20	S 87°40'35" W	98.19'	C-20	112.53'	475.00'	112.27'	S 73'32'27" W
L-21	N 84°43'57" W	76.25'	C-21	110.11'	475.00'	109.87	S 86'58'07" W
L-22	N 14°01'05" W	35.86'	C-22	36.25'	25.00'	33.16'	S 52°04'20" W
L-23	N 83°22'50" W	6.55'	C-23	162.03'	525.00'	161.39'	S 19°22'35" W
L-24	S 83°22'50" E	10.62'	C-24	111.52'	525.00'	111.31'	S 3418'14" W
L-25	N 42°20'50" E	50.00'	C-25	120.95'	525.00'	120.68'	S 46'59'20" W
L-26	N 42°20'50" E	110.00'	C-26	123.74'	525.00	123.46'	S 60°20'28" W
	N 42°20'50" E	88.99'					N 57°01'02" E
L-27			C-27	167.07'	475.00'	166.21'	
L-28	S 88°01'49" E	61.66'	C-28	298.87'	475.00'	293.96'	N 28°54'58" E
L-29	S 88°01'49" E	157.00'	C-29	38.79'	25.00'	35.01'	N 33°33'21" W
L-30	S 88°01'49" E	24.54'	C-30	106.23'	425.00'	105.95'	N 85°09'47" W
L-31	N 88°01'49" W	63.58'	C-31	102.68'	775.00'	102.61'	N 88'31'41" W
L-32	N 88°01'49" W	90.00	C-32	13.75	400.00'	13.75	N 83'44'51" W
L-33	N 88°01'49" W	90.00'	C-33	90.19 '	400.00'	90.00'	N 7648'11" W
L-34	S 42°20'50" W	67.38'	C-34	90.19'	400.00'	90.00'	N 63°23'03" W
L-35	S 14°01'05" E	35.86'	C-35	90.19'	400.00'	90.00'	N 50°27'55" W
L-36	S 84°43'57" E	86.51'	C-36	209.35'	400.00'	206.97'	N 29'00'43" W
L-37	S 84°43'57" E	100.00'	C-37	35.08'	25.00'	32.27'	N 54"3'16" W
L-38	S 84°43'57" E	103.60'	C-38	53.00'	275.00'	52.92'	N 88'54'08" W
L-39	S 84°43'57" E	96.40'	C-39	213.13'	225.00'	205.25'	N 69°29'00" E
L-40	S 84°43'57" E	100.00'	C-40	90.25'	350.00'	90.00'	N 49°53'56" E
L-41	S 84°43'57" E	114.18'	C-41	90.25'	350.00'	90.00'	N 64'40'22" E
L-42	N 87°40'35" E	24.64'	C-42	90.25'	350.00'	90.00'	N 79°26'49" E
L-43	N 87*40'35" E	135.60'	C-43	31.37°	350.00	31.36°	N 89°24'07" E
	N 64°01'00" E	141.71'		21.03'	25.00'		N 67*52'30" E
L-44			C-44			20.41'	
L-45	N 64°01'00" E	145.06'	C-45	58.55'	50.00'	55.26'	N 77°19'42" E
L-46	N 64°01'00" E	108.32'	C-46	39.76'	50.00'	38.72'	S 46°20'37" E
L-47	N 64°01'00" E	50.00'	C-47	59.95'	50.00'	56.43'	S 10°47'12" W
L-48	N 25*59'00" W	128.94'	C-48	48.41	50.00'	46.54	S 72'52'34" W
L-49	N 0219'25" W	136.17'	C-49	34.51	50.00'	33.83'	N 59'36'45" W
L-50	S 71°29'15" W	10.25'	C-50	21.03'	25.00'	20.41'	N 63°56'07" W
L-51	S 71°29'15" W	136.14'	C-51	211.84'	300.00'	207.47'	S 71°40'04" W
L-52	S 51°49'33" W	68.74'	C-52	47.60'	300.00'	47.55'	S 46'53'35" W
L-53	S 51'49'33" W	88.31'	C-53	115.39'	275.00'	114.54'	S 54'22'03" W
L-54	S 86°27'31" E	97.95'	C-54	35.08'	25.00'	32.27'	S 26"11'06" W
L-55	S 71°34'43" W	2.29'	C-55	205.44'	350.00'	202.50'	S 30°50'00" E
L-56	S 71'34'43" W	105.27'	C-56	201.86'	350.00'	199.08'	S 6410'17" E
L-57	S 71°34'43" W	34.14'	C-57	24.67	350.00	24.66'	S 82'42'48" E
L-58	N 47°39'10" W	157.84'	C-58	96.06'	725.00'	95.99'	S 88'31'41" E
L-59	S 58°07'04" E	88.94	C-59	118.73'	475.00'	118.42'	S 85°09'47" E
			C-60	281.73'	425.00'	276.60'	N 83°00'25" E
			l C-61 l	232.74'	275.00'	225.85'	N 39*46'17" E

C-1

38.20'

PG 155 - 157 (3) This Document eRecorded:

 LINE
 BEARING
 DISTANCE

 L−1
 S 62°24'45" W
 39.45'

N 39°46'17" E C-61 232.74' 275.00' DOC# 10088056 05/22/2024 , 03:11:09 PM Tax: \$0.00 -50' RIGHT OF WAY 20' PAVEMENT LOCAL RESIDENTIAL ŠF 9.5 A SUPERPAVE ASPHALT MIX

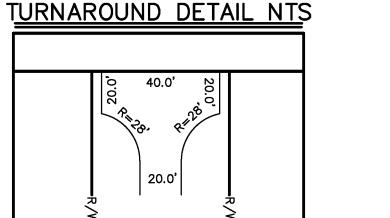
CURVE TABLE

CURVE ARC LENGTH RADIUS CHORD LENGTH CHORD BEARING

4360.43'

38.19' S 45*30'07" W

–20' MINIMUM EASEMENT WIDTH (CROSS COUNTRY)— PROP. CANOPY TREE, CT1 OR CT2 VARIES VARIES WIDTH VARIES (TYP.) 2.5' MINIMUM 2.5' MINIMUM **NOTES:** 1. SUBGRADE MUST BE COMPACTED ENOUGH TO HOLD UP THE PAVING OPERATION. GREENWAY SIGN

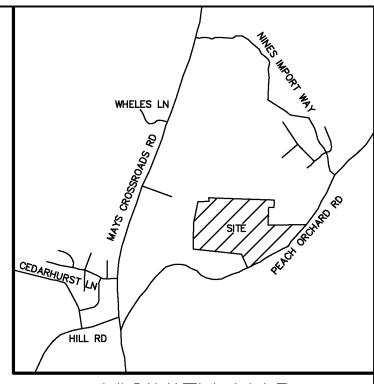


BK 2024

Brandi Smith Brinson, Register of Deeds

PREFERRED SEPARATION ROM FACE OF CURB TO EDGE PAVEMENT WIDTH VARIES — 6' — SHOULDER 2' 1/4" PER FT.

LOCAL RESIDENTIAL



VICINITY MAP

LEGEND:

FRANKLIN COUNTY ZONED R-30
MINIMUM BUILDING SETBACKS

OWNER/DEVELOPER:

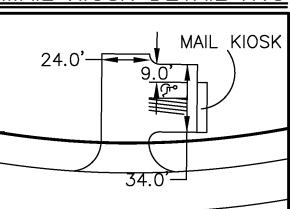
RIVER POINT, LLC 285 RIVERS EDGE DRIVE YOUNGSVILLE, NC 27596

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 NIP - NEW IRON PIPE SET R/W - RIGHT OF WAY

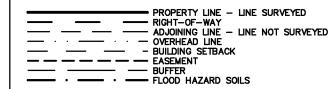
CATV - CABLE TV BOX EB - ELECTRIC BOX TEL - TELEPHONE PEDESTAL PP - POWER POLE OHL - OVERHEAD LINE

LP - LIGHT POLE WM - WATER METER WV - WATER VALVE CO - SEWER CLEAN-OUT

MAIL KIOSK DETAIL NTS



LINE TYPE LEGEND



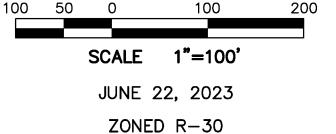
FINAL PLAT FOR

GRANDIFLORA SUBDIVISION

REF: D.B. 2271, PAGE 1934 REF: M.B. 13, PAGE 54

YOUNGSVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

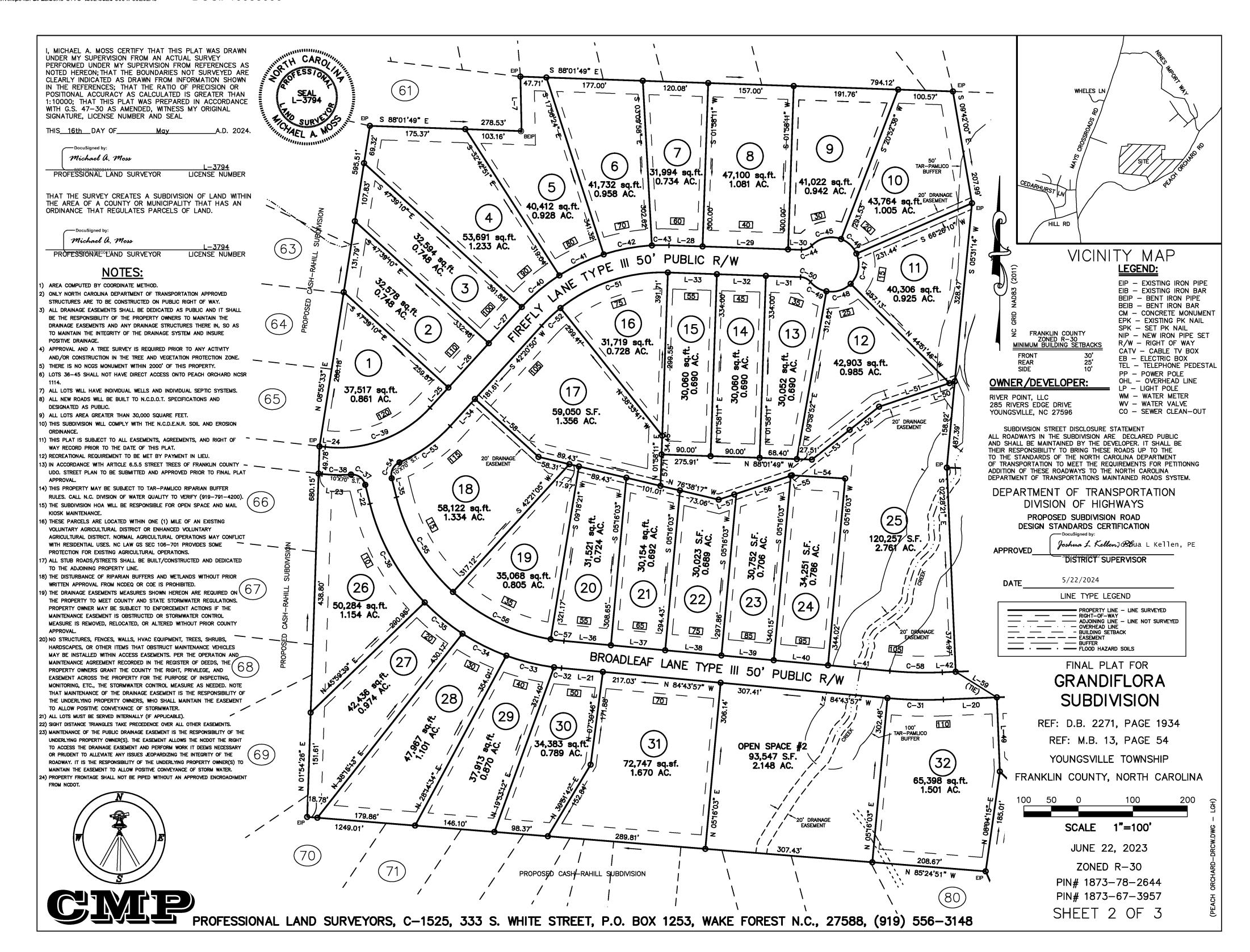


PIN# 1873-78-2644

PIN# 1873-67-3957 SHEET 1 OF 3

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

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



MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN THE CARO SUBDIVISION STREET DISCLOSURE STATEMENT UNDER MY SUPERVISION FROM AN ACTUAL SURVEY ALL ROADWAYS IN THE SUBDIVISION ARE DECLARED PUBLIC PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS AND SHALL BE MAINTAINED BY THE DEVELOPER, IT SHALL BE NOTED HEREON: THAT THE BOUNDARIES NOT SURVEYED ARE THEIR RESPONSIBILITY TO BRING THESE ROADS UP TO THE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT IN THE REFERENCES; THAT THE RATIO OF PRECISION OR OF TRANSPORTATION TO MEET THE REQUIREMENTS FOR PETITIONING WHELES LN POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN ADDITION OF THESE ROADWAYS TO THE NORTH CAROLINA 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE DEPARTMENT OF TRANSPORTATIONS MAINTAINED ROADS SYSTEM. WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS THIS 16th DAY OF_ PROPOSED SUBDIVISION ROAD **DESIGN STANDARDS CERTIFICATION** Michael a. Moss <u>L-3794</u> Joshua L Kellen, Ploshua L Kellen, PE PROFESSIONAL LAND SURVEYOR **APPROVED** DISTRICT SUPERVISOR THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN 5/22/2024 DATE ORDINANCE THAT REGULATES PARCELS OF LAND. N/F RIVER POINTE, LLC D.B. 2271, PG. 1934 M.B. 2022, PG. 70 DocuSigned by: N/F DAVID A. WILLIAMS JR. D.B. 2294, PG. 601 M.B. 2022, PG. 70 Michael a. Moss VICINITY MAP PROFESSIONAL LAND SURVEYOR LICENSE NUMBER NOTES: LEGEND: S 88'03'01" E 1) AREA COMPUTED BY COORDINATE METHOD 2) ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED 679.06' EIP - EXISTING IRON PIPE EIB - EXISTING IRON BAR N 89"14'59" E STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY. 282.93 280.11 3) ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BEIP - BENT IRON PIPE BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE BEIB - BENT IRON BAR (2) 46 CM - CONCRETE MONUMENT DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERE IN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE EPK - EXISTING PK NAIL POSITIVE DRAINAGE. SPK - SET PK NAIL STEPHEN REESE D.B. 2316, PG. 190 M.B. 2022, PG. 70 33,307 sq.ft. 100' TAR-PAMLICO NIP - NEW IRON PIPE SET 4) APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY 0.765 AC. R/W - RIGHT OF WAY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE. (47 PIN# 1873-78-2644 TAR-PAMLICO CATV - CABLE TV BOX 5) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY. GRANDIFLORA LANE EB - ELECTRIC BOX BUFFER POND 6) LOTS 36-45 SHALL NOT HAVE DIRECT ACCESS ONTO PEACH ORCHARD NCSR TEL - TELEPHONE PEDESTAL 69,189 sq.ft. 1.588 AC. TYPE III 50' PUBLIC PP - POWER POLE 7) ALL LOTS WILL HAVE INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS. PUBLIC RIW OHL - OVERHEAD LINE 8) ALL NEW ROADS WILL BE BUILT TO N.C.D.O.T. SPECIFICATIONS AND LP - LIGHT POLE DESIGNATED AS PUBLIC. WM - WATER METER 9) ALL LOTS AREA GREATER THAN 30,000 SQUARE FEET. WV - WATER VALVE 10) THIS SUBDIVISION WILL COMPLY WITH THE N.C.D.E.N.R. SOIL AND EROSION BROADLEAF LANE TYPE III 50' CO - SEWER CLEAN-OUT OPEN SPACE #1 ORDINANCE. 295,135 S.F. 11) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHT OF WAY RECORD PRIOR TO THE DATE OF THIS PLAT. 6.775 AC. - 200 12) RECREATIONAL REQUIREMENT TO BE MET BY PAYMENT IN LIEU. FRANKLIN COUNTY ZONED R-30 MINIMUM BUILDING SETBACKS 13) IN ACCORDANCE WITH ARTICLE 6.5.5 STREET TREES OF FRANKLIN COUNTY 5 **31,236** sq.ft. UDO. STREET PLAN TO BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAT 44 **√0.717 AC.** *SEE MAIL C-59 14) THIS PROPERTY MAY BE SUBJECT TO TAR-PAMLICO RIPARIAN BUFFER S 78'00'09" E -REAR KIOSK 40,562 sq.ft. RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200). 15) THE SUBDIVISION HOA WILL BE RESPONSIBLE FOR OPEN SPACE AND MAIL 0.931 AC. KIOSK MAINTENANCE. 16) THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING C-30 VOLUNTARY AGRICULTURAL DISTRICT OR ENHANCED VOLUNTARY 42 AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USES. NC LAW GS SEC 106-701 PROVIDES SOME 10'X70' S.T. C-21 PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS. (33) 1160 17) ALL STUB ROADS/STREETS SHALL BE BUILT/CONSTRUCTED AND DEDICATED 41 TO THE ADJOINING PROPERTY LINE. OWNER/DEVELOPER: 150 18) THE DISTURBANCE OF RIPARIAN BUFFERS AND WETLANDS WITHOUT PRIOR 31,957 sq.ft. 40 47,469 sq.ft. WRITTEN APPROVAL FROM NCDEQ OR COE IS PROHIBITED. RIVER POINT, LLC 0.734 AC. 41,556 sq.ft. 1.090 AC. 19) THE DRAINAGE EASEMENTS MEASURES SHOWN HEREON ARE REQUIRED ON 285 RIVERS EDGE DRIVE THE PROPERTY TO MEET COUNTY AND STATE STORMWATER REGULATIONS. 0.954 AC. YOUNGSVILLE, NC 27596 (39) 54,048 sq.ft. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE 1.241 AC. MAINTENANCE FASEMENT IS OBSTRUCTED OR STORMWATER CONTROL 43,804 sq.ft. MEASURE IS REMOVED, RELOCATED, OR ALTERED WITHOUT PRIOR COUNTY 1.006 AC. APPROVAL. 20) 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 RCP RCHARD N. C. S. R. PEACH ORCHARD N. C. S. R. MAINTENANCE AGREEMENT RECORDED IN THE REGISTER OF DEEDS, THE 1,04 FINAL PLAT FOR PROPERTY OWNERS GRANT THE COUNTY THE RIGHT, PRIVILEGE, AND EASEMENT ACROSS THE PROPERTY FOR THE PURPOSE OF INSPECTING **GRANDIFLORA** MONITORING, ETC., THE STORMWATER CONTROL MEASURE AS NEEDED. NOTE (38) 33,592 sq.ft. THAT MAINTENANCE OF THE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF 0.771 AC. THE UNDERLYING PROPERTY OWNERS, WHO SHALL MAINTAIN THE EASEMENT **SUBDIVISION** TO ALLOW POSITIVE CONVEYANCE OF STORMWATER. 43,688 sq.ft. 1.003 AC. WHEATFIELD 21) ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE). 22) SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENTS. 3 REF: D.B. 2271, PAGE 1934 23) MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE (37 UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE NCDOT THE RIGHT REF: M.B. 13, PAGE 54 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 RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO 31,807 sq.ft. YOUNGSVILLE TOWNSHIP MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER. 0.730 AC. 24) PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FRANKLIN COUNTY, NORTH CAROLINA 31,306 sq.ft. (81) SCALE 1"=100' LINE TYPE LEGEND JUNE 22, 2023 RIGHT-OF-WAY - ADJOINING LINE - LINE NOT SURVEYED - OVERHEAD LINE ZONED R-30 - BUILDING SETBACK PIN# 1873-78-2644 FLOOD HAZARD SOILS PIN# 1873-67-3957 SHEET 3 OF 3 PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148