



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 16th DAY OF May A.D. 2024.

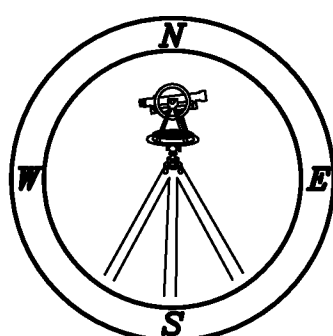
DocuSigned by:  
Michael A. Moss  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

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.

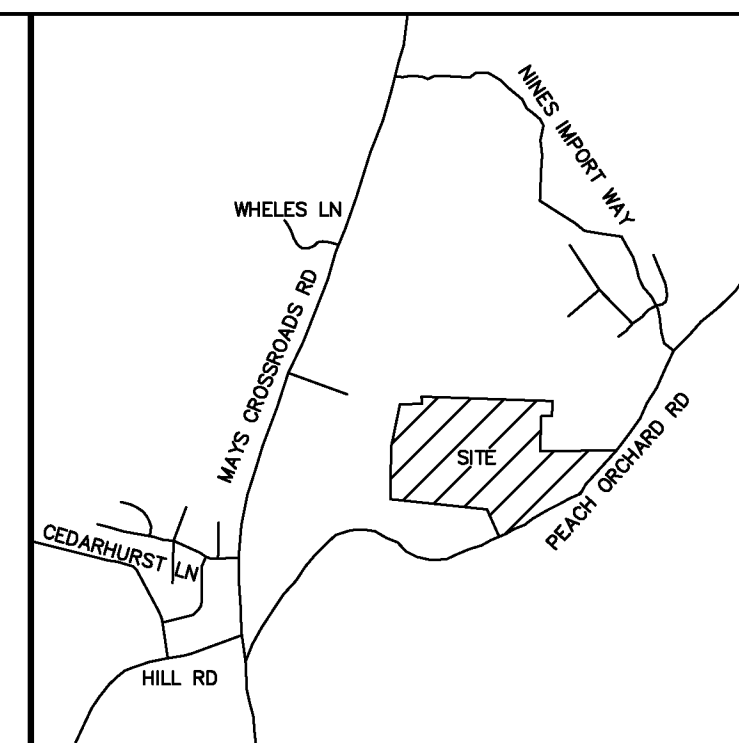
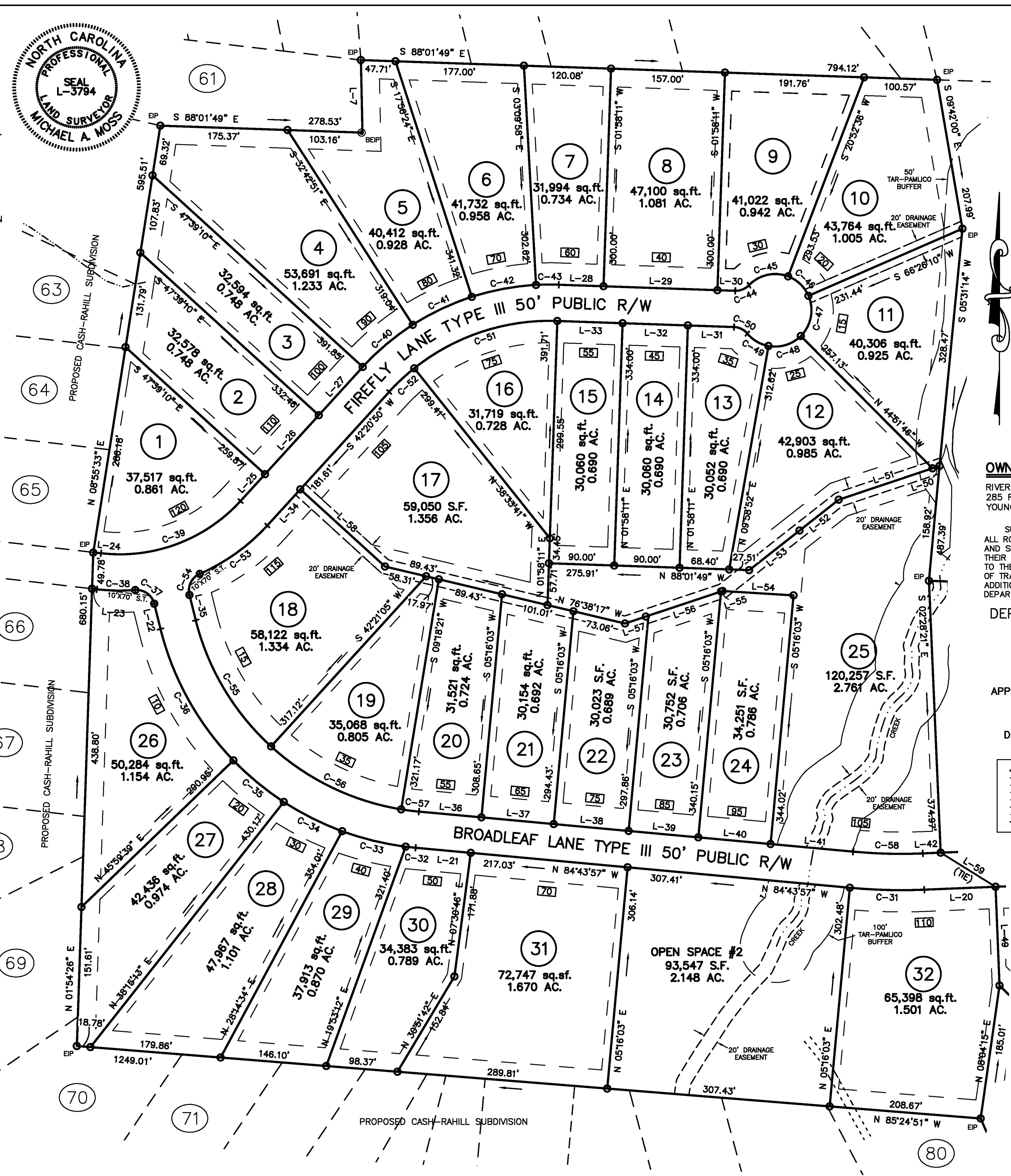
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NOTES:

- 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 NCOS 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 ORDINANCE.
- 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 UDC. 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 MAINTENANCE.
- 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 ADJOINING PROPERTY LINE.
- 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 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 RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
- 24) PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.



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



VICINITY MAP

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
- NIP - NEW IRON PIPE SET
- 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

OWNER/DEVELOPER:

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

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

DocuSigned by:  
Joshua L. Kellen  
APPROVED Joshua L. Kellen, PE  
DISTRICT SUPERVISOR

DATE 5/22/2024

LINE TYPE LEGEND

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

FINAL PLAT FOR  
GRANDIFLORA  
SUBDIVISION

REF: D.B. 2271, PAGE 1934

REF: M.B. 13, PAGE 54

YOUNGSVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA



SCALE 1"=100'

JUNE 22, 2023

ZONED R-30

PIN# 1873-78-2644

PIN# 1873-67-3957

SHEET 2 OF 3

(PEACH ORCHARD-DRCH.DWG - LG#)



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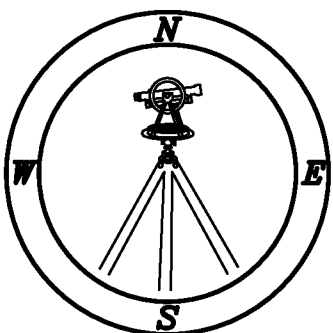
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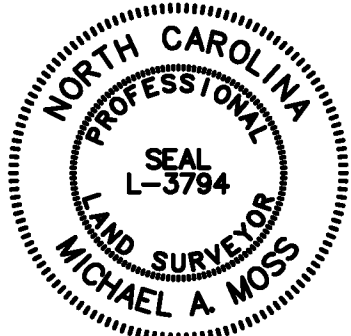
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**CMP**

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DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

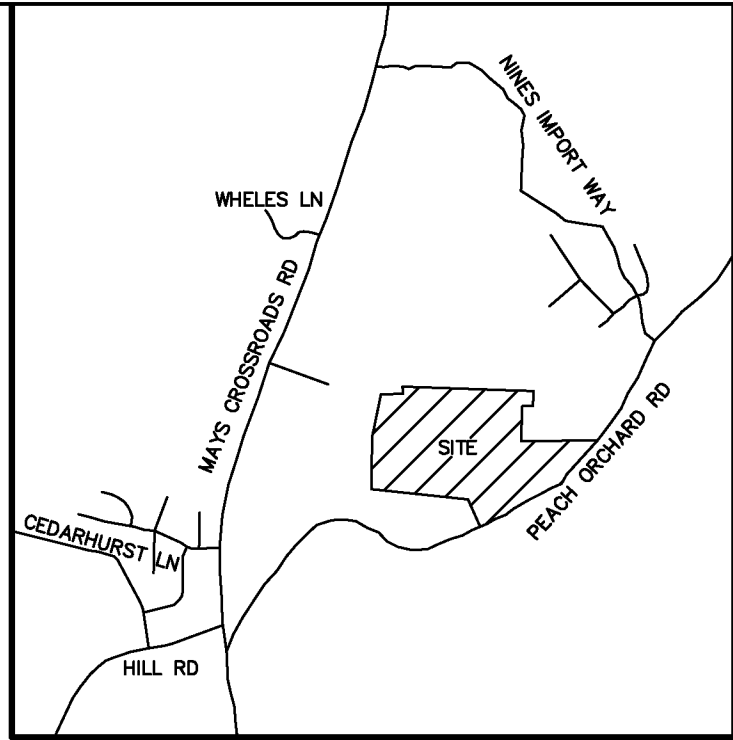
PROPOSED SUBDIVISION ROAD  
DESIGN STANDARDS CERTIFICATION

DocuSigned by:  
Joshua L. Kellen, Phoshua L Kellen, PE  
APPROVED  
DISTRICT SUPERVISOR

DATE 5/22/2024

N/F  
DAVID A. WILLIAMS JR.  
D.B. 2294, PG. 601  
M.B. 2022, PG. 70  
PIN# 1873-78-2644

N/F  
RIVER POINTE, LLC  
D.B. 2271, PG. 1934  
M.B. 2022, PG. 70  
PIN# 1873-78-2644



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FRANKLIN COUNTY ZONED R-30 MINIMUM BUILDING SETBACKS	
FRONT	30'
REAR	25'
SIDE	10'

OWNER/DEVELOPER:

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

FINAL PLAT FOR

GRANDIFLORA  
SUBDIVISION

REF: D.B. 2271, PAGE 1934

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YOUNGVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA



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PIN# 1873-78-2644

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SHEET 3 OF 3

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