

, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED: AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL

mula Mun-PROFESSIONAL LAND SURVEYOR

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE

RECORDED IN BOOK

OWNER(S) OF THE PROPERTY SHOWN AND DESCIBED

LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS,

PARKS, DRAINAGEWAYS, AND OTHER OPEN SPACES TO

PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE)

HEREON WHICH WAS CONVEYED TO ME (US) BY DEED

(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY

(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING

, PAGE , AND THAT I

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.

NOTES:

- THIS PROPERTY MAY BE SUBJECT TO FALLS LAKE WS-IV,

FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.

MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND

- ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED

- ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).

- MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS ARE

OWNER(S). THE EASEMENT ALLOWS NCDOT THE RIGHT TO

ACCESS THE DRAINAGE EASEMENT AND PERFORM WORK IT

JEOPARDIZING THE INTEGRITY OF THE ROADWAY. IT IS THE

UNDERLYING FEE OWNER(S) RESPONSIBILITY TO MAINTAIN

APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.

- ALL STUB ROADS SHALL BE BUILT TO THE ADJOINING

- LOTS 1 & 28 ARE LIMITED TO 12% IMPERVIOUS. LOTS

- LOTS 1 & 28 TO BE SERVED INTERNALLY AND HAVE NO

- THE STORMWATER CONTROL MEASURES SHOWN HEREON

BE SUBJECT TO ENFORCEMENT ACTIONS IF THE

- STORMWATER OPERATION & MAINTENANCE AGREEMENT MUST

ARE REQUIRED ON THE PROPERTY TO MEET COUNTY AND

STATE STORMWATER REGULATIONS. PROPERTY OWNER MAY

SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER

CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED

- THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN

PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL

AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL

EXISTING VOLUNTARY AGRICULTURAL DISTRICT AND OR

USE. NC LAW (GENERAL STATUES SECTION 106-701)

ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL

STORMWATER REGULATIONS. PROPERTY OWNER MAY BE

BE REFERENCED ON THE FINAL PLAT. D.B. 2165 P.G. 1247

7-21 ARE LIMITED TO 24% IMPERVIOUS.

DIRECT ACCESS TO HIGHWAY 96.

WITHOUT PRIOR COUNTY APPROVAL.

DEEMS NECESSARY OR PRUDENT TO ALLEVIATE ANY ISSUES

THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM

WATER. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER

THE RESPONSIBILITY OF THE UNDERLYING PROPERTY

- SIGHT DISTANCE TRIANGLES PRECEDENCE OVER ALL OTHER

- THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE

- THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE

OPERATION, MAINTENANCE OR LIABILITY OF THE SIDEWALKS

OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS

ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION,

- AREA COMPUTED BY COORDINATE METHOD.

VERITY (919) 791-4200.

WHEELCHAIR RAMP.

ALL OTHER EASEMENT.

PROPERTY LINE.

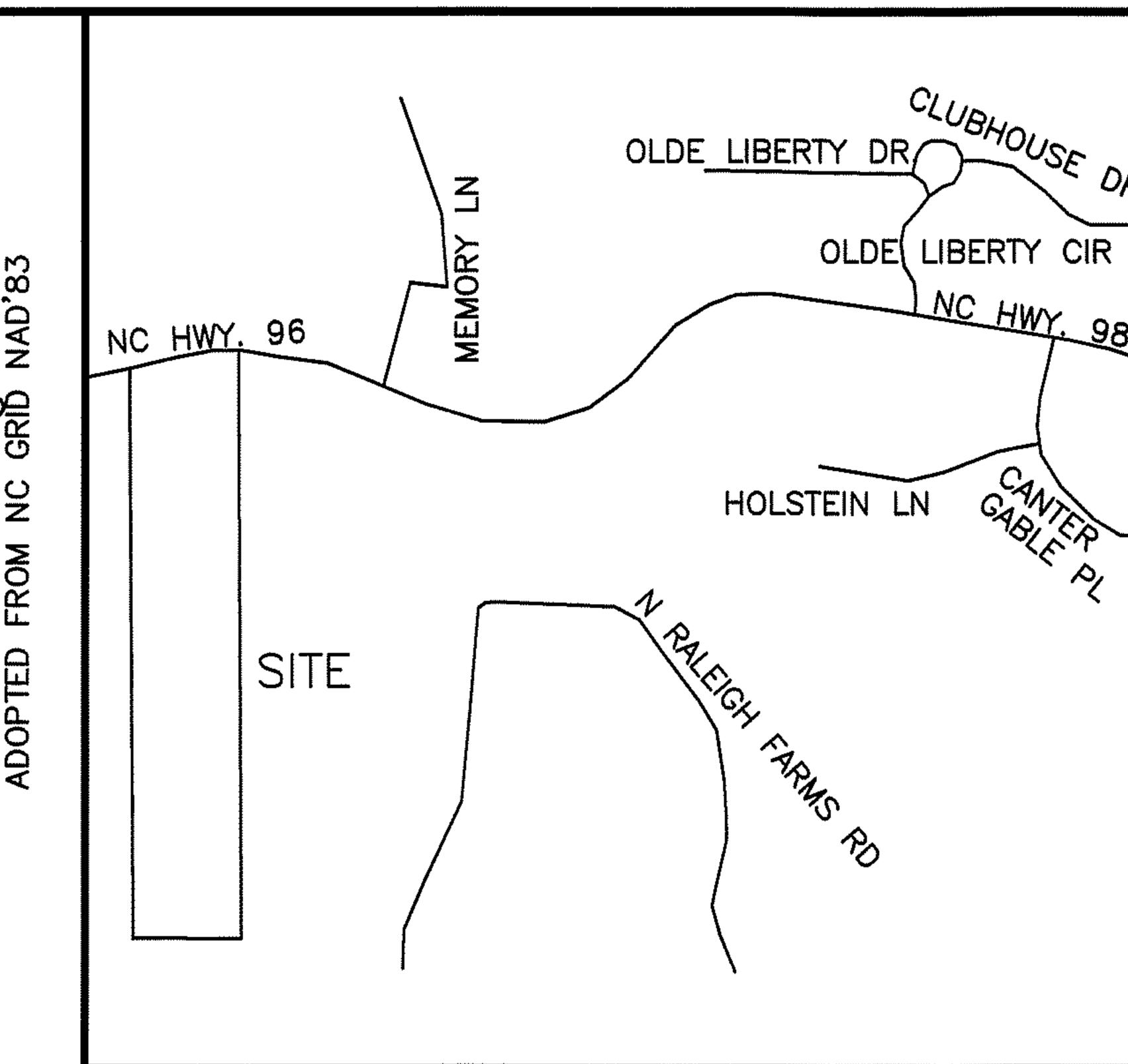
OPERATIONS.

EASEMENTS.

WITHIN THE RIGHT-OF-WAY.

CALL N.C. DIVISION OF WATER QUALITY TO

LEGEND: O - EXISTING IRON PIPE NIP - NEW IRON PIPE SET EIP - EXISTING IRON PIPE EPK - EXISTING PK NAIL BEIP - BENT EXISTING IRON PIPE • CM - CONCRETE MONUMENT R/W - RIGHT OF WAY O CATV - CABLE TV BOX ☑ EB - ELECTRIC BOX TEL - TELEPHONE PEDESTAL PP - POWER POLE OHL - OVERHEAD LINE CLP - LIGHT POLE ✓ WM - WATER METER ₩V — WATER VALVE OCO - SEWER CLEAN-OUT DOOD - ADDRESS ST - SITE TRIANGLE S - SEWER FIRE HYDRANT BOV - BLOW OFF VALVE RCP - REINFORCED CONCRETE PIPE



LINE TYPE LEGEND

MIA - MAX. IMPERVIOUS AREA

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

PROPOSED 5"X25'X4"-THICK

VICINITY MAP

CERTIFY THAT THE LAND AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF FRANKLIN COUNTY. WILLOW DEVELOPMENT, LLC

HEREBY CERTIFY THAT STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED WILLOW BEND SUBD OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT - PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN TO ENSURE THE INSTALLATION THEREOF.

11-29-18 ADMINISTRATOR /ASSISTANT

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD DESIGN STANDARDS CERTIFICATION

Maluhalu DISTRICT ENGINEER ONLY NORTH CAROLINA DEPARTMENT

OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY

CERTIFY THAT THE PLAT SHOWN HERON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE WATERSHED ADMINISTRATOR FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

NOTE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED AND DEVELOPMENT RESTRICTIONS MAY APPLY.

11-29-18

, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY

REVIEW OFFICER 11-29-18 DATE

RECORDED IN MAP BOOK, 2018

REQUIREMENTS FOR RECORDING.

		CURVE	TABLE	
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	18.70'	1050.75	18.70'	N 85'11'02" E
C-2	139.79'	4422.58'	139.79'	S 84'13'58" W
C-3	99.38'	12500.67	99.38'	N 82'43'12" E
C-4	39.43'	25.00'	35.47'	N 51'17'43" W
C-5	56.26'	325.00'	56.19'	N 01°08'59" W
C-6	63.07'	1775.00'	63.07'	N 02'47'28" E
C-7	38.99'	1775.00'	38.99'	N 01°08'38" E
C-8	76.60'	1525.00'	76.59'	N 00'55'27" W
C-9	27.02'	1475.00	27.02'	N 01°50'18" W
C-10	58.01'	1475.00'	58.00'	N 00°11'13" W
C-11	47.55'	30.00'	42.73'	N 46'20'57" E
C-12	19.00'	875.00'	19.00'	S 88'51'48" E
C-13	22.56'	825.00'	22.56'	N 88'42'07" W
C-14	39.33'	25.00'	35.40'	N 42'50'46" W
C-15	29.54	1525.00'	29.54'	N 01°40'16" E
C-16	16.01	1525.00'	16.01	S 00'48'55" W
C-17	21.03'	25.00'	20.41	N 24°36'34" E
C-18	63.43'	50.00'	59.26'	N 12'21'46" E
C-19	20.14	50.00'	20.00'	N 35°30′57" W
C-20	48.76'	50.00'	46.85'	N 74°59'31" W
C-21	45.38'	50.00'	43.84'	S 51°04'10" W
C-22	63.48'	50.00'	59.30'	S 11°18'09" E
C-23	21.03'	25.00'	20.41	S 23'34'49" E
C - 24	44.06'	1475 00'	44.05'	S 01'22'13" W

				3
C-1	18.70'	1050.75	18.70'	N 85'11'02" E
C-2	139.79'	4422.58'	139.79'	S 84'13'58" W
C-3	99.38'	12500.67	99.38'	N 82'43'12" E
C-4	39.43'	25.00'	35.47	N 51'17'43" W
C-5	56.26'	325.00'	56.19'	N 01'08'59" W
C-6	63.07'	1775.00'	63.07'	N 02'47'28" E
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C-22	63.48'	50.00'	59.30'	S 11°18'09" E
C-23	21.03'	25.00'	20.41	S 23°34'49" E
C-24	44.06'	1475.00'	44.05'	S 01'22'13" W
C-25	10.26'	1525.00'	10.26'	S 02'02'00" W
C-26	111.89'	1525.00'	111.86'	S 00°15'41" E
C-27	74.09'	1475.00'	74.08'	S 00'55'27" E
C-28	88.39'	1725.00'	88.38'	S 01'58'57" W
C-29	10.80'	1725.00	10.80'	N 03°37'47" E
C-30	65.52	375.00'	65.44'	S 01'11'47" E
C-31	39.15'	25.00'	35.27	N 38'39'29" E

CONCRETE PAD FOR MAIL KIOSK (SUBJECT TO CHANGE BASED ON SELECTED KIOSK) NIP R 5.0' 9.0' 80' 19.0' 19.0' 5' SIDEWALK FLUSH WITH PAVEMENT	WILLOWBEND D	
R 15.0' — R 5.0' EDGE OF PAVEMENT	RIVE	
HAMILTON WAY 50' PUBLIC R/W	50' PUBLIC	
	CRX	

MAIL KIOSK/OPEN SPACE DETAIL 1"=30' SCALE

(3) PARKING SPACES/(2) REGULAR/(1) HANDICAPED

SITE DA	TA
TOTAL AREA = (TO BE SUBDIVIDED)	33.67 AC. 3.2 AC.
NET AREA = OPEN SPACE =	30.47 AC. 1.323 AC.
TOTAL LOTS =	28
AVERAGE LOT SIZE =	1.09 AC.
TOTAL ROAD LENGTH	2724'
PROPOSED USE -	RESIDENTIAL SINGLE

MINIMUM BUILDING SETBACKS

OWNER/DEVELOPER:

WILLOW DEVELOPMENT, LLC

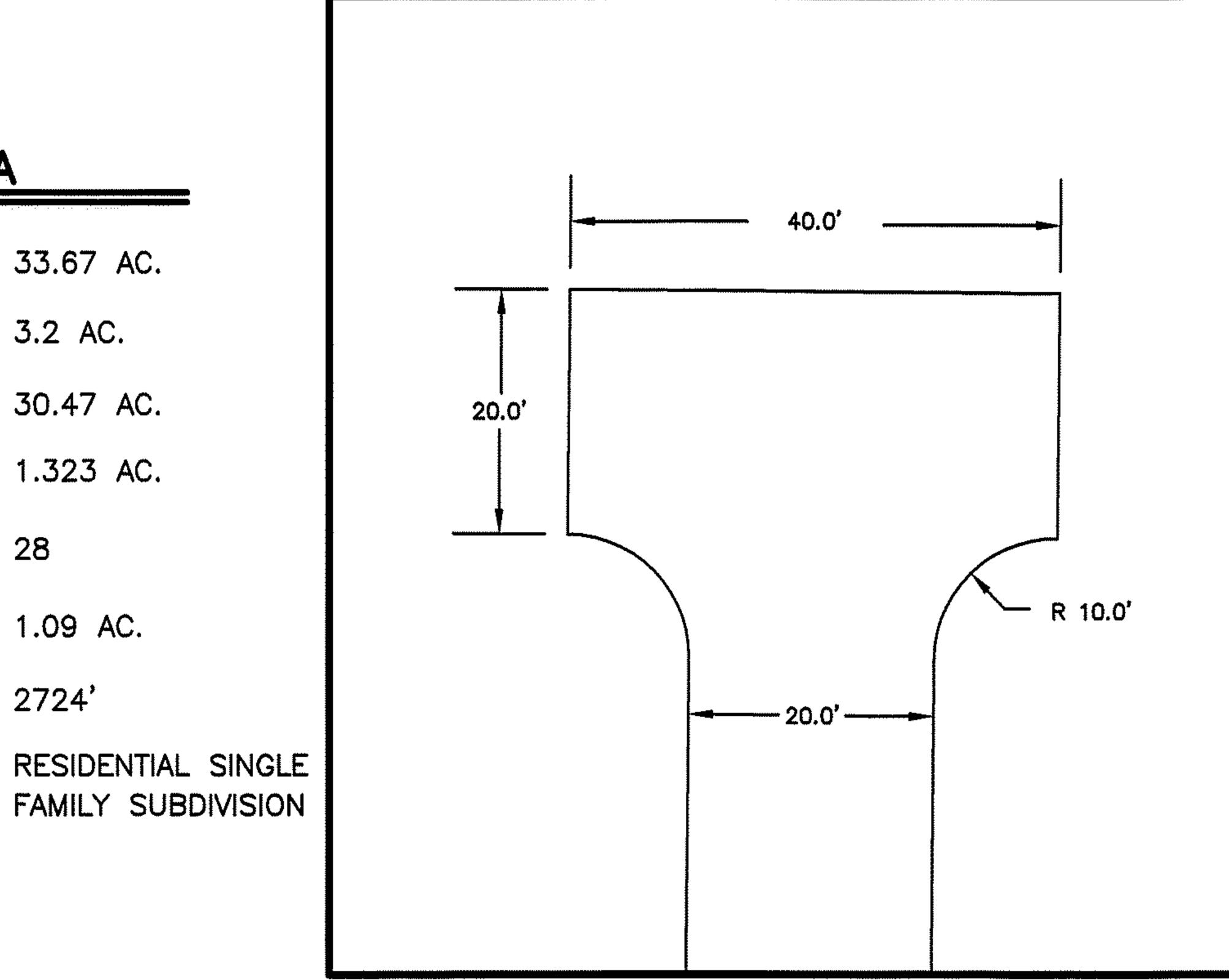
YOUNGSVILLE, NC 27596

PO BOX 610

(919)-556-4700

FRONT

REAR



TEMPORARY TURNAROUND DETAIL

1"=20'

FINAL PLAT FOR

SCALE

WILLOW BEND SUBDIVISION

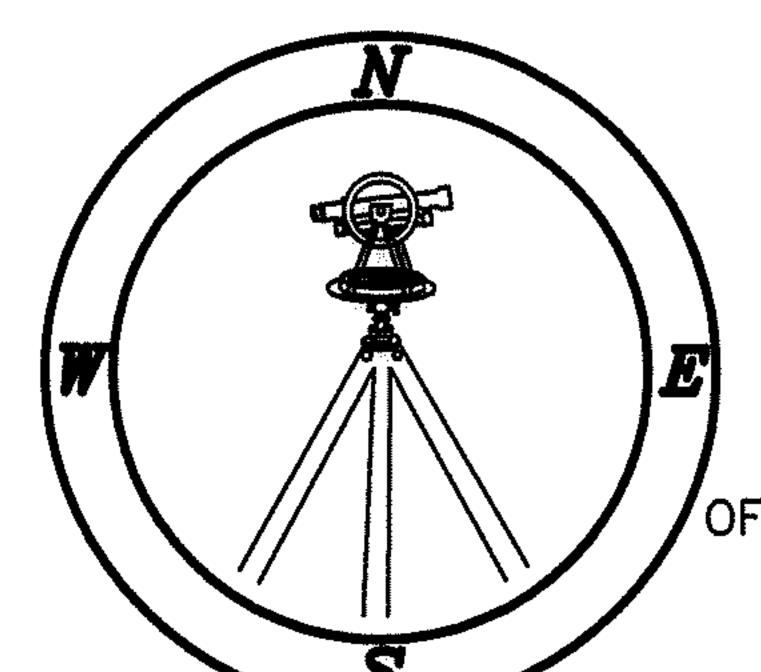
OWNER: WILLOW DEVELOPMENT, LLC REF: D.B. 2140, PAGE 833 REF: M.B. 2013, PAGE 171 YOUNGSVILLE TOWNSHIP

FRANKLIN COUNTY, NORTH CAROLINA

1"=100' SCALE

JUNE 14, 2018 ZONED: R 40 ZONED R-40, WS II & WS IV WATERSHED PIN # 1834-72-3740 SHEET 3 OF 3

LINE TABLE			
LINE	BEARING	DISTANCE	
L-1	S 89'45'14" E	59.32'	
L-2	N 00'30'53" E	49.85'	
L-3	N 89'29'07" W	44.33'	
L-4	N 01'18'49" W	35.40'	
15	S 88'41'11" W	73.06'	



, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT 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, PROFESSIONAL LAND SURVEYOR NO. L - 3794

CAWTHORNE, MOSS & PANCIERA, P.C.

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