NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 85 Willow Bend Drive, Youngsville, NC 27596
Owner's Name(s): Michael James Skinner and Joan P Skinner

North Carolina law N.C.G.S. 47E requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

SECTION A.
STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: May, 2021 If not owner-occupied, how long has it been since the owner occupied the property? _____	☑	☐	☐
A2. In what year was the dwelling constructed? 2021			☐
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☑	☐
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☑ Brick Veneer ☐ Vinyl ☐ Stone ☑ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other: _____			☐
A5. In what year was the dwelling's roof covering installed? 2021			☐
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☑	☐
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☑	☐
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☑	☐

A9. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Foundation	☐	☐	☑	☐	Windows	☐	☐	☑	☐	Attached Garage	☐	☐	☑	☐
Slab	☑	☐	☐	☐	Doors	☐	☐	☑	☐	Fireplace/Chimney	☐	☐	☑	☐
Patio	☐	☐	☑	☐	Ceilings	☐	☐	☑	☐	Interior/Exterior Walls	☐	☐	☑	☐
Floors	☐	☐	☑	☐	Deck	☐	☐	☑	☐	Other: _____	☑	☐	☐	☐

Explanations for questions in Section A (identify the specific question for each explanation):

Window and Seals/Driveway/Sidewalks being sold as is.

SECTION B.
HVAC/ELECTRICAL

	Yes	No	NR
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☑	☐
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☑	☐
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			☐

☑ Furnace [1 # of units] Year: 2021 ☑ Heat Pump [1 # of units] Year: 2021

☐ Baseboard [___ # of bedrooms with units] Year: _____ ☐ Other: _____ Year: _____

Buyer Initials ☐ ☐ Owner Initials NL 02/03/25 9:19 PM EST dotloop verified

Buyer Initials ☐ ☐ Owner Initials GPS 02/17/25 5:01 PM EST dotloop verified

	Yes	No	NR
B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)			☐

☑ Central Forced Air: 2 units Year: 2021 ☐ Wall/Windows Unit(s): _____ Year: _____

☐ Other: _____ Year: _____

	Yes	No	NR
B5. What is the dwelling's fuel source? (Check all that apply)			☐

☑ Electricity ☑ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other: _____

Explanations for questions in Section B (identify the specific question for each explanation):

B3 - Downstairs is gas furnace, Upstairs is a heat pump
B4 - Two HVAC systems, one for upstairs and one for downstairs, separate thermostat for each.
B5 - Gas for furnace, stove top, tankless water heater, and gas fireplace. All other house fuel/power source is electric.

SECTION C.
PLUMBING/WATER SUPPLY/SEWER/SEPTIC

	Yes	No	NR
C1. What is the dwelling's water supply source? (Check all that apply)			☐

☐ City/County ☐ Shared well ☐ Community System ☑ Private well ☐ Other: _____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☑ Quality ☑ Pressure ☑ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? 05/01/2021

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)			☐

☐ Copper ☐ Galvanized ☑ Plastic ☐ Polybutylene ☐ Other: _____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture)			☐

☑ Gas: 2021 ☐ Electric: _____ ☐ Solar: _____ ☐ Other: _____

C4. What is the dwelling's sewage disposal system? (Check all that apply)			☐

☐ Septic tank with pump ☐ Community system ☑ Septic tank ☐ Drip system

☐ Connected to City/County System ☐ City/County system available ☐ Other: _____

☐ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? 4 ☐ No Records Available

Date the septic system was last pumped: _____

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	☐	☐	☑	☐	Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☑	☐
Sewer system	☐	☐	☑	☐	Water supply (water quality, quantity, or pressure)	☐	☐	☑	☐

Explanations for questions in Section C (identify the specific question for each explanation):

Hot water is a gas-powered tankless water system.
The well water was tested by Kinetico and the house has a whole house water softener system installed post purchase
Well GPM and Pressure is noted on the collection tank

SECTION D.
FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected?_____ Date of last maintenance service: _____	☐	☑	☐

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	☐	☐	☑	☐	Irrigation system	☑	☐	☐	☐	Sump pump	☑	☐	☐	☐	Garage door system	☐	☐	☑	☐
Elevator system or component	☑	☐	☐	☐	Pool/hot tub /spa	☑	☐	☐	☐	Gas logs	☐	☐	☑	☐	Security system	☑	☐	☐	☐
Appliances to be conveyed	☐	☐	☑	☐	TV cable wiring or satellite dish	☐	☐	☑	☐	Central vacuum	☑	☐	☐	☐	Other: _____	☑	☐	☐	☐

Explanations for questions in Section D (identify the specific question for each explanation):

SECTION E.
LAND/ZONING

	Yes	No	NR
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?	☐	☑	☐
E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)	☐	☑	☐
E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements)?	☐	☑	☐
E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?	☐	☑	☐
E5. Does the property abut or adjoin any private road(s) or street(s)?	☐	☑	☐
E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐NA	☑	☐	☐

Explanations for questions in Section E (identify the specific question for each explanation):

SECTION F.
ENVIRONMENTAL/FLOODING

	Yes	No	NR
F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?	☐	☑	☐

Buyer Initials ☐ ☐ Owner Initials
Buyer Initials Owner Initials

02/03/25 9:19 PM EST dotloop verified
02/17/25 5:01 PM EST dotloop verified

	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	☐	☑	☐
F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?	☐	☑	☐
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	☐	☑	☐
F5. Is the property located in a federal or other designated flood hazard zone?	☐	☑	☐
F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?	☐	☑	☐
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	☐	☑	☐
F8. Is there a current flood insurance policy covering the property?	☐	☑	☐
F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?	☐	☑	☐
F10. Is there a flood or FEMA elevation certificate for the property?	☐	☑	☐

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

SECTION G.
MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmens' liens, or notices from any governmental agency that could affect title to the property?	☐	☑	☐
G2. Is the property subject to a lease or rental agreement?	☐	☑	☐
G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?	☐	☑	☐

Explanations for question in Section G (identify the specific question for each explanation):

SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

	Yes	No	NR
H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments? If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]: a. (specify name) Willow Bend Franklin HOA, Inc whose regular assessments ("dues") are $ 300.00 per Year. The name, address, telephone number, and website of the president of the owners' association or the association manager are: 10224 Durant Road, # 109, Raleigh, NC 27614 | 919-790-5350 |info@wakehoa b. (specify name) _____ whose regular assessments ("dues") are $ _____ per _____. The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____ c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject? If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____	☑	☐	☐
H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If "yes," state the amount of the fees: any/all additional fees to be verified by the closing attorney	☐	☑	☐
H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property? If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____	☐	☑	☐
H4. Is there any unsatisfied judgment or pending lawsuits against the association? If "yes," state the nature of each unsatisfied judgment or pending lawsuit:	☐	☑	☐

Explanations for questions in Section H (identify the specific question for each explanation):

H2: $127 Homewise Fee

Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.

Owner Signature: [signature] dotloop verified 02/03/25 9:19 PM EST I5BY-ZJ6S-ZBJZ-LPDG Date _____

Owner Signature: Joan P Skinner dotloop verified 02/17/25 5:01 PM EST OTTV-GCPU-EGWR-YR1V Date _____

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

STATE OF NORTH CAROLINA
MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b),** including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check √ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

Buyer Initials		Yes	No	No Representation
	1. Mineral rights were severed from the property by a previous owner.	☐	☐	☑
	2. Seller has severed the mineral rights from the property.	☐	☑	
	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☑	
	4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☑
	5. Seller has severed the oil and gas rights from the property.	☐	☑	
	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☑	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 85 Willow Bend Drive, Youngsville, NC 27596

Owner's Name(s): Michael James Skinner and Joan P Skinner

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: dotloop verified 02/03/25 8:33 PM EST I69F-HFLM-RDDA-SI0L Date _____

Owner Signature: Joan P Skinner dotloop verified 02/03/25 8:47 PM EST LBDE-4VLS-FSCX-ACTH Date _____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

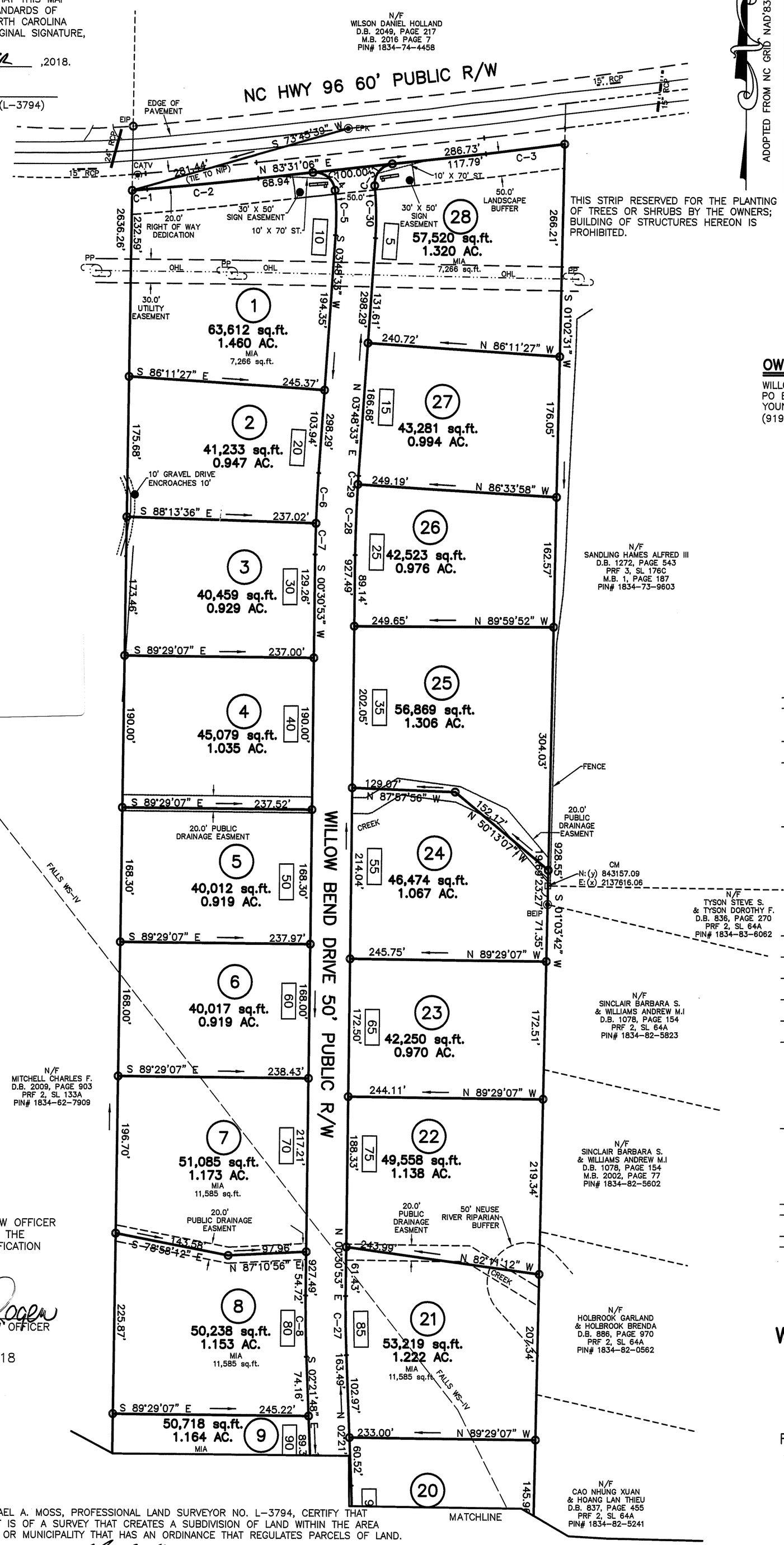
Purchaser Signature: _____ Date _____

I, 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

THIS 18TH DAY OF SEPTEMBER ,2018.

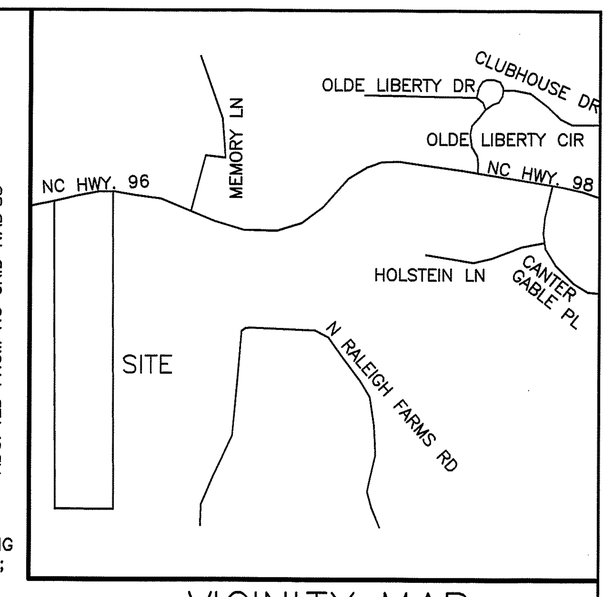
PROFESSIONAL LAND SURVEYOR (L-3794)

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS



THIS STRIP RESERVED FOR THE PLANTING OF TREES OR SHRUBS BY THE OWNERS; BUILDING OF STRUCTURES HEREON IS PROHIBITED.

ADOPTED FROM NC GRID NAD'83



VICINITY MAP

LINE TYPE LEGEND

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

OWNER/DEVELOPER:

WILLOW DEVELOPMENT, LLC
PO BOX 610
YOUNGSVILLE, NC 27596
(919)-556-4700

LEGEND:

- EIP – 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
- 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
- 0000 – ADDRESS
- ST – SITE TRIANGLE
- S – SEWER
- HYD – FIRE HYDRANT
- BOV – BLOW OFF VALVE
- RCP – REINFORCED CONCRETE PIPE
- MIA – MAX. IMPERVIOUS AREA

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THIS PROPERTY MAY BE SUBJECT TO FALLS LAKE WS-IV, CALL N.C. DIVISION OF WATER QUALITY TO VERITY (919) 791-4200.
- THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP.
- 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. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENT.
- PROPERTY FRONTAGES SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT AGREEMENT FROM NCDOT.
- ALL STUB ROADS SHALL BE BUILT TO THE ADJOINING PROPERTY LINE.
- LOTS 1 & 28 ARE LIMITED TO 12% IMPERVIOUS. LOTS 7-21 ARE LIMITED TO 24% IMPERVIOUS.
- LOTS 1 & 28 TO BE SERVED INTERNALLY AND HAVE NO DIRECT ACCESS TO HIGHWAY 96.
- STORMWATER OPERATION & MAINTENANCE AGREEMENT MUST BE REFERENCED ON THE FINAL PLAT. D.B. 2165 P.G. 1247
- THE 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 STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
- THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT AND OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.
- SEE SHEET 3 OF 3 FOR TEMPORARY TURNAROUND DETAIL.
- SEE SHEET 3 OF 3 FOR MAIL KIOSK DETAIL AND OPEN SPACE DETAIL.
- SEE SHEET 3 OF 3 FOR OWNERS SIGNATURE.
- SEE SHEET 3 OF 3 FOR ALL GOVERNMENTAL SIGNATURES.

Doc No: 10007056
Recorded: 11/29/2018 03:04:24 PM
Fee Amt: $63.00 Page 1 of 3
DocType: MAP
Franklin County North Carolina
Brandi S. Davis, Register of Deeds
BK 2018 PG 325 - 327 (3)

I, JASON ROGERS, REVIEW OFFICER OF FRANKLIN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

11-29-18 Jason T Rogers
DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2018

I, 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

FINAL PLAT FOR

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

100 50 0 100 200

SCALE 1"=100'
JUNE 14, 2018
ZONED: R 40
ZONED R-40, WS II & WS IV WATERSHED
PIN # 1834-72-3740
SHEET 1 OF 3

(WILLOWBEND.DWG-GS)

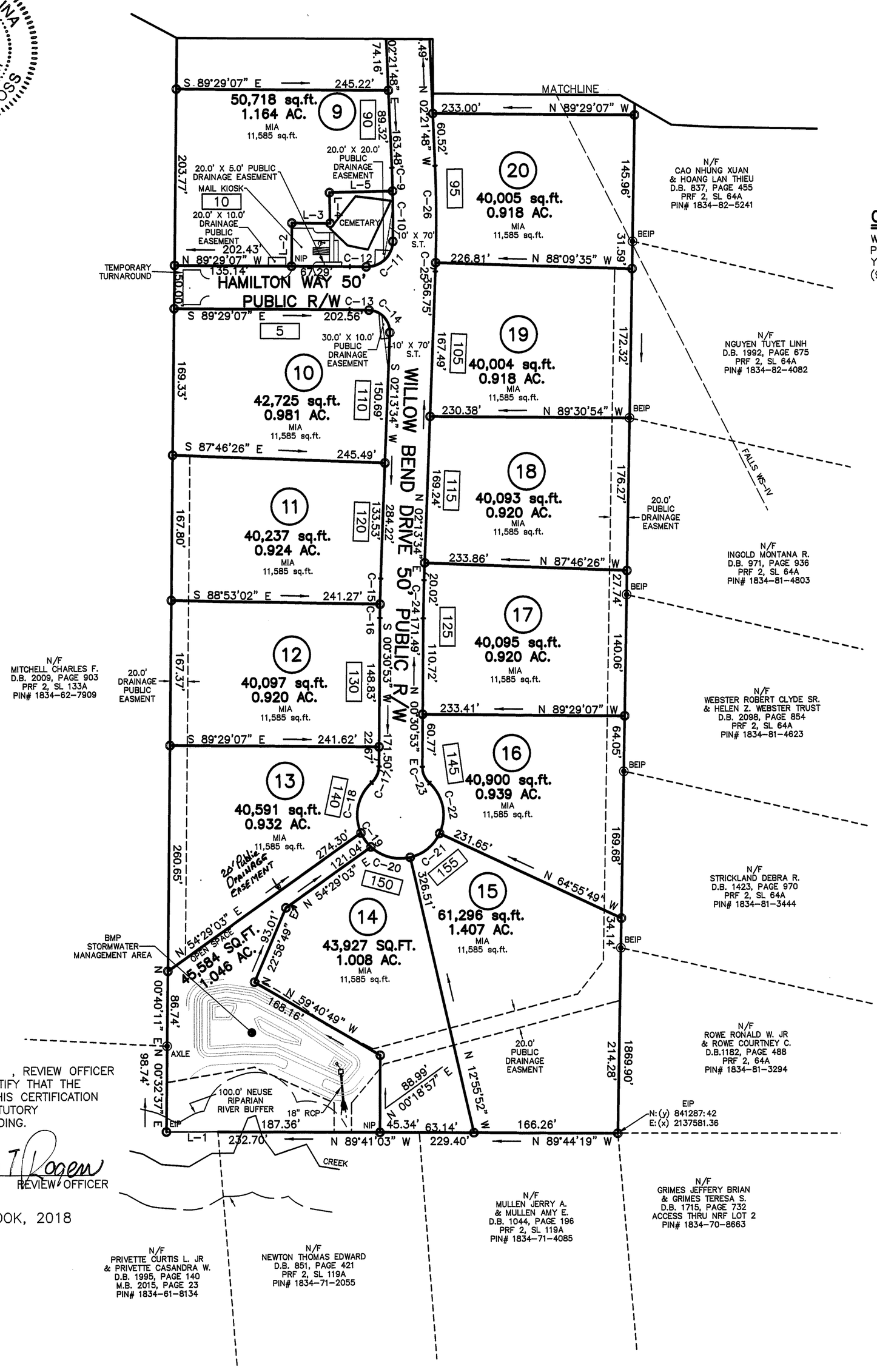
CAWTHORNE, MOSS & PANCIERA, P.C.
PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

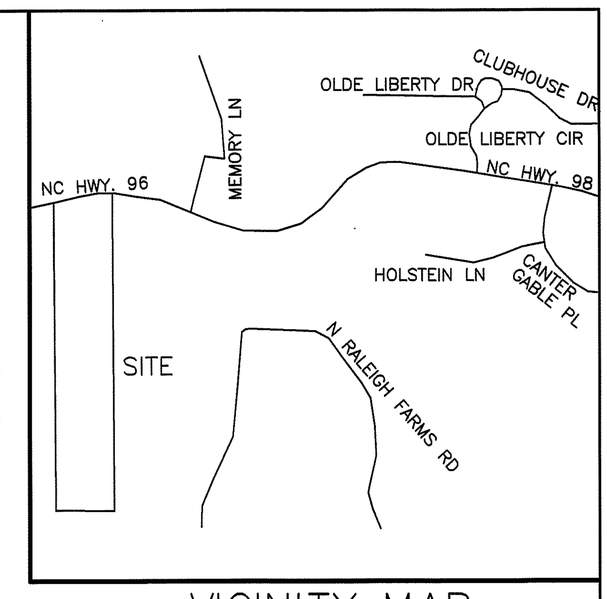
I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT 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

THIS 18TH DAY OF SEPTEMBER ,2018.

PROFESSIONAL LAND SURVEYOR (L-3794)

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS





VICINITY MAP

LINE TYPE LEGEND

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

OWNER/DEVELOPER:

WILLOW DEVELOPMENT, LLC
PO BOX 610
YOUNGSVILLE, NC 27596
(919)-556-4700

LEGEND:

- 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
- 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
- 0000 – ADDRESS
- ST – SITE TRIANGLE
- SEWER
- FIRE HYDRANT
- BOV – BLOW OFF VALVE
- RCP – REINFORCED CONCRETE PIPE
- MIA – MAX. IMPERVIOUS AREA

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THIS PROPERTY MAY BE SUBJECT TO FALLS LAKE WS-IV, CALL N.C. DIVISION OF WATER QUALITY TO VERITY (919) 791-4200.
- THE LANDSCAPING PLAN WILL BE IN ACCORDANCE WITH THE FRANKLIN COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- THE NCDOT ASSUMES NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR LIABILITY OF THE SIDEWALKS OR WHEELCHAIR RAMPS. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND LIABILITY OF THE SIDEWALK AND WHEELCHAIR RAMP.
- 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. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENT.
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- LOTS 1 & 28 TO BE SERVED INTERNALLY AND HAVE NO DIRECT ACCESS TO HIGHWAY 96.
- STORMWATER OPERATION & MAINTENANCE AGREEMENT MUST BE REFERENCED ON THE FINAL PLAT. D.B. 2165 P.G. 1247
- THE 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 STORMWATER REGULATIONS. PROPERTY OWNER MAY BE SUBJECT TO ENFORCEMENT ACTIONS IF THE STORMWATER CONTROL MEASURE IS REMOVED, RELOCATED OR ALTERED WITHOUT PRIOR COUNTY APPROVAL.
- THESE PARCELS ARE LOCATED WITHIN ONE (1) MILE OF AN EXISTING VOLUNTARY AGRICULTURAL DISTRICT AND OR ENHANCED VOLUNTARY AGRICULTURAL DISTRICT. NORMAL AGRICULTURAL OPERATIONS MAY CONFLICT WITH RESIDENTIAL USE. NC LAW (GENERAL STATUES SECTION 106-701) PROVIDES SOME PROTECTION FOR EXISTING AGRICULTURAL OPERATIONS.
- SEE SHEET 3 OF 3 FOR TEMPORARY TURNAROUND DETAIL.
- SEE SHEET 3 OF 3 FOR MAIL KIOSK DETAIL AND OPEN SPACE DETAIL.
- SEE SHEET 3 OF 3 FOR OWNERS SIGNATURE.
- SEE SHEET 3 OF 3 FOR ALL GOVERNMENTAL SIGNATURES.

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

11-29-18 Jason T Rogers
DATE REVIEW OFFICER

RECORDED IN MAP BOOK, 2018

FINAL PLAT FOR

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

100 50 0 100 200

SCALE 1"=100'
JUNE 14, 2018
ZONED: R 40
ZONED R-40, WS II & WS IV WATERSHED
PIN # 1834-72-3740
SHEET 2 OF 3

(WILLOWBEND.DWG-GS)

I, 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.
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THIS 18TH DAY OF SEPTEMBER ,2018.

PROFESSIONAL LAND SURVEYOR (L-3794)

NORTH CAROLINA PROFESSIONAL SEAL L-3794 LAND SURVEYOR MICHAEL A. MOSS

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.

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
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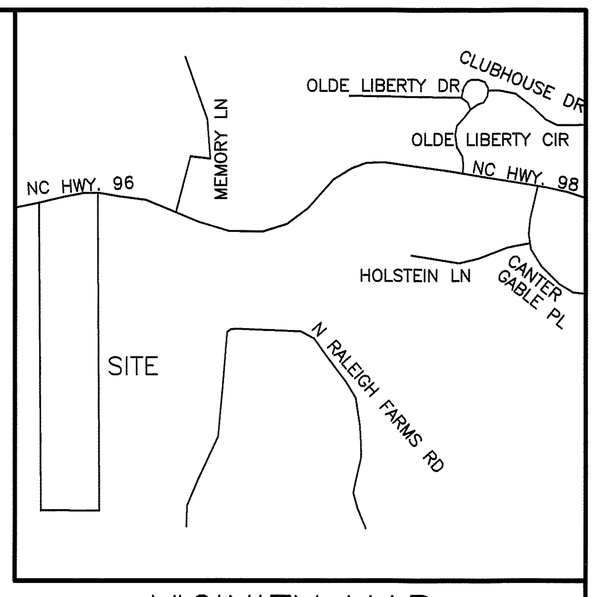
- RCP – REINFORCED CONCRETE PIPE
- MIA – MAX. IMPERVIOUS AREA

ADOPTED FROM NC GRID NAD'83



VICINITY MAP

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

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 , 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.

WILLOW DEVELOPMENT, LLC

OWNER(S) DATE 8/8/18

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 WILLOW BEND SUBD OR THAT A SECURITY BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF $ 81,735.31 HAVE BEEN POSTED WITH FRANKLIN COUNTY TO ENSURE THE INSTALLATION THEREOF.

ADMINISTRATOR /ASSISTANT DATE 11-29-18

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

DISTRICT ENGINEER 11/7/18

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAY

I 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.

DATE 11-29-18 WATERSHED ADMINISTRATOR

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

DATE 11-29-18 REVIEW OFFICER

RECORDED IN MAP BOOK, 2018

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- **ONLY APPROVED NCDOT STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.**
- **ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).**
- **SIGHT DISTANCE TRIANGLES PRECEDENCE OVER ALL OTHER EASEMENTS.**
- 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. SIGHT DISTANCE TRIANGLES TAKE PRECEDENCE OVER ALL OTHER EASEMENT.
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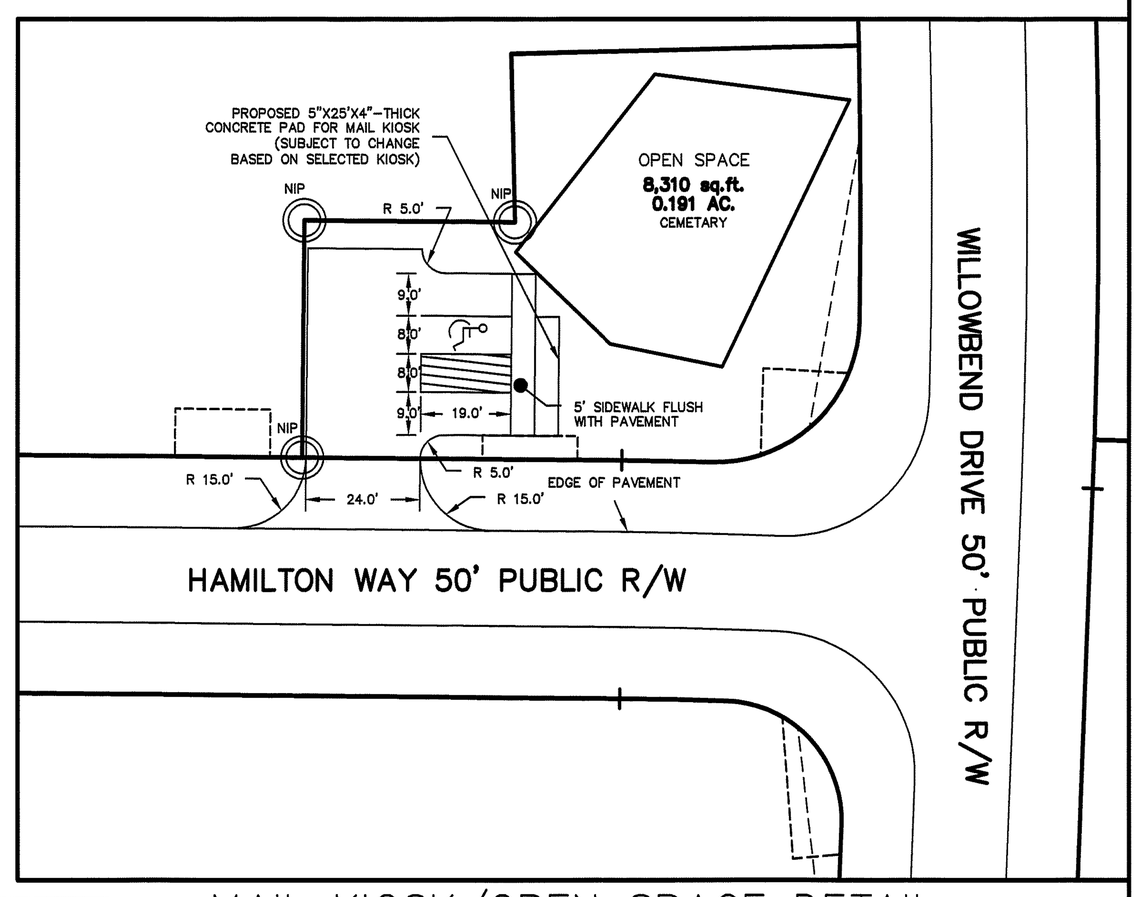


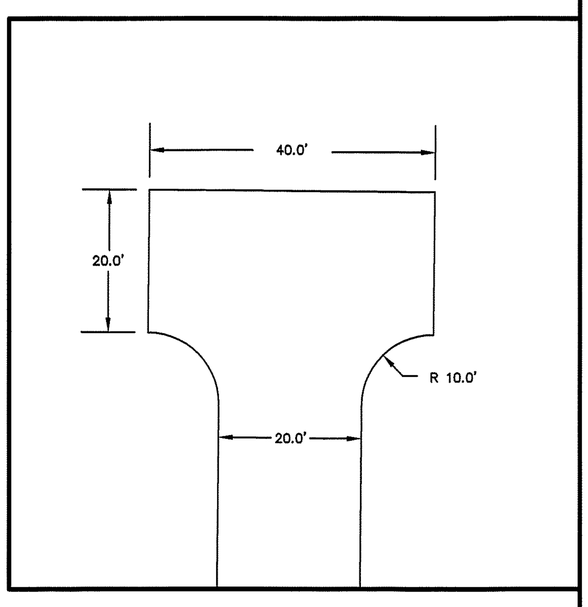
MAIL KIOSK/OPEN SPACE DETAIL
SCALE 1"=30'
(3) PARKING SPACES/(2) REGULAR/(1) HANDICAPED

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
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

SITE DATA

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



TEMPORARY TURNAROUND DETAIL
SCALE 1"=20'

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'
L-5	S 88°41'11" W	73.06'

MINIMUM BUILDING SETBACKS

FRONT	50'
REAR	50'
SIDE	20'

OWNER/DEVELOPER:

WILLOW DEVELOPMENT, LLC
PO BOX 610
YOUNGSVILLE, NC 27596
(919)-556-4700

FINAL PLAT FOR
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

100 50 0 100 200

SCALE 1"=100'
JUNE 14, 2018
ZONED: R 40
ZONED R-40, WS II & WS IV WATERSHED
PIN # 1834-72-3740
SHEET 3 OF 3

(WILLOWBEND.DWG-GS)

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MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L – 3794

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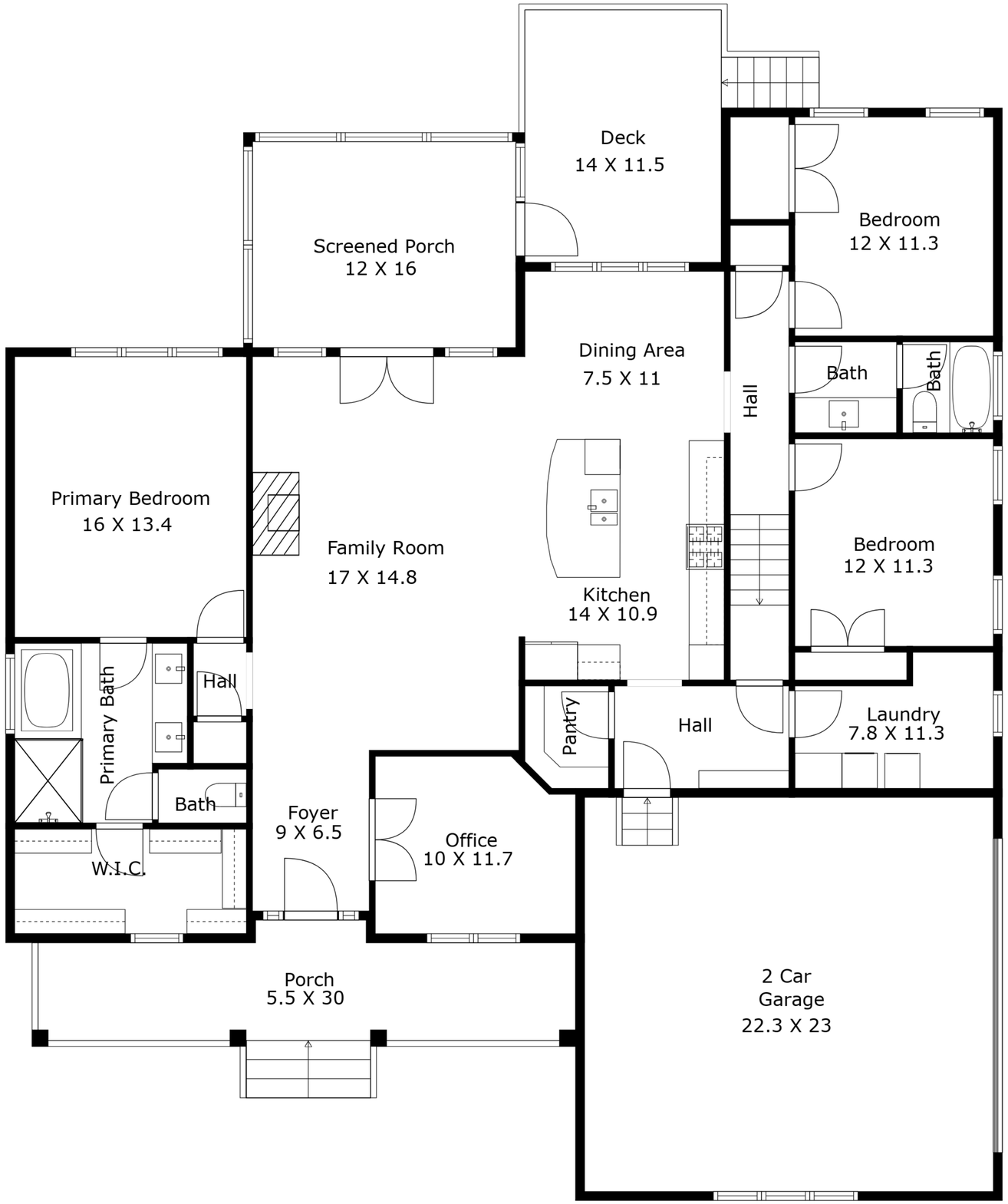
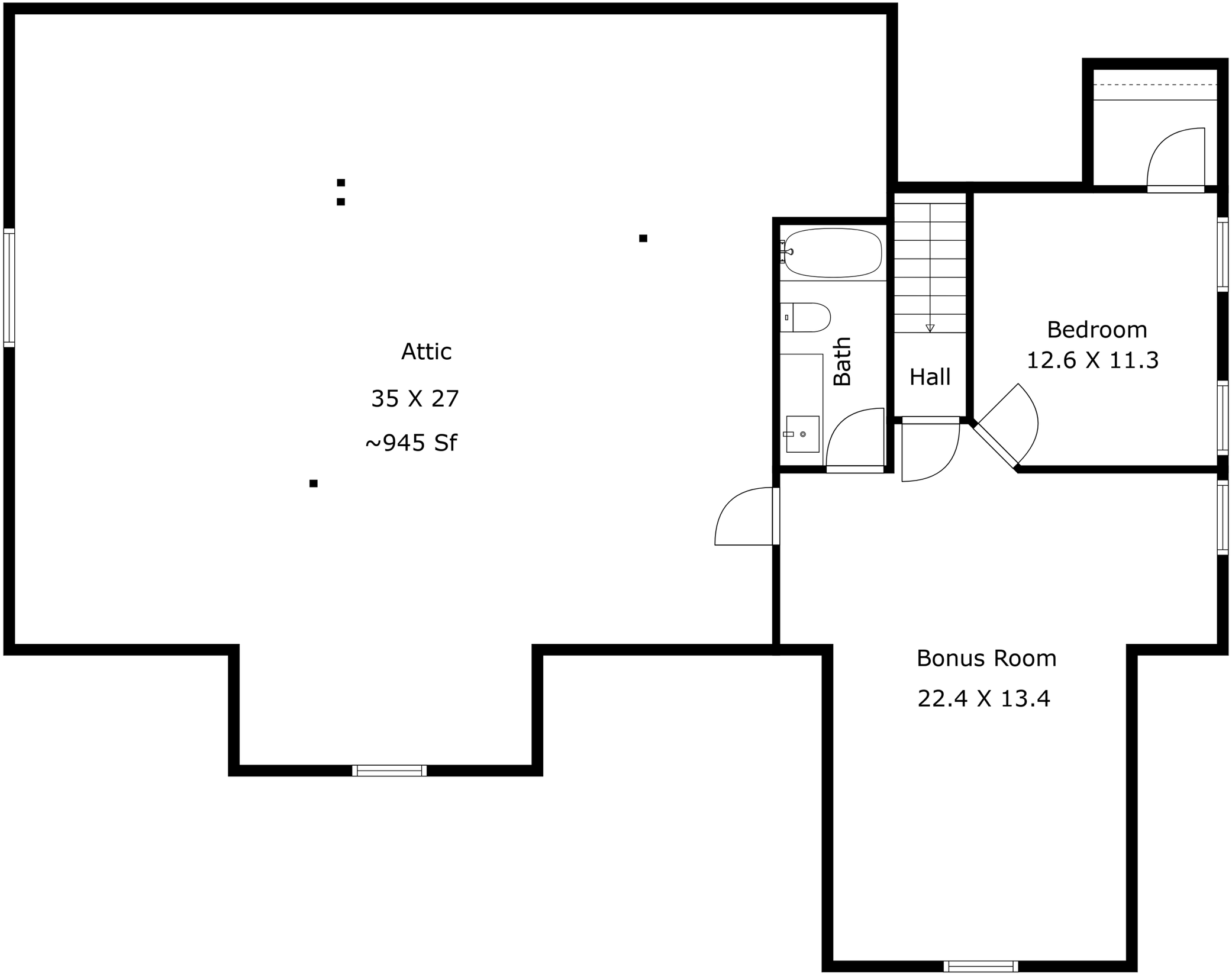


85 Willow Bend Drive / Job # 250610

Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.



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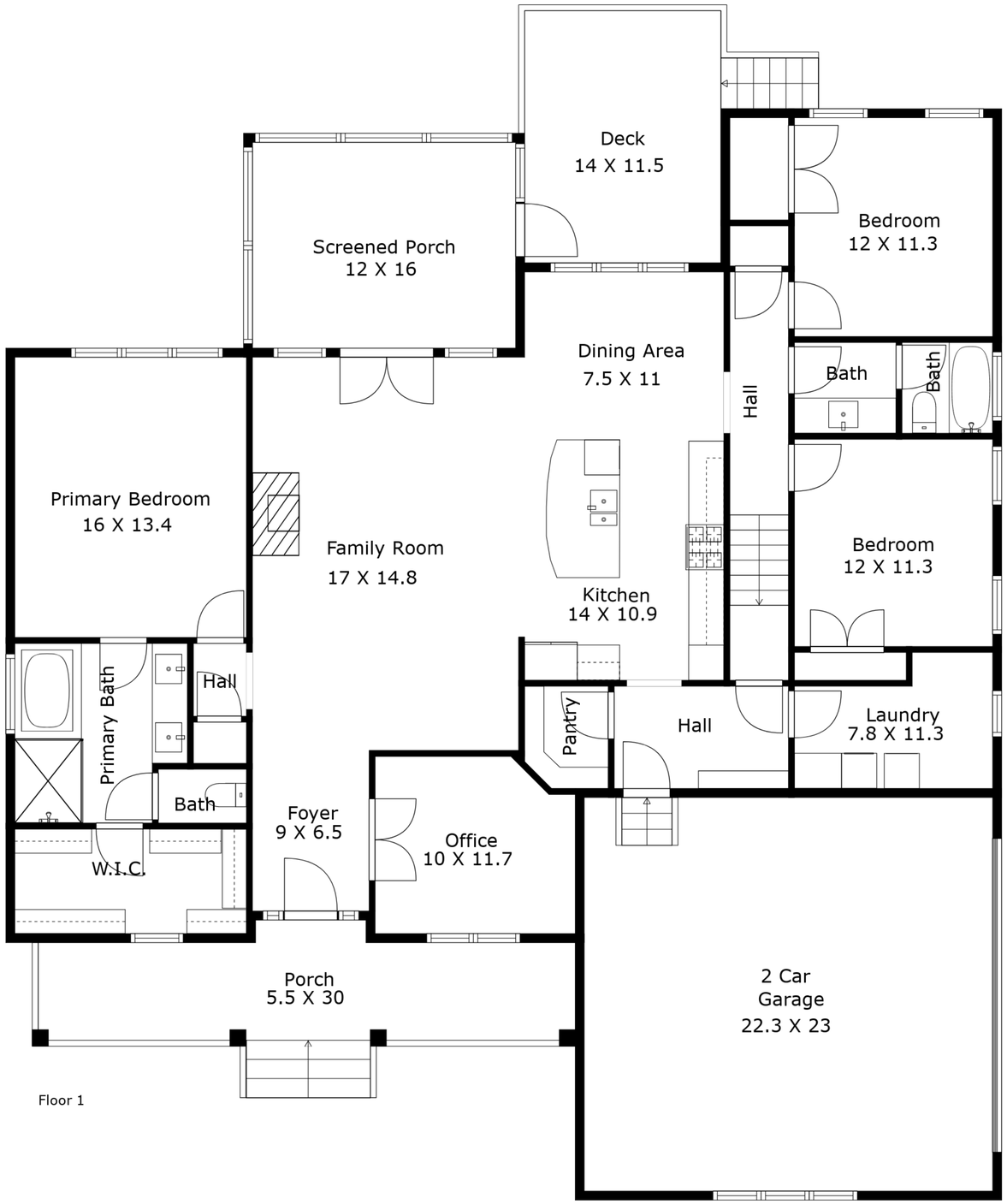
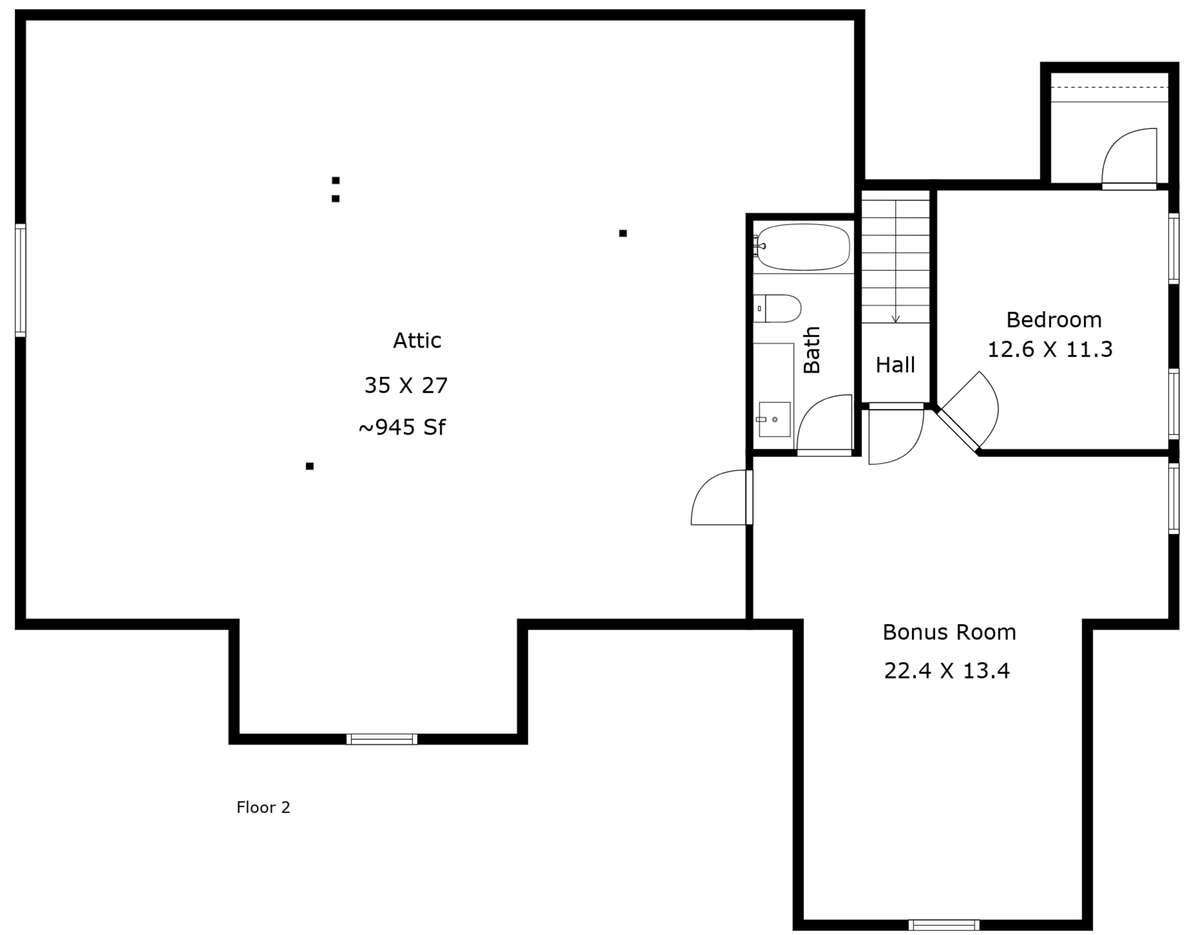




85 Willow Bend Drive / Job # 250610

Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.

File No. 250610

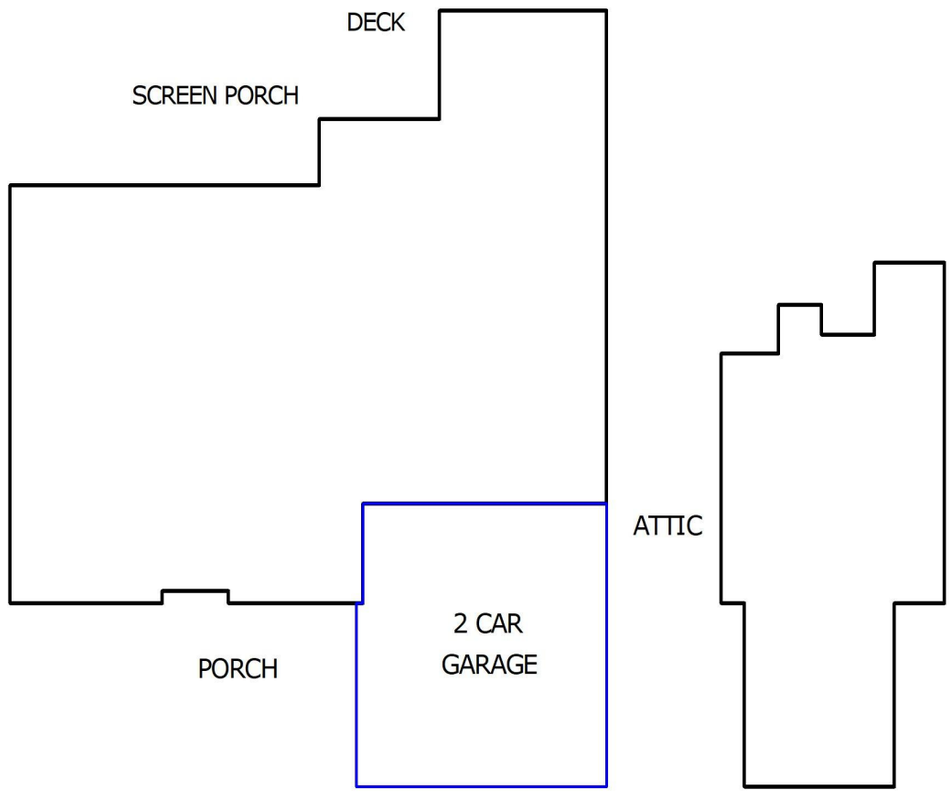
SKETCH ADDENDUM

Borrower or Owner

Property Address 85 WILLOW BEND DRIVE

City YOUNGSVILLE County FRANKLIN State NC Zip Code 27596

Client COLDWELL BANKER HPW



APPROXIMATE DIMENSIONS
NOT TO EXACT SCALE

THIS MEASUREMENT IS COPYRIGHTED TO THE COMPANY THAT PRODUCED THE SKETCH AND THE CLIENTS LISTED IN THE HEADER OF THIS SKETCH. NO ONE ELSE MAY USE

Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1983.27	1983.27
GLA2	Second Floor	702.41	702.41
GAR	Garage	533.19	533.19
Net LIVABLE Area		(rounded)	2686

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
56.5	x	25.5	1440.75
5.3	x	27.2	144.16
7.0	x	33.4	233.80
8.7	x	15.8	137.46
1.0	x	12.7	12.70
1.0	x	14.4	14.40
Second Floor			
14.7	x	14.2	208.74
21.1	x	20.0	422.00
5.8	x	6.6	38.28
2.4	x	4.1	9.84
1.5	x	15.7	23.55
11 Items		(rounded)	2686

IMPROVEMENT PERMIT

Franklin County Health Department
107 Industrial Drive
Louisburg, NC 27549
Phone:

For Office Use Only

*CDP File Number: 329874 - 1
County ID Number:
Evaluated For: NEW

PERMIT VALID UNTIL: 11/03/2025

***NOTE TO INSPECTIONS DIVISION:** Building Permits cannot be issued with this Improvement Permit.

Applicant:	WINSLOW HOMES	Property Owner:	WILLOW DEVELOPMENT
Address:	PO BOX 610	Address:	PO BOX 610
City:	YOUNGSVILLE	City:	YOUNGSVILLE
State/Zip:	NC 27596	State/Zip:	NC. 27596
Phone #:		Phone #:	

Property Location & Site Information

Address/Road #: 85 WILLOW BEND DR , NC Subdivision: WILLOW BEND Phase: NEW Lot: 21

Structure: SINGLE FAMILY
# of Bedrooms: 4
# of People: 4
*Water Supply: N/A

Directions

85 WILLOW BEND DR

System Specifications

Initial System

*Site Classification: Provisionally Suitable
Design Flow: 480
Soil Application Rate: 0.3000

*System Classification/Description:
TYPE II A. CONV SYSTEM (SINGLE-FAMILY OR 480 GPD OR LESS)
*Proposed System:
25% REDUCTION

Minimum Trench Depth: _____ Inches
Maximum Trench Depth 24 Inches

Septic Tank: 1000 Gallons
Pump Required ( ) Yes (X) No ( ) May Be Required
Pump Tank: _____ Gallons

Repair System Required: (X) Yes ( ) No ( ) No, but has Available Space

Repair System

*Site Classification: Provisionally Suitable
Soil Application Rate: 0.300
*System Classification/Description:
TYPE II A. CONV SYSTEM (SINGLE-FAMILY OR 480 GPD OR LESS)
*Proposed System:
25% REDUCTION

Minimum Trench Depth: _____ Inches
Maximum Trench Depth 24 Inches

Pump Required: ( ) Yes (X) No ( ) May Be Required
Pump Tank: _____ Gallons

No grading or construction activity is allowed in areas designated for system and repair without approval of Health Departmen

***Site Modifications**

The issuance of this permit by the Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements.

***Permit Conditions**

Install system as designed by CCSC.

The Department and Local Health Department may impose conditions on the issurance and may revoke the permits for failure of the system to satisfy the conditions, the rules, or this article. This permit is subject to revocation it the site plan, plat, or intended use changes (NCGS 130A-335(f)). The person owning or controlling the system location, installing, operation, maintenance, monitoring, reporting, and repair (.1938(b)).

Authorized State Agent: Ennis, Crystal Date of Issue: 11/03/2020

( ) Hand Drawing ( ) Import Drawing ****Site Plan/Drawing attached.****

Total Time: (HH:MM) ____ : ____

Construction Authorization

Franklin County Health Department
107 Industrial Drive
Louisburg, NC 27549
Phone:

For Office Use Only

*CDP File Number: 329874 - 1
County ID Number:
Evaluated For: NEW

PERMIT VALID UNTIL: 11/03/2025

☐ Open Pump System Sheet

Applicant:	WINSLOW HOMES
Address:	PO BOX 610
City:	YOUNGSVILLE
State/Zip:	NC 27596
Phone #:	

Property Owner:	WILLOW DEVELOPMENT
Address:	PO BOX 610
City:	YOUNGSVILLE
State/Zip:	NC. 27596
Phone #:	

Property Location & Site Information

Address/Road #: 85 WILLOW BEND DR , NC Subdivision: WILLOW BEND Phase: NEW Lot: 21

Structure: SINGLE FAMILY

# of Bedrooms: 4

# of People: 4

*Water Supply: NEW WELL

Directions:

85 WILLOW BEND DR

System Specifications

*Site Classification: Provisionally Suitable

Design Flow: 480

Soil Application Rate: 0.3000

*System Classification/Description:
TYPE II A. CONV SYSTEM (SINGLE-FAMILY OR 480 GPD OR LESS)

*Proposed System:
25% REDUCTION

Minimum Trench Depth: _____ Inches

Maximum Trench Depth: 24 Inches

Minimum Soil Cover: _____ Inches

Maximum Soil Cover: _____ Inches

*Distribution Type: GRAVITY - PARALLEL (eq. d-box)

Nitrification Field: _____ Sq. ft.

No. Drain Lines: 3

Total Trench Length: 420 ft.

Trench Spacing: _____ - 9

Trench Width: _____ - 3

Aggregate Depth: _____ inches

○ Inches O.C.
(X) Feet O.C.
○ Inches
(X) Feet

Septic Tank: 1,000 Gallons

Pump Required: ○ Yes (X) No ○ May Be Required

Pump Tank: _____ Gallons

Grease Trap: _____ Gallons

Septic Tank Installer Grade Level Required: ○ I ○ II ○ III ○ IV

The issuance of this permit by the Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements.

***Permit Conditions:**

Install system as designed by CCSC.

The Authorization for Wastewater System Construction shall be valid for a period equal to the period of validity of the Improvement Permit and may be issued at the same time the Improvement Permit issued (NCGS 130A-336(b)). If the installation has not been completed during the period of validity of the Construction Permit, the information submitted in the application for a permit or Construction Authorization shall become invalid, and may be suspended or revoked (.1937(g)). Ther person owning or controlling the system shall be responsible for assuring compliance with the laws, rules, and permit conditions regaurding system location, installation, operation, maintenance, monitoring, reporting

Authorized State Agent: Ennis, Crystal Date of Issue: 11/03/2020

****Site Plan/Drawing attached.****

○ Hand Drawing ○ Import Drawing

Total Time : (HH:MM) _____

Franklin County
NORTH CAROLINA

File # 329874 PIN# 1834-72-4598

Property Address: 85 Willow Bend Dr.

Applicant or Owner Name: Winslow Homes

Environmental Health Septic/Well Permit Diagram

Building permits cannot be issued nor should construction begin without Construction Authorization issuance.

(X) Septic Improvement Permit (X) Septic Construction Authorization (CA) ( ) CA Reissue** ( ) As Built
(X) Well Construction Authorization ( ) Additional Diagram/Specifications Attached

Diagram Date:** 11-3-20 **EHS:** Cayle Eur

****Any previously dated CA diagram is revoked and/or invalid. Confirm this is the valid diagram for the site before beginning any construction.**

Installation/grouting inspections may be scheduled the day before, or, the day of installation until 9am by contacting the Environmental Health office at 919 496 8100. A revisit fee may apply if installation is not ready for inspection at the time requested. *Septic Operations Permits* will be issued after installation is approved, all permits conditions are met, and any outstanding fees are paid. *Well Certificate of Completion* will be issued after well head approval, all permit conditions are met, and any outstanding fees are paid.

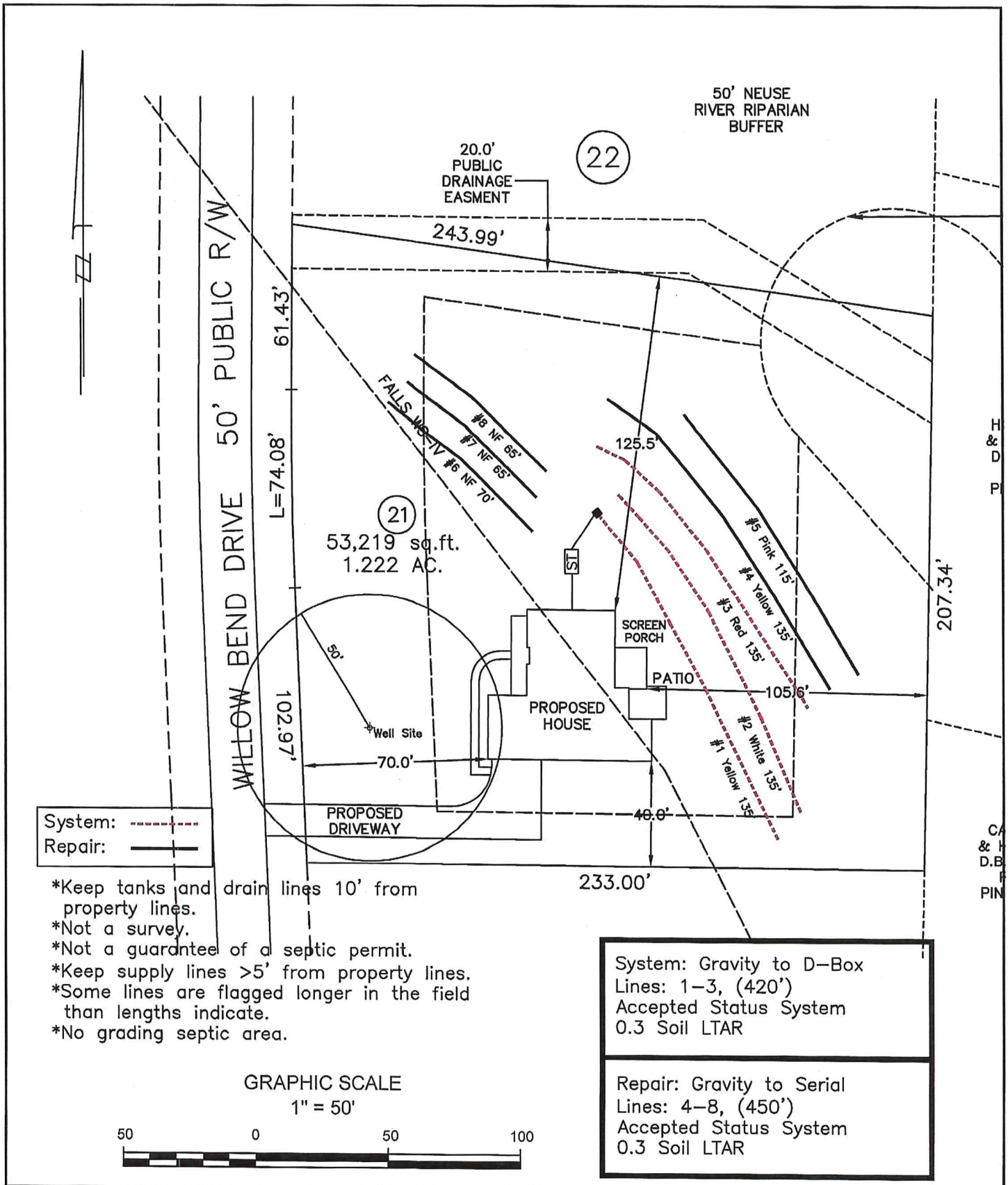
Septic Tank 1000 Pump Tank / Drainfield 3'x420' Type System Acc Max Trench Depth 24"

Septic Contractor _____ Septic/Pump tank dates _____ Pump fee? (NO) YES pd _____

Well Contractor _____ Well Grout date: _____

See attached layout designed by CCS C#

FCEH FORM 165 9/19, 10/19



*Keep tanks and drain lines 10' from property lines.
*Not a survey.
*Not a guarantee of a septic permit.
*Keep supply lines >5' from property lines.
*Some lines are flagged longer in the field than lengths indicate.
*No grading septic area.

System: Gravity to D-Box
Lines: 1-3, (420')
Accepted Status System
0.3 Soil LTAR

Repair: Gravity to Serial
Lines: 4-8, (450')
Accepted Status System
0.3 Soil LTAR

GRAPHIC SCALE
1" = 50'
50 0 50 100

Central Carolina Soil Consulting, PLLC
1900 South Main Street, Suite 110
Wake Forest, North Carolina 27587
Phone (919)569-6704 Fax (919)569-6703

4-Bedroom Septic Layout
Lot 21 Willow Bend Subdivision
Franklin County, North Carolina

Job# : 3508
Drawn By : JH
Date : 10/26/2020

OPERATION PERMIT

Franklin County Health Department
107 Industrial Drive
Louisburg, NC 27549
Phone:

For Office Use Only
*CDP File Number 329874 - 1
County ID Number:
Evaluated For: NEW

Property Owner: WILLOW DEVELOPMENT
Address: PO BOX 610
Road #:
City: YOUNGSVILLE
State/Zip: NC/ 27596
Phone #:
Township:
Subdivision: WILLOW BEND
Phase : NEW Lot: 21

Structure: SINGLE FAMILY
# of Bedrooms: 4
# of People: 4
Water Supply: NEW WELL
Saprolite System?: ☐ Yes ☒ No
Pump Required?: ☐ Yes ☒ No
Design Flow: 480
System Classification/Description: TYPE II A. CONV SYSTEM (SINGLE-FAMILY OR 480 GPD OR LESS)

Installer: DB & Sons
Certification #: 1036
Specific System Installed: EZFLOW EZ 1203H-GEO
Septic Tank Date: 09/04/2020
STB: 502
Pump Tank Date:
PT:
Comments:

This system has been installed in compliance with applicable NC General Statutes, Rules for Sewage Treatment and Disposal, and all conditions of the Improvement Permit and Construction Authorization.

PERMIT CONDITIONS:

I. Performance: System shall perform in accordance with Rule .1961.

II. Monitoring: As required by Rule .1961.

III. Maintenance: Ground absorption sewage treatment and disposal systems shall be checked, and the contents of the septic tank removed, periodically from all compartments, to ensure proper operation of the system. The contents shall be pumped whenever the solids level is found to be more than 1/3 of the liquid depth in any compartment.

Other:

Subsurface Operator Required: ☐ Yes ☒ No

If yes, see attached sheet for additional operation conditions, maintenance and reporting.

Operation:

Other:

Authorized State Agent: Ennis, Crystal

Date of Issue: 02/03/2021

Owner/Applicant: _____

Franklin County
NORTH CAROLINA

File # 329874 PIN# 1834-72-4598

Property Address: 85 Willow Bend Dr.

Applicant or Owner Name: Winslow Homes

Environmental Health Septic/Well Permit Diagram

Building permits cannot be issued nor should construction begin without Construction Authorization issuance.

(X) Septic Improvement Permit (X) Septic Construction Authorization (CA) ( ) CA Reissue** ( ) As Built
(X) Well Construction Authorization ( ) Additional Diagram/Specifications Attached

Diagram Date:** 11-3-20 **EHS:** Cryst Ewr

****Any previously dated CA diagram is revoked and/or invalid. Confirm this is the valid diagram for the site before beginning any construction.**

Installation/grouting inspections may be scheduled the day before, or, the day of installation until 9am by contacting the Environmental Health office at 919 496 8100. A revisit fee may apply if installation is not ready for inspection at the time requested. *Septic Operations Permits* will be issued after installation is approved, all permits conditions are met, and any outstanding fees are paid. *Well Certificate of Completion* will be issued after well head approval, all permit conditions are met, and any outstanding fees are paid.

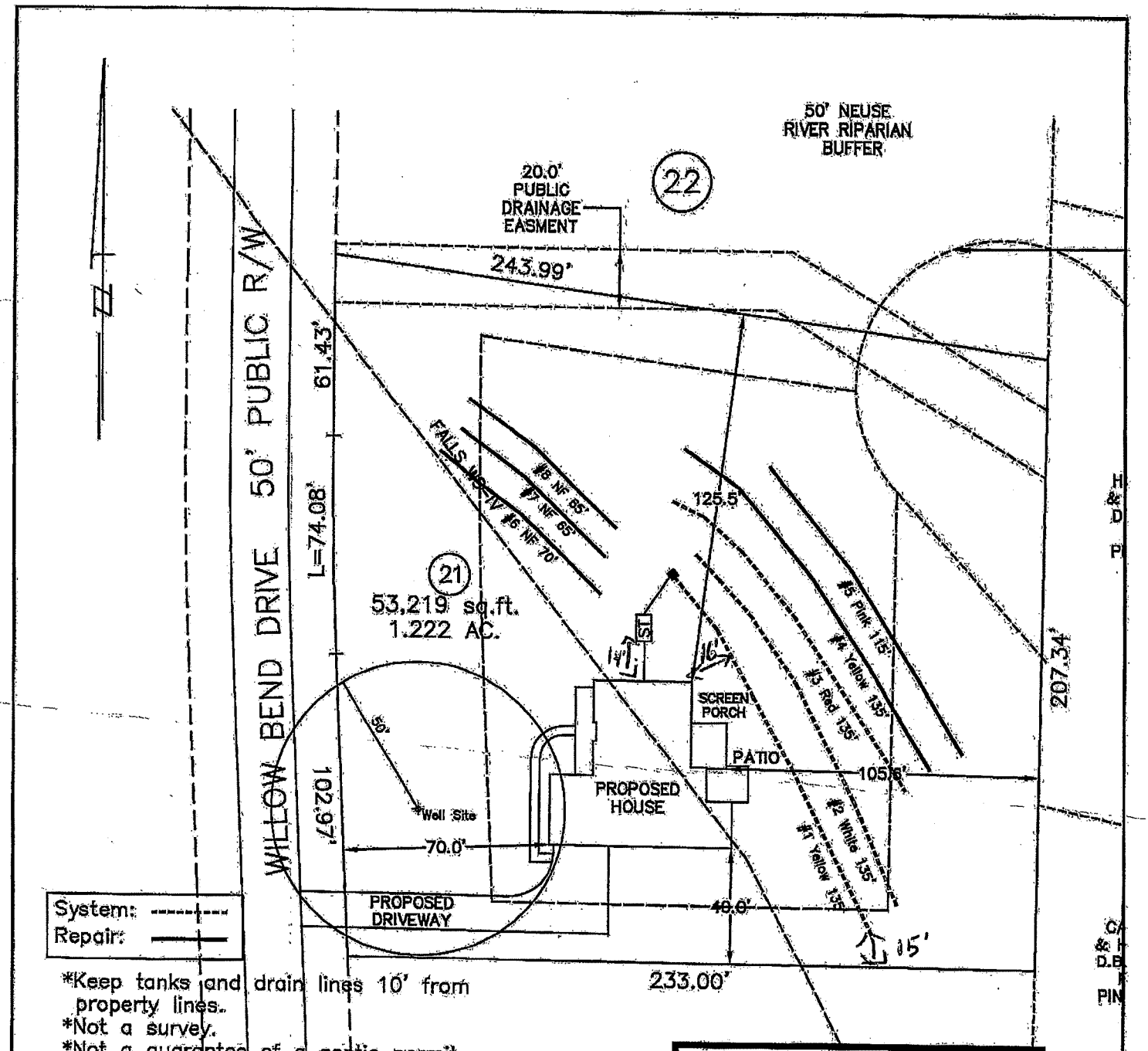
Septic Tank 1000 Pump Tank / Drainfield 3'x420' Type System Acc Max Trench Depth 24"

Septic Contractor DB & Sons Septic/Pump tank dates 9-4-20 Pump fee? (NO) YES pd.

Well Contractor Well Grout date:

* See attached layout designed by CCS CA

FCEH FORM 165 9/19, 10/19



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*Not a survey.
*Not a guarantee of a septic permit.
*Keep supply lines >5' from property lines.
*Some lines are flagged longer in the field than lengths indicate.
*No grading septic area.

System: Gravity to D-Box
Lines: 1-3, (420')
Accepted Status System
0.3 Soil LTAR

Repair: Gravity to Serial
Lines: 4-8, (450')
Accepted Status System
0.3 Soil LTAR

GRAPHIC SCALE
1" = 50'
50 0 50 100

Central Carolina Soil Consulting, PLLC
1900 South Main Street, Suite 110
Wake Forest, North Carolina 27587
Phone (919)569-6704 Fax (919)569-6703

4-Bedroom Septic Layout
Lot 21 Willow Bend Subdivision
Franklin County, North Carolina

Job# : 3508
Drawn By : JH
Date : 10/26/2020

Well Construction Permit

Franklin County Health Department
107 Industrial Drive
Louisburg NC, 27549
Phone:

For Office Use Only

*CDP File Number 329874

PIN Number:

Tax Lot #: 21 Tax Block #: 044639

Evaluated For:

Property Owner:	WILLOW DEVELOPMENT	Applicant:	WINSLOW HOMES
Address:	PO BOX 610	Address:	PO BOX 610
City:	YOUNGSVILLE	City:	YOUNGSVILLE
State/Zip:	NC / 27596	State/Zip:	NC / 27596
Phone #:		Phone #:	

Property Location & Site Information

Address/Road #: 85 WILLOW BEND DR

Subdivision: WILLOW BEND

Phase:

Lot: 21

*Proposed use of Well:

If Other:

Directions

85 WILLOW BEND DR

Well Contractor Information

Drilling Contractor:

Driller Registration:

Permit Conditions

*Permit Conditions

Well location, construction and protection must meet all state and local regulations and must be inspected and approved by an authorized representative of the Local Health Department. The permit may be revoked at any time for failure to comply with existing regulations. The siting of approved well construction area(s) by the Health Department is to provide protection from the known possible sources of contamination. The approved well area(s) may not be changed without permission from an authorized representative of the Local Health Department. No volume of quality of water is guaranteed by the Health Department.

*Issued By: Ennis, Crystal

*Date of Issue: 11/03/2020

Authorized State Agent: Crystal Ennis

Owner/Applicant:

○ Hand Drawing ○ Import Drawing

****Site Plan/Drawing attached.****

Utilities List

Address: 85 Willow Bend Dr, Youngsville, NC 27596

Mailbox Number:_____

Electric

Average Monthly Cost _____

☑ **Duke Energy**
800.452.2777
https://www.duke-energy.com/home/start-stop-move

☐ **Wake Electric**
919-863-6300

☐ **Other** _____

https://wemc.com/starting-and-stopping-service-and-other-service-related-information/

☐ **Wake Forest Power**
919-435-9573
https://www.wakeforestnc.gov/wake-forest-power

Water & Sewer

Average Monthly Cost _____

☐ **City of Raleigh**
919-996-3245
https://raleighnc.gov/services/content/FinUtilityBilling/Articles/UtilityBillingServiceRequests.html

☐ **Aqua**
877-987-2782
https://www.aquaamerica.com/customer-service-center/important-information.aspx

☐ **Town of Apex**
(919) 362-8676
http://www.apexnc.org/159/Utility-Billing-Customer-Service

☐ **Town of Durham**
919-560-1200
https://durhamnc.gov/4097/Start-Stop-Transfer

☐ **Town of Cary**
https://www.townofcary.org/services-publications/water-sewer/water

☐ **Franklin County**
919-556-6177
https://www.franklincountync.gov/county_services/public_utilities/establishing_new_service.php

☑ **Other** Well and Septic

Gas

Average Monthly Cost _____

☑ **Dominion**
1-877-776-2427
https://www.dominionenergy.com/north-carolina-gas/start-stop-service

☐ **Other** _____

Garbage/Recycle

Average Monthly Cost _____

☐ **City of Raleigh**
919-996-3245
https://raleighnc.gov/services/content/FinUtilityBilling/Articles/UtilityBillingServiceRequests.html

☐ **GFL / Waste Industries - Outside City**
844-464-3587
https://gflenv.com/solid-waste-service/municipal-residential/

☐ **Town of Wake Forest - Inside City**
919-435-9573
https://www.wakeforestnc.gov/public-works/solid-waste/trash

☐ **Town of Cary**
https://www.townofcary.org/services-publications/water-sewer/water

☐ **Town of Apex**
(919) 362-8676
https://www.apexnc.org/277/Garbage-Recycling-Yard-Waste

☐ **Town of Wendell - Inside City**
(919) 365-4822
https://www.townofwendell.com/departments/public-works/waste-collectionrecycling

☑ **Other** Shaw Waste Solutions LLC

Cable/Internet/Satellite

Average Monthly Cost _____

☑ **Spectrum**
855.366.7132
spectrum.com

☐ **Other** _____

☐ **AT&T Fiber**
1-833-804-0835
att.com

WebQuery

User Information:
Address:**85 WILLOW BEND DR**Edit User Information
Grade:**All Grades**
Program:
Select a School:

School Name	Sch Distance Walk	Sch Distance Drive	Eligibility Description	Grades
LONG MILL ELEMENTARY	3.7 mi.	3.73 mi.	Eligible	01 02 03 04 05 KI P0 P1 P2 P3 PK
FRANKLINTON MIDDLE SCHOOL	6.43 mi.	6.53 mi.	Eligible	06 07 08
FRANKLINTON HIGH	9.07 mi.	9.17 mi.	Eligible	09 10 11 12
FRANKLIN CO EARLY COLLEGE HS	13.97 mi.	14.07 mi.	Eligible	09 10 11 12 13

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