

SURVEYOR'S DECLARATION TO WHOM IT MAY CONCERN

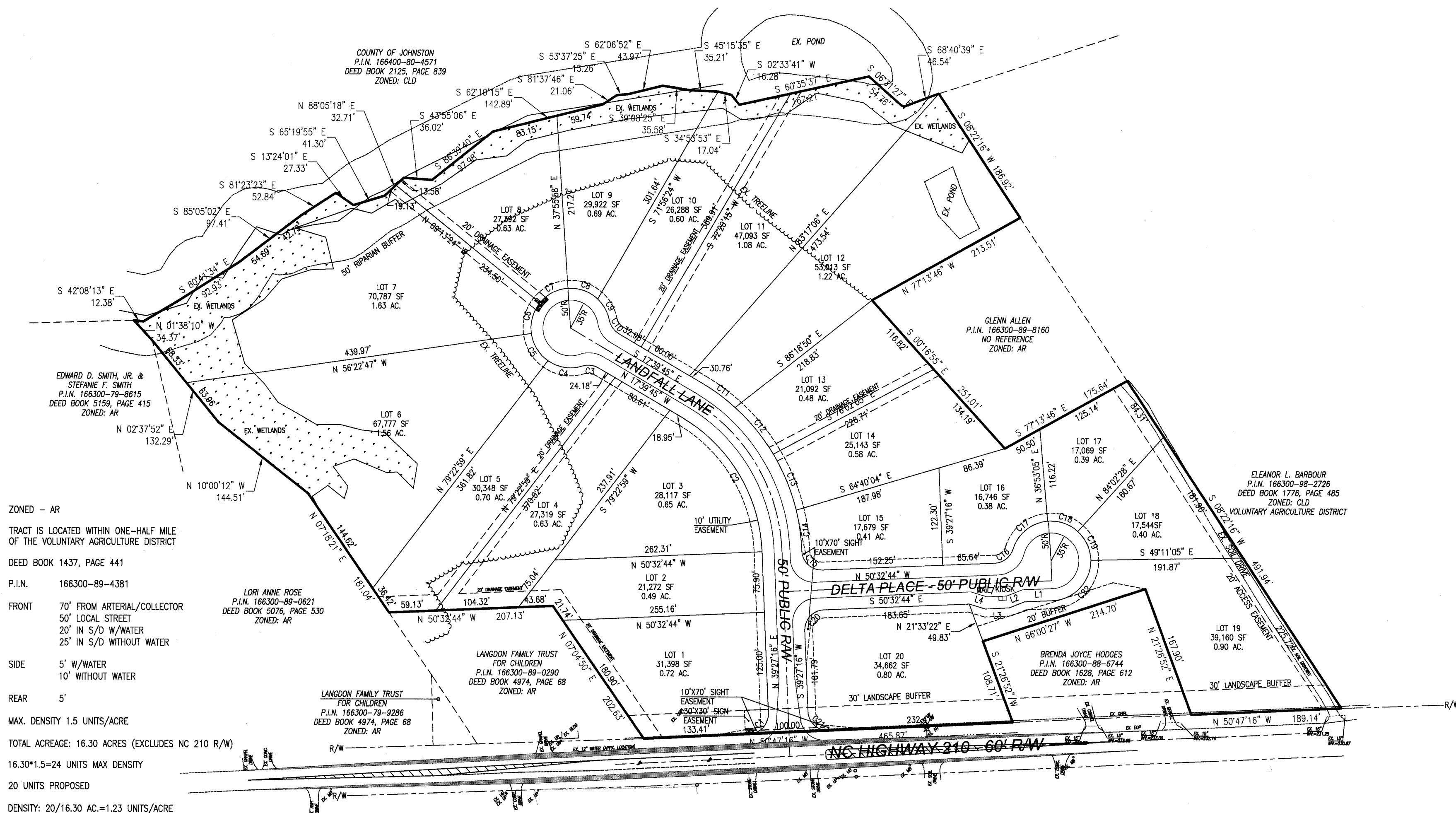
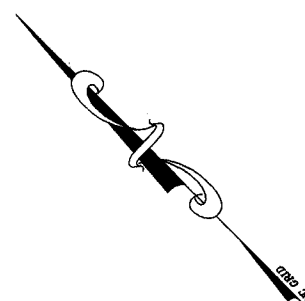
THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED. A NORTH CAROLINA LICENSED ATTORNEY AT LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH, AND LOCATIONS OF EASEMENTS, ANY CEMETERIES OR FAMILY BURYING GROUNDS NOT SHOWN ON RECORDED MAPS OR DEEDS MADE AVAILABLE TO THE SURVEYOR BY PRESENT OWNERS AT THE TIME OF THIS SURVEY AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION. NO RESPONSIBILITY OF ANY NATURE IS ASSUMED BY THE SURVEYOR FOR ANY CONDITIONS WHICH MAY PRESENTLY EXIST BUT ARE UNKNOWN TO THE SURVEYOR. CEMETERIES, FAMILY BURYING GROUNDS, TOXIC OR HAZARDOUS WASTE MATERIAL, etc.

SURVEY NOTATION

EIP	EXISTING IRON PIPE
EIPD	EXISTING IRON PIPE DISTURBED
SIS	SET IRON STAKE
R/W	RIGHT-OF-WAY

GENERAL NOTES:

1. AREA MEASUREMENTS CALCULATED BY COORDINATE METHOD.
2. ALL MEASUREMENTS ARE HORIZONTAL GROUND MEASUREMENTS UNLESS STATED OTHERWISE.
3. EXISTING MONUMENTATION WAS FOUND AT PROPERTY CORNERS AS SHOWN.
4. NO TITLE SEARCH HAS BEEN PERFORMED ON THIS PROPERTY BY THIS OFFICE.
5. NO RECOVERABLE NCGS MONUMENTATION EXISTS WITHIN 2000 FEET OF THIS SITE.
6. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING DRAINAGE EASEMENT ON PRIVATE PROPERTY.
7. IRON STAKES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



ZONED - AR

TRACT IS LOCATED WITHIN ONE-HALF MILE
OF THE VOLUNTARY AGRICULTURE DISTRICT

DEED BOOK 1437, PAGE 441

P.I.N. 166300-89-4381

FRONT 70' FROM ARTERIAL/COLLECTOR
50' LOCAL STREET
20' IN S/D W/WATER
25' IN S/D WITHOUT WATER

SIDE 5' W/WATER
10' WITHOUT WATER

REAR 5

MAX. DENSITY 1.5 UNITS/ACRE

TOTAL ACREAGE: 16.30 ACRES (EXCLUDES NC 210 R/W)

16.30*1.5=24 UNITS MAX DENSITY

20 UNITS PROPOSED

DENSITY: 20/16.30 AC.=1.23 UNITS/ACRE

ALL LOTS SHALL BE SERVED BY JOHNSTON COUNTY MUNICIPAL WATER AND INDIVIDUAL SEPTIC SYSTEMS

UNIMPROVED OPEN SPACE REQUIRED(15%):

16.30 ACRES*(0.15)=2.45 ACRES
UNIMPROVED OPEN SPACE PROVIDED

UNIMPROVED OPEN SPACE PROVIDED=0 ACRES
RECREATION FEE SHALL BE PAID

WETLANDS DELINEATED BY WYATT BROWN, LSS. BROWNS ENVIRONMENTAL GROUP, INC.

I, JASON E. GODWIN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK 3867, PAGE 410; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES (DRAWN FROM INFORMATION FOUND IN MAP BOOK _____, PAGE _____); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY OWN HAND, SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18th DAY OF DECEMBER A.D., 2019.

JASON E. GODWIN L-5080
REGISTRATION NUMBER

I, JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR NO. L-5080, CERTIFY TO ONE OR MORE THE FOLLOWING AS INDICATED THIS X OR:

 X A. THAT THIS PLAT IS OF A SURVEY THAT CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THAT REGULATES PARCELS OF LAND



JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
NO. 1-5080

JOHNSTON COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR
REGISTRATION AND RECORDING THIS 17 DAY
of February 20 at 10:02:00 A.M.
Craig G. Little BY Marlene J. Moore, Deputy
REG. OF DEEDS ASST. REG. OF DEEDS
PB: 90 PB: 282

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft

Enoch
Engineers, P.A.

CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South • Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
NC Firm License #C-2061

PLAN INFORMATION:	
DESIGNED BY: EE, PA	HORIZONTAL SCALE: 1"=100'
DRAWN BY: EE, PA	VERTICAL SCALE: N/A
CHECKED BY: JEG	DATE CREATED: 12-11-2019
SURVEY INFORMATION:	

LOCATION: NC HWY 210
SMITHFIELD TOWNSHIP
JOHNSTON COUNTY
NORTH CAROLINA

PROPERTY DEVELOPER(S):
STEEL BRIDGE CROSSING, LLC
5160 NC HWY 42W
GARNER, NC 27529

SUBDIVISION MAP
FOR
LANDFALL SUBDIVISION

EE PROJECT: 4946

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SHEET 1 OF 2

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TN EXPORT FROM RESIDENTIAL DEVELOPMENT

(1) TYPE OF LAND COVER	(2) AREA (ACRES)	(3) TN EXPORT COEF. (LBS/AC/YR)	(4) TN EXPORT FROM USE (LBS/YR)	(5) TN EXPORT FROM SITE (LBS/AC/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST, UN-MOWN MEADOW)	1.69	0.6	1.01	
PERMANENTLY PROTECTED MANAGED OPEN SPACE (LAWN, GRASS, LANDSCAPING, ETC.)	0.0	1.2	0.0	
RIGHT-OF-WAY (READ TN EXPORT FROM GRAPH 1)	1.37	7.5	10.28	
LOTS (READ TN EXPORT FROM GRAPH 2)	13.24	3.0	39.72	
TOTALS	16.30		51.01	
AVERAGE FOR SITE				3.129

NITROGEN EXPORT IS 3.129 LBS/AC/YR WHICH IS LESS THAN THE 3.6 LBS/AC/YR LIMIT. THEREFORE NO NITROGEN OFFSET PAYMENT OR WATER QUALITY BMPs WILL BE REQUIRED. PROJECT IS NOT LOCATED IN THE ENVIRONMENTALLY SENSITIVE OVERLAY DISTRICT. SITE IS LIMITED TO 15% IMPERVIOUS AREA.

IMPERVIOUS SURFACE CALCULATIONS

710046SF (16.3 AC.) IN SUBDIVISION (EXCLUDING NC 210 R/W)
X 15.0%
106507SF (2.45 AC.) ALLOWABLE IMPERVIOUS SURFACE

27,310SF (0.63 AC.) PROPOSED PAVEMENT
+ 79,000SF (3950 SF IMPERVIOUS PER 20 LOTS) (2.99AC.)
106,310SF TOTAL PROPOSED IMPERVIOUS BY DESIGN (2.44 AC)

2.44 AC./16.30 AC. = 14.97%

CERTIFICATE OF APPROVAL BY PUBLIC UTILITIES:

THE DIRECTOR OF PUBLIC UTILITIES FOR COUNTY OF JOHNSTON, NORTH CAROLINA, HEREBY CERTIFIES THAT THIS PLAT MEETS ALL JOHNSTON COUNTY STANDARDS AND REQUIREMENTS FOR PUBLIC UTILITIES REQUIRED BY THE JOHNSTON COUNTY ORDINANCES. UPON RECORDATION OF THIS PLAT, JOHNSTON COUNTY ACCEPTS THE OWNER'S OFFER OF DEDICATION FOR PUBLIC WATER AND/OR SANITARY SEWER PURPOSES ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS-OF-WAY SHOWN AND DELINEATED ON THIS PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. NO STRUCTURES OR FENCES SHALL BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS. ACCESS TO THE DEDICATED AREAS SHALL NOT BE BLOCKED OR OBSTRUCTED BY ANY FENCE OR STRUCTURES, UNLESS PRE-APPROVED ACCESS IS PROVIDED WITH A 12' MINIMUM OPENING GATE. THE COUNTY SHALL HAVE THE RIGHT TO CLEAR AND/OR REMOVE ANY VEGETATION WITHIN THE PUBLIC UTILITY EASEMENTS. FURTHERMORE, THE COUNTY WILL NOT REPLACE ANY LANDSCAPING (OTHER THAN GRASS, WHICH WILL BE REPLACED WITH SEED) WITHIN THE PUBLIC UTILITY EASEMENT AREA DISTURBED FOR MAINTENANCE OF THE UTILITIES.

THIS THE 12th DAY OF Feb, 2020

COUNTY OF JOHNSTON
BY: *Charlene C. Gann*
DIRECTOR OF PUBLIC UTILITIES

NOTICE TO CONNECT TO PUBLIC UTILITY SYSTEM (Major Subdivisions Only).
HOMEOWNER IS REQUIRED TO CONNECT TO PUBLIC WATER (AND SEWER, WHERE AVAILABLE) BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE PRINCIPAL STRUCTURE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF JOHNSTON COUNTY AND THAT I HEREBY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

2-13-20
DATE OWNER

CERTIFICATE OF FLOODWAY INFORMATION
PROPERTY SHOWN HEREON IS X IS NOT
LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO. 3720162200K
EFFECTIVE DATE: JUNE 20, 2018

12-12-2019
DATE SURVEYOR

MINIMUM BUILDING SETBACKS

SUBJECT TO JOHNSTON COUNTY MINIMUM BUILDING SETBACK REQUIREMENTS.
CONSULT WITH JOHNSTON COUNTY PLANNING AND INSPECTIONS DEPARTMENTS FOR ALL APPLICABLE BUILDING SETBACKS. NC 210 HAS A 70 FT. MINIMUM SETBACK. ALL BUILDINGS SHALL BE LOCATED OUTSIDE OF ALL EASEMENTS.

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

I, *David S. Swartz*, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

2/14/2020
DATE REVIEW OFFICER

JOHNSTON COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR
REGISTRATION AND RECORDING THIS 17 DAY
OF February 2020 AT 10:22:00 A.M.
BY *Maisha G. Moss*, Deputy
REG. OF DEEDS ASST. REG. OF DEEDS

PB.90 PG.283

NOTES:

- ALL INTERIOR LOTS SHALL HAVE A 10' DRAINAGE, SLOPE, AND UTILITY EASEMENT 5' EACH SIDE OF ALL LOT LINES.
- A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE ALL EXTERIOR BOUNDARY LINES.
- A 10' WIDE GRADING, SLOPE, DRAINAGE, AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- NO DRIVEWAY SHALL BE LOCATED WITHIN 50 FEET OF A STREET INTERSECTION.
- ALL HOUSE AND DRIVEWAY LOCATIONS SHALL BE COORDINATED WITH THE JOHNSTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT TO ASSURE RESERVING PROPER AREAS FOR SEPTIC SYSTEMS.
- NEW 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ALL LOTS SHALL BE SERVED BY PUBLIC WATER PROVIDED BY JOHNSTON COUNTY AND INDIVIDUAL SEPTIC SYSTEMS AND SHALL MEET ALL APPLICABLE REGULATIONS.
- ALL LOTS SHALL MEET APPLICABLE MINIMUM SETBACK REQUIREMENTS
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, OR AGREEMENTS OF RECORD.
- EACH LOT IS LIMITED TO 3,950 SF OF IMPERVIOUS AREA OR A TOTAL OF 79,000 SF TOTAL FOR THE 20 LOTS IN THIS SUBDIVISION. IMPERVIOUS AREA INCLUDES ALL BUILDINGS, SHEDS, SIDEWALKS, COVERED PORCHES, DRIVEWAYS AND SURFACES SUCH AS GRAVEL, CONCRETE, ASPHALT, BRICK, SLATE OR STONE THAT IMPEDE THE INFILTRATION OF WATER INTO THE SOIL. THE MAXIMUM IMPERVIOUS AREA ALLOWED PER LOT SHOULD INCLUDE ANY IMPERVIOUS AREA PROPOSED WITHIN THE PORTION OF THE RIGHT-OF-WAY BETWEEN THE EDGE OF ROADWAY PAVEMENT AND THE FRONT LOT LINE.

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

APPROVED: *San Soula*
DATE DISTRICT ENGINEER

NOTE: ALL LOTS SHALL BE SERVED BY THE INTERNAL STREET SYSTEM ONLY

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

NOTE: SITE TRIANGLE TAKES PRECEDENT OVER ANY SIGN EASEMENT

NOTE: OWNER, DEVELOPER, OR CONTRACTOR SHALL SET THE CENTERLINE OF THE EXISTING ROADWAY DITCH BACK TO A MINIMUM OF 12 FEET FROM THE EXISTING/PROPOSED EDGE OF PAVEMENT ALONG ALL ROAD FRONT LOTS.

NOTE: 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.

ROAD MAINTENANCE STATEMENT OF UNDERSTANDING

I, *San Soula*, AM RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND REQUIRED ROAD IMPROVEMENTS OF SUBDIVISION STREETS UNTIL:
a) APPROVED/TAKEN OVER BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR PUBLIC ROADS, OR
b) APPROVED/TAKEN OVER BY HOMEOWNERS ASSOCIATION FOR PRIVATE ROADS MAINTENANCE, OR
c) PRIVATE ROAD MAINTENANCE AGREEMENT IS SIGNED AND RECORDED BY OWNERS OF EACH LOT.

12-18-19
DATE DEVELOPER/OWNER

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF JOHNSTON COUNTY, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF JOHNSTON COUNTY.

2-14-2020 *B. S. Moss*
DATE SUBDIVISION ADMINISTRATOR

CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN SUBDIVISION MEET PUBLIC HEALTH REQUIREMENTS AS DESCRIBED IN APPENDIX II JOHNSTON COUNTY SUBDIVISION REGULATIONS. FINAL APPROVAL FOR INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL BE BASED ON DETAILED LOT EVALUATION UPON APPLICATION AND SUBMISSION OF PLAN FOR PROPOSED USE. THIS PRELIMINARY CERTIFICATION IS ADVISORY ONLY AND CONFERS NO GUARANTEE.

12-23-2019
DATE HEALTH REPRESENTATIVE

NOTE: EACH LOT SHOWN HEREON MAY REQUIRE THE USE OF SEWAGE PUMPS, LOW PRESSURE PIPE SYSTEMS, FILL SYSTEMS, INNOVATIVE SYSTEMS OR ANY OTHER ALTERNATIVE SYSTEM TYPE AND SITE MODIFICATIONS SPECIFIED IN THE NORTH CAROLINA LAWS AND RULES FOR SEWAGE TREATMENT AND DISPOSAL SYSTEMS, 15A NCAC 18A SECTION 1900. THE ACTUAL SYSTEM TYPE, DESIGN AND SITE MODIFICATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING.

Line Table		
Line #	Length	Direction
L1	34.84	S 50° 32' 44" E
L2	21.19	S 69° 50' 08" E
L3	30.10	N 50° 32' 44" W
L4	21.19	N 31° 15' 20" W

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	39.16'	25.00'	N 84°20'00" E	35.28'
C2	204.36'	205.00'	N 10°53'45" E	196.00'
C3	21.03'	25.00'	N 41°45'26" W	20.41'
C4	45.65'	50.00'	S 39°41'39" E	44.08'
C5	41.15'	50.00'	S 10°02'31" W	40.00'
C6	41.15'	50.00'	S 57°11'54" W	40.00'
C7	41.09'	50.00'	N 75°40'53" W	39.94'
C8	41.15'	50.00'	N 28°33'40" W	40.00'
C9	30.99'	50.00'	N 12°46'20" E	30.49'
C10	21.03'	25.00'	S 06°25'56" W	20.41'
C11	50.69'	255.00'	N 11°58'06" W	50.60'
C12	76.04'	255.00'	N 02°16'05" E	75.75'
C13	76.62'	255.00'	N 19°25'06" E	76.33'
C14	51.77'	255.20'	N 33°50'24" E	51.68'
C15	39.35'	25.00'	S 05°27'11" E	35.41'
C16	30.77'	25.00'	S 85°48'36" E	28.87'
C17	59.31'	50.00'	N 87°05'41" W	55.89'
C18	41.15'	50.00'	N 29°32'13" W	40.00'
C19	40.82'	50.00'	N 17°25'42" E	39.69'
C20	39.27'	25.00'	S 84°27'16" W	35.36'
C21	39.38'	25.00'	S 05°40'00" E	35.43'
C22	77.35'	50.00'	N 85°08'05" E	69.87'

Enoch
Engineers, P.A.

CONSULTING ENGINEERS & SURVEYORS
1403 NC Highway 50 South - Benson, NC 27504
Phone: (919) 894-7765 Fax: (919) 894-8190
E-mail: general@enochengineers.com
NC Firm License #C-2061

PLAN INFORMATION:
DESIGNED BY: EE, PA
DRAWN BY: EE, PA
CHECKED BY: JEG
SURVEY INFORMATION:
HORIZONTAL SCALE: ~
VERTICAL SCALE: ~
DATE CREATED: 12-11-2019

LOCATION:
NC HWY 210
SMITHFIELD TOWNSHIP
JOHNSTON COUNTY
NORTH CAROLINA
PROPERTY DEVELOPER(S):
STEEL BRIDGE CROSSING, LLC
5160 NC HWY 42W
GARNER, NC 27529

SUBDIVISION MAP
FOR
LANDFALL SUBDIVISION

EE PROJECT: 4946

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SHEET 2 OF 2

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