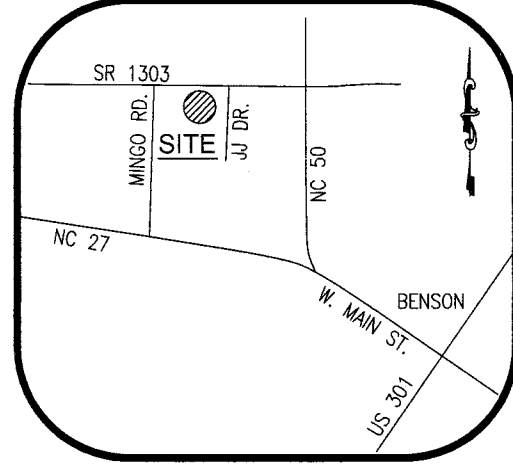


X:\projects\4844-BENSON-HARDEE DENNING TRACT\4844-BENSON-HARDEE DENNING TRACT.dwg

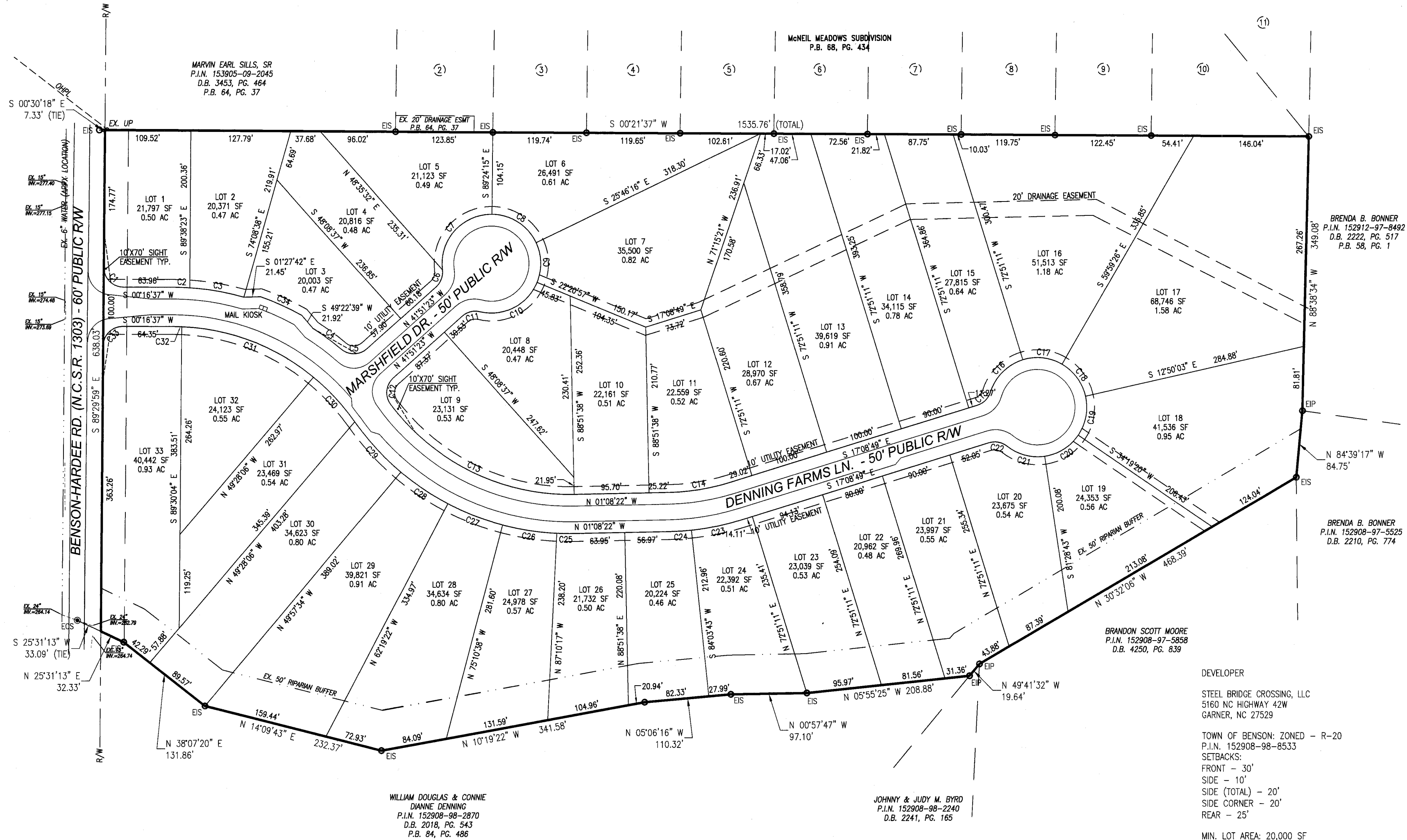


VICINITY
NTS

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.

DATE: 7-3-2019 HEALTH REPRESENTATIVE: *[Signature]*

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.



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 5304, PAGE 318); 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 ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 3RD DAY OF JULY A.D., 2019.

[Signature]
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 THUS X OR:

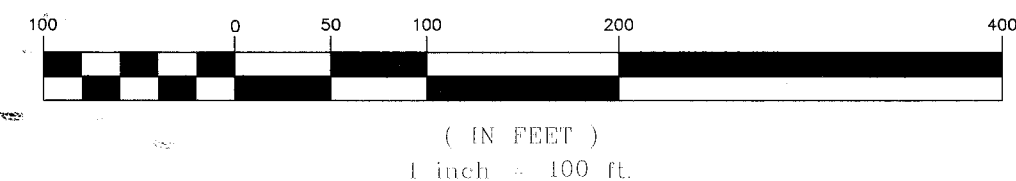
☒ A. THAT THIS PLAT IS OF A SURVEY THAT CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

[Signature]
JASON E. GODWIN, PROFESSIONAL LAND SURVEYOR
NO. L-5080



State of North Carolina, Johnston Co.
Filed for Registration at 9:47:30 A.M.
July 22 2019 in the
Register of Deeds Office
Recorded in Book 59 Page 211
Craig Olive
Register of Deeds
By *[Signature]*

GRAPHIC SCALE



DEVELOPER
STEEL BRIDGE CROSSING, LLC
5160 NC HIGHWAY 42W
GARNER, NC 27529

TOWN OF BENSON: ZONED - R-20
P.I.N. 152908-98-8533
SETBACKS:
FRONT - 30'
SIDE - 10'
SIDE (TOTAL) - 20'
SIDE CORNER - 20'
REAR - 25'

MIN. LOT AREA: 20,000 SF
MIN. LOT FRONTAGE: 70'

TOTAL ACREAGE: 23.98 ACRES

33 PROPOSED LOTS

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

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:	HORIZONTAL SCALE:
EE, PA	1" = 100'
DRAWN BY:	VERTICAL SCALE:
EE, PA	N/A
CHECKED BY:	DATE CREATED:
JEG	06-11-2019
SURVEY INFORMATION:	

LOCATION:
BENSON-HARDEE RD.
BANNER TOWNSHIP
JOHNSTON COUNTY, NC

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

SUBDIVISION MAP FOR DENNING FARMS

EE PROJECT: 4844
S - 1
SHEET 1 OF 2

NOTE: This document is a physical or electronic form, discloses subject matter considered confidential to ENOCH ENGINEERS, P.A. and on which ENOCH ENGINEERS, P.A. has exclusive property rights. Neither a design nor possession thereof confers or transfers any rights to reproduce this document or any part thereof, or to disclose any information contained herein to others, or to use it for any purpose without the written permission of ENOCH ENGINEERS, P.A.

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)	1.89	0.6	1.134	
PERMANENTLY PROTECTED MANAGED OPEN SPACE (LAWN, GRASS, LANDSCAPING, ETC.)	0.0	1.2	0.0	
RIGHT-OF-WAY (READ TN EXPORT FROM GRAPH 1)	2.19	8.1	17.739	
LOTS (READ TN EXPORT FROM GRAPH 2)	19.90	3.3	65.67	
TOTALS	23.98		84.543	
AVERAGE FOR SITE				3.526

NITROGEN EXPORT IS 3.526 LBS/AC/YR WHICH IS LESS THAN THE 3.6 LBS/AC/YR LIMIT. THEREFOR 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 AREA

1044664SF (23.98 AC.) IN SUBDIVISION
X 15.0%
156700SF (3.60 AC.) ALLOWABLE IMPERVIOUS SURFACE

45184SF ASPHALT
+ 111375SF (3375SF IMPERVIOUS PER 33 LOTS) (2.56 AC.)
156559SF TOTAL PROPOSED IMPERVIOUS BY DESIGN (3.59 AC.)

3.59 AC./23.98 AC. = 14.97%

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.

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 THE TOWN OF BENSON 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.

7-2-19
DATE OWNER

CERTIFICATE OF FLOODWAY INFORMATION
PROPERTY SHOWN HEREON IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FLOOD HAZARD PANEL NO. 3720152800K EFFECTIVE DATE: OCTOBER 3, 2006

7-2-19
DATE SURVEYOR

MINIMUM BUILDING SETBACKS
SUBJECT TO TOWN OF BENSON MINIMUM BUILDING SETBACK REQUIREMENTS, CONSULT WITH TOWN OF BENSON PLANNING AND INSPECTIONS DEPARTMENTS FOR ALL APPLICABLE BUILDING SETBACKS. ALL BUILDINGS SHALL BE LOCATED OUTSIDE OF ALL EASEMENTS.

REVIEW OFFICER'S CERTIFICATE
STATE OF NORTH CAROLINA
COUNTY OF JOHNSTON

Stephanie Richter, REVIEW OFFICER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

7-22-19
DATE REVIEW OFFICER

JOHNSTON COUNTY REGISTER OF DEEDS
STATE OF NORTH CAROLINA, JOHNSTON COUNTY
THIS INSTRUMENT WAS PRESENTED FOR
REGISTRATION AND RECORDING THIS 22 DAY
OF July 2019 AT 9:47:36 AM
By *Stephanie Richter*
REG. OF DEEDS ASST. REG. OF DEEDS
Book 89 PAGE 212

NOTES:

1. ALL INTERIOR LOTS SHALL HAVE A 10' DRAINAGE, SLOPE, AND UTILITY EASEMENT 5' EACH SIDE OF ALL LOT LINES.
2. A 10' DRAINAGE AND UTILITY EASEMENT SHALL LIE INSIDE ALL EXTERIOR BOUNDARY LINES.
3. A 10' WIDE GRADING, SLOPE, DRAINAGE, AND UTILITY EASEMENT IS RESERVED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
4. ALL HOUSE AND DRIVEWAY LOCATIONS SHALL BE COORDINATED WITH THE JOHNSTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT TO ASSURE RESERVING PROPER AREAS FOR SEPTIC SYSTEMS.
5. NEW 1/2" REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. ALL LOTS SHALL BE SERVED BY PUBLIC WATER PROVIDED BY JOHNSTON COUNTY AND INDIVIDUAL SEPTIC SYSTEMS AND SHALL MEET ALL APPLICABLE REGULATIONS.
7. ALL LOTS SHALL MEET APPLICABLE MINIMUM SETBACK REQUIREMENTS
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, OR AGREEMENTS OF RECORD.
9. EACH LOT IS LIMITED TO 3,580 SF OF IMPERVIOUS AREA OR A TOTAL OF 118,140 SF TOTAL FOR THE 33 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.

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 17th DAY OF July, 2019

COUNTY OF JOHNSTON
By: *Chandria C. Janner*
DIRECTOR OF PUBLIC UTILITIES

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

APPROVED: JUNE 29, 2019
DATE DISTRICT ENGINEER

"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, *Stephanie Richter*, 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.

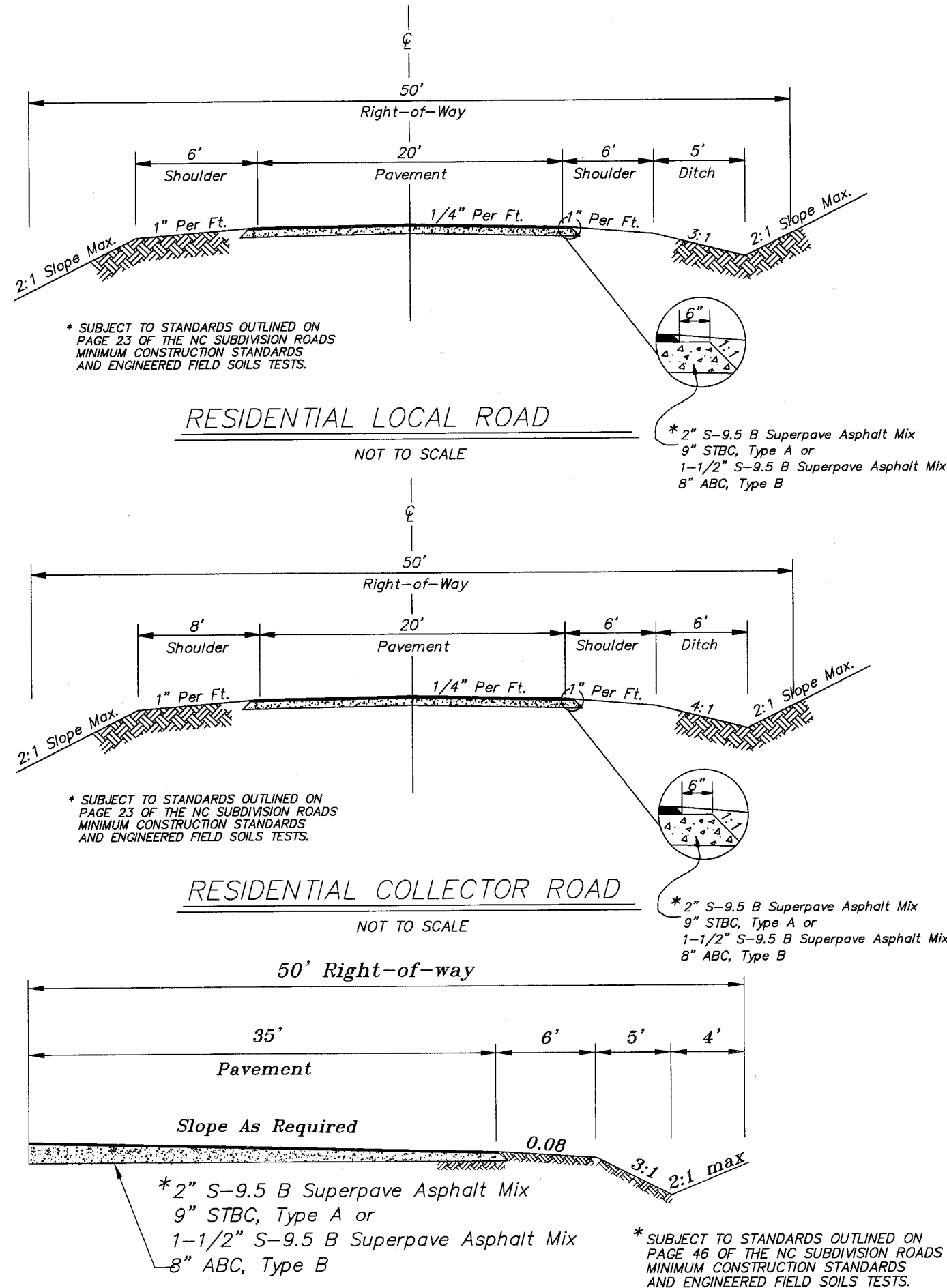
7-2-19
DATE DEVELOPER/OWNER

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

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

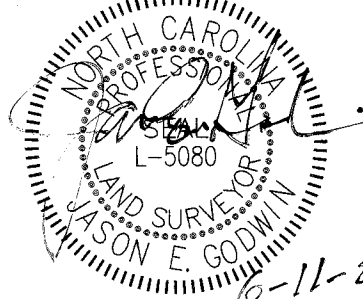
7/18/19
DATE SUBDIVISION ADMINISTRATOR

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.



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	39.37'	25.00'	S 45°23'19" W	35.42'
C2	20.96'	335.00'	N 02°04'10" E	20.96'
C3	70.13'	335.00'	N 09°51'33" E	70.00'
C4	44.68'	335.00'	N 36°20'21" E	44.65'
C5	35.79'	25.00'	S 00°50'54" E	32.81'
C6	24.16'	25.00'	S 69°32'41" E	23.23'
C7	107.57'	63.00'	N 48°19'07" W	94.97'
C8	70.81'	63.00'	N 32°47'42" E	67.14'
C9	52.07'	63.00'	N 88°40'18" E	50.60'
C10	89.25'	63.00'	S 27°03'55" E	81.97'
C11	24.16'	25.00'	N 14°10'05" W	23.23'
C12	37.03'	25.00'	N 84°17'30" W	33.74'
C13	270.66'	285.00'	S 26°04'00" W	260.60'
C14	79.62'	285.00'	S 09°08'36" E	79.37'
C15	24.16'	25.00'	S 44°50'07" E	23.23'
C16	60.89'	63.00'	N 44°50'07" W	58.55'
C17	51.85'	63.00'	N 06°25'52" E	50.40'
C18	51.85'	63.00'	N 53°35'15" E	50.40'
C19	51.85'	63.00'	S 79°15'22" E	50.40'
C20	51.85'	63.00'	S 32°05'59" E	50.40'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C21	51.41'	63.00'	S 14°51'14" W	49.99'
C22	24.16'	25.00'	N 10°32'29" E	23.23'
C23	65.54'	335.00'	S 11°32'33" E	65.43'
C24	28.06'	335.00'	S 03°32'20" E	28.05'
C25	23.20'	335.00'	S 00°50'41" W	23.20'
C26	70.13'	335.00'	S 08°49'33" W	70.00'
C27	75.16'	335.00'	S 21°15'00" W	75.00'
C28	72.29'	335.00'	S 33°51'32" W	72.15'
C29	87.05'	335.00'	S 47°29'04" W	86.80'
C30	77.46'	285.00'	N 47°08'32" E	77.22'
C31	183.63'	285.00'	N 20°53'53" E	180.47'
C32	10.76'	285.00'	N 01°21'30" E	10.76'
C33	39.17'	25.00'	N 44°36'41" W	35.29'
C34	57.97'	342.00'	N 24°08'45" E	57.91'



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:	HORIZONTAL SCALE:	DATE CREATED: 06-11-2018	
EE, PA	N/A		
DRAWN BY:	VERTICAL SCALE:		
EE, PA	N/A	SURVEY INFORMATION:	
CHECKED BY:	JEG		

LOCATION:
BENSON-HARDEE RD.
BANNER TOWNSHIP
JOHNSTON COUNTY, NC

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

SUBDIVISION MAP
FOR
DENNING FARMS

EE PROJECT: 4844

S - 2
SHEET 2 OF 2