

TN EXPORT FROM RESIDENTIAL DEVELOPMENT (EAST SIDE) (5) TN EXPORT FROM TYPE OF LAND COVER AREA (ACRES) TN EXPORT FROM TN EXPORT COEF. (LBS/AC/YR) USE (LBS/YR) SITE (LBS/AC/YR) PERMANENTLY PROTECTED UNDISTURBED OPEN 11.38 18.96 0.6 SPACE (FOREST, UN-MOWN MEADOW) PERMANENTLY PROTECTED MANAGED OPEN SPACE (LAWN, 0.0 0.0 1.2 GRASS, LANDSCAPING, RIGHT-OF-WAY (READ 3.19 23.925 7.5 TN EXPORT FROM GRAPH 1) LOTS (READ TN 30.36 97.15 EXPORT FROM GRAPH 3.2 52.50 132.455 TOTALS 2.523 AVERAGE FOR SITE

NITROGEN EXPORT IS 2.523LBS/AC/YR WHICH IS LESS THAN TO THE 3.6 LBS/AC/YR LIMIT. THEREFORE NO NITROGEN OFFSET PAYMENT OR WATER QUALITY BMPS WILL BE REQUIRED. PROJECT IS LOCATED IN THE ENVIRONMENTALLY SENSITIVE OVERLAY DISTRICT. SITE IS LIMITED TO 12% IMPERVIOUS AREA.

## IMPERVIOUS SURFACE CALCULATIONS

2287037SF (52.5 AC.) IN SUBDIVISION

X 12% 274444SF (6.30 AC.) ALLOWABLE IMPERVIOUS SURFACE

61405SF (1.41 AC.) PROPOSED PAVEMENT + 210600SF (4050 SF IMPERVIOUS PER 52 LOTS) (4.84AC.) 272005SF TOTAL PROPOSED IMPERVIOUS BY DESIGN (6.24 AC)

6.24 AC./52.5 AC. = 11.89%

CERTIFICATE OF PUBLIC UTILITIES (Major Subdivisions Only)
ALL OBLIGATIONS AND REQUIREMENTS FOR THE UTILITIES TO SERVE ARBOR PLANTATION - PHASE 1 SUBDIVISION, LOTS 1-8, 10, 19-20, 24-30, 33-40, 46-52, AS SET FORTH BY JOHNSTON COUNTY PUBLIC UTILITIES DEPARTMENT, HAVE BEEN MET AND ARE

SATISFACTORY FOR THE PURPOSE OF RECORDING THE SUBDIVISION MAP.

101920

DATE

DIRECTOR OF INFRASTRUCTURE

NOTE: NO STRUCTURES TO BE BUILT INSIDE ANY UTILITY FASEMENT.

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.

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.

N.13.ZZO **OUNER** 

CERTIFICATE OF FLOODWAY INFORMATION PROPERTY SHOWN HEREON \_\_\_\_\_\_ IS \_X\_\_ IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FLOOD HAZARD PANEL NO. 3720270000J

SUBJECT TO JOHNSTON COUNTY MINIMUM BUILDING SETBACK REQUIREMENTS, CONSULT WITH JOHNSTON COUNTY PLANNING AND INSPECTIONS DEPARTMENTS FOR ALL APPLICABLE BUILDING SETBACKS, RALEIGH ROAD HAS A 70 FT, MINIMUM SETBACK. ZACK'S MILL RD. HAS A 50' SETBACK. ALL BUILDINGS SHALL BE LOCATED OUTSIDE OF ALL

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

**EASEMENTS** 

I, And WILD REVIEW OF FIGER OF JOHNSTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR REGORDING.

DHNSTON COUNTY REGISTER OF DEEDS STATE OF NORTH CAROLINA, JOHNSTON COUNTY THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS

40N/).

REG. OF DEEDS ASST. REG. OF DEEDS

20 AT

Filed in JOHNSTON COUNTY, NC Filed 10/20/2020 08:53:57 AM CRAIG OLIVE, Register of Deeds Dep/Asst mmoore

PLAT B: 92 P: 59

- 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

JOHNSTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT TO ASSURE

- THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHT-OF-WAYS. NO DRIVEWAY SHALL BE LOCATED WITHIN 50 FEET OF A STREET INTERSECTION. 5. ALL HOUSE AND DRIVEWAY LOCATIONS SHALL BE COORDINATED WITH THE
- 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.
- 8. ALL LOTS SHALL MEET APPLICABLE MINIMUM SETBACK REQUIREMENTS THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS, OR AGREEMENTS OF RECORD.
- 10. EACH LOT IS LIMITED TO 4,050 SF OF IMPERVIOUS AREA OR A TOTAL OF 210,600 SF TOTAL FOR THE 52 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 UITLITY 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 19th DAY OF October 20 20

COUNTY OF JOHNSTON C. James

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, SCHOOL 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

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

CERTIFICATION FOR WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS CERTIFICATE OF PRELIMINARY APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED FOR INSTALLATION IN ARBOR PLANTATION 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 STARANTEE

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	160.37'	N 05*36'57" W			
L2	136.00'	N 07*17'38" E			
L3	194.90'	N 36°42'22" W			
L4	171.20'	N 09*57'22" W			
L5	75.00'	N 24*12'22" W			
L6	72.70'	N 01°17'38" E			
L.7	220.70'	N 13°12'22" W			
L8	106.96	S 20°45'57" W			
L9	31.05	S 04*56'47" E			
L10	38.01	S 21°23'07" E			
L11	29.15	S 50°50'30" E			
L12	75.96'	S 08*06'04" E			
L13	36.89	S 81'14'42" E			
L14	48.76'	S 39°32′05″ E			
L15	45.00'	S 65°55'35" W			
L16	45.62'	S 01°55'47" W			
L17	22.02	S 63'32'46" E			
L18	7.07	S 15'56'37" E			
L19	26.91	S 23'56'21" W			
L20	18.60'	S 29°40'21" W			
L21	41.18'	S 53°07'42" E			
L22	21.00'	S 65'55'35" W			
L23	30.41	S 70°24'21" E			
L24	27.60'	S 40°38'15" E			
L25	10.05	S 09'01'12" E			
L26	7.62'	S 51°59'15" W			
L27	8.49'	S 30°11'10" W			
L28	13.42'	S 41°22'44" E			
L29	27.17	S 21'09'15" E			
L30	22.02'	S 65°20'29" E			
L31	14.86	S 09*42'48" W			
L33	113.13	S 43*38'55" W			
L35	66.79	S 40°05′23″ E			
L36	76.26	N 49°54'37" E			
L37	76.06'	N 49*54'37" E			
L38	88.62	N 64°01'35" E			
L39	79.43	N 36°30'29" E			
L40	54.28'	N 19*42'51" E			
L41	70.86	N 58°26'28" W			
L42	78.08	N 46'00'00" W			

Line Table

57.73' S 25'04'45" W

82.62' S 00'09'10"

110.27' S 02'18'43" W

128.15' N 03'29'10" I

62.53' S 89'26'23" E

64.53' S 89°26'23" I

45.55' N 27°43'00"

37.33' N 25°12'05"

48.44' N 34'02'34"

14.56' N 57'44'03"

104.54' N 89\*26'23" W

53.83' N 89'26'23" W

| 115.57' | S 05'01'43" W

55.89' S 62\*58'19" E

70.67' S 62\*58'19"

40.03' N 48'35'47"

105.76' N 04'13'48"

43.06' N 24°37'35"

16.85' N 27'39'05" E

67.60' N 58'13'37" W

100.98' S 26'06'45" W

45.59' S 59'07'48" E

141.64' N 00°21'59" W

L71 | 63.28' | S 89'38'01"

Line # | Length

L43

L44

L45

L46

L47

L48

L50

L51

L52

L53

L55

L56

L57

L58

L62

L63

L64

L65

L66

L67

L68

L70

Direction

		Curve	e Table	
Curve #	Length	Radius	Chord Bearing	Chord Leng
C1	39.22'	25.00'	N 04'58'03" E	35.32
C2	36.61'	335.00'	S 46'46'47" W	36.59'
C3	19.83'	285.00'	N 45°38'34" E	19.83'
C4	56.79'	285.00'	N 53°20'40" E	56.70'
C5	108.14	285.00'	N 69*55'22" E	107.49
C6	21.03'	25.00'	S 75'06'45" E	20.41
C7	21.22'	50.00′	N 63*10'27" W	21.06'
C8	41.15	50.00'	S 81'05'28" W	40.00'
C9	57.08'	50.00'	S 01'43'55" W	54.03'
C10	41.15	50.00'	S 54°33'12" E	40.00'
C11	60.45	50.00'	N 67*14'09" E	56.83'
C12	21.03'	25.00'	S 56'41'53" W	20.41
C13	26.57	335.00'	N 78°31'14" E	26.56
C14	80.19	335.00'	N 69°23'27" E	80.00
C15	39.27	25.00'	N 75°56'49" W	35.36
C16	149.59	267.66	N 15'39'35" W	147.65
C17	231.75	280.00'	N 23°20'20" E	225.20'
C18	7.90'	280.00'	N 51°57'40" E	7.90'
C19	40.47	340.00'	S 49°21'36" W	40.44
C20	82.43	340.00'	S 39'00'15" W	82.23
C21	71.17	340.00'	S 26'03'41" W	71.04
C22	71:17	340.00'	S 14°04'02" W	71.04
C23	30.37	340.00'	S 05'30'40" W	30.36
C24	18.31	25.00'	N 23*55'54" E	17.90'
C25	36.55	50.00'	S 23'58'02" W	35.75
C26	41.15	50.00'	S 20°33'17" E	40.00'
C27	41.15'	50.00'	S 67°42'40" E	40.00
C28	41.15	50.00'	N 65'07'57" E	40.00'
C29	41.15	50.00'	N 17*58'34" E	40.00'
C30	39.37	50.00'	N 28'09'44" W	38.37'
C31	24.39	25.00'	S 22'46'25" E	23.43
C32	112.42	290.00'	S 16°16'50" W	111.72
C33	128.48'	290.00'	S 40°04'40" W	127.43'
C34	21.93	330.00'	N 50'51'57" E	21.93'
C35	88.88'	330.00'	N 41°14'48" E	88.61
C36	88.94	330.00	N 22*20'13" E	88.67
C37	65.42	330.00'	N 08*56'13" E	65.31
C38	20.91	330.00	N 01°26'34" E	20.91
C39	30.63	330.00	N 03°01'53" W	30.62
C40	82.14	330.00'	N 12°49'14" W	81.93'
C41	63.33'	330.00	N 25°26'57" W	63.23'
C42	37.71	25.00'	S 12°15'37" W	34.23
C43	69.10'	335.00	N 49'33'31" E	68.98
C44	31.14	285.00'	S 46'46'47" W	31.13'
C45	39.32'	25.00'	N 85°01'57" W	35.39'
C46	20.35	335.00'	N 60°47'35" E	20.34
C47	20.14	50.00'	S 45*58'34" W	20.00'
C48	20.00'	330.00'	N 31'47'41" E	20.00'
C49	20.05	280.00'	N 49*06'06" E	20.04
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Curve #	Length	Radius	Chord Bearing	Chord Length
C1	39.22	25.00'	N 04°58'03" E	35.32'
C2	36.61'	335.00'	S 46°46'47" W	36.59'
C3	19.83'	285.00'	N 45°38'34" E	19.83
C4	56.79'	285.00'	N 53°20'40" E	56.70'
C5	108.14	285.00'	N 69*55'22" E	107.49'
C6	21.03'	25.00'	S 75'06'45" E	20.41
C7	21.22'	50.00′	N 63°10'27" W	21.06'
C8	41.15	50.00'	S 81.05,28, M	40.00'
C9	57.08	50.00'	S 01'43'55" W	54.03'
C10	41.15'	50.00'	S 54'33'12" E	40.00'
C11	60.45	50.00'	N 67°14'09" E	56.83'
C12	21.03'	25.00'	S 56'41'53" W	20.41
C13	26.57	335.00'	N 78°31'14" E	26.56'
C14	80.19	335.00'	N 69°23'27" E	80.00'
C15	39.27	25.00'	N 75°56'49" W	35.36'
C16	149.59	267.66	N 15°39'35" W	147.65'
C17	231.75	280.00'	N 23°20'20" E	225.20'
C18	7.90'	280.00'	N 51°57'40" E	7.90'
C19	40.47	340.00'	S 49°21'36" W	40.44
C20	82.43	340.00'	S 39°00'15" W	82.23'
C21	71.17	340.00'	S 26°03'41" W	71.04'
C22	71.17	340.00'	S 14°04'02" W	71.04'
C23	30.37	340.00'	S 05'30'40" W	30.36
C24	18.31	25.00'	N 23*55'54" E	17.90'
C25	36.55	50.00'	S 23°58'02" W	35.75'
C26	41.15'	50.00'	S 20°33'17" E	40.00'
C27	41.15'	50.00'	S 67°42'40" E	40.00'
C28	41.15	50.00'	N 65°07'57" E	40.00'
C29	41.15	50.00'	N 17*58'34" E	40.00'
C30	39.37	50.00'	N 28'09'44" W	38.37'
C31	24.39	25.00'	S 22'46'25" E	23.43'
C32	112.42'	290.00'	S 16*16'50" W	111.72'
C33	128.48	290.00'	S 40°04'40" W	127.43'
C34	21.93	330.00'	N 50°51'57" E	21.93'
C35	88.88	330.00'	N 41*14'48" E	88.61'
C36	88.94	330.00'	N 22°20'13" E	88.67'
C37	65.42'	330.00'	N 08'56'13" E	65.31'
C38	20.91	330.00'	N 01°26'34" E	20.91'
C39	30.63	330.00'	N 03°01'53" W	30.62
C40	82.14	330.00'	N 12°49'14" W	81.93'
C41	63.33'	330.00'	N 25'26'57" W	63.23'
C42	37.71	25.00'	S 12°15'37" W	34.23'
C43	69.10'	335.00'	N 49'33'31" E	68.98'
C44	31.14	285.00'	S 46'46'47" W	31.13'
C45	39.32'	25.00'	N 85°01'57" W	35.39'
C46	20.35	335.00'	N 60°47′35″ E	20.34
C47	20.14	50.00'	S 45*58'34" W	20.00'
C48	20.00'	330.00'	N 31'47'41" E	20.00'
C49	20.05	280.00	N 49'06'06" E	20.04'

10.13.2020

THE PURPOSE OF THIS PLAT IS TO ADD LOTS 51 & 52 TO PHASE ONE. ORIGINAL PLAT AS SHOWN IN PLAT BOOK 92. PAGE 30, JOHNSTON COUNTY REGISTRY.

MAP CORRI SUBDIVISION FOR

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PLAN HASE

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URVEYORS VC 27504 4-8190

ENGINEERS & 1

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HORIZONTAL SCALE

N/A

VERTICAL SCALE:

N/A

DATE CREATED:

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EE PROJECT: 4792