



VICINITY MAP
No Scale

LEGEND:

—	Lines Surveyed	TP	Telephone Pedestal
- - -	Lines Not Surveyed	MH	Manhole
- - -	Tie or Adjoining Lines	WM	Water Meter
- - -	Right of Way Lines	FD	Fire Hydrant
- - -	Right of Way Lines	ESMT	Easement
- - -	Right of Way Lines	R/W	Right-of-Way
- - -	Right of Way Lines	C/L	Centerline
- - -	Right of Way Lines	P.C.	Plat Cabinet
- - -	Right of Way Lines	U.S.	United Book
- - -	Right of Way Lines	P.B.	Plat Book
- - -	Right of Way Lines	B.M.	Book of Maps
- - -	Right of Way Lines	PIN	Parcel Identifier
- - -	Right of Way Lines	Ac.	Acres
- - -	Right of Way Lines	Sq. Ft.	square feet
- - -	Right of Way Lines	CP	Computed Point
- - -	Right of Way Lines	St.	Street Address
- - -	Right of Way Lines	OHE	Overhead Electric Lines

N.C.G.S. North Carolina Geodetic Survey
NAD 27 North American Datum of 1927
NAD 83 North American Datum of 1983

NOTES:

- * Iron Stakes set at all property corners unless noted otherwise.
- * Areas determined by coordinate method.
- * All distances/dimensions are Horizontal ground distances unless otherwise indicated.



FEMA FLOOD HAZARD STATEMENT
Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA map No. 37201634001
Effective Date: December 2, 2005

NOTE:
A 10' x 70' Right Triangle shall be reserved at all street intersections as shown hereon.

GENERAL NOTES:

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATION SERVICE 48 HOURS PRIOR TO EXCAVATION.

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE JOHNSTON COUNTY STANDARDS AND SPECIFICATIONS. TOPOGRAPHICAL INFORMATION AS DOWNLOADED FROM NC DOT PER LIDAR DATA NO CONSTRUCTION SHALL BE STARTED PRIOR TO GRADING PERMIT BEING OBTAINED FROM JOHNSTON COUNTY EROSION CONTROL.

A DRIVEWAY PERMIT AND SUBDIVISION DESIGN APPROVAL MUST BE OBTAINED PRIOR TO CONSTRUCTION.

ALL DESIGN ASPECTS OF THE PLANS SHALL COMPLY WITH THE CURRENT NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES, NCDOT SUBDIVISION ROADS MINIMUM CONSTRUCTION STANDARDS, AND POLICY ON STREET AND DRIVEWAY ACCESS TO NORTH CAROLINA HIGHWAYS.

NCDOT WILL DETERMINE AT THE TIME OF DRIVEWAY PERMIT APPLICATION IS SUBMITTED IF A TURN LANE OR ANY OTHER IMPROVEMENTS WILL BE REQUIRED.

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IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

NOTE:

This plat is a construction plan cover sheet only. It does not conform to G.S.47-30 as amended and is not intended for sales or recordation.

Due to the generalized nature of this plat, the lots shown may or may not represent actual lot layout. Refer to recorded subdivision plats for final lot dimensions and acreages.

Preliminary Impervious Surface Calculations

34.874 Ac. Net in Subdivision (1,519,102 sq. ft.)
x 15.0 %
5,231 Ac. (227,865 sq. ft.) Allowable Impervious Surface

69,240 sq. ft. (1.590 Ac.) Impervious Proposed Curb and Pavement = 4.558%
+ 158,625 sq. ft. (3.625 Ac.) Impervious Proposed Curb and Pavement = 10.442%
227,865 sq. ft. Total Proposed Impervious by Design (5.231 Ac.) = 15.0%

NOTE:

During the construction of this project an iron stake is set at a 15' offset from the actual front (right of way) corner of all lots. After the street side slopes and/or shoulders have been constructed and stabilized, iron stakes will be set at all corners as shown hereon as is in accordance with Title 21, Chapter 56, Section .1602, Paragraph (c) of the North Carolina Administrative Code.

Site Data and Notes

TOTAL NET AREA IN TRACT = 34.874 Ac.
Total Number of Lots = 10
Minimum lot size = 0.957 Ac.
Maximum lot size = 21.545 Ac.
Average lot size = 3.487

All interior lot lines shall have a 15' drainage and utility easement, 7.5' each side of all lot lines.

A 7.5' drainage and utility easement shall lie inside all exterior boundary lines.

A 10' wide utility easement is reserved on the lot side of and adjacent to all street rights-of-way.

Approximately 1687 linear feet in Street "A"

Approximately 350 linear feet in Street "B"

All construction shall be in accordance with Johnston County and NC DOT standards and specifications.

All lots shall be served by Johnston County Municipal water and sewer.

All Drainage easements are to be permanent & public. The maintenance of all said drainage easements shall be responsibility of individual lot owners that border all such easements.

Drainage easements subject to change upon field locations of all low points etc., and approval of the soil and erosion plan by all applicable agencies.

Developer shall conform to all Johnston County and/or North Carolina soil and erosion regulations.

Preliminary Subdivision Plan South Pleasant-Coates Commercial Park

11847 NC HWY 210
Pleasant Grove Township
Zoned: AR with IHI Overlay
PIN: 163400-32-1282

Benson, NC 27504
Johnston County
Date: 7-23-19
TAG: 07E05019

Scale: 1" = 100'
0 100 200
GRAPHIC SCALE
PREPARED BY

STANCIL & ASSOCIATES

PROFESSIONAL LAND SURVEYOR, P.A. C-0831
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stancilsurvey@gmail.com

Owner and Developer

South Pleasant-Coates Road, LP
and Coates 2003 Trust

1501 S Pleasant Coates Road Benson, NC 27504 919-989-9702

THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A CERTIFIED PLAT. THIS PLAT SHOULD NOT BE USED FOR CONVEYANCE OF TITLE OR ANY OTHER TRANSACTIONS.

Tommy Joe Keith
Vickie Ruth Keith
Deed Book 529, Page 151

Larue Doan Coats
Deed Book 4772, Page 897
Plat Book 56, Page 394

Course	Bearing	Distance
L-1	N 68°04'45" W	70.47'
L-2	N 30°14'10" E	72.21'
L-3	N 30°17'27" E	71.10'
L-4	N 30°13'14" E	78.26'
L-5	N 30°10'59" E	76.54'
L-6	N 30°16'21" E	79.34'
L-7	N 30°27'51" E	64.54'
L-8	N 30°31'24" E	61.01'
L-9	N 30°21'02" E	50.97'
L-10	N 30°16'46" E	58.82'
L-11	N 30°02'15" E	73.34'
L-12	N 29°59'00" E	59.08'
L-13	N 27°31'00" E	65.65'

TN Export for Development

Type of Land Cover	(1) Site Area (Acres)	(2) TN Export Coeff. (lbs/ac/yr)	(3) TN Export by Land Use (lbs/yr)	(4) TN Export From Site (lbs/yr)	(5) TN Export From Site (lbs/yr)
Permanently preserved undisturbed open space (forest, unowned meadow)	0	0.6	0		
Permanently preserved managed open space (grass, landscaping, etc.)	28.973	1.2	34.768		
Right-of-way (Road TN export from Figure 1)	2.259	6.5	14.683		
Lots (maximum allowed)	3.642	2.4	8.741		
Total	34.874		58.192		
Average for Site				0	

Nitrogen export is 1.669 lbs/ac/year which is less than the 3.6 lbs/ac/year limit. Therefore no nitrogen offset payment or water quality BMP's will be required. Project is not located in the environmentally sensitive overlay district, therefore the site shall be limited to 15% impervious area.

Reference

Deed Book 668, Page 173 (RW for SR 1324)
Deed Book 994, Page 184 (30' Powerline RW)
Deed Book 1899, Page 19 (Sanitary Sewer Option)
Deed Book 2613, Page 30 (2% Interest to Coates 2003 Trust)
Deed Book 2613, Page 37 (97% Interest to South Pleasant-Coates)
Deed Book 2613, Page 44 (1% Interest to South Pleasant-Coates)
Plat Book 23, Page 49
Plat Book 31, Page 63
Plat Book 44, Page 141
Plat Book 53, Page 10
Plat Book 57, Page 387
Unrecorded plat by Commercial Site Design entitled South Pleasant Coates LP dated 3-23-17 and revised on 11-6-17
Others as shown and/or noted hereon