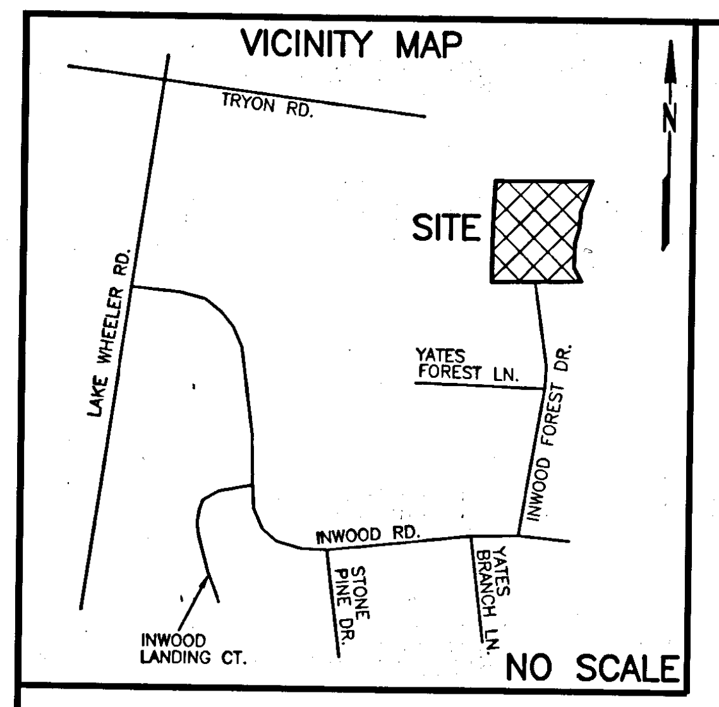
DocuSign Envelope ID: 52582175-4BB5-4594-BC5C-9DF842D371FE

VICINITY MAP



WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I (WE) HEREBY ADOPT THIS PLAT WITH MY (OUR) FREE CONSENT.

OWNER: ______ DATE: 9/12/22

A PERFORMANCE GUARANTEE IS IN PLACE FOR THIS DEVELOPMENT PHASE TO ENSURE ALL REQUIRED STORMWATER IMPROVEMENTS ARE INSTALLED IN ACCORDANCE WITH APPROVED CONSTRUCTION PLANS AND SUBDIVISION PLATS. THIS PERFORMANCE GUARANTEE WILL NOT BE RELEASED UNTIL AN AS BUILT SURVEY HAS BEEN ACCEPTED AND THE REQUIRED IMPROVEMENTS ARE CERTIFIED AS INSTALLED IN ACCORDANCE WITH THE APPROVED PRELIMINARY AND CONSTRUCTION PLANS BY THE APPROPRIATE PUBLIC AGENCY.

703-856-7081

AS SUBDIVIDER/OWNER, I, GEORGE WELLER 1628 HIDDEN LEAF CT RALEIGH, NC 27606
NAME, ADDRESS AND PHONE NUMBER

AM RESPONSIBLE FOR PROVIDING EACH PROSPECTIVE BUYER OF ANY LOT ON THIS SET OF MAPS WRITTEN DISCLOSURE OF THE *FOLLOWING:*

MAINTAINING REQUIRED IMPROVEMENTS TO THE STANDARDS OF THIS ORDINANCE UNTIL SUCH TIME AS HOMEOWNER ASSOCIATION, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER IMPROVEMENTS;

______
SIGNATURE

703-856-7081

SUBDIVISION IMPROVEMENTS DISCLOSURE STATEMENT:

AS SUBDIVIDER/OWNER, I, GEORGE WELLER 1628 HIDDEN LEAF CT. RALEIGH, NC 27606
NAME, ADDRESS AND PHONE NUMBER

AM RESPONSIBLE FOR PROVIDING EACH PROSPECTIVE BUYER OF ANY LOT ON THIS SET OF MAPS WRITTEN DISCLOSURE OF THE FOLLOWING:

I AM RESPONSIBLE FOR MAINTAINING REQUIRED IMPROVEMENTS INCLUDING RIGHTS-OF-WAY, TO THE STANDARDS OF THIS ORDINANCE UNTIL SUCH TIME AS A UNIT OF GOVERNMENT, PUBLIC OR PRIVATE UTILITY, HOMEOWNER ASSOCIATION, PROPERTY OWNERS ASSOCIATION, LOT OWNER OR OTHER LEGAL ENTITY ASSUMES FORMAL, LEGAL RESPONSIBILITY FOR MAINTENANCE OF THE IMPROVEMENTS.

______
SIGNATURE

NORTH CAROLINA
WAKE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT GEORGE WELLER PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF SEPTEMBER 2022

NOTARY PUBLIC ______

MY COMMISSION EXPIRES SEPTEMBER 27, 2025

BRYAN R. PHELAN
NOTARY PUBLIC
WAKE COUNTY, NC

STORMWATER MANAGEMENT CERTIFICATION

I, Kevin Zelaya, PE CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH ARTICLE 9, STORMWATER MANAGEMENT OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

10/20/2022 Kevin Zelaya
DATE STORMWATER MANAGEMENT ENGINEER

BMP NOTE:

STORMWATER BMPs TO BE MAINTAINED BY GREENWOOD HOMES-RALEIGH, LLC

PER STORMWATER AGREEMENT RECORDED IN D.B.______, PG.______

STORMWATER MAINTENANCE AGREEMENT RECORDED D.B.______, PG.______

WAKE COUNTY CERTIFICATION

I, Celena Everette, PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD WITH THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. I ALSO, CERTIFY THAT COPIES OF ALL NECESSARY APPROVALS OF OTHER STATE AND LOCAL AGENCIES HAVING JURISDICTION OVER THE ROADS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN SUBMITTED TO ME AND ARE ON FILE IN MY OFFICE.

10-24-22 Celena Everette
DATE PLANNING DIRECTOR/REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 11-11-22.

WAKE COUNTY HEREBY ACCEPTS, FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC, THE RIGHTS-OF-WAY EASEMENTS, OPEN SPACES, AND RECREATION AREAS SHOWN OR OTHERWISE PROVIDED FOR ON THIS PLAT AS DEDICATED FOR PUBLIC ROADS, PUBLIC UTILITIES, PUBLIC RECREATION FACILITIES, AND OTHER PUBLIC IMPROVEMENTS. THIS ACCEPTANCE DOES NOT INCLUDE THE COUNTY'S ACCEPTANCE OF ANY REPONSIBILITY TO CONSTRUCT, INSTALL, OR MAINTAIN THE ROADWAY, UTILITY LINE, RECREATION FACILITY, OR OTHER PUBLIC IMPROVEMENT INTENDED TO BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT-OF-WAY, EASEMENT, OPEN SPACE, OR RECREATION AREA.

10-24-22 Celena Everette
DATE PLANNING DIRECTOR/REVIEW OFFICER

☑ A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

Stuart E. Plante III 9/12/22
PROFESSIONAL LAND SURVEYOR DATE

NORTH CAROLINA
WAKE COUNTY

I STUART E. PLANTE III CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN REFERENCES AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE DASHED AND DRAWN FROM REFERENCES AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1: 41,435 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 12th DAY OF SEPTEMBER, 2022 A.D.,

Stuart E. Plante III PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

SEAL L-4432
STUART E. PLANTE III

WAKE COUNTY, NC 12
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/25/2022 11:35:18
BOOK:BM2022 PAGE:01968

RECORDED IN BOOK OF MAPS 2022 *PAGE* 1968.

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
DESIGN STANDARDS CERTIFICATION

APPROVED J.L. Warren / TRE
DISTRICT SUPERVISOR
10-4-2022

ONLY NCDOT APPROVED STRUCTURES SHALL BE PLACED WITHIN PUBLIC RIGHT OF WAY

NCDOT NOTES:
1. ONLY NCDOT APPROVED STRUCTURES CAN BE PLACED WITHIN THE RIGHT-OF-WAY.
2. ALL LOTS MUST BE SERVED INTERNALLY (IF APPLICABLE).
3. SIGHT DISTANCE TRIANGLES TAKES PRECEDENCE OVER ALL OTHER EASEMENTS.
4. MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S). THE EASEMENT ALLOWS THE 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 RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER(S) TO MAINTAIN THE EASEMENT TO ALLOW POSITIVE CONVEYANCE OF STORM WATER.
5. PROPERTY FRONTAGE SHALL NOT BE PIPED WITHOUT AN APPROVED ENCROACHMENT FROM NCDOT.

*FLOOD HAZARD SOILS NOTES:

1. THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEFERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.
2. BEFORE AQUIRING A BUILDING PERMIT FOR LOTS MARKED BY AN * (ASTERICK) THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM THE WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPOPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

REFERENCES:
1. GREENWOOD HOMES-RALEIGH, LLC
   D.B. 18421, PG. 271
   D.B. 18421, PG. 266
   B.M. 2021, PG. 570
   PIN 0791.02-88-3169
   PIN 0791.02-88-8118
2. DUKE ENERGY PROGRESS EASEMENT
   D.B. 18947, PG. 563
3. EASEMENT AGREEMENT
   D.B. 18421, PG. 279

EDGAR H. HOBBS
D.B. 2877, PG. 458
B.M. 1980, PG. 935
PIN 0791.02-77-0870

TREE & VEGETATION PROTECTION ZONE NOTE:
AT THE TIME OF RECORDATION, DOCUMENTATION WAS SUBMITTED DETERMINING THAT SEPTIC SYSTEMS WOULD NOT BE ENCROACHING INTO THE TREE AND VEGETATION PROTECTION ZONE, WITH THE EXCEPTION OF LOT 16 WHICH HAS BEEN APPROVED FOR SEPTIC SYSTEM TO ENCROACH INTO THE TREE AND VEGETATION PROTECTION ZONE.

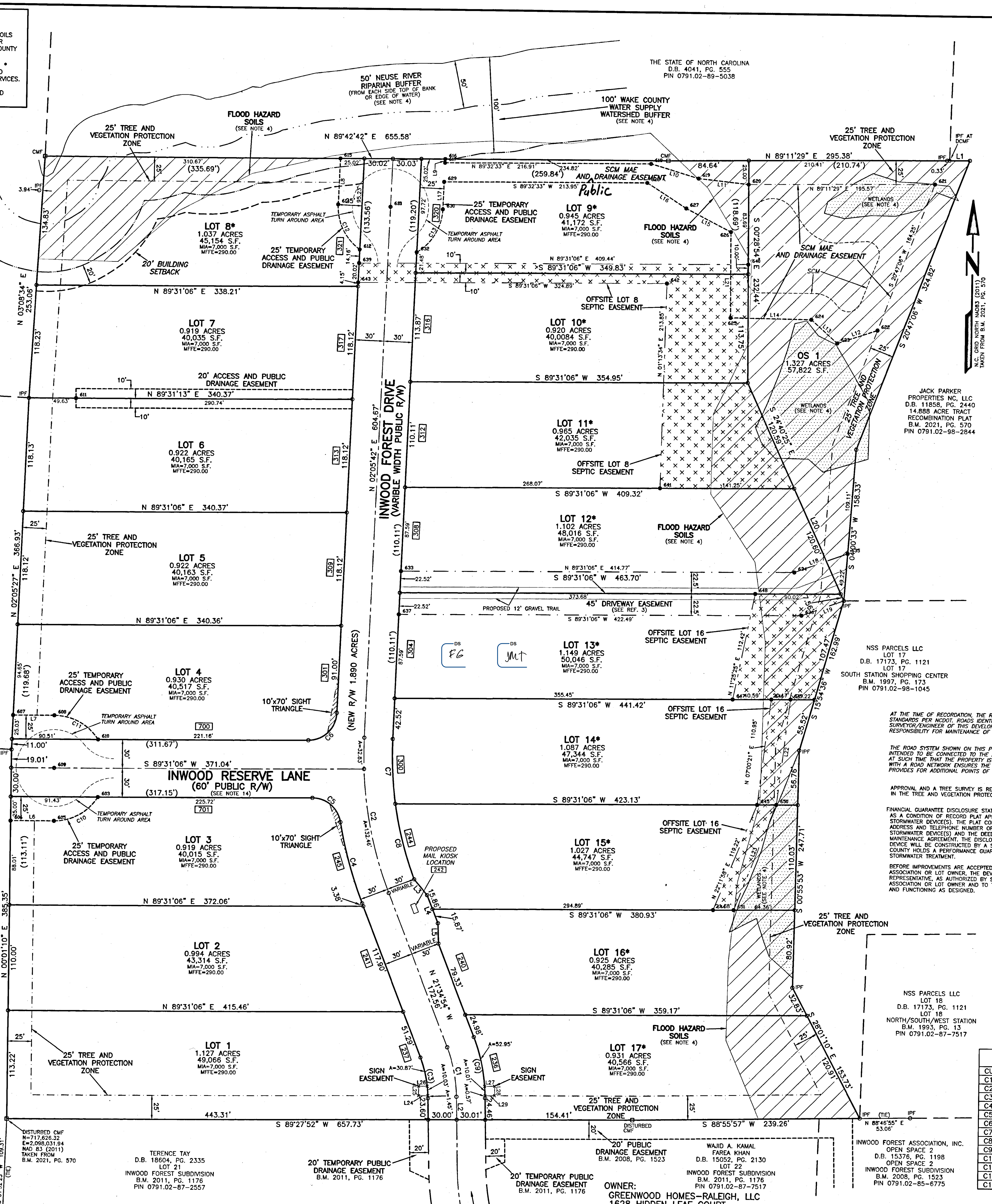
ANY TREES REMOVED TO ALLOW FOR SEPTIC SYSTEM FOR LOT 16 MUST BE REPLACED IN ACCORDANCE WITH SECTION 16-12 OF THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE.

NOTES:
1. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE EXAMINATION HAS BEEN DONE BY ROBINSON & PLANTE, P.C.
2. PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA, ZONE AE, BY FIRM MAP NO. 3720181100J PANEL 1811 AND 372182100J PANEL 1821, MAPS LAST REVISED ON 5/2/06.
3. REBARS OR IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. 100' WAKE COUNTY WATERSHED WATER SUPPLY BUFFERS, 50' NEUSE RIVER RIPARIAN BUFFERS, FLOOD HAZARD SOILS, STREAMS AND WETLANDS TAKEN FROM PLANS BY UNDERFOOT ENGINEERING ENTITLED "INWOOD FOREST CONSRUCTION PLANS" DATED 8-03-2021.
5. COMMON OPEN SPACE SHALL BE MAINTAINED BY THE NEIGHBORHOOD HOMEOWNERS ASSOCIATION.
6. EASEMENTS ARE CENTERED OVER STRUCTURES UNLESS OTHERWISE NOTED.
7. NC GRID NORTH NAD 83 (2011) TAKEN FROM A MAP BY MURPHY GEOMATICS ENTITLED "RECOMBINATION PLAT FOR: GREENWOOD HOMES-RALEIGH, LLC" RECORDED IN B.M. 2021, PG. 570.
8. EXTERIOR BOUNDARY INFORMATION BASED OFF OF A MAP BY MURPHY GEOMATICS ENTITLED "RECOMBINATION PLAT FOR: GREENWOOD HOMES-RALEIGH, LLC" RECORDED IN B.M. 2021, PG. 570.
9. IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED MAXIMIUM IMPERVIOUS AREA SHOWN ON LOTS (7,000 S.F. PER LOT). IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY.
10. ALL LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
11. WATER TO BE PROVIDED BY A COMMUNITY WATER SYSTEM. (AGUA NORTH CAROLINA)
12. LOTS NOTED WITH AN ASTERISK "*" CONTAIN FLOOD HAZARD SOILS AS DETERMINED BY WAKE COUNTY SOIL SURVEY. ALL BUILDABLE AREAS ON LOTS ARE WELL ABOVE THE MAXIMUM 100-YEAR WATER SURFACE ELEVATION OF 285.74, WHICH IS CONTAINED WITHIN THE RIGHT OF WAY OR DRAINAGE EASEMENTS. MINIMUM FINISHED FLOOR ELEVATION (MFFE) FOR ANY HOME SHALL BE 290.00.
13. DISCONNECTED IMPERVIOUS SURFACE SHALL NOT BE PIPED TO A SWALE OR LOW POINT ON SITE.
14. INWOOD FOREST RESERVE WILL BE MAINTAINED BY THE SUBDIVISION HOME OWNERS ASSOCIATION UNTIL SUCH TIME AS IT IS EXTENDED OR OTHERWISE ACCEPTED FOR MAINTENANCE BY NCDOT.

INWOOD FOREST RESERVE SITE DATA TABLE

ZONING- R-40W
NUMBER OF SINGLE FAMILY LOTS- 17
AVERAGE LOT SIZE- 43,101 S.F.

16.821 ACRES	(AREA IN LOTS)
1.327 ACRES	(AREA IN OPEN SPACE)
+ 1.890 ACRES	(AREA IN NEW R/W)
20.038 ACRES	(TOTAL AREA)


50' NEUSE RIVER RIPARIAN BUFFER (FROM EACH SIDE TOP OF BANK OR EDGE OF WATER) (SEE NOTE 4)
THE STATE OF NORTH CAROLINA D.B. 4041, PG. 555 PIN 0791.02-89-5038
100' WAKE COUNTY WATER SUPPLY WATERSHED BUFFER (SEE NOTE 4)
FLOOD HAZARD SOILS (SEE NOTE 4)
25' TREE AND VEGETATION PROTECTION ZONE
N 89°42'42" E 655.58'
N 89°11'29" E 295.38'
IPF AT DCMF
L1
CMF
IPF
SCM MAE AND DRAINAGE EASEMENT
Public
WETLANDS (SEE NOTE 4)
20' BUILDING SETBACK
TEMPORARY ASPHALT TURN AROUND AREA
25' TEMPORARY ACCESS AND PUBLIC DRAINAGE EASEMENT
LOT 8* 1.037 ACRES 45,154 S.F. MIA=7,000 S.F. MFFE=290.00
LOT 9* 0.945 ACRES 41,172 S.F. MIA=7,000 S.F. MFFE=290.00
N 89°31'06" E 338.21'
S 89°31'06" W 349.83'
OFFSITE LOT 8 SEPTIC EASEMENT
LOT 7 0.919 ACRES 40,035 S.F. MIA=7,000 S.F. MFFE=290.00
LOT 10* 0.920 ACRES 40,084 S.F. MIA=7,000 S.F. MFFE=290.00
OS 1 1.327 ACRES 57,822 S.F.
THE STATE OF NORTH CAROLINA D.B. 8489, PG. 2026 PIN 0791.02-79-0073
20' ACCESS AND PUBLIC DRAINAGE EASEMENT
N 89°31'13" E 340.37'
S 89°31'06" W 354.95'
LOT 11* 0.965 ACRES 42,035 S.F. MIA=7,000 S.F. MFFE=290.00
OFFSITE LOT 8 SEPTIC EASEMENT
JACK PARKER PROPERTIES NC, LLC D.B. 11858, PG. 2440 14.888 ACRE TRACT RECOMBINATION PLAT B.M. 2021, PG. 570 PIN 0791.02-98-2844
LOT 6 0.922 ACRES 40,165 S.F. MIA=7,000 S.F. MFFE=290.00
INWOOD FOREST DRIVE (VARIABLE WIDTH PUBLIC R/W)
N 02°05'42" E 604.67'
N 89°31'06" E 340.37'
S 89°31'06" W 409.32'
LOT 12* 1.102 ACRES 48,016 S.F. MIA=7,000 S.F. MFFE=290.00
FLOOD HAZARD SOILS (SEE NOTE 4)
THE STATE OF NORTH CAROLINA D.B. 8489, PG. 2023 PIN 0791.02-78-0255
25' TREE AND VEGETATION PROTECTION ZONE
LOT 5 0.922 ACRES 40,163 S.F. MIA=7,000 S.F. MFFE=290.00
S 89°31'06" W 463.70'
45' DRIVEWAY EASEMENT (SEE REF. 3)
PROPOSED 12' GRAVEL TRAIL
N 89°31'06" E 340.36'
LOT 13* 1.149 ACRES 50,046 S.F. MIA=7,000 S.F. MFFE=290.00
OFFSITE LOT 16 SEPTIC EASEMENT
NSS PARCELS LLC LOT 17 D.B. 17173, PG. 1121 LOT 17 SOUTH STATION SHOPPING CENTER B.M. 1997, PG. 173 PIN 0791.02-98-1045
(NEW R/W 1.890 ACRES)
25' TEMPORARY ACCESS AND PUBLIC DRAINAGE EASEMENT
LOT 4 0.930 ACRES 40,517 S.F. MIA=7,000 S.F. MFFE=290.00
10'x70' SIGHT TRIANGLE
S 89°31'06" W 441.42'
OFFSITE LOT 16 SEPTIC EASEMENT
LOT 14* 1.087 ACRES 47,344 S.F. MIA=7,000 S.F. MFFE=290.00
S 89°31'06" W 371.04'
INWOOD RESERVE LANE (60' PUBLIC R/W)
S 89°31'06" W 423.13'
OFFSITE LOT 16 SEPTIC EASEMENT
25' TEMPORARY ACCESS AND PUBLIC DRAINAGE EASEMENT
LOT 3 0.919 ACRES 40,015 S.F. MIA=7,000 S.F. MFFE=290.00
10'x70' SIGHT TRIANGLE
PROPOSED MAIL KIOSK LOCATION
LOT 15* 1.027 ACRES 44,747 S.F. MIA=7,000 S.F. MFFE=290.00
N 89°31'06" E 372.06'
S 89°31'06" W 380.93'
25' TREE AND VEGETATION PROTECTION ZONE
N 00°01'10" E 385.35'
LOT 2 0.994 ACRES 43,314 S.F. MIA=7,000 S.F. MFFE=290.00
LOT 16* 0.925 ACRES 40,285 S.F. MIA=7,000 S.F. MFFE=290.00
N 89°31'06" E 415.46'
S 89°31'06" W 359.17'
NSS PARCELS LLC LOT 18 D.B. 17173, PG. 1121 LOT 18 NORTH/SOUTH/WEST STATION B.M. 1993, PG. 13 PIN 0791.02-87-7517
25' TREE AND VEGETATION PROTECTION ZONE
LOT 1 1.127 ACRES 49,066 S.F. MIA=7,000 S.F. MFFE=290.00
FLOOD HAZARD SOILS (SEE NOTE 4)
LOT 17* 0.931 ACRES 40,566 S.F. MIA=7,000 S.F. MFFE=290.00
SIGN EASEMENT
SIGN EASEMENT
25' TREE AND VEGETATION PROTECTION ZONE
S 89°27'52" W 657.73'
S 88°55'57" W 239.26'
DISTURBED CMF N=717,626.32 E=2,098,031.94 NAD 83 (2011) TAKEN FROM B.M. 2021, PG. 570
S 01°52'23" W 109.31' (TIE)
RBF
TERENCE TAY D.B. 18604, PG. 2335 LOT 21 INWOOD FOREST SUBDIVISION B.M. 2011, PG. 1176 PIN 0791.02-87-2557
20' TEMPORARY PUBLIC DRAINAGE EASEMENT B.M. 2011, PG. 1176
20' PUBLIC DRAINAGE EASEMENT B.M. 2008, PG. 1523
20' TEMPORARY PUBLIC DRAINAGE EASEMENT B.M. 2011, PG. 1176
WAJID A. KAMAL FAREA KHAN D.B. 15052, PG. 2130 LOT 22 INWOOD FOREST SUBDIVISION B.M. 2011, PG. 1176 PIN 0791.02-87-7517
INWOOD FOREST ASSOCIATION, INC. OPEN SPACE 2 D.B. 15376, PG. 1198 OPEN SPACE 2 INWOOD FOREST SUBDIVISION B.M. 2008, PG. 1523 PIN 0791.02-85-6775
N.C. GRID NORTH NAD83 (2011) TAKEN FROM B.M. 2021, PG. 570
N

INWOOD FOREST DRIVE
(EXISTING 60' PUBLIC R/W)
B.M. 2011, PG. 1176

NOTE:
MISCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREA CALCULATED BY COORDINATE COMPUTATION.

0 60 120 180
SCALE IN FEET

OWNER:
GREENWOOD HOMES-RALEIGH, LLC
1628 HIDDEN LEAF COURT
RALEIGH, NC 27606

DRAINAGE EASEMENT NOTES:
1. EASEMENTS FOR STORM DRAINAGE SHOWN ON PLAT ARE NOT MADE TO WAKE COUNTY BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL OF THE PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT PUBLIC ACCEPTANCE.
2. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE.
3. EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.

ACTIVITIES ALLOWED WITHIN REQUIRED WATERSHED BUFFERS AND DRAINAGEWAY BUFFER ROAD CROSSINGS (PUBLIC OR PRIVATE ROADS), PROVIDED:
1. NO ALTERNATIVE TO THEIR LOCATION IN THE BUFFER EXISTS
2. BUFFER DISTURBANCE DOES NOT EXTEND BEYOND THE REQUIRED RIGHT OF WAY OR EASEMENT WIDTH, OR IN NO CASE IS MORE THAN 90 FEET WIDE.
3. BUFFER DISTURBANCE IS NO MORE THAN 9,000 SQUARE FEET IN AREA
4. THE ROAD CROSSES THE BUFFER AT AN ANGLE AS CLOSE TO 90 DEGREES AS POSSIBLE (AND NOT LESS THAN 60 DEGREES)
5. SIDE SLOPES DO NOT EXCEED A 2:1 HORIZONTAL: VERTICAL RATIO (BRIDGING AND/OR RETAINING WALLS MAY BE USED TO MEET THIS AND THE DISTURBANCE WIDTH STANDARD); AND
6. ALL CULVERTS ARE DESIGNED AND CONSTRUCTED FOR THE 25-YEAR STORM EVENT OR AS OTHERWISE REQUIRED BY WAKE COUNTY ENVIRONMENTAL SERVICES.

DRIVEWAY CROSSINGS THAT ACCESS SINGLE-FAMILY DWELLINGS, PROVIDED:
1. NO ALTERNATIVE TO THEIR LOCATION IN THE BUFFER EXISTS
2. BUFFER DISTURBANCE IS NO MORE THAN 60 FEET WIDE
3. BUFFER DISTURBANCE IS NO MORE THAN 6,000 SQUARE FEET IN AREA:
4. THE DRIVEWAY CROSSES THE BUFFER AT AN ANGLE AS CLOSE TO 90 DEGREES AS POSSIBLE (AND NOT LESS THAN 60 DEGREES)
5. SIDE SLOPES DO NOT EXCEED A 2:1 (HORIZONTAL TO VERTICAL) RATIO (BRIDGING AND/OR RETAINING WALLS MAY BE USED TO MEET THIS AND THE DISTURBANCE WIDTH STANDARD); AND
6. ALL CULVERTS ARE DESIGNED AND CONSTRUCTED FOR THE 25-YEAR STORM EVENT OR AS OTHERWISE REQUIRED BY WAKE COUNTY ENVIRONMENTAL SERVICES.

CERTIFICATE OF REVIEW BY LICENSED SOIL SCIENTIST

I HEREBY CERTIFY THAT LOT(S) N/A

SHOWN ON THIS PLAT FOR INWOOD FOREST RESERVE HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OR EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) 1-17

SHOWN ON THIS PLAT FOR INWOOD FOREST RESERVE HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATIVE REQUIREMENTS SET FORTH IN SECTION VI OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITING. ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION

EACH LOT HAS ADEQUATE LAND AREA AND SOIL CONDITIONS TO ACCOMMODATE A SEPTIC TANK OR OTHER APPROVED MEANS OF SEWAGE DISPOSAL.

9-12-22 ______
DATE NC LICENSED SOIL SCIENTIST (SEAL)

JASON M. HALL
1248

AT THE TIME OF RECORDATION, THE ROADS IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROAD STANDARDS PER NCDOT. ROADS IDENTIFIED AS PRIVATE WERE CERTIFIED AS COMPLETE BY THE SURVEYOR/ENGINEER OF THIS DEVELOPMENT. IN EACH CASE, WAKE COUNTY MAINTAINS NO RESPONSIBILITY FOR MAINTENANCE OF THE ROADS.

THE ROAD SYSTEM SHOWN ON THIS PLAT INCLUDES ONE OR MORE STUB ROADS THAT ARE INTENDED TO BE CONNECTED TO THE ADJACENT PROPERTY AT SUCH TIME THAT THE PROPERTY AT SUCH TIME THAT THE PROPERTY IS DEVELOPED. THE INTERCONNECTION OF NEIGHBORHOODS WITH A ROAD NETWORK ENSURES THE EFFICIENT FLOW AND DISPERSAL OF TRAFFIC AND PROVIDES FOR ADDITIONAL POINTS OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.

FINANCIAL GUARANTEE DISCLOSURE STATEMENT:
AS A CONDITION OF RECORD PLAT APPROVAL, THE DEVELOPER IS REQUIRED TO CONSTRUCT STORMWATER DEVICE(S). THE PLAT CONTAINS A DISCLOSURE STATEMENT INDICATING THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR CONSTRUCTION OF THE STORMWATER DEVICE(S) AND THE DEED BOOK AND PAGE OF THE RECORDED STORMWATER MAINTENANCE AGREEMENT. THE DISCLOSURE STATEMENT INDICATES THAT THE STORMWATER DEVICE WILL BE CONSTRUCTED BY A SPECIFIC DATE. THE STATEMENT INDICATES THAT THE COUNTY HOLDS A PERFORMANCE GUARANTEE TO ENSURE COMPLETION OF THE REQUIRED STORMWATER TREATMENT.

BEFORE IMPROVEMENTS ARE ACCEPTED FOR MAINTENANCE BY THE PROPERTY OWNERS ASSOCIATION OR LOT OWNER, THE DEVELOPER OR THE DEVELOPER'S EGINEER OR OTHER REPRESENTATIVE, AS AUTHORIZED BY STATUTE, MUST CERTIFY TO THE PROPERTY OWNERS ASSOCIATION OR LOT OWNER AND TO THE COUNTY THAT IMPROVEMENTS ARE COMPLETE AND FUNCTIONING AS DESIGNED.

LEGEND

(IPF)-IRON PIPE FOUND
(CMF)-CONCRETE MONUMENT FOUND
(DCMF)-DISTURBED CONCRETE MONUMENT FOUND
(RBF)-REBAR FOUND
(X)-CALCULATED POINT
(MIA)-MAXIMUM IMPERVIOUS AREA
(MFFE)-MINIMUM FINISHED FLOOR ELEVATION
(R/W)-RIGHT OF WAY
(CRK)-CREEK CENTERLINE
(SCM)-STORMWATER CONTROL MEASURE
(MAE)-MAINTENANCE AND ACCESS EASEMENT
(A=)-ARC LENGTH
XXX -ADDRESS
▨ -FLOOD HAZARD SOILS
░ -WETLANDS
☒ -SEPTIC EASEMENTS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°29'10" E	21.43'
L2	N 01°21'32" W	24.03'
L3	S 40°30'29" E	21.52'
L4	S 21°34'54" E	31.73'
L5	S 02°17'29" E	21.19'
L6	S 89°31'06" W	45.55'
L7	N 89°31'06" E	43.29'
L8	N 02°05'42" E	48.09'
L9	S 02°05'42" W	3.87'
L10	S 73°31'08" E	52.31'
L11	S 83°52'52" E	53.03'
L12	S 71°32'32" W	44.33'
L13	N 48°35'40" W	36.68'
L14	N 89°17'16" W	85.01'
L15	N 62°56'14" W	52.95'
L16	N 57°30'11" W	48.95'
L17	S 02°05'42" W	28.78'
L18	N 70°07'27" E	59.23'
L19	S 70°07'27" W	46.99'
L20	S 24°40'53" E	128.16'
L21	N 00°32'28" W	89.59'
L22	S 07°00'21" W	110.95'
L23	S 21°31'45" W	118.65'
L24	S 89°27'33" W	10.00'
L25	N 00°32'27" W	10.00'
L26	N 89°27'33" E	9.32'
L27	N 89°28'30" E	10.46'
L28	S 00°31'30" E	10.00'
L29	S 89°28'30" W	10.00'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	20°13'21"	150.00'	52.94'	52.67'	26.75'	N 11°28'13" W
C2	23°40'36"	400.00'	165.29'	164.12'	83.84'	N 09°44'36" W
C3	20°13'21"	120.00'	42.35'	42.14'	21.40'	S 11°28'13" E
C4	11°44'11"	430.00'	88.08'	87.93'	44.20'	S 15°42'48" E
C5	80°38'11"	30.00'	42.22'	38.82'	25.46'	S 50°09'49" E
C6	87°08'09"	30.08'	45.74'	41.46'	28.61'	S 45°48'24" W
C7	10°28'57"	370.00'	67.69'	67.60'	33.94'	N 03°08'46" W
C8	12°35'59"	370.00'	81.37'	81.20'	40.85'	N 14°41'14" W
C9	20°13'21"	180.00'	63.53'	63.20'	32.10'	N 11°28'13" W
C10	56°56'39"	55.00'	54.66'	52.44'	29.83'	S 61°02'46" W
C11	56°56'39"	55.00'	54.66'	52.44'	29.83'	S 62°00'35" E
C12	56°56'41"	55.00'	54.66'	52.44'	29.83'	N 26°22'37" W
C13	56°56'39"	55.00'	54.66'	52.44'	29.83'	S 30°34'02" W

PLG-003600-2022

INWOOD FOREST RESERVE IMPERVIOUS

IMPERVIOUS IN LOTS	2.73 ACRES
IMPERVIOUS IN ROADS	0.80 ACRES
IMPERVIOUS IN GRAVEL TRAIL	0.14 ACRES
TOTAL IMPERVIOUS	3.67 ACRES (18.3%)

MAXIMUM IMPERVIOUS ALLOWED PER LOT=7,000 S.F.

IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED MAXIMIUM IMPERVIOUS AREA SHOWN ON LOTS. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY.

R-40W SETBACKS
(TAKEN FROM APPROVED PLANS)
FRONT-30'
REAR-30'
CORNER-30'
SIDE-15'

SEPTIC SYSTEM SETBACKS
(TAKEN FROM APPROVED PLANS)
FROM PROPERTY LINES-10'
FROM WELLS-100'
FROM SURFACE WATER-50'

REVISIONS
10-4-22-REVISED DRAINAGE EASEMENT LABEL

LOT BY LOT SUBDIVISION MAP OF

INWOOD FOREST RESERVE

TOWNSHIP: SWIFT CREEK	COUNTY: WAKE	SURVEY DATE: 9-12-2022	SURVEYED BY: AR
STATE: NORTH CAROLINA		SCALE: 1"=60'	DRAWN BY: KW
ZONE: R-40W	P.I.N.: 0791.02-88-3169 0791.02-88-8118	CHECKED & CLOSURE BY: SEP	FILE: INWOODSUB

ROBINSON & PLANTE, P.C.
LAND SURVEYING
C-2687
970 TRINITY ROAD
RALEIGH, NC 27607
PHONE: (919)859-6030