

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HERE ON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS 2ND DAY OF DECEMBER A.D. 2022.

Michael A. Moss L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

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

Michael A. Moss L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT I AM (WE ARE) THE OWNER(S) OR 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: *NEW VILLAGE LLC* MANAGER
DATE: *01/04/23* New Village LLC

NORTH CAROLINA, WAKE COUNTY.
I, *Karen M. Tinker*, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY *Eric Villeneuve, Manager of New Village LLC*, PERSONALLY APPEARED BEFORE *1/4/2023* ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS *14th* DAY OF *January*, 2022 *2023*

Karen M. Tinker
NOTARY PUBLIC
MY COMMISSION EXPIRES *31/12/2024*

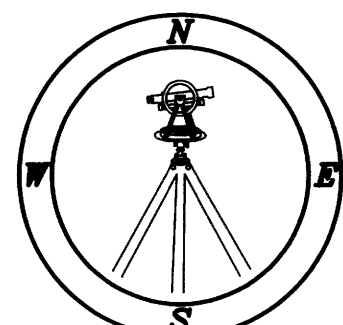
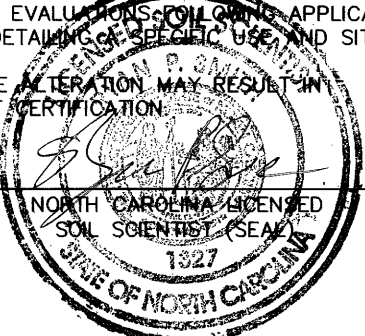
I HEREBY CERTIFY THAT LOT(S) *3 & 4* SHOWN ON THIS PLAT FOR *NEW VILLAGE LLC* HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMUM LOT REQUIREMENTS SET FORTH IN SECTION V OF THE REGULATIONS GOVERNING SEWAGE TREATMENT AND DISPOSAL SYSTEMS IN WAKE COUNTY AS AMENDED FROM TIME TO TIME. AS OF THIS DATE, AND BASED ON THIS REVIEW OF EXISTING SITE CONDITIONS THE LOTS NUMBERED ABOVE ON THIS PLAT WILL PRESUMABLY MEET THESE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) *5* SHOWN ON THIS PLAT FOR *NEW VILLAGE LLC* 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 IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS SUBJECT TO SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATION AND APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING SPECIFIC USE AND SITING.

ANY CHANGE, USE, OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

12/27/2022
DATE

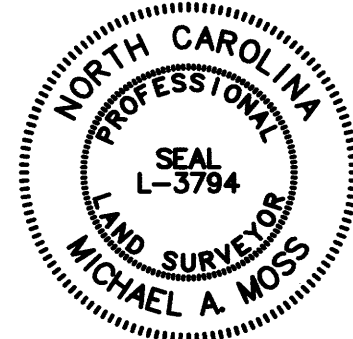


CMP

Celestine Everett
PLANNING DIRECTOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND IN ACCORD WITH THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1-17-23 *Celestine Everett*
DATE PLANNING DIRECTOR/REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED OR BEFORE *2-1-23*



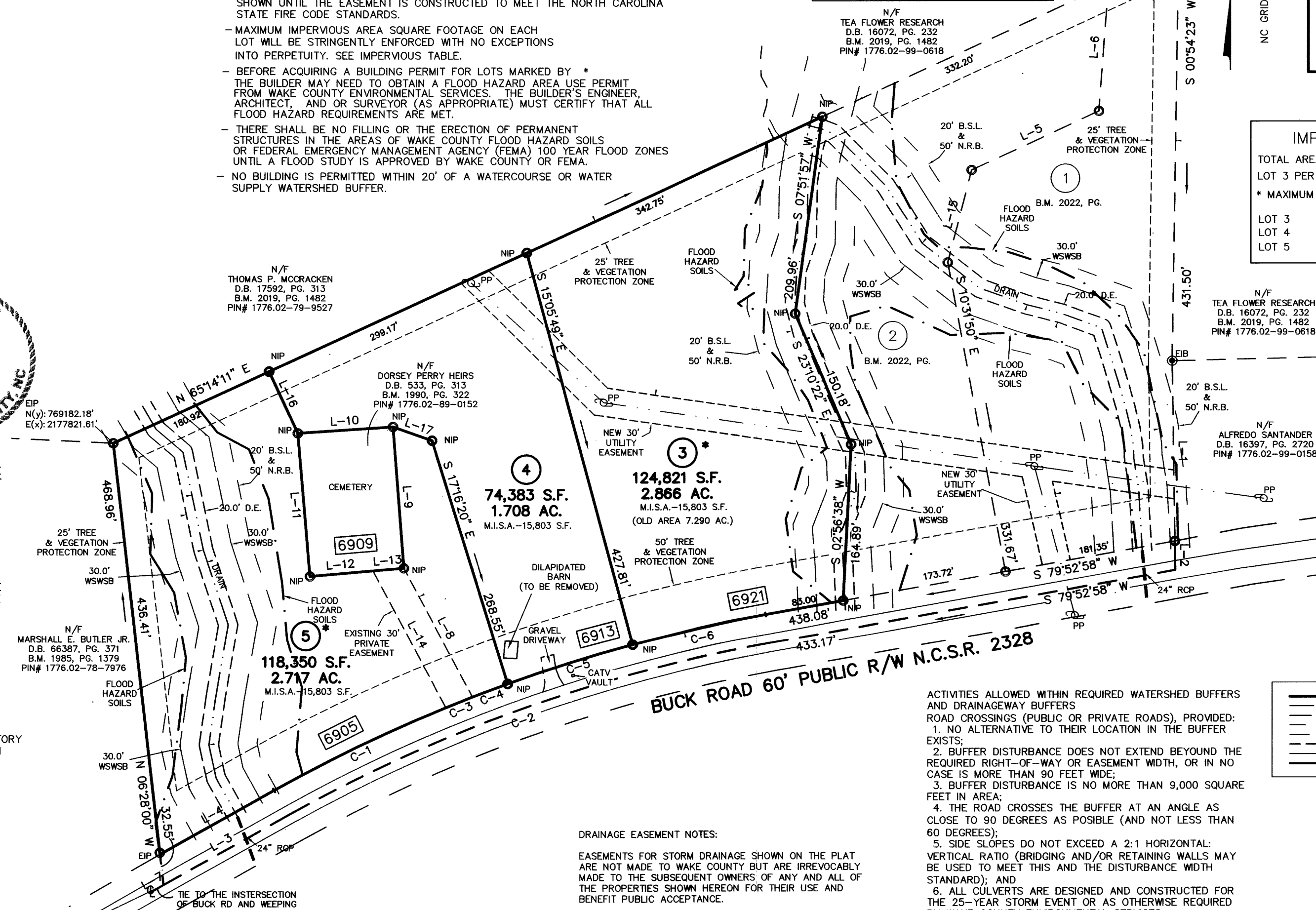
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	201.01'	1651.00'	200.89'	N 64°11'45" E
C-2	542.49'	1621.00'	539.96'	N 70°17'44" E
C-3	30.18'	1651.00'	30.18'	N 68°12'27" E
C-4	39.67'	1651.00'	39.67'	N 69°25'10" E
C-5	138.17'	1651.00'	138.13'	N 72°30'20" E
C-6	143.50'	1651.00'	143.45'	N 77°23'35" E

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED IMPERVIOUS SHOWN ON THE LOT. IMPERVIOUS SURFACE LIMITS WILL BE STRICTLY ENFORCED INTO PERPETUITY.
- APPROVAL AND A TREE SURVEY IS REQUIRED PRIOR TO ANY ACTIVITY AND/OR CONSTRUCTION IN THE TREE AND VEGETATION PROTECTION ZONE.
- LOTS WILL HAVE INDIVIDUAL WELL AND INDIVIDUAL SEPTIC SYSTEMS
- NO MORE THAN 2 DWELLING PERMITS WILL BE ISSUED ALONG THE EASEMENT SHOWN UNTIL THE EASEMENT IS CONSTRUCTED TO MEET THE NORTH CAROLINA STATE FIRE CODE STANDARDS.
- MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. SEE IMPERVIOUS TABLE.
- BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY * THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- NO BUILDING IS PERMITTED WITHIN 20' OF A WATERCOURSE OR WATER SUPPLY WATERSHED BUFFER.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°49'35" E	190.15'
L-2	S 00°49'35" E	30.40'
L-3	S 60°42'29" W	150.75'
L-4	S 60°42'29" W	138.12'
L-5	N 65°06'07" E	147.77'
L-6	N 04°20'35" E	133.95'
L-7	S 60°24'58" W	15.54'
L-8	N 28°01'19" W	153.94'
L-9	N 04°22'36" W	149.47'
L-10	S 86°03'42" W	100.65'
L-11	S 04°51'56" E	151.54'
L-12	N 84°52'36" E	66.79'
L-13	N 84°52'36" E	32.57'
L-14	S 28°01'19" E	163.34'
L-15	N 14°28'36" E	100.69'
L-16	N 24°45'49" W	71.78'
L-17	S 70°31'56" E	43.63'

N/F
TEA FLOWER RESEARCH
D.B. 16072, PG. 232
B.M. 2019, PG. 1482
PIN# 1776.02-99-0618



IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA:	7.284 AC. (317,297 SQ. FT.)
LOT 3 PER B.M. 2022, PG. XXX	47,410 SQ. FT.
* MAXIMUM ALLOWABLE IMPERVIOUS PER LOT	
LOT 3	15,803 SQ. FT.
LOT 4	15,803 SQ. FT.
LOT 5	15,803 SQ. FT.

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
FH - FIRE HYDRANT
M.I.S.A. - MAXIMUM IMPERVIOUS SURFACE AREA
B.S.L. - BUILDING SETBACK LINE
N.R.B. - NEUSE RIVER BUFFER
D.E. - DRAINAGE EASEMENT
WSWSB - WATER SUPPLY WATERSHED BUFFER

MINIMUM BUILDING SETBACKS

FRONT	30'
REAR	30'
SIDE	15'

LINE TYPE LEGEND

—	PROPERTY LINE - LINE SURVEYED
- - -	RIGHT-OF-WAY
- - -	ADJOINING LINE - LINE NOT SURVEYED
- - -	OVERHEAD LINE
- - -	BUILDING SETBACK
- - -	EASEMENT
- - -	BUFFER
- - -	FLOOD HAZARD SOILS

ACTIVITIES ALLOWED WITHIN REQUIRED WATERSHED BUFFERS AND DRAINAGEWAY BUFFERS
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 (INCLUDING OPPORTUNITY FOR SHARED DRIVEWAYS) 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: 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.

NOTICE TO LOT OWNERS: ADDITIONAL STATE STORMWATER MANAGEMENT REGULATIONS (FALLS AND NEUSE NUTRIENT MANAGEMENT RULES) APPLY IN THE FALLS LAKE BASIN. RESIDENTIAL LAND DISTURBANCES OF GREATER THAN 1/2 ACRE AND NONRESIDENTIAL DISTURBANCES OF GREATER THAN 12,000 S.F. REQUIRE SUBMITTAL OF A STORMWATER PLAN FOR COMPLIANCE WITH APPLICABLE STANDARDS TO WAKE COUNTY. LOT OWNERS SEEKING BUILDING PERMITS FOR LAND DISTURBANCES EXCEEDING THESE THRESHOLDS MUST SUBMIT A STORMWATER PLAN.

DRAINAGE EASEMENT NOTES:

EASEMENTS FOR STORM DRAINAGE SHOWN ON THE 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.

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE.

EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.

WAKE COUNTY, NC 5
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/20/2023 10:13:03

BOOK: BM2023 PAGE: 00113

STORMWATER MANAGEMENT CERTIFICATE

I, *Kevin Zelazny*, 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.

01/12/2023
DATE

Kevin Zelazny
WAKE COUNTY STORMWATER
MANAGEMENT REPRESENTATIVE

MINOR SUBDIVISION PLAT FOR NEW VILLAGE LLC

OWNER: NEW VILLAGE, LLC
REF: B.M. 1990, PG. 322
REF: B.M. 2022, PG.
REF: D.B. 19015, PG. 150

LITTLE RIVER TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

JULY 5, 2022

ZONED R-40W

PIN # 1776.02-89-4203

PLG-3971-2022

(BUCK ROAD SUBD.DWG - JW)