

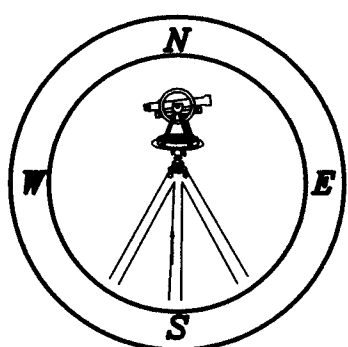
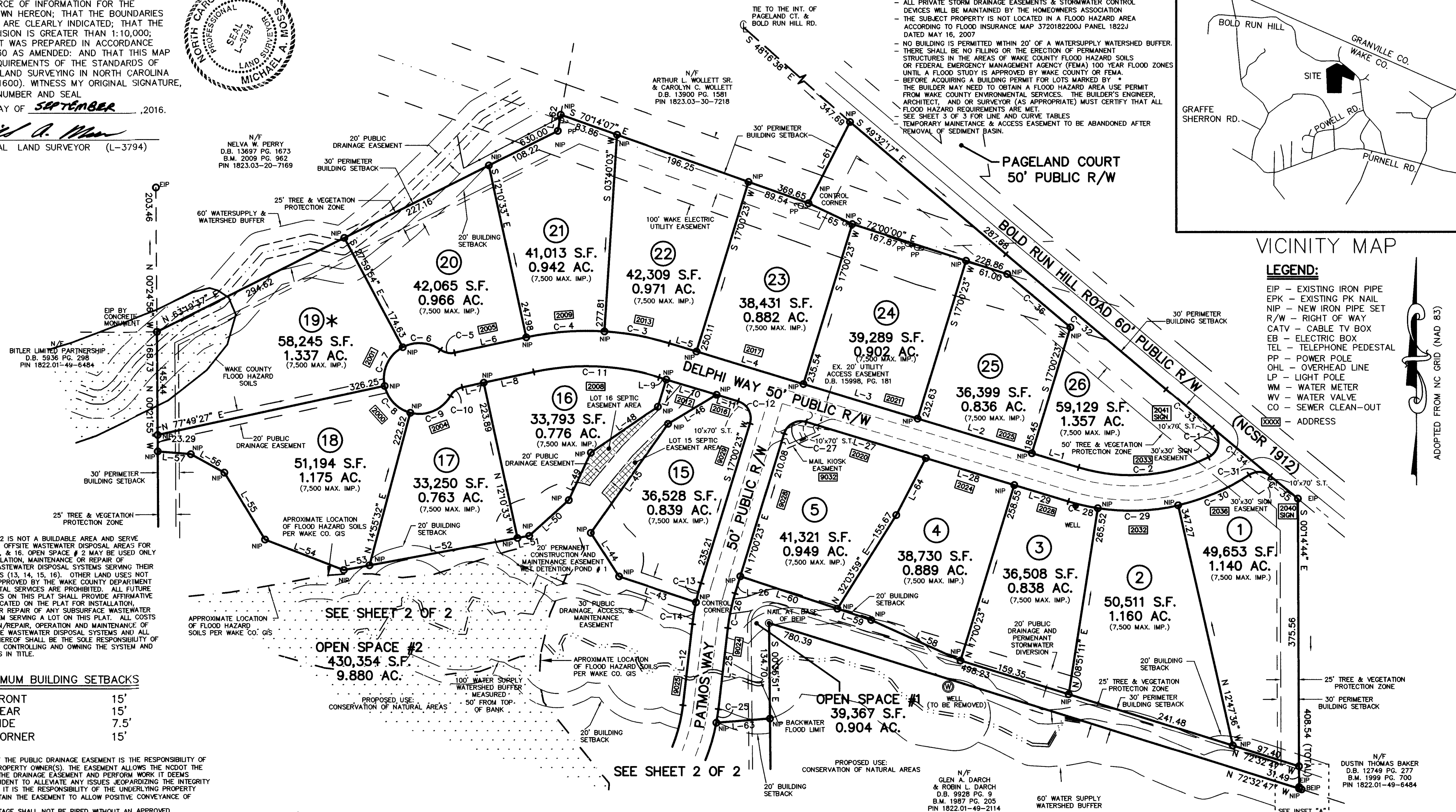
I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS 12TH DAY OF SEPTEMBER, 2016.



Michael A. Moss
PROFESSIONAL LAND SURVEYOR (L-3794)

N/E
NELVA W. PERRY
D.B. 13697 PG. 1673
B.M. 2009 PG. 962
PIN 1823.03-20-7169



I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT 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
MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS 12TH DAY OF SEPTEMBER, 2016.

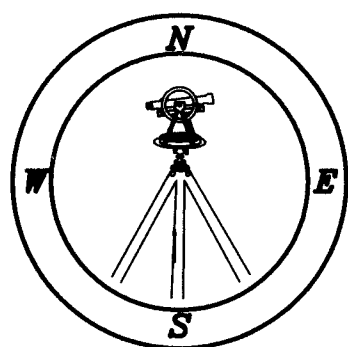
Michael A. Moss
PROFESSIONAL LAND SURVEYOR (L-3794)



LINE TABLE		
LINE	LENGTH	BEARING
L-1	68.71'	S 72°59'37" E
L-2	167.68'	S 72°59'37" E
L-3	167.84'	S 72°59'37" E
L-4	156.97'	S 72°59'37" E
L-5	39.86'	S 72°59'37" E
L-6	102.78'	N 77°49'27" E
L-7	30.99'	N 77°49'27" E
L-8	71.79'	N 77°49'27" E
L-9	10.70'	S 72°59'37" E
L-10	73.84'	S 72°59'37" E
L-11	31.83'	S 72°59'37" E
L-12	115.27'	S 06°35'20" W
L-13	84.79'	S 24°52'11" W
L-14	120.20'	S 09°52'51" W
L-15	76.93'	S 09°52'51" W
L-16	54.99'	S 07°04'16" E
L-17	47.92'	S 07°04'16" E
L-18	171.43'	S 00°04'26" W
L-19	45.17'	S 00°04'26" W
L-20	216.76'	N 00°04'26" E
L-21	102.91'	N 07°04'16" W
L-22	101.64'	N 09°52'51" E
L-23	95.48'	N 09°52'51" E
L-24	84.79'	N 24°52'11" E
L-25	115.27'	N 06°35'20" E
L-26	25.13'	N 17°00'23" E
L-27	175.56'	S 72°59'37" E
L-28	130.00'	S 72°59'37" E
L-29	79.14'	S 72°59'37" E
L-30	146.99'	S 89°55'34" E
L-31	54.40'	S 11°30'24" E
L-32	88.66'	S 11°30'24" E
L-33	122.63'	S 29°53'35" E
L-34	135.22'	N 00°11'15" E
L-35	11.20'	N 00°11'15" E
L-36	54.66'	N 17°39'10" E
L-37	65.75'	N 76°38'18" E
L-38	53.07'	N 28°57'37" E
L-39	97.19'	N 06°32'32" W
L-40	74.92'	N 56°24'44" E
L-41	92.95'	N 89°07'28" E
L-42	102.67'	S 76°37'37" E
L-43	114.10'	N 71°26'49" W
L-44	73.09'	N 32°45'57" W
L-45	188.29'	N 35°11'18" E
L-46	79.35'	N 58°59'29" E
L-47	40.15'	N 17°00'23" E
L-48	114.33'	N 55°21'38" E
L-49	73.74'	N 24°51'21" E
L-50	74.84'	N 47°57'58" E
L-51	16.79'	S 79°31'54" W
L-52	211.13'	S 79°31'54" W
L-53	36.75'	S 79°31'54" W
L-54	118.77'	N 68°46'30" W
L-55	110.19'	N 31°10'09" W
L-56	53.93'	N 61°00'12" W
L-57	46.56'	N 85°09'50" W
L-58	137.91'	S 85°24'41" E
L-59	49.97'	N 71°26'02" W
L-60	143.95'	N 71°26'02" W
L-61	128.39'	S 27°05'53" W
L-62	23.15'	S 10°19'44" W
L-63	75.51'	S 85°35'45" W
L-64	90.14'	N 27°22'03" E
L-65	68.31'	S 64°21'18" E

WAKE COUNTY, NC 101
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/27/2016 11:10:28
BOOK: BM2016 PAGE: 01606

BM. 2016
PG. 1606



I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT 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, PROFESSIONAL LAND SURVEYOR NO. L-3794

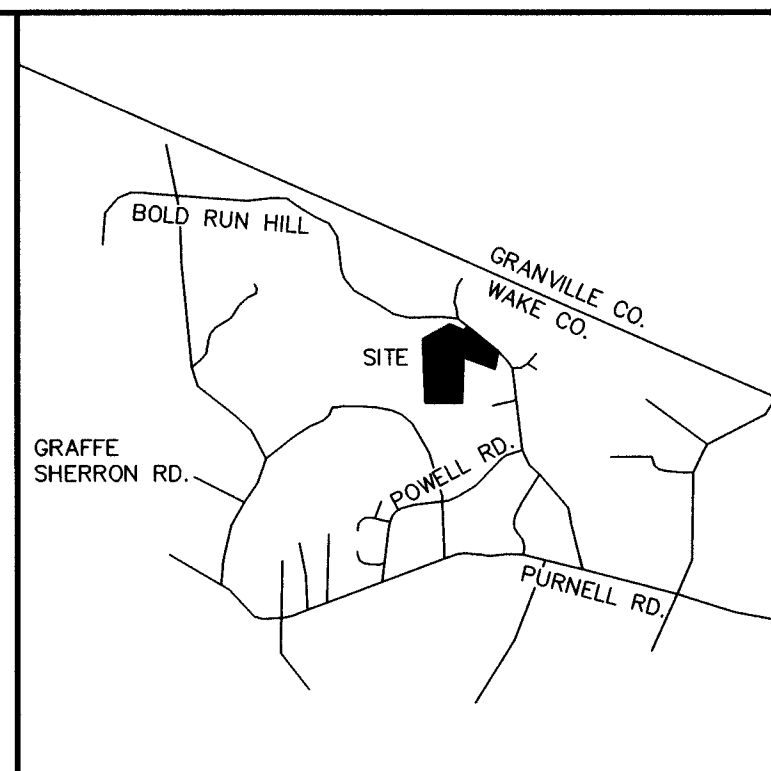
CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

OPEN SPACE # 2 IS NOT A BUILDABLE AREA AND SERVE EXCLUSIVELY AS OFFSITE WASTEWATER DISPOSAL AREAS FOR LOTS 13, 14, 15, & 16. OPEN SPACE # 2 MAY BE USED ONLY FOR THE INSTALLATION, MAINTENANCE OR REPAIR OF SUBSURFACE WASTEWATER DISPOSAL SYSTEMS SERVING THEIR RESPECTIVE LOTS (13, 14, 15, 16). OTHER LAND USES NOT SPECIFICALLY APPROVED BY THE WAKE COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES ARE PROHIBITED. ALL FUTURE OWNERS OF LOTS ON THIS PLAT SHALL PROVIDE AFFIRMATIVE ACCESS AS INDICATED ON THE PLAT FOR INSTALLATION, MAINTENANCE OR REPAIR OF ANY SUBSURFACE WASTEWATER DISPOSAL SYSTEM SERVING A LOT ON THIS PLAT. ALL COSTS OF INSTALLATION/REPAIR, OPERATION AND MAINTENANCE OF THE SUBSURFACE WASTEWATER DISPOSAL SYSTEMS AND ALL COMPONENTS THEREOF SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER CONTROLLING AND OWNING THE SYSTEM AND HIS SUCCESSORS IN TITLE.

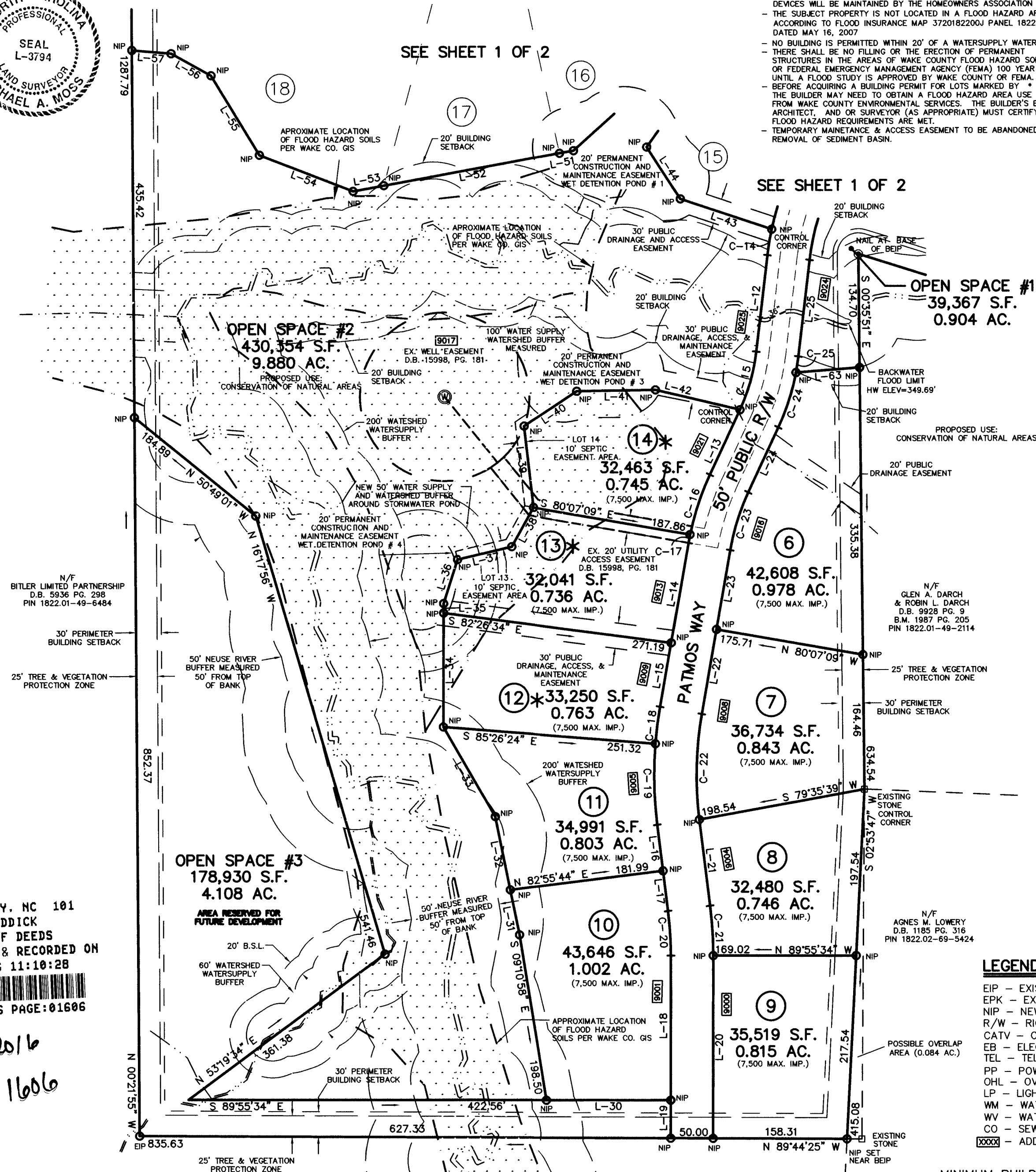
NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCMS 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 (919-781-4200).
- ALL PRIVATE STORM DRAINAGE EASEMENTS & STORMWATER CONTROL DEVICES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE MAP 3720182200J PANEL 1822J DATED MAY 16, 2007.
- NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSUPPLY WATERSHED BUFFER.
- 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.
- 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.
- TEMPORARY MAINTENANCE & ACCESS EASEMENT TO BE ABANDONED AFTER REMOVAL OF SEDIMENT BASIN.

ADOPTED FROM NC GRID (NAD 83)



VICINITY MAP



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	49.83'	25.00'	41.98'	N 07°02'11" E
C-2	187.06'	250.00'	182.72'	N 85°34'16" E
C-3	92.91'	399.07'	92.70'	N 79°39'47" W
C-4	110.35'	399.07'	110.00'	S 85°44'45" W
C-5	21.03'	25.00'	20.41'	S 78°04'52" E
C-6	55.86'	50.00'	53.00'	N 85°39'32" W
C-7	64.73'	50.00'	60.31'	S 24°54'46" W
C-8	54.89'	50.00'	52.17'	S 43°37'31" E
C-9	65.70'	50.00'	61.08'	N 67°16'48" E
C-10	21.03'	25.00'	20.41'	S 53°43'45" W
C-11	177.79'	349.07'	175.88'	N 87°35'05" W
C-12	39.27'	25.00'	35.36'	N 27°59'37" W
C-13	27.98'	325.00'	27.97'	S 14°32'23" W
C-14	31.11'	325.00'	31.10'	S 09°19'51" W
C-15	71.79'	225.00'	71.48'	N 15°43'46" E
C-16	74.92'	325.00'	74.75'	S 18°15'57" W
C-17	10.10'	325.00'	10.10'	S 10°46'17" W
C-18	44.11'	475.00'	44.09'	S 07°13'14" W
C-19	96.43'	475.00'	96.26'	S 01°15'20" E
C-20	53.00'	425.00'	52.96'	N 03°29'55" W
C-21	59.23'	475.00'	59.19'	N 03°29'55" W
C-22	125.74'	425.00'	125.28'	S 01°24'18" W
C-23	71.94'	275.00'	71.74'	S 17°22'31" W
C-24	68.45'	275.00'	68.28'	N 17°44'19" E
C-25	19.29'	275.00'	19.28'	N 08°35'53" E
C-26	50.00'	275.00'	49.93'	S 11°47'51" W
C-27	39.27'	25.00'	35.36'	S 62°00'23" W
C-28	42.69'	300.00'	42.65'	S 77°04'13" E
C-29	113.34'	300.00'	112.67'	N 88°01'47" E
C-30	109.08'	300.00'	108.48'	N 66°47'27" E
C-31	31.97'	25.00'	29.84'	N 86°59'08" W
C-32	294.42'	56166.83'	294.42'	S 49°41'18" E
C-33	84.54'	21554.94'	84.54'	S 49°57'03" E
C-34	106.37'	21554.94'	106.36'	S 50°12'16" E
C-35	50.22'	21554.94'	50.22'	S 50°24'45" E
C-36	116.23'	56166.83'	116.23'	S 49°37'02" E

LINE TYPE LEGEND

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

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
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
XXXX - ADDRESS

MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	15'
SIDE	7.5'
CORNER	15'

FINAL SUBDIVISION PLAT
"CLUSTER SUBDIVISION"

VERNON PLACE SUBDIVISION

OWNER: BOLD RUN, LLC

REF: D.B. 15892 PAGE 2724

NEW LIGHT TOWNSHIP

WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

JULY 14, 2015

ZONED R-40W

PIN # 1822.01-39-4314

S-08-14

SHEET 2 OF 3

(BOLD RUN SUBDIVISION-PP.dwg)

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 13th DAY OF MAY, 2016.

Michael A. Moss
PROFESSIONAL LAND SURVEYOR (L-3794)

I HEREBY CERTIFY THAT LOT(S) 3-8, 10, 13-17, & 23-26 SHOWN ON THIS PLAT FOR VERNON PLACE 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.

I HEREBY CERTIFY THAT LOT(S) 1-2, 9, 11-12, & 18-22 SHOWN ON THIS PLAT FOR VERNON PLACE 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.

PRELIMINARY CERTIFICATION DOES NOT PRESUME 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 DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE AND SITUATION.

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

5-19-16
DATE
NORTH CAROLINA LICENSED
SOIL SCIENTIST (SEAL)

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.

BOLD RUN, LLC 5-13-16
By Sanford Bailey, Manager
OWNER DATE

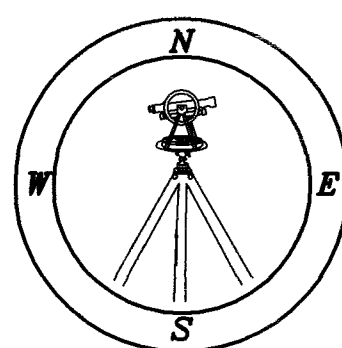
Granville
NORTH CAROLINA, WAKE COUNTY.
I, Karen Whittenore, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Sanford Bailey, Manager, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 13 DAY OF May, 2016.

Karen Whittenore
NOTARY PUBLIC Karen Whittenore
MY COMMISSION EXPIRES 03/03/2019

STORMWATER MANAGEMENT CERTIFICATE

I 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.

9-15-16
DATE
WAKE COUNTY STORMWATER
MANAGEMENT REPRESENTATIVE



MINIMUM BUILDING SETBACKS

FRONT	15'
REAR	15'
SIDE	7.5'
CORNER	15'

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT 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
MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L - 3794

WAKE COUNTY HEREBY ACCEPTS, FOR THE USE AND BENEFIT OF THE 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 RESPONSIBILITY 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.

9-26-16
DATE
Celena Everette
PLANNING DIRECTOR/
REVIEW OFFICER

Subdivision Stormwater Performance Guarantee Disclosure Statement

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.

Subdivision Improvements Disclosure Statement

As subdivider/owner, I, Bold Run, LLC, 8900 Bud Smith Road, Wake Forest, NC 27587, 919-417-5617, am responsible for maintainin 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.

BOLD RUN, LLC
Signature

NOTE: AT THE TIME OF RECORDATION, THE ROADS, IDENTIFIED AS PUBLIC WERE BUILT TO PUBLIC ROADS 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.

Granville
NORTH CAROLINA, WAKE COUNTY.
I, Karen Whittenore, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT Sanford Bailey, Manager, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL, THIS 13 DAY OF May, 2016.

Karen Whittenore
NOTARY PUBLIC Karen Whittenore
MY COMMISSION EXPIRES 03/03/2019

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 ARE ON FILE IN MY OFFICE.

9-26-16
DATE
Celena Everette
SUBDIVISION ADMINISTRATOR/
REVIEW OFFICER

APPROVAL EXPIRES IF NOT
RECORDED ON OR BEFORE 10-10-16

IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA:	42.15 AC.	1,836,054 SQ. FT.
* MAXIMUM ALLOWABLE IMPERVIOUS PER LOT 7,500 SQ. FT.		
IMPERVIOUS IN 26 LOTS:	4.476 AC.	195,000 SQ. FT.
IMPERVIOUS IN MAIL KIOSK:	0.034 AC.	1,440 SQ. FT.
IMPERVIOUS IN ROADWAY:	1.212 AC.	52,780 SQ. FT.
IMPERVIOUS IN WELL ACCESS& EASEMENT:	0.092 AC.	4,000 SQ. FT.
TOTAL IMPERVIOUS AREA:	5.813 AC.	253,220 SQ. FT.
PERCENTAGE OF IMPERVIOUS	13.79%	

NOTES:

- 1) ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 2) ALL LOTS WILL HAVE INDIVIDUAL SEPTIC TANKS AND COMMUNITY WELL.
- 3) ALL LOT AREAS ARE EQUAL TO OR GREATER THAN 20,000 SQUARE FEET.
- 4) THIS SUBDIVISION WILL COMPLY WITH THE WAKE COUNTY SOIL AND EROSION ORDINANCE.
- 5) NO BUILDING IS PERMITTED WITHIN 20' OF A WATER SUPPLY WATERSHED BUFFER.
- 6) NO LOTS WILL HAVE DIRECT ACCESS TO N.C.S.R. 1912 (BOLD RUN HILL ROAD).
- 7) 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.
- 8) 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 ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- 9) MAXIMUM IMPERVIOUS AREA SQUARE FOOTAGE ON EACH LOT WILL BE STRINGENTLY ENFORCED WITH NO EXCEPTIONS INTO PERPETUITY. PLANS APPROVED LIMITING THE MAXIMUM IMPERVIOUS SURFACE TO 7,500 SQUARE FEET PER LOT.
- 10) AREA COMPUTED BY COORDINATE METHOD.
- 11) TEMPORARY MAINTAINANCE EASEMENTS TO BE USED FOR MAINTAINANCE OF SOIL & EROSION MEASURES. TEMPORARY EASEMENTS TO BE ABANDONED AFTER CERTIFICATION OF COMPLETION HAS BEEN ISSUED BY WAKE COUNTY ENGINEERING.
- 12) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN D.B. _____, PG. _____
- 13) SIGHT DISTANCE EASEMENTS SHALL TAKE PRECEDENCE OVER SIGN EASEMENTS.
- 14) ONLY NCDOT STRUCTURES ARE TO BE ERECTED IN PUBLIC RIGHT OF WAYS.
- 15) STORMWATER BMP'S ARE TO BE MAINTAINED BY THE VERNON PLACE HOMEOWNERS ASSOCIATION, PER STORMWATER AGREEMENT RECORDED IN D.B. 16545, PAGE 2359.

OPERATION AND MAINTENANCE MANUAL FOR THE STORMWATER DEVICES RECORDED IN D.B. 16545, PAGE 2361.

16) IS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THERIN, 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.

17) MAIL KIOSK AND ASSOCIATED PARKING SHALL NOT BE ALLOWED WITHIN NCDOT RIGHT-OF-WAY.

18) NO C.O. WILL BE ISSUED UNTIL THE WATER AND/OR SEWER SYSTEM IS OPERATIONAL AND CERTIFIED BY AN ENGINEER. COMMUNITY WATER STATE PERMIT NUMBER NC 4092162

19) THE VERNON PLACE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OPEN SPACE AREAS.

20) DISCONNECTED IMPERVIOUS SURFACE SHALL NOT BE PIPED TO A SWALE OR LOWPOINT ON SITE

ACTIVITIES ALLOWED WITHIN REQUIRED WATERSHED BUFFERS AND DRAINAGEWAY BUFFERS

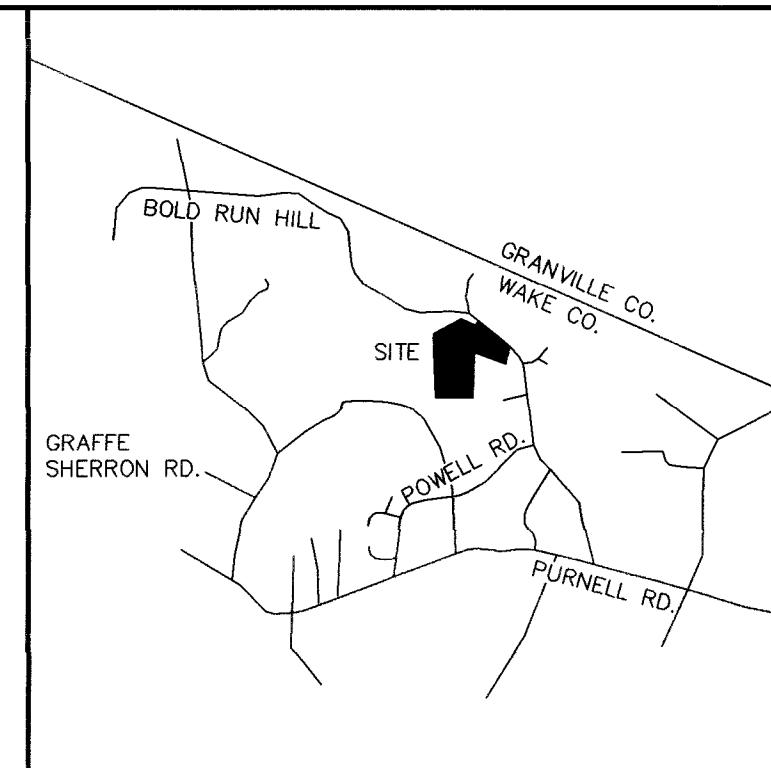
ROAD CROSSINGS (PUBLIC OR PRIVATE ROADS), PROVIDED:

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.

ADOPTED FROM NC GRID (NAD 83)



VICINITY MAP

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
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
XXXX - ADDRESS

SITE DATA

TOTAL AREA: (TO BE SUBDIVIDED)	42.150 AC.
LESS R/W:	3.106 AC.
OPEN SPACE REQUIRED:	10.537 AC.
OPEN SPACE PROVIDED:	10.784 AC. (OPEN SPACE #1 & #2)
LESS FUTURE DEVELOPMENT:	3.600 AC. <u>4.108 AC</u>
NET AREA:	24.153 AC.
TOTAL LOTS:	26
AVERAGE LOT SIZE:	0.929 AC.
TOTAL ROAD LENGTH	2,639
PROPOSED USE:	RESIDENTIAL SINGLE FAMILY SUBDIVISION

OPEN SPACE # 3 IS NOT A PART OF THIS DEVELOPMENT, BUT IS RETAINED BY THE OWNER FOR FUTURE DEVELOPMENT.

LINE TYPE LEGEND

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

FINAL SUBDIVISION PLAT "CLUSTER SUBDIVISION" VERNON PLACE SUBDIVISION

OWNER: BOLD RUN, LLC
REF: D.B. 15892 PAGE 2724

NEW LIGHT TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

100 50 0 100 200

SCALE 1"=100'

JULY 14, 2015

ZONED R-40W

PIN # 1822.01-39-4314

S-08-14

SHEET 3 OF 3