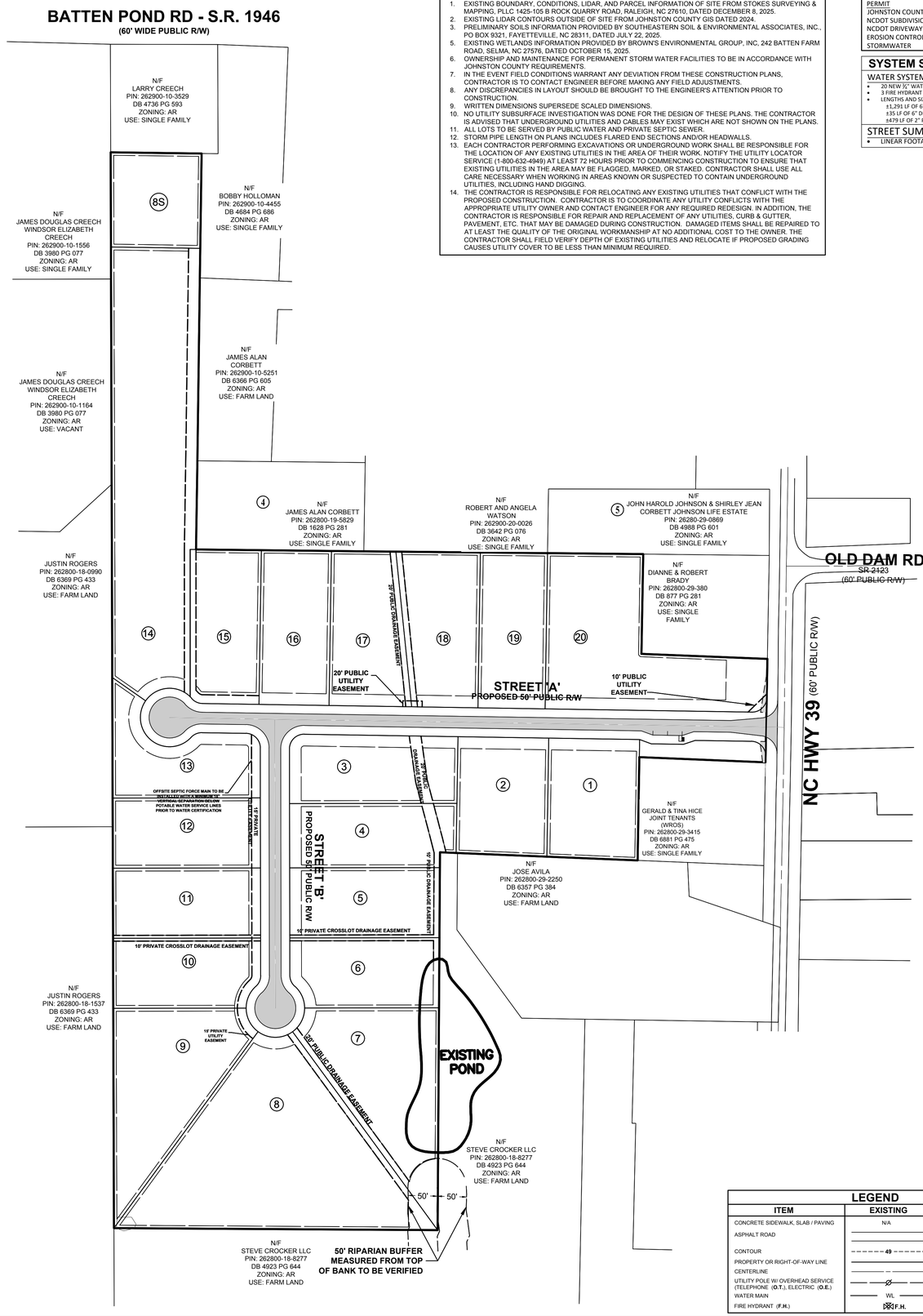

GENERAL NOTES:

1. EXISTING BOUNDARY, CONDITIONS, LIDAR, AND PARCEL INFORMATION OF SITE FROM STOKES SURVEYING & MAPPING, PLLC 1425-105 B ROCK QUARRY ROAD, RALEIGH, NC 27610, DATED DECEMBER 8, 2025.
2. EXISTING LIDAR CONTOURS OUTSIDE OF SITE FROM JOHNSTON COUNTY GIS DATED 2024.
3. PRELIMINARY SOILS INFORMATION PROVIDED BY SOUTHEASTERN SOIL & ENVIRONMENTAL ASSOCIATES, INC., PO BOX 9321, FAYETTEVILLE, NC 28311, DATED JULY 22, 2025.
5. EXISTING WETLANDS INFORMATION PROVIDED BY BROWN'S ENVIRONMENTAL GROUP, INC, 242 BATTEN FARM ROAD, SELMA, NC 27576, DATED OCTOBER 15, 2025.
6. OWNERSHIP AND MAINTENANCE FOR PERMANENT STORM WATER FACILITIES TO BE IN ACCORDANCE WITH JOHNSTON COUNTY REQUIREMENTS.
7. IN THE EVENT FIELD CONDITIONS WARRANT ANY DEVIATION FROM THESE CONSTRUCTION PLANS, CONTRACTOR IS TO CONTACT ENGINEER BEFORE MAKING ANY FIELD ADJUSTMENTS.
8. ANY DISCREPANCIES IN LAYOUT SHOULD BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
9. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.
10. NO UTILITY SUBSURFACE INVESTIGATION WAS DONE FOR THE DESIGN OF THESE PLANS. THE CONTRACTOR IS ADVISED THAT UNDERGROUND UTILITIES AND CABLES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS.
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SEWER.
12. STORM PIPE LENGTH ON PLANS INCLUDES FLARED END SECTIONS AND/OR HEADWALLS.
13. EACH CONTRACTOR PERFORMING EXCAVATIONS OR UNDERGROUND WORK SHALL BE RESPONSIBLE FOR THE LOCATION OF ANY EXISTING UTILITIES IN THE AREA OF THEIR WORK. NOTIFY THE UTILITY LOCATOR SERVICE (1-800-632-4949) AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE THAT EXISTING UTILITIES IN THE AREA MAY BE FLAGGED, MARKED, OR STAKED. CONTRACTOR SHALL USE ALL CARE NECESSARY WHEN WORKING IN AREAS KNOWN OR SUSPECTED TO CONTAIN UNDERGROUND UTILITIES, INCLUDING HAND DIGGING.
14. THE CONTRACTOR IS RESPONSIBLE FOR RELOCATING ANY EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED CONSTRUCTION. CONTRACTOR IS TO COORDINATE ANY UTILITY CONFLICTS WITH THE APPROPRIATE UTILITY OWNER AND CONTACT ENGINEER FOR ANY REQUIRED REDESIGN. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OF THE ORIGINAL WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL FIELD VERIFY DEPTH OF EXISTING UTILITIES AND RELOCATE IF PROPOSED GRADING CAUSES UTILITY COVER TO BE LESS THAN MINIMUM REQUIRED.

PERMIT SUMMARY:

PERMIT	NUMBER	DATE
JOHNSTON COUNTY WATER	26-027-P	08/03/2026
NCDOT SUBDIVISION	S-43-051-26-014	05/29/2026
NCDOT DRIVEWAY	D-043-051-26-00101	05/04/2026
EROSION CONTROL	JC#26-027	06/30/2026
STORMWATER	JC#26-027	06/30/2026

SYSTEM SUMMARIES:

WATER SYSTEM PROJECT SUMMARY:

- 20 NEW ¾" WATER SERVICES
- 3 FIRE HYDRANT ASSEMBLIES
- LENGTHS AND SIZES OF WATER MAIN:
  ±1,291 LF OF 6" PVC (C-900 BLUE) MAIN
  ±35 LF OF 6" DIP MAIN
  ±479 LF OF 2" PVC (SDR-21) MAIN

STREET SUMMARY:

- LINEAR FOOTAGE OF PUBLIC STREET: ±1,528

DEVELOPER / APPLICANT:

EARP FARM, LLC
PO BOX 189
CLAYTON, NC 27528

CONTACT: PAUL GORMAN
(919) 345-6729

JOHNSTON COUNTY, NORTH CAROLINA

LOCATION MAP SCALE: 1" = 2000'

ANNIE'S ACRES SITE DATA CHART

Parcel #1 OWNER OF RECORD:	TIMOTHY AND SUSAN CHASE
PARCEL OWNER ADDRESS:	5423 NC HWY 39, SELMA, NC 27576
PARCEL IDENTIFICATION:	262800-29-3612 / 11N05014E
PROPERTY SIZE:	0.92 AC / 39,858 SF
Parcel #2 OWNER OF RECORD:	TIMOTHY AND SUSAN CHASE
PARCEL OWNER ADDRESS:	5423 NC HWY 39, SELMA, NC 27576
PARCEL IDENTIFICATION:	262800-19-6458 / 11N05014K
PROPERTY SIZE:	20.30 AC / 884,300 SF
Parcel #3 OWNER OF RECORD:	TIMOTHY AND SUSAN CHASE
PARCEL OWNER ADDRESS:	5423 NC HWY 39, SELMA, NC 27576
PARCEL IDENTIFICATION:	262800-19-9642 / 11N05014J
PROPERTY SIZE:	0.97 AC / 42,402 SF
TOTAL PROPERTY SIZE:	**22.19 AC / 966,560 SF**
PROPERTY TOWNSHIP LOCATION:	O'NEALS TOWNSHIP
ZONING CLASSIFICATION:	EXISTING: AR
	PROPOSED: NO CHANGE
PRESENT USE:	FARM LAND/SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF SINGLE FAMILY LOTS:	20 LOTS
PROPOSED GROSS DENSITY:	20 UNITS / 22.19 ACS= 0.90 UNITS PER AC
PROPOSED IMPERVIOUS AREA:	MAXIMUM PROPOSED 144,984 SF / 15%
BUILDING SETBACKS:	FRONT: 20 FT
	REAR: 5 FT
	SIDES: 5 FT
	COLLECTOR STREET: 70 FT
PROPOSED LINEAR FEET OF STREETS:	1,528 LF
ELECTRIC PROVIDER:	DUKE ENERGY
WATER PROVIDER:	JOHNSTON COUNTY
SEWER PROVIDER:	PRIVATE SEPTIC
FIRM MAP AND DATE:	3720262800J/3720262900J DATED 12/02/2005
FLOOD CLASSIFICATION:	NOT LOCATED IN 100-YEAR FLOOD PLAIN
WATERSHED PROTECTION OVERLAY:	NO
ENVIRONMENTALLY SENSITIVE DISTRICT:	NO
VOLUNTARY AGRICULTURE DISTRICT WITHIN 1/2 MILE:	YES

SHEET INDEX

COVER SHEET
C-001 COVER SHEET & OVERALL LAYOUT
EXISTING CONDITIONS AND DEMOLITION PLANS
C-101 EXISTING CONDITIONS & DEMOLITION PLAN
SITE PLANS
C-200 OVERALL SITE & UTILITY PLAN
C-201 SOILS LAYOUT
GRADING PLANS
C-400 GRADING & DRAINAGE PLAN
EROSION & SEDIMENT CONTROL PLANS
C-500 EROSION CONTROL PLAN - STAGE 1
C-501 EROSION CONTROL PLAN - STAGE 2
STREET PLAN & PROFILES
C-701 PLAN & PROFILE STREET 'A' STA. 10+00 - END
C-702 PLAN & PROFILE STREET 'B' STA. 10+00 - END
CONSTRUCTION DETAILS
C-901 EROSION CONTROL DETAILS 1
C-902 EROSION CONTROL DETAILS 2
C-903 EROSION CONTROL DETAILS 3
C-904 WATER DETAILS
C-905 GENERAL DETAILS

LEGEND

ITEM	EXISTING	PROPOSED
CONCRETE SIDEWALK, SLAB / PAVING	N/A	
ASPHALT ROAD		
CONTOUR	49	55
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.)	Ø	N/A
WATER MAIN	WL	N/A
FIRE HYDRANT (F.H.)	F.H.	N/A

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
Dover 302.734.7950 Newark 302.369.3700
Maryland
Salisbury 410.546.9100
Virginia
Virginia Beach 757.734.9110
North Carolina
Charlotte 980.270.9100 Raleigh 919.243.1332
Wilmington 910.341.7600
www.beckermorgan.com

314 E. Main Street
Clayton, NC 27520
Firm #C-4743

NORTH CAROLINA PROFESSIONAL SEAL 060937 ENGINEER ALEXANDER B. HABERKORN

8/3/2026 3:19 PM

APPROVED FOR CONSTRUCTION

PROJECT TITLE

ANNIE'S ACRES
MAJOR SUBDIVISION

NC HWY 39
SELMA, NC
JOHNSTON COUNTY

SHEET TITLE

COVER SHEET & OVERALL LAYOUT

0 50 100 200
SCALE: 1" = 100'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
5	07/09/26	PER JOCO WATER COMMENTS
4	06/19/26	PER JOCO ESC/STORM COMMENTS
3	05/27/26	PER JOCO WATER COMMENTS
2	05/27/26	PER JOCO ESC/STORM COMMENTS
1	05/27/26	PER DOT SUBDIVISION COMMENTS

LAYER:STATE_C-001

PROJECT NO.: 2025326.00
DATE: 02/20/2026
SCALE: SEE GRAPHIC SCALE
DRAWN BY: ABH PROJ. MGR.: AWH

SHEET
C-001

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