



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
Am't Paid	
Check #	
Rec'd Date	
Rec'd By	

Submit required documentation to:  
 Wake County Planning Department/Current Planning Section  
 PO Box 550 Wake County Office Building  
 Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh  
 Contact Current Planning at (919) 856-6216 for additional information.

### Name of Subdivision

THORN RIDGE SUBDIVISION

( ) cluster subdivision (X) lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? ( ) Yes (X) No

If yes, when and under what name? \_\_\_\_\_

### Property

Parcel Identification Number: 2706-99-4023

Address: 3000 ROSINBURG ROAD

Location: EAST side of ROSINBURG ROAD (SR 2339), at/between  
(north, east, south, west) (street)

SHEPARD SCHOOL ROAD and DEBNAM ROAD  
(street) (street)

Total site area in square feet and acres: 1292552 square feet 29.673 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: \_\_\_\_\_

Present land use(s): VACANT

### Property Owner

Name: LD ATLANTIC, LLC

Address: 446 E. MAIN STREET

City: CLAYTON State: NC Zip Code: 27520

E-mail Address: JDALTON@DALTONENGINEERING.COM FAX: 919-550-4741

Telephone Number: 919-550-4740

### Applicant (person to whom all correspondence will be sent)

Name: CURK LANE

Address: 205 W. MAIN STREET

City: CLAYTON State: NC Zip Code: 27520

E-mail Address: CURK@TRUELINESURVEYING.COM FAX: 919-359-0428

Telephone Number: 919-359-0427 Relationship to Owner: OWNER

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): \_\_\_\_\_

Max. # of lots allowable\*: 43 Proposed # of lots\*: 23

Min. allowable lot area\*: 30000 sf Proposed min. lot area\*: 30013 sf

Average lot area\*: 52664 sf

Min. allowable lot width\*: 95 / 30 ft Proposed min. lot width\*: 100 / 40 ft

\* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): ( ) 10 % ( ) 25 % of site area

Min. open space area: N/A acres

Proposed open space area [by parcel]: \_\_\_\_\_ acres

Proposed open space use(s) [by parcel]: \_\_\_\_\_

Proposed future development site area [by site]: 0- acres

Proposed impervious surfaces area: 193882 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15% %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 9.452 acres  
within floodway: \_\_\_\_\_ acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ dedication \_\_\_\_\_ reservation \_\_\_\_\_ fee

The amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> of an acre times the number of lots recorded. If fee is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 subdivided into 20 lots would dedicate 0.57 acres or pay a \$2472.86 fee.

Tax value of property (land only) \_\_\_\_\_ Total # of proposed lots \_\_\_\_\_ Total # of acres \_\_\_\_\_

Calculate both: Estimate of recreation area required: \_\_\_\_\_

Estimate of recreation fee required: \_\_\_\_\_

\*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

**Vehicular Access**

Names of access street(s) and number of access points along each: ROSINBURG ROAD

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<u>ROSINBURG ROAD</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>			

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit

<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) \_\_\_\_\_

Estimated traffic generated by heavy vehicles (vehicles other than automobiles and light trucks):

Type of vehicle: N/A ADT: \_\_\_\_\_

Type of vehicle: \_\_\_\_\_ ADT: \_\_\_\_\_

**Utilities and Services**

Water supply provided by: ( ) municipal system ( \_\_\_\_\_ )  
( ) community system ( \_\_\_\_\_ ) (X) individual well(s)

Estimated total water demand: \_\_\_\_\_ gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
( ) community system - specify type ( \_\_\_\_\_ ) (X) individual on-site system

Estimated total wastewater discharge: \_\_\_\_\_ gpd

Solid waste collection provided by: INDIVIDUAL CONTAINERS

Electrical service provided by: PROGRESS ENERGY Underground (X) yes ( ) no

Natural gas service provided by: N/A

Telephone service provided by: EMBARQ/SOUTHERN BELL Underground (X) yes ( ) no

Cable television service provided by: TIME WARNER Underground (X) yes ( ) no

Fire protection provided by: ZEBULON

**Miscellaneous**

Generalized slope of site: GRADUAL TO STEEP IN REAR OF TRACT

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: N/A

**Land Use Plan Classifications**

General Classification (note associated municipality and/or watershed):

( ) Short-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

( ) Short-Range Urban Services Area \_\_\_\_\_

( ) Long-Range Urban Services Area/Water Supply Watershed \_\_\_\_\_

( ) Long-Range Urban Services Area \_\_\_\_\_

( ) Non-Urban Area/Water Supply Watershed \_\_\_\_\_

( ) Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Other information** (additional relevant information about the site or proposal you wish to note or cite)

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

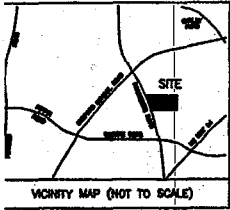
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: \_\_\_\_\_  Date: 1-22-07

Notes: All documents and maps submitted as required become the property of Wake County.  
The Wake County Unified Development Ordinance is on the web at [www.wakegov.com](http://www.wakegov.com).  
All application fees are non-refundable.



**CERTIFICATION OF OWNERSHIP**

THE UNDERSIGNED HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I HEREBY ADOPT THIS PLAT WITH MY FREE CONSENT.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

NORTH CAROLINA, WAKE COUNTY

I, \_\_\_\_\_, A NOTARY PUBLIC FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

PROPERTY SHOWN HEREON IS PARTIALLY AS SHOWN LOCATED IN A FEMA DESIGNATED FLOOD ZONE. FEMA FLOOD HAZARD PANEL NO. 370207000101 EFFECTIVE DATE: MAY 2, 2006

- THIS SURVEY:**
- 1) CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
  - 2) IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNINCORPORATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
  - 3) IS ONE OF THE FOLLOWING:
    - a) IS OF ALL EXISTING PARCELS OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
    - b) IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR FACILITY, PORTION, SUCH AS A INTERSECTION OR A CONTROL SURVEY.
  - 4) IS OF ANOTHER OUTDOOR SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A CONTROL SURVEY IS MADE ON OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
  - 5) FROM THE INFORMATION AVAILABLE, THE SURVEYOR IS ABLE TO MAKE A DETERMINATION OF THE PROVISIONS (1) THROUGH (4).

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_

SURVEYOR'S DISCLAIMER: NO ATTEMPT WAS MADE TO LOCATE ANY CEMETERIES, METALLIC HAZARDOUS MATERIAL, STEEL UNDERGROUND UTILITIES OR ANY OTHER FEATURES ABOVE OR BELOW GROUND OTHER THAN THOSE SHOWN.

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_

STATE OF NORTH CAROLINA, WAKE COUNTY

I, \_\_\_\_\_, CLERK OF COURT, DO HEREBY CERTIFY THAT THIS PLAT FILED UNDER MY SUPERVISION IS AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_) AND THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAIN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE PLAT OF PROVISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007.

SURVEYOR \_\_\_\_\_

ASST./DEPUTY \_\_\_\_\_

TITLE \_\_\_\_\_

RECORDED IN BOM \_\_\_\_\_ PG \_\_\_\_\_

**CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST**

I HEREBY CERTIFY THAT LOT(S) \_\_\_\_\_ HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO MINIMAL LOT REQUIREMENTS SET FORTH IN SECTION 14 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 THOSE REGULATIONS.

I HEREBY CERTIFY THAT LOT(S) \_\_\_\_\_ HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO ALTERNATE LOT REQUIREMENTS SET FORTH IN SECTION 14 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 THOSE REGULATIONS.

PRELIMINARY CERTIFICATION DOES NOT REPRESENT APPROVAL OR A PERMIT FOR ANY SITE WORK, NOR DOES IT GUARANTEE OBTAINANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT FINAL SITE APPROVAL. FOR OBTAINANCE 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 OBTAINING A SPECIFIC USE AND STRING.

ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUPERVISION OR REGULATION OF CERTIFICATION.

DATE \_\_\_\_\_ NO LICENSED SOIL SCIENTIST (SEAL)

BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED WITH A "H" THE SUBDIVISION MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDERS ENGINEER, ARCHITECT AND/OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY ON ANY PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.

THERE SHALL BE NO PLATING OR ERECTION OF PERMANENT STRUCTURES IN WAKE COUNTY FLOOD HAZARD AREAS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNLESS A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

**SITE DATA**

AREA IN TRACT	1262862 SF	29,873 AC
AREA IN LOTS	1211422 SF	27,810 AC
LINEAR FEET IN STREETS	4132 SF	1,482 AC
MINIMAL LOT SIZE	30013 SF	
AVERAGE LOT SIZE	17,309 AC	
PROPOSED IMPERVIOUS SURFACE AREA	4,651 SF	10.5%
PROPOSED IMPERVIOUS SURFACE COVERAGE PER LOT	886 SF	

**RESTRICTIVE COVENANTS RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_**

**WAKE COUNTY CERTIFICATION**

SUBDIVISION ADMINISTRATOR AND REVIEW OFFICER OF WAKE COUNTY CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD WITH THE WAKE COUNTY REVIEWER'S 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.

DATE \_\_\_\_\_ SUBDIVISION ADMINISTRATOR / REVIEW OFFICER \_\_\_\_\_

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE \_\_\_\_\_

WAKE COUNTY HEREBY ACCEPTS FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC, THE RIGHT-OF-WAY SHOWN ON OR OTHERWISE PROVIDED FOR ON THIS PLAT AS REQUIRED FOR PUBLIC ROADS AND UTILITIES. THIS ACCEPTANCE DOES NOT RELIEVE THE COUNTY'S ACCEPTANCE OF ANY RESPONSIBILITY TO CONSTRUCT, INSTALL, OR MAINTAIN THE ROADWAY OR OTHER PUBLIC IMPROVEMENT INTENDED TO BE CONSTRUCTED OR INSTALLED WITHIN THE RIGHT-OF-WAY.

DATE \_\_\_\_\_ SUBDIVISION ADMINISTRATOR / REVIEW OFFICER \_\_\_\_\_

FILED FOR REGISTRATION

Laura M. Riddick  
REGISTERED OF DEEDS  
WAKE COUNTY

BY \_\_\_\_\_

TITLE \_\_\_\_\_

RECORDED IN BOM \_\_\_\_\_ PG \_\_\_\_\_

**SUBDIVISION DISCLOSURE STATEMENT**

1. ALL REQUIRED IMPROVEMENTS HAVE BEEN CERTIFIED AS COMPLETE EXCEPT FOR THE LISTED IMPROVEMENTS AND THESE SHALL BE COMPLETED BY THE FOLLOWING DATE: [DATE OF COMPLETION]
- A. PUBLIC ROADS
  - B. DRAINAGE FACILITIES, EASEMENTS AND STORMWATER MANAGEMENT DEVICES
  - C. DRAINAGE AND SEDIMENT CONTROL DEVICES
  - D. UTILITY SYSTEMS
  - E. AS SHOWN/OTHERWISE

- ARE RESPONSIBLE FOR ALL REQUIRED IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT AND CONSTRUCTION PLAN COMPLETION OF ALL IMPROVEMENTS FOR SCHEDULE ABOVE
- 1. MAINTENANCE OF EACH REQUIRED IMPROVEMENT UNTIL ADVANCED BY IMPROVEMENT & PROSPECTIVE MAINTENANCE
  - A. ROAD - NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
  - B. INDIVIDUAL LOT OWNER AFTER BRIDGING OF A FINAL CERTIFICATE OF COMPLETION BY WAKE COUNTY CDD-ENGINEERING FOR DRAINAGE FACILITIES, EASEMENTS AND STORMWATER MANAGEMENT DEVICES
  - C. INDIVIDUAL LOT OWNER AFTER BRIDGING OF A FINAL CERTIFICATE OF COMPLETION BY WAKE COUNTY CDD-ENGINEERING FOR DRAINAGE FACILITIES, EASEMENTS AND STORMWATER MANAGEMENT DEVICES
  - D. UTILITY SYSTEMS

- PROVISION TO THE PROGRESSIVE BUYER OF ANY LOT SHOWN ON THIS RECORD PLAT WITH A WRITTEN DISCLOSURE OF (A) BY (YOUR) RESPONSIBILITY FOR COMPLETING THE REQUIRED IMPROVEMENTS AND (B) THOSE PROVISIONS OF THE WAKE COUNTY SUBDIVISION REGULATIONS REGARDING THE WITHHOLDING OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY PENDING COMPLETION OF REQUIRED IMPROVEMENTS (AND THE RECOMMENDATION OF ACCEPTANCE OF PUBLIC ROADS BY NCDOT, SECTION 3-3-11 (c))

2. CONTACT THE WAKE COUNTY INSPECTIONS AND LAND USE DIVISION FOR CURRENT INFORMATION ABOUT THE SUBDIVISION'S STATUS CONCERNING COMPLETION OF REQUIRED IMPROVEMENTS AND THE APPLICATION OF WAKE COUNTY SUBDIVISION REGULATIONS REGARDING THE WITHHOLDING OF CERTAIN BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY PENDING COMPLETION OF REQUIRED IMPROVEMENTS (AND THE RECOMMENDATION OF NCDOT THAT PUBLIC ROADS BE ACCEPTED FOR MAINTENANCE)

NOTE: NO BUILDING PERMIT MAY BE ISSUED AFTER EITHER BOX OF THE LOTS HAVE OBTAINED BUILDING PERMITS UNLESS ALL APPLICABLE REQUIRED IMPROVEMENTS HAVE BEEN CERTIFIED AS COMPLETE OR ANY DEADLINE HAS PASSED WITHOUT THE ADMINISTRATOR OF SUBDIVISION'S RECEIPT OF THE CERTIFICATE OF COMPLETION FOR PUBLIC DEDICATED ROADS. BUILDING PERMITS MAY BE FILED FOR NOT MORE THAN 30% OF THE LOTS UNTIL THE NCDOT DISTRICT ENGINEER HAS GRANTED THE ACCEPTANCE OF ALL NEW ROADS SHOWN ON THIS PLAT, EXCEPT 100% OF BUILDING PERMITS MAY BE ISSUED PRIOR TO PUBLIC ROAD ACCEPTANCE IF THE ROADS ARE COMPLETE, PETITIONED FOR ACCEPTANCE AND THE SUBDIVISION AND COUNTY ENTER INTO A MAINTENANCE AGREEMENT WITH A FINANCIAL GUARANTEE.

NORTH CAROLINA, WAKE COUNTY

I, \_\_\_\_\_, A NOTARY PUBLIC FOR SAID COUNTY AND STATE HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

**WAKE COUNTY MINIMAL BUILDING SETBACK LIMITS R-30 (LOT BY LOT)**

FRONT YARD	30 FEET
REAR YARD	10 FEET
NEAR YARD	30 FEET
CORNER LOT SIDE	30 FEET

**PRELIMINARY PLAT**  
NOT FOR RECORDATION,  
CONVEYANCES OR SALES

**REFERENCES**

**NOTES**

- 1) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) NO. 5 FUEL OILER STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 5) ALL INTERIOR LOT LINES SHALL HAVE A 20' DRAINAGE AND UTILITY EASEMENT, 10' EACH SIDE OF ALL LOT LINES
- 6) A 10' DRAINAGE AND UTILITY EASEMENT SHALL LE INSIDE OF ALL EXTERIOR BOUNDARY LINES
- 7) A 10' WIDE GRASSING SLOPE, DRAINAGE AND UTILITY EASEMENT IS PROVIDED ON THE LOT SIDE OF AND ADJACENT TO ALL STREET RIGHTS-OF-WAY
- 8) ZONING: R-30
- 9) PARCEL TRACT DEED 08 11890 PO 2103
- 10) NC PW NO. 2708-09-4023

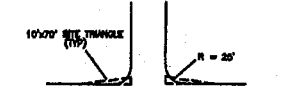
DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED \_\_\_\_\_ DISTRICT ENGINEER

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT-OF-WAYS

NOTE: RIGHT TRIANGLES TAKE PRECEDENT OVER ANY BOX EASEMENT



TYPICAL INTERSECTION DETAIL

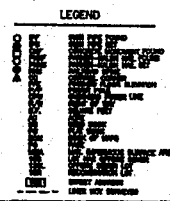
ALL DRAINAGE EASEMENTS SHALL BE DEDICATED AS PUBLIC AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREIN, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND INSURE POSITIVE DRAINAGE.

THE FOLLOWING LOTS SHALL ACCESS THE INTERNAL STREET SYSTEM ONLY: ALL LOTS

PRELIMINARY PLAT OF  
**THORNRIDGE SUBDIVISION**  
LOT BY LOT SUBDIVISION

FOR  
**LD ATLANTIC, LLC.**  
LITTLE RIVER TOWNSHIP, WAKE COUNTY  
NORTH CAROLINA  
DECEMBER 6, 2006  
SHEET 1 OF 2

OWNER LD ATLANTIC, LLC.  
226 E. MAIN STREET  
CLAYTON, NC 27020  
(919) 550-4740



DATE OF SURVEY	11-10-06
DATE OF PLAT	11-10-06
DATE OF RECORD	11-10-06
DATE OF REVIEW	11-10-06
DATE OF APPROVAL	11-10-06
DATE OF RECORD	11-10-06

**TRUE LINE SURVEYING, P.C.**



206 WEST MAIN STREET  
CLAYTON, N.C. 27020  
TELEPHONE: (919) 550-4427  
FAX: (919) 550-0428  
www.truelinesurveying.com

