



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
Amt 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

Bridge Estates

() 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? N/A

Property

Parcel Identification Number: 6780.04-81-0631

Address: 7700 LAKE WHEELER Rd. Raleigh

Location: West side of Lake Wheeler, at/between
(north, east, south, west) (street)

and

(street)

(street)

Total site area in square feet and acres: 442,134 square feet 10.15 acres

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

R40 W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Single Family Residential

Property Owner

Name: Leonard H. Sullivan Jr.

Address: 1143 D-Executive Cr.

City: Cary State: NC Zip Code: 27511

E-mail Address: SULLParent@aol.com FAX: 919-469-8447

Telephone Number: 919-469-4738

Applicant (person to whom all correspondence will be sent)

Name: Leonard H. Sullivan Jr.

Address: 1143 D Executive Cr.

City: Cary State: NC Zip Code: 27511

E-mail Address: SullParent@aol.com FAX: (919) 469-8447

Telephone Number: (919) 469-4738 Relationship to Owner: OWNER

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.08

Max. # of lots allowable*: 10 Proposed # of lots*: 6

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,106 sf

Average lot area*: 73,689 sf

Min. allowable lot width*: 110 ft Proposed min. lot width*: 115 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: 0 acres

Proposed open space area [by parcel]: 0 acres

Proposed open space use(s) [by parcel]: 0

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

Proposed impervious surfaces area: 53,055 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 12 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 0 acres

within floodway: 0 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 dedication reservation fee

The amount of land to be dedicated/reserved is equal to 1/35th 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) 1107,250 Total # of proposed lots 6 Total # of acres 10.15

Calculate both: Estimate of recreation area required: 0.1714 acre

Estimate of recreation fee required: \$2,824.77

*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: Lake Wheeler Rd - 4
Wheeler Brook Ct - 1

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>Lake Wheeler</u>							
<u>Lake Wheeler (SR 1375)</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>	<u>10,000</u>	<u>4225</u>	
<u>Wheeler Brook Ct</u>	<u>50</u>	<u>20</u>	<u>2</u>	<u>Y</u>	<u>5,000</u>	<u>594</u>	<u>10</u>

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

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

³ 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: 0

Type of vehicle: N/A ADT: 0

Utilities and Services

Water supply provided by: () municipal system (_____)

() community system (_____) (individual well(s))

Estimated total water demand: 0 gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type (_____) (individual on-site system)

Estimated total wastewater discharge: 0 gpd

Solid waste collection provided by: SEPTIC TANK

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

Natural gas service provided by: PSNC

Telephone service provided by: Bellsouth Underground () yes () no

Cable television service provided by: Time Warner Underground () yes () no

Fire protection provided by: Fairview Fire Department (Volunteer)

Miscellaneous

Generalized slope of site: Gentle Slope

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NONE

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 _____

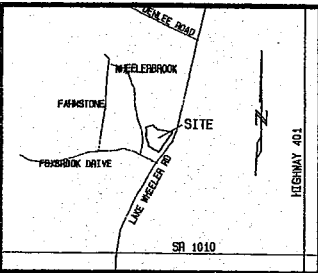
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

() Non-Urban Area/Water Supply Watershed NON-CRITICAL

() Non-Urban Area

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



VICINITY MAP NOT TO SCALE

I, LEONARD H. SULLIVAN, JR., CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS DAY OF MARCH, A.D., 2006.

SURVEYOR
L - 2021
REGISTRATION NUMBER

ALSO, I CERTIFY:
 (A) 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.
 (B) THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 (C) ANY ONE OF THE FOLLOWING:
 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURES, SUCH AS A WATERCOURSE.
 3. THAT THE SURVEY IS A CONTROL SURVEY.
 (D) THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE RESTRICTION OF SUBDIVISION.
 (E) THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

CERTIFICATION OF OWNERSHIP
 THE UNDERSIGNED HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF WAKE AND THAT I DO HEREBY ADOPT THIS PLAN WITH MY OWN FREE CONSENT.

OWNER - DATE
 STATE OF NORTH CAROLINA
 COUNTY OF WAKE

I, NOTARY PUBLIC, DO HEREBY CERTIFY THAT PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL, THIS DAY OF

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 MAKE COUNTY CERTIFICATION

I, SUBDIVISION ADMINISTRATOR AND REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THIS PLAN CREATES A SUBDIVISION SUBJECT TO AND APPROVED IN ACCORD WITH THE WAKE COUNTY SUBDIVISION ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

SUBDIVISION ADMINISTRATOR/REVIEW OFFICER DATE
 APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE _____

CERTIFICATE OF REVIEW BY LICENSED SOIL SCIENTIST
 I HEREBY CERTIFY THAT LOT(S) _____ SHOWN ON THIS PLAN FOR _____ HAVE BEEN REVIEWED AS APPROPRIATE AND WITH RESPECT TO WETLAND 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 PLAN WILL PRESUMABLY MEET THESE REGULATIONS.
 I HEREBY CERTIFY THAT LOT(S) _____ SHOWN ON THIS PLAN FOR _____ 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 PLAN 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 DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILED A SPECIFIC USE AND EDITION.
 ANY CHANGE IN USE OR ANY SITE ALTERATION MAY RESULT IN SUSPENSION OR REVOCATION OF CERTIFICATION.

NO LICENSED SOIL SCIENTIST DATE

RECORDED IN WAKE COUNTY REGISTRY BOOK 2006 PAGE _____

SITE AREA SUMMARIES:

ORIGINAL TRACT 2 10.1498 AC
 6 NEW LOTS 9.5955 AC
 DEDICATED R/W 0.5543 AC

ORIGINAL TRACT 2 IMPERVIOUS SURFACE AREA:

HOUSE 3950 SF
 GARAGE 437 SF
 GAZEBO 203 SF
 CONCRETE DRIVE 9693 SF
 GRAVEL DRIVE 397 SF
 PATIO 1056 SF
 YARD INLET 20 SF

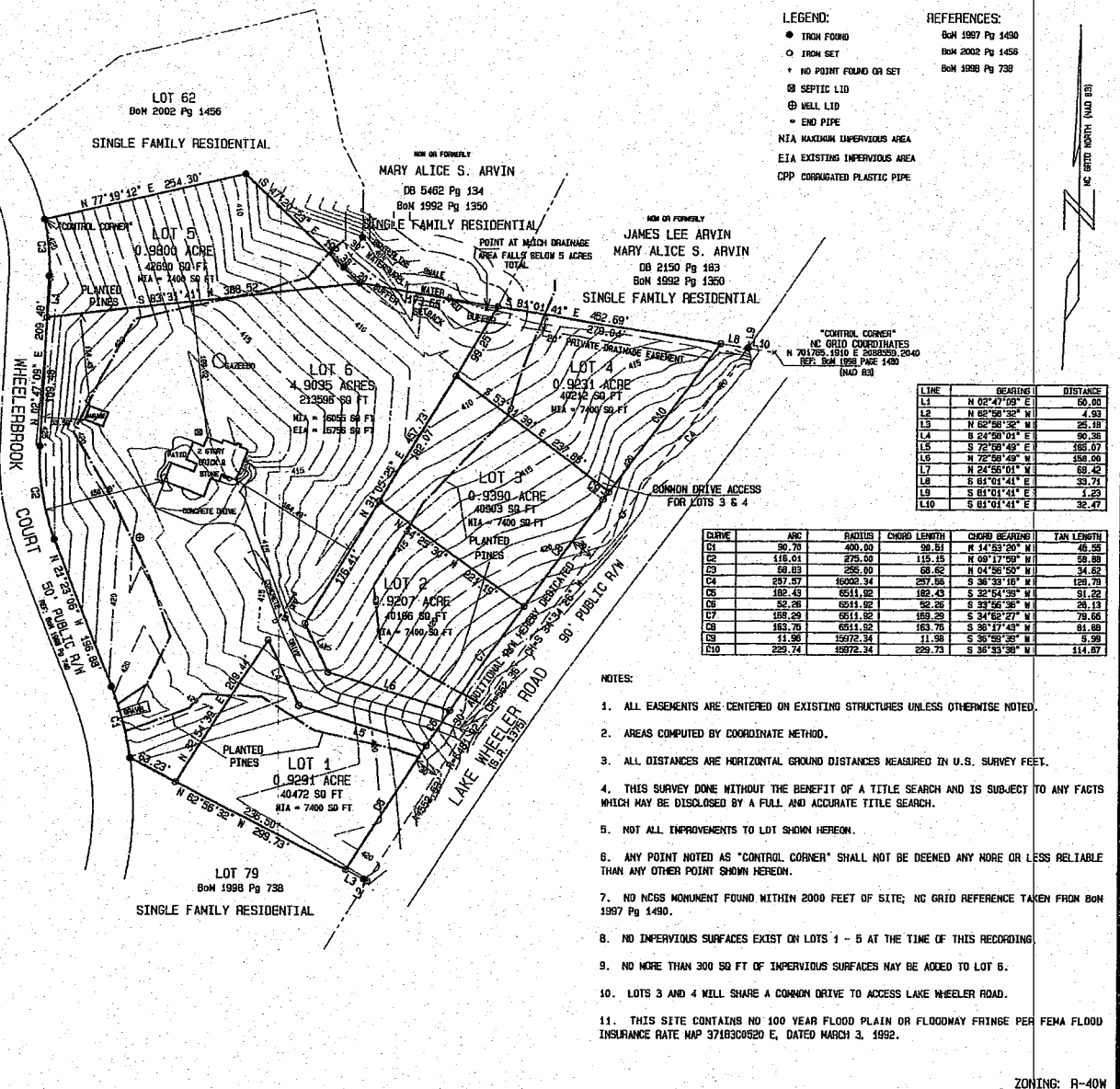
EXISTING IMPERVIOUS AREA = 15756 SF
 ORIGINAL TRACT 2 AREA = 442125 SQ FT

EIA OF TRACT 2 = 3.5637%
 RESIDUAL NIA = 8.4363 % or 37299 SQ FT

MAXIMUM IMPERVIOUS AREA SUMMARY:

LOT 1 7400 SQ FT
 LOT 2 7400 SQ FT
 LOT 3 7400 SQ FT
 LOT 4 7400 SQ FT
 LOT 5 7400 SQ FT
 LOT 6 16055 SQ FT

NIA TOTAL FOR SITE = 53055 SQ FT
 (12 % of 442125 SQ FT)



- LEGEND:
 ● IRON FOUND
 ○ IRON SET
 + NO POINT FOUND OR SET
 ⊗ SEPTIC LID
 ⊙ WELL LID
 ⊕ END PIPE
 NIA MAXIMUM IMPERVIOUS AREA
 EIA EXISTING IMPERVIOUS AREA
 CPP CORRUGATED PLASTIC PIPE
- REFERENCES:
 BOM 1997 Pg 1430
 BOM 2002 Pg 1456
 BOM 1998 Pg 738

LINE	BEARING	DISTANCE
L1	N 02°47'09" E	50.00
L2	N 88°58'32" W	4.93
L3	N 82°58'32" W	25.10
L4	S 24°50'04" E	50.36
L5	S 72°58'49" E	165.07
L6	N 72°58'49" W	165.06
L7	N 24°50'04" W	63.42
L8	S 81°04'41" E	33.71
L9	S 81°04'41" E	1.23
L10	S 81°04'41" E	32.47

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	50.70	400.00	96.51	N 14°53'20" W	45.95
C2	115.04	275.00	115.15	N 60°17'59" W	58.88
C3	68.83	255.00	68.82	N 04°36'50" W	34.62
C4	207.57	16002.34	207.56	S 36°33'16" W	129.78
C5	182.43	6511.92	182.43	S 32°54'39" W	91.22
C6	52.26	6511.92	52.26	S 59°56'39" W	26.13
C7	182.29	6511.92	182.29	S 34°52'27" W	79.63
C8	182.78	6511.92	182.78	S 36°17'43" W	61.68
C9	11.96	15972.34	11.96	S 35°58'35" W	5.99
C10	229.74	45972.34	229.73	S 36°33'39" W	114.87

- NOTES:
- ALL EASEMENTS ARE CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
 - AREAS COMPUTED BY COORDINATE METHOD.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
 - THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 - NOT ALL IMPROVEMENTS TO LOT SHOWN HEREON.
 - ANY POINT NOTED AS "CONTROL CORNER" SHALL NOT BE DEEMED ANY MORE OR LESS RELIABLE THAN ANY OTHER POINT SHOWN HEREON.
 - NO NESS MONUMENT FOUND WITHIN 2000 FEET OF SITE; NC GRID REFERENCE TAKEN FROM BOM 1997 Pg 1430.
 - NO IMPERVIOUS SURFACES EXIST ON LOTS 1 - 5 AT THE TIME OF THIS RECORDING.
 - NO MORE THAN 300 SQ FT OF IMPERVIOUS SURFACES MAY BE ADDED TO LOT 6.
 - LOTS 3 AND 4 WELL SHARE A COMMON DRIVE TO ACCESS LAKE WHEELER ROAD.
 - THIS SITE CONTAINS NO 100 YEAR FLOOD PLAIN OR FLOODWAY FRINGE PER FEMA FLOOD INSURANCE RATE MAP 37183C0620 E, DATED MARCH 3, 1992.

ZONING: R-40W

SULLIVAN SURVEYING 1143-D EXECUTIVE CIRCLE CARY, NC 27511 (919) 469-4738 FAX: (919) 469-8447		PRELIMINARY SUBDIVISION PLAN: LOTS 1 - 6 A "LOT BY LOT" SUBDIVISION	
OWNERS: LEONARD H. SULLIVAN, JR. 1143-D EXECUTIVE CIRCLE CARY, NC 27611 (919) 469-4738		SWIFT CREEK TOWNSHIP WAKE COUNTY SCALE: 1" = 100' DRAWN BY: LYNNIE/RFW2 DATE: 20 FEBRUARY, 2006 FILE - S:\PACSOFT\2006\PERRY_CDD\PREPPLSU_MAP.LT	
DATE OF REVISION: 22 FEBRUARY 2006		NORTH CAROLINA PIN 0780.04-81-0631 SURVEYED BY: LWE JOB # 422.02.06	
<p>SCALE IN FEET</p>			