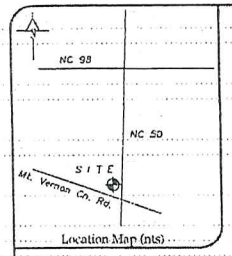


Location Map (nts)

Certification of Review by Licensed Soil Scientist

I hereby certify that lot 2 shown on this plat for Henrietta M. Vazquez has 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 3 shown on this plat for Henrietta M. Vazquez has been reviewed as appropriate and with respect to minimum lot 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 dependent on satisfactory completion of individual site evaluation following application for an improvement permit detailing a specific type of building.

Any change in use or any site alteration may invalidate this certification or revocation of certification.

04/21/2021
Date

NC Licensed Soil Scientist

LICENSED SOIL SCIENTIST DANIEL J. PUCKETT NO. 1050 STATE OF NORTH CAROLINA

Certification of review by licensed soil scientist for existing structure with respect to recombination of property liner

I hereby certify that lot 1 shown on this plat for Henrietta M. Vazquez has been reviewed with respect to minimum available space to provide for repair of an existing wastewater disposal system in accordance with regulations governing sewage treatment and disposal systems in wake county as amended from time to time. I further certify that to the best of my knowledge, the existing wastewater system is located within the boundaries of the subject lot and meets minimum setback requirements as specified in the aforementioned regulations.

This certification does not represent approval or a permit for any site work or wastewater system modification or repair. Additionally any change in use, site alteration or misrepresentation may result in revocation or

04/21/2021
Date

NC Licensed Soil Scientist

LICENSED SOIL SCIENTIST DANIEL J. PUCKETT NO. 1050 STATE OF NORTH CAROLINA

Certificate of Ownership

Wake County, North Carolina

I (we) certify that I (we) am (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.

Wayne Cooper 4/16/2021
Owner Date

Henrietta Vazquez 4-16-21
Owner Date

State of North Carolina, County of Wake

I, Megan Bruggman

a notary for said County and State, do hereby certify that Wayne Cooper Henrietta Vazquez appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16 day of April, 2021.

Megan Bruggman
Notary Public

My commission expires: January 7, 20 22

NOTARY PUBLIC MEGAN BRUGGMAN WAKE COUNTY, NC

Stormwater Management Certification

I, Shawn Springer certify that the plat shown hereon complies with Article 9, Stormwater Management of the Wake County Unified Development Ordinance and meets all stormwater requirements for recording in the Register of Deeds Office.

5-11-21
Date

Stormwater Management Engineer

Wake County Certification

I, Kathy Williams 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.

05.11.21 Kathy Williams (for Celena Everette)
Date

Planning Director/Review Officer

approval expires if not recorded on or before 05-26-21

General Notes

1) Area by Coordinate Method.
2) All distances are horizontal ground distances in U.S. survey feet
3) This survey performed without benefit of title examination and is made subject to any document which may affect subject property
4) Surface and subsurface utilities depicted hereon are based on visible evidence only. Utility companies should be contacted for information regarding any utilities.
5) Bearing basis is N.C. SPC System per BM 2006/818.
5) Telecommunication Easements set forth in Deed Books 8463/1972 (E2) and 4128/590 (E1). Both easements are 20'x20' Utility enclosures exist within the easement.
7) Easement location based on the the centerline of existing transmission line towers.

Surveyor's Certificate - State of N.C.

I, Stephen M. Puckett, hereby certify that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land

I, Stephen M. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in (see deed references); that the ratio of precision 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 11th day of November, 2020

Stephen M. Puckett
Professional Land Surveyor L-3991

NORTH CAROLINA PROFESSIONAL SEAL L-3991 LAND SURVEYOR STEPHEN M. PUCKETT

Falls Lake Basin

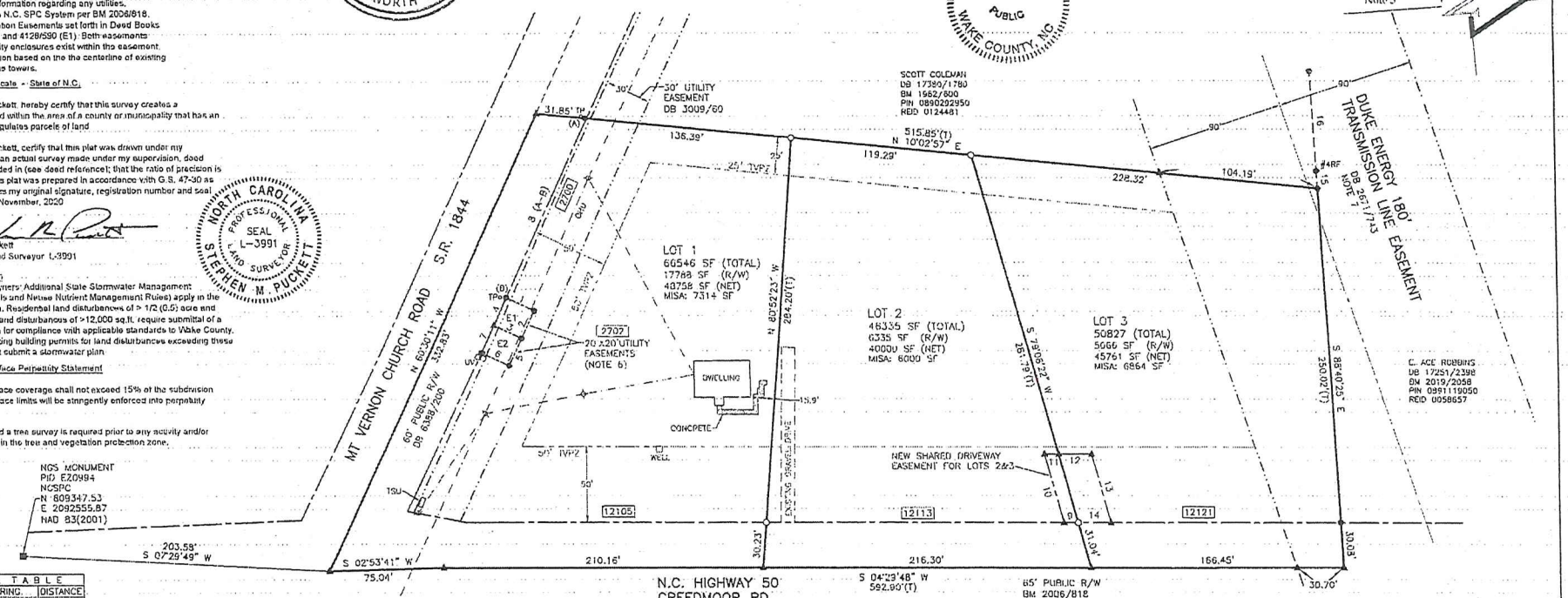
Notice to Lot Owners: Additional State Stormwater Management Regulations (Falls and Neuse Nutrient Management Rules) apply in the Falls Lake Basin. Residential land disturbances of > 1/2 (0.5) acre and non-residential land disturbances of >12,000 sq.ft. require submittal of a stormwater plan for compliance with applicable standards to Wake County. Lot owners seeking building permits for land disturbances exceeding these thresholds must submit a stormwater plan

Impervious Surface Perpetuity Statement

Impervious surface coverage shall not exceed 15% of the subdivision Impervious surface limits will be stringently enforced into perpetuity

Notes

1) Approval and a tree survey is required prior to any activity and/or construction in the tree and vegetation protection zone.



LINE TABLE		
LINE	BEARING	DISTANCE
1	N 29°42'39" E	20.00'
2	S 60°17'21" E	20.00'
3	S 29°42'39" W	20.00'
4	N 60°17'21" W	20.00'
5	S 60°17'21" E	20.00'
6	S 29°42'39" W	20.00'
7	N 60°17'21" W	20.00'
8	S 61°01'29" E	129.47'
9	S 04°33'05" W	9.34'
10	S 79°08'22" W	46.66'
11	N 04°33'05" E	9.34'
12	N 04°33'05" E	21.78'
13	N 79°08'22" E	46.66'
14	S 04°33'05" W	21.78'
15	N 88°40'25" W	11.45'
16	N 88°34'02" W	65.76'

Legend (unless noted otherwise)

1/2" Pipe Found	●	Electrical Transformer	ET
#5 Rebar Set	○	Telephone Pedestal	TP
Rebar Found	RF	Cable T.V. Pedestal	CT
Nail Found	NF	Water Meter	WM
Nail Set	NS	Water Utilities	WU
Calculated Point	▲	Fire Hydrant	
Electrical Pedestal	EP	Septic Utilities	SU
Power Meter	PM	Septic Tank	ST
Clean Out	CO	Catch Basin	CB
Gas Meter	GM	Storm Drain Pipe	SD
Screened Porch	SP	Concrete	CC
Covered Porch	CP	Area Light	
Deck	DK	Utility Pole	
H.V.A.C	HV	State Plane Coordinates	SPC
Retaining Wall	RW	Overhead Utilities	OHU
Asphalt Pavement	AP	Gas Line	---G---
Brick Pavers	BP	Water Line	---W---
Stone Pavers	SP	Telephone Cable	---T---
Concrete	CC	Property Line	
Rebar Found	RF	Right of Way Line	
Yard Inlet	YI	Dead or Plat Line	
Drainage Pipe	DP	Property Line Tie	
Water Valve	WV	Overhead Utility Line	
Address	6666	Maximum Impervious Surface Allowed	MISA
Traffic Signal Utilities	TSU	Tree & Vegetation Protection Zone	TVPZ

Note

No more than 2 dwelling permits will be issued along the easement shown until the easement is constructed to meet current North Carolina State Fire Code standards

Impervious Surface Data

(MISA)=maximum impervious surface allowed
(EISA)=existing impervious surface area
(RISA)=remaining impervious surface allowed
total site area(net)= 134519 SF x 15% = 20178 SF (MISA)

Lot	EISA(SF)	MISA(SF)	RAISE(SF)
1	dwelling=911 concrete=165 total=1076	7314	6238
2	gravel=1042	6000	4958
3	0	6864	6864

Site Data

A) PIN 0890294836
REID 0128443
B) Watershed: Falls Lake
C) River Basin: Neuse
D) Zone: R40-W
E) Minimum Area=40,000 sf
Minimum Width=110 feet
Minimum Frontage=30 feet
Maximum Building Height=35 feet
Minimum Setbacks:
Front = 30 feet
Side = 15 feet
Rear = 30 feet
F) On-site well and septic systems

Revisions

1/24/2021, planning comments

Deed Reference

DB 17698/1211

Map Reference

BM 2006/818

Owner

Wayne A. Cooper
Henrietta M. Vazquez
Trustees of the Cooper Vazquez Revocable Trust
11600 John Allen Rd
Raleigh, NC 27614-7184

WAKE COUNTY, NC 42
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/08/2021 13:09:09
BOOK:BM2021 PAGE:01032

PLG-2604-2020

Minor Subdivision Plat for:

Henrietta M. Vazquez

August 1, 2020

Barton's Creek Township, Wake County, N.C.

50 0 25 50 100

Graphic Scale (1"=50')

Puckett Surveyors, PLLC
Professional Land Surveyors
FIRM LICENSE NO. (P-1168)

105 W Lake Rd
Creedmoor, N.C. 27522
P. 919.528.8900

File:20124