



# PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # 8-02-05  
Fee \$800.00  
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

SUTHERLAND SUBDIVISION PHASE 7

( ) 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: 1812-19-7079, 1812-19-4255, 1813-10-7115

Address: WOODLIEF Rd.

Location: WEST side of NCSR 1910 WOODLIEF RD., at/between  
(north, east, south, west) (street)

Across From Candle Woods Dr.  
(street) (street)

Total site area in square feet and acres: 938,892 ft<sup>2</sup> square feet 21.554 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R 80 W

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

Present land use(s): VACANT, FOREST

### Property Owner

Name: SUTHERLAND INVESTMENT COMPANY & WILLIE LEE CAUDLE

Address: 1000 WATERLINE DRIVE

City: WAKE FOREST State: NC Zip Code: 27587

E-mail Address: BRANHAM @ CMPPLS, COM FAX: 554-1370

Telephone Number: 556-3148 or (m) 672-6802

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

Name: SUTHERLAND INVESTMENT COMPANY

Address: 1000 WATERLINE DRIVE

City: WAKE FOREST State: N.C. Zip Code: 27587

E-mail Address: BRANHAM @ CMPPLS, COM FAX: 554-1370

Telephone Number: 556-3148 Relationship to Owner: OWNER

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 0.54

Max. # of lots allowable\*: 11 Proposed # of lots\*: 8

Min. allowable lot area\*: 80,000 sf Proposed min. lot area\*: 80,000 sf

Average lot area\*: 2,553 Acres sf

Min. allowable lot width\*: 150 ft Proposed min. lot width\*: 175 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: \_\_\_\_\_ acres

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

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

Proposed future development site area [by site]: \_\_\_\_\_ acres

Proposed impervious surfaces area: 140,833 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): 0 acres

within floodway: 0 acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*:

\_\_\_\_\_ dedication \_\_\_\_\_ reservation X 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) 126,862 Total # of proposed lots 8 Total # of acres 21,554

Calculate both: Estimate of recreation area required: 0.2286 Acres

Estimate of recreation fee required: \$1,345

\*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: \_\_\_\_\_

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) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
NL5R1910 WOODLIEF RD.	60	20	2	Y	Unknown	UNK.	730 ±

<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) 10 Trips/day/lot

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

Type of vehicle: LIMITED TO CONSTRUCTION ADT: \_\_\_\_\_

Type of vehicle: Traffic Only 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: OWNERS OF INDIVIDUAL LOTS

Electrical service provided by: WAKE ELECTRIC Underground (X) yes ( ) no

Natural gas service provided by: NA

Telephone service provided by: GTE Underground (X) yes ( ) no

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

Fire protection provided by: Stoney Hill District 23

**Miscellaneous**

Generalized slope of site: 5% - 10%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: WOODED SITE ADJOINING FALLS LAKE

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: NA

**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):

RESIDENTIAL

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

SUTHERLAND INVESTMENT COMPANY would like to build this new road to create a second access into the Sutherland Subd., a 142 lot subdivision. This access will be an alternate route to approximately 67 lots within the existing subdivision. We are currently constructing Sutherland Phase 6 that will create an additional 20 lots and a third access into the subdivision thru the Woodlief Subdivision along Peaceful Road.

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: W. Graham Hawthorn Date: 6-21-2004

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: W. Graham Hawthorn Date: 6-21-2004

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

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; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 17<sup>th</sup> DAY OF January, 2003.

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

CERTIFICATION OF REVIEW BY LICENSED SOIL SCIENTIST FOR EXISTING STRUCTURE WITH RESPECT TO RECOMMENDATION OF PROPERTY LINES

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THE SURVEY THEREON AND I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY LINES AND FOUND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF THIS STATE AND THE REQUIREMENTS OF THE LICENSED SURVEYOR.

DATE: 1/16/03  
 SIGNATURE: [Signature]  
 TITLE: Soil Scientist

1/16/03  
 DATE

[Signature]  
 TITLE

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THE SURVEY THEREON AND I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY LINES AND FOUND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF THIS STATE AND THE REQUIREMENTS OF THE LICENSED SURVEYOR.

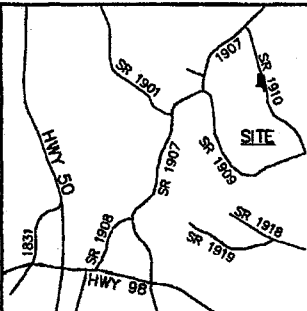
DATE: 1/16/03  
 SIGNATURE: [Signature]  
 TITLE: Soil Scientist

1/16/03  
 DATE

[Signature]  
 TITLE

ADMITTED FROM B.M. 1997, PG. 2167

- NOTES:**
- ALL LOT AREAS ARE CREATED FROM OR ISSUED TO BRIDGE BOUNDARY.
  - THE SUBDIVISION WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
  - NO BARRIERS OR FENCES SHALL BE PLACED AT A SUBDIVISION OR BARRIERS BUFFER, OR ANY BARRIERS FENCES AND BARRIERS BUFFER HAVE BEEN FIELD LOCATED.
  - THERE SHALL BE NO FENCES ON THE BARRIERS BUFFER OR FENCES IN THE AREA OF WAKE COUNTY. THE BARRIERS BUFFER SHALL BE MAINTAINED AS A BUFFER FOR THE BARRIERS BUFFER AND BARRIERS BUFFER SHALL BE MAINTAINED AS A BUFFER FOR THE BARRIERS BUFFER.
  - REVIEW ACCORDING TO A PLANNING PERMIT FOR THE BARRIERS BUFFER AND BARRIERS BUFFER SHALL BE MAINTAINED AS A BUFFER FOR THE BARRIERS BUFFER AND BARRIERS BUFFER SHALL BE MAINTAINED AS A BUFFER FOR THE BARRIERS BUFFER.



VICINITY MAP

- LEGEND:**
- EP - EXISTING IRON PIPE
  - CPK - EXISTING P.W. NAIL
  - - NEW IRON PIPE SET
  - R/W - RIGHT OF WAY
  - CTV - CABLE TV BOX
  - EL - ELECTRIC BOX
  - TEL - TELEPHONE PEDESTAL
  - PP - POWER POLE
  - D.C. - DRAINAGE BASEMENT
  - LP - LIGHT POLE
  - D.B. - DRAINAGE BUFFER
  - D.S. - ADDRESS
  - S.T.L. - BUILDING SETBACK LIMIT
  - MINIMUM BUILDING SETBACKS
- FRONT 20'  
 REAR 10'  
 SIDE 10'

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 ADMIT THIS PLAN WITH MY FREE CONSENT.

William C. Riddick DATE 1/16/03

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

William C. Riddick DATE 1/16/03  
 SUBDIVISION ADMINISTRATOR / REVIEW OFFICER

APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE 1/23/03

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 DEDICATED FOR PUBLIC ROADS AND ASSOCIATED PUBLIC IMPROVEMENTS. THIS ACCEPTANCE DOES NOT INCLUDE 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

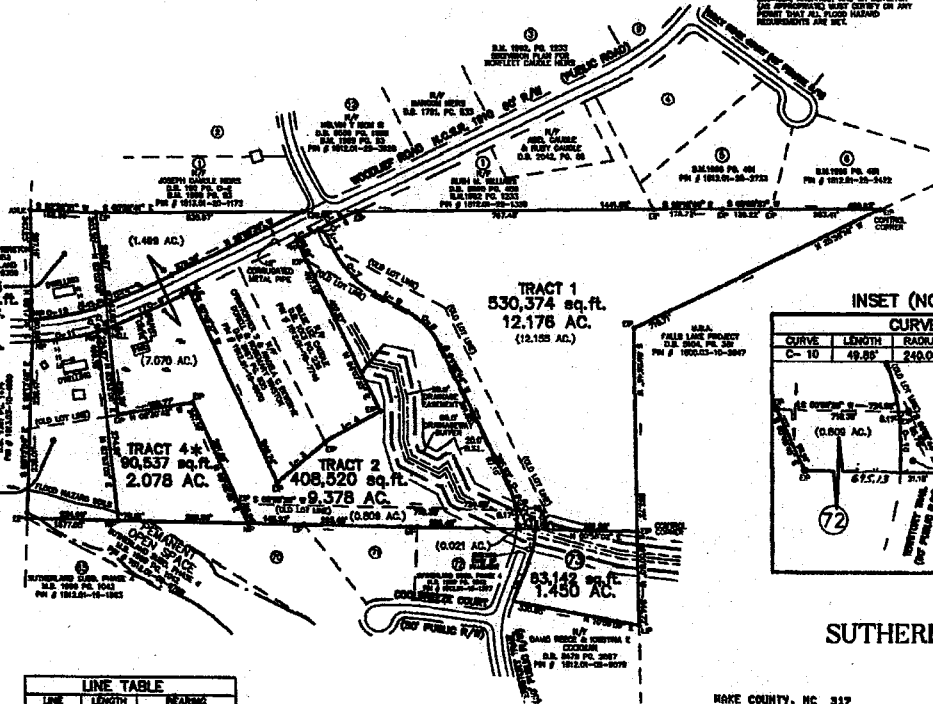
DATE 1/16/03  
 LAURA M. RIDDICK  
 REGISTER OF DEEDS  
 WAKE COUNTY

BY: [Signature] ASST./DEPUTY

TIME: \_\_\_\_\_

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

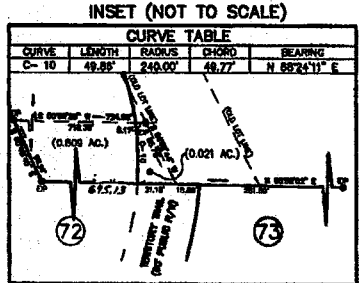


**LINE TABLE**

LINE	LENGTH	BEARING
L-1	188.97	S 82°22'37" E
L-2	22.41	S 20°15'28" E
L-3	183.92	S 40°30'28" E
L-4	188.97	S 30°01'33" E
L-5	61.82	S 89°38'38" E
L-6	182.18	S 20°15'28" E
L-7	41.81	S 83°01'22" W
L-8	182.18	S 20°15'28" E
L-9	68.78	N 84°02'44" E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	49.85	240.00	48.77	N 82°21'11" E
C-2	14.07	778.11	14.07	S 10°18'23" E
C-3	18.84	3372.33	18.84	S 23°27'22" E
C-4	187.18	3372.33	187.18	S 24°31'31" E
C-5	228.24	3372.33	228.24	S 24°22'11" E
C-6	38.57	240.00	38.57	N 10°18'23" E
C-7	101.13	240.00	100.93	S 48°32'37" W
C-8	182.18	240.00	180.38	N 48°28'18" E
C-9	77.17	240.00	78.77	N 72°16'06" E
C-10	48.85	240.00	48.77	N 82°21'11" E
C-11	120.05	778.11	120.20	S 08°31'30" E
C-12	184.48	778.11	184.04	S 10°02'33" E
C-13	31.30	1032.237	31.30	S 22°58'04" E



MINOR SUBDIVISION FOR  
**SUTHERLAND INVESTMENT CO.**

- REF. B.M. 998, PG. 2258
- REF. D.B. 2511, PG. 711
- REF. D.B. 8211, PG. 2736
- REF. D.B. 1013, PG. 236
- REF. B.M. 1997, PG. 2167

NEW LIGHT TOWNSHIP  
 WAKE COUNTY, NORTH CAROLINA



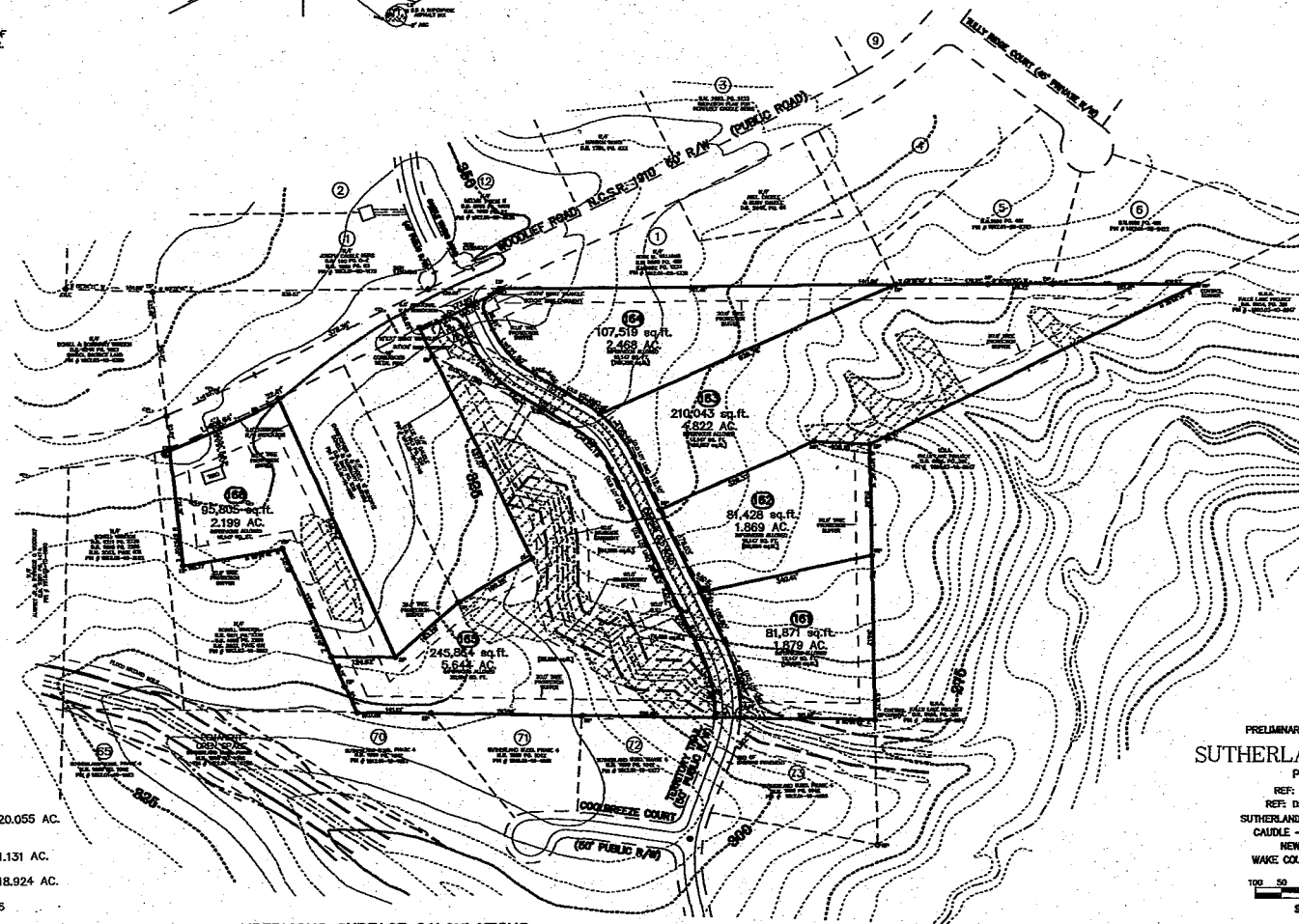
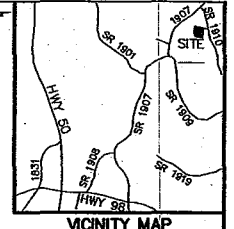
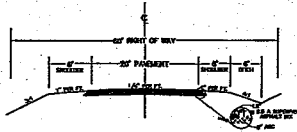
SCALE 1"=200'  
 OCTOBER 3, 2002  
 REVISED OCTOBER 29, 2002  
 REVISED JANUARY 8, 2003  
 ZONED R-80W  
 PIN # 1812.01-09-3682

**OWNER/DEVELOPER:**  
 SUTHERLAND INVESTMENT CO.  
 1000 WATERLINE DRIVE  
 WAKE FOREST, NC 27507  
 (919) 847-4207

RECORDED IN B.M. 2003, PAGE 631  
**CAWTHORNE, MOSS & PANCIERA, P.C.** PROFESSIONAL LAND SURVEYORS, 239 EAST OWEN AVE., P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 558-3148

S-345-02

- 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 WELLS AND INDIVIDUAL SEPTIC TANKS.
  - 3) ALL LOT AREAS ARE GREATER THAN OR EQUAL TO 80,000 SQUARE FEET.
  - 4) THIS SUBDIVISION WILL COMPLY WITH WAKE CO. SOIL AND EROSION ORDINANCE.
  - 5) NO BUILDING IS PERMITTED WITHIN 20' OF A DRAINAGEWAY OR WATERSHED BUFFER.
  - 6) ALL DRAINAGE EASEMENTS AND DRAINAGEWAY BUFFERS HAVE BEEN FIELD LOCATED.



- LEGEND:**
- SP - CROSSING FROM PAV.
  - CPV - CROSSING FROM ASP.
  - Q - NEW HIGH WAYS SET
  - QV - EXISTING HIGHWAYS
  - CUV - CABLE TV BOX
  - TEL - TELEPHONE FEEDLINE
  - FW - POWER POLE
  - OP - OVERHEAD LINE
  - SP - SPUR ROAD
  - ES - EASEMENT EASEMENT
  - DS - DRAINAGEWAY BUFFER
  - LL - PROPERTY SURVEY LIMIT

- MINIMUM BUILDING SETBACKS:**
- FRONT 20'
  - REAR 10'
  - SIDE 10'

**SITE DATA**

TOTAL AREA = (TO BE SUBDIVIDED)	20.055 AC.
LESS R/W =	1.131 AC.
NET AREA =	18.924 AC.
TOTAL LOTS =	6
AVERAGE LOT SIZE =	3.154 AC.
TOTAL ROAD LENGTH	1010'
PROPOSED USE -	RESIDENTIAL SINGLE FAMILY SUBDIVISION
TOTAL DISTURBED AREA -	1.40 AC.

**IMPERVIOUS SURFACE CALCULATIONS**

TOTAL AREA:	21.554 AC.	938,893 SQ. FT.
* 15% IMPERVIOUS-	3.233 AC.	140,834 SQ. FT.
LESS NEW PAVEMENT IN ROADWAY:	0.451 AC.	19,661 SQ. FT.
REMAINING IMPERVIOUS AREA:	2.782 AC.	121,173 SQ. FT.
IMPERVIOUS AREA ALLOWED PER LOT:	0.546 AC.	15,147 SQ. FT.
15% ALLOWABLE WITHOUT STORMWATER MANAGEMENT DEVICES		
30% MAXIMUM ALLOWABLE		

**PRELIMINARY SUBDIVISION PLAN FOR SUTHERLAND SUBDIVISION PHASE SEVEN**

REF: B.M. 2003, PG. 631  
 REF: D.B. 10346, PAGE 1114  
 SUTHERLAND - D.B. 10876, PAGE 39  
 CAULDE - D.B. 1013, PAGE 236  
 NEW LIGHT TOWNSHIP  
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'

JULY 15, 2002  
 REVISED SEPTEMBER 6, 2002  
 REVISED JUNE 21, 2004  
 REVISED DECEMBER 28, 2004  
 REVISED JANUARY 24, 2005

ZONED R-80W  
 PIN # 1813.03-10-7115  
 PIN # 1812.01-19-7079  
 PIN # 1812.01-10-4255

**OTHER SERVICES:**  
 WILKIE LIFE CAULDE AND SUTHERLAND ENGINEERING COMPANY  
 5000 WATKINS ROAD  
 WAKE COUNTY, NC 27587  
 (919) 547-5107