



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

SOUTHMOOR SUBDIVISION

cluster subdivision () lot-by-lot subdivision

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

If yes, when and under what name? _____

Property

Parcel Identification Number: 1802.04-73-0911

Address: PURNELL RD.

Location: SOUTH side of PURNELL ROAD, #7 between

ALEXIS ANNE DR. (street) and STONY HILL RD. (street)

Total site area in square feet and acres: 1,549,472 square feet 35.571 acres

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

R-40W

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): Vacant Fields & Forest

Property Owner

Name: SUTHERLAND INVESTMENT COMPANY

Address: 1000 WATERLINE DRIVE

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

E-mail Address: GRAHAM @ CMPPLS.COM FAX: 554-1370

Telephone Number: 556-3148

Applicant (person to whom all correspondence will be sent)

Name: GRAHAM CAWTHORNE

Address: P.O. BOX 1253

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

E-mail Address: GRAHAM @ CMPPLS.COM FAX: 554-1370

Telephone Number: 556-3148 Relationship to Owner: VP - Sutherland Investment Company

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.00
 Max. # of lots allowable*: 35 Proposed # of lots*: 25
 Min. allowable lot area*: 20,000 sf Proposed min. lot area*: 24,690 sf
 Average lot area*: 0.942 Acres or 41,083 ft² sf
 Min. allowable lot width*: 75 ft Proposed min. lot width*: 110 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % (X) 25 % of site area
 Min. open space area: 8,893 acres
 Proposed open space area [by parcel]: 8,893 acres
 Proposed open space use(s) [by parcel]: Conservation & Avoidance of Development
 Proposed future development site area [by site]: None acres
 Proposed impervious surfaces area: 232,420 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 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) 196,437 Total # of proposed lots 25 Total # of acres 35.571

Calculate both: Estimate of recreation area required: 0.714 Ac.
 Estimate of recreation fee required: \$3943

*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: Purnell Rd NCSR1909

| 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>Purnell Rd.</u> | <u>60</u> | <u>20</u> | <u>2</u> | <u>Y</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: _____ ADT: _____

Type of vehicle: _____ ADT: _____

Utilities and Services

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

(X) community system (Clarke Utilities) () 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: Private

Electrical service provided by: Wake Electric Underground (X) yes () no

Natural gas service provided by: NA

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

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

Fire protection provided by: Stony Hill

Miscellaneous

Generalized slope of site: 10% - 15%

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

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

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: SUTHERLAND INVESTMENT Co. Date: 9-27-2005

Signature: by W. Graham Newberry, VP. Date: 9-27-2005

Signature: _____ Date: _____

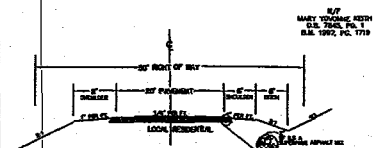
The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: W. Graham Newberry Date: 9-27-2005
President CMP

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.
All application fees are non-refundable.

SITE DATA

TOTAL AREA = 35.571 AC.
 (TO BE SUBDIVIDED)
 TOTAL CLUSTER LOTS ALLOWED 35.571 AC. X 1.0 = 35 LOTS
 OPEN SPACE REQUIRED = 35.571 AC. X .25 = 8.893 AC.
 OPEN SPACE PROVIDED = 8.893 AC.
 AREA IN ROAD R/W = 3.119 AC.
 NET AREA = 23.559 AC.
 TOTAL LOTS = 25
 AVERAGE LOT SIZE = 0.942 AC.
 TOTAL ROAD LENGTH = 2767'
 PROPOSED USE - RESIDENTIAL SINGLE FAMILY SUBDIVISION



PERMANENT OPEN SPACE USE:

- 1) CONSERVATION OF AND AVOIDANCE OF DEVELOPMENT IN ANY REARLY IDENTIFIABLE NATURAL HAZARD AREAS - I.E. AREAS THAT POTENTIALLY POSE A SIGNIFICANT HAZARD TO PEOPLE OR PROPERTY (e.g., DESIGNATED FLOODWAYS, OTHER PERMANENTLY NET LANDS, AND LANDS W/IDE SLOPE AND/OR SOILS MADE THEM PARTICULARLY SUSCEPTIBLE TO EROSION WHEN DISTURBED BY DEVELOPMENT ACTIVITIES)
- 2) CONSERVATION AND PROTECTION OF ANY EDITED SIGNIFICANT NATURAL AREAS (e.g., RARE PLANT COMMUNITIES, IMPORTANT WILDLIFE HABITAT) OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WHERE DEVELOPMENT MIGHT THREATEN WATER QUALITY OR ECOSYSTEMS (e.g., WATERSHED BUFFERS, CRYSTALLINE BEDROCK AREAS).

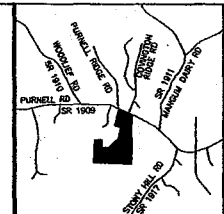
SECTION 3-4-20(X)(2) OF WAKE COUNTY SUBDIVISION ORDINANCE.



AS SHOWN WITH THE CONSTRUCTION PLANS WILL BE A STORMWATER MANAGEMENT PLAN AND CALCULATIONS THAT DEMONSTRATE THAT THE PROPOSED DEVELOPMENT WILL NOT BE PREJUDICED BY THE EXISTING OR ONE-CURVE, IN HOW SOILS SHALL BE NO CRITERION FOR POST DEVELOPMENT CONDITIONS THAN THE PRE-DEVELOPMENT CONDITIONS.

PEAK FLOW REDUCTION THROUGH DETENTIONMENT VIA STORAGE CALCULATIONS AND FOR THROUGH THE INSTALLATION OF STORMWATER MANAGEMENT PRACTICES (SMP) SHALL BE BASED ON THE FEDERAL APPROVED PROJECT BUILT OUT CONDITIONS (INCLUDING ALL PAVED, GRAVEL PAVED, ASPHALT PAVED SURFACES, EXCLUDING THE HAZARDOUS WATERSHED) AND THE CONSTRUCTION PERMITS SHALL BE SUPPORTING CALCULATIONS FOR THE REDUCTION OF THE CONSTRUCTION PERMITS FOR THE PROPOSED DEVELOPMENT TO BE PROVIDED TO THE COUNTY ENGINEER FOR REVIEW. FOR EACH OF THE WATERSHEDS LISTED ON THE PERMITS, THE CONSTRUCTION PERMITS SHALL BE PROVIDED TO THE COUNTY ENGINEER FOR REVIEW. THE USE OF A BEST MANAGEMENT PRACTICE OR THE REDUCTION LISTING WILL BE PROVIDED TO THE COUNTY ENGINEER BY A CONFORMANCE OF A WATERSHED LONG-TERM EFFECT PERMITS AND A BEST MANAGEMENT PRACTICE.

THE REDUCTION LISTING FOR ANY DEVELOPMENT AS THE EXISTING SHALL BE BASED ON THE FEDERAL APPROVED PROJECT BUILT OUT CONDITIONS INCLUDING ALL PAVED, GRAVEL PAVED AND ASPHALT PAVED SURFACES OF EXCLUDING THE HAZARDOUS WATERSHED SURFACES ALLOWED BY WAKE COUNTY ZONING REGULATIONS.

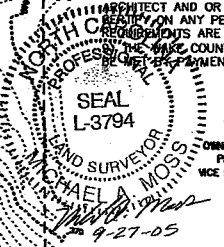


VICINITY MAP IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA: 35.571 AC. 1,549,472 SQ. FT.
 * 15% IMPERVIOUS = 5.336 AC. 232,420 SQ. FT.
 LESS PAVEMENT IN ROADWAY: 1.233 AC. 56,317 SQ. FT.
 LESS WELL HOUSE AND DRIVEWAY: 0.058 AC. 2,548 SQ. FT.
 REMAINING IMPERVIOUS AREA: 3.984 AC. 173,555 SQ. FT.
 IMPERVIOUS AREA ALLOWED PER LOT: 0.159 AC. 6,942 SQ. FT.
 15% ALLOWABLE WITHOUT STORMWATER MANAGEMENT DEVICES
 30% MAXIMUM ALLOWABLE

| Lot No. | Lot Area (AC) | Impervious Area (AC) | Impervious Area (SQ. FT.) |
|---------|---------------|----------------------|---------------------------|
| 1 | 4.508 | 0.720 | 31,776 |
| 2 | 4.187 | 0.696 | 30,948 |
| 3 | 4.034 | 0.672 | 29,726 |
| 4 | 3.100 | 0.512 | 22,528 |
| 5 | 4.844 | 0.806 | 35,472 |
| 6 | 4.133 | 0.681 | 29,808 |
| 7 | 3.450 | 0.562 | 24,672 |
| 8 | 3.319 | 0.539 | 24,312 |
| 9 | 3.355 | 0.558 | 25,152 |
| 10 | 4.035 | 0.672 | 29,726 |
| 11 | 4.035 | 0.672 | 29,726 |
| 12 | 4.035 | 0.672 | 29,726 |
| 13 | 4.035 | 0.672 | 29,726 |
| 14 | 4.035 | 0.672 | 29,726 |
| 15 | 4.035 | 0.672 | 29,726 |
| 16 | 4.035 | 0.672 | 29,726 |
| 17 | 4.035 | 0.672 | 29,726 |
| 18 | 4.035 | 0.672 | 29,726 |
| 19 | 4.035 | 0.672 | 29,726 |
| 20 | 4.035 | 0.672 | 29,726 |
| 21 | 4.035 | 0.672 | 29,726 |
| 22 | 4.035 | 0.672 | 29,726 |
| 23 | 4.035 | 0.672 | 29,726 |
| 24 | 4.035 | 0.672 | 29,726 |
| 25 | 4.035 | 0.672 | 29,726 |

- 1) ALL NEW ROADS WILL BE BUILT TO N.C. D.O.T. SPECIFICATIONS AND DESIGNATED AS PUBLIC.
- 2) ALL LOTS WILL HAVE INDIVIDUAL SEPTIC TANKS AND COMMUNITY WATER.
- 3) ALL LOT AREAS ARE GREATER THAN 20,000 SQUARE FEET.
- 4) THIS SUBDIVISION WILL COMPLY WITH THE WAKE COUNTY SOIL AND EROSION ORDINANCE.
- 5) NO BUILDING IS PERMITTED WITHIN 20' OF A WATERSHED BUFFER.
- 6) NO LOTS WILL HAVE DIRECT ACCESS TO N.C.S.R. 1909 (PURNELL ROAD).
- 7) THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- 8) BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY * THE BUILDER MUST NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT AND OR SURVEYOR (AS APPROPRIATE) MUST BE OBTAIN A PERMIT THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.
- 9) THE WAKE COUNTY RECREATION REQUIREMENT IS TO BE MET IN FULL.



CLUSTER SUBDIVISION PLAN FOR
SOUTHMOOR SUBDIVISION
 OWNER: SUTHERLAND INVESTMENT COMPANY
 PRESIDENT: CATHERINE C. CAWTHORNE
 VICE PRESIDENT: W. GRAHAM CAWTHORNE, JR.
 REF: D.B. 11299, PG. 2549
 REF: E.L.M. 1904, PG. 852
 NEW LIGHT TOWNSHIP
 WAKE COUNTY, NORTH CAROLINA
 SCALE 1"=400'
 APRIL 25, 2005
 ZONED R-40W
 PLAN # 1812.04-73-0911