

S-13-14
Resubmitted



Planning, Development & Inspections

TEL (PLANNING) 919 856 6310
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision SWEETWATER SUBDIVISION

() cluster subdivision (✓) lot-by-lot subdivision () open space
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: 1742.04-92-9242
Address: 4301 SECLUSION PARK DRIVE RALEIGH, NC 27610
Location: SOUTH side of AUBURN-KNIGHTDALE RD., at/between
(north, east, south, west) (street)
BATTLEBRIDGE RD and GRASSHOPPER RD.
(street) (street)

Total site area in square feet and acres: 1103167 square feet 25.33 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: _____

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): MOBILE HOME PARK/FARM/WOODED

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name: LOUELEN W FRANCIS
Address: 3808C LACANGLBY RD.
City: ARLINGTON State: MD Zip Code: 21009
E-mail Address: _____ FAX: _____
Telephone Number: _____

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name: LEWIS HARDEE
Address: 333 WADE AVE
City: RALEIGH State: NC Zip Code: 27605
E-mail Address: lewis@jaeco.com FAX: 919-828-4428
Telephone Number: 919-828-4428 Relationship to Owner: ENGINEER/SURVEYOR

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45 UNITS/AC
Max. # of lots allowable*: 36 LOTS Proposed # of lots*: 20 LOTS
Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 43,500 sf
Average lot area*: 50,780 sf
Min. allowable lot width*: 95 ft Proposed min. lot width*: 122 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % () 30% () 40% of site area
Min. open space area: N/A acres
 Proposed open space area [by parcel]: N/A acres
 Proposed open space use(s) [by parcel]: N/A
 Proposed future development site area [by site]: 102.56 acres
 Proposed impervious surfaces area: 106,650 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 9.67 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres
 within floodway: 0 acres

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 ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>S.R. 2555</u>	<u>65-70</u>	<u>22-33</u>	<u>2 or 3</u>	<u>Y</u>	<u>± 14,000</u>	<u>3100</u>	<u>160</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: _____
 Type of vehicle: N/A ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)
 () community system (_____) () individual well(s)

Estimated total water demand: 8400 gpd

Wastewater collection/treatment provided by: () municipal system (_____)
 () community system – specify type(_____) () individual on-site system

Estimated total wastewater discharge: 5,000 gpd

Electrical service provided by: DUKE/PROGRESS Underground () yes () no

Natural gas service provided by: PSNC

Telephone service provided by: AT&T Underground () yes () no

Cable television service provided by: AT&T Underground () yes () no

Fire protection provided by: WAKE COUNTY

Miscellaneous

Generalized slope of site: 3.5%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NEUSE RIVER - SOUTH END OF PARENT TRACT

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: Georgianne Francis Batts Date: 8-26-14

Signature: Georgianne Francis Batts ^{Trustee} Date: 8-26-14
for Alex Max Francis Trust

Signature: [Signature] Date: 8-26-14

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: [Signature] Date: 8/2/14

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 <http://www.wakegov.com/>
All application fees are non-refundable

Land Use Plan Classifications

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

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

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() 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):

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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: John B. Finch, Administrator Date: 8-28-2014

Signature: [Signature] Date: 8/20/14

Signature: [Signature] Date: 8-26-14

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: _____

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 <http://www.wakegov.com/>
All application fees are non-refundable.



SWEETWATER SUBDIVISION RALEIGH, N.C.

S-13-14

AUGUST 2014
REVISED FEBRUARY 2, 2015

DEVELOPER:

SATTERWHITE CONSTRUCTION INC
5933 FARMWELL ROAD
RALEIGH, NC 27610
(919) 266-0033

CIVIL ENGINEER:

JE
JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave
Raleigh, N.C. 27606
Phone (919) 828-4428
FAX (919) 828-4771

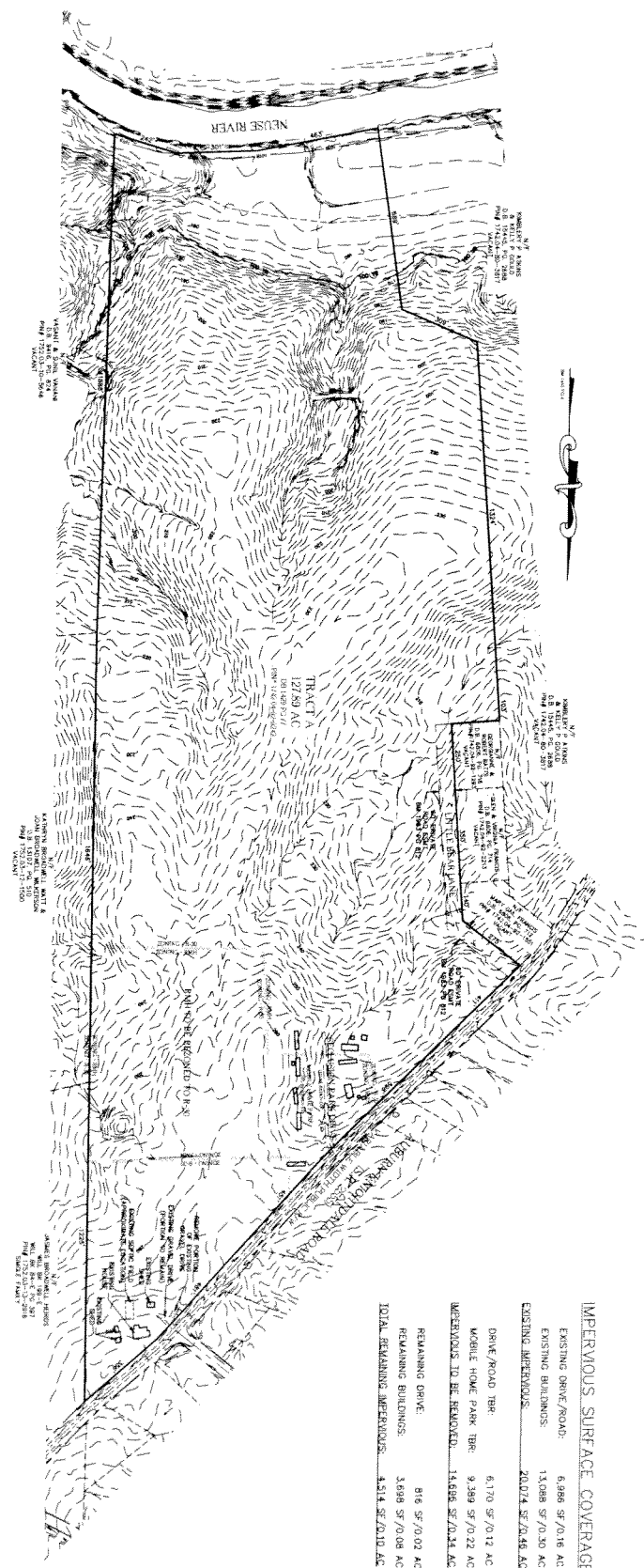


SITE DATA

ADDRESS 4301 SHELTON PARK DR
RALEIGH, NC 27610
P/N 1742 04-92-9242
OWNER LOVELLEN W FRANKS
MARC LOONEY RD
AMHERST, NC 21009
TOTAL ACRES 127.89 AC. (PARCEL TRACT)
SUBDIVISION ACRES 20.33 AC.
AREA IN LOTS 23.32 AC. (20 LOTS)
S/A DEDICATION 2.07 AC.
ZONING R-30
RECT. MINIMUM LOT SIZE 50,000 SF
NUMBER OF LOTS 20 LOTS
PROP. MINIMUM LOT SIZE 43,500 SF
PROP. MINIMUM LOT WIDTH 122'
FRONT SETBACK 30'
REAR SETBACK 30'
SIDE SETBACK 10'
CORNER SETBACK 30'

SHEET INDEX

- CE-1 EXISTING CONDITIONS
- CE-2 OVERALL SUBDIVISION PLAN
- CE-3 SUBDIVISION PLAN
- CE-4 SOILS MAP

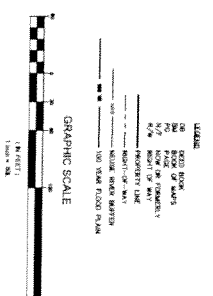


EXISTING SITE DATA

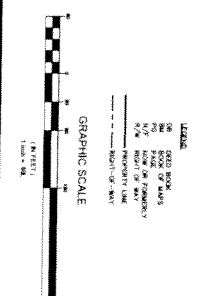
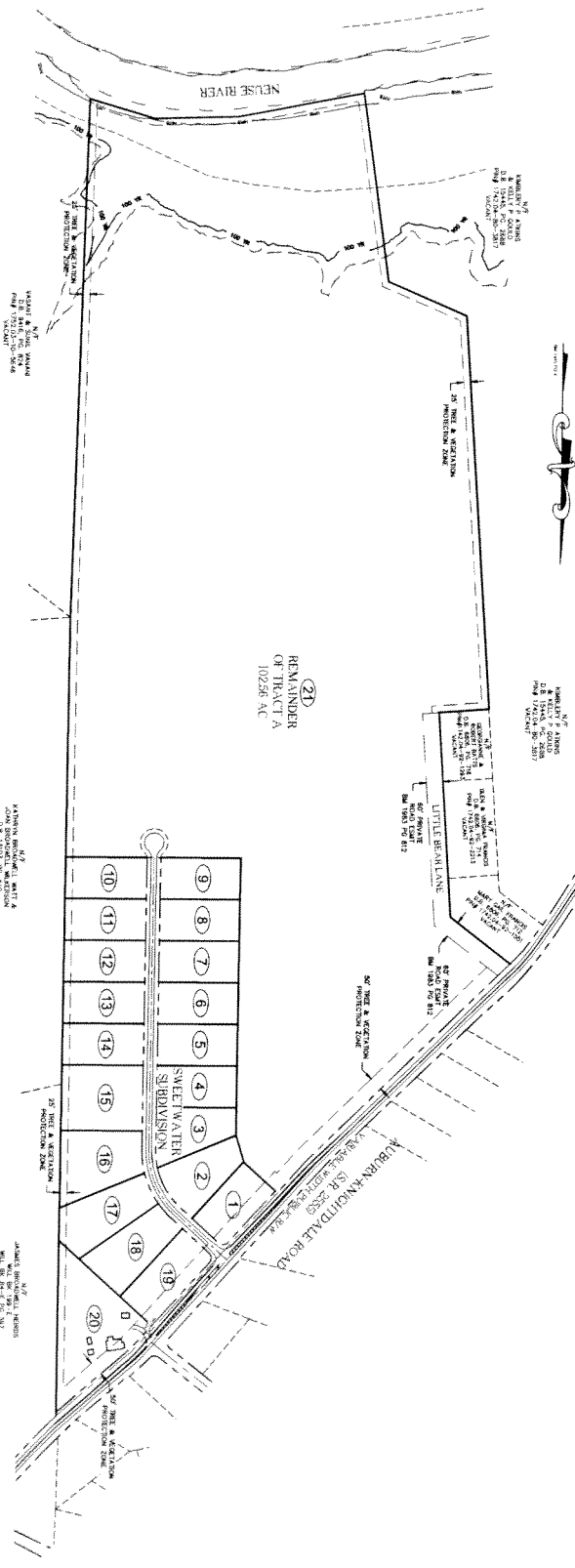
ADDRESS: 4301 SECURISON PARK DR
 RALEIGH, NC 27610
 PIN: 174204-82-8242
 OWNERS: LOLELLI W. FRANCIS
 3608C LONKLEY RD.
 ABERNODON, MD 21009
 ACREAGE: 127.89 AC (PARENT TRACT)
 ZONING: R-50 (112.99 AC), RHM (15.5 AC)

IMPERVIOUS SURFACE COVERAGE

EXISTING DRIVE/ROAD: 6,988 SF/0.16 AC
 EXISTING BUILDINGS: 13,088 SF/0.30 AC
 EXISTING IMPERVIOUS: 20,072 SF/0.46 AC
 DRIVE/ROAD TRF: 6,170 SF/0.12 AC
 MOBILE HOME PARK TRF: 9,298 SF/0.22 AC
 IMPERVIOUS TO BE REMOVED: 14,698 SF/0.34 AC
 REMAINING DRIVE: 816 SF/0.02 AC
 REMAINING BUILDINGS: 3,698 SF/0.08 AC
 TOTAL REMAINING IMPERVIOUS: 4,514 SF/0.10 AC



SHEET CE-1	SCALE: 1" = 100'	DATE: 8-12-2014	SWEETWATER SUBDIVISION ROLESVILLE WAKE COUNTY NORTH CAROLINA OVERALL EXISTING CONDITIONS		DATE: 12/16/14	REVISION: REVISED PER WAKE COUNTY COMMENTS	BY: LEB
	PL. NO. & PAGE	DRAWN BY: LEB			FILE NO.	ORDERED BY: JAE, JR.	



DATE	REVISION	BY
12-10-14	REVISED PER WAKE COUNTY COMMENTS	LEH

SWEETWATER SUBDIVISION
 ROLESVILLE WAKE COUNTY NORTH CAROLINA
 OVERALL SUBDIVISION PLAN

JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 333 Wade Ave., Raleigh, NC 27605
 Phone (919) 828-4428
 FAX (919) 828-4771
 E-mail: info@jaecocom



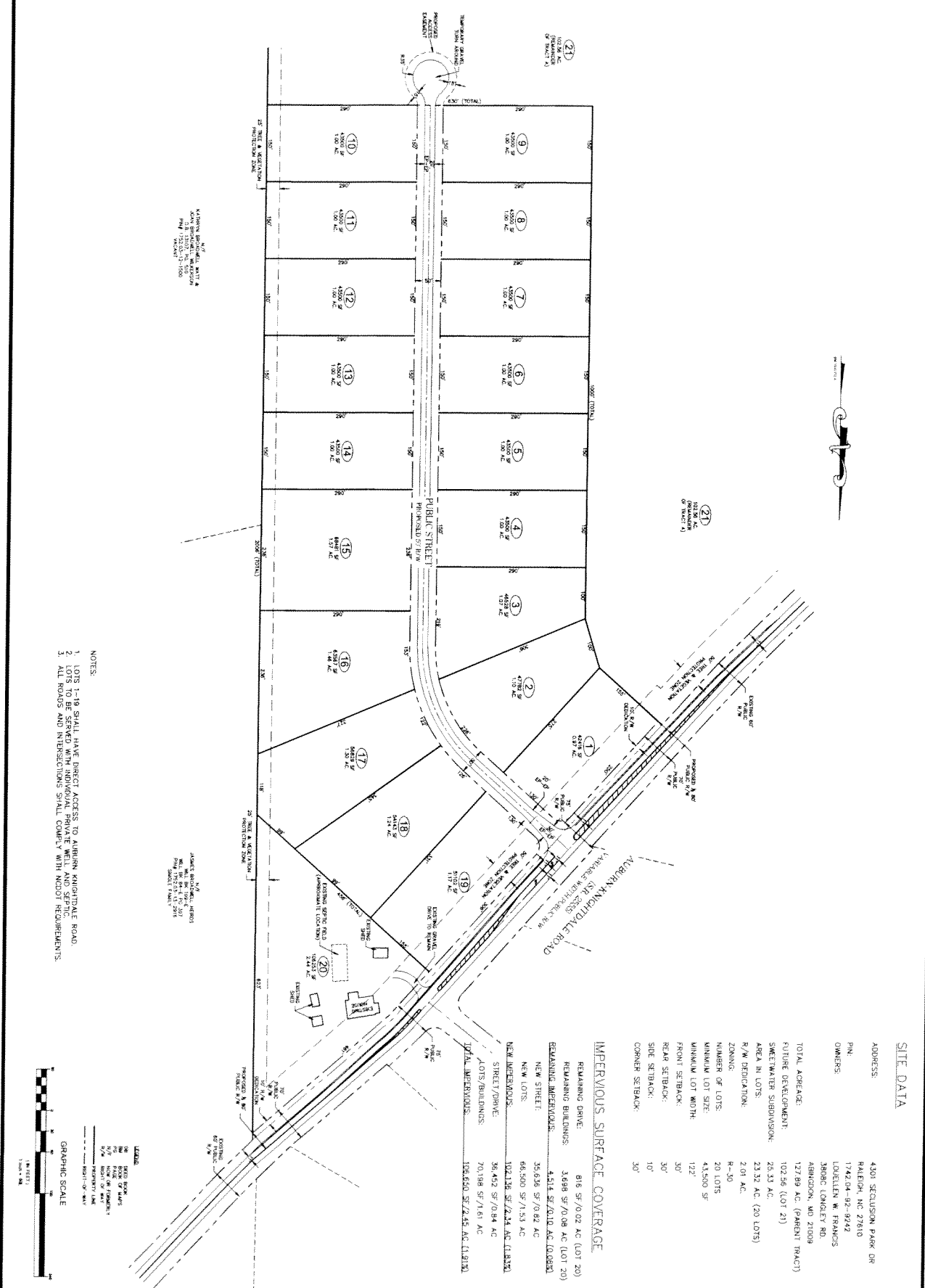
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1" = 100'	8-12-2014		
FILE NO. & PAGE	DESIGN BY		
	LEH		
ORDER NO.	DATE		
JAE_01			

SHEET
CE-2



WAKE COUNTY
 JOHN A. EDWARDS & COMPANY
 CIVIL ENGINEERS
 333 WIDE AVENUE, RALEIGH, NC 27606
 PHONE (919) 826-4426
 FAX (919) 826-4771
 E-MAIL info@jaeco.com

- NOTES:
1. LOTS 1-18 SHALL HAVE DIRECT ACCESS TO AUBURN KNIGHTDALE ROAD.
 2. LOTS 1-3 SHALL HAVE DIRECT ACCESS TO PUBLIC STREET.
 3. ALL ROADS AND INTERSECTIONS SHALL COMPLY WITH NCSDT REQUIREMENTS.



SITE DATA

ADDRESS: 4301 SECLUSION PARK DR
 RALEIGH, NC 27610
 PINE: 174204-92-0922
 OWNERS: LOUIELEN W. FRANKS
 1806C LONLEY RD.
 ABERNETHY, NC 27609

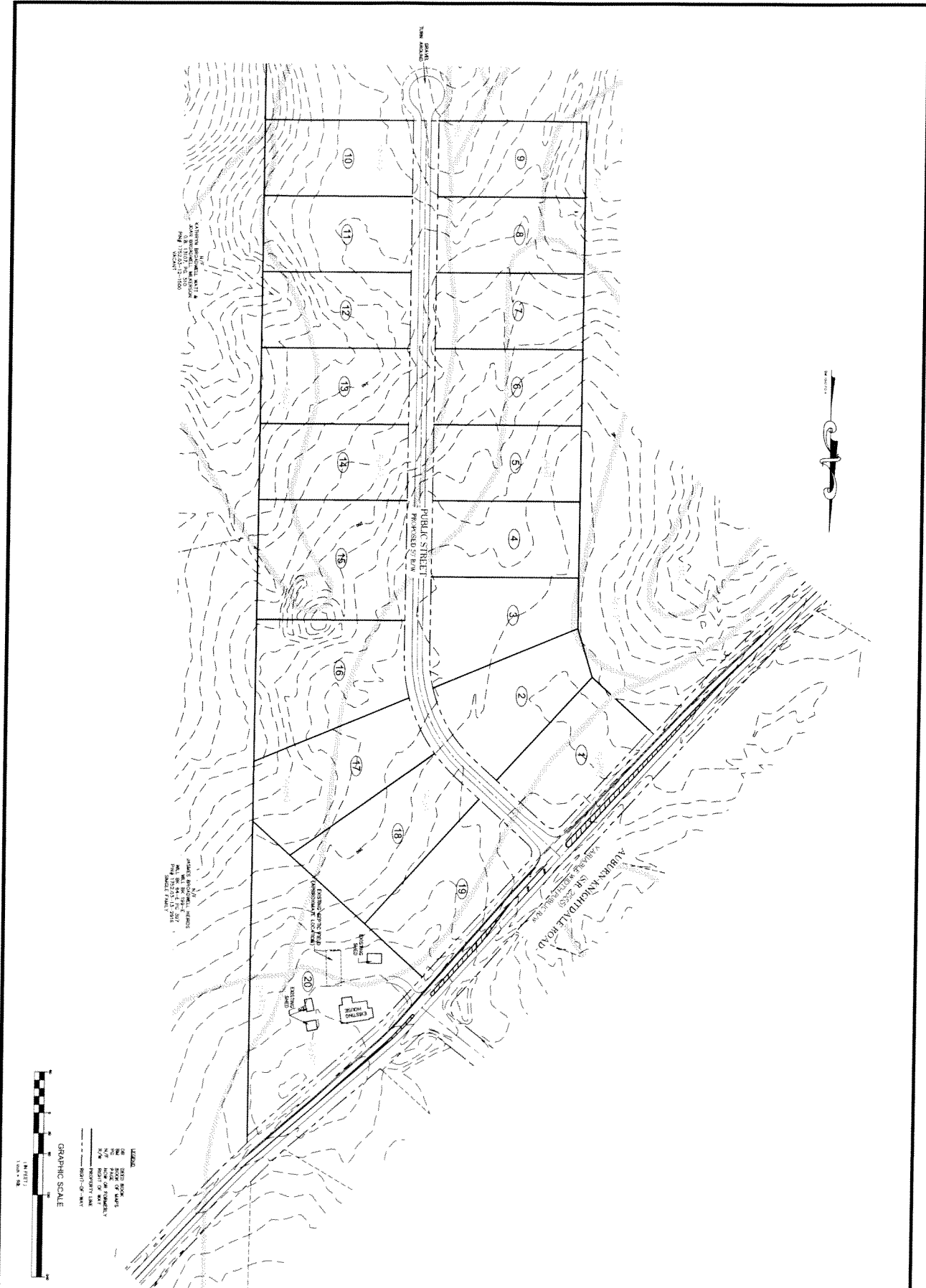
TOTAL ACREAGE: 127.89 AC. (PARENT TRACT)
 FUTURE DEVELOPMENT: 102.56 AC. (LOT 21)
 SWEETWATER SUBDIVISION: 25.33 AC.
 AREA IN LOTS: 23.32 AC. (20 LOTS)
 R/W DEDICATION: 2.01 AC.

ZONING: R-30
 NUMBER OF LOTS: 20 LOTS
 MINIMUM LOT SIZE: 43,500 SF
 MINIMUM LOT WIDTH: 122'
 FRONT SETBACK: 30'
 REAR SETBACK: 30'
 SIDE SETBACK: 10'
 CORNER SETBACK: 30'

IMPERVIOUS SURFACE COVERAGE

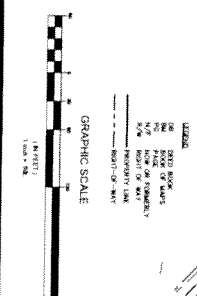
REMAINING DRIVE: 816 SF / 0.02 AC (LOT 20)
 REMAINING BUILDINGS: 3,688 SF / 0.08 AC (LOT 20)
 REMAINING IMPERVIOUS: 4,514 SF / 0.10 AC (LOT 20)
 NEW STREET: 35,636 SF / 0.82 AC
 NEW LOTS: 66,500 SF / 1.53 AC
 NEW IMPERVIOUS: 102,126 SF / 2.34 AC (1.81 AC)
 STREET/DRIVE: 38,452 SF / 0.84 AC
 LOTS/BUILDINGS: 70,198 SF / 1.61 AC
 TOTAL IMPERVIOUS: 108,650 SF / 2.45 AC (1.81 AC)

<p>DATE: 8-12-2014</p> <p>SCALE: 1" = 100'</p> <p>SHEET: CE-3</p>	<p>BY: JAE, JR.</p> <p>DESIGNER: JAE, JR.</p> <p>DATE: 8-12-2014</p>	<p>ROLEVILLE WAKE COUNTY NORTH CAROLINA</p> <p>SUBDIVISION PLAN</p>	<p>JOHN A. EDWARDS & COMPANY Civil Engineers 333 Wide Ave., Raleigh, NC 27606 Phone (919) 826-4426 Fax (919) 826-4771 E-mail info@jaeco.com</p>	<p>DATE: 8-12-2014</p> <p>REVISION: REVISED PER WAKE COUNTY COMMENTS</p>	<p>BY: JAE, JR.</p> <p>DATE: 8-12-2014</p>
	<p>WAKE COUNTY</p> <p>JOHN A. EDWARDS & COMPANY</p> <p>CIVIL ENGINEERS</p> <p>333 WIDE AVENUE, RALEIGH, NC 27606</p> <p>PHONE (919) 826-4426</p> <p>FAX (919) 826-4771</p> <p>E-MAIL info@jaeco.com</p>				




ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY A DEED.
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
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SHEET CE-4	SCALE	DATE
	1" = 100'	8-12-2014
	PL. NO. & PAGE	DRAWN BY
		LDH
	DESIGNED BY	
	JAC, JR.	

SWEETWATER SUBDIVISION
 ROLESVILLE WAKE COUNTY NORTH CAROLINA
 SOIL SURVEY


JOHN A. EDWARDS & COMPANY
 Consulting Engineers
 333 Wade Ave., Raleigh, NC 27606
 Phone (919) 828-4428
 FAX (919) 828-4771
 E-mail info@jaecoco.com

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12-15-14	REVISED PER WAKE COUNTY COMMENTS	LDH