



**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** Hopkins Trace Phase III

( ) 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: 1798315810  
Address: 0 Dukas Lake Road  
Location: End side of Marsh View Lane, at/between  
(north, east, south, west) (street)  
Dukas Lake Road and Marsh View Lane  
(street) (street)  
Total site area in square feet and acres: 443,668 square feet 10.19 acres  
Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Farm, Wooded

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

Name: Satterwhite Construction Inc  
Address: 5933 Farmwell Road  
City: Raleigh State: NC Zip Code: 27610  
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 Avenue  
City: Raleigh State: NC Zip Code: 27605  
E-mail Address: lewis@jaeco.com FAX: \_\_\_\_\_  
Telephone Number: 919-828-4428 Relationship to Owner: Engineer

**Proposal**

Max. allowable lot density standard\* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1.45 du/ac  
Max. # of lots allowable\*: 14 Lots Proposed # of lots\*: 12 Lots  
Min. allowable lot area\*: 30,000 sf Proposed min. lot area\*: 30,404 sf  
Average lot area\*: 31,049 sf  
Min. allowable lot width\*: 95 ft Proposed min. lot width\*: 37 (cul-de-sac) 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]: 0.83 acres  
 Proposed open space use(s) [by parcel]: Dry Detention Ponds  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 72,235 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 16.29 %  
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0.00 acres  
 within floodway: 0.00 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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
<i>Marsh View Lane</i>	<i>50</i>	<i>20</i>	<i>2</i>	<i>Y</i>	<i>4,100 ±</i>	<i>600</i>	<i>120</i>

<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) \_\_\_\_\_

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: 4,800 gpd

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

Estimated total wastewater discharge: 5,040 gpd

Electrical service provided by: Wake EMC 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: 3.2%

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

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: \_\_\_\_\_ Date: \_\_\_\_\_

Signature:  (PRES) \_\_\_\_\_ Date: 12-11-17

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:  (PRES) \_\_\_\_\_ Date: 12-11-17

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.



# HOPKINS TRACE PHASE III PRELIMINARY SUBDIVISION

LITTLE RIVER TOWNSHIP

WAKE COUNTY, N.C.

S-XX-18

JANUARY 2, 2018

DEVELOPER:

SATTERWHITE CONSTRUCTION INC

5933 FARMWELL ROAD

RALEIGH, NC 27610

(919) 266-0033

CIVIL ENGINEER:

JOHN A. EDWARDS & COMPANY

Consulting Engineers

333 Wade Ave

Raleigh, N.C. 27605

Phone (919) 828-4428

FAX (919) 828-4711

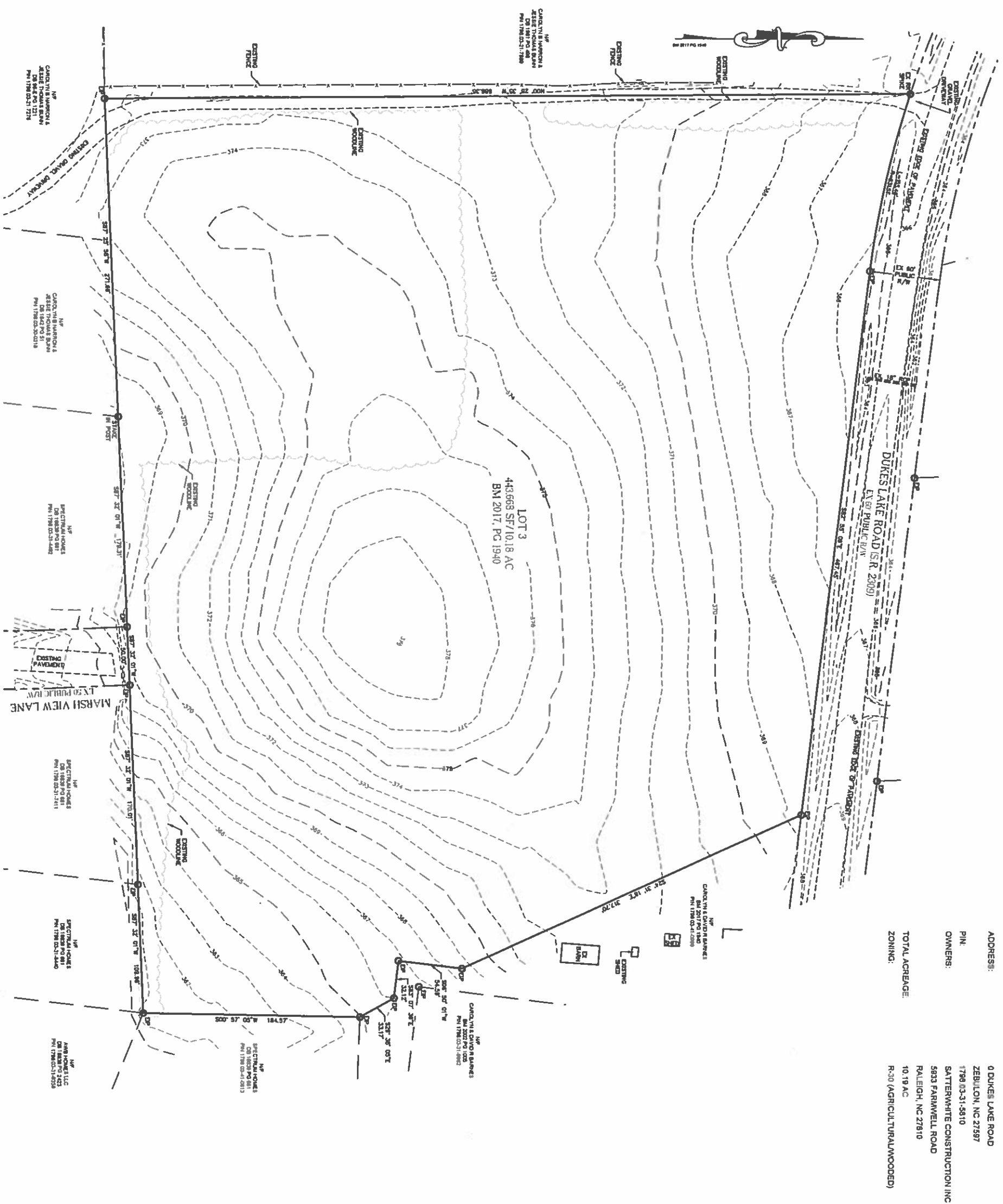


**SHEET INDEX**

CE-1	OVERALL EXISTING CONDITIONS
CE-2	OVERALL SUBDIVISION PLAN
CE-3	SUBDIVISION PLAN
CE-4	STORMWATER MANAGEMENT PLAN
CE-5	SOILS MAP

**SITE DATA**

ADDRESS:	0 DUKES LAKE ROAD ZEBULON, NC 27597
PN:	1798 03-31-5810
OWNERS:	SATTERWHITE CONSTRUCTION INC 5933 FARMWELL ROAD RALEIGH, NC 27610
TOTAL ACREAGE:	10.19 AC.
AREA IN LOTS:	8.55 AC. (12 LOTS)
AVERAGE LOT SIZE:	0.71 AC. / 31,048 SF
OPEN SPACE AREA:	0.83 AC. (2 LOTS)
R/W DEDICATION:	0.81 AC.
PROPOSED STREET:	0.80 AC. / 522 LF
REQD MIN LOT SIZE:	30,000 SF
PROP MIN LOT SIZE:	30,404 SF
REQD MIN LOT WIDTH:	95'
PROP MIN LOT WIDTH:	37' (AT CUL-DE-SAC)
ZONING:	R-30
FRONT SETBACK:	30'
REAR SETBACK:	30'
SIDE SETBACK:	10'
CORNER SETBACK:	30'



**EXISTING SITE DATA**

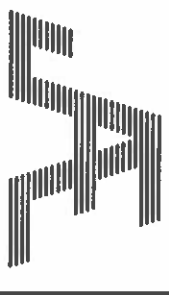
ADDRESS: 0 DUKES LAKE ROAD  
ZEBULON, NC 27597

PI#: 1798-03-31-5810

OWNERS: SATTERWHITE CONSTRUCTION INC  
5933 FARMWELL ROAD  
RALEIGH, NC 27810

TOTAL ACREAGE: 10.18 AC

ZONING: R-30 (AGRICULTURAL/WOODED)



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**HOPKINS TRACE  
PHASE III  
PRELIMINARY SUBDIVISION**

**SATTERWHITE  
CONSTRUCTION, INC.**  
5933 FARMWELL ROAD  
RALEIGH, NC 27801

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WAKE COUNTY STANDARDS AND SPECIFICATIONS

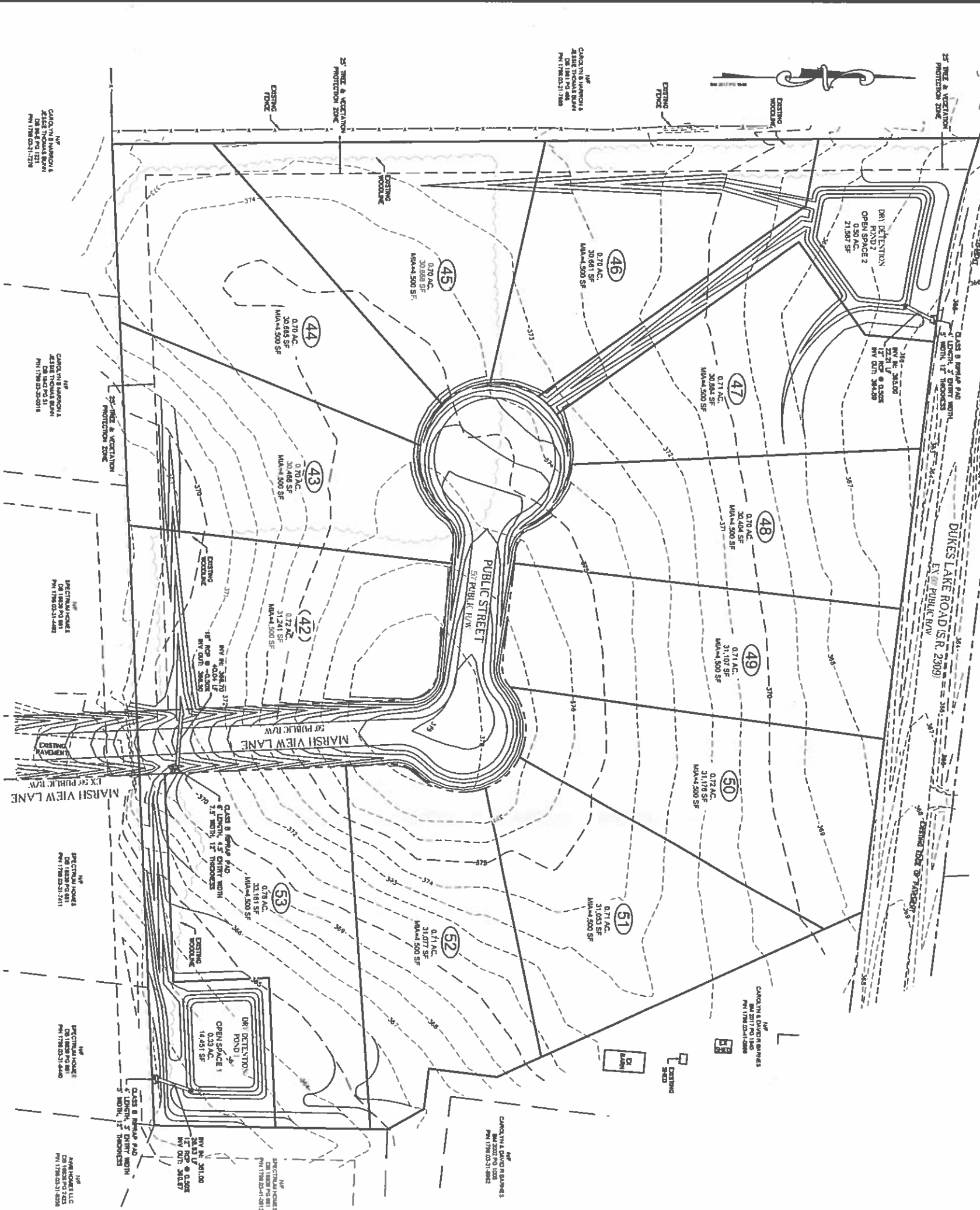
- LEGEND**
- DB DEED BOOK
  - BM BENCH MARK
  - BM BOOK OF MAPS
  - MP MONUMENT
  - RF RIGHT OF FOWLERLY
  - RM RIGHT OF WAY
  - PL PROPERTY LINE
  - RIGHT OF WAY
  - 100 FT. BUFFER
  - 100 FT. BUFFER



**EXISTING  
CONDITION PLAN**

Revision	Description	Date

Drawn By: LEH  
Checked By: JAE, JR  
JAECD # 85340  
Date Issued: 01/02/2018



- NOTES**
1. LOTS TO BE SERVED WITH INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
  2. ALL ROADS AND INTERSECTIONS SHALL COMPLY WITH NCOTD REQUIREMENTS.
  3. NO LOT MAY EXCEED THE MAXIMUM IMPERVIOUS AREA (MAI) SHOWN ON THE LOT IMPERVIOUS LIMITS WILL BE STRICTLY ENFORCED WITHOUT EXCEPTION IN PERPETUITY PROTECTED TREES TO BE LOCATED DURING CONSTRUCTION AND REPLACED PER WAKE COUNTY UDC.
  4. EXISTING PHASE II MAI WORK TO SERVE ADDITIONAL UNITS FROM PHASE III.
  5. ADDITIONAL ROAD PAD AND 18 COMPARTMENT C&U TO ACCOMMODATE PROPOSED ADDITIONAL UNITS.
  6. NO PROPOSED LOTS SHALL HAVE DIRECT ACCESS TO DUKES LAKE ROAD.

**SITE DATA**

**ADDRESS:** 0 DUKES LAKE ROAD  
**ADDRESS:** ZEBULON, NC 27597  
**PI#:** 1798 03-31-5810  
**OWNERS:** SATTERWHITE CONSTRUCTION INC  
 5933 FARMWELL ROAD  
 RALEIGH, NC 27810

**TOTAL ACREAGE:** 10.19 AC.  
**AREA IN LOTS:** 8.55 AC. (12 LOTS)  
**AVERAGE LOT SIZE:** 0.71 AC. / 31,048 SF  
**OPEN SPACE AREA:** 0.83 AC. (2 LOTS)  
**R/W DEDICATION:** 0.81 AC.  
**PROPOSED STREET:** 0.80 AC. / 322 LF  
**REQD MIN LOT SIZE:** 30,000 SF  
**PROP MIN LOT SIZE:** 30,404 SF  
**REQD MIN LOT WIDTH:** 95'  
**PROP MIN LOT WIDTH:** 37' (AT CUL-DE-SAC)  
**ZONING:** R-30  
**FRONT SETBACK:** 30'  
**REAR SETBACK:** 30'  
**SIDE SETBACK:** 10'  
**CORNER SETBACK:** 30'

**IMPERVIOUS SURFACE COVERAGE**

TOTAL SUBDIVISION IMPERVIOUS	18,235 SF/0.42 AC
NEW STREET	+54,000 SF/1.24 AC
ALL LOTS: (4500 SF x 12 LOTS)	72,235 SF/1.66 AC
<b>TOTAL:</b>	<b>(1,067,10.19 = 10.29%)</b>

**STORMWATER MANAGEMENT PLAN**

DATE: 01/02/2018

DESIGNED BY: JAE

CHECKED BY: JAE

**LEGEND**

- DEED BOOK
- BOOK OF MAPS
- NEW OR PROBABLY
- RIGHT OF WAY
- PROPERTY LINE
- HEAVY DASHED LINE
- 100 YEAR FLOOD PLAIN

**GRAPHIC SCALE**

1" = 40' (30' X 30')

1" = 40' FT.

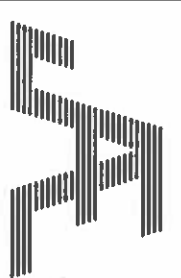
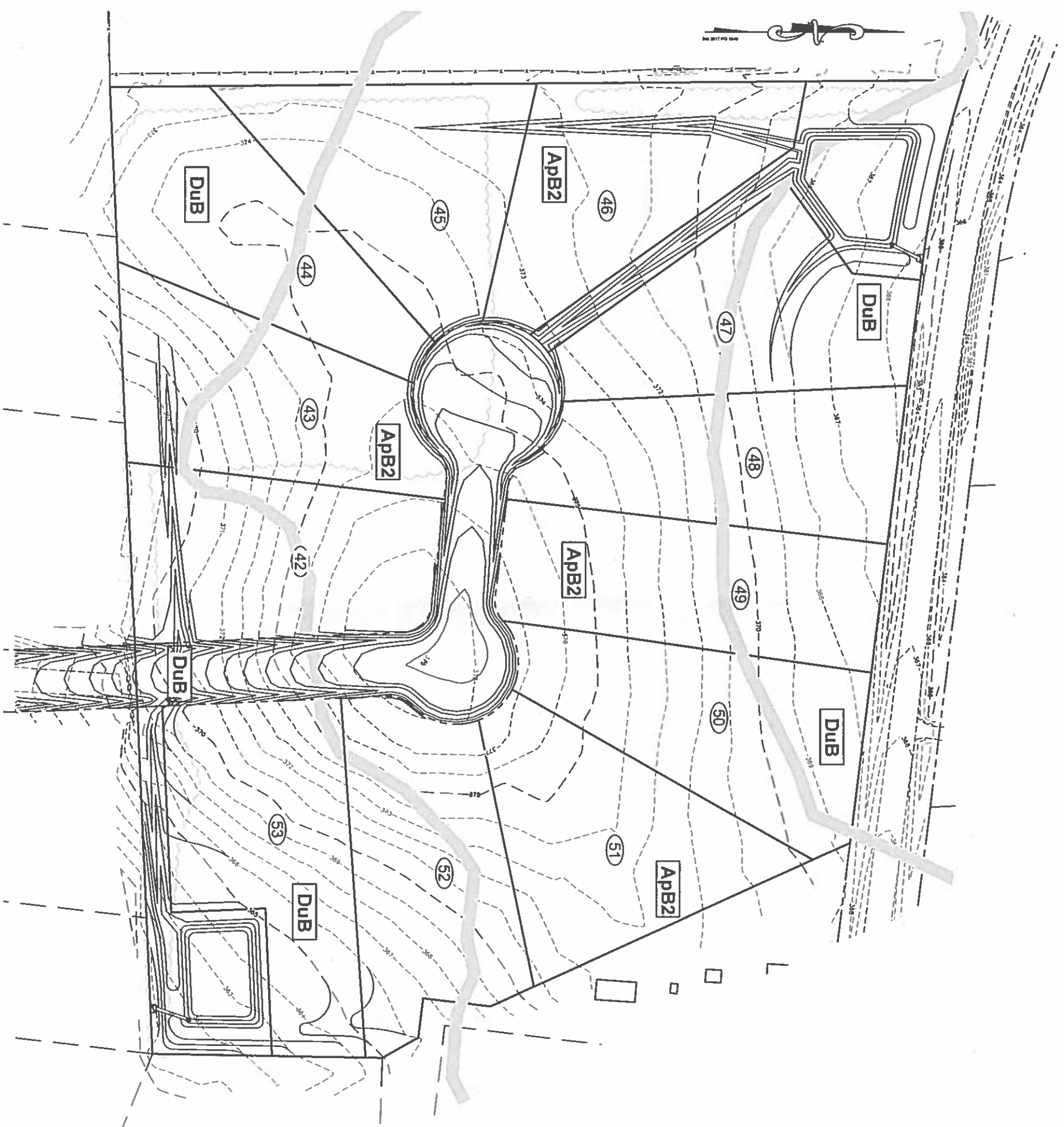
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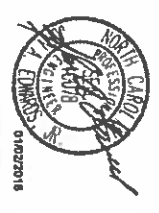
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 STANDARDS AND SPECIFICATIONS



**SOIL SURVEY**

Revision	Date	Description	By

JAECD # 63300  
 Drawn By: LEH  
 Checked By: JAE, JR  
 Date Issued: 01/02/2016