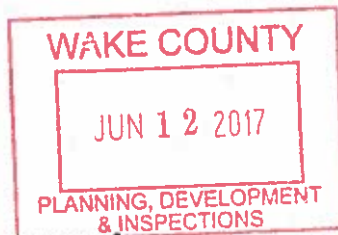




Planning, Development & Inspections



3-17-17

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 - Phases II & III

() cluster subdivision (X) lot-by-lot subdivision () open space
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: 1742.04-91-9313
Address: 0 Auburn-Knightdale Road
Location: South side of Auburn-Knightdale Road, at/between
Battlebridge Road and Grasshopper Road

Total site area in square feet and acres: 3,440,961 square feet 78.99 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): Mobile Home Park, Farm, Wooded

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

Name: Georgianne Francis Batts & Mary Gail Francis Hatton
Address: 3808 C Longley Road
City: Abingdon 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 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*: 114 Lots Proposed # of lots*: 44 Lots
Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 40,169 sf
Average lot area*: 72,817 sf
Min. allowable lot width*: 95 ft Proposed min. lot width*: 39 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]: 25.24 acres
 Proposed impervious surfaces area: 220,282 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 6.42 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 10.60 acres
 within floodway: 5.31 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 |
|-----------------------------------|-------------------------|---------------------|---------------|-----------------|--------------------------------------|-----------------------------------|-------------------------------------------|
| SR 2555 | 65-70 | 22-33 | 2 or 3 | Y | 14,000 ± | 3260 | 328 |
| | | | | | | | |
| | | | | | | | |

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 (existing well) () individual well(s)

Estimated total water demand: 16,400 gpd

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type(_____) () individual on-site system

Estimated total wastewater discharge: 17,220 gpd

Electrical service provided by: Duke Energy 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

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 F. Batts Date: 6-4-2017

Signature: Georgianne F. Batts, Trustee of the Glen Max Francis Trust Date: 6-4-2017

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: Georgianne F. Batts Date: 6-4-2017

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 _____

() 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).

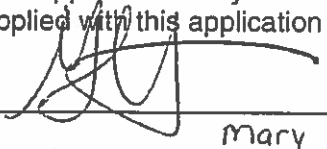
The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: _____ Date: _____

Signature:  _____ Date: 6-3-17

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:  _____ Date: 6-3-17
Mary Gail Francis Hattori

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.



VICINITY MAP
NTS

SWEETWATER PHASES II & III

PRELIMINARY SUBDIVISION

LOT BY LOT

ST. MATTHEWS TOWNSHIP
WAKE COUNTY, N.C.

S-XX-XX

JUNE 8, 2017

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

SITE DATA

ADDRESS:

0 AUBURN KNIGHTDALE ROAD
RALEIGH, NC 27610

PIN:

1742.04-92-9242

OWNERS:

GEORGIANNE FRANCIS BATTS &
MARY GAIL FRANCIS HATTON
3806C LONGLEY RD.
ABINGDON, MD 21009

LOT 1 TOTAL ACREAGE:

100.34 AC.

PHASE II ACREAGE:

63.88 AC.

AREA IN LOTS:

59.34 AC. (33 LOTS)

AVERAGE LOT SIZE:

1.80 AC / 78,318 SF

R/W DEDICATION:

4.34 AC.

PROPOSED STREET:

1.76 AC / 7,489 LF

REQD. MIN. LOT SIZE:

30,000 SF

PROP. MIN. LOT SIZE:

40,188 SF

REQD. MIN. LOT WIDTH:

95'

PROP. MIN. LOT WIDTH:

39' (AT CUL.-DE-SAC)

PHASE III ACREAGE:

15.32 AC.

AREA IN LOTS:

14.22 AC. (11 LOTS)

AVERAGE LOT SIZE:

1.29 AC / 56,312 SF

R/W DEDICATION:

1.10 AC.

PROPOSED STREET:

0.52 AC / 818 LF

ZONING:

R-30

REQD. MIN. LOT SIZE:

30,000 SF

PROP. MIN. LOT SIZE:

44,977 SF

REQD. MIN. LOT WIDTH:

95'

PROP. MIN. LOT WIDTH:

73' (AT CUL.-DE-SAC)

ZONING:

R-30

FRONT SETBACK:

30'

REAR SETBACK:

30'

SIDE SETBACK:

10'

CORNER SETBACK:

30'

SHEET INDEX

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

EXISTING SITE DATA

ADDRESS: 4301 SECLUSION PARK DR
RALEIGH, NC 27610

PI.NI: 1742 04-61-9313

OWNERS: LOUELLEN W. FRANCIS
3609C LONGLEVY RD
ABINGDON, MD 21009

ACREAGE: 100.34 AC. (PARENT TRACT
(REMAINDER OF TRACT A = 100.34 AC.)

ZONING: R-30 (RESIDENCE/AGRICULTURAL)



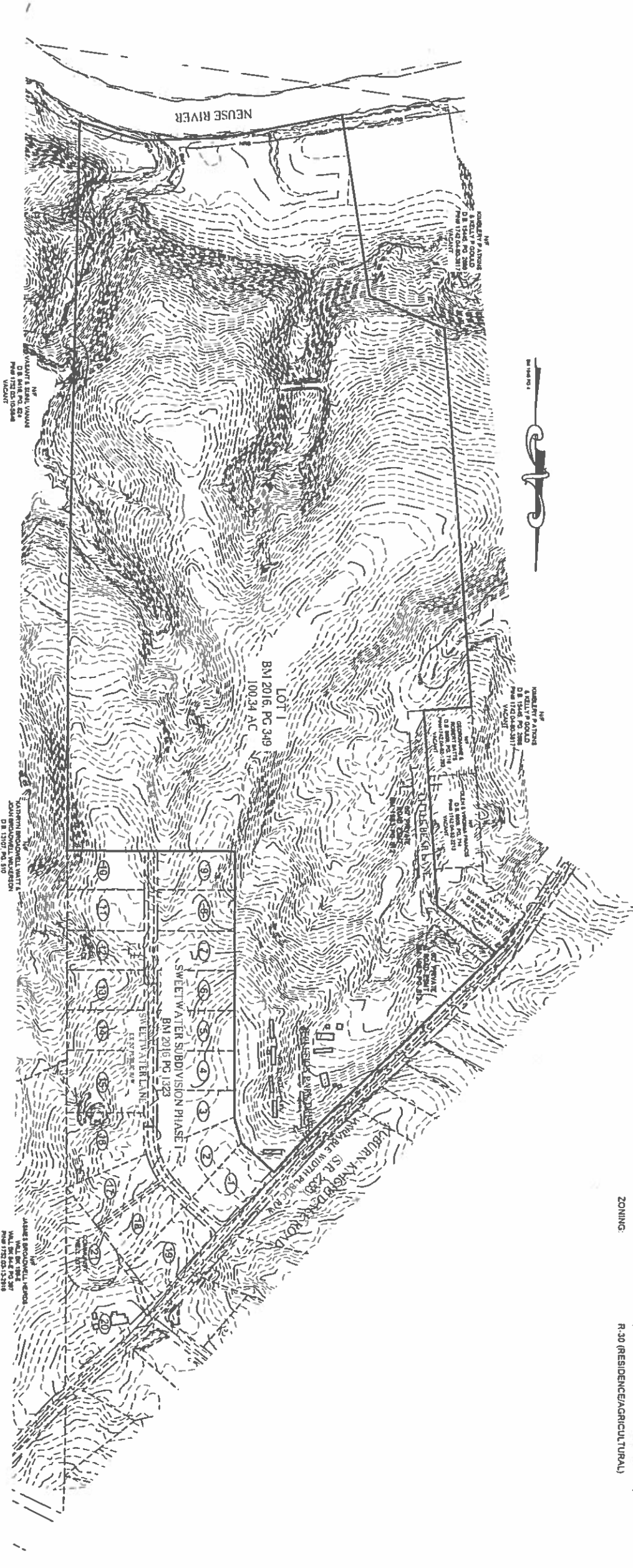
JOHN A. EDWARDS & COMPANY
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and Land Surveyors

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Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaec.com
www.jaec.com



**SWEETWATER
PHASES II & III
PRELIMINARY SUBDIVISION**

**SATTERWHITE
CONSTRUCTION, INC.
5933 FARMWELL ROAD
RALEIGH, NC 27601**



**OVERALL EXISTING
CONDITION PLAN**

| Revisions | |
|-----------|-------------|
| Date | Description |
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JAECD # 888 00
Drawn By: LEH
Checked By: JAE SR
Date Issued: 05-08-2017
CE-1



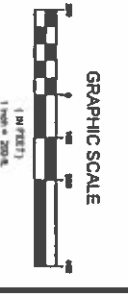
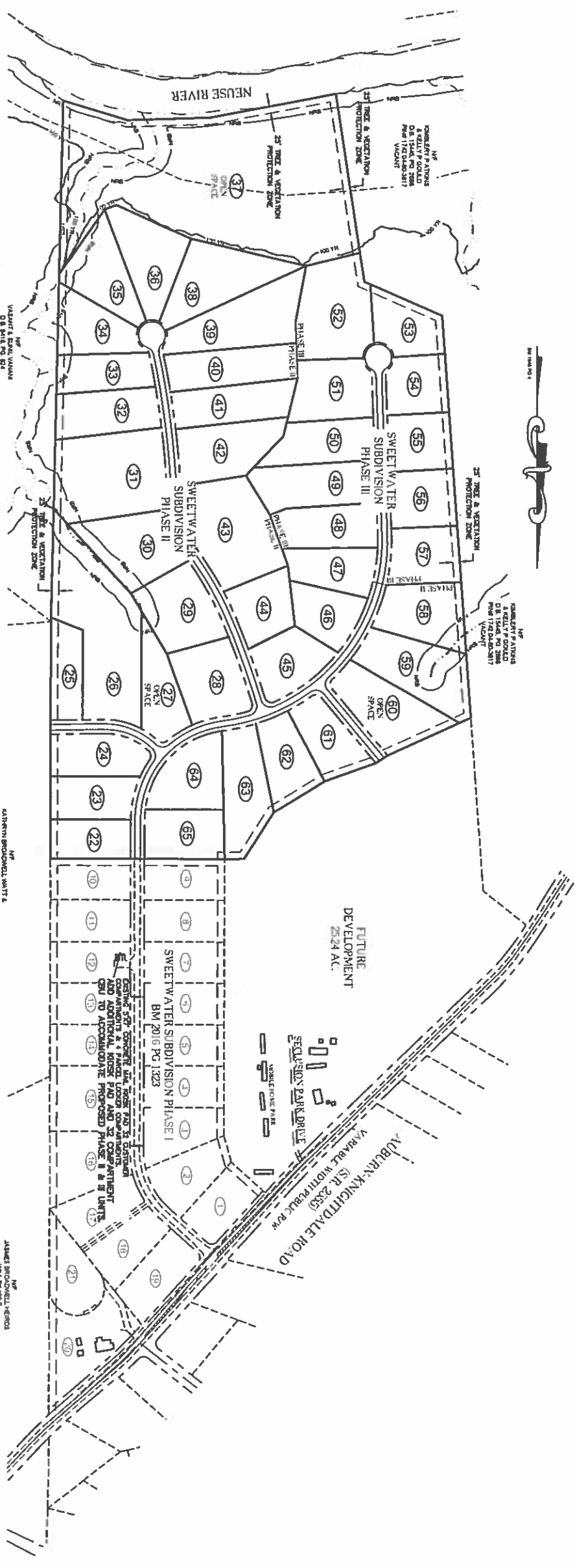
JOHN A. EDWARDS & COMPANY
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 and Land Surveyors

NC License F-4239
 333 Wade Ave., Raleigh, N.C. 27605
 Phone: (919) 828-4428
 Fax: (919) 828-4711
 E-mail: info@jaeco.com
 www.jaeco.com



**SWEETWATER
 PHASES II & III
 PRELIMINARY SUBDIVISION**

**SATTERWHITE
 CONSTRUCTION, INC.
 5933 FARMWELL ROAD
 RALEIGH, NC 27601**



**OVERALL
 SUBDIVISION PLAN**

| Revision # | Date | Description | By |
|------------|------|-------------|----|
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JAECC # 458 00
 Drawn By: LEH
 Checked By: JAE, JR.
 Date Issued: 06-06-2017
CE-2

SITE DATA

ADDRESS: 0 AUBURN KNIGHTDALE ROAD
RALEIGH, NC 27610

PIN: 1742 04-92-9242

OWNERS: GEORGIANNE FRANCIS BATTIS & MARY GAIL FRANCIS HATTON

3908C LONGLEY RD.
ABINGDON, MD 21009

ZONING:

PHASE II ACREAGE: R-30

AREA IN LOTS: 59.34 AC. (23 LOTS)

AVERAGE LOT SIZE: 1.80 AC. / 78,319 SF

R/W DEDICATION: 4.34 AC.

PROPOSED STREET: 1.78 AC. / 3,488 LF

RECD MIN LOT SIZE: 30,000 SF

PROP MIN LOT SIZE: 40,189 SF

RECD MIN LOT WIDTH: 95'

PROP MIN LOT WIDTH: 39' (AT CUL-DE-SAC)

PHASE III ACREAGE: 15.32 AC.

AREA IN LOTS: 14.22 AC. (11 LOTS)

AVERAGE LOT SIZE: 1.29 AC. / 56,312 SF

R/W DEDICATION: 1.10 AC.

PROPOSED STREET: 0.52 AC. / 818 LF

RECD MIN LOT SIZE: 30,000 SF

PROP MIN LOT SIZE: 44,977 SF

RECD MIN LOT WIDTH: 95'

PROP MIN LOT WIDTH: 73' (AT CUL-DE-SAC)

BUILDING SETBACKS

FRONT SETBACK: 30'

REAR SETBACK: 30'

SIDE SETBACK: 10'

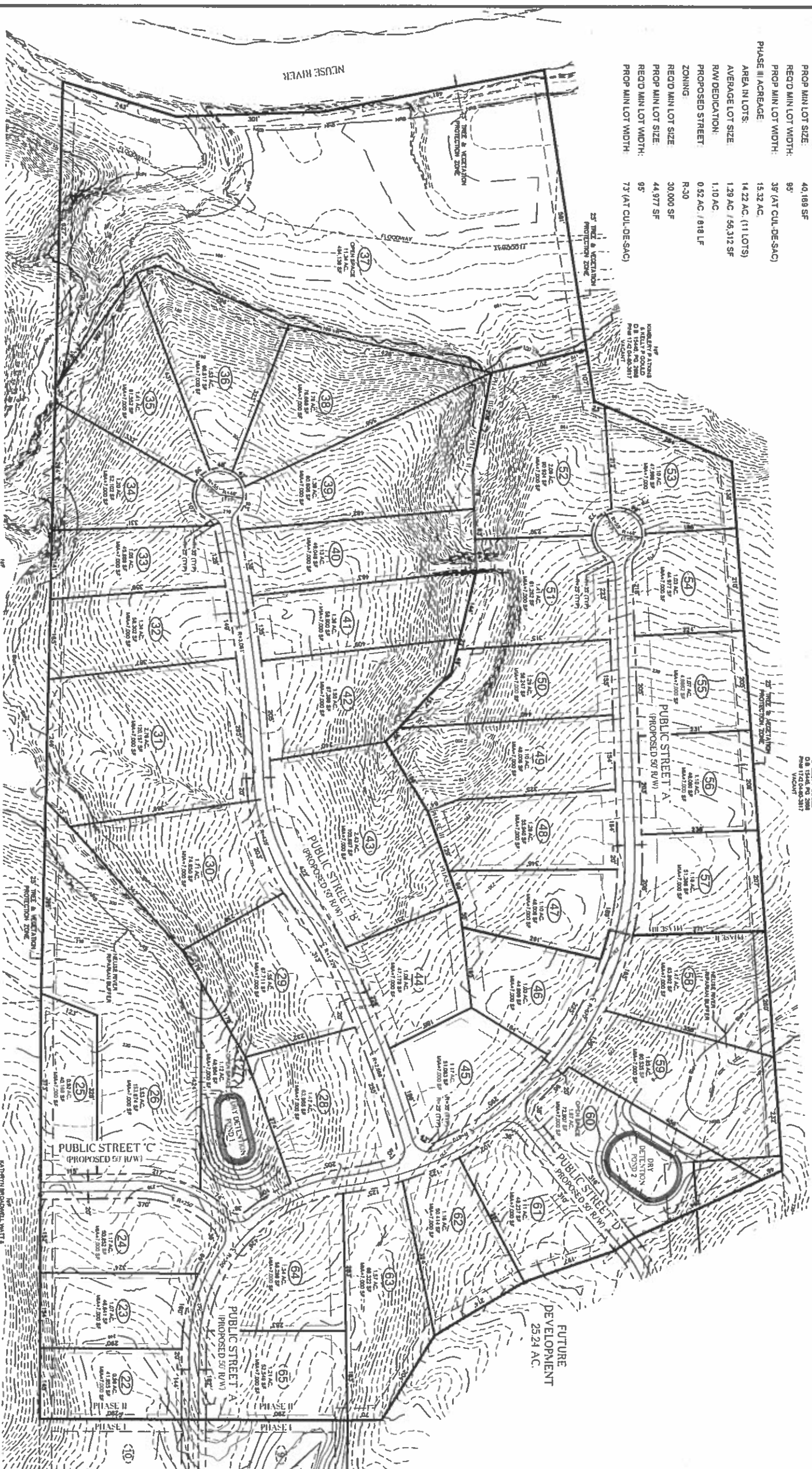
CORNER SETBACK: 30'

NOTES

1. LOTS TO BE SERVED WITH PRIVATE WATER SYSTEM AND INDIVIDUAL SEPTIC SYSTEMS
2. ALL ROADS AND INTERSECTIONS SHALL COMPLY WITH NCDDOT REQUIREMENTS
3. NO LOT MAY EXCEED THE MAXIMUM IMPERVIOUS ALLOWED (MIAI) IMPERVIOUS UNITS
4. PROTECTED TREES TO BE LOCATED DURING CONSTRUCTION AND REPLACED PER WAKE COUNTY UDO
5. EXISTING PHASE I MAIL ROOM TO SERVE ADDITIONAL UNITS FROM PHASE II. ADD ADDITIONAL MISC PAD AND 22 COMPARTMENT CBI TO ACCOMMODATE REMAINING PROPOSED PHASE II & III UNITS

IMPERVIOUS SURFACE COVERAGE

| | |
|------------------------------|------------------------|
| TOTAL SUBDIVISION IMPERVIOUS | 99,510 SF / 2.28 AC |
| NEW STREET | + 301,000 SF / 6.91 AC |
| ALL LOTS | 200,510 SF / 4.59 AC |
| TOTAL | |



VACANT & SEAL W/VAWA
0.8 AC. (17,000 SF) 510
P.M. 1742 04-92-9242
VACANT

VACANT & SEAL W/VAWA
0.8 AC. (17,000 SF) 510
P.M. 1742 04-92-9242
VACANT

JLCCD # 658 00
Drawn By: LEH
Checked By: JAE, JH
Date Issued: 06-08-2017

SUBDIVISION PLAN

| Revisions | Date | Description | By |
|-----------|------|-------------|----|
| | | | |
| | | | |
| | | | |



LEGEND

- OPEN SPACE
- 25' TREE & VEGETATION PROTECTION ZONE
- 25' FLOODPLAIN
- 100 YEAR FLOOD PLAIN
- PROPERTY LINE
- RIGHT-OF-WAY
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY

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