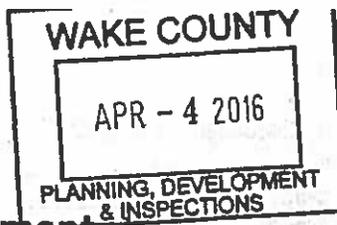




Planning, Development & Inspections



S-07-16

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 Sanctuary (Name to be determined)

(x) cluster subdivision () lot-by-lot subdivision () open space
Has a preliminary plan previously been approved for subdivision of this site? (x) Yes () No
If yes, when and under what name? Oaks at Meadow Ridge in 2008

Property

Parcel Identification Number: 0771-95-5595

Address: 5149 Milner Drive Raleigh, NC 27606

Location: west side of Milner Drive, at/between (north, east, south, west) (street)

and 3222568 (by survey) (street) 73.98 (by survey)

Total site area in square feet and acres: 3231281 (by gis) square feet 74.18 (by gis) acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-80W and R-40W

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant/Wooded

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

Name: John Milner Jr. Trustee of the John Milner Revocable Trust under agreement dated 8/23/96. (Williamson, Catherine Milner Capps, Mary Lucie)

Address: 1041 North Drive

City: St. Louis State: Mo. Zip Code: 63122-1723

E-mail Address: N/A FAX: N/A

Telephone Number: N/A

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

Name: John W. Harris, P.E. Consulting Engineer, Inc.

Address: 5112 Bur Oak Circle

City: Raleigh State: N.C. Zip Code: 27612

E-mail Address: JohnHarris@HarrisEng.net FAX: N/A

Telephone Number: 919-789-0744 Relationship to Owner: Consultant

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1 lot/ac in R-40W and 1 lot/2 ac's for R-80W

Max. # of lots allowable*: 70 Proposed # of lots*: 45

Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf

Average lot area*: 30,000 sf

Min. allowable lot width*: 75 ft Proposed min. lot width*: 95 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: 25% or 18.495 acres
 Proposed open space area [by parcel]: 33.3 acres
 Proposed open space use(s) [by parcel]: Conservation
 Proposed future development site area [by site]: 40.68 acres
 Proposed impervious surfaces area: 515,611 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 16% %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): acres
 within floodway: 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
Gardenbrook Dr.	50	20	2	Y	6000	1000	250
Milner Dr.	50	20	2	Y	6000	1000	250

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 (_____) () individual well(s)
 Estimated total water demand: 45 gpd
 Wastewater collection/treatment provided by: () municipal system (_____)
 () community system – specify type(_____) (x) individual on-site system
 Estimated total wastewater discharge: N/A gpd
 Electrical service provided by: Duke Energy Underground () yes () no
 Natural gas service provided by: PSNC
 Telephone service provided by: ATT Underground () yes () no
 Cable television service provided by: TWC Underground () yes () no
 Fire protection provided by: Local Volunteer Fire Station

Miscellaneous

Generalized slope of site: 5-10%
 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: John Tucker Jr. Trustee Date: 3/23/2016

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: _____

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.



PRELIMINARY SUBDIVISION SUBMITTAL CHECKLIST FOR COMPLETION

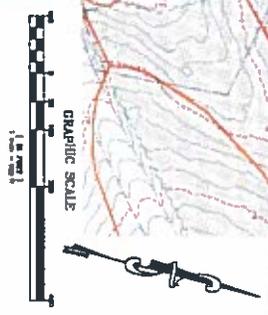
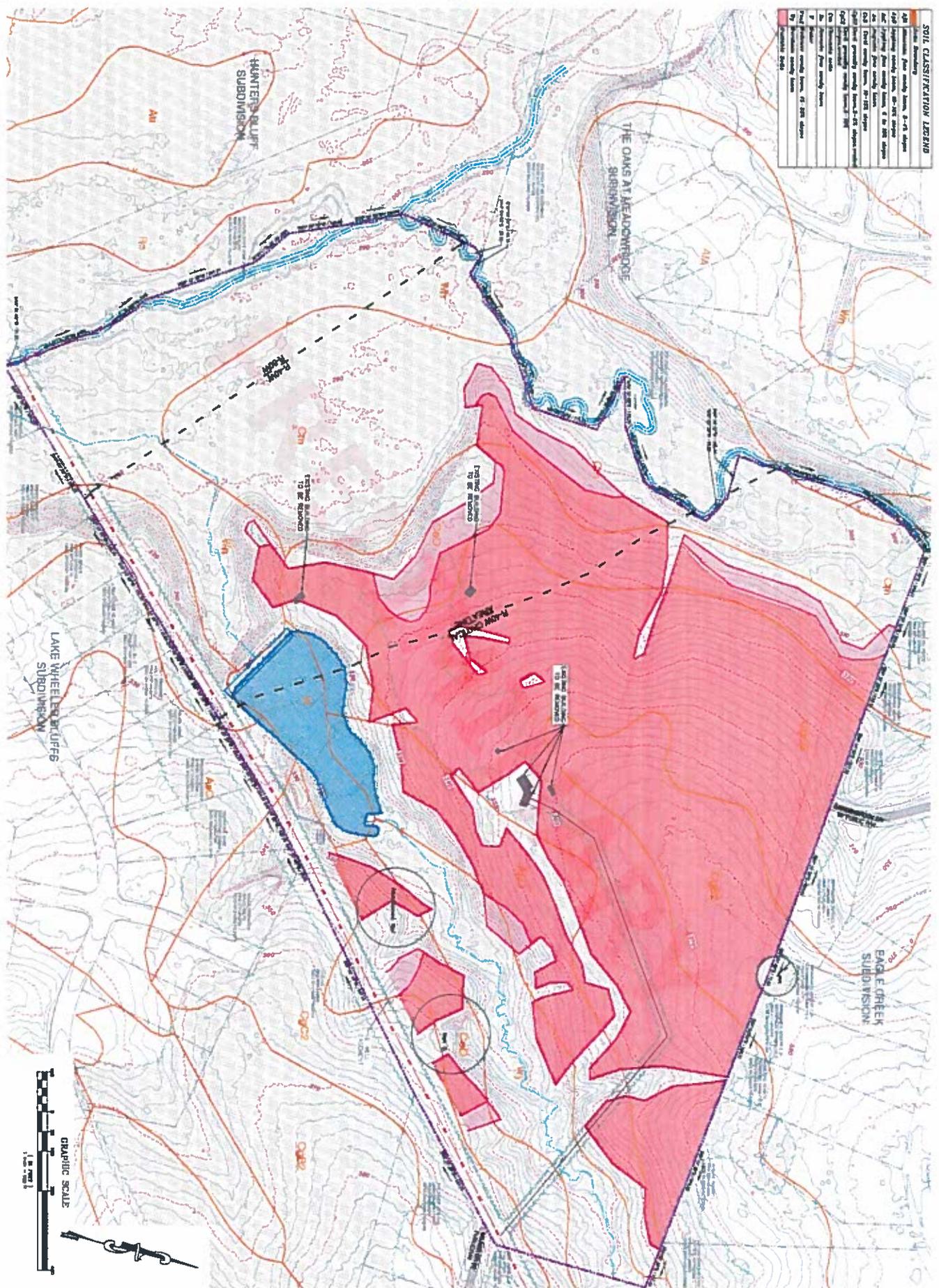
Submit required documentation to:

Wake County Planning, Development and Inspections
 PO Box 550 Wake County Office Building
 Raleigh, NC 27602-0550 336 Fayetteville Street, Downtown Raleigh
 Contact (919) 856-6216 for additional information.

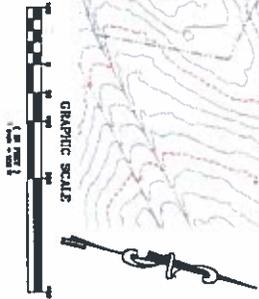
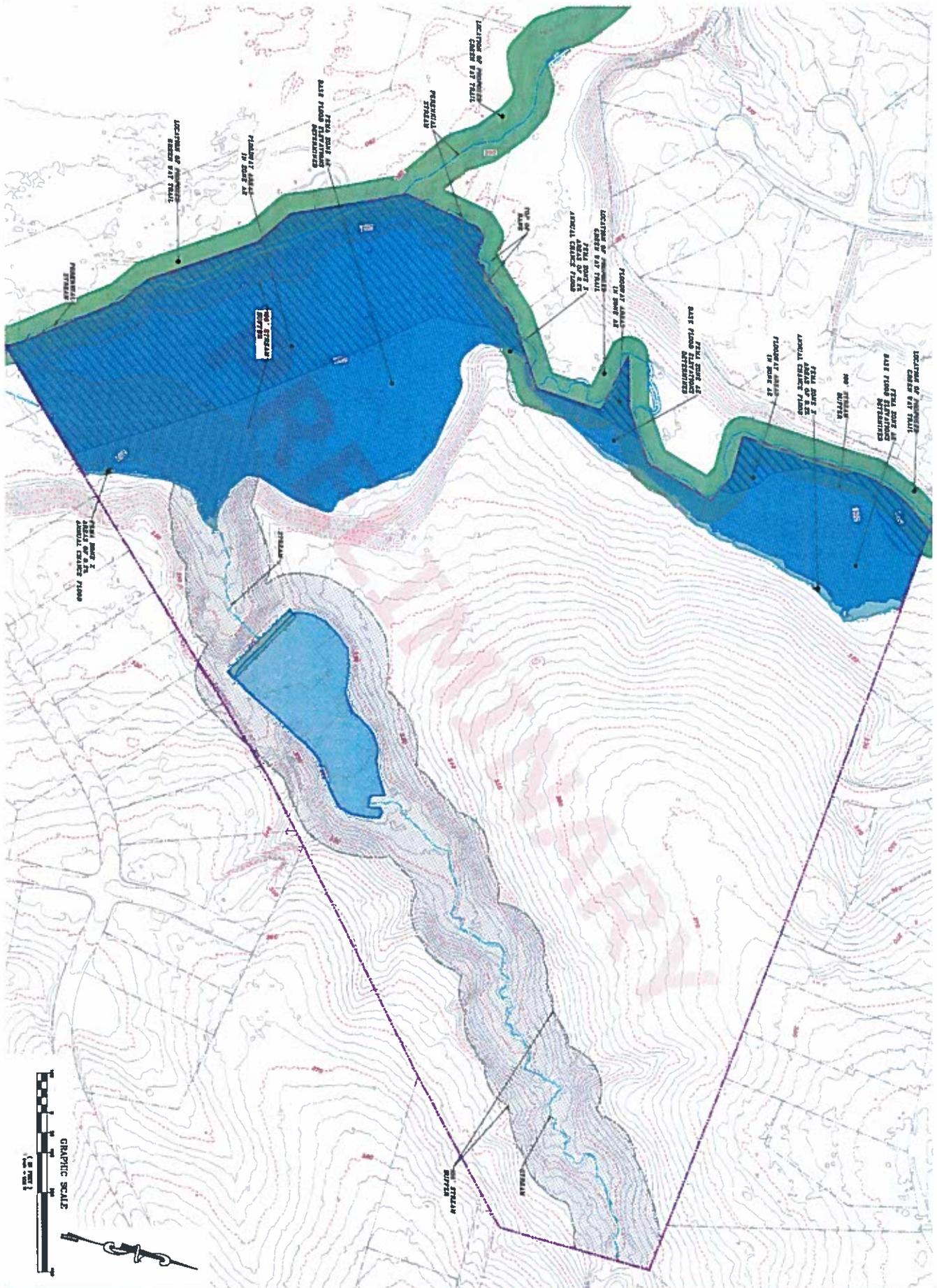
For each listed item, check (✓) if provided, write "n/a" if the feature does not exist or is not proposed			Staff use only
✓ or n/a		APPLICABLE SUBMITTAL REQUIREMENT	✓ or n/a
✓	1.	Evidence of the legal creation of the parcel, or combination of parcels, proposed to be subdivided (copy of most recently recorded plat or deed describing parcel plus: copy of County-approved plat describing same parcel and recorded after 5/17/1976; or plat or deed describing same parcel and recorded on or before 5/17/1976; [see Register of Deeds])	
✓	2.	Application for Preliminary Subdivision Plan Approval form [12 copies] [attached]	
✓	3.	Checklist of Applicable Standards for Preliminary Subdivision Plans (filled out) [1 copy] [attached]	
✓	4.	Preliminary subdivision plan showing the following information for an area including and within 100 feet of the site [14 copies on 24" x 36" paper at a scale of not less than 1"=400' FOLDED, plus 5 copies on 8.5" x 11" or 11" x 17" paper]:	
✓	a.	Existing and proposed property lines, with measured distances [number all proposed lots; identify open space parcels and their intended use; identify future development sites; show area and dimensions for all proposed parcels; show name or owner and Book of Maps or Deed Book reference for existing adjoining parcels]. Show gas and all other utility easements. Show building setbacks.	
✓	b.	Zoning districts - boundaries and names and notation of existing land uses and intensity of the use	
✓	c.	Names of existing and approved subdivisions and other developments (note Book of Maps/Page reference for subdivisions), and names of owners of other parcels	
✓	d.	Outline of existing and proposed roadways (show width and surface material), bikeways (show width and surface material), and walkways (show width and surface material) - plus associated access rights-of-way and easements [including proposed widening or extensions] (show width) [Label roadways as public or private; note any access restrictions; note any future right-of-way]	
✓	e.	Location of existing and proposed water lines, fire hydrants, community wells and water towers (show capacity) - plus associated utility easements (show width) [Note water service provider], and/or notation of lots proposed to be served by individual on-site wells	
N/A	f.	Location of existing and proposed sewer lines and pump stations/treatment facilities (show capacity) - plus associated easements (show width) [Note sewer service provider], and/or notation of lots proposed to be served by on-site sewage disposal systems	
✓	g.	Notation and computation of the amount of impervious surface coverage (sq. ft. and as % of total site area)	
✓	h.	Topographic contours (at intervals of not more than 5 feet)	
✓	i.	Location, type, and relevant dimensions/capacities of stormwater management structures and other devices (if in a water supply watershed or if stormwater management is required) - plus associated easements (show width) [see Wake County Stormwater Management Ordinance]	
✓	j.	Inset map showing site's location relative to County's municipalities and major roads	
✓	k.	Title block showing name and address of current parcel owner(s), name of plan designer, parcel identification number (PIN), date map prepared (and revised), bar scale, north arrow, title "Preliminary Subdivision Plan - [Name of subdivision]", and identification of subdivision type as "cluster", open space or "lot-by-lot"	
✓	5.	Licensed soil scientist's preliminary report <u>and</u> delineation map demonstrating each proposed lot's suitability for service by on-site wastewater system (if such service proposed) [3 copies] [see attached report requirements]. This delineation map must show the proposed lot line(s) layout.	
✓	6.	Wake County Public School System Residential Development Notification Form	
✓	7.	Complete and submit the appropriate stormwater tool package at the link below: http://www.wakegov.com/water/stormwater/management/Pages/checklist.aspx	
N/A	8.	Traffic Impact Analysis (3 copies). Also include 3 additional large scale maps. (if applicable)	
N/A	9.	Check for \$1000.00 processing fee for Traffic Impact Analysis (if applicable)	
✓	10.	Check for \$1000.00 application fee, made out to "Wake County"	

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 www.wakegov.com
 All application fees are non-refundable.
 The File Number should be used on all correspondence subsequent to application acceptance.

SOIL CLASSIFICATION LEGEND	
U1	Ultimate fine sandy loam, 0-10' depth
U2	Ultimate fine sandy loam, 10-20' depth
U3	Ultimate fine sandy loam, 20-30' depth
U4	Ultimate fine sandy loam, 30-40' depth
U5	Ultimate fine sandy loam, 40-50' depth
U6	Ultimate fine sandy loam, 50-60' depth
U7	Ultimate fine sandy loam, 60-70' depth
U8	Ultimate fine sandy loam, 70-80' depth
U9	Ultimate fine sandy loam, 80-90' depth
U10	Ultimate fine sandy loam, 90-100' depth
U11	Ultimate fine sandy loam, 100-110' depth
U12	Ultimate fine sandy loam, 110-120' depth
U13	Ultimate fine sandy loam, 120-130' depth
U14	Ultimate fine sandy loam, 130-140' depth
U15	Ultimate fine sandy loam, 140-150' depth
U16	Ultimate fine sandy loam, 150-160' depth
U17	Ultimate fine sandy loam, 160-170' depth
U18	Ultimate fine sandy loam, 170-180' depth
U19	Ultimate fine sandy loam, 180-190' depth
U20	Ultimate fine sandy loam, 190-200' depth
U21	Ultimate fine sandy loam, 200-210' depth
U22	Ultimate fine sandy loam, 210-220' depth
U23	Ultimate fine sandy loam, 220-230' depth
U24	Ultimate fine sandy loam, 230-240' depth
U25	Ultimate fine sandy loam, 240-250' depth
U26	Ultimate fine sandy loam, 250-260' depth
U27	Ultimate fine sandy loam, 260-270' depth
U28	Ultimate fine sandy loam, 270-280' depth
U29	Ultimate fine sandy loam, 280-290' depth
U30	Ultimate fine sandy loam, 290-300' depth
U31	Ultimate fine sandy loam, 300-310' depth
U32	Ultimate fine sandy loam, 310-320' depth
U33	Ultimate fine sandy loam, 320-330' depth
U34	Ultimate fine sandy loam, 330-340' depth
U35	Ultimate fine sandy loam, 340-350' depth
U36	Ultimate fine sandy loam, 350-360' depth
U37	Ultimate fine sandy loam, 360-370' depth
U38	Ultimate fine sandy loam, 370-380' depth
U39	Ultimate fine sandy loam, 380-390' depth
U40	Ultimate fine sandy loam, 390-400' depth
U41	Ultimate fine sandy loam, 400-410' depth
U42	Ultimate fine sandy loam, 410-420' depth
U43	Ultimate fine sandy loam, 420-430' depth
U44	Ultimate fine sandy loam, 430-440' depth
U45	Ultimate fine sandy loam, 440-450' depth
U46	Ultimate fine sandy loam, 450-460' depth
U47	Ultimate fine sandy loam, 460-470' depth
U48	Ultimate fine sandy loam, 470-480' depth
U49	Ultimate fine sandy loam, 480-490' depth
U50	Ultimate fine sandy loam, 490-500' depth



	Existing Conditions For Sanctuary Cluster Subdivision	Date: 20/01/2011 Project: 11-1001 Client: J.W. Harris, P.E. Job No.: 110-0116 Project: 11-1001 City: Raleigh State: North Carolina	John W. Harris, P.E. Consulting Engineer, Inc. <small>Successor Firm</small> 5112 Blue Oak Circle Raleigh, N.C. 27612 (919) 789-4744	

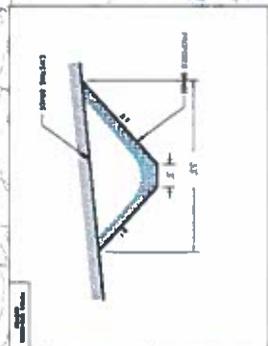
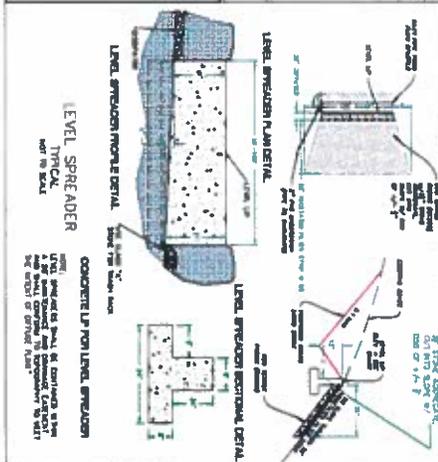
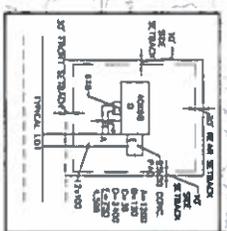
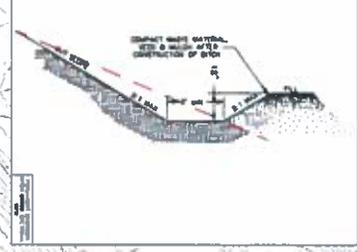
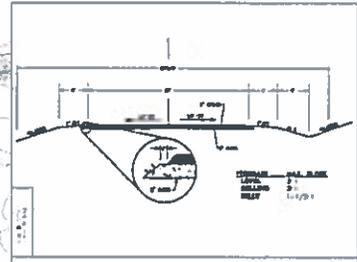
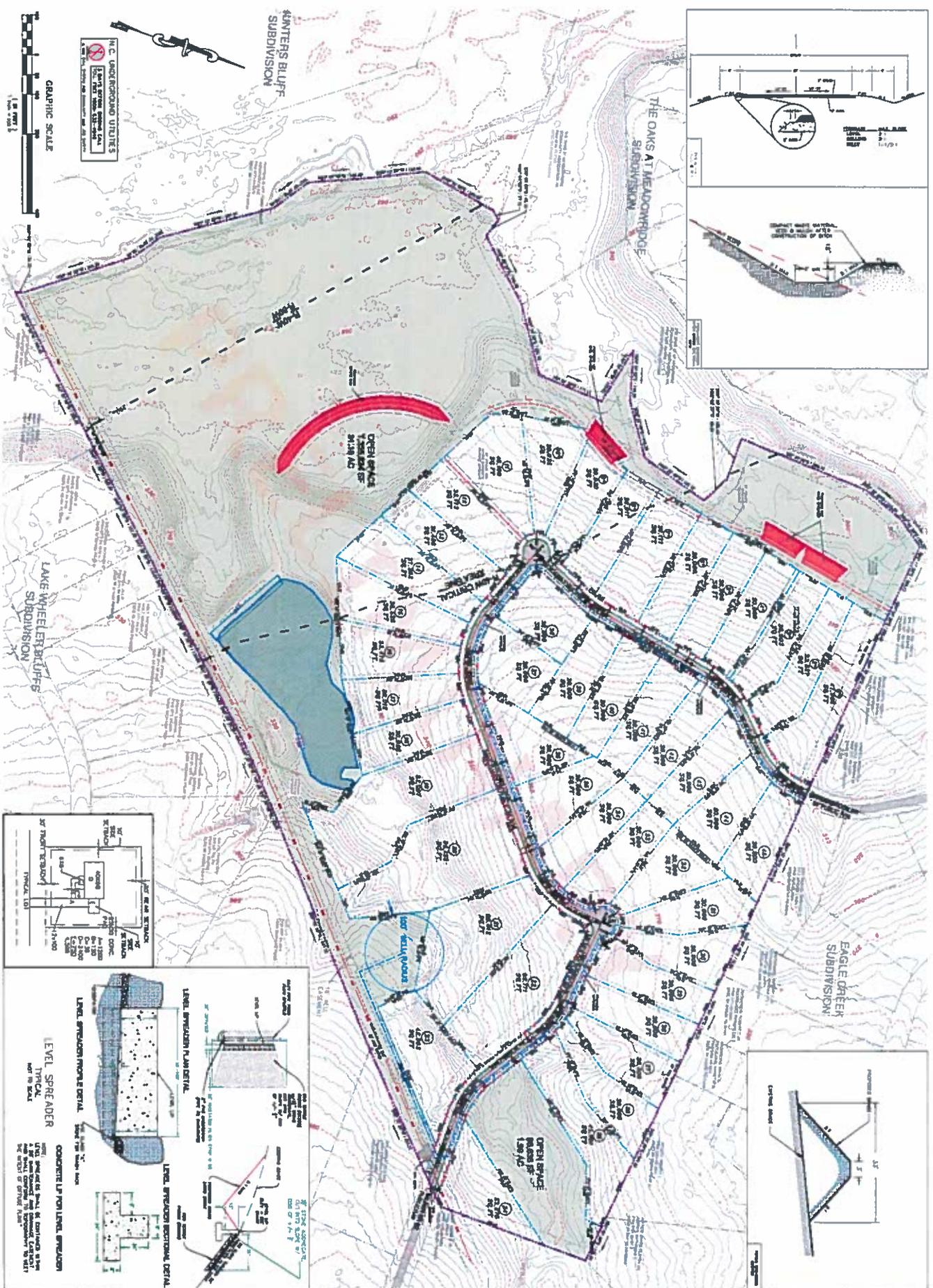


3 Buffer Map
For
Sanctuary Cluster Subdivision

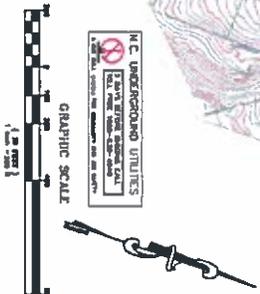
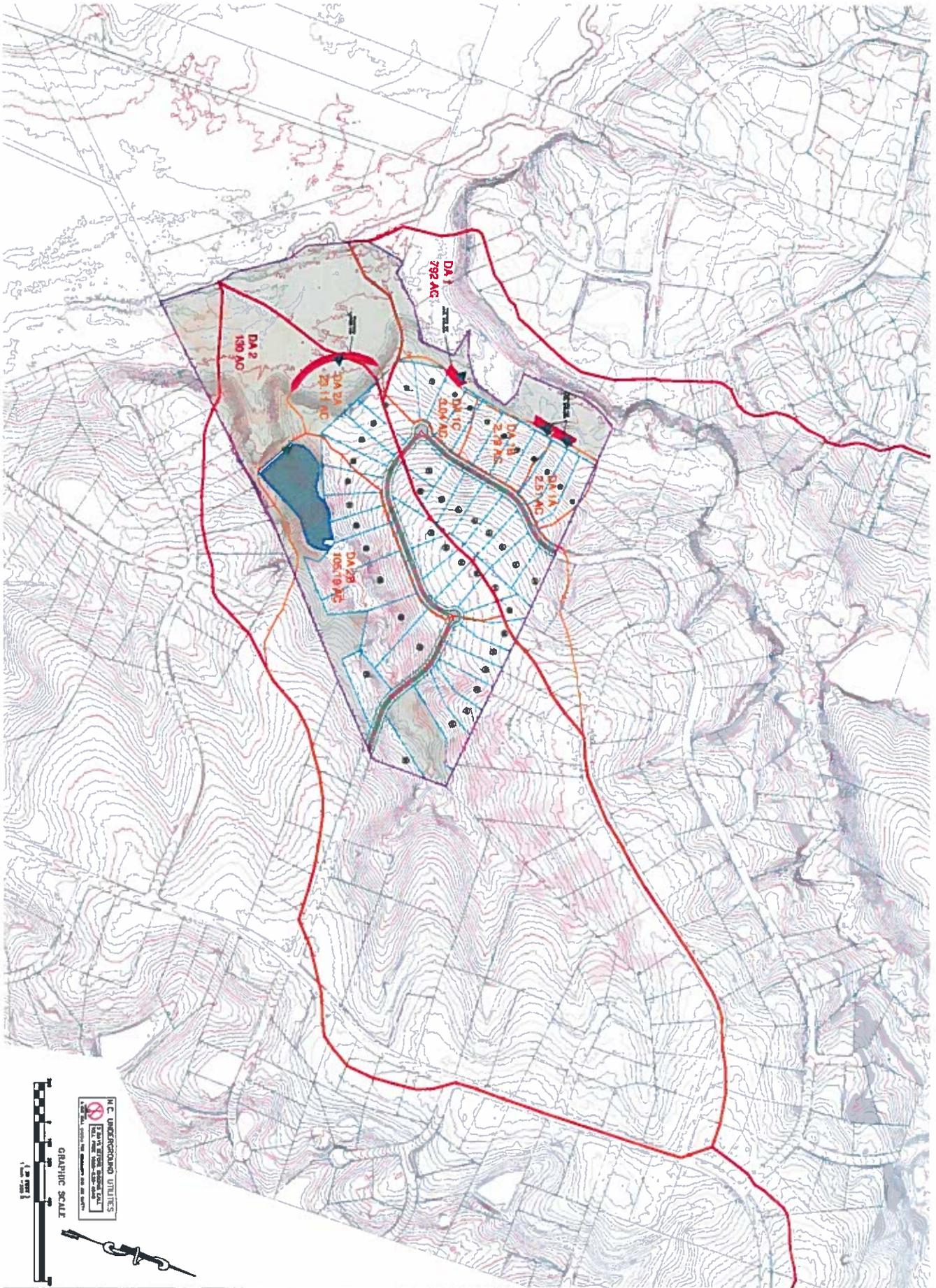
Scale: 1" = 100'
 Date: 1/1/11
 Project: 11-001
 Client: J. W. Harris, P.E.
 Location: 5112 Bur Oak Circle, Raleigh, N.C. 27612
 Phone: (919) 789-0764

John W. Harris, P.E.
 Consulting Engineer, Inc.
 5112 Bur Oak Circle
 Raleigh, N.C. 27612
 (919) 789-0764





	Site Plan For Sanctuary Cluster Subdivision	Date: 11/11/2011 Scale: 1" = 100' Drawn By: JWH/MLH Job #: 1108-013-A Projected Date: 11/11/2011 Projected Location: 11/11/2011	
	John W. Harris, P.E. Consulting Engineer, Inc. 5112 Bar Oak Circle Raleigh, N.C. 27612 (919) 789-0744 www.jwhengineering.com		



N.C. UNDERGROUND UTILITIES
 DIVISION
 STATE OF NORTH CAROLINA
 DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAY ENGINEERING
 DIVISION OF PUBLIC WORKS
 DIVISION OF WATER RESOURCES
 DIVISION OF AIR QUALITY
 DIVISION OF LAND USE AND PLANNING
 DIVISION OF TRANSPORTATION PLANNING
 DIVISION OF TRANSPORTATION DESIGN
 DIVISION OF TRANSPORTATION CONSTRUCTION
 DIVISION OF TRANSPORTATION MAINTENANCE
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 DIVISION OF TRANSPORTATION TRAINING
 DIVISION OF TRANSPORTATION POLICY
 DIVISION OF TRANSPORTATION LEGISLATION
 DIVISION OF TRANSPORTATION ADMINISTRATION

	<h2 style="text-align: center;">Drainage Delineation</h2> <p style="text-align: center;">For</p> <h1 style="text-align: center;">Sanctuary Cluster Subdivision</h1>	<p>Drawn: [unclear] 20/05/2018 Scale: 1" = 200' Project No.: [unclear] Job No.: [unclear] Project Date: [unclear] Date: [unclear] State: [unclear]</p>	<p>John W. Harris, P.E. Consulting Engineer, Inc. 5112 Bar Oak Circle Raleigh, N.C. 27612 (919) 789-4744 www.jwharris.com</p>	
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