

S-10-17



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 Sanctuary at Yates Mill

(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? Sanctuary

Property

Parcel Identification Number: 0771-95-5595, 781-04-9528, 0781-03-7731
Address: 5149 Milner Drive Raleigh, NC 27606
Location: West side of Milner Drive, at/between (street) and (street)

Total site area in square feet and acres: 5,421,042 square feet 124.45 acres
Zoning District(s) and Overlay Districts (if any) and land area within each: R80W/R40W

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: JJJG LLC, Williamson, Catherine Milner Capps, Mary Lucie Milner; Mail Carrier of John Milner Jr
Address: 1041 North Dr St Louis, MO 63122-1723 / 9415 NC Highway 57 Raguemont, NC 27572-8873
City: State: Zip Code:
E-mail Address: FAX:
Telephone Number:

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: NC Zip Code: 27612
E-mail Address: johnharris@harriseng.net FAX: 919-789-0984
Telephone Number: 919-789-0744 Relationship to Owner: Himself

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) : 1 lot/acre R40W & 0.5 lot/acre R80W

Max. # of lots allowable*: 121 Proposed # of lots*: 96
Min. allowable lot area*: 30,000 sf Proposed min. lot area*: 30,000 sf
Average lot area*: 30,000 sf
Min. allowable lot width*: 95 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: 31.4 acres
 Proposed open space area [by parcel]: 40.88 acres
 Proposed open space use(s) [by parcel]: Conservation
 Proposed future development site area [by site]: _____ acres
 Proposed impervious surfaces area: 813,156 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %
 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	60	20	2	y	6000	1010	250
Toll Mill Ct	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: 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: 400 gpd

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

Estimated total wastewater discharge: 375 gpd

Electrical service provided by: Duke Energy Underground () yes () no

Natural gas service provided by: PSNC Underground () yes () no

Telephone service provided by: AT&T 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 N/A
- () Short-Range Urban Services Area N/A
- () Long-Range Urban Services Area/Water Supply Watershed N/A
- () Long-Range Urban Services Area N/A
- () Non-Urban Area/Water Supply Watershed N/A
- () 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 Milner, Jr.* Date: 2 APRIL 2017
JOHN MILNER, JR.

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

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Signature: _____ Date: _____

Signature: J. T. Deen ^{Manager} Date: 3/31/17

Signature: _____ Date: _____

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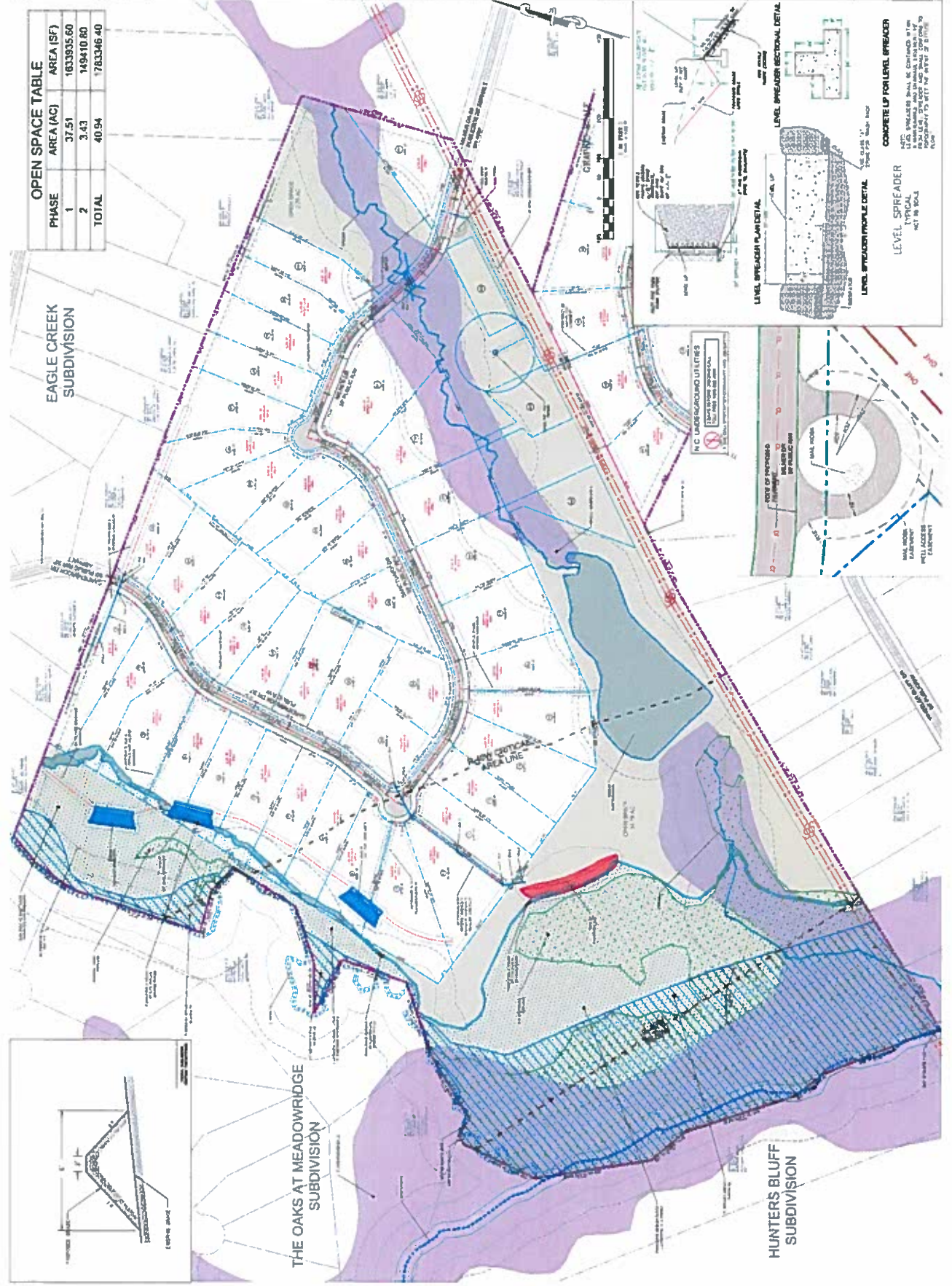
Site Plan Phase 1
Preliminary/Sanctuary Cluster
 Subdivision

John W. Harts, P.E.
 Consulting Engineers, Inc.
 5172 Oak Creek
 Raleigh, N.C. 27612
 (919) 788-0744
 www.jwharts.com



OPEN SPACE TABLE

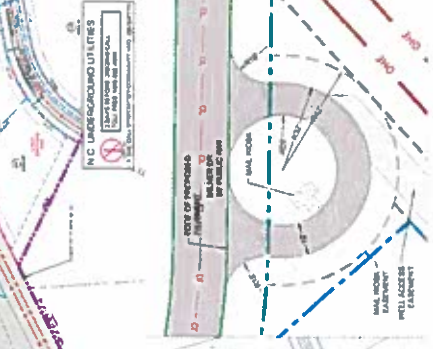
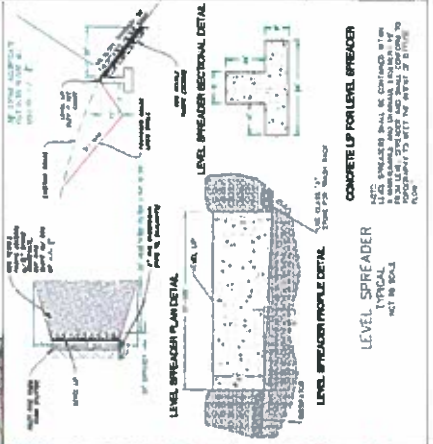
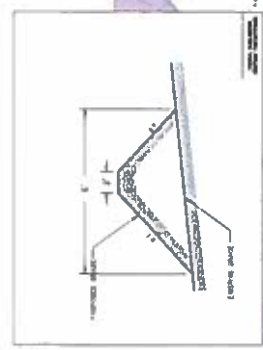
PHASE	AREA (AC)	AREA (SF)
1	37.51	1833935.60
2	3.43	149410.80
TOTAL	40.94	1783346.40



EAGLE CREEK SUBDIVISION

THE OAKS AT MEADOWRIDGE SUBDIVISION

HUNTERS BLUFF SUBDIVISION





**Site Plan Phase 2
Preliminary/Sanctuary Cluster
Subdivision**

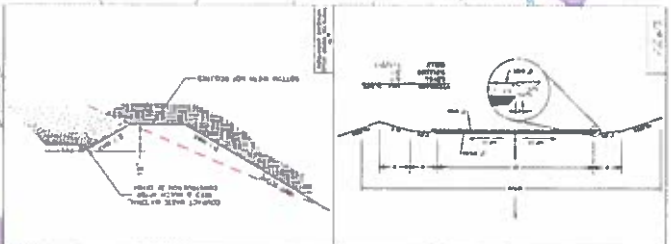
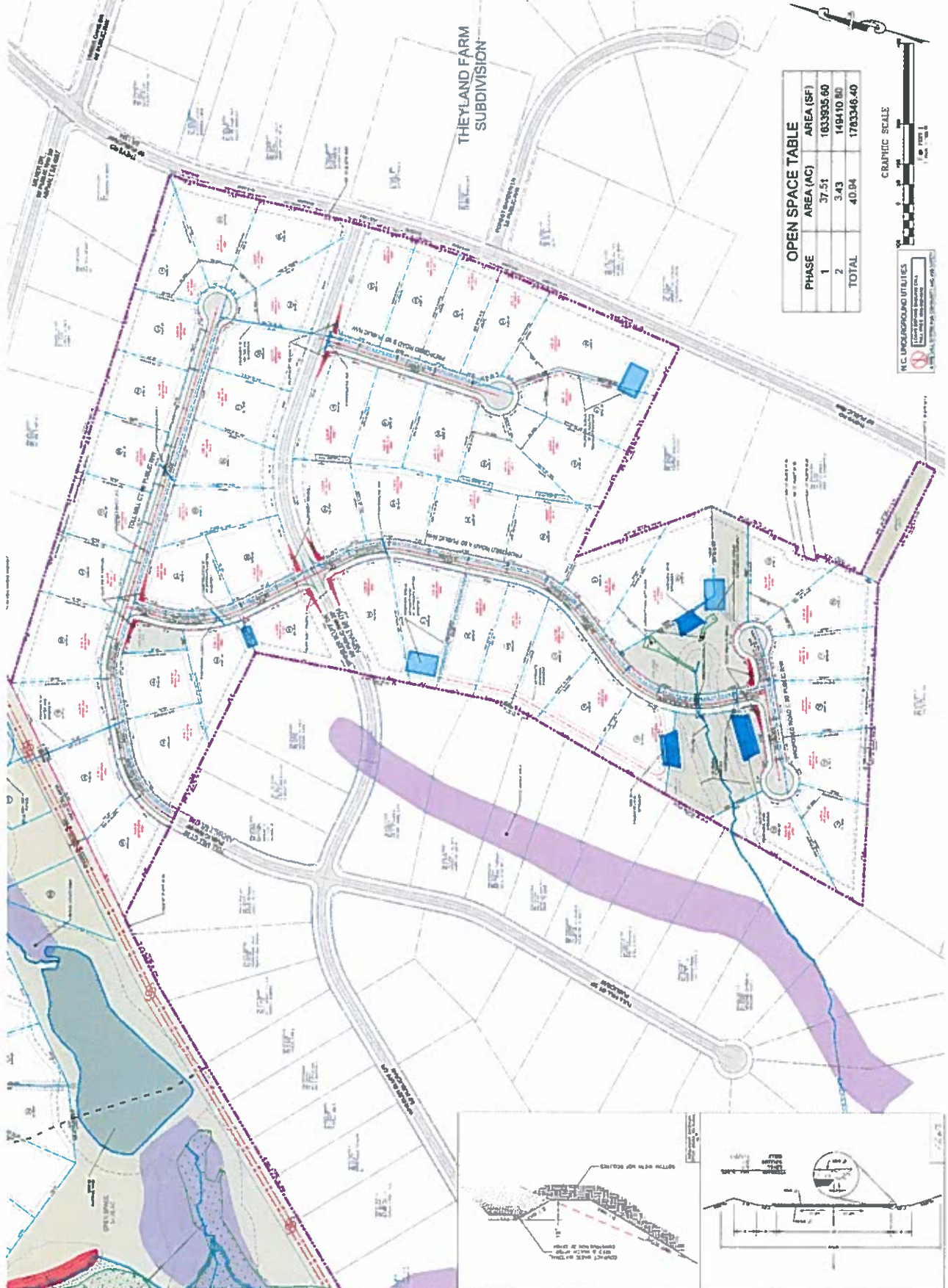
John W. Harris, P.E.
Consulting Engineer, Inc.
8112 Beech Drive
Raleigh, N.C. 27612
(919) 789-0744
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GRAPHIC SCALE
1" = 100'





Drainage Delineation Preliminary/Sanctuary Cluster Subdivision

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112 Park Drive, Chapel
Hill, NC 27513
Phone: 919.788.0744
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REVISIONS	
NO.	DATE

