



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File #	
Fee	\$1000.00
Amt Paid	
Check #	
Rec'd Date	
Rec'd By	

Submit required documentation to:
 Wake County Planning Department/Current Planning Section
 PO Box 550 Wake County Office Building
 Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
 Contact Current Planning at (919) 856-6216 for additional information.

Name of Subdivision

Oaks at Meadowridge : Phases 4-6

cluster subdivision () lot-by-lot subdivision

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: 0771955595

Address: -

Location: West (north, east, south, west) side of end of Milner Drive (street), at/between
Theys Road (street) and Fielding Drive (street)

Total site area in square feet and acres: 3,231,165 square feet 74.18 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: (Swift Creek Water Supply Watershed) R-40W-NC: 46.02Ac, R-40W-C: 21.05Ac, R-80W-C: 7.

Conditions of any Conditional Use Zoning Districts: None

Present land use(s): Residential

Property Owner

Name: Catherine Milner & Mary Lucie Capps

Address: c/o John Milner, Jr., 1041 North Drive,

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

E-mail Address: - FAX: -

Telephone Number: -

Applicant (person to whom all correspondence will be sent)

Name: Brian Ketchem, Toll Brothers, Inc.

Address: 2310 T.W. Alexander Drive, Suite G,

City: Raleigh State: NC Zip Code: 27617

E-mail Address: bketchem@tollbrothersinc.com FAX: 321-7880

Telephone Number: 321-4800 Relationship to Owner: Contract Purchaser

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): R-40W-NC: 1 lot/Ac R-40W-C & R-80W-C: 1 lot/2 Ac

Max. # of lots allowable*: R-40W-NC: 46 R-40W-NC & 80W: 14 = 60 Proposed # of lots*: 38

Min. allowable lot area*: R-40W: 20,000 R-80W: 40,000 sf Proposed min. lot area*: R-40W: sf

Average lot area*: R-40W: 32,910 sf (1250491/38) sf

Min. allowable lot width*: R-40W: 75' R-80W: 110' ft Proposed min. lot width*: R-40W: 75 ft

* If applicable, show for each zoning district

Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % 25 % of site area

Min. open space area: .25 x 74.18 Ac = 18.55 acres

Proposed open space area [by parcel]: 2.78/6.72/5.87/22.82/1.68 (ABCDE) acres

Proposed open space use(s) [by parcel]: Conservation: 34 ac Active Rec.: 5.87 acres

Proposed future development site area [by site]: N/A acres

Proposed impervious surfaces area: 6.14 Ac (267,546 sf) %

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 8.23 %

Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 18.98 acres within floodway: 9.93 acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

dedication (prefer) _____ reservation _____ fee

The amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee is used, then the equivalent value is used. For example: 25 acres with a tax value of \$120,000 subdivided into 20 lots would dedicate 0.57 acres or pay a \$2472.86 fee.

Tax value of property (land only) \$2,496,413 Total # of proposed lots 38 Total # of acres 74.18

Calculate both: Estimate of recreation area required: 1.09 Ac (47,294 sf)

Estimate of recreation fee required: \$ 36,538

*Wake County Parks, Recreation and Open Space Staff and/or Subdivision Administration Staff will determine which option will be allowed.

Vehicular Access

Names of access street(s) and number of access points along each: Fielding Drive (1)
Gardenbrook (1)

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
Fielding Drive	50	20	2	Y	10,000	340	340
Gardenbrook	50	20	2	Y	10,000	40	40

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) (10) Trips/Lot/Day

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: 25,000 gpd

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

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

Estimated total wastewater discharge: 18,240 gpd

Solid waste collection provided by: Private Pickup

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

Natural gas service provided by: PSNC

Telephone service provided by: BellSouth Underground yes () no

Cable television service provided by: Time Warner Underground yes () no

Fire protection provided by: Swift Creek Fire Department

Miscellaneous

Generalized slope of site: 1% to 40%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Existing pond, floodplains

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: none

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 Swift Creek

() Non-Urban Area

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

Swift Creek

Other information (additional relevant information about the site or proposal you wish to note or cite)

Although the Wake County Thoroughfare Plan indicates a street stub from this site to the south - eventually connecting to Toll Mill Court - the applicant feels that the alignment is environmentally unfeasible.

Although the Wake County Thoroughfare Plan indicates a connection to Milner Drive from this site, the applicant feels this should be provided with a right-of-way dedication only (no physical connection) at this time - based upon the following:

- The applicant is providing (2) connection points of access - Fielding Drive (a bridge) and Gardenbrook.
- Although Milner Drive is a public right-of-way it is privately owned & maintained.
- The applicant is retaining the gravel drive connection between Milner Drive and Fielding Drive for access to the Community Well.

* Copy of Thoroughfare Plan attached.

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: Catherine Milner Williamson Date: 2/25/08

Signature: Susan Milner Parrott Date: 2/25/08

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: [Signature] Date: 2/22/08

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.

Other information (additional relevant information about the site or proposal) you wish to note or cite)

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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: _____ Date: _____

Signature: _____ Date: _____

Signature: John Smith Jr. Date: 2/25/08

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: 2/25/08

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.

Project Tracking Form

Regular Subdivision/Variance

Project Name: S-01-08: Oaks at Meadowridge Phases 4-6

2/26/08

Initial Submittal Date: _____

Optimal Review Cycle Code: 2a

DRS Meeting Date: 4/10/08

DRS Comments Finalized & Distributed: 4/16/08

Revised Application Submittal Date: 5/2/08

Planning Director Decision Date: 5/19/08

Planning Board Meeting Date(s) 6/18/08 (if necessary)

Note: Schedule is subject to change if one or more of the above deadlines are not met.

1. OVERALL PLAN AND NOTES
2. EXISTING CONDITION AND SOILS PLAN
3. SKETCH PLAN
4. SEPTIC PLAN

OAKS AT MEADOWBRIDGE

PHASE 4-6

WAKE COUNTY, NORTH CAROLINA

PRELIMINARY PLAN



OVERALL PLAN

SCALE: 1" = 200'

JOHN WILNER, JR.
1041 NORTH DRIVE
ST. LOUIS, MO 63122-1723

DEVELOPER/APPLICANT
BRIAN KETCHUM
SENIOR LAND DEVELOPMENT MANAGER
TOLL BROTHERS, INC.
2310 T.W. ALEXANDER DRIVE, SUITE C
RALEIGH, NC 27617

GENERAL NOTES:

TOTAL TRACT AREA: 74.18 AC (PIN 077185586)

ZONING R-40W AND R-30W

PROPOSED DEVELOPMENT DATA

- CLUSTER SUBDIVISION
- PROPERTY IS ZONED R-30W (7.31 AC) AND R-40W (67.87 AC)
- PROPERTY FALLS WITHIN AN AREA SUBJECT TO THE SHIFT CREEK LAND MANAGEMENT PLAN AND IS SUBJECT TO SHIFT CREEK WATER SUPPLY WATERSHED REGULATIONS. THE PROPERTY CONTAINS THE FOLLOWING AREAS:
 - R-40W - NON-CRITICAL = 46.02 AC
 - R-40W - CRITICAL = 21.05 AC
 - R-30W - CRITICAL = 7.11 AC
- ALLOWABLE DENSITY=40 LOTS MAX
(46.02 X 1.07/AC + 28.18 X 0.5 LOT/AC)
- PROPOSED NUMBER OF LOTS=38
- ALLOWABLE IMPERVIOUS AREA = 7.21 AC (314,154.72 SF)
(46.02 X 0.12 + 28.18 X 0.06)
- PROPOSED IMPERVIOUS:

-PUBLIC STREETS (ON SITE)	= 74,593 SF (1.71 AC)
-PUBLIC STREETS (OFF SITE)	= 1,192 SF (0.03 AC)
-COMMUNITY WELL SITE (ACCESS ROAD)	= 10,202 SF (0.23 AC)
-LOTS	= 228,167.72 SF (5.24 AC)
TOTAL	= 314,154.72 SF (7.21 AC)
- OPEN SPACE REQUIRED = 18.55 AC
(74.18 AC X 0.25)
- ACTIVE OPEN SPACE REQUIRED = 1.08 AC
(ON LOTS X 0.0366 AC/LOT)
- OPEN SPACE PROVIDED = 38.87 AC
 - ACTIVE RECREATION = 5.87 AC (OPEN SPACE PARCEL C)
 - CONSERVATION = 33.00 AC (OPEN SPACE PARCELS A,B,D AND E)

ALL PROPOSED OPEN SPACE PARCELS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

ALL LOTS SHALL BE SERVED BY INDIVIDUAL SEPTIC SYSTEM AND COMMUNITY WELL.

PROJECT LIES WITHIN NON-URBAN AREA.

THE POTENTIAL COMMUNITY WELL HEADS ARE PROPOSED OUTSIDE OF THE STREAM BUFFER.

ALL ROADS SHALL MEET NCDOT STANDARDS.

THE PROPOSED BRIDGE WILL REQUIRE CDMOR APPROVAL FROM FEMA.

TOPOGRAPHY OBTAINED FROM WAKE COUNTY GIS.

BOUNDARY INFORMATION OBTAINED FROM ELKINSBURG LAND SURVEY CO.

SEPTIC SOILS INFORMATION OBTAINED FROM SOIL AND ENVIRONMENTAL CONSULTANTS.

FEMA FLOODPLAIN INFORMATION OBTAINED FROM FEMA PANEL 3720077100J.

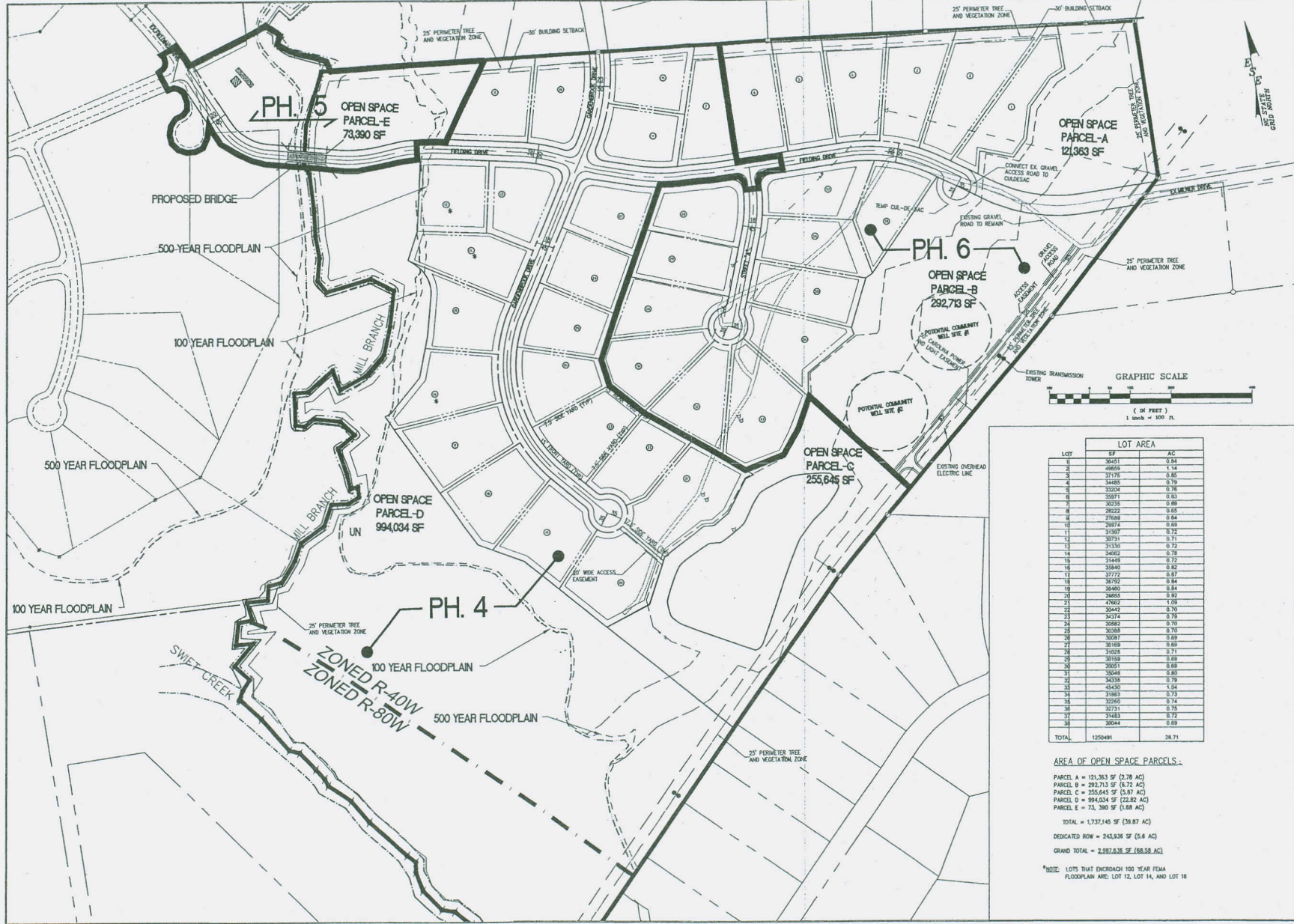
ANY LOT OBTAINING LESS THAN 30,000 SF OF SUITABLE SEPTIC SOILS WILL REQUIRE SITE SPECIFIC DESIGN AND LAYOUT APPROVAL BY THE WAKE COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.

NO BUILDING PERMITTED WITHIN 20' OF WATERSHED BUFFERS.

ALL PROPOSED STREETS AND BENT-UP-KAYS ARE PUBLIC WITH THE EXCEPTION OF THE ACCESS ROAD TO THE COMMUNITY WELL SITE (PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION).



ESE of North Carolina, PC
2310 T.W. Alexander Dr.,
Suite J
Raleigh, NC 27617
TEL: 919-321-0408
FAX: 919-321-0412
CONTACT: GLENN PHILLIPS



LOT AREA		
LOT	SF	AC
1	36451	0.84
2	68629	1.54
3	37176	0.85
4	34485	0.79
5	33204	0.76
6	32871	0.75
7	30235	0.69
8	28222	0.65
9	27668	0.64
10	29974	0.69
11	31367	0.72
12	30761	0.71
13	31330	0.72
14	34902	0.79
15	31449	0.72
16	33940	0.80
17	37172	0.87
18	36792	0.84
19	36400	0.84
20	38855	0.90
21	47002	1.08
22	30442	0.70
23	34374	0.79
24	30462	0.70
25	30388	0.70
26	30087	0.69
27	30189	0.69
28	31028	0.71
29	30539	0.69
30	30021	0.69
31	30446	0.69
32	34338	0.79
33	46430	1.04
34	31863	0.73
35	32960	0.74
36	32731	0.75
37	31483	0.72
38	30044	0.69
TOTAL	1250491	28.71

AREA OF OPEN SPACE PARCELS:
 PARCEL A = 121,383 SF (2.78 AC)
 PARCEL B = 292,713 SF (6.72 AC)
 PARCEL C = 255,645 SF (5.87 AC)
 PARCEL D = 994,034 SF (22.82 AC)
 PARCEL E = 73,390 SF (1.68 AC)
 TOTAL = 1,737,145 SF (39.87 AC)
 DEDICATED ROW = 243,836 SF (5.6 AC)
 GRAND TOTAL = 2,987,836 SF (68.58 AC)

*NOTE: LOTS THAT ENCRDACH 100 YEAR FEMA FLOODPLAIN ARE: LOT 12, LOT 14, AND LOT 16

ESE of North Carolina, P.C.
 2517 T.W. Park Dr.
 Raleigh, NC 27617
 SALE 3
 FAX: 919-231-0012

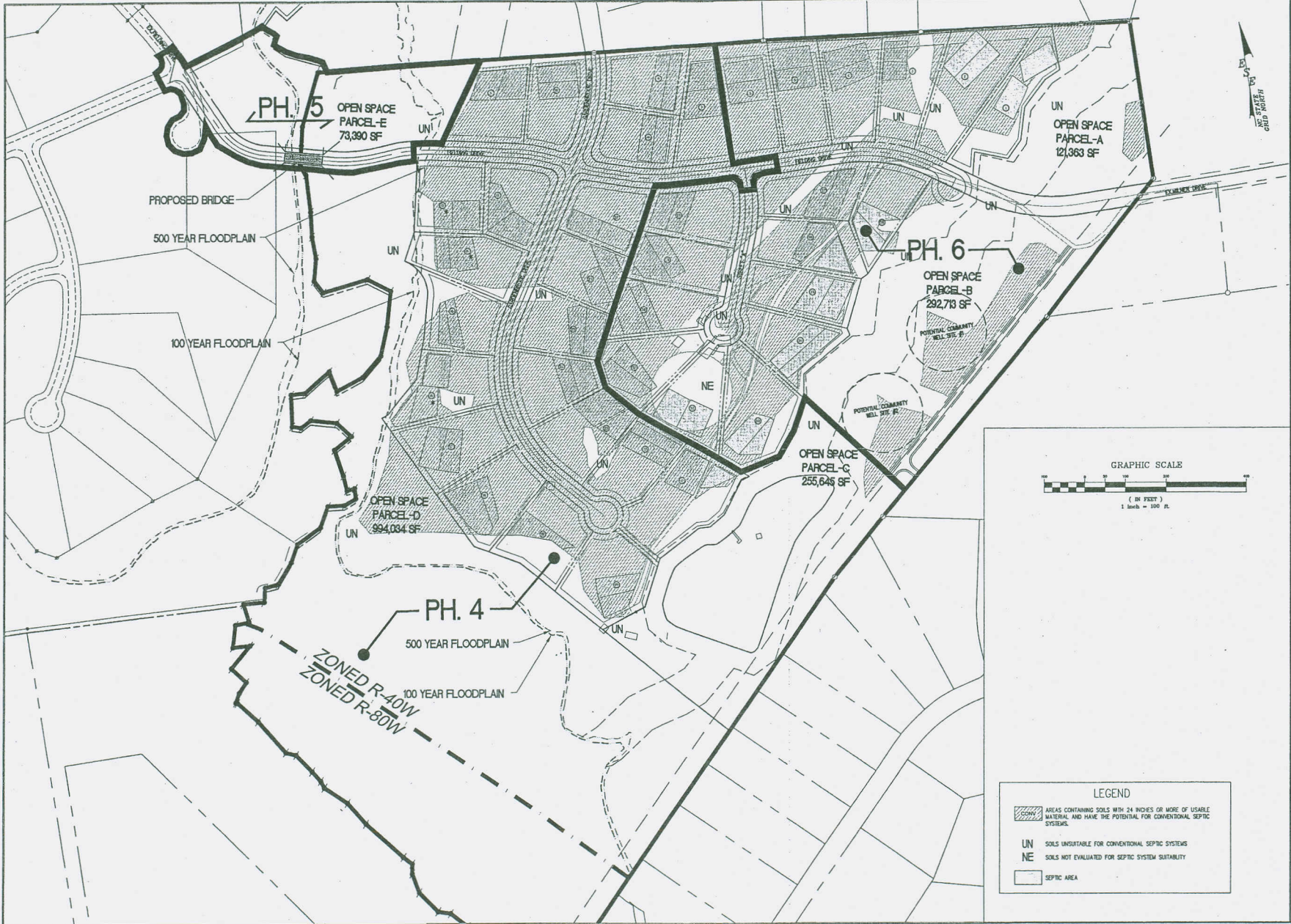
Land Planning
 Engineering
 Land Surveying



DATE:	
REVISION:	

SKETCH PLAN
 OAKS AT MEADOWRIDGE
 PHASE 4-6
 WAKE COUNTY, NORTH CAROLINA

DATE:	JANUARY 2008
DESIGN:	SA/EC
GRAPHIC:	SA/EC
SCALE:	1"=100'
JOB NO.:	107.72474
SHEET NO.:	03 OF 04



ESE of North Carolina, NC
 2010 T.W. Alexander Dr.
 Suite 101
 Raleigh, NC 27617
 TEL: 919-321-0408
 FAX: 919-321-0412

Land Planning
 Engineering
 Land Surveying



DATE: _____

REVISIONS:



LEGEND

- AREAS CONTAINING SOILS WITH 24 INCHES OR MORE OF USABLE MATERIAL AND HAVE THE POTENTIAL FOR CONVENTIONAL SEPTIC SYSTEMS.
- UN SOILS UNSUITABLE FOR CONVENTIONAL SEPTIC SYSTEMS
- NE SOILS NOT EVALUATED FOR SEPTIC SYSTEM SUITABILITY
- SEPTIC AREA

SEPTIC PLAN
 OAKS AT MEADOWRIDGE
 PHASE 4-6
 WAKE COUNTY, NORTH CAROLINA

DATE: JANUARY 2008

DESIGN: SA/EC DRAWING: SA/EC

SCALE: 1"=100'

JOB NO: 2107.72474

SHEET NO: 04 OF 04

Wake County Planning Thoroughfare Atlas

Map Index

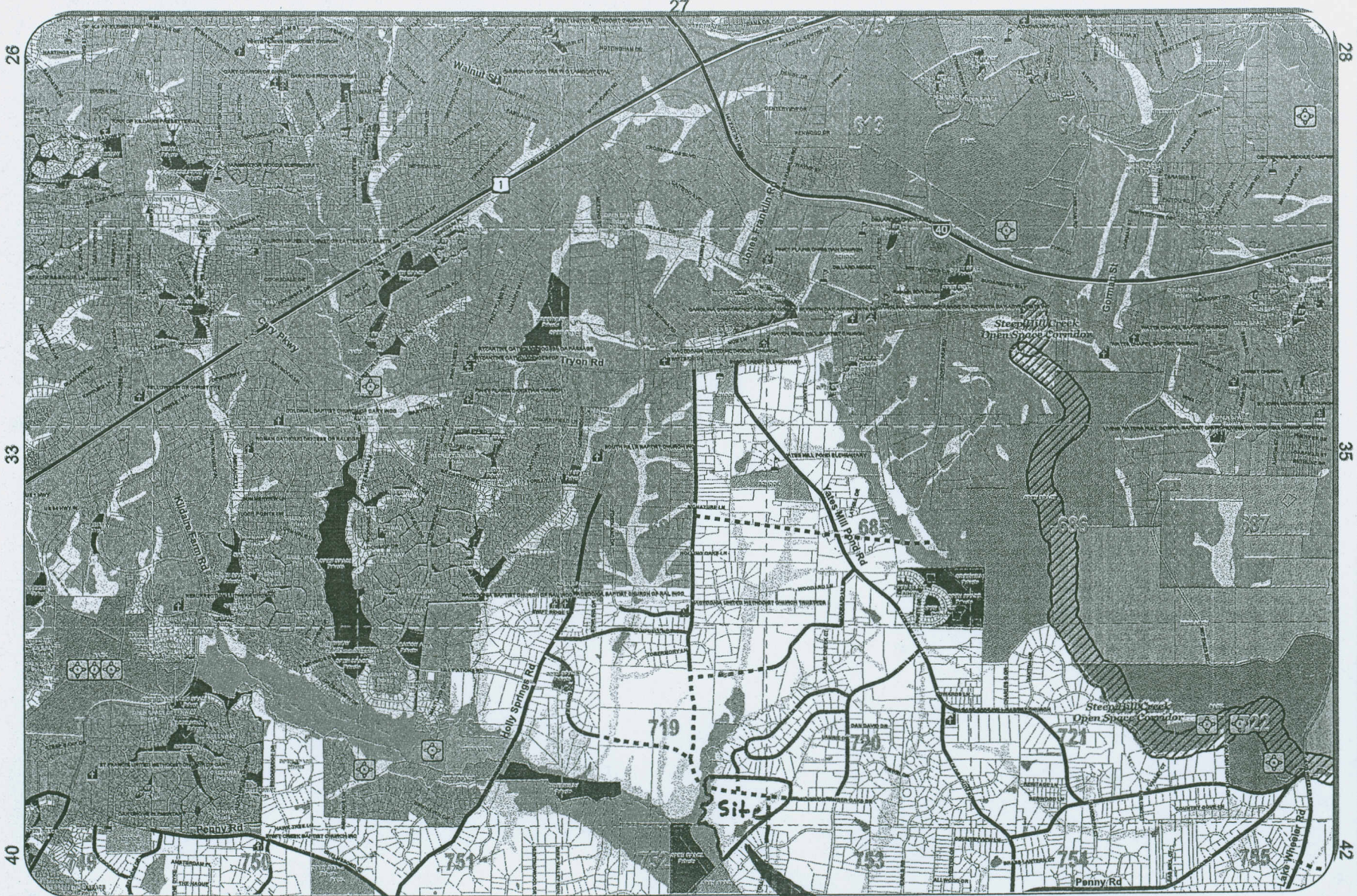
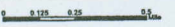
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Legend

- Index Grid
- Drive Expansion (Future)
- Interchange (Existing)
- Interchange (Future)
- Collector
- Collector (New Location)
- 2 Lane
- 2 Lane (New Location)
- Community Street (20-foot)
- Community Street (20-foot, New Location)
- 4 Lane with median (New Location)
- 6 Lane
- 6 Lane (New Location)
- Freeway
- Freeway (New Location)
- Other Major Thoroughfare

Refer to maps legend for detailed symbol set.



Map Location: E:\COMMENTS\AnnualThoroughfare\Comments\2004\Map\PCSP_Atlas_3-Site.mxd
 Map key by name directory: PCSP_Atlas_3-Site.mxd.pdf
 Created by AutoCAD
 Wake County Planning Department
 Printed at 10:28:49 AM on May 19, 2004

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PROJECT SITE