



PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

File # 809-05
 Fee \$800.00
 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

Mangum Dairy

() cluster subdivision lot-by-lot subdivision

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: 1812863111
 Address: Mangum Dairy Road, Wake Forest, NC
 Location: West side of Mangum Dairy Road, at between
(north, east, south, west) (street)
Purnell Road and Gortfe Sherron Road
(street) (street)
 Total site area in square feet and acres: 524,501 square feet 12.04 acres
 Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W

Conditions of any Conditional Use Zoning Districts: n/a

Present land use(s): vacant/undeveloped residential

Property Owner

Name: Lee Arnold Darch
 Address: 13612 Bold Run Hill Rd.
 City: Wake Forest State: NC Zip Code: 27587
 E-mail Address: n/a FAX: n/a
 Telephone Number: 556-1121

Applicant (person to whom all correspondence will be sent)

Name: David D'Amato - D'Amato Design Associates, PA
 Address: 5500 McNeely Drive Suite 203
 City: Raleigh State: NC Zip Code: 27612
 E-mail Address: dave@damatodesign.com FAX: 786-4554
 Telephone Number: 786-0040 Relationship to Owner: Agent/Land Planner

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.0

Max. # of lots allowable*: 12 Proposed # of lots*: 9

Min. allowable lot area*: 40,000 sf Proposed min. lot area*: 40,000 sf

Average lot area*: 1.15 acres sf

Min. allowable lot width*: 110' ft Proposed min. lot width*: 110' 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: _____ acres

Proposed open space area [by parcel]: .24 acres

Proposed open space use(s) [by parcel]: Common open space

Proposed future development site area [by site]: _____ acres

Proposed impervious surfaces area: 78,669 sf

Proposed impervious surface coverage (impervious surfaces area/site area x 100): 15 %

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): _____ acres

within floodway: _____ acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

_____ dedication _____ 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) 87,010 Total # of proposed lots 9 Total # of acres 12

Calculate both: Estimate of recreation area required: .257 acres

Estimate of recreation fee required: 1863 + 1-

*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: 1 Full access at Mangum Dairy Road.

Name of access or adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
<u>Mangum Dairy</u>	<u>60</u>	<u>20</u>	<u>2</u>	<u>Y</u>			<u>45</u>

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)

5 trips/day/lot
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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 (_____)

() community system (_____) individual well(s)

Estimated total water demand: _____ gpd

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

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

Estimated total wastewater discharge: _____ gpd

Solid waste collection provided by: Private Collection

Electrical service provided by: CP&L Underground yes () no

Natural gas service provided by: _____

Telephone service provided by: Bellsouth/Sprint Underground yes () no

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

Fire protection provided by: Stony Hill

Miscellaneous

Generalized slope of site: Gently rolling w/ slopes to creek

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: Creek in S.W. corner of site.

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 _____

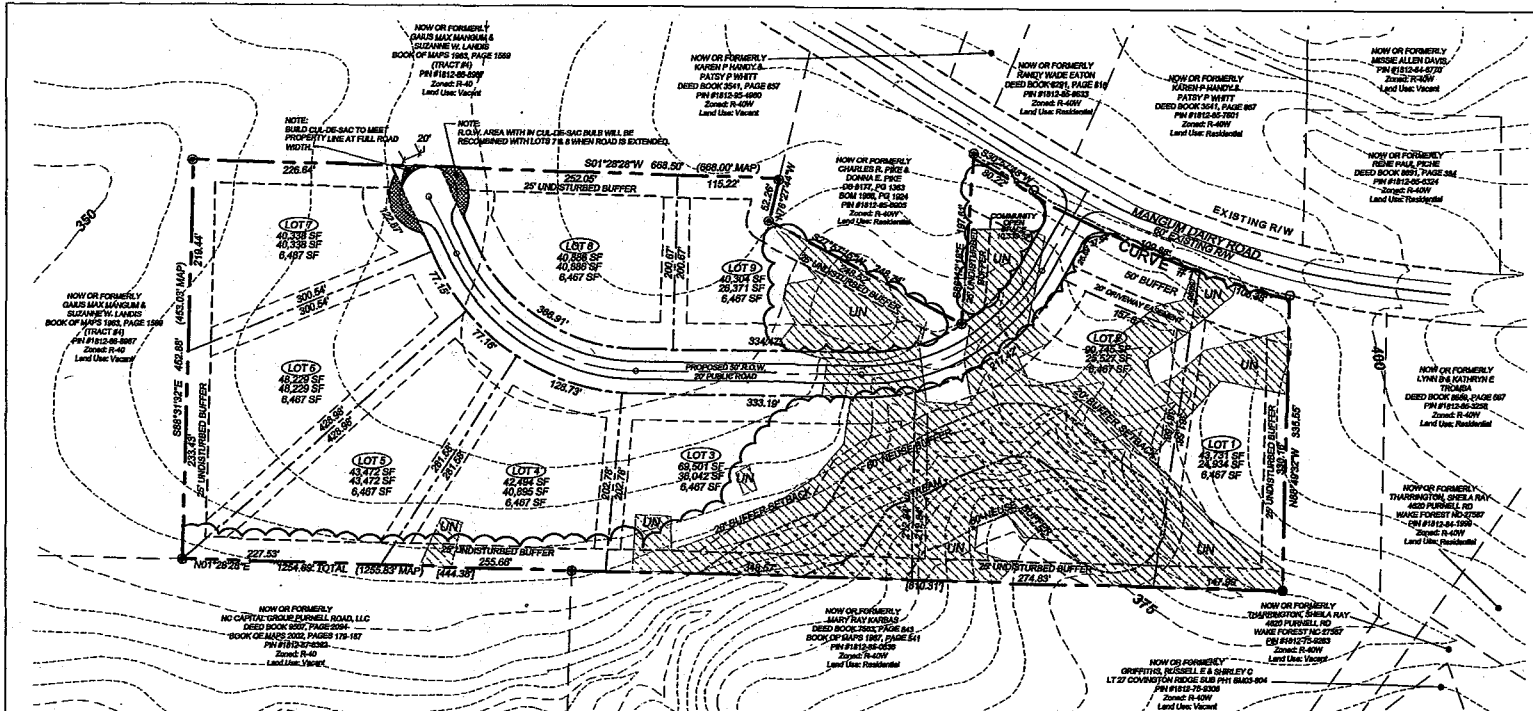
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

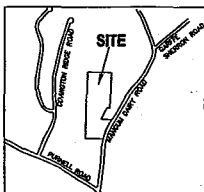
Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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



VICINITY MAP



NOTES:

SOILS INFORMATION PROVIDED BY S&C, RALEIGH, N.C. PLEASE REFER TO REPORT TITLED "VEGETATED SOILS EVALUATION - 12.4-ACRE SITE ON MANGUM DAIRY ROAD DATED DECEMBER 3, 2009.

TOPOGRAPHIC INFORMATION PROVIDED BY WAKE CO. GIS. CONTOUR INTERVAL IS 5 FEET.

BOUNDARY INFORMATION TAKEN FROM MAP TITLED "BOUNDARY SURVEY & SOILS Delineation LOCATION FOR DAMATO DESIGN ASSOCIATES, PA. DATED JANUARY 15, 2005.

FLOOD HAZARD SOILS INFORMATION TAKEN FROM WAKE COUNTY GIS. APPROXIMATELY 1/2 OF THE SITE IS IN FUTURE WITH THE REMAINDER SURROUNDING NATURAL LANDSCAPE WITH SOME PINE AND OAK AT EDGES.

ALL ROADS ARE PUBLIC AND WILL BE MAINTAINED BY NCDOT.

ALL CONSTRUCTION SHALL COMPLY WITH CURRENT WAKE COUNTY STANDARDS SPECIFICATIONS AND DETAILS AND NCDOT STANDARDS AND SPECIFICATIONS.

THIS SUBDIVISION WILL COMPLY WITH WAKE COUNTY SOIL AND EROSION CONTROL MEASURES.

ALL LOTS WILL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC.

LOTS 1, 2, 3 AND 9 HAVE LESS THAN 4000 SQUARE FEET OF USABLE SOILS AND WILL BE REQUIRED TO MEET SECTION 11 REGULATIONS AND SHALL BE DEMONSTRATED FOR SEPTIC.

LOTS 4, 5, 6, 7 AND 8 HAVE AREAS OF USABLE SOILS OF 40,000 SQUARE FEET OR GREATER AND MEET SECTION 11 REGULATIONS.

LEGEND

- UNSUITABLE AREAS
- 60' BUFFER
- 40' BUFFER
- 20' BUFFER
- BUILDING SETBACKS
- LOT LINES
- PROPOSED DELINEATION

SETBACKS

- FRONT & CORNER SIDE YARD: 30'
- SIDE: 15'
- REAR: 30'

CURVE TABLE

CURVE #1:
Radius = 1071.74'
Delta = 15°28'00"
Length = 317.05'
Ch. Beg. = 855°09'19"W
Chord = 515.89'

IMPERVIOUS SURFACE CALCS:

TOTAL SITE AREA: 124.04 ACRES (54,311 SF) 12.04 ACRES (5215 SF) 0.48 ACRES

0.48 ACRES (21,041 SF) 1.11 ACRES (48,000 SF) 1.33 ACRES (58,200 SF)

ALLOWED IMPERVIOUS SURFACE AREA: 11.16 ACRES (48,472 SF)

ADJUSTED IMPERVIOUS SURFACE AREA: 1.11 ACRES (48,000 SF)

REMAINING IMPERVIOUS SURFACE AREA: 1.33 ACRES (58,200 SF)

LOT #	LOT AREA (SF)	LOT ACRES	TOTAL ALLOW. IMP. SURF.
1	43,721	1.00	6,467
2	42,742	0.98	6,467
3	42,821	0.98	6,467
4	42,884	0.98	6,467
5	43,472	0.99	6,467
6	42,779	0.98	6,467
7	42,325	0.96	6,467
8	40,881	0.94	6,467
9	40,881	0.94	6,467

LOT SCHEDULE

LOT #	LOT SIZE (SF)	ACREAGE	SECTION 11 SOILS	SECTION 11 SOILS
1	43,721	1.00	US	US
2	42,742	0.98	US	US
3	42,821	0.98	US	US
4	42,884	0.98	US	US
5	43,472	0.99	US	US
6	42,779	0.98	US	US
7	42,325	0.96	US	US
8	40,881	0.94	US	US
9	40,881	0.94	US	US

SITE DATA

CURRENT OWNER: LEE ARNOLD DARCH
13012 BOLD BURN BLVD
WAKE FOREST, NC 27707

WAVE COUNTY PROJECT #: 12.04 AC

ZONING: R-40W

EXISTING LAND USE: RESIDENTIAL UNDEVELOPED

TOTAL SITE AREA: 12.04 ACRES

PROPOSED # OF LOTS: 9 LOTS

MINIMUM LOT SIZE: 40,000 SF

AVERAGE LOT SIZE: 14,155 ACRES

MINIMUM LOT WIDTH: 110' (FEET)

AREA OF IMPERVIOUS SURF.: 49,537 SF (1.14 ACRES)

MANAGED DRIVE R.O.W. DEDICATION: 1.11 ACRES

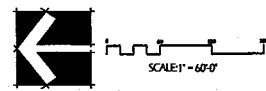
TOTAL R.O.W.: 151,000 L.F. (3.46 ACRES)

L.F. OF ROADS: 910 L.F.

IMPERVIOUS SURFACE OF ROADS: 20,819 SF (0.48 ACRES)

COMMUNITY OPEN SPACE: 0.24 ACRES

CONTRIBUTION TO NEIGHBORHOOD RECREATION AREA - THE DEVELOPER WILL DEDICATE A 1.07-ACRE PARCEL PER SECTION 3-14 OF THE WAKE COUNTY SUBDIVISION ORDINANCE. (1) (55AC, X 9 LOTS)



Land Planning
Site Design
Landscape Architecture

5500 McNeely Drive
Suite 203
Raleigh, NC 27612
Tel. 919.786.0040
Fax 919.786.4554
www.damatodesign.com

Design By: DED
Drawn By: EVC
Checked By: DED
Date: 22 FEBRUARY 2005
Proj#:

Revisions:

MANGUM DAIRY

WAKE FOREST, NORTH CAROLINA



DEVELOPER:
MDR PROPERTIES, LLC

C/O:
5500 McNEELY DRIVE
SUITE 203
RALEIGH, NC 27612

PHONE: 919.786.0040
FAX: 919.786.4554

PRELIMINARY LOT BY LOT SUBDIVISION PLAN

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