

5-13-06



# 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

MANGUM ESTATES SUBDIVISION

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? N/A

### Property

Parcel Identification Number: 1812.02-86-8967 & 1812.02-87-6392

Address: MANGUM DAIRY ROAD

Location: WEST side of MANGUM DAIRY RD, at/between  
(north, east, south, west) (street)

FURNELL RD and GARFFE SHEARON RD  
(street) (street)

Total site area in square feet and acres: 42.274 <sup>Ac</sup> square feet 1,841,455 sq ft <sup>acres</sup>

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W & R-80W  
R-40W - 19.746 ac R-80W - 22.528 ac

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): VACANT (FIELDS & WOODS)

### Property Owner

Name: NC CAPITAL GROUP FURNELL ROAD, LLC

Address: 7421 NEW FOREST LANE

City: WAKE FOREST State: NC Zip Code: 27587

E-mail Address: \_\_\_\_\_ FAX: \_\_\_\_\_

Telephone Number: 919-201-2227

### Applicant (person to whom all correspondence will be sent)

Name: CAWTHORNE, MOSS & PANCIERA, PC (MICHAEL A. MOSS)

Address: 239 E. OWEN AVE

City: WAKE FOREST State: NC Zip Code: 27587

E-mail Address: MIKE@CMPPLS.COM FAX: 919-554-1370

Telephone Number: 919-556-3418 Relationship to Owner: LAND SURVEYOR

**Proposal**

$22.528 \times .50 = 11.26$

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)):  $19.746 \times 1.0 = 19.7 = 30.9$

Max. # of lots allowable\*: 30 Proposed # of lots\*: 20

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

Average lot area\*: 42,166 sf

Min. allowable lot width\*: 75 R-40w / 110 R-80w ft Proposed min. lot width\*: 115 ft

\* If applicable, show for each zoning district

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

Min. open space area: 10.569 acres

Proposed open space area [by parcel]: 11.014 acres

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

Proposed future development site area [by site]: 31.26 acres

Proposed impervious surfaces area: 173,288 sf

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

Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 9.0 acres within floodway: \_\_\_\_\_ acres

**Recreation Ordinance**

Method of complying with Recreation Ordinance\*: \_\_\_\_\_ dedication \_\_\_\_\_ reservation X fee

The amount of land to be dedicated/reserved is equal to 1/35<sup>th</sup> 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) \_\_\_\_\_ Total # of proposed lots 20 Total # of acres 42.274

Calculate both: Estimate of recreation area required: 0.351

Estimate of recreation fee required: \_\_\_\_\_

\*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: MANGUM HOLLOW DR / 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 <sup>1</sup>	Traffic volume (ADT) <sup>2</sup>	Est. traffic generated (ADT) <sup>3</sup>
MANGUM HOLLOW DR	50	20	2	Y			

<sup>1</sup> See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix  
<sup>2</sup> See CAMPO web site (www.raleigh-nc.org/campo) or contact NCDOT Traffic Survey Unit  
<sup>3</sup> Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf)

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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 ( \_\_\_\_\_ ) (X) individual well(s)

Estimated total water demand: \_\_\_\_\_ gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )  
( ) community system – specify type( \_\_\_\_\_ ) (X) individual on-site system

Estimated total wastewater discharge: N/A gpd

Solid waste collection provided by: WASTE MANAGEMENT

Electrical service provided by: \_\_\_\_\_ Underground (X) yes ( ) no

Natural gas service provided by: \_\_\_\_\_

Telephone service provided by: SPRINT Underground (X) yes ( ) no

Cable television service provided by: TIME WARNER Underground (X) yes ( ) no

Fire protection provided by: STONY HILL

**Miscellaneous**

Generalized slope of site: \_\_\_\_\_

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

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: \_\_\_\_\_

**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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



