

APPLICATION FOR PRELIMINARY SUBDIVISION PLAN APPROVAL

File No.

(Rev. #)

Complete with required information (write "n/a" if information not applicable to proposal).

Note: The Wake County Subdivision Ordinance and Land Use Plan may be viewed from the Planning Department's web site: www.co.wake.nc.us/planning.

Name of Subdivision

BELMONT RIDGE

() cluster subdivision (X) lot-by-lot subdivision

Has a preliminary plan previously been approved for subdivision of this site? (X) Yes () No

If yes, when and under what name? DURANT STABLES

Property

Parcel Identification Number: 1709.07-80-0407

Address: 13500 DURANT ROAD

Location: NORTH side of DURANT ROAD, at/between

BRASSFIELD ROAD and HONEYCUTT ROAD

Total site area: 22.74 ACRES

Zoning District(s) and land area within each: R-40W (ALL)

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): WOODED AND PASTURE

Property Owner

Name: BAZOWN INVESTMENTS, INC.

Address: SUITE 149-296 14460 NEW FALLS OF THE NEUSE ROAD

City: RALEIGH State: NC Zip Code: 27614

E-mail Address: FAX:

Telephone Number:

Applicant (person to whom all correspondence will be sent)

Name: ROD MORRIS - THOMPSON & ASSOCIATES, PA

Address: 153 HOLLY SPRINGS ROAD

City: HOLLY SPRINGS State: NC Zip Code: 27540

E-mail Address: REMVEYOR@EARTHLINK.NET FAX: 577-0609

Telephone Number: 577-0808 Relationship to Owner: CONSULTANT

Proposal

Max. lot density standard* (see Sec. 3-4 (Table 1)): 1.08
 Max. no. of lots*: 24 Proposed no. of lots*: 15
 Min. lot area*: 40000 sf Proposed min. lot area*: 40100 sf
 Average lot area*: 45700 sf
 Min. 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: N/A acres
 Proposed open space area [by parcel]: 4.10 acres
 Proposed open space use(s) [by parcel]: HORSE PASTURE
 Proposed future development site area [by site]: N/A acres
 Proposed impervious surfaces area: 40,000 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 4.0% %
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): 3.3 acres
 w/in floodway: N/A acres

Recreation Ordinance

Method of complying with Recreation Ordinance*:

 Dedication Reservation X Fee in lieu

(Amount of land to be dedicated/reserved is equal to 1/35th of an acre times the number of lots recorded. If fee in lieu is used, then the equivalent value is used. Example 25 acres with a tax value of \$120,000 being subdivided into 20 lots would dedicate .57 acres or pay a \$2742.86 fee)

Tax Value of property (Land Only) Total Number of Proposed Lots 15
 Total Number of Acres 0.429 Estimate Recreation Area Req. (or fee)

*(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 no. 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)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
DURANT ROAD	60	20	2	Y	10000	3400	

¹ See 1994 Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.html) or NCDOT Traffic Survey Unit

³ Base on ITE ratios - ratio used for estimate (e.g., x trips per y sf) _____

Est. 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)

Est. total water demand: _____ gpd

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

() community system (_____) (X) individual on-site system

Est. total wastewater discharge _____ gpd

Solid waste collection provided by: _____

Electrical service provided by: PROGRESS ENERGY Underground (X) yes () no

Natural gas service provided by: PSNC ENERGY

Telephone service provided by: BELL SOUTH Underground (X) yes () no

Cable television service provided by: _____ Underground () yes () no

Fire protection provided by: _____

Miscellaneous:

Generalized slope of site 10%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: NONE

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 _____

(X) Non-Urban Area/Water Supply Watershed WAKE CO / FALLS LAKE

() Non-Urban Area

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

RESIDENTIAL < 1 UNIT / AC

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto), and authorize(s) on-site review by authorized staff.

Signature: John Baldwin Date: 9/22/03

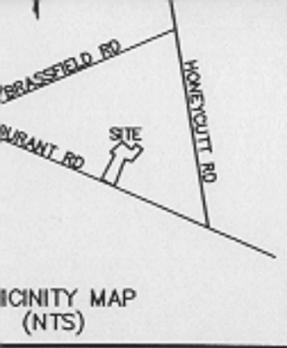
Signature: _____ Date: _____

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: Marky Edman Date: 9-22-03

9/12/00



SITE DATA

22.74 ACRES
15
4.10 ACRES
15.70 ACRES
2.94 ACRES
1.05 ACRES
0.92 ACRES (40,000 S.F.)
1920± L.F.

CALCULATIONS
 CREATES 4.0% IMPERVIOUS SURFACE.
 OR LIMITED TO 7265 SF IMPERVIOUS SURFACE.
 IS THE MAXIMUM ALLOWED ON
 WATER MANAGEMENT PROVIDED FOR
 THE ALLOWABLE 15%.

FLOOD HAZARD SOIL
 COUNTY SOIL SURVEY

IS WOODED AND PASTURE
 A 50' R/W
 WILL HAVE A 50' R/W RADIUS
 SECTIONS WILL HAVE A 25' R/W RADIUS
 BE PUBLIC AND CONSTRUCTED TO NORTH CAROLINA
 TRANSPORTATION STANDARDS
 - CONSIST OF INDIVIDUAL WELLS
 - CONSIST OF INDIVIDUAL SEPTIC SYSTEMS
 EROSION CONTROL MEASURES WILL BE COMPLIED WITH
 ON
 I. BE REQUIRED FOR STREET CONSTRUCTION
 D HAZARD REGULATIONS WILL BE COMPLIED WITH
 ON
 LOCAL GOVERNMENT APPROVALS WILL BE SUBMITTED
 OFFICE BEFORE FINAL PLAT APPROVAL
 WAKE COUNTY TOPOGRAPHY MAPS AND SHOULD NOT BE
 FOR DESIGN OR QUANTITY TAKE-OFFS
 IS 5 FEET

