



**PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION**

File # S-50-04  
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**

Durant Road Subdivision

(X) 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: 1718.02-75-1943

Address: 0 Durant Road

Location: South side of Durant Road, at/between  
(north, east, south, west) (street)

Durant Road and Litchford Road  
(street) (street)

Total site area in square feet and acres: 822,836 square feet 18.89 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-40W (18.89 ac)

Conditions of any Conditional Use Zoning Districts: N/A

Present land use(s): Vacant

**Property Owner**

Name: Lonnie Smith

Address: 9400 S. Mere Ct.

City: Raleigh State: NC Zip Code: 27615

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

Telephone Number: (919) 274-4732

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

Name: David H. Blevins, P.E.

Address: 244 W. Millbrook Rd.

City: Raleigh State: NC Zip Code: 27609

E-mail Address: David@d-e-inc.com FAX: (919) 847-2130

Telephone Number: (919) 847-3800 Relationship to Owner: Project Engineer

**Proposal**

Max. allowable lot density standard\* (see Sec. 3-4 (Table 1)): 1 unit/ac  
 Max. # of lots allowable\*: 18 Proposed # of lots\*: 18  
 Min. allowable lot area\*: 20,000 sf Proposed min. lot area\*: 23,358 sf  
 Average lot area\*: 25,360 sf  
 Min. allowable lot width\*: 30' ft Proposed min. lot width\*: 34' 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: 4.72 acres  
 Proposed open space area [by parcel]: 5.27 acres  
 Proposed open space use(s) [by parcel]: Remain Natural  
 Proposed future development site area [by site]: N/A acres  
 Proposed impervious surfaces area: 123,274 sf  
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 14.98 %  
 Site area w/in area of special flood hazard (see Sec. 1-1-26 of Zoning Ordinance): N/A 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) \$586,800 Total # of proposed lots 18 Total # of acres 18.59  
 Calculate both: Estimate of recreation area required: 0.51ac  
 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: Durant Road - 1; Litchford Road - 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>
Durant Road	60	24	2	Y			
Litchford Road	60	36	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 ( \_\_\_\_\_ )

(X) community system ( Heater Utilities \_\_\_\_\_ ) ( ) individual well(s)

Estimated total water demand: 8,640 \_\_\_\_\_ gpd

Wastewater collection/treatment provided by: ( ) municipal system ( \_\_\_\_\_ )

( ) community system – specify type( \_\_\_\_\_ ) ( ) individual on-site system

Estimated total wastewater discharge: 8,640 \_\_\_\_\_ gpd

Solid waste collection provided by: Waste Industries \_\_\_\_\_

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

Natural gas service provided by: N/A \_\_\_\_\_

Telephone service provided by: Bell South \_\_\_\_\_ Underground ( ) yes ( ) no

Cable television service provided by: Cablevision/Time Warner \_\_\_\_\_ Underground ( ) yes ( ) no

Fire protection provided by: Volunteer FD \_\_\_\_\_

**Miscellaneous**

Generalized slope of site: 7% Average \_\_\_\_\_

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

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 \_\_\_\_\_

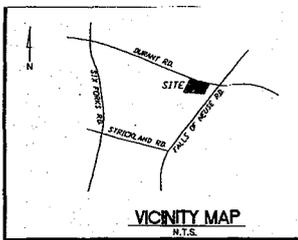
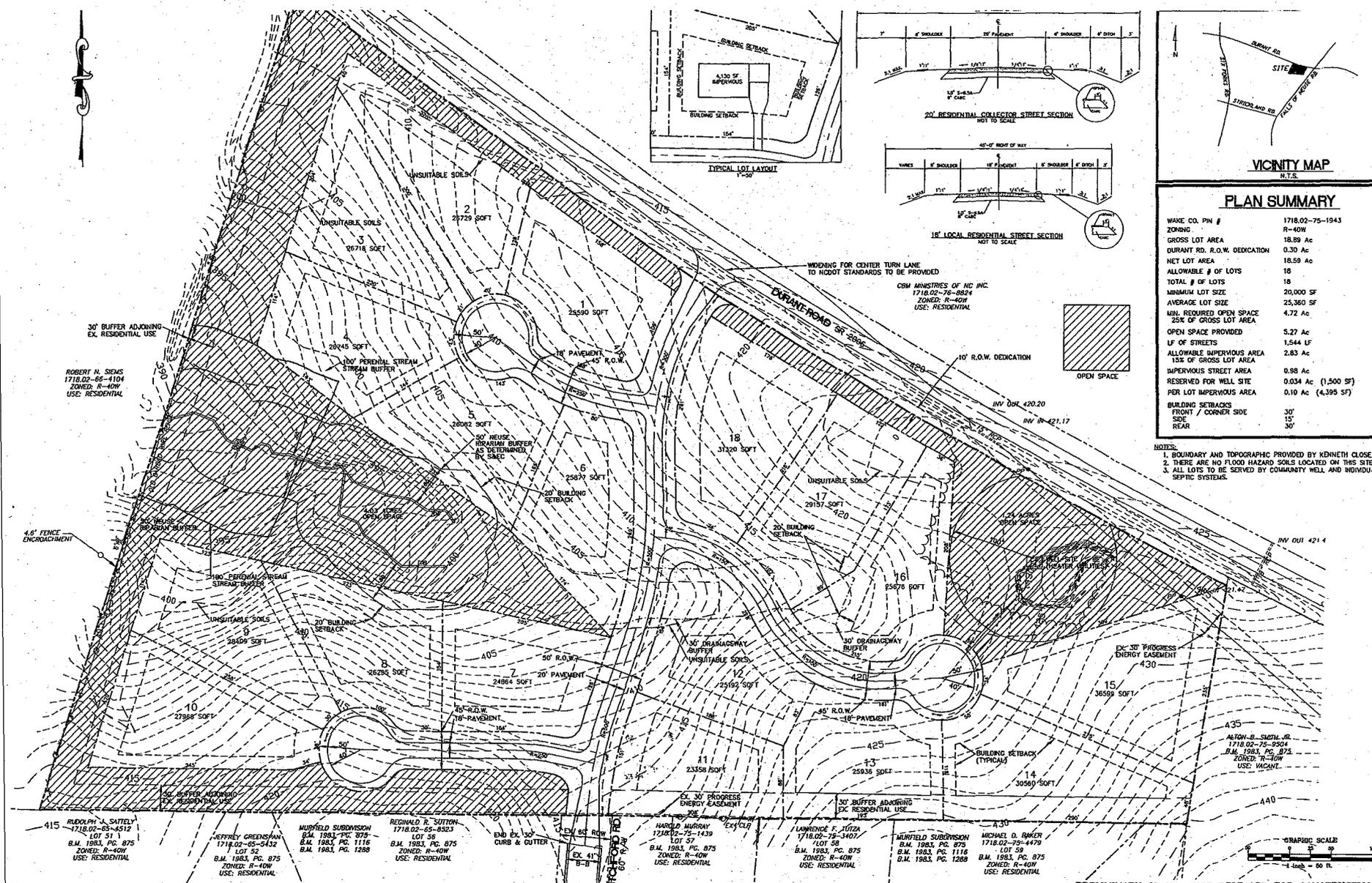
(X) Non-Urban Area/Water Supply Watershed Wake County/Falls Lake \_\_\_\_\_

( ) Non-Urban Area \_\_\_\_\_

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

Residential \_\_\_\_\_





**PLAN SUMMARY**

WAKE CO. PIN #	1718.02-75-1943
ZONING	R-40W
GROSS LOT AREA	18.89 Ac
DURANT RD. R.O.W. DEDICATION	0.30 Ac
NET LOT AREA	18.59 Ac
ALLOWABLE # OF LOTS	18
TOTAL # OF LOTS	18
MINIMUM LOT SIZE	20,000 SF
AVERAGE LOT SIZE	23,360 SF
MIN. REQUIRED OPEN SPACE	4.72 Ac
25% OF GROSS LOT AREA	
OPEN SPACE PROVIDED	5.27 Ac
LF OF STREETS	1,544 LF
ALLOWABLE IMPERVIOUS AREA	13% OF GROSS LOT AREA
SUPERVISOR STREET AREA	0.88 Ac
RESERVED FOR WELL SITE	0.034 Ac (1,500 SF)
PER LOT IMPERVIOUS AREA	0.10 Ac (4,395 SF)
BUILDING SETBACKS	
FRONT / CORNER SIDE	30'
REAR	30'

- NOTES:
- BOUNDARY AND TOPOGRAPHIC PROVIDED BY KENNETH CLOSE, INC.
  - THERE ARE NO FLOOD HAZARD SOILS LOCATED ON THIS SITE.
  - ALL LOTS TO BE SERVED BY COMMUNITY WELL AND INDIVIDUAL SEPTIC SYSTEMS.

REVISIONS


**DURANT ROAD SUBDIVISION**  
CLUSTER SUBDIVISION  
WAKE COUNTY NC

SCALE 1"=50'  
ORIGINAL DATE: 12-28-04  
LATEST REVISION DATE:  
PROJECT NO: 0458

**SITE PLAN**  
CLUSTER SUBDIVISION



**DEVELOPMENT ENGINEERING, INC.**  
Professional Engineering Consultants  
244 W. Millbrook Road, Raleigh, NC 27609  
P. O. Box 17705, Raleigh, NC 27619  
Phone: 919-847-8300  
Fax: 919-847-2130  
Web: d-e-inc.com