



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

KIRBY MARSHBURN

() 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: 1752345694

Address: 0 BETHLEHEM RD, RALEIGH, N.C.

Location: EAST side of BETHLEHEM ROAD, at ~~BETWEEN~~ INTERST
(north, east, south, west) (street)

BETHLEHEM ROAD and GRASSHOPPER ROAD
(street) (street)

Total site area in square feet and acres: 1058247 square feet 24.294 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: R-30

Conditions of any Conditional Use Zoning Districts: _____

Present land use(s): AGRICULTURAL

Property Owner

Name: KIRBY MARSHBURN

Address: 6901 LAKE MYRD ROAD

City: WENDELL State: N.C. Zip Code: 27591

E-mail Address: _____ FAX: _____

Telephone Number: 365-3900

Applicant (person to whom all correspondence will be sent)

Name: Williams - Pearce & ASSOC.

Address: BOX 892

City: ZEBULON State: N.C. Zip Code: 27597

E-mail Address: DOW@WPSURVEY.COM FAX: 269-4354

Telephone Number: 269-9605 Relationship to Owner: SURVEYOR

Proposal

Max. allowable lot density standard* (see Sec. 3-4 (Table 1)): 1.45
 Max. # of lots allowable*: 35 Proposed # of lots*: 28
 Min. allowable lot area*: 30000 sf Proposed min. lot area*: 30000 sf
 Average lot area*: 31799 sf
 Min. allowable lot width*: 95 ft Proposed min. lot width*: 95 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]: _____ acres
 Proposed open space use(s) [by parcel]: _____
 Proposed future development site area [by site]: _____ acres
 Proposed impervious surfaces area: _____ 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): _____ 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) 120030 Total # of proposed lots 28 Total # of acres 24.294

Calculate both: Estimate of recreation area required: 0.80 AC
 Estimate of recreation fee required: 5599.08

*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: _____

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
BATHLEHEM ROAD	60'	22	2	Y			
Grass Hopper Road	60'	22	2	Y			

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) _____

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: _____

Electrical service provided by: _____ Underground () yes () no

Natural gas service provided by: _____

Telephone service provided by: _____ Underground () yes () no

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

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: _____ 5%

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 _____

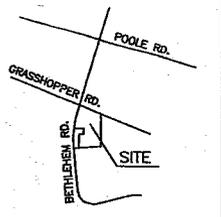
() Long-Range Urban Services Area/Water Supply Watershed _____

() 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):



VICINITY MAP

A). Submitted with the Construction Plans will be a Stormwater Management Plan and calculations that demonstrate that the peak stormwater runoff leaving any site (interpreted as the subdivision) for the one year, 24-hour storm shall be no greater for post-development conditions than pre-development conditions. The basis for the peak flow analysis shall include:
 Peak flow reduction through demonstration via stormwater calculations and/or through the installation stormwater management devices (best management practices), which shall be based on the fastest, anticipated project build out conditions (including all roads, structures and other impervious surfaces), or assuming the maximum impervious surface coverage allowed by Wake County Zoning Regulations.

B). Submitted with Construction Plans will be supporting calculations for the nitrogen export loading rate from the site that demonstrates that the nitrogen export load is 3.6 lbs./ac./yr., or; the nitrogen loading will be reduced to 3.6 lbs./ac./yr. or less, by a Best Management Practice(s), or, the nitrogen loading will be reduced to 3.6 lbs./ac./yr. or less, by a combination of a nitrogen load offset payment buy down and a Best Management Practice(s).
 The nitrogen export for any site (interpreted as the subdivision) shall be based on the fastest anticipated project build out conditions (including all roads, structures and other impervious surfaces), or assuming the maximum impervious surface coverage allowed by Wake County Zoning Regulations.

NOTES:

THE RECREATION LAND DEDICATION ORDINANCE WILL BE COMPLIED WITH BY THE PAYMENT OF THE FEE.

NO LOT SHALL ACCESS FROM GRASSHOPPER OR BETHLEHEM ROAD.

TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS.

ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE WAKE COUNTY SEDIMENTATION AND EROSION CONTROL ORDINANCE AND FLOOD HAZARD REGULATIONS.

ALL ROADS SHALL BE PUBLIC IN ACCORDANCE WITH THE N.C. DEPARTMENT OF TRANSPORTATION STANDARDS FOR PUBLIC ROADS.

WATER AND SEWER SHALL BE BY INDIVIDUAL WELL AND SEPTIC TANKS, AND APPROVED BY THE WAKE COUNTY HEALTH DEPARTMENT.

FLOOD HAZARD SOILS BY WAKE COUNTY GIS.

IMPERVIOUS SURFACE TABLE

TOTAL IN TRACT: 1059248 SF
 IMPERVIOUS SURFACE IN ROADS:
 STREET A - 39200 SF
 STREET B - 3700 SF
 STREET C - 11200 SF
 TOTAL: 47300 SF
 1059248 SF X 0.15 = 158737 SF
 158737 - 47300 = 111437 SF
 111437 SF / 28 = 3980 SF PER LOT
 PLUS WHAT CAN BE ACHIEVED FROM THE DETENTION BASIN EASEMENT AREA.

WILLIAMS, PEARCE & ASSOC., P.A.
 PROFESSIONAL LAND SURVEYORS
 ZEBULON, NORTH CAROLINA
 TELEPHONE: (919) 289-9605

DRAWN BY:
 CHECKED BY:
 DATE: 09-22-05
 SCALE: 1" = 325'



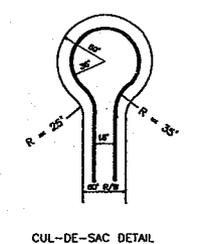
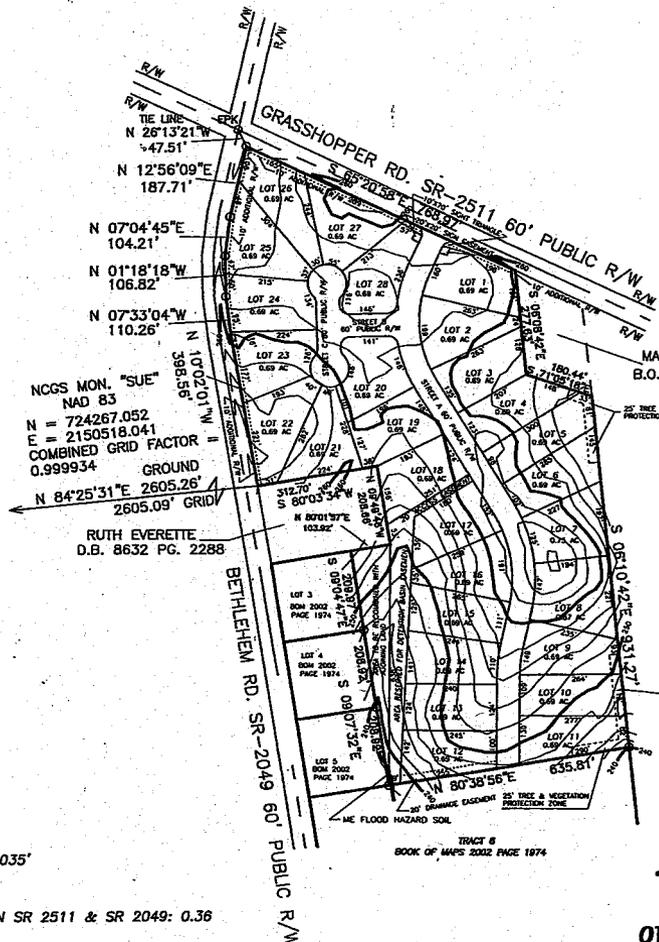
WILLIAMS - PEARCE & ASSOC., P.A.

SITE DATA

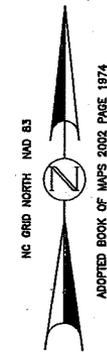
TOTAL ACRES: 24.294
 LINEAR FEET OF NEW STREET: 2035'
 NEW STREET ACRES: 2.83
 FUTURE RIGHT OF WAY ACRES IN SR 2511 & SR 2049: 0.36
 ACRES IN LOTS: 20.35

TOTAL LOTS: 28
 AVERAGE LOT SIZE: 0.73 AC.
 MINIMUM LOT SIZE: 0.69 AC.

MAXIMUM IMPERVIOUS COVERAGE WILL BE 15% PLUS WHAT CAN BE ACHIEVED FROM THE DETENTION BASIN EASEMENT AREA.

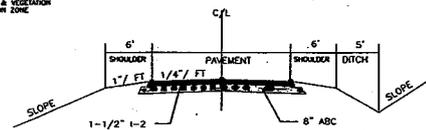


CUL-DE-SAC DETAIL



NC GRID NORTH: IUD 83

ADOPTED BOOK OF MAPS 2002 PAGE 1974

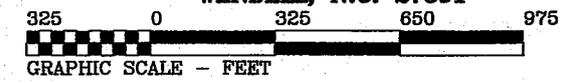


TYPICAL STREET CROSS SECTION

MARK A. HELMS
 D.B. 6241; PG. 614
 B.O.M. 1985 PG. 419

SETBACKS:
 FRONT - 30'
 SIDE - 10'
 REAR - 30'
 MINIMUM LOT WIDTH - 95'
 ZONED: R-30

PRELIMINARY SUBDIVISION PLAN
"LOT-BY-LOT"
KIRBY MARSHBURN
SAINT MATTHEWS TOWNSHIP
WAKE COUNTY
NORTH CAROLINA
OWNER: KIRBY MARSHBURN BUILDERS
6901 LAKE MYRA ROAD
WENDELL, N.C. 27591



GRAPHIC SCALE - FEET

JOB: F:\NEW\MAPS\KIRBY\MARSHBURN\BETHLEHEM GRASSHOPPER\WORK MAP.DWG
 CADDY CF

Before acquiring a building permit for lots marked by "M", the builder may need to obtain a Flood Hazard Permit from County Zoning Administration. The builder's engineer, architect, or surveyor must certify on any such permit that all flood hazard requirements are met.

There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soil or F.E.M.A. zones until a Flood Study is approved by Wake County or F.E.M.A.

Professional Land Surveyors P.O. Box 892, Zebulon, N.C. 27597 Phone (919)289-9605