

5-20-06



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

KIRBY MARSHBURN

() cluster subdivision (x) 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: 1752412616

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

Location: North-East side of Bethlehem Road, between
(north, east, south, west) (street)

Milk Plantation Rd and Gunsheep Road
(street) (street)

Total site area in square feet and acres: 566933 square feet 13.015 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 MYRAH 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*: 18 Proposed # of lots*: 9
 Min. allowable lot area*: 30000 sf Proposed min. lot area*: 30000 sf
 Average lot area*: 56192 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) 85312 Total # of proposed lots 9 Total # of acres 13.015

Calculate both: Estimate of recreation area required: 0.26

Estimate of recreation fee required: 1704.27

*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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
Bethlehem Road	60/120	22	2	✓			

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: _____ 12% _____

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 _____

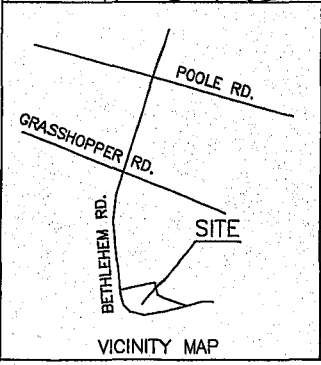
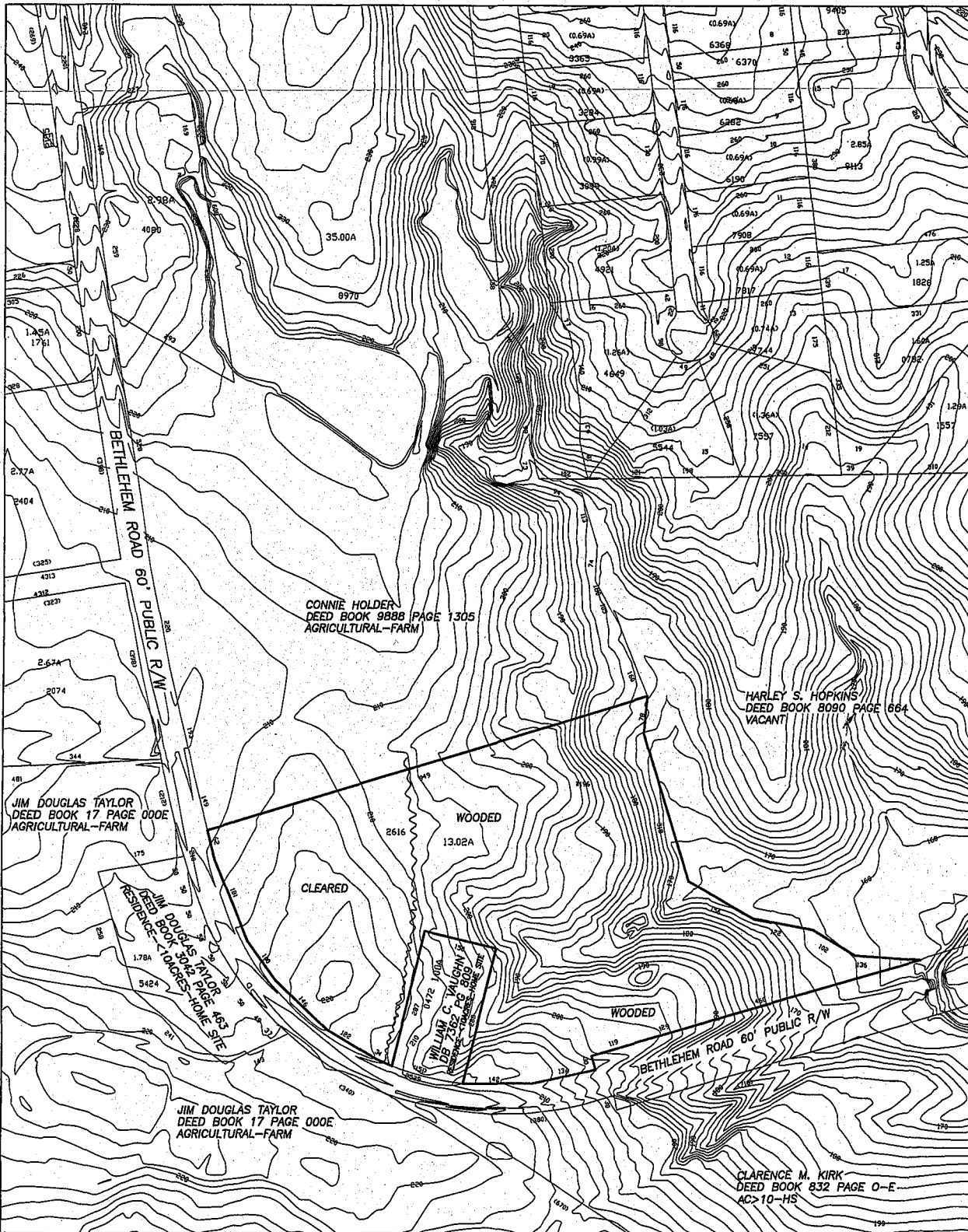
() Long-Range Urban Services Area/Water Supply Watershed _____

() Long-Range Urban Services Area _____

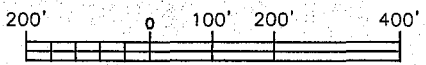
() Non-Urban Area/Water Supply Watershed _____

() Non-Urban Area _____

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

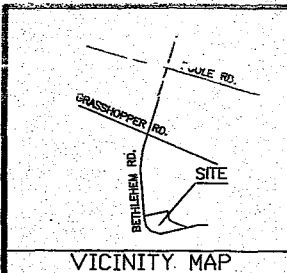


EXISTING CONDITIONS MAP
OWNER: KIRBY MARSHBURN
6901 LAKE MYRA ROAD
WENDELL, N.C. 27591
PIN: 1822.04-52-9825
FEBRUARY 27, 2004



(IN FEET)
 1 inch = 200 ft.





NOTE: IMPERVIOUS SURFACE RESTRICTIONS WILL NEED TO BE LISTED ON INDIVIDUAL LOTS NO THE CONSTRUCTION PLANS AND THE FINAL PLATS.

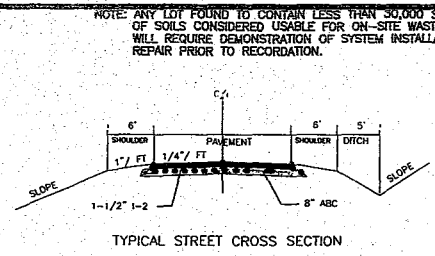
NOTE: WILL NEED TO CONFORM TO THE INDIVIDUAL WELL, INDIVIDUAL SEPTIC SYSTEM, STORMWATER MANAGEMENT, EROSION CONTROL, AND STORMWATER STANDARDS.

NOTE: THE GUARANTEEING OF IMPROVEMENT STANDARDS WILL BE MET.

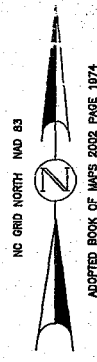
NOTE: FLOOD HAZARD SOILS WERE ADJUSTED TO MATCH WAKE COUNTY TOPO.

NOTE: NEUSE RIVER REPARIAN BUFFER IS ACCORDING TO FIELD INSPECTION BY DIVISION OF WATER QUALITY, DWQ EXP# 06-0800 DATED APRIL 28 2006.

PIN # 1752.03-41-2816



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



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 finished, anticipated project built 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 demonstrate 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 finished anticipated project built 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 BETHLEHEM ROAD.

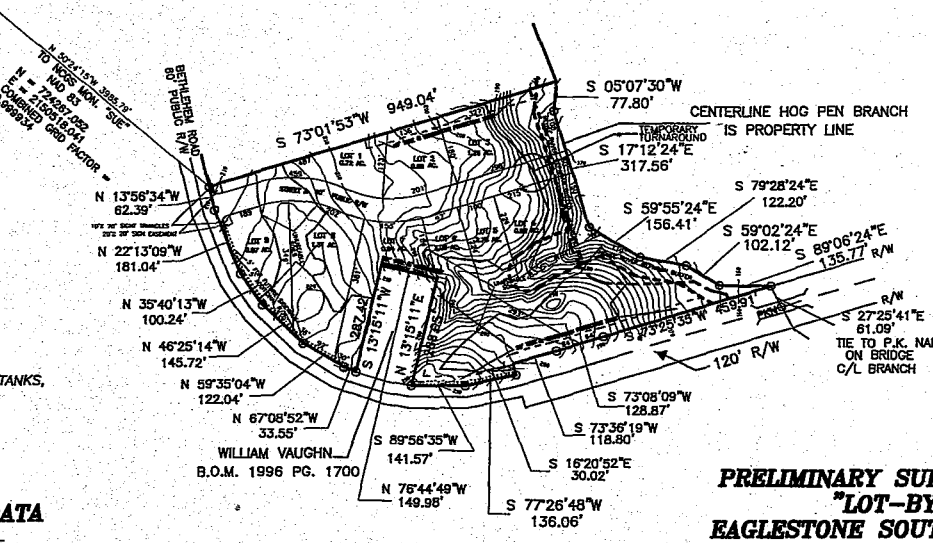
TOPOGRAPHICAL DATA TAKEN FROM WAKE COUNTY GIS.

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:	566833 SF
IMPERVIOUS SURFACE IN ROADS:	STREET A - 21142 SF
	566833 SF X 0.15 = 85040 SF
	85040 - 21142 = 63898 SF
	63898 SF / 9 = 7100 SF PER LOT

SITE DATA

TOTAL ACRES: 13.015

LINEAR FEET OF NEW STREET: 961'

NEW STREET ACRES: 1.33

FUTURE RIGHT OF WAY ACRES IN SR 2049: 0.095

ACRES IN LOTS: 11.59

TOTAL LOTS: 9

AVERAGE LOT SIZE: 1.29 AC.

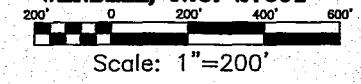
MINIMUM LOT SIZE: 0.69 AC.

MAXIMUM IMPERVIOUS COVERAGE WILL BE 15%

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

DRAWN BY: DCW
 CHECKED BY: DCW
 DATE: 05-02-08
 SCALE: 1" = 200'

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



* Before acquiring a building permit for lots marked by **, 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.

JOB: F:\NEMMAPS\KIRBYMARSHBURN\EAGLESTONE SOUTH\PRELIMINARY MAP.DWG
 GRADY CF