



Planning, Development & Inspections

TEL (PLANNING) 919 856 6310
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A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
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PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision

() cluster subdivision () lot-by-lot subdivision () open space
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:
Address:
Location: side of , at/between
(north, east, south, west) (street)
and (street)

Total site area in square feet and acres: square feet acres
Zoning District(s) and Overlay Districts (if any) and land area within each:

Conditions of any Conditional Use Zoning Districts:

Present land use(s):

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)

Name:
Address:
City: State: Zip Code:
E-mail Address: FAX:
Telephone Number:

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)

Name:
Address:
City: State: Zip Code:
E-mail Address: FAX:
Telephone Number: Relationship to Owner:

Proposal

Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan) :
Max. # of lots allowable*: Proposed # of lots*:
Min. allowable lot area*: sf Proposed min. lot area*: sf
Average lot area*: sf
Min. allowable lot width*: ft Proposed min. lot width*: ft

* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): () 10 % () 25 % () 30% () 40% 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 Article 14, Unified Development Ordinance): _____ acres
 within floodway: _____ acres

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

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

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: _____

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: _____



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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):

Other information (additional relevant information about the site or proposal you wish to note or cite)

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: _____ Date: _____

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: _____ Date: _____



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Notes: All documents and maps submitted as required become the property of Wake County.
 The Wake County Unified Development Ordinance is on the web at <http://www.wakegov.com/>
 All application fees are non-refundable.

For each listed item, check (√) if provided, write "n/a" if the feature does not exist or is not proposed		
√ or n/a		APPLICABLE SUBMITTAL REQUIREMENT
	1.	Evidence of the legal creation of the parcel, or combination of parcels, proposed to be subdivided (copy of most recently recorded plat or deed describing parcel plus: copy of County-approved plat describing same parcel and recorded after 5/17/1976; or plat or deed describing same parcel and recorded on or before 5/17/1976; [see Register of Deeds])
	2.	Application for Preliminary Subdivision Plan Approval form [12 copies] [attached]
	3.	Checklist of Applicable Standards for Preliminary Subdivision Plans (filled out) [1 copy] [attached]
	4.	Preliminary subdivision plan showing the following information for an area including and within 100 feet of the site [14 copies on 24" x 36" paper at a scale of not less than 1"=400' FOLDED , plus 5 copies on 8.5" x 11" or 11" x 17" paper]:
	a.	Existing and proposed property lines, with measured distances [number all proposed lots; identify open space parcels and their intended use; identify future development sites; show area and dimensions for all proposed parcels; show name or owner and Book of Maps or Deed Book reference for existing adjoining parcels]. Show gas and all other utility easements. Show building setbacks.



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c.	Zoning districts - boundaries and names and notation of existing land uses and intensity of the use
e.	Names of existing and approved subdivisions and other developments (note Book of Maps/Page reference for subdivisions), and names of owners of other parcels
f.	Outline of existing and proposed roadways (show width and surface material), bikeways (show width and surface material), and walkways (show width and surface material) - plus associated access rights-of-way and easements [including proposed widening or extensions] (show width) [Label roadways as public or private; note any access restrictions; note any future right-of-way]
g.	Location of existing and proposed water lines, fire hydrants, community wells and water towers (show capacity) - plus associated utility easements (show width) [Note water service provider], and/or notation of lots proposed to be served by individual on-site wells
h.	Location of existing and proposed sewer lines and pump stations/treatment facilities (show capacity) - plus associated easements (show width) [Note sewer service provider], and/or notation of lots proposed to be served by on-site sewage disposal systems
j.	Notation and computation of the amount of impervious surface coverage (sq. ft. and as % of total site area)
k.	Topographic contours (at intervals of not more than 5 feet)
m.	Location, type, and relevant dimensions/capacities of stormwater management structures and other devices (if in a water supply watershed or if stormwater management is required) - plus associated easements (show width) [see Wake County Stormwater Management Ordinance]
q.	Inset map showing site's location relative to County's municipalities and major roads
r.	Title block showing name and address of current parcel owner(s), name of plan designer, parcel identification number (PIN), date map prepared (and revised), bar scale, north arrow, title "Preliminary Subdivision Plan - [Name of subdivision]", and identification of subdivision type as "cluster", open space or "lot-by-lot"
5.	Licensed soil scientist's preliminary report <u>and</u> delineation map demonstrating each proposed lot's suitability for service by on-site wastewater system (if such service proposed) [3 copies] [see attached report requirements]. This delineation map must show the proposed lot line(s) layout.
6.	Traffic Impact Analysis (3 copies). Also include 3 additional large scale maps. (if applicable)
7.	Check for \$1000.00 processing fee for Traffic Impact Analysis (if applicable)
8.	Check for \$1000.00 application fee, made out to "Wake County"
Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Unified Development Ordinance is on the web at www.wakegov.com All application fees are non-refundable. The File Number should be used on all correspondence subsequent to application acceptance.	

Staff Use Application accepted as complete	Date
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System Requirements

1. The report must be prepared, stamped, and sealed by a North Carolina Licensed Soil Scientist.

The report must include the following:

- a. Date of soils evaluation
 - b. Method of evaluation
 - c. General description of soil parent material
 - d. Representative soil descriptions of each major soil unit (including site and soil characteristics defined in Regulations Governing Sewage Treatment and Disposal in Wake County, with suitability rating and proposed long-term acceptance rates for wastewater disposal
3. The report must be accompanied by a site plan that :
 - a. clearly delineates and labels soil suitability units
 - b. notes the method by which soil boundaries were generated (e.g., field location and surveying, plotting from GPS location)
 - c. lists area (sq. ft.) of each soil suitability unit within the site
 - d. designates any off-site wastewater disposal easements and access to these areas (if noncontiguous to the site)
 - e. includes a legend describing suitability for on-site wastewater disposal systems

For more information, contact **Everett Coates**: wlynn@co.wake.nc.us; (919) 856-5380; Wake County Environmental Services Department, PO Box 550, Raleigh, NC 27602-0550 [located on the 6th floor of the Wake County Office Building, 336 Fayetteville St., downtown Raleigh].



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APPLICABLE STANDARDS [ORDINANCE REFERENCE]		√ or n/a
SITE PLAN		
1.	Name of Project	
2.	Maximum impervious must be shown on each lot.	
3.	If proposing to have a sign for the subdivision, then appropriate sign easements are recommended.	
4.	Roads and intersections will need to comply with all NCDOT requirements	
5.	Street name(s) must be approved by GIS prior to final plat.	
6.	Please verify site triangle.	
7.	Property lines	
8.	Zoning districts - boundaries and names. Show any zoning line and list acreage in each zoning district.	
9.	Notation of existing land uses (i.e. agricultural, wooded, residential)	
10.	Please show building envelope on each lot.	
11.	Please add revised date to plan for each revision	
12.	NC DOT Driveway permit is required prior to final plat approval.	
13.	Show, FEMA 100-year floodway and floodway fringe boundaries, flood hazard soils [contact GIS Dept.] [Adjust FEMA boundaries and flood hazard soils to conform to topography if necessary - contact Environmental Services Dept.]	
14.	Existing, under-construction, or planned major electric, oil, or natural gas transmission lines and associated access rights-of-ways or easements	
15.	Topographic contours (at intervals of not more than 5 feet)	
16.	Notation of the amount of impervious surface coverage proposed (sq. ft. and as % of total site area). List calculation information.	
17.	Outline of generally forested areas [note any significant stands of trees]	
18.	Inset map showing site's location relative to County's municipalities and major roads	
19.	Outline of existing structures (note whether or not to remain; show setbacks of structures to remain from nearest existing or proposed property lines)	
20.	Existing and proposed property lines, with measured distances [number all proposed lots; identify open space parcels and their intended use; identify future development sites; show area and dimensions for all proposed parcels; show name or owner and Book of Maps or Deed Book reference for existing adjoining parcels]	
21.	Show phasing line if proposing to phase and list number of lots and areas of open space, lots and total area in each phase. [8-15]	



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22.	Zoning of the property; if conditional use zoning, list all rezoning conditions and case number (If split zoned, give detailed area information for each zoning district)		
23.	Note minimum lot size		
24.	Note average lot size		
25.	Minimum lot width		
26.	Note total proposed lots being created		
27.	Area of tract (in square feet and acres)		
28.	Existing railroad lines and associated rights-of-way or easements (show width)		
29.	Please note amount of disturbed area.		
30.	Show acreage located in each zoning district or jurisdiction (if split zoned)		
31.	Please show setback table		
32.	Location and type of historic resources (structures, sites, or objects of historical significance)		
33.	Outline of any burial ground or grave sites		
34.	If Public or recreation area is being dedicated and/or reserved, show boundary on maps.		
35.	List linear footage of roads		
36.	Label roads public or private		
37.	Show the name for the state road(s)		
38.	Show the number for the state road(s)		
GENERAL STANDARDS			
39.	Avoidance of hazard areas - Does the site contain land subject to flooding (FEMA floodway or floodway fringe, or flood hazard soils ¹), excessive erosion (steep slopes or highly erodible soils), or other hazards? If so, are proposed lots located so as to avoid creating a danger to life, property, or the public health, safety, or general welfare - i.e., do the lots avoid such lands completely, or at least contain enough buildable area outside of them for a house, yard, driveway, parking area, and, if applicable, well and septic field		
40.	Preservation of natural features - Does the site contain any natural features (such as trees, ponds, streams, rivers, lakes) that are of value to the County as a whole? If so, does the proposed design give due consideration to preserving those natural features?		
41.	Preservation of historic resources - Does the site contain any areas, sites, structures, or objects of historical, architectural, archeological, or cultural significance to the County as a whole ² ? If so, does the proposed design give due consideration to preserving those historic resources?		



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	42.	Water Quality Protection in Water Supply Watersheds - Is the site zoned R-80W, R-40W, WS-II, WCAO, WMAO, WPAO, or WPAO-2? If so, is the subdivision designed so as to - to the maximum extent practicable - minimize impervious or partially impervious surface coverage, direct stormwater away from surface waters, incorporate Best Management Practices to minimize adverse water quality impacts, and transport stormwater runoff from the development by vegetated conveyances?	
ENVIRONMENTAL			
	43.	Water Supply Watershed buffers (around water supply impoundments) - Does the site contain any water supply impoundment or proposed water supply impoundments, and adjacent land zoned R-80W, R-40W, WSO, WSO-2NC, WSO-3CA, WSO-3NC, WSO-4P, RCOD or RCOD-2? If so, does the plan propose a 100-foot-wide vegetated, undisturbed watershed buffer along the edges of the impoundment or stream? [Section 11-21]	
	44.	Water Supply Watershed buffers (along perennial streams) - Does the site contain any perennial stream and land zoned R-80W, R-40W, WSO, WSO-2NC, WSO-3CA, WSO-3NC, or WSO-4P? If so, does the plan propose a 100-foot-wide vegetated, undisturbed watershed buffer along each side of the perennial stream with appropriate zones 1 and 2 shown? [Section 11-21]	
	45.	Water Supply Watershed buffers (around water impoundments and streams draining ≥25 acres) - Does the site contain any water impoundment or stream with a drainage area of at least 25 acres of land, and adjacent land zoned R-80W, R-40W, WSO, WSO-2NC, WSO-3CA, WSO-3NC or WSO-4P? If so, does the plan propose a 50-foot-wide vegetated, undisturbed watershed buffer along the edges of the impoundment? [Section 11-21]	
	46.	Water Supply Watershed buffers (around other drainageways or impoundments) - Does the site contain any water impoundment or drainageway draining at least 5, but not more than 25, acres of land, and adjacent land zoned R-80W, R-40W, WSO, WSO-2NC, WSO-3CA, WSO-3NC or WSO-4P? If so, does the plan propose a 30-foot-wide vegetated, undisturbed Water Supply Watershed buffer along the edges of the impoundment or drainageway? [Section 11-21] (other	



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47.	Water Supply Watershed and drainageway buffers (development within) - Does the plan propose or indicate any development within a required water supply watershed buffer? If so, is such development limited to water dependent structures, public projects (such as roads, greenways and pedestrian paths, utility or drainage lines, and sedimentation and erosion control devices), and desirable streambank or shoreline stabilization? Is there any practical alternative to locating any such public project within the buffer? <i>[If there is, the encroachment is not allowed.]</i> is any public project proposed to cross the buffer? Does it do so at as close to a 90° angle as practicable? Is any pedestrian path proposed within a greenway located at least 10 ft from the edge of the water body? Is any such public project designed to minimize impervious and partially impervious surface coverage, avoid direct discharge of runoff into surface waters, and maximize use of watershed Best Management Practices? [Section 11-22]		
48.	District specific regulations for Resource Conservation Overlay Districts apply. The buffers within these overlay districts should be labeled as per the ordinance which differs from the sections above [See section 3-72]		
49.	Riparian buffer (along surface waters) - Is any part of the site located within the Neuse River or Cape Fear River basin? If so, does it include any surface waters shown on the most recent version of the NRCS soil survey map or USGS 7.5-minute topographic map? If so, does the plan comply with the riparian buffer protection rules of 15 A NCAC 2B.0233? [Section 11-10]		
50.	Riparian buffer (development within) - Does the plan propose or indicate any development within a required riparian buffer? If so, has the NC Division of Water Quality exempted or authorized such development?		
51.	Building setbacks from the water supply watershed and drainageway buffers? Does each lot proposed within or adjacent to a required watershed or drainageway buffer have sufficient area, width, and/or depth to accommodate a reasonably sized and shaped buildable area set back at least 20 feet from the edge of the buffer(s)? [Section 11-23]		
52.	Tree and Vegetation Zone? Show tree and vegetation protection zone along perimeter of property. 50-feet along public right of ways and 25-feet along all other property lines [Section 16-12]		
53.	Landscape Buffers? Please show a type A, B, C, D, E, or F Landscape Buffer along property (this buffer is to supplement to meet the type Landscape Buffer requirement and is to remain undisturbed). This is required because the development is a higher intensity than the adjacent land use. [Section 16-10]		
54.	Along major thoroughfares - Does the site abut a major thoroughfare? If so, does the plan propose reserving a 10- to 50-foot-wide buffer strip along the major thoroughfare right-of-way for the planting of trees and shrubs? [Section 8-37-3]		



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55.	FEMA? Show the Finished Floor Elevation on all lots that contain FEMA floodway and floodway fringe boundaries, flood hazard soils [contact GIS Dept.] [Adjust FEMA boundaries and flood hazard soils to topography if necessary – contact Environmental Services Dept.] [Article 14]		
56.	Flood Hazard Soils? If roads, driveways or any activities are located in flood hazard soils, then flood studies will be required [Article 14]		
57.	Flood Hazard Soils? Do any lots contain flood hazard soils, if so then an asterisk “*” will need to be added on each lot and the appropriate notes need to be added to plat. [Article 14]		
58.	Stormwater? Please submit pre/post stormwater calculations for review and approval		
59.	Stormwater? Location, type and dimensions/capacities of stormwater management structures and other devices.		
60.	Show location of all creeks, streams, ponds and dams.		
61.	Dam? If a dam is located on the property then the developer is responsible to construct/upgrade the lake and dam to accommodate the runoff from a 24-hour 100-year frequency storm. [Section 8-42]		
UTILITIES			
62.	Water supply (general) - Does the proposed subdivision have an overall density of 1.45 lots or more per acre? If so, does the plan propose serving its water supply needs with an extension of a municipal system? [12-11-1]		
63.	Connection to municipal system (water and wastewater) -Is the development located in a short-range urban services area and if so does it meet the criteria of connecting onto a municipal system? Is it within 50 feet per dwelling unit or 2,500 linear feet of an existing system? [12-11-1]		
64.	Water supply (municipal system) - Does the plan propose serving any lot's water supply needs with an extension of a municipal system? If so, has the municipality preliminarily approved the proposed water line layout as raising no problems to subsequent compliance with applicable design and construction standards? [Section 12-11-2]		
65.	Water supply (community system) - Does the plan propose serving any lot's water supply needs with a community system (community well(s) and water distribution lines)? If so, has the NC Division of Environmental Health or Wake County Environmental Services Department preliminarily approved the proposed well sites and water line layout as raising no problems to subsequent compliance with applicable design and construction standards? [Section 12-11-3]		



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66.	Water supply (on-site systems) - Does the plan propose serving any lot's water supply needs with an on-site system (individual well)? If so, has the Wake County Environmental Services Department preliminarily approved each such lot's area and location relative to suitable soils as raising no problems to subsequent compliance with applicable design and installation standards? [Section 12-10-1(A)]		
67.	Sewage disposal (general) - Does the proposed subdivision have an overall density of 2.17 lots or more per acre? If so, does the plan propose serving its sewage disposal needs with an extension of a municipal system or with a community system? [Section 12-11-1(B)]		
68.	Sewage disposal (municipal system) - Does the plan propose serving any lot's water supply needs with an extension of a municipal system? If so, has the municipality preliminarily approved the proposed sewer line layout as raising no problems to subsequent compliance with applicable design and construction standards? [Section 12-11-2]		
69.	Sewage disposal (community system) - Does the plan propose serving any lot's sewage disposal needs with a community system (collection sewer lines and package treatment plant or community septic field)? If so, has the NC Division of Environmental Health or Wake County Environmental Services Department preliminarily approved the proposed sewer line layout and treatment system as raising no problems to subsequent compliance with applicable design and construction standards? [Section 12-11-3]		
70.	Sewage disposal (on-site systems) - Does the plan propose serving any lot's sewage disposal needs with an on-site system (usually individual septic tank and field)? If so, does the submitted preliminary report on on-site sewage disposal systems demonstrate that each such lot either contains at least 30,000 sq ft or 40,000 sq ft, as applicable, of suitable or provisionally suitable soils (per Section V of the County's Sewage Regulations) or would raise no problems to subsequent compliance with applicable design and installation standards in Section VI of the Sewage Regulations? [12-11-4]		
71.	Public Systems -Does the plan propose to install or extend water or wastewater system from an adjacent county and if so have the criteria for Section 12-11-2 been met?		
OTHER			
72.	Documentation of any Special Use Permit or subdivision variance (or zoning variance, if relevant to a setback) applicable to site or part thereof [1 copy] [see Register of Deeds and/or Zoning and Subdivision Administration staff]		
73.	Documentation of NCDOT's granting of a variance from prohibition of subdivisions within a roadway corridor shown on an adopted roadway corridor official map (per G.S. 136-44.52) (if any part of the parcel being subdivided is within a roadway corridor)		



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74.		Certification that any proposed flag lot is necessary to (a) avoid access onto a major thoroughfare, (b) reasonably utilizes irregularly shaped land, (c) reasonably utilize land with difficult topography, or (d) to provide suitable land and soil for location and operation of utilities (per Sec. 8-31-4), plus documentary evidence supporting the certification (applicant must provide justification)	
75.		Recreation Ordinance Compliance – How does developer desire to comply with the recreation ordinance? Is property desirable for a new public park, trail or other recreation area (to be determined by Parks and Recreation Staff)? Has applicant met with Subdivision staff and Parks staff to determine if dedication/reservation or fee will be required? [Section 8-38]	
76.		Location and dimensions of parks, recreation areas, and greenways or proposal for fee in lieu. [Section 8-38]	
STANDARDS UNIQUE TO CLUSTER AND OPEN SUBDIVISIONS			
77.		Site size - Does the parcel(s) making up the site contain at least 10 acres (cluster) or 25 acres (open space) of land area? [Section 5-12-3]	
78.		Maximum number of lots - Is the total number of lots (excluding potential future development sites) less than or equal to the site's area times the maximum lot density specified for the lot's zoning? [Section 5-12-7]	
79.		Area of open space - Does the total area of parcels dedicated or reserved as permanent open space make up at least 10% for cluster and 30% for Open Space (if the site is within an Urban Services Area or Urban Services Area/Water Supply Watershed as shown on the County's Land Use Plan,) or 25% for cluster or 40% for open space (if the site is outside an Urban Services Area or Urban Services Area/Water Supply Watershed) of the site area? [Section 5-12-4]	
80.		Open space use - Are the proposed use(s) of each open space parcel limited to: the conservation of, and avoidance of development in, natural hazard areas (floodways, wetlands, steep slopes, etc.); conservation and protection of significant natural areas (rare plant communities, important wildlife habitat, etc.) or other environmentally sensitive areas (watershed buffers, groundwater recharge areas, etc.); conservation and protection of important historic resources; provision of active and/or passive outdoor recreation opportunities; or continued use of productive farmland or forestland? [Section 5-12-7 (C)] Specific use should be stated on the plan for the individual open space.	
81.		Priority open space use - Does the plan give highest priority to locating, designing, and using open space to conserve, and avoid development in, natural hazard areas? [Section 5-12-7 (C)]	



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82.	Development in open space - Does the plan propose any structures, access ways, or parking facilities in the open space? If so, are they limited to those necessary and accessory to the designated open space use, or to community wells or individual water supply wells or subsurface sewage disposal fields serving adjacent lots that do not conflict with the designated open space use? [Section 5-12-7 (C)]	
83.	Design of open space - Is the location, size, character, and shape of each open space parcel appropriate to its designated open space use (e.g., is open space intended for recreation conveniently and safely reached by subdivision residents; is open space intended as ball-fields and playing fields relatively flat and dry)? [Section 5-12-7 (C)]	
84.	Owner of open space - Are all open space parcels proposed to be conveyed to a legal entity that is organized for, capable of, and willing to accept responsibility for managing the open space for its designated use? [Section 5-12-7 (D)]	
85.	Subdivision residents' right to use some open space - Is an amount of open space equal to at least 10% of the site's area proposed to be conveyed to a homeowners association or similar entity or to a public agency or nonprofit organization that will ensure subdivision residents direct access to and use of the open space? [Section 5-12-7 (D)]	
86.	Potential future development sites - Does the plan designate one or more proposed parcels as reserved for future development? If so, is the site within an Urban Service Area (as shown on the County's Land Use Plan) and is the maximum lot density standard for the site's current zoning less than the density called for in the Land Use Plan? [Section 5-12-8]	
87.	Water quality protection in Water Supply Watersheds - Is the site zoned R-80W, R-40W, WSO-WNC, WSO-3CA, WSO-3NC, WSO-4P, RCOD-1 or RCOD-2? If so, is the subdivision designed so as to: concentrate - to the maximum extent practicable -lots and development in upland areas and away from surface waters and drainageways; retain the remainder of the site in a vegetated or natural state; minimize concentrated stormwater flow; and maximize the use and length of sheet flow through vegetated areas? [Section 5-12-9]	
88.	Note total permanent open space required and total open space actually provided	
89.	Please note the intended use of open space (i.e. conservation and protection of natural hazard area or active recreations) (see item 80)	
90.	Locate and show proposed recreation facilities.	
91.	Please allocate impervious to open space/recreation site (if applicable).	
92.	Please show the 30-foot perimeter-building setback. [Section 5-12-6]	
93.	Show reduced setback table for cluster or open space subdivisions [5-12-6]	
ROADS		



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94.	Road frontage -Each new lot within a subdivision must abut and have access to an existing or proposed public or private road that complies with all applicable standard of this ordinance. [Section 8-32-3 (A)]		
95.	Road frontage -Residential subdivisions involving more than 3 lots must be served by internal road systems rather than relying on state roads for direct access to lots. [Section 8-32-3 (B)]		
96.	General - Regarding public or private roads located in the Short Range Urban Services Area, the Planning Director and Planning Board are authorized to require that roads serving 12 or more lots be designed and constructed in accordance with applicable municipal standards. [Section 8-32-5 (C)(5)]		
97.	General road design - Is the arrangement, character, extent, width, grade, and location of all proposed roads in keeping with existing and proposed transportation patterns, topographical and other natural features, public convenience and safety, and the proposed uses of land served by the roads? [8-32-11]		
98.	General road layout (cut-through traffic) - Does the proposed layout of local roads discourage cut-through traffic between nearby major thoroughfares (as opposed to traffic traveling to, from, or between homes or parcels within the general neighborhood)?		
99.	General road layout (relation to surrounding road network) - Does the proposed road layout coordinate with the existing and proposed road network for the surrounding area, as established on adopted thoroughfare plans and the road layout within existing and approved subdivisions in the general area? [8-32-11]		
100.	Road extensions to/from abutting parcels (extensions into site) - Are there any existing public road rights-of-ways in abutting developments or on abutting parcels that extend to the site's boundary? If so, does the proposed road layout incorporate extensions of such roads into the site? [8-32-12]		
101.	Road extensions to/from abutting parcels (extensions to undeveloped parcels) - Are any of the parcels abutting the site undeveloped, or underdeveloped relative to its zoning? If so, does the proposed road layout provide roads extending to those parcels, and at locations and in a manner that will ensure the orderly future development of such parcels, and safe, convenient, and efficient access to and from such development? [8-32-12]		
102.	Stub-roads - A temporary turnaround is required on all stub-out roads that exceed 400 feet in length. All appropriate standards and notes are required to meet Section 8-32-13.		
103.	Road intersections (angle) - Does each proposed road intersect other roads as nearly as possible at a 90° angle, and no less than a 60° angle? [8-32-15]		
104.	Road intersections (approaches) - Does each proposed road intersection include no more than 4 approaching roads? [8-32-15]		



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105.	Road design in Water Supply Watersheds - Is any road proposed on land zoned R-80W, R-40W, WSO-2NC, WSO-3CA, WSO-NC or WSO-4P? If so, does the road right-of-way follow topographical contour lines as closely as possible, and otherwise relate to surrounding topography so as to indicate no problems in the roadway being designed to divert stormwater runoff from directly draining into water supply waters? Curb and gutter are prohibited except at the entrances to a subdivision. Crossings must meet standards [8-32-18 and 11-22-2]		
106.	Private roads - Are any new private roads proposed? Class "A" private roads are required for development potential of 7 or more lots and a Class "B" private road is required for 6 or fewer lots being served. [8-32-5 (C) and (D)]		
107.	Private Road intersections (separation) - Is the distance between the center of each proposed private road intersection and the center of any other existing or proposed private road intersection along the same road at least 135 feet? [Section 8-32-5]		
108.	Private road design (general) - Is each proposed private road meeting the minimum 45 easement width and other design and construction standards of Section 8-32-5 (D).		
109.	Private Road disclosure - Have all private disclosure statements been added to plat? [Section 8-32-5(C)(4) and Section 8-32-5(E)]		
110.	Shared driveways -If direct driveway access to state roads is allowed, the Planning Director and Planning Board are authorized to require shared access drives and other mitigation measures to reduce the number of access points on to state roads. [Section 8-32-3]		
111.	Public road design (generally) - Does the layout, location, right-of-way width, and alignment of all proposed public roads comply with NCDOT road standards. Designation of any road on a plat as public will be conclusively presumed to be an offer of dedication to the public. [Section 8-32-4 (A) (C)]		
112.	Dedication of additional right-of-way abutting existing major thoroughfares - Does the site abut an existing major thoroughfare with a right-of-way narrower than its ultimate planned right-of-way width (as established in the Wake County Thoroughfare Plan); If so, does the subdivision include dedication of any additional right-of-way along the site's frontage on the major thoroughfare needed to widen the right-of-way from the roadway's centerline? [8-32-6]		
113.	Right-of-way reservation - Does any part of a subdivision lies within corridor of a thoroughfare shown of an Roadway Corridor Official Map adopted pursuant to N.C. General Statutes Chapter 136, Article 2E? [Section 8-32-7]		



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114.	Incorporation of proposed new major thoroughfares - Does the Wake County Thoroughfare Plan propose a new major thoroughfare across part of the site; and has the alignment for that thoroughfare been determined to a reasonable degree of certainty; and could that thoroughfare appropriately serve to provide direct access to the subdivision (i.e. is not a freeway or other restricted-access road)? If so, does the subdivision incorporate the major thoroughfare into its internal road layout by having one of the subdivision roads run along the thoroughfare's proposed alignment and meet NCDOT standards for a residential collector road?		
115.	Traffic Impact Analysis -Have the recommendation/results of the traffic impact analysis been met. [8-32-8]		
116.	Dead-end roads (length) – No proposal may include dead-end road (s) that exceed 2,500 ft. A cul-de-sac's length is measured from the center point of its turnaround, along the centerline of its right-of-way to the centerline of the right-of-way of the nearest intersecting road. [8-32-17]		
117.	Road names -An approved road name must be assigned to any public or private road that provides vehicular access to 2 or more parcels. [Section 8-32-10]		
118.	Signs identifying the location of right-of-way for dedicated or reserved, unopened roads must be installed and maintained. [8-32-9 (C)]		
119.	Show a typical cross section of the private road		
120.	Detailed drawing of curb and gutter, etc.		
121.	Pedestrian, Bicycle and Trail -Does the site lie within an area that requires pedestrian, bicycle or trails and if so have they been shown on plans? [Section 8-33]		
122.	Show location of existing and proposed sidewalks, and other pedestrian areas such as trails and greenways showing widths. [8-33]		
LOT DESIGN			
123.	Minimum lot size - Does each proposed lot have an area at least as great as the minimum lot size specified for the zoning district in which it is located? [Section 5-11]		
124.	Minimum lot width - Does each lot have a width at least as great as the minimum lot area required by the zoning district in which it is located? [Section 5-11]		
125.	Minimum frontage width - Does each lot have at least 30 feet of frontage on a public or private road meeting Subdivision Ordinance standards? [Section 5-11]		
126.	Side lot lines - Are side lot lines for each lot approximately perpendicular or radial to the fronting road's right-of-way boundary? [Section 5-12-7(B)]		



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127.	Flag lots - Are any flag lots (irregularly shaped lots proposed where the buildable part of the lot is connected to its road frontage by an arm of the lot and the frontage width is less than the minimum lot width) proposed? If so, is the plan <u>accompanied by evidence</u> showing that each flag lot is necessary to allow the site owner reasonable use of the site or to alleviate a situation that would otherwise cause extreme hardship, and that the flag lot is necessary to either: eliminate access onto a major thoroughfare; reasonably utilize irregularly shaped land; reasonably utilize land with difficult topography; or to provide suitable land and soil for location and operation of utilities? If so, does each such lot meet the applicable minimum lot width standard? [Section 8-31-4]	
MISCELLANEOUS		
128.	Subdivision names-An approved subdivision name is required prior to final plat approval. [Section 8-39]. The approval of a preliminary plat does not approve the subdivision name. Please contact 856-6216 for appropriate application.	
129.	Check conformity with the Land Use Plan. See http://www.wakegov.com/planning/landuse/default.htm	
130.	Identify location of any underground storage tanks, hazardous waste and debris, abandoned wells, septic tanks and similar structures. Specify the eventual disposition of these.	
131.	Density Bonuses (if applicable) [Article 6]	
	a. Joint Platting (10%)	
	b. Workforce Housing	
	c. Activity Center Design (20%)	
	d. Open Space Preservation option (20%)	
<p>Notes: All documents and maps submitted as required become the property of Wake County. The Wake County Zoning and Subdivision Ordinances are on the web at www.wakegov.com All application fees are non-refundable. The Subdivision Administrator may waive required information he or she certifies in writing as unnecessary to determine compliance with applicable standards and requirements. Other applicable standards may apply. The File Number should be used on all correspondence subsequent to application acceptance.</p>		