



WAKE COUNTY
Planning, Development & Inspections

TEL (PLANNING) 919 856 6310
 TEL (INSPECTIONS) 919 856 6222

A Division of Community Services
 P.O. Box 550 • Raleigh, NC 27602
 www.wakegov.com

PRELIMINARY SUBDIVISION PLAN APPROVAL APPLICATION

Name of Subdivision ROWLAND FIELD SUBD

() 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: 0699-00-4916, 0699-01-5542
 Address: 9812 CHRIS DR. RALEIGH, N.C. 27603
 Location: WEST side of CHRIS DRIVE, at/between
(north, east, south, west) (street)
CHRIS DRIVE and COTTON ROAD
(street) (street)

Total site area in square feet and acres: 62,166 square feet 14.26 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): VACANT, WOODED AND FALLOW

Property Owner (Contact information is needed for reviews to proceed- Please provide fax or email)
 Name: MORRIS ROWLAND
 Address: 9812 CHRIS DRIVE
 City: RALEIGH State: NC Zip Code: 27603
 E-mail Address: _____ FAX: _____
 Telephone Number: _____

Consultant (i.e. surveyor or engineer; person to whom all correspondence will be sent)
 Name: STEWART-PROCTOR ENGINEERING AND SURVEYING
 Address: 319 CHAPANOKE ROAD
 City: RALEIGH State: N.C. Zip Code: 27603
 E-mail Address: _____ FAX: 919-779-1661
 Telephone Number: 919-779-1855 Relationship to Owner: CLIENT

Proposal
 Max. allowable lot density standard* (see Article 5, Unified Development Ordinance, and the Wake County Land Use Plan): 1.45 UNIT PER AC.
 Max. # of lots allowable*: 9 Proposed # of lots*: 7
 Min. allowable lot area*: 12,000 sf Proposed min. lot area*: 20,040 sf
 Average lot area*: 24,705 sf
 Min. allowable lot width*: 60 ft Proposed min. lot width*: 75 ft

* If applicable, show for each zoning district



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Min. open space standard (see Sec. 3.4.3(E)(1)): (X) 10% () 25% () 30% () 40% of site area
 Min. open space area: 0.64 acres
 Proposed open space area [by parcel]: 1.78 acres
 Proposed open space use(s) [by parcel]: PAS SIVE/REC./OPEN
 Proposed future development site area [by site]: 7.90 acres
 Proposed impervious surfaces area: 50,965 sf
 Proposed impervious surface coverage (impervious surfaces area/site area x 100): 17.5 %
 Site area w/in area of special flood hazard (see Article 14, Unified Development Ordinance): 0 acres
 within floodway: 0 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	Traffic volume (ADT) ²	Est. traffic generated (ADT) ³
CHRIS DRIVE	60'	20'	2	Y	1500	1000	70

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: N/A ADT: _____

Type of vehicle: N/A ADT: _____

Utilities and Services

Water supply provided by: () municipal system (_____)
 (X) community system (_____) () individual well(s)

Estimated total water demand: 2,300 gpd

Wastewater collection/treatment provided by: () municipal system (_____)
 () community system - specify type(_____) (X) individual on-site system

Estimated total wastewater discharge: 2,520 gpd

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

Natural gas service provided by: _____ Underground (X) yes () no

Telephone service provided by: BELLSOUTH Underground (X) yes () no

Cable television service provided by: TWC Underground (X) yes () no

Fire protection provided by: _____

Miscellaneous

Generalized slope of site: ROLLING

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: N/A

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

(X) Non-Urban Area/Water Supply Watershed WAKE COUNTY

() 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)

Multiple horizontal lines for providing additional information.

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: [Handwritten Signature] Date: 11-5-13

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: _____

