

Iredell County Major Subdivision Check Sheet

Subdivision Name: _____

Date: _____

Agent/Contact Name: _____

Township: _____

Owner(s)/Developer(s): _____

Zoning: _____

PIN Number: _____

Total Acreage: _____

Total Lots: _____

Location: _____

Watershed: _____

Water Supply: _____
(Public, Community, Individual)

Sewer/Septic: _____
(Public, Community, Individual)

Title Block Information:	<u>Concept Plan</u>	<u>Preliminary Plat</u>	<u>Final Plat</u>
a) Subdivision name			
b) Name of owner			
c) Name of the Subdivider/Developer			
d) PIN number(s)			
e) Location (including township, county and state)			
f) Bar graph scale and justified north arrow			
Plat Preparation Information:	<u>Concept Plan</u>	<u>Preliminary Plat</u>	<u>Final Plat</u>
a) Date or dates survey was conducted and plat prepared	x		
b) Name and address of the Registered Land Surveyor	x		
c) Surveyor's registration number and seal	x	x	
d) Names and addresses of all owners, Registered Land Surveyors, land planners, architects, landscape architects, utility planners, and professional engineers responsible for the subdivision	x		
Property & Site Calculation Information:	<u>Concept Plan</u>	<u>Preliminary Plat</u>	<u>Final Plat</u>
a) Sketch vicinity map with north arrow showing the relationship between the proposed subdivision and surrounding area			

b) Corporate limits, Extraterritorial Jurisdiction and county lines if on the subdivision tract			
c) Boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearings and distances shown			X
d) Exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of existing boundary lines of adjoining lands	X	X	
e) Adjoining property information including owner name, zoning classification, existing structures, and subdivision name			
f) Minimum building setback lines			
g) Zoning classifications of the tract to be subdivided			
h) Acreage in total tract to be subdivided			
i) Acreage in parks and recreation areas and other nonresidential uses			
j) Total number of parcels created			
k) Acreage in the smallest lot in the subdivision	X		
l) Linear feet in roads	X		
m) Name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the National Historic Register			
n) Topographic map with contour intervals of no greater than five (5) feet at a scale of no less than one inch equals 200 feet may be required.	X		X
o) Sufficient surveying data to determine readily and reproduce on the ground every straight or curved line, road line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles, and tangent distance for the center line of curved property lines that are not the boundary line of curved roads. All dimensions shall be measured to the nearest one-hundredth (1/100) of a foot and all angles to the nearest minute.	X	X	
p) Accurate locations and descriptions of all monuments, markers and control points.	X	X	
q) Existing buildings or other structures, water courses, railroads, bridges, culverts, storm drains			
r) Proposed lot lines, lot and block numbers, and approximate dimensions			
s) The lots numbered consecutively throughout the subdivision in a manner using only numeric symbols			

t) Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site			
u) The exact location of the flood hazard area, floodway and floodway fringe areas from the county's Official Flood Maps, and Community Panel Number if applicable			
v) Existing Conditions Survey in accordance with Section 5.3.2 of this Ordinance (for subdivisions with more than 100 lots) showing existing conditions including topography (5ft min.), slopes greater than 25 percent, large stands of trees, any known trees over 36 inches in diameter or specimen trees, significant rock outcroppings, floodplains, floodways, wetlands, perennial streams, natural drainageways, lakes, other water bodies, dams, potential locations for community wells, and the presence of any known endangered species indicated in any surveys completed by the State of North Carolina or other governmental agency.		x	x
Watershed Information:	<u>Concept Plan</u>	<u>Preliminary Plat</u>	<u>Final Plat</u>
a) Certification that the subdivision lies within a Watershed			
b) Designation of Vegetative Watershed Buffer(s) along Perennial Streams. Said buffer shall be a minimum of thirty (30) feet in width if subsequent development takes place if the low-density option is used or one hundred (100) feet in width if the high-density option is used.			
c) Identification and acreage of lots not to be developed for single-family residential purposes			
d) Identification of stormwater drainage facilities used (including direction of flow) and any Best Management Practices employed	x		
Streets, Infrastructure, & Open Space Information:	<u>Concept Plan</u>	<u>Preliminary Plat</u>	<u>Final Plat</u>
a) Proposed roads			
b) Existing and platted roads on adjoining properties and in the proposed subdivision			
c) Rights-of-way, location and dimensions	x		
d) Pavement widths	x		
e) Approximate grades	x		
f) Design engineering data for all corners and curves	x		
g) Typical road cross sections			
h) Road names	x		

i) Private road disclosure statements indicating who will maintain private roads in subdivision and the right of access to any private road in the subdivision by all lots served by the road	x	x	
j) Type of road dedication; all roads must be designated either “public” or “private”.	x		
k) Where roads are dedicated to the public, but not accepted into the state system before lots are sold, a statement explaining the status of the road	x	x	
l) Type of utilities to be provided and the name of the service provider			x
m) Utility and other easements	x		
n) Fire hydrants, if applicable	x		
o) Riding trails			
p) Buffer strips			
q) Pedestrian or bicycle paths			
r) Parks and recreation areas with specific type indicated			
s) School sites (both existing and proposed)			
t) Areas to be used for purposes other than residential with the purpose of each stated			
u) The future ownership (dedication or reservation for public use to governmental body, for owners’ to duly constituted homeowners’ association, or for tenants’ remaining in Subdivider’s ownership) of recreation and open space lands	x	x	
v) Traffic Impact Study as required by Section 5.8 of this Ordinance (for subdivisions with more than 100 lots)		x	x
Agency Approvals:	<u>Concept Plan</u>	<u>Preliminary Plat</u>	<u>Final Plat</u>
a) NCDOT approval of driveway permits and Road Construction Drawings	x		x
b) Soil application rates as may be required by the Health Department or a disclaimer if septic systems are proposed and soil testing is not yet completed	x	x	
c) Iredell County Soil and Erosion Control approval of Soil & Erosion Control Plan	x		x
d) Verification of private or community well and/or septic plan submittal to NCDENR.	x		x
e) Private or community well and/or septic approval.	x	x	
f) NCDOT approval of storm water drainage plan	x		x
g) All certifications required below			

Other Applicable Requirements Include:	<u>Concept Plan</u>	<u>Preliminary Plat</u>	<u>Final Plat</u>
a) Plat size is 18" x 24" or 24" x 36"			
b) Plat to be reproducible			
c) North Arrow true by magnetic, NC Grid, or Deed Reference			
d) Tied to NC Grid System "NAD 83" or "NAD 27"			
e) NCDOT District Engineer Cert./Approval (all proposed public roads)			
f) Computer disk copy in DXF format			