

Iredell County Minor Subdivision Check Sheet

Subdivision Name: _____	Date: _____
Agent/Contact: _____	Township: _____
Owner/ Developer: _____	Zoning: _____
PIN #: _____	Acreage: _____
Location: _____	Total Lots: _____
Water Supply: _____	Sewer/Septic: _____

INFORMATION

<u>FINAL PLAT</u>	
<u>Check</u>	<u>Staff</u>
<u>Here</u>	<u>Use</u>

A. Title block containing:

- | | | |
|---|-------|-------|
| a) Subdivision name..... | _____ | _____ |
| b) Name of owner | _____ | _____ |
| c) Name of Subdivider/Developer..... | _____ | _____ |
| d) Location..... | _____ | _____ |
| e) A bar graph scale and justified North Arrow..... | _____ | _____ |

B. Plat Preparation Information:

- | | | |
|---|-------|-------|
| a) Date or dates survey was conducted and plat prepared..... | _____ | _____ |
| b) Name and address of the Registered Land Surveyor..... | _____ | _____ |
| c) Surveyors registration number and seal..... | _____ | _____ |
| d) Names and addresses of all owners, Registered Land Surveyors, land planners, landscape architects, utility planners, and professional engineers responsible for the subdivision..... | _____ | _____ |

C. Property & Site Calculation Information:

- | | | |
|---|-------|-------|
| 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 shown..... | _____ | _____ |
| d) The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of the existing boundary lines of adjoining lands..... | _____ | _____ |
| 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 & recreation areas and other non-residential uses..... | _____ | _____ |
| j) Total number of parcels created..... | _____ | _____ |

INFORMATION (Cont'd)

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- k) Acreage in the smallest lot in the subdivision.....
- l) 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.....
- m) 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 deflective 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.....
- n) Accurate locations and descriptions of all monuments, markers, control points.....
- o) Existing buildings or other structures, water courses, railroads, bridges, culverts, Storm drains.....
- p) Proposed lot lines, lot and block numbers, and approximate dimensions.....
- q) The lots numbered consecutively throughout the subdivision in a manner using only numeric symbols.....
- r) Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds and any other natural features affecting the site.....
- s) The exact location of the flood hazard area, floodway and floodway fringe areas from the county's Official Flood Maps, and the Community Panel Number if applicable.....

D. Watershed Information:

- 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 (30) feet in width if subsequent development takes place if the lower density option is used or one hundred (100) feet in width if the high 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.....

E. Infrastructure:

- a) Type of utilities to be provided and the name of the service provider (for Minor Subdivisions with 2-10 lots and located within 200 ft of a community water System line, connectivity is required per Section 5.12.1 of the Ordinance).....
- a) Utility and other easements.....
- b) Fire hydrants, if applicable (per Sect. 5.13).....
- c) Riding trails.....
- d) Buffer strips.....
- e) Pedestrian or bicycle paths.....
- f) Parks and recreation areas with specific type indicated.....
- g) School sites (both existing & proposed).....
- h) Areas to be used for purposes other than residential with the purpose of each stated.....
- i) The future ownership (dedication or reservation for public use to governmental body, for owners' to duly constituted homeowners' association, or for tenants' remaining in the Subdivider's ownership) of recreation and open space lands.....
- j) Traffic Impact Study as required by Section 5.8 of this Ordinance (For Minor Commercially Zoned Property).....

INFORMATION (Cont'd)

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F. Agency Approvals:

- a) 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.....

G. Other Applicable Requirements Include:

- a) Plat size is 18"x24" or 24"x36".....
- 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) Computer disk copy in DXF format.....
