

DATE: _____
REVIEWED BY: _____
REVIEW FEE: _____
DATE REVIEW FEE PAID: _____

Preliminary Plat

*** ALL SUBDIVISION SUBMITTALS, EXEMPT OR NON-EXEMPT, SHALL BE ACCOMPANIED BY A LEGIBLY COMPLETED LENOIR COUNTY SUBDIVISION APPLICATION. IF THE APPLICATION IS NOT LEGIBLE, THE PLAT WILL NOT BE REVIEWED UNTIL A NEW, LEGIBLE APPLICATION IS SUBMITTED!**

- In no case shall the name for a proposed subdivision duplicate or be phonetically similar to existing subdivisions in Lenoir County
- The subdivider shall submit ten (10) copies of the preliminary plat, a completed application, and the review fee to the Lenoir County Planning Department
- The preliminary plat shall be drawn to a scale of not more than one hundred (100) feet to one (1) inch and shall be accompanied by the following information
- The submitted preliminary plat shall be clearly labeled: ***“Preliminary Plat – Not for Recordation, Conveyances, or Sale”***
- Graphic scale
- North arrow
- Date of Plat
- The proposed name of the subdivision
- The zoning designation of the property
- The name and address of the owner
- The name and address of the subdivider, if different from owner
- The name and address of the surveyor or engineer preparing the plat
- A location map showing the relationship between the subdivision and the surrounding area
- The names of adjoining subdivisions and streets
- The locations of adjoining subdivisions and streets
- The zoning designation of adjoining subdivisions and streets
- The location and ownership of adjoining unsubdivided property
- The location of county and/or municipal limits if falling within or immediately adjoining the tract

- The boundaries of the tract to be subdivided with all bearings and distances indicated

- Buffer Strips:** A buffer strip as much as fifty (50) feet in depth but of at least twenty-five (25) feet in depth, in addition to the normal lot depth, shall be required in residential subdivisions adjacent to railroads, limited access highways, blue line streams in accordance with NC Division of Water Quality Neuse River buffer rules and commercial or industrial developments. The strip shall be part of the platted lots, but shall have the following restriction lettered on the face of the plat: **"This strip reserved for screen planting by the owner; the building of structures hereon is prohibited."** Any plantings within the buffer area specified above shall be located so as not to create a visual obstruction at street intersections or at driveways

- The location of existing buildings
- The location of existing railroads
- The location of existing bridges
- The land contour with vertical intervals of not greater than two (2) feet. Land contours shall be in relation to mean sea level datum
- The location of all wetlands, water, floodplain boundary, water courses, ditches, drainage channels, and sub-surface drainage structures
- The proposed method of disposing of all run-off from the proposed subdivision
 - All Major Subdivisions consisting of 15 lots or more shall submit engineering plans for the subdivision's Storm Water Management.
- The location and size of all drainage easements and structures relating thereto, whether they are located within or outside of the proposed plat
- The locations of sanitary sewers (other than septic tanks)
 - Easements up to thirty (30) feet or more in width will be required for gravity sewer lines
 - Connection of each lot to public water and sewer utilities shall be required if the proposed subdivision is within the minimum distance of the nearest adequate lines of a public system specified in the following table, provided that no geographic or topographic factors would make such connection infeasible or that a specific variance of this requirement is granted by the Development Review Board in cases where it is not legally possible to obtain necessary easements for extending the utility lines:

DWELLING UNITS	DISTANCE TO PUBLIC SYSTEM
0 TO 10	200'
11 TO 20	300'
21 TO 50	600'
51 TO 100	1,000'
101 OR MORE	1,500'

- The locations of easements for electric and gas lines
- Triangular sight distance easements, if required by the Administrator or the Development Review Board, shall be shown in dashed lines at all street intersections and so noted on the subdivision plat. These easements will remain free of all structures, trees, shrubbery, and signs, except utility poles, fire hydrants, and traffic control signs. The location and extent of sight distance easements will be in conformance with the NCDOT requirements for public roads
- The locations of other surface and sub-surface structures showing connections to existing systems if applicable
- Proposals for developing new water supply, if applicable
 - Easements not less than fifteen (15) feet width will be required for water lines
 - Connection of each lot to public water and sewer utilities shall be required if the proposed subdivision is within the minimum distance of the nearest adequate lines of a public system specified in the following table, provided that no geographic or topographic factors would make such connection infeasible or that a specific variance of this requirement is granted by the Development Review Board in cases where it is not legally possible to obtain necessary easements for extending the utility lines:

DWELLING UNITS	DISTANCE TO PUBLIC SYSTEM
0 TO 10	200'
11 TO 20	300'
21 TO 50	600'
51 TO 100	1,000'
101 OR MORE	1,500'

- Proposals for developing new storm drainage, if applicable
- Proposals for developing new sewage disposal systems if applicable
- The rights-of-way of streets
- The location of streets within the rights of-way
- The street widths
- The street names
- The street designation public or private, where applicable
- A typical roadway cross-section (REQUIRED FOR DEVELOPS WITH PUBLIC OR PRIVATE ROADS) showing proposed street construction within the proposed right-of-way to include drainage design, where applicable
 - The minimum design standards for all private streets will be equivalent to the minimum standards and specifications of the North Carolina Department of Transportation (NCDOT) for subdivision roads. The roads will not be reviewed or approved by the North Carolina Department of Transportation (NCDOT),

but will be required to obtain an approved driveway connection permit from NCDOT

- No through street in a residential area connecting two public streets can be designated as a private street
- Proposed streets which are obviously in alignment with other existing and named streets shall bear the assigned name of the existing streets
- The street pattern shall be such as to cause no hardship in the subdividing of adjacent properties
- Streets shall intersect as nearly as possible at right angle and no street shall intersect at less than seventy-five (75) degrees
- Intersections with a major street shall be at least eight hundred (800) feet apart measured from centerline to centerline
- Cul-de-sacs shall not exceed one thousand feet in length
- The final determination of the classification of streets in a proposed subdivision shall be made by the County
- Copy of Driveway Permit, if applicable
- The lot lines
 - Every residential lot shall front a public or private street for a distance of at least 40 feet. Lots shall be sized to comply with the requirements of on-site waste disposal and water supply facilities. In no case shall the lot size be less than the minimum lot size required in the table below

MINIMUM LOT AREA AND LOT DIMENSIONS

IMPROVEMENTS	LOT AREA (sq. ft.)	MINIMUM LOT DEPTH (ft)	LOT WIDTH	
			(ft.) ON CUL-DE-SAC BULB	LOT FRONTAGE (ft.)
Public water & sewer	7,000	100	40	40
Public water & no public sewer	10,000	120	50	40
No public water nor public sewer	15,000	150	60	40

- The lot and block numbers
 - Block lengths shall not exceed one thousand four hundred (1,400) feet or be less than four hundred (400) feet
 - Blocks shall have a sufficient width to allow two (2) tiers of lots of minimum depth
- The minimum building setback lines along street rights-of-way
- Areas to be used for purposes other than residential, if any, with the purpose, location, and dimensions of each indicated

- The total acreage in the tract
- The acreage in public or other land usage
- The average lot size
- The total number of lots
- The proposed location of planned thoroughfares as shown on the Lenoir County Thoroughfare Plan
- A landscaping plan, if applicable
- Fire Hydrants - The location and specifications for fire hydrants and fire access easements, if required, under Section 52-6
 - the subdivider shall be required to install a fire hydrant at the entrance to the subdivision and additional hydrants equal either to the total linear feet of roadway divided by 1000 or the total number of lots/units divided by 40, whichever is greater
- The approximate delineation of Corps of Engineers Section 404 and Section 10 Wetlands if available
- The sedimentation and erosion control plan as required by the state
- If the property is located in a Special Flood Hazard Area as defined in this Ordinance, the exact delineation of the floodplain boundary as indicated on the official Lenoir County Flood Insurance Rate Map must be present
- If the property is located in a Watershed Area as defined in this Ordinance, the exact delineation of the Watershed Boundary as indicated on the Official Watershed Protection Map of Lenoir County must be present
- Certificate of Ownership and Intent, signed:

CERTIFICATE OF OWNERSHIP AND INTENT (For Preliminary Plats)

I (we) hereby certify that I (we) am the owner(s) of the property shown and described hereon, which is located in the subdivision jurisdiction of Lenoir County, and that I (we) _____ hereby adopt this plan of subdivision with my (our) free consent and establish my (our) intent to install and construct all improvements in this subdivision as to the County's minimum design requirements, as noted.

Date

Signature of Owner

- Certificate of Plat Approval for Construction of Improvements:

CERTIFICATE OF PLAT APPROVAL FOR CONSTRUCTION OF IMPROVEMENTS
(For Preliminary Plats)

I hereby certify that the preliminary subdivision plat shown hereon has been found to comply with the requirements of the Subdivision Regulations of Lenoir County, North Carolina and that this plat has been approved by the Development Review Board of Lenoir County to authorize the construction of the required improvements as noted.

DEVELOPMENT REVIEW BOARD OFFICER

DATE



Any other Information considered by the subdivider, the Planning Department, or the Development Review Board to be pertinent to the review of the plat