

## CATAWBA COUNTY SUBDIVISION SKETCH PLAT AND PRELIMINARY PLAT REVIEW DEVELOPMENT CHECKLIST

### Legend

R – Required

IR – If Required

PM – Procedures Manual

IP – If Proposed

Note: Applicant to check box in column B or D, if information is shown on the plats.

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	
	<b>SKETCH PLAT</b>	<b>Check if included</b>	<b>PRELIMINARY PLAT</b>	<b>Check if included</b>	<b>Code Reference</b>
<b>Site Design</b>					
Relationship to thoroughfare plans	R		R		44-502
Conservation, erosion, sedimentation and stream buffers			R		44-503
Blocks-max. length	IP/R		IP/R		44-504
General design criteria			R		44-504(a)
Pedestrian crosswalks within blocks			IP		44-504(b)
Double frontage lots	IP/R		IP/R		44-505
<b>Access management</b>					
Shared Driveways			IP/R		44-515(b)
Out-parcels			IP/R		44-515(c)
Internal Circulation			R		44-515(d)
Half-streets			R		44-515(f)
Permits for connection			R		44-515(g)
Marginal access street			IP/R		44-515(h)
Street Standards	R		R		44-516
Designation			R		44-516(b)
<b>Road standards –major sub.</b>					
Private roads			IP/R		44-516(d)
External connectivity	R		R		44-517(a)
Internal connectivity	R		R		44-517(b)
- Street segment			R		44-517(b)(1)
-Projecting streets			R		44-517(b)(2)
<b>Sidewalks</b>					
- residential dev. 25 or more lots			IR		44-518(b)
Easements & underground utilities			R		44-519
- Public water supply req.	R		R		44-521(a)
-Public sanitary sewer req.	R		R		44-521(b)
Lighting standards-single family res. dev.			IP/R		44-522(e)
Street trees			R		44-523(h)
<b>Open Space</b>					
Neighborhood recreation/open space for non-cluster dev.	IP/R		R		44-543
Amount of land or fee in-lieu			IP/R		44-543(b)
Open space incentive			IP/R		44-543(b)(3)
Characteristics			R		44-543(c)
Neighborhood recreation/open space improvements			R		44-543(d)
Neighborhood recreation/open space			R		44-543(e)

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dedication & maintenance					
Open space requirements for cluster subdivisions	R		R		44-544
- Minimum site size	R		R		44-544(a)
-Maximum # of lots	R		R		44-544(b)
-Lot design & dimensional requirements	R		R		44-544(c)
-Setbacks			R		44-544(d)
-Required open space	R		R		44-544(e)
-Open space use			R		44-544(f)
-Open space dedication			R		44-544(g)
<b>Catawba River Corridor Overlay</b>					
-Minimum lot size	R		R		44-428 (d)
-Minimum lot width	R		R		44-428 (e)
-Flag lot allowance and design	R		R		44-428 (f)
<b>Floodplain Management Overlay</b>					
Flood hazard zone location, designated flood panel number, and Elevation where FEMA study completed	R		R		44-429
<b>Watershed Protection Overlay</b>					
- <i>WS-II WQCA</i> Density single family			R		44-434.04 (a)(1)
-- <i>WS-II BW</i> Density single family			R		44-434.05(a)(1)
-- <i>WS-III WQCA</i> Density single family			R		44-434.06(a)(1)
-- <i>WS-III BW</i> Density single family			R		44-434.07(a)(1)
- <i>WS-IV WQCA</i> Density single family			R		44-434.08(a)(1)
- <i>WS-IV WPA</i> Density single family			R		44.434.09(a) (1)
Watershed High Density Development			R		44-4340.11(a) (d)
Watershed Stream Buffers			R		PM
Watershed designation on plat			R		PM
<b>Rural Protection Overlay</b>					
-Setback requirements	R		R		44-435 (b)
<b>Mountain Protection Overlay</b>					
Density	R		R		44-433 (e)
Design Standards	R		R		44-433 (f)
<b>Airstrips</b>					
Airstrips on land to be subdivided	R		R		
<b>General Plat Information</b>					
Name of Development	R		R		PM
Name and address of current property owner	R		R		PM
Name and address of owner's agent	R		R		PM
Name, address, and NC registration # and seal of surveyor and engineer	R		R		PM
Name of adjacent property owners	R		R		PM
Name of adjoining subdivisions and identification of publicly owned lands	R		R		PM
Date of survey	R		R		PM

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	Parcel Identification Number (PIN)	R		R		PM
	Address of parent parcel	R		R		PM
	Scale- no smaller than 1 inch equals 200 feet, shown graphically and in text.	R		R		PM
	North Arrow	R		R		PM
	Township, County, and Small Area Plan	R		R		PM
	Notation if parcel is located in or ½ of agricultural district	R		R		PM
<b>Site Information</b>						
	Total Acreage to be platted	R		R		PM
	Acreage of each lot, excluding ROW	A		R		PM
	Zoning Classification	R		R		PM
	Location Map	R		R		PM
	Location of existing structures	R		R		PM
	Major physical features, wetlands, rivers lakes, etc.	R		R		PM
	Name and widths of all adjacent roads	R		R		PM
	Names and widths of all streets proposed			R		PM
	Topographical detail ( labeled)			R		PM
	Lots numbered	R		R		PM
	Course and distance of the perimeter of land for platting based on field survey	R		R		PM
<b>Road Cross Sections</b>						
	Horizontal alignment indicating general curve data			R		PM
	Vertical alignment indicating general curve data			R		PM
	Drainage facilities including all cross pipes and sizes			R		PM
	Indicate 10' x70 site triangles for all intersections			R		PM
	Cul-de-sac details			R		PM
	Roadway connection detail			R		PM
	Comments from NCDOT on design**			R		PM

**\*\* Road Cross sections should be submitted to NCDOT for review and comment prior to filing for Preliminary Plat Review. Comments should be included with Preliminary Plat application.**