APPLICATION FOR PRELIMINARY PLAN APPROVAL
MAJOR SUBDIVISION

ORANGE COUNTY 5/05

PLEASE TYPE OR PRINT (INK ONLY) DATE: _____

SUBDIVISION NAME: _____

LOCATION: _____

OWNER/DEVELOPER: _____

ADDRESS: _____ TELEPHONE NO.: _____

_____

AGENT/CONTACT: _____

ADDRESS: _____ TELEPHONE NO.: _____

_____

A SUMMARY INFORMATION

Orange County Tax Map _____ Block _____ Lot(s) _____ Township _____
Zoning District(s): _____
Total Number of Acres: _____
Total Number of Lots: _____ Average Lot Size: _____ Minimum Lot Size: _____
Number/Type of Structures: (existing) _____ (proposed) _____
Linear Feet in Streets: _____ Acres in Open Space: _____
Water Supply: _____ Public (specify) _____ Community _____ Individual
Wastewater Disposal: _____ Public (specify) _____ Community _____ Individual
School District: _____ Fire District: _____
General Land Uses in Area: _____
Critical Areas: _____ stream/drainageways _____ flood prone areas
_____ watershed (specify) _____ historic sites
other (explain) _____

Is the property to be subdivided currently under "farm use value taxation"? Yes _____ No _____. If "yes," please contact the Orange County Tax Office. Subdivision of the property may require payment of deferred taxes under "farm use value taxation."

B All plats must be submitted on sheet no smaller than one inch equals two-hundred feet (1"=200') and no larger than one inch equals twenty feet (1"=20') and must contain the following information:

_____ _____ subdivision name

_____ _____ name & address of owner(s)

_____ _____ name & address of subdivider (if other than owner)

_____ _____ name of surveyor, engineer, landscape architect or architect, address, registration # & seal

_____ _____ (title) Preliminary Plan

_____ _____ scale, north arrow

_____ _____ date of plan preparation and revisions

_____ _____ township, tax map-block-lot references

_____ _____ Parent Parcel Identification #

deed book and page # of property to be subdivided

_____ _____ boundary described with bearings and distances

_____ _____ zoning of tract and adjacent properties

_____ _____ building setback lines by notation or typical lot layout

_____ _____ location and width of existing and proposed easements (drainage, utilities, roads, etc.)

_____ _____ Existing, proposed and adjoining rights-of-way including dimensions and street names and State Road numbers. Linear feet of road centerlines and approximate acreage of new street rights-of-way

_____ _____ existing and proposed utilities, including type, sizes, hydrants, valves, manholes

_____ _____ existing and proposed curbs, gutters and culverts, including sizes and grades

____	____	total acreage of the tract and acreage of lots, including and excluding area within rights-of-way	____	____	location and width of alleys, sidewalks, bike lanes, transit systems, and bus stops
____	____	control corner	____	____	typical street cross-sections and intersection details including design and width of travelway and shoulders
____	____	proposed lot lines with dimensions	____	____	horizontal alignment, centerline radius, and general curve data on all proposed streets
____	____	lot & block numbers			
____	____	phasing line(s)			
____	____	topography at ten (10) foot intervals	____	____	permanent features such as buildings, cemeteries, historic landmarks
____	____	water bodies, streams, floodways and floodplains			
____	____	stream buffers	____	____	adjoining lot layout names of adjoining property owners. If subdivided, subdivision plat name, plat book & page number, and perimeter lot numbers.
____	____	location and size of parcels dedicated for public use, recreational use or reserved in common, with purpose noted			
____	____	impervious surface data (if located in water supply watershed)	____	____	location and size of lots of restricted development potential and notation on plat regarding same
____	____	vicinity map showing general location of subdivision with streets and roads identified by State Road number and name	____	____	stormwater detention and/or retention sites and undisturbed areas for infiltration purposes (if located in water supply watershed)
____	____	landscaping and buffer requirements			
____	____	township, corporate and extraterritorial planning jurisdiction lines which cross the property	____	____	identified natural areas and wildlife corridors

C OTHER SUBMITTAL REQUIREMENTS:

1. Twenty-five (25) copies of the Preliminary Plat.
2. One full size copy of an Orange County Tax Map (with tax parcels involved clearly marked).
3. Where municipal or OWASA sewer is not available, a copy of the Preliminary Plat indicating Health Department approval/denial for each lot show thereon.
4. Where a private road is proposed, a written statement by the applicant or his/her authorized representative which sets for the justification for a private road (see Section IV-B-3-d-1 of the Orange County Subdivision Regulations).
5. Auxiliary documents, in draft form, prepared in accordance with Section VI of this Ordinance which assure completion and/or maintenance of improvements required by this Ordinance. Such documents may include, but not be limited to, a private road maintenance agreement and articles of incorporation and restrictive covenants pertaining to a homeowners association. These documents may be required as necessary as evidence that the ordinance requirements are being met.
6. Fee - $500 plus $5.00 per lot (one fee for Preliminary and Final Plat).
7. If the subdivision contains 10 lots or more, the following information shall be submitted with the application:
   a. Number of years to buildout.
   b. Number of houses to be built during each year until buildout.
   c. Average price of houses including lots for each year to buildout.

I certify that to the best of my knowledge the information contained above, and in the supporting documents, is a factual representation of the proposed development. I acknowledge that by signing this application, the Orange County Planning and Inspections Department is authorized, pursuant to N.C. Gen. Stat. Section 153a-360, to make as many inspections of the subject property as may be necessary to verify that the proposed work outlined herein is consistent with the provisions of all applicable State and local laws, ordinances and regulations. By signing this application, I acknowledge and agree that inspectors, zoning officers, erosion control officers, and other staff of the Orange County Planning & Inspections Department have a right, upon presentation of proper credentials, to enter the subject property at any reasonable hour for the purposes of inspection or other enforcement action.

APPLICANT'S SIGNATURE _____ DATE _____

OWNER'S SIGNATURE _____ DATE _____

FEES: Amount _____ Date Paid _____ Receipt # _____