

V-C. Preliminary Plat

The Preliminary Plat or plans shall be prepared by a North Carolina registered land surveyor, professional engineer or registered architect or landscape architect, at a scale of not less than two hundred (200) feet to the inch nor more than twenty (20) feet to the inch. The scale chosen shall be large enough to show all required detail clearly and legibly. The plat shall be drawn in black ink or pencil, and the sheets shall be numbered in sequence if more than one (1) sheet is used. Approximate dimensions and locations are acceptable provided that on the Final Plat all information shall be based on an actual field survey.

V-C-1. Title Block

The title block shall contain the following information:

- (a) The proposed name of the subdivision, preceded by the words "Preliminary Plan of _____", which shall not duplicate nor closely approximate, phonetically or in spelling, the name of any other subdivision in Orange County;
- (b) The scale, approximate north arrow, date of preparation and any other pertinent legend data;
- (c) County and township location; Parent Parcel Identification Number, tax map, block and lot number of the parcel; and deed book and page citations for the property to be subdivided; and
- (d) The name and address of the owner(s) of the land to be subdivided, the name and address of the subdivider if other than the owner, and the name, address, registration number and seal of the registered land surveyor, professional engineer or registered architect or landscape architect responsible for preparation of the plat.

V-C-2. Vicinity Map

A vicinity map showing the general location of the subdivision in relation to the surrounding area shall be placed on the plat. The vicinity map shall be shown at a sufficient size to show the relationship of the tract to the existing street or highway system and readily recognized Orange County landmarks. Streets and roads shall be identified by State road number and name.

V-C-3. Existing Site Data

Information on existing conditions shall be shown as noted below.

V-C-3-a. Boundary Lines

The approximate or survey location, distance and bearings for boundary available information on lines of the tract shall be shown, as well as the location, width and purpose of all recorded easements and any readily visible and apparent easements. The approximate location of boundary lines which abut the tract shall be shown as dashed lines. The boundary lines of the tract shall be shown by a heavy line which provides quick and easy distinction between the property to be subdivided and adjacent properties.

The approximate location of corporate limit lines, township boundaries, and county lines shall also be shown on the plat as well as the names of owners of adjacent unsubdivided land. For adjacent subdivided land, the subdivision plat name, plat book and page number, and perimeter lot numbers abutting the tract to be subdivided shall also be shown.

V-C-3-b. Streets and Transportation Systems

The location, name and right-of-way width of streets, roads and railroads abutting the tract, as well as surface material and width of travelways, shall be shown. Curb, gutters and culverts, if existing, shall also be denoted and shown in cross-section as well as the location and width of alleys, sidewalks, bike lanes, transit systems, and bus stops.

V-C-3-c. Utility Systems

The location and size (if appropriate) of all above-ground installations of major electric, CATV and telephone transmission lines, underground gas transmission mains, underground water mains and sanitary sewer lines, and important storm sewer systems on or abutting the tract shall be shown. Information about underground installations of the utilities listed above shall be based on information obtained from the respective utility provider.

V-C-3-d. Contour Information

Existing contours on the tract shall be shown at vertical intervals of not more than ten (10) feet. Contours shall be referenced to mean sea level datum as obtained from the latest applicable U.S. Geological Survey topographic map or other geodetic bench mark shall be the source of the contour information noted.

Where a field topographic survey of the tract has been performed, contours shall be referenced to a permanent identifiable bench mark.

***V-C-3-e.**

*Amended

9/4/90

Other Conditions

Streams and rivers, ponds or lakes, swamps or marshes, and natural areas identified in "An Inventory of Sites of Cultural, Historic, Recreational, Biological and Geological Significance in the Unincorporated Portion of Orange County" or "Inventory of the Natural Areas and Wildlife Habitats of Orange County, North Carolina" shall be shown. In addition, manmade features including houses, barns, and known or identified cemeteries shall be shown in their approximate location. The zoning of the subject tract and adjacent properties shall be noted.

V-C-4.

Subdivision Layout Data

Information on the proposed development shall be shown as noted below.

V-C-4-a.

Site Calculations

Site calculations shall be shown as follows and may be approximate, provided that the Final Plat shows all calculations based on an actual field survey:

- (1) Acreage in tract to be subdivided;
- (2) Lineal feet of road centerlines and approximate acreage within new street rights-of-ways;
- (3) Acreage in recreational areas and other non-residential uses;
- (4) Total number of lots or parcels created.

and

V-C-4-b.

Lot Arrangement

Proposed lot lines, lot and block numbers and the approximate dimensions and area of each proposed lot shall be shown on the plat. Lot areas exclusive of road right-of-way shall be shown. Blocks shall be consecutively numbered or lettered in alphabetical order and all lots in each block shall be consecutively numbered. Required building setback lines shall be shown for each lot or noted on the plat.

In addition to the proposed lot arrangement, the location and approximate dimensions of all property to be set aside for recreational

use or other public or private dedications, reservations or easements shall be shown. The purpose and conditions of the dedication, reservation or easements shall be noted. For recreation areas with improvements, a separate sheet shall be provided showing the proposed site dimension and improvements drawn at a scale of not less than fifty (50) feet to the inch, or at a different scale if approved by the Planning Director.

V-C-4-c. Streets and Transportation Systems

The location, dimensions and classification (public or private) of all proposed streets, easements, alleys and other right-of-ways shall be shown on the plat. The location and dimensions of proposed pedestrian paths and sidewalks, bike lanes or paths, and bus stops shall also be shown. Proposed streets, pavement or travelway widths shall be denoted as well as typical roadway cross sections. The approximate centerline radius shall be shown on all proposed streets.

Proposed street names shall be indicated on the plat. Such names shall not duplicate or approximate the name of any other street in Orange County except where a proposed street is the continuation or extension of an existing street.

***V-C-5. Utility and Drainage Data**

*Amended
1/6/92

Proposed utility systems shall be shown on the plat, including but not limited to, public or private community water supply systems, public or private community sewage disposal systems, and storm drainage facilities, including existing and proposed drainageways and channels. Any easements associated with such utility systems shall also be denoted and the purpose for the easements designated on the plat.

***V-C-6. Preliminary Plat - Floodway and Watershed Standards**

Amended
4/2/90
1/4/94

The boundaries for both the floodway and floodway fringe areas shall be designated and labeled on the plat as required by the Orange County Flood Damage Prevention Ordinance.

For subdivisions located within a Watershed Protection Overlay District, as identified on the Orange County Zoning Atlas, the following information shall be designated and labeled on the plat:

- (a) Impervious surface data as required by Article 6.23.3 of the Orange County Zoning Ordinance;
- (b) Stream buffers as required by Article 6.23.7 of the Orange County Zoning Ordinance; and
- (c) Stormwater detention and/or retention sites and undisturbed areas for infiltration purposes as required by the Orange County Sedimentation and Erosion Control Ordinance and Articles 6.23.3 and 6.23.6 of the Orange County Zoning Ordinance.

V-C-7. Landscaping and Buffer Data

The following information shall be denoted on the Preliminary Plat to show compliance with the provisions of Section IV-B-8 of this Ordinance:

- (a) Existing trees and/or vegetation to be preserved and proposed trees and/or landscape materials to be installed as required by Section IV-B-8-d of this Ordinance or Article 12 of the Orange County Zoning Ordinance, whichever is greater.
- (b) Buffers as required by Section IV-B-8-e of this Ordinance or Article 12 of the Orange County Zoning Ordinance, whichever is greater.