

APPLICATION FOR MAJOR SUBDIVISION CONCEPT PLAN APPROVAL

9/06

DATE: _____

SUBDIVISION NAME: _____

LOCATION: _____

OWNER/DEVELOPER: _____

ADDRESS: _____ PHONE # _____

AGENT/CONTACT: _____ PHONE # _____

A SUMMARY INFORMATION

PIN: _____
Orange County Tax Map _____ Block _____ Lot(s) _____ Twp _____ Total acreage: _____
Zoning _____ Total Lots _____ Bonus Units _____ Open Space _____ acres
Acreage in road right-of-way _____ acres, Linear feet in new roads _____, Public _____ Private _____ Class _____
Adjacent zoning and land uses: _____
Water Supply: _____ Public (Provider: _____), _____ Community, or _____ Individual
Wastewater Disposal: _____ Public (Provider: _____), _____ Community, or _____ Individual
Fire District: _____ School District _____

B. SUBMITTAL REQUIREMENTS

- _____ Orange County Tax Map showing the location of the subject property
_____ Stamped envelopes addressed to each property owner within 500 feet of the subject property
_____ Application fee (\$250.00 + \$5.00/lot)
_____ Twenty-five (25) copies of the Concept Plan and Site Analysis Map at a scale not less than 1"=200'
_____ Comparison of potential impacts of Conventional versus Flexible Development Plan (see reverse)

Applicants may submit a three-part Concept Plan including a Site Analysis Map, Conventional Subdivision Plan, and a Flexible Development Plan OR a combined Site Analysis and Flexible Development Plan. Each Concept Plan submittal must include the following information:

- 1. GENERAL INFORMATION: Each Site Analysis Map and Development Plan shall contain:
_____ Sketch vicinity map
_____ Plotted boundaries of the tract from deeds or recorded plats.
_____ Total acreage to be subdivided
_____ Tax map, block, and lot number reference
_____ Name, address and telephone number of the subdivider the person responsible for the subdivision design
_____ Scale, north arrow, and date of plan preparation
_____ Subdivision name

- 2. SITE ANALYSIS MAP - Refer to Section V-B.2. of the Subdivision Regulations
Primary Conservation Areas including:
_____ Ten-foot contours with slope analysis showing 7.5%-15% slopes and slopes > 15%
_____ Soil types from the USDA Soil Survey or a soils map prepared by a soil scientist
_____ Hydrology including drainage patterns, wetlands, streams, ponds, floodplains, etc.
_____ Identified natural areas, habitats, and wildlife corridors
_____ Historic and archaeological sites (National Register, Study List, local landmark, etc.)

Secondary Conservation Areas including:
_____ Vegetation including open and wooded areas described by dominant species and age
_____ Current land use and land cover including pasture, cropland, structures, cemeteries, etc.
_____ Scenic views on site as well as from the site to off-site features
_____ Historic and archaeological sites

Transportation and Utility Systems:
_____ Railroad and road rights-of-way
_____ Easements for roads and utilities
_____ Public and private water and sewer lines, storm drainage facilities

3. CONVENTIONAL SUBDIVISION PLAN In addition to General Information listed above, shall include:

- _____ Proposed street layout, travelway and right-of-way widths, connections to existing roads
- _____ Proposed arrangement of the lots, including size and number
- _____ Location of soils suitable for individual septic systems

4. FLEXIBLE DEVELOPMENT PLAN In addition to General Information listed under Item #1 above,

- _____ Proposed street layout, travelway and right-of-way widths, connections to existing roads
- _____ Proposed arrangement of the lots, including size and number
- _____ Location, type, and acreage of proposed open space, whether part of individual lots or in a separate lot dedicated to a homeowners association, or other public or private entity
- _____ Preliminary soil suitability analyses for 50% of the proposed lots with soils map prepared in consultation with the Orange County Health Department

Density Bonuses

Total bonus units proposed _____ units

- Location: _____ Transition Area (2.5 units/acre maximum density without rezoning)
- (check 1) _____ Utility Service Area, Utility Provider _____ (1.3 units/acre max)
 - _____ Within ¼ mile of interstate, HOV, busway route (2.5 units/acre maximum)
 - _____ Within half mile of transit station as shown on regional transit plan (5 units/acre max)
- _____ Acres of open space over 33% located on site = 1 bonus unit/acre over 33%
- _____ Acres of open space over 33% @ off-site location Tax Map Ref. _____, Zoning _____
 - _____ acres Primary Conservation Area x 1 bonus unit/5 acres = _____ bonus units
 - _____ acres Secondary Conservation Area in 2-ac. zoning district x 1 unit/2 ac. = _____ bonus units
 - _____ acres Secondary Conservation Area in 1-ac. zoning district x 1 bonus unit/ac. = _____ units
- _____ % Units designated for affordable housing _____ on site or _____ off site (see Article 6.28)

5. COMPARISON OF POTENTIAL IMPACTS FROM DEVELOPMENT OF CONCEPT PLAN

| | Conventional Subdivision | versus | Flexible Development |
|---|----------------------------------|--------|----------------------------------|
| Linear feet of new roads | _____ linear feet | | _____ linear feet |
| Number of stream crossings | _____ | | _____ |
| Acres of farmland lost | _____ acres | | _____ acres |
| Habitat/Natural area lost | _____ acres | | _____ acres |
| Acres of woodland lost | _____ acres | | _____ acres |
| Wetlands destroyed | _____ acres | | _____ acres |
| Slopes > 15% disturbed | _____ acres | | _____ acres |
| Historic/archaeological sites disturbed | _____ sites | | _____ sites |
| Visual change (circle 1) | significant / moderate / minimal | | significant / moderate / minimal |

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 # _____