TOWN OF LAKE LURE MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

See Land Use and Land Development Fees schedule.

Approved by Zoning & Plan Bd		vision Administrator	
Rejected by Zon & Plan Bd:			
Date of submission:			
Name of proposed subdivision:			
	Total area (acres): Zone Classification:		
Proposed road system:			
To be public - length:	To be priva	ite - length:	
<u>APPLICANT</u>	<u>R</u>	EGISTERED LAND SURVEYOR	
Name:	Name:		
Address:	Comp	Company:	
	. 11	ss:	
Telephone:			
Signature:			
-			
aff Review:			
_ Public Works Dir. Complies	Does not comply	Comments Attached: YesNo_	
Utilities Dir. Complies	Does not comply	Comments Attached: YesNo	
Fire Coordinator	Does not comply	Comments Attached: YesNo	
Zoning Adm. Complies	Does not comply	Comments Attached: YesNo	
_Subdivision Adm. Complies	_ Does not comply	Comments Attached: YesNo_	
Erosion Contr. Off. Complies	Does not comply	Comments Attached: YesNo	
_Police Chief	Does not comply	Comments Attached: Yes No	
Town Engineer		Comments Attached: YesNo	
bdivision Administrator		Date	

PRELIMINARY PLAT APPROVAL CHECK LIST

Name of Subdivision:			
Name of Subdivider:			
Plat is to be prepared by a registered land surveyor or registered engineer and shall contain the following:			
Date.			
Name of Subdivision.			
Name, address, and telephone number of subdivider.			
Location of subdivision (vicinity map).			
North point.			
Graphic scale. Note: Scale must be at least 1" = 100'			
Name(s) of the owner(s) and the registered surveyor and/or engineer, including the seal(s) and registration number(s).			
Erosion control plan.			
Tree Protection Plan			
Topographical information with contour intervals of not more than 20 feet.			
Total acreage in subdivision tract.			
Total number of lots.			
Linear feet in proposed streets.			
Smallest lot size.			
Location of any areas of environmental concern: wooded areas, wetlands, marshes, trout streams, tributaries, etc.			
Boundaries of proposed subdivision tract indicated by bearing and distances, together with a statement of closure.			
Proposed streets with (1) names of streets, (2) right-of-way indication, (3) public or private street designation			
Verification from Rutherford County E-911 system that street names do not duplicate others in the county.			
Location of storm drainage channels.			
Easements provided for Town utilities if outside dedicated street right-of-way. Note: Any access to open or piped storm drainage must be guaranteed to the Town by easement of no less than twenty feet in width, with the easement shown on the plat.			
Any public or private easement, other than Town.			
Zoning classification of property in question and the classification of adjacent property			

Proposed lot lines, lot numbers and dimensions. NOTE: Lots must be numbered con	isecutively.
Proposed minimum building set back line. NOTE: Lot area and yards shall comply requirements of the Lake Lure Zoning Regulations.	with the minimum
Copy of any covenant or deed restrictions that will affect development.	
Profile sheet of proposed streets and drainage and a cut sheet of proposed water and by a registered engineer.	sewer utilities executed
Written statement concerning street maintenance and ownership in the case of private	te roads.
Plans for water and/or sewer systems	
Town approval of size and material of water and/or sewer pipe to be installed. When are expanded, if the system can supply sufficient volume and pressure for fire protective hydrants will be required.	
PRELIMINARY PLAT REVIEWED BY: Subdivision Administrator	Date

NOTES:

- 1. Nine copies of the preliminary plat are to be submitted and if approved, signed at the meeting by the Chairman of the Zoning and Planning Board.
- 2. Preliminary plat shall be valid for ONE year from the date of approval, unless an extension is approved by the Zoning and Planning Board.
- 3. Installation or arrangements for roads, utilities, and other improvements are not to begin until the preliminary plat has been approved.
- 4. No Zoning Compliance Permits shall be issued until the FINAL PLAT is approved.

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