



Town of Selma
Planning & Economic Development
114 N. Raiford St.
Selma, NC 27576
P: 919-965-9841
F: 919-965-4637
www.selma-nc.com

PRELIMINARY PLAT (MAJOR SUBDIVISION) APPLICATION COVER SHEET

This sheet shall be completed by the applicant and included with a completed application.

Name of Project: _____ **Date:** _____

Applicant Name: _____

Please complete the following checklist prior to submittal. Applications will not be reviewed until all required materials are received.

- ☐ Pre-Application Meeting held on: _____
☐ Application Review Fee (cash, check, or money order): \$350.00

One (1) paper copy + one (1) digital copy of the following (ALL ITEMS MAY NOT BE REQUIRED DEPENDING ON SCOPE OF PROJECT. Required items are determined in pre-application meeting):

Provided N/A

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Completed application |
| <input type="checkbox"/> | <input type="checkbox"/> | Owner's Consent Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Adjacent Property Owner's List |
| <input type="checkbox"/> | <input type="checkbox"/> | Road Name Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Wastewater Allocation Request or Verification of Wastewater Allocation Request |
| <input type="checkbox"/> | <input type="checkbox"/> | Signed/Sealed Traffic Impact Analysis (if required) |

One (1) paper copy + one (1) digital copy of the plan set which includes the following pages (ALL ITEMS MAY NOT BE REQUIRED DEPENDING ON SCOPE OF PROJECT. Required items are determined in pre-application meeting):

More sheets/information may be provided as needed.

Provided N/A

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Cover Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Signed & Sealed Boundary Survey |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing Conditions Sheet (if not included on survey) |
| <input type="checkbox"/> | <input type="checkbox"/> | Phasing Plan Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Preliminary Grading Plan Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Site/Subdivision Plan Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscape Plan Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Preliminary Engineering Plan Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Architectural Elevations Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Lighting Plan Sheet |



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PRELIMINARY PLAT (MAJOR SUBDIVISION) APPLICATION

A Major Subdivision is the creation of a total of four or more lots (or three (3) new lots plus the remainder of the original lot for a total of four (4) lots). Major Subdivision approval is a two-step process with separate review procedures and applications: 1) Preliminary Plat approval by the Town Council, followed by 2) Final Plat approval by the Planning & Economic Development Director. See Section 17-654 of the Unified Development Code.

Note: Preliminary plat approval by the Town of Selma does not imply compliance with Johnston County or any other applicable regulatory agencies. It is the applicant's obligation to seek any required permits/approvals.

SUBDIVISION TYPE & FEE

Fees (cash or check) are due at the time of application submittal and are non-refundable

- ☐ New Major Subdivision (\$350) ☐ Major Modification to Existing Subdivision (\$350) (see Sec. 17-619)
Project Modified: _____

SITE INFORMATION

Write "N/A" if not applicable.

Name of Project: _____ Acreage of Property: _____

Johnston County Tag #(s): _____

Number of Lots: (Existing): _____ (Proposed): _____ Min Lot Size: _____

Zoning District: _____

Overlay District: ☐ Historic District ☐ Watershed Protection Overlay District

Recreation/Open Space Requirement: ☐ Fee in lieu (\$2,000 per lot) ☐ Land Dedication – Acreage: _____

Electric Provider: _____

Wastewater: ☐ Septic ☐ Sewer Water: ☐ Well ☐ Public/Private Water

Flood Zone (verify by FIRM Map): _____ FIRM Panel: _____

Wastewater Allocation Requested: _____

STAFF USE

Date Received: _____ Amount Paid: _____ Permit #: _____

APPLICANT INFORMATION

Owner's Consent Form is required if applicant is not the property owner.

Applicant Name: _____
Contact Person: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Property Owner (if different than applicant):

Name: _____
Mailing Address: _____
Phone Number: _____

EXPLANATION OF PROJECT

Provide detailed information regarding all requests. Attach additional sheets if necessary.

FINDINGS OF FACT

Section 17-610 of the Unified Development Ordinance requires that certain findings must be made by the Town Council before a Major Subdivision may be approved. Responses will be presented to the Town Council and must provide material, substantial, and competent evidence. Outline below (you may attach additional sheets) how the application addresses each of the following findings.

1. The development will not endanger the public health or safety:

2. The development will not substantially injure the value of adjoining or abutting property.

3. The development will be in harmony with the area in which it is to be located.

4. The development will be in general conformity with the future land-use plan, thoroughfare plan, or other plan specifically adopted by the Town Council.

APPLICANT AFFIDAVIT

I, the undersigned, to hereby make application and petition to the Town Council of the Town of Selma to approve the subject Major Subdivision Preliminary Plat. I certify that I have full legal right to request such action and that the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material, and all attachments become official records of the Town of Selma and will not be returned.

Print Name

Signature of Applicant

Date

SITE AND SUBDIVISION PLAN REQUIREMENTS CHECKLIST

The following information describes the required data for plan sets. **Some information requested below may not be applicable depending on the scope of your project.** More or less information may be required at the Planning & Economic Development Director's discretion. Required plan sheets may be determined at the Pre-Application meeting.

General Plan Requirements	
1.	All plan sets are limited to 24"x36" in size
2.	Each plan sheet shall be drawn to the same engineering ratio, with the north arrow oriented in the same direction. (With the exception of detail sheets and architectural elevations)
3.	All text shall be clear and legible
4.	Line weight hierarchy shall be consistent with common drafting standards
5.	Multiple sheets shall be consecutively numbered (e.g. Sheet 1 of 4)
6.	All numerical references shall be rounded up to a maximum of two decimal points
7.	A Master Plan or narrative may be provided to define the site plan elements that cannot be readily depicted in graphic format
8.	PDF of the plans, provided on USB (one USB required)
9.	If required, provide a stormwater management plan sheet(s) and associated drainage facilities

Plan Elements and Data to be Included on All Sheets	
1.	Consultant Logo Box (name, address, phone, email, firm and license number)
2.	Project Name
3.	Type of Plan
4.	Signature and Professional Seal with date (landscape plans, architectural elevations, engineering plans, surveys)
5.	Original/Submittal Date and Revision Date of current plan set
6.	Sheet Number
7.	Vicinity Map showing the context of the project in the broad context of the town or planning jurisdiction
8.	North Arrow
9.	Graphic Scale (engineering or architectural graphic and written scale)

The following shall be provided as listed on each plan sheet.

SURVEY SHEET
<ol style="list-style-type: none"> 1. A signed and sealed boundary survey (not more than a year old unless otherwise approved by the Planning Department) with the bearings and distances of every property line shown. Distances shall be in feet or meters and decimals thereof. The number of decimal places shall be appropriate to the class of survey required. The survey must include any and all easements of record (referenced by Deed Book and Page) and must be prepared by a surveyor registered in the State of North Carolina

EXISTING CONDITIONS SHEET
<ol style="list-style-type: none"> 1. The existing topographical conditions of the property with a ten foot contour interval showing the location of any natural features such as water courses, wooded areas, steep slopes (above 25%), or other geological features. The Planning & Economic Development Director may allow or require other contour intervals 2. Individual trees twelve (12) inches in diameter or more, identified by common or scientific name 3. Other individual trees the applicant intends to preserve 4. The existing streets and roadway improvements (medians, landscaping, signage, driveways, walkways, etc.) on and within 100 feet of project boundary, all designated by the type of surface material 5. Existing right-of-way lines 6. The existing structures (including dimensions) located on and of the subject property 7. Existing structures within 100 feet of the subject property 8. The existing utilities (including water, sewer, electric, telephone, gas, cable, inverts of pipes, rim elevations, wells and septic tanks, etc.) on and within 100 feet of project site 9. Utility or other easement lines 10. Existing fire hydrants 11. Existing storm drainage patterns 12. Curb and gutters, curb inlets and curb cuts and drainage grates on and within 100 feet of the project 13. Label subject parcel and adjacent property acreage, owners, and zoning districts 14. The location of any areas previously used for landfill or other waste disposal purposes that are known or reasonably should be known to the applicant

PRELIMINARY SITE/SUBDIVISION PLAN
<i>Provide the following in Tabular Form. Multiple tables may be utilized as appropriate.</i>
<ol style="list-style-type: none"> 1. Label table as Site Data Table (or similar) 2. Name of Project 3. Johnston County Tag #(s)

4. Property Size (acres and square feet)
5. Property Location (Town Limits or ETJ)
6. Existing Zoning District
7. Zoning District Dimensional standards (max impervious, min setbacks, max height, etc)
8. Overlay District (if applicable)
9. Existing Use
10. Proposed Use
11. Number of seats/students/fueling stations (if applicable)
12. Number of Housing Units Proposed, per housing unit type
13. Proposed density (number of housing units per acre)
14. Proposed intensity (gross floor area)
15. Building Coverage (as percentage of total site)
16. Impervious Surface Area (square feet and percentage of total site). If in Watershed Protection Overlay, indicate amount of impervious surface within the overlay (if totals are different).
17. Building Height (number of stories and in feet)
18. Required Parking (list requirement, i.e. 1 space per 200 square feet, and total parking spaces required)
19. Proposed Parking
20. Required/Proposed handicap accessible parking
21. Electric Provider
22. Water Provider
23. Sewer Provider
Other site/subdivision plan elements:
1. Identify adjacent property owners, their parcel ID number, current zoning and present use
2. Put a bubble around the affected area for amendments to previously approved projects
3. Identify the location of lots, buildings and structures with finished floor elevations and applicable setbacks
4. Show all lot dimensions
5. Label square feet of each lot
6. Identify existing and future right of ways and distinguish if public or private
7. Identify Watershed Protection Areas
8. Identify Special Flood Hazard Areas (list Zone and FIRM Panel Number)
9. Identify existing streets and roadway improvements (medians, landscaping, signage, driveways, etc.) within 100 feet of project boundary

10. Identify existing easements by type, and distinguish if public or private, and identify as underground or above ground
11. Identify proposed easements by type, and distinguish if public or private, and identify as underground or above ground
12. Identify individual trees the applicant intends to preserve
13. Identify Open Space/Common/Recreation areas, amenities. Show dimensions of all areas and indicate whether areas shall be offered for dedication to public use or to remain privately owned
14. Identify clear sight triangle at project ingress/egress points with dimensions
15. Identify main entrance and all access driveways
16. Provide graphic showing right-of-way cross section. If multiple cross-sections are used, correlate to type or name of roadways as labeled on plan
17. Street names (labeled by classification) showing linear feet, street paving widths, and total right-of-way width
18. Curbs and gutters, curb cuts, and drainage grates
19. Provide an off-street parking and loading layout (with details, dimensions, and access location). Identify handicap-accessible parking. Show all loading areas and circulation areas, all designated with the type of surface material and dimensions of proposed parking spaces.
20. Show traffic circulation arrows
21. Show sidewalks and identify surface material and width
22. Show cross-walks
23. Provide queuing details for drive-up/drive-thru facilities (if applicable)
24. Provide the locations and dimensions of existing and proposed sidewalks and accessible routes
25. Provide the location and details of refuse collection areas
26. Provide the location, size and orientation of freestanding signs. Include distance from property lines
27. Show mechanical equipment and utility equipment
28. Identify cluster mailbox unit (CBU) locations and details, including parking layout

PHASING PLAN SHEET
1. Provide a plan of the project showing all phases and phase lines, with each phase labeled.
2. Provide a table listing each Phase's acreage (or square feet)

PRELIMINARY ENGINEERING PLAN SHEET

Note: Conceptual engineering plans are deemed PRELIMINARY in nature. Review and approval of engineering plans is a separate process.

1. Identify proposed streets and roadways (public and private) with dimensions and cross sections
2. Identify the curve radii for all internal and external vehicular use areas
3. Identify all access points to the project
4. Identify existing conditions
5. Identify Tree Conservation Areas shown on grading plan
6. Show proposed flow of traffic
7. Identify proposed traffic control signs and striping
8. Identify proposed utility easements
9. Identify the proposed water distribution system (including size) with location of fire hydrants and point of connection(s)
10. Identify the proposed sanitary sewer collection system (including size) and point of connection(s). If a municipal sewer connection is not available, please provide documentation from Johnston County Department of Environmental health that the location of septic tank and drain field is acceptable
11. Provide preliminary wastewater allocation calculation
12. Identify proposed grease traps
13. Identify backflow prevention devices
14. Identify the proposed storm water management system with location of inlets, piping and positive outfall along with typical section and top surface area of storm water retention/detention pond, including soil types, slope, bottom and top elevations, and finish floor elevations
15. Identify if a floodplain development permit is required

Fire Plan Items (may be included on a separate sheet, or on the conceptual engineering sheet)

16. Identify fire hydrant distribution (distance of hose lay)
17. Identify the sprinkler connection locations and size
18. Identify fire lane designations and circulation around buildings (stripe fire lanes and show minimum stabilized access around all structures)
19. Identify the emergency evacuation route (access in and out of the property)
20. Identify fire apparatus turning radius
21. Verify the location of fire hydrants is not interfering with required landscaping (must be 24" clearance of landscaping from bottom of steam fitting)
22. Identify the Lock Box/Knox Box locations
23. Identify placard locations for hazardous materials

GRADING PLAN SHEET (PRELIMINARY/CONCEPTURAL REVIEW ONLY)

1. Provide a grading plan.

LANDSCAPE PLAN SHEET

1. Approximate locations and species of all existing hardwood trees at least eight (8) inches DBH, all conifer trees at least twelve (12) inches DBH, and all dogwoods and American Hollies at least four (4) inches DBH. The canopy drip line of those trees shall be delineated. If groves of protected trees exist that will not be removed or disturbed, it is permitted to label the grove as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree.
2. Provide a landscape plan identifying the location of all proposed landscaping (must be prepared by a landscape architect registered in North Carolina unless otherwise approved by the Planning & Economic Development Director)
3. Include all proposed lots, buildings, roads, sidewalks, and other site elements
4. Indicate the location, width and type of all required buffers, including a description of the materials (plantings, fences, berms, etc) used to comply with screening requirements
5. Approximate locations of all trees greater than eight (8) inches DBH within required buffers and of all areas of natural vegetation to be used as part of the buffer.
6. Indicate the location, width and type of landscaping within vehicular use areas
7. Indicate the location, width and type of landscaping used to screen drive-thru areas, service areas, loading areas, mechanical equipment and above ground utilities
8. Provide a plant list summary table which includes:
 - A planting key identifying the various planting elements
 - The quantity of each type of plant material proposed
 - The size, height, caliper and spacing of plant material proposed (provide height width for both time of planting and expected maturity)
 - The Botanical and common names of plant material proposed
9. Identify and list any existing plant material which will be used to satisfy landscape requirements
10. Verify/identify clear sight distances and safe-sight-triangles at project ingress/egress points
11. Provide a note on plan stating that prior to any clearing, grading, or construction activity, tree protection fencing will be installed around protected trees or groves of trees. No construction workers, tools, materials, or vehicles are permitted within the tree protection fencing.
12. Provide an irrigation note to read as follows: "All newly planted trees and shrubs shall receive water at a minimum rate of one inch per week from a combination of natural rainfall and irrigation between June 1 and October 1 for a minimum of one year after planting."

LIGHTING PLAN SHEET
1. Identify illumination levels across the site.
2. Identify location of all exterior light fixtures, identify type and intensity of lighting fixtures, and provide a detail of the fixture
3. Identify the proposed height of fixtures

ARCHITECTURAL ELEVATIONS AND FLOORPLAN PLAN SHEET
<i>*Not required for single family or duplex development</i>
<i>*Not required for subdivision plats (site plan review is a separate process)</i>
1. Provide floor plans, elevations, construction materials, finishes and colors, along with type of construction of all buildings per North Carolina Building Code prepared by a professional architect registered in North Carolina. This should be provided in color. <ul style="list-style-type: none">- Include all accessory structures (except structures accessory to single family or duplex)- Include refuse screening structures- Include exterior remodeling of existing buildings
2. Indicate the height and number of stories for each structure
3. Indicate the location and screening method for all roof mounted structures or equipment
4. Indicate the scale of buildings relative to abutting property

STAFF ANALYSIS (completed by staff)

Zoning District: _____ ☐ City Limits ☐ Extraterritorial Jurisdiction

Total Acreage: _____

Associated Projects & Project #(s): _____

Flood Zone and FIRM Map #: _____

Water Supply Watershed Protection District: ☐ Yes ☐ No

Historic District: ☐ Yes ☐ No

Is Structure in the Right-of-Way of any of the following (check all that apply):

☐ City Utilities ☐ Railroad ☐ NCDOT or City Road ☐ Proposed Thoroughfare ☐ None

	Required	Provided
Lot Area		
Density		
% of Impervious Surface		
Lot Frontage/width		
Setbacks		
Front		
Side		
Rear		
Accessory Building Setbacks		
Max Building Height - Principal		
Max Building Height - Accessory		

Comments:



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AGENT AUTHORIZATION / OWNER'S CONSENT FORM

Pursuant to Section 17-602 of the Town of Selma Unified Development Ordinance, written authorization is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. All fields must be completed.

AGENT/APPLICANT INFORMATION:

(Name)

(Address)

(City, State, Zip)

I hereby give CONSENT to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the following processes (*list applicable requests*):

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

(Name)

(Address)

(Owner's Signature)

(City, State, Zip)