

CITY OF GASTONIA			
~ENGINEERING DEPARTMENT~			
PRELIMINARY PLAT REVIEW - BOLD FIELDS REQUIRED			
PROJECT:			
OWNER:			
SURVEYOR or ENGINEER:			
REVIEWED BY:		Project # :	
DATE:		Yes	No N/A
1. Plat size: min.: 18" x 24"; max.: 24" x 36" (1/2" minimum margin on left edge)			
2. Street right-of-way widths- designated as Public or Private			
3. Name of project			
4. Date of drawing / revision dates			
5. Vicinity sketch (noting area of subject property) and north arrow.			
6. Legend			
7. North arrow			
8. Bar scale - MAX 1:100			
9. Name and address of Engineer or Surveyor			
10. Adjacent property owners (with deed book/page, plat book/page and P.I.D. references)			
11. City limits-show location and wording, "In" and "Out" on appropriate side of limit line.			
12. Flood plain certification with community-panel number			
13. Lot and block number designation (if applicable)			
14. Phase, Map or section number (if applicable)			
15. Verify street names against Street Name Approval application.			
16. Boundary line and tieline labeled			
17. All easements, rights-of-way, and G.D.U.E.			
18. Show Detail 71D-1 or 71D-2			
19. Show all utilities within 300 feet			
20. Owner(s) name & address			
21. Tax P.I.D.#, township, city, county, state			
22. Show sidewalks as required.			
23. Show all streets within 150' of project with R/W's			
24. Two foot contours required for subdivisions over 5 acres			
25. Move to applicable Master Project if relevant			
26. Evaluate type of curb/gutter required. Particularly around intersections.			
Submit separate sheet showing curb/gutter types.			
27. Evaluate streets to ensure they meet AASHTO design standards.			
28. Include turning template for trash service. 35' Truck with 25' wheel base.			
29. Entrance roads to have atleast 50' R/W.			
THE FOLLOWING NOTES SHOULD BE INCLUDED ON ALL PLATS, IF APPLICABLE:			
1. Show or note setbacks			
2. Label or note Zoning			
3. A 20' radius is dedicated at all street intersections.			
4. A 25' radius is dedicated at the intersection of 50' radius cul-de-sac right-of-way line and street right-of-way line.			
5. Minimum sight distance easements are dedicated at all street intersections as shown below:			
25' x 25' for right of way 50' or less			
40' x 40' for right of way <i>greater</i> than 50' (If either intersecting street is greater than 50')			
10' x 70' if any intersection involves a NCDOT maintained roadway.			
6. Consider traffic calming measures including but not limited to roundabouts, chicanes, marked on-street parking, etc....			
7. Note on plat: Any stub streets are provided for extensions to serve future development.			
8. If applicable, list all re-zoning conditions.			

Planning Department

Review Items	Yes	No	N/A
1. Zoning district			
2. Rezoning file number, if applicable			
3. Consistency with approved rezoning plan or special use permit plan, if applicable (including site layout, access points, location of lots, trails, tree save area, open space, buffers, etc.)			
4. All zoning conditions are met			
5. Land use			
6. Number of lots			
7. Residential zoning information noted (all setbacks, minimum lot size, minimum interior lot width, minimum corner lot width, minimum lot depth)			
8. All lots comply with residential zoning information (all setbacks, minimum lot size, minimum interior lot width, minimum corner lot width, minimum lot depth)			
9. Typical lot detail (for each product type) including all lot dimensions, setbacks, & parking /driveway areas			
10. Minimum sidewalk width is 5-feet & minimum planting strip is 6-feet			
11. Open space "Required" & "Provided" listed & complies Section 8.1.11			
12. All open space areas called out with acreage			
13. Separate open space plan sheet, if applicable			
14. Tree save area "Required" & "Provided" listed & complies with Chapter 20-41			
15. All tree save areas called out with acreage			
16. Separate tree save area plan sheet with aerial overlay			
17. Buffers labeled & shown, consistent with approved rezoning plan/conditions, if applicable			
18. Greenway information labeled & shown, consistent with approved rezoning plan/conditions, if applicable			
19. Following notes shall be added: swales, retaining walls or other stormwater control measures to be installed or located within buffers. All lots to meet the minimum lot width requirements, as measured at the front setback.	No		