

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" (1½ " 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 at least 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 *greater* 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.