

Construction Plan for Major Subdivision

- Construction Plan Land Use Application
- Two (2) finalized copies (18 X 24) and a pdf copy of Construction Plan depicting ALL requirements (Option of more copies upon request)
- Approved Drainage Plan indicating how the development will handle stormwater runoff, nearest outfall(s) and elevation of tail water, upstream offsite watershed area of any lead ditch running through the development.
- Identify any Phasing in the Name of Subdivision/Project

CONSTRUCTION PLANS CHECKLIST (APPLY ALL THAT IS APPLICABLE)

**TRC Approvals & Permits Required with Construction Plan Application
& Prior to Any Construction (If Applicable)**

1. Camden County Approved Preliminary Plat	
2. Drainage Plan Approval from County Engineer	
3. Approval by Appropriate Agency for County Water System	
4. NC Wastewater authorization to construct	
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6. NCDEQ water line extension authorization to construct	
7. Approved Fire Protection Plan	
8. Wetlands Delineation	
9. US Army Corps of Engineers 404 wetlands approval	
10. Coastal Area Management Act (CAMA) Permit	
11. NCDOT Drainage, Utility, Roadway, Driveway Permits and/or encroachments agreements	
12. NCDEQ Stormwater Management Permit	
13. NCDEQ Erosion and Sediment Control Permit	

Title Sheet Information

1. "Construction Plan" with Name of Subdivision
2. Township, County and State
3. Signature, Name, License #, seal, address of license preparer
4. Vicinity Map 1" = 2000' or larger than 2000' showing principle roads
5. North Arrow
6. Include Legend (s)

General Development Notes

1. Project Name
2. Owner/Applicant
3. Property data – PIN Number
4. FIRM (Flood Insurance Rate Map) Data (151.3.8.3.C.2.b)
5. Zoning District (s) of Property
6. Zoning District (s) Setbacks of property and subdivision setbacks (if applicable)
7. Drainage/Utility easements
8. Total acreage, lots, lot size, open space

Actual Location on Subdivision Plan Sheets (if applicable)

1. Include Legend (s)	
2. Metes and bounds description showing dimensions, bearings and distances of the property	
3. Monumentation set and control corner established	
4. Areas of Woods, Swamp, and Water Courses	
5. Floodplain and Contour intervals of 2 feet flood elevation data	
6. Soil Type	
7. Wetlands Delineation area, CAMA Wetlands and 404 Wetlands	

8.	Boundaries/Lot lines shown for the entire tract and ALL lots	
9.	Lot Dimensions, Lot Numbers and Block Numbers	
10.	Minimum Building Setback shown on the typical lot	
11.	Community mailboxes (CPU) and Bus Stops (6'x3') Shelters	
12.	Street Names	
13.	Street right of ways, cul-de-sacs and turnarounds-design widths and distances in linear feet	
14.	Site Triangles	
15.	All Paved areas and all graveled areas	
16.	Legend with approved/required Culvert Pipe Size and Inverts	
17.	Legend with Curve Table, etc.	
Additional Plan Sheet (s) and/or Documentation if applicable		
1.	Proposed grades to the nearest 0.1 feet (UDO 151.6.1.4.H.3)	
2.	Minimum Building Pad Elevations	
3.	A minimum of seven (7) elevation points for every lot-4 at corners, 2 side yard midpoints, 1 grade cent of lot (typical rear of structure location (UDO151.6.1.4.H.2)	
4.	Grading and Drainage Plan with details and calculations-comply with state and county Stormwater/drainage regulations	
5.	Pond (s) and all storm drainage features with dimensions	
6.	Proposed Utility Infrastructure Plans: water, sanitary sewer, stormwater management, telecommunications, electric, etc.	
7.	Location and Construction Details of wet or dry fire and/or Flushing hydrants	
8.	Lighting Plan	
9.	Landscape and Tree Planting Detailed Plan	
10.	Solid Water Management (Dumpster Plan)	
Signs		
1.	Site Identification Signs	
2.	Traffic Control Signs	
3.	Street Names signs	
4.	Directional signs	
Engineering Data		
1.	Approximate Street Grade	
2.	Design Data For Street corners and Curves	
3.	Plan View for Streets and water/sewer lines	
4.	ANY Additional Engineering Data requirement from: State Department Of Transportation, Public Works, etc.	
Actual location and size of land to be dedicated or reserved for public or private use		
1.	Parks and recreational sites (public and private)	
2.	Open Space Requirements shown (Details of all Features)	
3.	Reserved Utility Space and the like	
Development Information: Proposed location and width		
1.	Landscaping Perimeter, Street Yard, All required buffers	
2.	Natural Buffer	
3.	Farm Compatibility Buffers	
4.	Trails and/or Courses (pedestrian, bicycle, jogging)	
5.	Right-of-Way (s) and Easement (s)	
6.	Existing Cemeteries	
FEES	Application fee per lot	Drainage Fee (Escrow)