City of Lowell, NC

MAJOR SUBDIVISION - PRELIMINARY PLAT FLOW CHART*

Applicant attends a required pre-application meeting with the Planning, Zoning & Subdivision Administrator (Administrator) to discuss the proposed subdivision plat (Applicant submits a sketch plan to the Administrator prior or at the pre-application conference so the Administrator can determine whether the proposed subdivision is a major subdivision)



After Administrator determines application is a major subdivision, a Preliminary Plat & Site Development Plan is required



Staff conducts completeness check of submitted application



The Administrator & other agencies evaluates the Preliminary Plat/Site Development Plan application for compliance with applicable requirements



Planning Board reviews the Preliminary Plat/Site Development Plan and provides input to Administrator



Approval of Major Subdivision Preliminary Plats/Site Development Plans are valid for two (2) years from the date of approval, one extension may be granted (Final Plat for Major Subdivision shall be presented for approval prior extension)



Prior to construction, a complete set of Site Construction Plans shall be submitted for all Preliminary Plat/Site Development Plans for Major Subdivisions (The submittal shall be accompanied by the approved Preliminary Plat/Site Development Plan for Major Subdivisions)



Applicable agencies review, & if compliant with all applicable development standards, approve Site Construction Plans



Construction commences in compliance with approved site construction plans & inspections conducted by applicable agencies

(Refer to Major Subdivision - Final Plat flow chart for subsequent steps)

This flow chart is for general information only. Applicants should review requirements of the LDO, Art. 7 to gain a full understanding of this process.

*NOTES: