



TECHNICAL REVIEW COMMITTEE (TRC)

Town of Angier, North Carolina
Planning Department
55 N. Broad Street West / PO Box 278, Angier, NC 27501
Phone: (919) 331-6702 / Fax: (919) 639-6130

Development Name:

Phase (If applicable):

Development Type:

- Major Subdivision Preliminary Plat
- Major Subdivision Final Plat
- Minor Subdivision Plat
- Planned Development (PUD)
- Commercial Site Plan
- Multi-Family Site Plan
- Partial Site Plan / Site Revision

Planning Staff only

File Number:

Applicant Information

Owner of Record:

Name: _____
 Address: _____
 City/State/Zip: _____
 E-mail: _____
 Phone: _____
 Fax: _____
 Mobile: _____

Developer:

Name: _____
 Address: _____
 City/State/Zip: _____
 E-mail: _____
 Phone: _____
 Fax: _____
 Mobile: _____

Representative:

Name: _____
 Address: _____
 City/State/Zip: _____
 E-mail: _____
 Phone: _____
 Fax: _____
 Mobile: _____

Engineer/Surveyor:

Name: _____
 Address: _____
 City/State/Zip: _____
 E-mail: _____
 Phone: _____
 Fax: _____
 Mobile: _____

Property Description

PIN(s): _____ Acres: _____

Deed Book: _____ Page: _____	
<p>Current Zoning:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Open Space & Recreation (OSR) <input type="checkbox"/> RA-30 <input type="checkbox"/> R-15 <input type="checkbox"/> R-10 <input type="checkbox"/> R-6 <input type="checkbox"/> Office & Institutional (O&I) <input type="checkbox"/> Central Business (CB) <input type="checkbox"/> General Commercial (GC) <input type="checkbox"/> Commerce Park (CP) <input type="checkbox"/> Conditional Zoning : 	<p>Future Land Use Classification:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Open Space & Recreation (OSR) <input type="checkbox"/> Low Density Residential (LDR) <input type="checkbox"/> Medium Density Residential (MDR) <input type="checkbox"/> High Density Residential (HDR) <input type="checkbox"/> Residential Mixed Use (RMU) <input type="checkbox"/> Office Institutional (O&I) <input type="checkbox"/> Commercial Mixed Use (CMU) <input type="checkbox"/> Central Business (CB) <input type="checkbox"/> Commercial (COM) <input type="checkbox"/> Light Industrial (LI)

Environmental Description

Does this site contain any perennial, intermittent streams or rivers? Yes No

Stream name(s): _____

Does this site contain any Flood Zone areas? Yes No

If YES, approximate acreage: _____ Acres

Does this site lie within a Watershed? Yes No

If applicable, what is the total amount of impervious surfaces? _____

Were any wetlands observed on the site? Yes No

Unique Features (Cemeteries, etc...): _____

Adjoining Agricultural Uses:

- Cattle
- Crops (Nursery or Row Crops)
- Equestrian
- Hog
- Poultry
- Voluntary Agricultural District
- Other: _____

Project Description

SINGLE FAMILY SUBDIVISIONS

- Site Built
- Modular Homes

COMMERCIAL/MULTIFAMILY

- Masonry Structure
- Frame Structure
- Single Story Structure
- Multiple Story Structure

Total number of lots/units: _____

Total acreage of proposed open space: _____

acres

Total acreage of proposed active recreational space: _____

acres

COMMERCIAL DEVELOPMENTS

Business Type/Description: _____

Hours & Days of Operation: _____

Hazardous Materials on Site: _____

Utilities Impact

Water: Public
 Private (Well)

Sewer: Public
 Private (Septic System)

Electrical: Above Ground
 Underground

Distance (in feet) to nearest water line: _____

Distance (in feet) to nearest sewer line: _____

Distance (in feet) to the nearest fire hydrant: _____

Final Plats: _____

Have all Town of Angier Public Works requirements been completed? Yes No

Have inspections been completed by Public Works and Fire Marshal? Yes No

Traffic Analysis Impact

Has a Traffic Impact Analysis (TIP) been required by NC DOT for this development? Yes No

Please list any anticipated circulation improvements that will accompany the development: _____

Characteristics of road(s) within development:

- Private Roads
- Town of Angier
- NC DOT

Have you received Street Name Pre-Approval from GIS? Yes No

Commercial/Multifamily:

Total Number of Proposed Parking

Spaces: _____

Parking Area Surface Material: _____

Attachments (Must be submitted with application)

	MAJOR SUB. PRELIMINARY PLAT	MAJOR SUB. FINAL PLAT	MINOR SUB. PLAT	COMMERCIAL SITE PLAN	MULTIFAMILY SITE PLAN	PARTIAL SITE PLAN
PLEASE PROVIDE 3 PAPER COPIES OF:						
Site Plan/Subdivision Plan/Master Plan	•	•	•	•	•	•
Plat Of Survey	•	•	•	•	•	•
As-Built Drawings		•	•			
PLEASE PROVIDE 1 COPY OF: All items are required if applicable						
Street Name Pre-Approval Letter	•	•	•		•	
Preliminary Soils Report	•		•			
HOA Documents & Restrictive Covenants		•	•	•	•	
Land Use Application (Zoning Approval)				•	•	•
Final Soils Report		•				
Traffic Impact Analysis (if required)	•			•		
Stormwater Management Permit & Plan		•	•	•	•	•
Erosion Control Plan		•	•	•	•	•

Item	Fee	Subtotal	Total Due
PLANNED DEVELOPMENT MASTER PLAN			
Master Plan Review Fee	\$300.00		
Additional Per Unit Fee	\$1.00		
MAJOR SUBDIVISION PRELIMINARY PLAT			
Plat Review Fee	\$300.00		
Additional Per Lot Fee	\$5.00		
MAJOR SUBDIVISION FINAL PLAT			
Planning Review Fee	\$200.00		
MINOR SUBDIVISION PLAT (1-2 New Lots)			
Planning Review Fee	\$100.00		
MINOR SUBDIVISION PLAT (3-5 New Lots)			
Planning Review Fee	\$200.00		
COMMERCIAL SITE PLAN			
Site Plan Review Fee	\$400.00		
Partial/Revised Site Plan Review Fee	\$100.00		
Construction Drawings Review Fee	\$400.00		
Storm Drainage Review Fee	\$350.00		
Land Use Application Fee	\$35.00		

Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

Property Owner Signature

Date

Authorized Agent Signature

Date

This document must be signed by the property owner and/or the authorized agent, or a letter of authorization must be provided. All questions provided herein must be addressed to prevent the application from being considered incomplete. All documents required must be submitted. If any of these items are not addressed the TRC will not review the application.