FINAL PLAT REQUIREMENTS

Title: ________________________________ File #: __________________

Surveyor Name: ______________________ Zoning District: ___________________________

Property Description: ___________________ Watershed: _______________________________

Num. of Lots: ______ Acreage: __________

SURVEYS AS ATTACHMENTS (must check for clarification)

_____ Original signature and seal on survey

REQUIRED MATTERS FOR MAPS AND PLATS (must check for certification)

_____ Map or plat acceptable as to size (Circle One: 18”x24”; 21”x30”; 24” x36”)
_____ Adequate margins (1 ½” on left; ½” on all others)
_____ Map or plat in reproducible form

_____ Title block
_____ Property designation/title description
_____ Name of owner
_____ Location (township, county, state)
_____ Date
_____ Scale or ratio (graphic & written)
_____ Name or address of surveyor
_____ Origin of information (deed and plat reference) (Supposed to be in surveyors certificate)

_____ Existence of control corners (see G.S. 39-32.3)
_____ Subdivision certificate (needed and present)
_____ Surveyor’s certificate

_____ Under whose supervision the plat was made
_____ Ratio of precision
_____ Statutory classification of plat (G.S. 47-30(f)(11))
_____ G.S.47-30(f)(11)(a) subdivision in county w/ordinance
_____ G.S.47-30(f)(11)(c)(1) existing parcel, no new street
_____ G.S.47-30(f)(11)(c)(2)existing building, natural features
_____ G.S.47-30(f)(11)(c)(3) control survey
_____ G.S.47-30(f)(11)(d) exception

_____ All pages signed and sealed

_____ Vicinity map

_____ North arrow location and reference (true, magnetic, deed, NC grid)

_____ Course and distance notations of every property line and presence of curve data where applicable

_____ Names and/or references of adjacent owners/properties

_____ Certificate of approval from NC Div. of Highways for public roads (see G.S. 136-102.6(d) if necessary)

_____ Rights of way, watercourses, utilities, roadways (public and private), and other improvements marked/noted

_____ Note “The private roads indicated on this Final Plat may not meet the requirements of the North Carolina Department of Transportation for acceptance into the state road system” (if private roads shown)

APPROVED ____________________________

REVIEW OFFICER ____________________________ DATE ____________________________
GENERAL INFORMATION

_____ Number of roads _____
_____ Number of lots _____
_____ Lot size, exclusive of right-of-way
_____ Accurate locations and descriptions of all monument markers and control points
_____ Blocks numbered consecutively through the entire subdivision
_____ Lots numbered consecutively throughout each block
_____ Parcels proposed for general or limited public use (i.e. parks, playgrounds and building sites) with a statement of
   the purpose of each (if applicable)
_____ Building setback lines annotated (graphic & written)
_____ Stream setback lines annotated (graphic & written)
_____ Roads
   __ Names
   __ Right-of-way lines
   __ Type (public/private)
_____ Location and dimension of all rights-of-way, easements, riding trails, natural buffers, pedestrian/bicycle paths, cemeteries, and areas to be dedicated to public use with the purpose of each stated (if applicable)
_____ Sufficient engineering data to determine readily and reproduce on the ground every straight or curved boundary/street/lot/right-of-way/easement line including dimensions, bearing/deflection angles, radii, central angles, and tangent curved property lines that are not the boundary of curved streets
_____ Farmland Preservation District note (if applicable see §170-55)
_____ Zoning District (noted)
_____ Percent of property with a slope of 60% or greater (if necessary)
_____ Shown Location(s) of 60% or greater slopes (if necessary)

REQUIRED CERTIFICATES (must check for certification)

_____ Subdivision Administrator Certificate
_____ Plat Review Officer Certificate
_____ Certificate of compliance to construction standards of public roads by NCDOT Engineer (if applicable)
_____ Certificate from officials of other jurisdictions (if applicable as the subdivision includes property that falls in multiple jurisdictions).

Special Subdivision Certificate of Understanding (must be shown on face of plat, if necessary):

I (we) hereby certify that I am (we are) the owner(s) of the property located within the subdivision-regulation jurisdiction of Henderson County as shown and described hereon, and that I (we) hereby adopt this plan of subdivision. I (we) understand that expansion of this subdivision may result in the upgrading of road infrastructure, utilities and additional right-of-way dedication and other applicable requirements as required by the Subdivision Regulations (Article III) of the Land Development Code (Chapter 200A of the Henderson County Code). All proposed roads in this subdivision will meet the minimum requirements outlined in §200A-79 (Special Subdivisions) A(3) for private roads and §200A-81 (Major Subdivisions) C(1) for public roads.

____________________ _____________________________________________________
Date    Owner(s)