Final Plat Requirements

Title: ______________________________________  File #: ______________________

Surveyor Name: ____________________________  Zoning District: ___________________________

Property Description: ____________________________  Watershed: ___________________________

Num. of Lots: ______  Acreage: ________________

Survey 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 surveyor’s 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

 Special Subdivision certificate (if necessary)

 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, driveway easements, roadways (public & private), marked/noted

 Driveway easement certificate signed by surveyor (if necessary)

 Note conveying maintenance responsibility of proposed easement(s) (if necessary)

 Note allowing clear access for emergency vehicles within proposed easement(s) (if necessary)

 Approved  ___________________________________   _______________

 Review Officer  ____________________________  Date  _______________
FINAL PLAT REQUIREMENTS
(in addition to all Plat Requirements)

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)  ____________________________