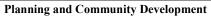
Subdivision Ordinance Specifications for Preliminary and Final Plats

Su	bdivisio	on Name:	Location:
PIN	N:		
Ov	vner an	d/or Contact:	E-Mail:
١.,		44	
IVI	alling A	ddress:	
			Dhana
			Phone:
S	rveyor:		Phone:
Ju	i veyor.		Phone:
		Number of Lots:	☐ Number of Phases:
	Pr	reliminary Plat Submitted (date):	
		nase #: Submitted (date):	
The p	relimina	ary and final plats shall depict or contain the f	following information. An "*" indicates that the information is not
			actual" is noted, the proposed information shall be shown on the
prelin	ninary p	lat and the actual information shall be showr	on the final plat. Preliminary and final plats shall be clearly and legibly
drawı	n at <i>a sc</i>	cale of not less than two hundred feet (200')	to one inch and shall be drawn on a sheet size of Mylar acceptable to the
Trans	ylvania	County Register of Deeds Office.	
7.1		TITLE BLOCK	
Pre.	Final		
		name and address of owner of record	
		name of subdivision (4 or more lots)	
		location (township, county, state)	
		date(s) of survey(s)	
		graphic scale and written scale	
		name, address, registration number and sea	al of registered land surveyor
		tax parcel identification number	
7.2		ROADS	
		existing and platted roads on abutting prope	erties and in the proposed subdivision
		right-of-ways, location and dimensions (pro	posed/actual)
		road name(s)	
		road and cul-de-sac cross sections	
		stop sign/street sign installed	
7.3		UTILITIES	
		utility and other easements of record on an	d abutting to the subdivision
		transmission lines(*)	
		approximate location of natural gas lines (*)	
		sanitary sewers, location and size, if commu	nity systems are proposed (proposed/actual)
		water lines, location and size, if community	systems are proposed (proposed/actual)
		storm sewers, culverts, detention ponds, an	d other drainage facilities, if any (proposed/actual)
		hydrants	
7.4		SITE CALCULATIONS	
		acreage in total tract to be subdivided	
		total number of lots	
		linear feet in roads	
		area of each lot in acres	



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7.5		OTHER DETAILS		
Pre.	Final			
		exact boundaries of the tract, shown with bearings and distances as required by G.S. 48-30, as amended		
_	_	(proposed/actual)		
		north arrow		
		the location and name of all water courses, as identified on U.S.G.S. 7.5 minutes series (topographic) maps		
		any natural features affecting the site		
		the location of the flood hazard, floodway, and flood fringe boundaries, if applicable, or a note that the property is		
_	_	not in a flood hazard area.		
		note provisions for water and sewer (community or individual)		
		the location of any cemetery		
	existing buildings or structures, railroads, and bridges on the land to be subdivided			
		approximate lot lines and distances, and lot numbers		
		lot lines with bearings and distances and lot numbers (*)		
		building footprint(s) for unified residential developments		
		names of adjacent property owners		
		location of control corners (*)		
		the accurate location and description of all monuments, reference markers and property and lot corners (*)		
7.6		A written statement from the NC Department of Environment, Health and Natural Resources permitting plans for		
		the community sanitary sewer system, if applicable.		
7.7		A written statement from the NC Department of Environment, Health and Natural Resources approving and		
		permitting plans for a community water system, if applicable.		
7.8		For development greater than one acre, a copy of the erosion control plan and a written statement from the NC		
ı		Department of Environmental Quality stating that an erosion control plan has been submitted and approved for		
		the project, if applicable.		
ı		For development between 4,000 square feet and one acre, a Transylvania County Erosion/Sediment Control		
		Permit has been approved.		
7.9		A less than 45' right-of-way disclosure statement (Section 11.223), if applicable.		
7.10		A written statement from the District Engineer of the Division of Highways of NC Department of Transportation		
		certifying approval of any proposed road and highway plans, if applicable.		
7.11		Any other information considered by the sub-divider, the Planning Board, and/or Planning Director to be pertinent		
<u> </u>		to the review of the plat.		
7.12		All certifications required in Section 6 of this Ordinance. (Check if appropriate)		
_ !		6.271 Certificate of Ownership and Dedication (*)		
_ 		6.272 Private Roads Certification (*)		
 		6.273 Survey and Accuracy Certification (*)		
 		6.274 Road Grades and Suitability Certification (*)		
Appı	roved 1	by: Date:		
'Tr	.0 ,			
Anpı	roved (Conditionally by: Date:		
' ' 'rr-	.0,000	Conditionary by.		
Real	uireme	nts not met:		
Trong	11101110	ms not met.		
Deni	ed by:	Date:		
Date.				
Reason:				
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