

**Transylvania County
Subdivision Final Plat Requirements**

Subdivision Title: _____

Surveyor Name: _____

Owner Name: _____ **Owner Contact:** () - _____

Application No.: _____ **Reviewed By:** _____

Date: / / **Preliminary Plat:** **Final Plat:**

PIN #: - - - 000 **Deed Book:** _____ **Page:** _____

Number of lots: _____ **Total Acres:** _____ **Lot/Acre:** _____

Property Address: _____

47-30(f)(11)a This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

SURVEY PLAT REQUIRMENTS

- _____ Original Signature and seal on survey
- _____ Map or plat size 18" x 24" and margins are 1 ½" on left and ½" on all other sides
- _____ Map or plat in reproducible form and legible
- _____ Surveyor has included the required (a) or (b) statement on the plat
- _____ Title Block
 - _____ Property designation/title description
 - _____ Name of owner
 - _____ Location (township, county, state)
 - _____ Date
 - _____ Scale or ratio (graphic & written)
 - _____ Name and address of surveyor
 - _____ Origin of information (deed and plat reference)
 - _____ Tax Parcel Identification Number
- _____ Surveyor's Certificate
 - _____ Under whose supervision the plat was made
 - _____ Ratio of precision
 - _____ Statutory Classification of plat (G.S. 47-30(f)(11))
 - _____ 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

_____ Name and/or references of adjacent owners/properties

_____ Certificate of approval from NC Department of Transportation (see G.S. 136-102.6(D)) if applicable

_____ Rights of way, watercourses, utilities, driveway easements, roadways (public & private), marked/noted

_____ Exact boundaries of the tract, shown with bearing and distance (G.S. 48-30) (in addition to all plat requirements)

TRANSYLVANIA COUNTY SUBDIVISION CONTROL ORDINANCE REQUIREMENTS

_____ Number of new roads _____

_____ Date of approved road inspection _____ / _____ / _____

_____ Subdivision is a part of an approved master plan

_____ Date of master plan approval (if applicable): _____ / _____ / _____

_____ Master plan phase applicable to final plat: _____

_____ Subdivision is consistent with approved master plan

_____ Lot size(s), exclusive of right of ways

_____ Less than 45' Right of Way Statement (if applicable)

_____ Roads

_____ Existing

_____ Names

_____ Right of way lines

_____ Type (public/private)

_____ Location and dimension of all right of ways, easements, riding trails, natural buffers, pedestrian/bicycle paths, and areas to be dedicated to public use with the purpose of each stated (if applicable)

_____ Utilities (if applicable)

_____ Easements/Abutting

_____ Transmission lines

_____ Location and size of natural gas lines

_____ Water lines, location and size

_____ Storm sewers, drainage facilities (proposed and existing)

_____ Fire hydrants (proposed and existing)

_____ Site Calculations

_____ Linear feet in newly constructed roads (if applicable)

- Area of each lot in acres
- Floodway/Floodplain (if applicable)
- Location
- Location of cemetery(s) (if applicable)
- Natural features affecting site (if applicable)
- Existing use of land within subdivision
- Existing buildings and structures, railroads and bridges in the subdivision

REQUIRED CERTIFICATES AND STAMPS

- Subdivision Certificate of Approval (TC Subdivision Control Ordinance, Sec. 6.4)
- Plat Review Officer Certificate
- Certificate of Private Roads (if applicable)
- Certification of Road Grades and Suitability (if applicable)
- Certificate of compliance to construction standards of public roads by NCDOT Engineer (if applicable)

APPLICATION STATUS

- Completed application form signed and submitted
- All application fees collected

APPROVED

REVIEW OFFICER

_____/_____/_____
DATE

Permit No.: _____

Notes: _____

