

TOWN OF LAKE LURE MINOR SUBDIVISION APPLICATION

See Land Use and Land Development Fees schedule.

Approved _____	Date _____
Denied _____	Subdivision Administrator _____

Date of submission: _____

Name of proposed subdivision: _____

Existing number of lots: _____ Proposed number of lots: _____ Total area (acres): _____

General location: _____ Map _____ Block _____ Lot _____

Zoning District: _____

For the record, this minor subdivision plat:

Meets Zoning District requirements

___ Does not create more than 5 lots

___ Lot Size

___ Does not create any new public streets

___ Lot width at Building Site

___ Does not violate any adopted plan, policy or ordinance

___ Lot width at Street Line

___ Does not impede extension of a existing or planned public street

___ Does not leave an implied division of property which would not meet town regulations

___ Does not landlock any tract of land

APPLICANT

REGISTERED LAND SURVEYOR

Name: _____

Name: _____

Address: _____

Company: _____

Address: _____

Telephone: _____

Signature: _____

Telephone: _____

Submit one original suitable for recording and one copy for town records. The plat must meet all requirements for a final plat as described in § 91.19 (B), Code of Ordinances (see attached checklist). In addition, the following certificate must be included on the plat:

I certify that the final plat shown hereon complies with Lake Lure subdivision regulations for a minor subdivision and is approved for recording in the Rutherford County Register of Deeds office.

Date: _____ Subdivision Administrator: _____

The applicant is responsible for recording this plat with the Rutherford County Register of Deeds within 60 days of approval.

MINOR SUBDIVISION PLAT CHECKLIST

Name of subdivision: _____

Developer: _____

A minor subdivision plat must meet all requirements for a final plat as described in § 91.19 (B), Code of Ordinances. Those requirements are summarized below in checklist format.

- _____ Subdivision name
- _____ North arrow
- _____ Scale denoted graphically and numerically
- _____ Date of plat preparation
- _____ Township, county and state in which the subdivision is located
- _____ Name(s) of the owner(s) and the registered surveyor and/or engineer (including the seal(s) and registration number(s))
- _____ Exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings, and the location of intersecting boundary lines of adjoining properties
- _____ Names and deed references (when possible) of owners of adjoining properties and adjoining subdivisions of record (including those proposed or under review)
- _____ All visible and apparent rights-of-way, watercourses, utilities, roadways and other such improvements accurately located where crossing or forming any boundary line of the property shown
- _____ Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line, and setback line including dimensions, bearings or deflection angles, radii, central angles, and tangent distances for the centerline of curved streets and curved property lines that are not the boundary of curved streets
- _____ Accurate locations and descriptions of all monument markers and control points
- _____ Blocks numbered consecutively throughout the entire subdivision and the lots numbered consecutively throughout each block
- _____ Minimum building setback lines
- _____ Street names and right-of-way lines of all streets
- _____ Location and width of all adjacent streets and easements
- _____ Location and dimensions of all rights-of-way, utility or other easements
- _____ Rutherford County Health Department approval of any well or septic tank or alternate sewerage disposal system serving only one connection or written approval from state and local agencies for new or expanded water systems and/or sewer systems
- _____ Forms for final certifications lettered or stamped on the final plat in such a manner as to be legible on any prints made therefrom - mylars must be presented for signatures