

**TOWN OF LAKE LURE
MAJOR SUBDIVISION
FINAL PLAT APPLICATION**

See Land Use and Land Development Fees schedule.

Approved by Zoning & Plan Bd : _____	Subdivision Administrator _____
Rejected by Zon & Plan Bd : _____	_____
	Date: _____

Date of submission: _____

Name of proposed subdivision: _____

Proposed number of lots: _____ Total area (acres): _____ Zone Classification: _____

General location: _____ Map _____ Block _____ Lot _____

Proposed road system:

To be public - length: _____ To be private - length: _____

APPLICANT

REGISTERED LAND SURVEYOR

Name: _____

Name: _____

Address: _____

Company: _____

Address: _____

Telephone: _____

Signature: _____

Telephone: _____

Staff Review:

Public Works Dir.	<i>Complies</i> _____	<i>Does not comply</i> _____	Comments Attached: Yes _____ No _____
Utilities Dir.	<i>Complies</i> _____	<i>Does not comply</i> _____	Comments Attached: Yes _____ No _____
Fire Coordinator	<i>Complies</i> _____	<i>Does not comply</i> _____	Comments Attached: Yes _____ No _____
Zoning Adm.	<i>Complies</i> _____	<i>Does not comply</i> _____	Comments Attached: Yes _____ No _____
Subdivision Adm.	<i>Complies</i> _____	<i>Does not comply</i> _____	Comments Attached: Yes _____ No _____
Erosion Contr.Off.	<i>Complies</i> _____	<i>Does not comply</i> _____	Comments Attached: Yes _____ No _____
Police Chief	<i>Complies</i> _____	<i>Does not comply</i> _____	Comments Attached: Yes _____ No _____
Town Engineer			Comments Attached: Yes _____ No _____

Subdivision Administrator _____ Date _____

FINAL PLAT APPROVAL CHECKLIST

Name of Subdivision: _____

Name of Subdivider: _____

Preliminary Plat is to be reviewed to make sure that:

- 1. Preliminary Plat has been approved.**
- 2. Valid time period has not been exceeded.**
- 3. Final Plat is substantially the same as the preliminary plat.**

Plat is to be prepared by a registered land surveyor or registered engineer and shall contain the following:

_____ Subdivision name.

_____ Date of plat preparation.

_____ North Arrow.

_____ Scale denoted graphically and numerically, not to exceed 1" = 100'.

_____ 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 lands.

_____ Names and deeds references (when possible) of owners of adjoining properties and adjoining subdivisions of record (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, centra angles, and tangent distances for the centerline of curved property lines that are not the boundary of curved streets.

_____ The accurate locations and descriptions of all monument markers and control points.

_____ The 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's approval of any well or septic tank or alternative sewer disposal system serving only one connection or written approval from state and local agencies for new or expanded water systems and/or sewer systems.

_____ Security in lieu of improvements received and written agreement between developer and Town signed and in place.

_____ Forms for final certification. The following certificates shall be lettered or rubber stamped on each page of the final plat in such a manner as to ensure that said certificates will be legible on any prints made therefrom:

(A) Certificate of Ownership

(B) Certificate of Accuracy

(C) Certificate of Approval of the Installation and Construction of Streets, Utilities, and Other Required Improvements.

(D) Certificate Regarding Ownership and Maintenance of Street Right-of-ways.

(E) Certificate of Review and Approval of the Subdivision Administrator.

(F) Certificate of Approval of the Zoning Board by the Chairman of the Board.

Prior to final approval, certificates (A), (B), (C), and (D), if applicable, shall be signed by the appropriate person.

FINAL PLAT REVIEWED BY: _____
Subdivision Administrator Date

NOTES:

1. The subdivision is to be inspected by the Zoning and Planning Board before final approval.

2. No final plat shall be recorded by the County Register of Deeds until the final plat has been approved by the Zoning and Planning Board and the appropriate Certificate signed by the Chairman of the Zoning and Planning Board on each page of the final plat.