

V-D

Amended
1/6/92
2/3/04

Final Plat

The Final Plat shall be drawn in accordance with the requirements of G.S. 47-30 as amended and to the specifications of this Section. The plat shall be prepared by a Professional Land Surveyor at a scale of not less than one hundred (100) feet to the inch nor more than twenty (20) feet to the inch.

V-D-1**Plat Preparation**

All Final Plats shall be prepared in accordance with the Manual of Practice for Land Surveying in North Carolina as prepared by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors.

V-D-2**Title Block**

A title block shall be placed on the plat, which shall contain the following information:

- (a) The name of the subdivision, preceded by the words "Final Plat of _____", which shall not duplicate nor closely approximate, phonetically or in spelling, the name of any other subdivision in Orange County, and, where the plat at hand is only part of a larger subdivision bearing the same name, the unit or section number of other necessary identification;
- (b) The graphic scale in feet per inch in words or figures and bar graph; a north arrow accurately positioned and designated as magnetic north, true north, North Carolina State Plane Coordinate Grid System North or north referenced to a recorded instrument with the recording reference shown; the date or dates the survey was conducted; and any other pertinent legend data;
- (c) State, county and township location; tax map, Parent PIN, block and lot number references; and deed book and page number citations for the property being subdivided; and
- (d) The name and address of the owner(s) of the land being subdivided; the name and address of the subdivider if other than the owner; and the name and address, registration number and seal of the land surveyor responsible for preparation of the plat.

V-D-3**Vicinity Map**

A vicinity map showing the general location of the subdivision in relation to the surrounding area shall be placed on the plat. The

vicinity map shall be drawn at a sufficient size to show the relationship of the tract to the existing street or highway system and readily recognized Orange County landmarks. The vicinity map shall show the street names in addition to the SR designations.

V-D-4 **Existing Site Data**

Information on existing conditions shall be shown as noted below.

V-D-4-a **Boundary Lines**

The location, distance and bearings for the boundary line of the tract to be subdivided shall be shown on the plat. Areas not designated as lots that will be under common ownership such as a conservancy, public agency or similar entity or a homeowners' association's ownership shall be appropriately labeled as tracts.

Locations of corporate limits or Extraterritorial Zoning Jurisdiction (ETJ) lines, township boundaries, and county lines shall also be shown on the plat as well as the names of owners and Parcel Identification Numbers (PIN) of adjacent land. For adjacent land that is platted, the subdivision plat name, plat book and page number abutting the tract to be subdivided shall also be shown.

V-D-4-b **Other Conditions**

If any portion of the final plat includes land referenced in the *"Inventory of the Natural Areas and Wildlife Habitats of Orange County, North Carolina"* it shall be shown on the plat. In addition, constructed features including houses, barns, sheds, railroads and overhead utility lines shall be denoted. Cemeteries shall be shown if designated either by a previously recorded instrument or if disclosed to or found by the surveyor during the course of the survey.

All street rights-of-way, which adjoin the boundaries of the tract being subdivided, shall be shown with dashed lines and shall denote the right-of-way location and width.

V-D-5 **Subdivision Layout Data**

The lot design plan shall be drawn and shall show the following information:

V-D-5-a **Lot Arrangement and Development Potential**

The lot lines, Parent Parcel Identification Number, and lot and block numbers of each lot shall be shown on the plat. Blocks shall be consecutively numbered or lettered in alphabetical order and, all lots

in each block shall be consecutively numbered. Lot and block numbers provided shall be in substantial compliance with those shown on the approved Preliminary Plat.

The location and dimensions of all lot lines, all new easements and any existing easements which are recorded or easements which are visible and apparent reservations, and areas dedicated to public or private use with notes stating their purposes shall be shown on the Final Plat. Lots shown on the Final Plat shall be substantially the same as those shown on the approved Preliminary Plat.

Front, rear, and side yard setbacks that are greater than the minimum setback requirements of the district in which the parcel is located shall be designated with dashed lines on the individual lots and labeled as 'Minimum Setback'.

All lots which are of restricted development potential shall be noted on the Final Plat with reference to a separate recorded instrument which describes the restricted lot(s) by metes and bounds and designates the lot as "Of restricted development potential because of (specify condition), pursuant to Section IV-B-2 of the Orange County Subdivision Regulations".

V-D-5-b **Streets and Transportation Systems**

The location, dimensions and classification (public or private) of all streets, new easements or any existing easements which are recorded or which are visible and apparent uses, alleys and other public or private ways shall be shown on the Final Plat, including pedestrian and non-motorized vehicle easements. All streets intended for future extension either within or beyond the boundaries of the subdivision shall clearly be indicated on the Final Plat by the words, "Subject to future extension". A No Vehicular Access Easement (NVA) (aka Negative Access Easement) 10 feet in width shall be designated, with a dashed line, along the right-of-way of all lots and tracts where direct vehicular access to a roadway is not approved.

Street names, including State road numbers if applicable, shall be indicated on the Final Plat and shall not duplicate or approximate the name of any other street in Orange County, or an adjacent County if a similar street name is in use in the vicinity, except where a street is the continuation or extension of an existing street. All street names shall be approved through Land Records office.

V-D-5-c **Utility and Drainage Data**

Amended
1/6/92

Construction plans shall be submitted to proper authorities, as required, to document any new public or private community water

supply system, public or private community sewage disposal system, and storm drainage facilities. Written approval and a set of approved construction plans shall be submitted to the Planning Department prior to approval of the Final Plat.

The location and purpose of all new easements for utility systems shall be shown on the Final Plat, including, but not limited to, sanitary sewers, septic tanks and nitrification fields, storm sewer lines, water mains, gas, transmission mains and overhead electric, telephone and CATV transmission mains, and any other above or below ground utility systems which are contained within a designated easement.

It is understood that utility distribution systems to individual lots for gas, electric, telephone, and TV cable service are customarily covered by "blanket easements" or "general easements". If these easements have been recorded, the recording data shall be shown on the plat. Otherwise, these easements need not be denoted on the plat.

***V-D-5-d**

*Amended

4/2/90

1/4/94

Final Plat-Floodway and Watershed Data

Boundaries of both the floodway and floodway fringe areas shall be designated and labeled on the plat as required by the Orange County Flood Damage Prevention Ordinance.

For subdivisions located within a water supply watershed of regional and/or local importance, the following information shall be shown on the Final Plat:

- (a) The maximum impervious surface data as required by Articles 6.23, 6.24, and/or 6.25 of the Orange County Zoning Ordinance shall be shown for each lot.
- (b) Stream buffers as required by Articles 6.23, 6.24, and/or 6.25 of the Orange County Zoning Ordinance shall be delineated with widths noted on the Final Plat. Development restrictions within the buffer shall be specified in a separate document to be recorded concurrently with the Final Plat. The Deed Book and Page reference shall be noted on the Final Plat.
- (c) Storm water detention and/or retention sites and undisturbed areas for infiltration purposes as required by Section IV-B-9-c of this Ordinance and/or Articles 6.23, 6.24, and/or 6.25 of the Orange County Zoning Ordinance shall be delineated and labeled on the Final Plat. Any restrictions or requirements associated with the detention/retention sites shall be specified in a separate document to be recorded concurrently with the Final Plat. The Deed Book and Page reference shall be noted on the Final Plat.

V-D-5-e Landscaping and Buffer Data

Buffers widths and locations as required by Section IV-B-8-d of this Ordinance or Article 12 of the Orange County Zoning Ordinance, whichever is greater, shall be shown on the Final Plat and specified in a separate document to be recorded concurrently with the Final Plat. The Deed Book and Page reference shall be noted on the Final Plat.

***V-D-5-f Protection of Natural And Cultural Resources**

*Amended
9/4/90

Any areas identified in the "Inventory of the Natural Areas and Wildlife Habitats of Orange County, North Carolina" shall be shown on the Final Plat. A description of the resource, and the conditions of subdivision approval, which assure its protection shall be included in a document of describing development restriction to be recorded concurrently with the plat.

V-D-6 Certificates and Endorsements to Appear on Final Plat

***V-D-6-a Certificates of Dedication and Maintenance**

*Amended
1/6/92

The Final Plat shall be made by or prepared under the supervision of a Professional Land Surveyor licensed to practice in the State of North Carolina and shall contain a certificate as required by Section 47-30 of the General Statutes and prepared in substantially the following form and acknowledged by a notary public:

- (1) "I, _____, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book _____, Page _____, etc.) (other); that the ratio of precision is 1: _____; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____; that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this _____ day of _____, A.D., 19____."

Seal or Stamp
Surveyor Registration Number

(The surveyor shall also certify on the plat as required by G.S. 47-30 (f) (11) as amended.)

***V-D-6-b Certificates of Dedication and Maintenance**

*Amended
8/6/90
8/3/92

- (1) The following certificate shall be printed on the Final Plat and shall be followed by the signature of the owner(s) of the

property being subdivided acknowledged by a notary public.

"The undersigned owner hereby certifies that the land shown hereon is located within the subdivision-regulation jurisdiction of Orange County and hereby freely dedicates all rights-of-way, easements, streets, recreation areas, open spaces, common areas, utilities and other improvements to public or private common use as noted on this plat, and further assumes full responsibility for the maintenance and control of said improvements until they are accepted for maintenance and control by an appropriate public body or by an incorporated neighborhood or homeowners association or similar legal entity."

Owner(s): _____ Date: _____

*Amended 10/16/90
(eff.12/3/90)

*(2) Where a Final Plat shows a private road, an instrument substantially in the form of the County's Standard Road Maintenance Agreement entitled, "DECLARATION OF RESTRICTIONS AND PROVISIONS FOR PRIVATE ROAD MAINTENANCE", shall be recorded contemporaneously with the recordation of the approved Final Plat which guarantees (a) right of access to any private road in the subdivision by all lots served by the road and by law enforcement and emergency vehicles, (b) right of access for the proposed private road to a State or municipally maintained road by way of direct access or other private roads, (c) perpetual maintenance for any private road serving the subdivision at the standards set for approval, and (d) provide record notice of the probability that future development dependent on the private roads for access will require upgrading of the roads to a higher private road standard or public dedication and upgrading of the road to North Carolina Department of Transportation standards. This instrument shall also note acceptance by the owner of all liability related to the use of the road, and agreement to hold both the County and State harmless from such liability, and acknowledge that some public services may not be provided due to the private nature of the road. The guarantees of right of access and maintenance of the subdivision roads shall run with the land and shall be disclosed to any prospective purchaser of land in the subdivision as provided in North Carolina General Statutes Chapter 136- 102.6. Upon recordation the Deed Book and Page Number of the recorded document shall be referenced on the Final Plat.

Owner(s): _____ Date: _____

- (3) The following shall be printed on the final plat and shall be followed by the signature of the County Manager:

"Orange County hereby accepts, for the use of the general public, without maintenance responsibility, the offer of public dedication of all public rights-of-way, public easements, public streets, public recreation areas, public open space, public utilities and other public improvements shown on this plat."

County Manager: _____ Date: _____

***V-D-6-c**

*Amended
1/6/92

Certificates of Approval

- (1) A Final Plat for a minor subdivision shall show the following form for Planning Department endorsement: "I hereby certify that the subdivision plat shown hereon has been found to comply with the Orange County Subdivision Regulations, provided that this plat shall be recorded within ninety (90) days of final approval, approved by the Orange County Planning Department on _____(Date)."

Planning Director or Authorized Agent

Date

- (2) A Final Plat for a major subdivision shall show the following form for Planning Department endorsement: "I hereby certify that the subdivision plat shown hereon has been found to comply with the Orange County Subdivision Regulations. Provided that this plat shall be recorded within ninety (90) days of final approval, approved by the Orange County Planning Department on _____(Date)."

Planning Director or Authorized Agent

Date

- (3) Where sewage disposal within all or a portion of a subdivision is to be accomplished through the installation and use of surface sewage disposal systems, the plat shall show the following form for Orange County Health Department endorsement:

"Soil and site evaluations have been conducted by the Orange County Health Department, Environmental Health Division, and unless otherwise noted, an area on each lot has been tentatively designated for the installation and repair of a wastewater system. This certification is not an Improvement Permit or an approval for a septic system on any of the lots. Subsequent changes to the lots may affect the ability to obtain

lots may affect the ability to obtain Improvement Permits and/or Construction Authorizations.”

- (6) Where lots have been approved for recordation by either the Orange County School System or the Chapel Hill/Carrboro School System the following statement and endorsements shall appear on the final plat:

I hereby certify that the lots shown on this plat have been approved by the _____ School System for recordation prior to [Insert date] in accordance with the Schools Adequate Public Facilities Ordinance.

Chair Date

Secretary Attest Date

SEAL

All certificates and endorsement signatures on the Final Plat, except those of the County Manager, Planning Board Chair, Planning Director and Environmental Health Officer shall be notarized by the statement of a Notary Public entered on the Final Plat. The Notary Public statement shall be shown in substantially the following form:

"North Carolina _____ County

I, a Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing certificate. Witness my hand and seal this ____ day of _____, 19____.

"Seal or Stamp Notary Public

My Commission expires _____

V-D-7 Certificate of Improvements

- (1) If the required improvements are completed prior to the submission of the Final Plat, then one of the following certificates shall be shown on the plat and followed by the County Manager’s signature:

"The County Manager hereby certifies that all improvements required by the Orange County Subdivision Regulations have been installed as specified by the approved Preliminary Plat for _____ Subdivision and that said improvements comply with Orange County specifications."

County Manager: _____ Date: _____

- (2) If the required improvements are not completed prior to the submission of the Final Plat and their completion is not insured by regulations applicable to developments financed by the U.S. Department of Housing and Urban Development, the following certificate shall be recorded followed by the County Manager's signature:

"The County Manager hereby certifies that (a) cash in the amount of \$_____, or (b) an irrevocable letter of credit by an approved institution and as approved by the Orange County Attorney, has been posted with Orange County guaranteeing that all improvements will be installed as specified by the approved Preliminary Plat for _____ Subdivision. All required improvements must be completed within three hundred and sixty-five (365) days hereof."

County Manager: _____ Date: _____