



The Town of
Davidson

College Town, Lake Town, Your Town

Final Plat

Development Application

Davidson Planning Ordinance Section 14.8

Dear Applicant,

The Town of Davidson and the Planning staff appreciate your interest in our community as a development opportunity and hope you find the process to be fair, transparent, and efficient. This packet contains step-by-step information to make the final plat process easier to understand and complete. In order to assure your project results in a development that serves both your needs and the needs of the community, it is reviewed under the regulations of the Town of Davidson Planning Ordinance and the General Planning Principles, which are:

- We must preserve Davidson's character and sense of community.
- We must preserve and enhance Davidson's unique, historic downtown and neighborhoods.
- We must provide a safe and efficient transportation network for all users by supporting active transportation, transit, and new mobility options.
- We must wisely manage the finite land and natural resources in the town's planning area.
- We must create an environment that maintains and enhances community diversity and inclusivity.
- We must manage growth and support appropriate economic development so the town can provide public facilities and services apace with development.
- We must maintain the town's unique sense of place through quality architecture and design.
- We must consider the town's fiscal health when making decisions.
- We must support our institutional and nonprofit community partners that contribute to our quality of life.

The Planning Ordinance in its entirety is available on the Town of Davidson website: <http://www.ci.davidson.nc.us/1006/Planning-Ordinance>. While all sections may be relevant to your application, Section 14 describes specific procedural requirements.

Planning staff works cooperatively with the developer, the Board of Commissioners, the Planning Board, the Design Review Board, Mecklenburg County, and community stakeholders in order to assure the best project possible. The enclosed information should help guide you through the various town and county procedures. A project manager from the Planning Department will work closely with you throughout the process and is available to answer any questions you may have. Please direct all questions to your specific project manager.

We look forward to working with you to ensure that your proposal reflects Davidson's values and regulations – as outlined in the ordinance and planning principles.

Sincerely,

Jason Burdette, AICP
Planning Director

Table of Contents

Introduction

1. Welcome Letter
2. Table of Contents

Forms, Process, & Requirements

3. Application Requirements
4. Contact Information
5. Development Process
6. Final Plat Process Flowchart
7. Davidson Final Plat Checklist
8. Davidson Required Certifications
9. Post-Final Plat Process

Additional Information & Requirements

10. LUESA Final Plat Review Checklist

Application Requirements

Name of Project: _____

This application will not be deemed complete until the Planning Department has verified completeness and application fee paid.

Date Filed	Item
	Application fee per Town of Davidson Fee Schedule – available on the Finance and Budget webpage .
	Contact Information
	Final Plat (In accordance with Section 14.13.9 of the Davidson Planning Ordinance).
	Improvement Guarantees (Three copies of any required improvement guarantees).
	Additional Requirements as listed below:

This Final Plat can be considered exempt from the requirements of the Davidson Planning Ordinance Subdivision requirements, based on Section 6.2.2, “Exempt Subdivisions,” and the definition of “Subdivision” in Section 16.

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.

Applicant's Signature

Date

Contact Information

Name of Project: _____

Applicant's Information

Name: _____

Email: _____

Mailing Address: _____

Business Phone: _____ Mobile Phone: _____

Property Owner's Information

(If different from applicant)

Name: _____

Email: _____

Mailing Address: _____

Business Phone: _____ Mobile Phone: _____

Design Team Information

(If Applicable)

Name of Firm: _____ Primary Contact: _____

Email: _____

Mailing Address: _____

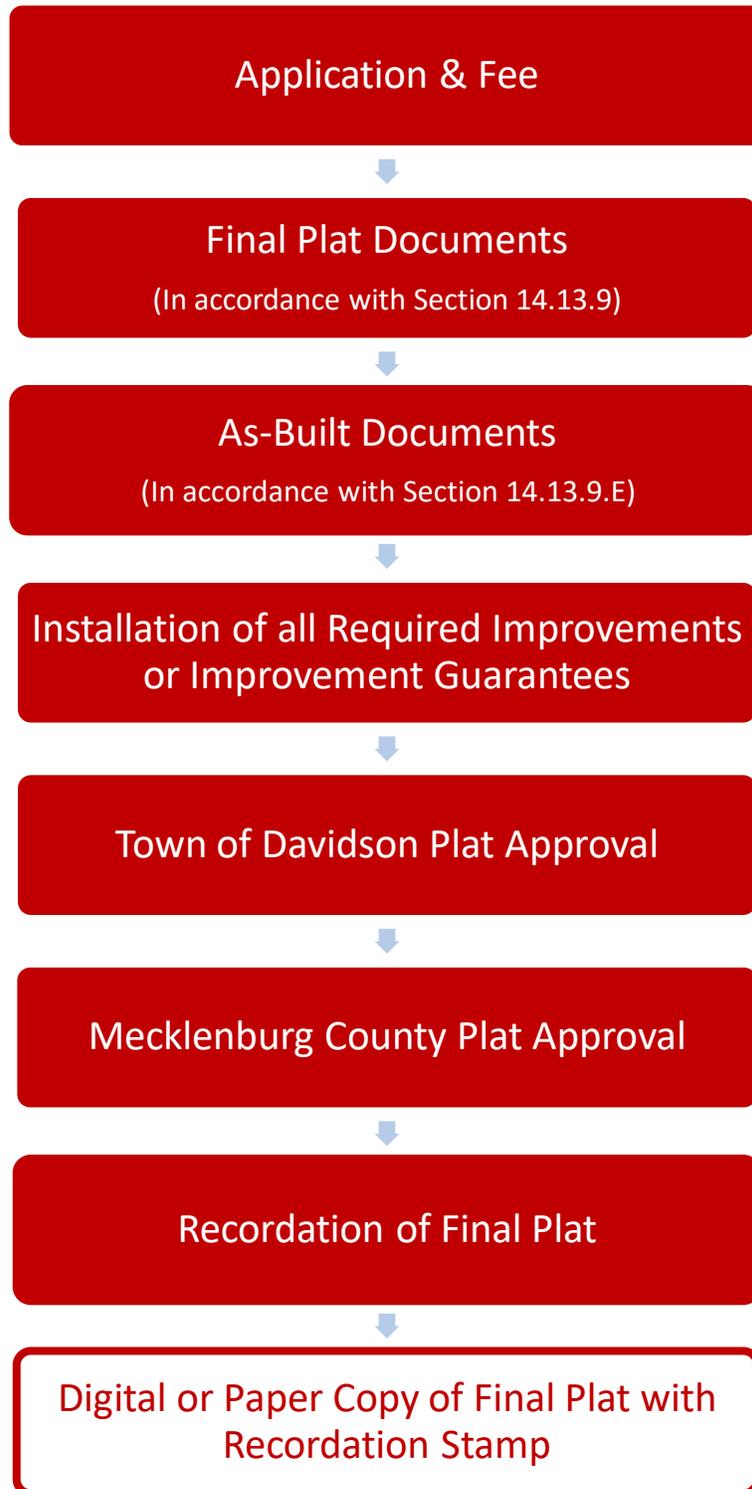
Business Phone: _____ Mobile Phone: _____

Development Process – Final Plat

Name of Project: _____

Date Completed	Checklist	Process Milestone
	<input type="checkbox"/>	Step 1: Application and Fee
	<input type="checkbox"/>	Step 2: Final Plat Documents (In accordance with Section 14.13.9 of the Davidson Planning Ordinance).
	<input type="checkbox"/>	Step 3: As-built document (In accordance with Section 14.13.9.E of the Davidson Planning Ordinance).
	<input type="checkbox"/>	Step 4: Installation of all required improvements or improvement guarantees.
	<input type="checkbox"/>	Step 5: Town of Davidson Plat Approval
	<input type="checkbox"/>	Step 6: Mecklenburg County Plat Approval
	<input type="checkbox"/>	Step 7: Recordation of Final Plat
	<input type="checkbox"/>	Digital or paper copy of final plat with recordation stamp

Final Plat Process: DPO Section 14.8



Final Plat Checklist

Per Section 14.13.9 of the Davidson Planning Ordinance (DPO), the Final Plat shall contain the following:

- Purpose:** In the Notes section, list the purpose of the plat as the first note. For example, the purpose should state: "The purpose of this plat is to..."
- Survey:** The boundary, as determined by survey, of the area to be developed with all bearings and distances shown and the location within the area, or contiguous to it, of any existing streets, railroad lines, water courses, easements, buffers, or other significant features of the tract. The name of the township in which the Final Plat is located, the name of the owner, the name, registration number, and seal of the registered surveyor under whose supervision the plat was prepared, and the date of the plat.
- Scale:** Denote the scale both graphically and numerically with north arrow and declination.
- Vicinity Map:** Include a vicinity map at a scale no smaller than 1 inch equals 1,200 feet showing the location of the development with respect to adjacent streets and properties.
- As-Built Drawings:** As-built drawings and plans of all water, sewer, and storm drainage system facilities, illustrating their layouts and connections to existing systems. Such plans shall show easements and rights-of-way, to demonstrate that facilities are properly placed, and the location of all fire hydrants, blow off valves, manholes, pumps, force mains, and gate valves. This information shall not be placed on the Final Plat, but must be submitted at the time of the request for Final Plat approval or release of any surety for required improvements, whichever comes later.
- Site Design Data:** The accurate locations and descriptions of all monuments, markers, and control points. Sufficient data to readily determine and reproduce accurately on the ground the location, bearing, and length of every street, alley line, lot line, building line, easement line, and setback line. All dimensions shall be measured to the nearest one-hundredth of a foot and all angles to the nearest second.
- Site Details:** The lines and names of all streets, alley lines, lot lines, lot and block numbers, lot addresses, lots designated for affordable units, building setback lines, easements, designated tree save areas, reservations, on-site demolition landfills, and areas dedicated to public purpose with notes stating their purposes.
- Floodplain:** All lots subject to flooding shall be noted with the following statement: "Any construction or use within the areas delineated as floodway is subject to the restrictions imposed by Section 18, Floodplain."
- Restrictions:** Any intended conservation easements, deed restrictions prohibiting further subdivision or development, or instruments reducing development rights.
- Certifications:** All of the appropriate certifications must appear on the final plat.

Post-Final Plat Process

Name of Project: _____

Depending on the nature and phasing of the proposed development, the following post final plat approval steps may or may not be required. The planning staff will assist in determining which steps are applicable.

Date Filed	Checklist	Process Milestone
	<input type="checkbox"/>	Individual Building(s) & Design Review (Section 14.9 & 14.10)
	<input type="checkbox"/>	Building and/or Sign Permit (Section 14.11)
	<input type="checkbox"/>	Certificate of Occupancy

FINAL PLAT NOTES & CERTIFICATION TEXT

05/01/20

Below is a list of required notes and text to be included on Final Plat documents, as applicable.

NOTES

1. **PURPOSE:** In the Notes section, list the purpose of the plat as the first note. For example, the purpose should state:

1. Purpose: The purpose of this plat is to record [sidewalk easements for donation to the Town of Davidson].

CERTIFICATIONS

1. INFRASTRUCTURE

Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements.

I hereby certify that all streets, utilities, and other required improvements have been installed in an acceptable manner and according to Town Specifications and Standards or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Davidson has been received.

Date

Mecklenburg County, LUESA

2. RECORDING

a. Certificate of Approval for Recording.

I hereby certify that the subdivision plat shown hereon has been found to comply with the Planning Ordinance for Davidson, North Carolina, and that this plat has been approved by the Town of Davidson for recording in the Office of the Register of Deeds of Mecklenburg County.

I further certify that the Board of Commissioners only accepts the dedication of the public parks shown thereon, if such parks are located within the corporate limits of Davidson, but assumes no responsibility to open or maintain the same until, in the opinion of the Board of Commissioners, it is in the public interest to do so.

Date

Planning Director, Town of Davidson

OR

b. Certificate of Approval for Recording.

The following certificate shall appear on all plats which do not meet the definition of subdivision as defined in this Ordinance, but which need approval from the Town for recording at the Mecklenburg County Register of Deeds Office. This Certificate is to be used in lieu of 2a. above.

I hereby certify that the subdivision plat shown hereon is exempt from the subdivision provisions of the Davidson Planning Ordinance, and is therefore exempt from its provisions.

The plat has been found to comply with the zoning regulations of the Davidson Planning Ordinance, and has been approved by the Town of Davidson for recording in the Office of the Register of Deeds of Mecklenburg County.

Date
Planning Director, Town of Davidson

3. PRIVATE WATER & WASTEWATER SUPPLY

The following Certificate shall be placed on the final plat only when the proposed subdivision is not to be connected to publicly-owned and operated water supply and sewage disposal systems.

Certification of Approval of Water Supply and Sewage Disposal Systems.

I hereby certify that the water supply and sewage systems installed or proposed for installation in XXXX Subdivision meet necessary public health requirements XXXX and are hereby approved.

Date
County Health Officer or Authorized Representative

4. WATERSHEDS, PUBLIC WATER & WASTEWATER SUPPLY

All plats approved in the Town of Davidson’s jurisdiction must have one of the following Watershed Certificates on the final plat:

a. Certificate of Approval for Recording – Watershed

This property is located within a Public Water Supply Watershed. Development restrictions may apply. I certify that the plat hereon complies with the Watershed Protection Ordinance and is approved by the Town of Davidson for recording at the Mecklenburg County Register of Deeds Office.

Date
Watershed Administrator, Town of Davidson

OR

b. Certificate of Approval for Recording – No Watershed OR Watershed Exemption

I certify that this plat is not within a designated Public Water Supply Watershed.

Date
Watershed Administrator, Town of Davidson

OR

I certify that this plat is within a designated Public Water Supply Watershed, and that the owner and developer have submitted plans and obtained permits for construction prior to the effective date of the

Ordinance, and are exempt from its provisions.

Date

Watershed Administrator, Town of Davidson

5. FLOOD

Flood Hazard Certification

*This is to certify that the subject property **is/is not** located in a special flood hazard area as shown on maps prepared by the Federal Emergency Management Agency, Federal Insurance & Management Administration, dated X/XX/XXXX (FIRM # XXXXXXXXXX).*

6. OPEN SPACE

Open Space Certification [i.e., Note]

Language is particular to each project. Stock text is generally as follows:

All open space areas shall be privately-maintained by the HOA and shall be publicly-accessible.

7. OWNERSHIP & DEDICATION

Certificate of Ownership and Dedication.

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Davidson, and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all mature and specimen trees as defined by the Davidson Planning Ordinance in the tree and root protection area, plant supplementary trees if required, and dedicate all streets, alleys, walks, parks, and other sites and easements, to public or private uses as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or rights-of-way to the Town of Davidson and the Charlotte-Mecklenburg Utility Department.

Date

Owner(s)

8. SURVEY

Certificate of Survey and Accuracy.

*I, XXXX, certify that this **map/plat** was **(drawn by me)/(drawn under my supervision)** from **(an actual survey made by me)/(an actual survey under my supervision)**, deed description recorded in Book XXXX, Page XXXX, Book XXXX, Page XXXX, etc. (other); that the ratio of precision as calculated is 1: XXXX; that the boundaries not surveyed are shown as broken lines plotted from information found in Book XXXX, Page XXXX; that this **map/plat** was prepared in accordance with G.S. 47- 30 as amended. Witness my original signature, registration number, and seal this **XX** day of **XXXX**, A. D., **(year)**.*

Surveyor

License or Registration Number

Official Seal (Required)

9. REVIEW OFFICER

Review Officer Certification

State of North Carolina, County of Mecklenburg I, XXXX, Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all the statutory requirements for recording.

Date

Review Officer

10. NC DOT CERTIFICATION

a. [...if **No** New Right-of-Way is being dedicated]

NCDOT Certification

Division of Highways Proposed Subdivision Road Construction Standards Certification

I hereby certify that the right-of-way dedication along the existing state maintained roadways shown on this plat is approved and accepted as public right-of-way by the North Carolina Department of Transportation, Division of Highways. Only North Carolina Department of Transportation approved structures are to be constructed on public right-of-way.

Date

District Engineer

OR

b. [...if New Right-of-Way is being dedicated]

NCDOT Certification

Division of Highways Proposed Subdivision Road Construction Standards Certification

I hereby certify that the streets on this plat designed as public are or will be in accordance with the minimum right of way and construction standards established by the Board of Transportation for acceptance on the state highway system. Only North Carolina Department of Transportation approved structures are to be constructed on public right-of-way.

Date

District Engineer

**LAND USE AND ENVIRONMENTAL SERVICES AGENCY
FINAL PLAT CHECKLIST
September 2013**

Project Name: _____ Navision File #: _____

Reviewer: _____ Date Reviewed: _____ Phone #: _____

Surveyor: _____ Contact Person: _____ Phone #: _____

This is an internal document generated to facilitate consistent plat reviews. Additional information may be necessary based on site-specific conditions.

The Land Development Division will review/approve plats within 10 business days upon receipt. For the initial review, three black line copies of the plat are required. A copy of the plat will be sent to CMUD for their review. If a plat requires a bond, the bond will be prepared within five business days upon notification from the developer/owner. Plats will not be signed until bond, Guarantee of Installation and other information as required is received.

GENERAL PLAT REQUIREMENTS:

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	Vicinity map	
<input type="checkbox"/>	Minimum scale 1"=100'	
<input type="checkbox"/>	North Arrow (grid, magnetic, map reference)	
<input type="checkbox"/>	Property Boundary with Metes & Bounds	
<input type="checkbox"/>	Name of Subdivision, Phase # & Map #	
<input type="checkbox"/>	Name and Address of Property Owner/Developer	
<input type="checkbox"/>	Adjoining Property owners with deed reference (lot#)	
<input type="checkbox"/>	Street Names (spelled correctly) and R/W Widths	
<input type="checkbox"/>	Street Classification (Public/Private)	
<input type="checkbox"/>	Zoning Classification	
<input type="checkbox"/>	Building Setback Line	
<input type="checkbox"/>	Addresses for all lots	
<input type="checkbox"/>	Lot & Block # for all lots	
<input type="checkbox"/>	2 Concrete monuments per block (can not be within easement or stump holes).	
<input type="checkbox"/>	Tie to existing monument (if NGS within 2000')	

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	Line & Curve data for road R.O.W.'s	
<input type="checkbox"/>	All drainage easements (SDEs) with proper dimensions/widths.	<u>REQUIRED NOTE:</u> "The purpose of the storm drainage easement (SDE) is to provide storm water conveyance. Buildings are not permitted in the easement area. Any other objects which impede storm water flow or system maintenance are also prohibited."
<input type="checkbox"/>	Existing Easements (i.e., Duke Energy, gas lines, access easements)	
<input type="checkbox"/>	35x35 & 10x70 sight triangles (unless otherwise allowed by town)	
<input type="checkbox"/>	Min 20' radii at all intersections (unless otherwise allowed by town)	
<input type="checkbox"/>	Dedication of min. r/w on existing roads (min. 30' from centerline)	<u>REQUIRED NOTE:</u> "Right of way dedicated to NCDOT."
<input type="checkbox"/>	Maintenance obligation of Common Land	
<input type="checkbox"/>	Maintenance obligation on Storm Drain Easement (SDE)	<u>REQUIRED NOTE:</u> "Maintenance of all SDEs as shown on plat is the responsibility of the property owner or assigns."
<input type="checkbox"/>	Area (Ac) of plat (method of calculations)	
<input type="checkbox"/>	18x 24 or 24 x 36 Mylar of plat	
<input type="checkbox"/>	Maximum Built-Upon Area shown on each lot	Include a Built-Upon Area summary Table for Roads, Sidewalks, Lots, etc.

NOTATIONS:

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	Iron pins at all property corners, unless otherwise noted.	
<input type="checkbox"/>	"This plat creates a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land."	<u>COMMENT:</u> Or other statement required by GS 47 30.
<input type="checkbox"/>	"The purpose of the final plat is to indicate the enforceable restrictions on property usage that run with the land to ensure that future development and redevelopment maintains the site in compliance with Ordinance requirements. Those restrictions that show up on the recorded final plat shall be picked up by the surveyor and shown on the lot survey given to purchasers at the time of closing. In this way, the property owner shall be made aware of the restrictions and shall maintain the site in compliance with Ordinance requirements."	

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	“The subdivided property is considered a larger common plan of development and therefore will be subject to the applicable portions of the Town of _____ Post-Construction Storm Water Ordinance during development and redevelopment (including expansion).”	COMMENT: When property is subdivided without building activity this notation serves to inform future “owners” or developers that the lot is part of a larger common plan of development and needs to be evaluated for post-construction storm water ordinance requirements when developed.
<input type="checkbox"/>	“Compliance with the Post-Construction Storm Water Ordinance is required.”	COMMENT: This note must be placed on all Minor Subdivision Plats.

APPROVAL STAMPS:

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	Surveyor’s seal and signature	
<input type="checkbox"/>	Surveyor’s certification	
<input type="checkbox"/>	Mecklenburg County sign off stamp	
<input type="checkbox"/>	NCDOT sign off block	COMMENT: If applicable.
<input type="checkbox"/>	Town sign off block	

WATERSHED:

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	Location & Zone of Watershed (i.e. LN-CA or MI-PA-1)	
<input type="checkbox"/>	Impervious area allotment for each Lot	COMMENT: (see example “Impervious table for Plats”)
<input type="checkbox"/>	Watershed buffer delineation and labeled undisturbed.	

MULTIFAMILY & CONDOMINIUM PLATS:

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	All building lines	
<input type="checkbox"/>	Use & Approximate size of structure	
<input type="checkbox"/>	Finish floor elevations	

FLOODWAY:

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	Creek Name (label centerline)	

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	Floodway cross-section (number and location)	
<input type="checkbox"/>	Minimum finished floor elevation (per lot)	
<input type="checkbox"/>	Future Conditions Flood Fringe Line	
<input type="checkbox"/>	FEMA Floodway Fringe Line	
<input type="checkbox"/>	Community Encroachment Line (measured from creek centerline)	
<input type="checkbox"/>	FEMA Floodway Encroachment Line	
<input type="checkbox"/>	Benchmark (BM) (description, elevation referenced to NGVD 1988)	
<input type="checkbox"/>	Flood Hazard Area Statement	REQUIRED NOTE: "This plat contains lots located within a special flood hazard area as designated on firm community panel _____ zone _____ dated _____."

100+1 BUILDING RESTRICTION FLOODLINE:

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	Section #, Station, and elevations for each cross section	
<input type="checkbox"/>	Flood Protection elevation for each lot	
<input type="checkbox"/>	Building restriction flood line	
<input type="checkbox"/>	BM location (description, elevation referenced to NGVD 1929 or NAVD 88)	
<input type="checkbox"/>		REQUIRED NOTE: "The lots shown within the building restriction floodline are subject to flooding during heavy rainfall and the construction of building or structures below the flood protection elevation is prohibited, as further described by section 7.200 of the Mecklenburg County Subdivision Ordinance."
<input type="checkbox"/>		REQUIRED NOTE: "The building restriction floodline has been located from a field survey."

SWIM BUFFERS ALONG CREEKS:

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	Major Stream Name	COMMENT: The location and name of major streams must be shown on the plat.

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	Top of Bank Labeled	COMMENT: The top of the bank must be field located by a registered surveyor and shown on the plat.
<input type="checkbox"/>	Buffer delineation (30ft., 35ft., 50ft., 100+)	COMMENT: The location of buffer boundaries including the delineation of each buffer zone must be shown on the plat.
<input type="checkbox"/>	Area labeled on plat as “SWIM STREAM BUFFER”	
<input type="checkbox"/>	Zones Labeled Correctly and widths.	COMMENT: Buffer zones must be shown on the plat as “streamside, managed use and upland zones.”
<input type="checkbox"/>	Stream side labeled UNDISTURBED	
<input type="checkbox"/>	Note for 30ft. buffer	REQUIRED NOTE: “This is a 30-foot “vegetated buffer” including a 10-foot zone adjacent to the bank. Disturbance of the buffer is allowed; however any disturbed area must be revegetated and disturbance of the 10 foot zone adjacent to the bank shall require stream bank stabilization using bioengineering techniques approved by Mecklenburg County.”

BMP’S (BEST MANAGEMENT PRACTICES)

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	All BMP’s shall be shown on plat and named	COMMENT: All BMPs must be named as follows: Project or subdivision name – BMP Type – Number. Example: Birkdale Phase V – Wet Pond – 1.
<input type="checkbox"/>	Maximum Built-Upon Area draining to each BMP	
<input type="checkbox"/>	NAD 83 coordinates of BMP	
<input type="checkbox"/>	All drainage easements (SDEs) with proper dimensions/widths	
<input type="checkbox"/>	Dimensions around BMP	
<input type="checkbox"/>	Wet pond elevation for high water mark (full pond)	
<input type="checkbox"/>	Permanent 10’ maintenance easement around BMP.	
<input type="checkbox"/>	20’ wide maintenance access easement	REQUIRED NOTE: “The maintenance access must extend to the forebay, safety bench, riser, and outlet and, to the extent feasible, allow vehicles to turn around.”
<input type="checkbox"/>	Maximum impervious for watershed protection areas	

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	Any vegetation, tree save areas, open space or site conditions that contribute to the project	
<input type="checkbox"/>	Purpose of the BMP	REQUIRED NOTE: “The purpose of the BMP is to treat/reduce the pollutants associated with storm water runoff in order to minimize negative effects to downstream receiving waters. The removal of plants or disturbance of the BMP structure or otherwise affecting the overall functionality of the BMP for reasons other than maintenance is strictly prohibited. The easement around the BMP is to allow storm water conveyance and system maintenance. Any buildings and/or obstructions which impede storm water flow or maintenance are prohibited.”
<input type="checkbox"/>	Copy of the Operations and Maintenance Agreement and BMP Maintenance Plan stamped by register of deeds office.	COMMENT: The Operations and Maintenance Agreement and BMP Maintenance Plan must be recorded and a copy provided for plat approval.
<input type="checkbox"/>	BMP Maintenance Statement:	REQUIRED NOTE: “This property contains water quality features that must be maintained according to the Operations and Maintenance Agreement and Plan recorded in Deed Book____ and Page _____.”
<input type="checkbox"/>	A bond shall be posted for BMPs in each plat. An estimate from the engineer or certified contractor bid in detail may be accepted, i.e., A list of materials and plants they will use for the BMP, also including mobilization, grading and related line item expenses.	
<input type="checkbox"/>	Upon completion and final, a maintenance bond will be required for all BMP’s.	
<input type="checkbox"/>	Additional notes for Off-Site detention, regional BMPs or permanent easements in lieu of detention	

UNDISTURBED OPEN SPACE:

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	The location of all designated Undisturbed Open Space areas.	
<input type="checkbox"/>	Undisturbed Open Space Statement	REQUIRED NOTE: “Undisturbed Open Space Area: Future disturbance is prohibited in these areas except for greenway trails with unlimited public access, new Charlotte-Mecklenburg Utility lines and channel work/maintenance activities by Charlotte-Mecklenburg Storm Water Services.”

OTHER:

	REQUIRED	COMMENTS & REQUIRED NOTES

	REQUIRED	COMMENTS & REQUIRED NOTES
<input type="checkbox"/>	State Road Improvements?	COMMENT: If there are improvements to a state maintained road, then no more than 49 lots will be approved on residential subdivisions plats until required turn lanes are constructed unless an exception is granted.

Please inform the reviewer if you need a bond estimate at the time of plat review. A bond is required before the plat is released by the County when subdivision improvements have not yet been completed, inspected & approved.

Mecklenburg County Staff

Date