

Town of Harrisburg
Planning Department Final Plat Check Sheet

Subdivision Name _____

Date of Review _____

Labeling: Section B.2

- ___ Title
- ___ Vicinity map
- ___ Legal description including township, county, and state
- ___ Date or dates of survey
- ___ Date of any revisions to the plat
- ___ North arrow and declaration
- ___ Scale in feet per inch and bar graph
- ___ Name and address of the owner(s) in the title block
- ___ Name, address, registration numbers and seal of engineer and/or surveyor
- ___ Tract boundaries shown by a heavy line including all bearings and distances
- ___ Intersecting boundaries of adjoining lands
- ___ Location, purpose, and dimensions of areas to be used for other than residential Purposes
- ___ Boundaries of floodways and one hundred-year flood plains + RSOD and no build buffer (if applicable)
- ___ Flood Panel Number and flood statement
- ___ Lots numbered consecutively throughout the subdivision
- ___ Names of owners of adjoining properties
- ___ Building setbacks in table format
- ___ Total acreage
- ___ Total number of lots
- ___ Acreage in lots
- ___ Acreage in street rights-of-way
- ___ Linear feet of each individual street
- ___ Date of preliminary plat approval

All of the following certificates:

___ (a) *Certificate of ownership and dedication.*

I hereby certify that I am owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Harrisburg, and that I hereby submit this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate to public use all areas shown on this plat as streets, walks, parks, open space and easements, except those specifically indicated as private, and that I will maintain all such areas until accepted by the Town of Harrisburg, and further that I hereby guarantee that I will correct defects or failure of improvements in such areas for a period of one year commencing after a certificate of approval has been executed by the city, or after final acceptance of required improvements, whichever occurs later.

_____ Date

_____ Owner

___ (b) *Certificate of Survey and Accuracy.*

I, _____, certify that this map was (drawn by me) (drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (deed description, etc.) (other); that the error of closure as calculated by latitudes and departures 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 General Statute 47-30, as amended.

Witness my hand and seal this _____ day of _____, A.D., 19 _____

Surveyor or Engineer

License or Registration Number

___ (c) *Not Applicable – Certificate of electric distribution system approval.*

___ (d) *Certificate of streets, water and sewer system approval and other improvements.*

I hereby certify that all streets, storm drainage systems, water and sewer systems and other improvements have been designed and installed, or their installation guaranteed, in an acceptable manner and according to specifications and standards of Harrisburg and the State of North Carolina in the _____ Subdivision.

Date

Director of Public Facilities

___ (e) *Certificate of final plat approval.*

It is hereby certified that this plat is in compliance with the Subdivision Regulations of the Town of Harrisburg and therefore this plat has been approved by the Harrisburg Town Council, or their designated review committee, subject to its being recorded with the Cabarrus County Register of Deeds within 30 days of the date below.

Date

Director of Planning

___ (f) *Certificate of water and sewer connection fee payment. *Only applicable if receiving services through the City of Concord.*

I hereby certify that all water and sewer connection fees for the _____ Subdivision have been paid, or that the fees are not applicable since preliminary plat approval occurred prior to June 28, 1996.

Date

Finance Director

___ (g) *Plat Review Officer Certificate (as required by 47-30.2)*

State of North Carolina
County of Cabarrus

I, Jonathan Marshall, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

___ (h) *Statement of Active Open Space (if applicable, see § 6.5.3.6.4) –*

Active open space improvements as defined in § 6.5.3.6.4 of the UDO shall be required for this plat and shall equal a total minimum financial investment of 200% of the pre-development tax value for the amount of dedicated land from the parcel from which the open space is being dedicated as required.

___ Copy of approved preliminary plat with all conditions applied by the Planning and Zoning Board on file with the Planning Department

___ Compliance with approved preliminary plat

___ For developments consisting of 200 lots or more, detailed receipt showing compliance with Section 6.5.3.6.4 given to Planning Department or fee in lieu received

___ Explanation of calculations of investment in active open space or explanation of calculations of fee in lieu given to Planning Department and verified as correct

GENERAL COMMENTS:

Standards met yes no Reviewer: _____

704-920-_____