

CITY OF GASTONIA

~ENGINEERING DEPARTMENT~

FINAL RECORDED PLAT REVIEW

PROJECT:

OWNER:

SURVEYOR:

REVIEWED BY:

Project # :

DATE:

Yes

No

N/A

1. Plat size: min.: 18" x 24"; max.: 24" x 36" (*1½" minimum margin on left edge*)

2. Street right-of-way widths- *designated as Public or Private*

3. Name of project

4. Date of drawing / revision dates

5. Vicinity sketch (*noting area of subject property*) and north arrow.

6. Legend

7. Owners names correct

8. North arrow (with appropriate reference - grid north, plat book/page, etc...)

9. Bar scale

10. Surveyor's seal, signature, address AND G.S. 47-30 certification (NOT Section .1600 cert.)

11. Adjacent property owners (*with deed book/page, plat book/page and P.I.D. references*)

12. City limits-*show location and wording, "In" and "Out" on appropriate side of limit line.*

13. Distance to nearest intersection

14. Flood plain certification with community-panel number

15. Label all property corners

16. Lot and block number designation (if applicable)

17. Phase, Map or section number (if applicable)

18. Verify street names against Street Name Approval application.

19. Boundary line and tieline labeled with bearing/distance/curve data.

20. Define location of General Drainage and Utility Easements for the following scenarios:

a. Natural features (i.e., swales, ditches, wet-weather branches) within a G.D.U.E. : Note location of natural feature on plat (no bearings/distances needed) along with dimensions defining the width of easement *on each side* of feature as well as the *total width* of easement.

b. All utility systems (i.e., water, sewer, storm drain) within a G.D.U. E.: Define location of pipe by bearing and distance along with dimensions defining the width of easement *on each side* of pipe centerline as well as the *total width* of easement.

c. Where the G.D.U. Easement line falls "partially" outside the street right -of-way: Define location of easement line by bearing and distance (may necessitate an inset in some cases).

21. Show building/lot address

22. If subdivision, be sure GPC & CC dates are on appropriate certifications with city engineer's and city clerk's signatures on the plat(*or Asst. City Engineer's signature & stamp on minors*)

23. Tax P.I.D.#, township, city, county, state

24. Payment of all applicable fees

25. Show sidewalks as required.

26. Show centerline of swales to ensure they are covered by an easement.

27. The City of Gastonia will not be responsible for maintaining any open ditches, creeks, or streams even though a drainage easement is provided		
28. Label all private storm pipes		
29. All easements to comply with N.C. board Rule .1604(d)(8) : BP-1709-1		
30. Review stub roads at property lines for future construction easements.		
31. Note on plat: Any stub streets are provided for extensions to serve future development.		
32. Show sewer line(s) in street(s) adjacent to subject lot(s)		
33. Show existing water meters & sewer cleanouts. Services not to cross property lines.		
34. The City of Gastonia will not be responsible for maintenance of private alleys even though easements are provided for city use		
THE FOLLOWING NOTES SHOULD BE INCLUDED ON ALL PLATS, IF APPLICABLE:		
1. Property may be subject to recorded or unrecorded rights-of-way or easements not observed.		
2 . Lots are subject to the following minimum building setbacks unless noted otherwise on plat:		
(1) Front Street - 45', (2) Side Street – 22½', (3) Rear - 35', (4) Sides - 15'.		
3. The following general drainage and utilities easements are dedicated in addition to ones shown:		
10' along all rear and exterior lot lines; 5' each side of all interior lot lines; all areas within the 100-year flood boundary line.		
4. A 20' radius is dedicated at all street intersections.		
5. A 25' radius is dedicated at the intersection of 50' radius cul-de-sac right-of-way line and street right-of-way line.		
6. Iron pins set for all corners unless otherwise noted.		
7. Minimum sight distance easements are dedicated at all street intersections as shown below:		
25' x 25' for right of way 50' or less		
40' x 40' for right of way <u>greater</u> than 50'		
8. All private storm pipe to be maintained by the H.O.A.		
9. FOR EXPEDITED REVIEW: Parcels on plat subdivided under General Statute 160D-802c, may not be subdivided under subsection C again for 10 years.		
10. City of Gastonia not responsible for maintenance of private alleys even though easements are provided for City use.		
ZONING ADMINISTRATOR CERTIFICATION:		
I hereby certify that the subdivision shown hereon, to the best of my knowledge, is in compliance with all applicable provisions of the Gastonia Zoning Ordinance.		
ZONING ADMINISTRATOR	DATE	
(Or designee)		

<u>SURVEYOR'S CERTIFICATIONS:</u>			
I, _____, certify to one of the following:			
A. That this plat is of a survey that creates a subdivision of lands within an area of a county or municipality that has an ordinance that regulates land.			
B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.			
C. Any one of the following:			
1. That this plat is of a survey of an existing parcel or parcels of land, and does not create a new street or change an existing street.			
2. That this plat is of an existing building or other structure, or natural feature, such as a watercourse.			
3. That this plat is a result of a control survey.			
4. That the survey is of a proposed easement for a public utility as defined in G.S. 62-3.			
D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.			
E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to the provisions contained in (A) through (D) above.			
A "G.S. 47-30 STATEMENT" IN SUBSTANTIALLY THE SAME FORMAT AS DETAILED IN THE G.S. 47-30 STATUTES, AND CAN BE FOUND ONLINE AT : WWW.NCBELS.ORG UNDER THE "NEWS"			

REVIEW OFFICER'S CERTIFICATION:

**State of North Carolina
Gaston County**

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

Review Officer _____ Date _____

RETURN TO:

**CITY OF GASTONIA
ENGINEERING DEPARTMENT
P.O. BOX 1748
GASTONIA, NC 28053**

OWNER'S CERTIFICATION:

SIGNER'S NAME TO BE LISTED/PRINTED WITH SIGNATURE ALONG WITH DESIGNATION IF NEEDED.

KNOW ALL MEN BY THESE PRESENTS, THAT I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, AND THAT I HEREBY DEDICATE TO PUBLIC USE AS STREETS, ALLEYS, WALKS, AND EASEMENTS FOREVER ALL AREAS AS DATED THIS _____ DAY OF _____, 20 _____.

[Signature]

OWNER

OWNER

CITY ENGINEER CERTIFICATION:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON, HAS BEEN FOUND TO COMPLY
WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GASTONIA, NORTH CAROLINA AND THAT
THIS PLAT HAS BEEN APPROVED.

CITY ENGINEER DATE

OWNER'S CERTIFICATION: FOR PARKS ONLY*****

KNOW ALL MEN BY THESE PRESENTS, THAT I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, AND THAT I HEREBY DEDICATE TO PUBLIC USE AS STREETS, ALLEYS, WALKS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS DATED THIS _____ DAY OF _____, 20 ____.

CityStaff: Move to applicable Master Project if relevant

City Staff: Verify with County that the property is in compliance with stormwater requirements