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ARTICLE I
AUTHORITY, JURISDICTION & PURPOSE

Section 1.01 Short Title

This ordinance shall be known and may be cited as the Subdivision Ordinance of the City of Saluda, North Carolina, and may be referred to as the “Subdivision Ordinance”.

Section 1.02 Authority and Enactment Clause

The Board of Commissioners of the City of Saluda, pursuant to the authority granted by the General statutes of North Carolina, Article 8 of Chapter 160D, hereby ordain and enact into law these articles and sections for the purpose of providing for the orderly growth and development of the city.

Section 1.03 Jurisdiction

These regulations shall govern all subdivision of land lying within the corporate limits of the City of Saluda, North Carolina, as now or hereafter established.

Section 1.04 Purpose

The purpose of this regulation is to establish procedures and standards for the development and subdivision of real estate within the corporate limits of the City of Saluda in an effort to, among other things, ensure proper legal description, identification, monumentation and recordation of real estate boundaries; further the orderly layout and appropriate use of the land; provide safe, convenient, and economic circulation of vehicular traffic; provide suitable building sites which are readily accessible to emergency vehicles; assure the proper installation of streets and utilities and other improvements; and, help conserve and protect the physical and economic resources of the City of Saluda and its environs.

Section 1.05 Compliance

All plats for the subdivision of land shall conform to the requirements of these regulations and shall be submitted in accordance with the procedures and specifications established herein.

No plat or a subdivision of land within the City of Saluda shall be filed or recorded by the Polk County Register of Deeds until it has been submitted in accordance with these provisions and given final plat approval by the Saluda Board of Commissioners.

Section 1.06 Acceptance of Streets

No street shall be maintained by the City of Saluda nor street dedication accepted for ownership and maintenance in any subdivision for which a plat is required to be approved unless and until such final plat has been approved by the Board of Commissioners.

Section 1.07 Thoroughfare Plans

Where a proposed subdivision includes any part of a thoroughfare which has been designated as such upon a thoroughfare plan officially adopted or recognized by the City of Saluda, such part of such thoroughfare shall be platted by the subdivider in the location shown on the plan and the width specified in this ordinance or the officially adopted thoroughfare plan, whichever is greater.

Section 1.08 Zoning and Other Plans

All proposed subdivisions must comply with all the requirements of the Zoning Ordinance of the City of Saluda, and any other officially adopted plans and ordinances in effect in the area to be subdivided.

ARTICLE II DEFINITION OF TERMS

Section 2.01 Subdivision Defined

For the purpose of this ordinance, certain words or terms used herein shall be defined as follows:

Shall: The word “shall” is always mandatory and not merely directory.

Subdivision: A “subdivision” as defined by state law shall mean all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions, for the purpose of sale or building development whether immediate or future, and shall include all divisions of land involving the dedication of a new street or a change in existing streets; but the following as defined by state law shall not be included within this definition nor be subject to the subdivision regulations of this ordinance:

- (a) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the city as required by this ordinance.
- (b) The division of land into parcels greater than ten (10) acres where no street right-of-way dedication is involved.
- (c) The public acquisition by purchase of strips of land for the widening or opening of streets.
- (d) The division of a tract of land in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved, and where the resultant lots are equal to or exceed the standards of the city, as required by this ordinance.

Section 2.02 Other Definitions

Subdivider: Any person, firm or corporation who subdivides or develops any land deemed to be a subdivision as herein defined.

Board of Commissioners: The Saluda Board of Commissioners.

Planning Board: The Saluda Planning Board.

Street: In this ordinance, a street shall be a dedicated public right-of-way intended for vehicular traffic which affords the principal means of access to abutting properties.

Street Line: The edge of the roadway pavement.

Cul-de-sac: A street permanently terminated by a turnaround.

Public Sewer System: Any sewer system owned and operated by the City of Saluda or a municipal government. Plans for public sewer system extensions serving two or more connections to a public system shall be approved by the state Division of Environmental Management.

Registered Engineer: A professional engineer who has been duly registered and licensed as a professional engineer pursuant to G.S. 89C.

Registered Land Surveyor: A person duly registered to practice land surveying pursuant to G.S. 89C.

Public Water System: The water system operated by the City of Saluda. The plans and specifications for the extension of any municipal water system or plans for public water systems serving fifteen (15) or more residential connections or serving more than twenty-five (25) year-round residents are classified as public water supplies, and plans and specifications must be approved by the state Division of Environmental Health.

Individual Water System: Any well or spring used to supply a single connection.

Individual Sewer System: Any septic tank or ground absorption system serving a single source or connection and approved by the County Sanitarian.

Lot: A portion of a subdivision or any other parcel of land intended as a unit for transfer of ownership, or for development, or both. The word "lot" includes the words "plot" or "parcel."

Easement: A grant by the property owner of use, by the public, a corporation, or person(s), of a strip of land for specified reasons.

Building Setback Line: A line delineating the minimum allowable distance between the property line and a building on a lot, within which no building or other structure shall be placed except as otherwise provided. Front setback lines shall be measured from the street right-of-way line.

Corner Lot: A lot abutting upon two (2) or more streets at their intersection.

Subdivision Administrator: An official or designated person of the City of Saluda responsible for assisting in the administration and enforcement of this ordinance.

Group Project: Two or more buildings constructed on a plot of ground of at least two acres not subdivided into the customary streets and lots. (To be considered as a "special exception" by the Board of Adjustment – see Zoning Ordinance.)

ARTICLE III LEGAL PROVISIONS

Section 3.01 Penalties for Violation

After the effective date of this ordinance, any person who, being the owner or agent of the owner of any land located within the City of Saluda, thereafter subdivides his land in violation of this ordinance or transfers or sells land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under the terms of this ordinance and recorded in the Polk County Register of Deeds, shall be guilty of a misdemeanor.

The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring land shall not exempt the transaction from this penalty. The City of Saluda through its attorney or other official designated by the Board of Commissioners, may enjoin illegal subdivision, transfer, or sale of land by action for injunction.

Further, violators of this ordinance shall be guilty of a misdemeanor and shall be subject to the penalties as provided for in G.S. 14-4. Each day of violation shall be considered a separate offense.

Section 3.02 Separability

Should any section or provision of this ordinance be decided by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 3.02 Abrogation

This ordinance shall neither repeal, abrogate, annual, impair, nor interfere with any existing subdivisions, the plats of which are properly recorded in the office of the Register of Deeds prior to the effective date of this ordinance, nor with existing easements, covenants, deed restrictions, agreements or permits previously adopted or issued pursuant to law, prior to the effective date of this ordinance.

Section 3.03 Effective Date

This ordinance shall take effect and be in force from and after its adoption by the Board of Commissioners of the City of Saluda.

**ARTICLE IV
PROCEDURE FOR REVIEW & APPROVAL OF SUBDIVISION PLATS**

Section 4.01 General

The Board of Commissioners and Planning Board shall be involved in the review of proposed subdivisions as stated in this article. The Planning Board will serve in an advisory capacity and shall make recommendations to the Board of Commissioners on preliminary and final plats. The Board of Commissioners shall make the final approvals on all preliminary and final plats.

No final plat of a subdivision within the City of Saluda shall be recorded by the Register of Deeds of Polk County until it has been submitted to the Saluda Planning Board for review and recommendation and has been approved by the Board of Commissioners of Saluda as provided herein. To secure such approval of a final plat, the subdivider shall follow the procedure established in this article. Furthermore, no street shall be maintained by the city nor street dedication accepted for ownership and maintenance, nor shall water, sewer or other city facilities or services be connected with any subdivision for which a final plat is required to be approved until all construction has been completed and the final plat has been approved by the Saluda Board of Commissioners.

Section 4.02 Subdivision Administrator.

The Board of Commissioners shall appoint a subdivision regulations administrator who shall be responsible for assisting in the administration and enforcement of the ordinance. The administrator shall initially receive all plats, plans and other information in order to prepare the material for review by the Planning Board and the Board of Commissioners. The administrator shall be responsible for transmitting all engineering plans for streets, water and sewer systems, drainage, and sedimentation control to the city's consulting engineer and city departments for review and recommendation prior to preliminary plat

approval. When the developer's engineering plans are required to be reviewed by a state agency, county government, or other organization, the developer/subdivider shall be responsible for transmitting such plans to the appropriate agency and obtaining necessary approvals so that such approvals may be submitted along with the preliminary plat.

Section 4.03 Sketch Plan

Prior to preliminary plat application, the subdivider may submit a sketch plan of the proposed subdivision to the Saluda Planning Board. The purpose of submitting the sketch plan is to afford the subdivider an opportunity to obtain the advice and assistance of the Planning Board in order to facilitate the subsequent preparation and approval of the preliminary plat.

This procedure does not require formal application or fee. The sketch plan shall be submitted to the chairman of the Planning Board at least fourteen (14) days prior to a regularly scheduled Planning Board meeting or to a meeting specially called by said chairman to consider such plan. Although not required, it is suggested that a sketch plan be submitted for all subdivisions to ensure that preliminary ideas and plans are consistent with the regulations of this ordinance prior to preparing extensive engineering details.

Contents Required. A simple sketch plan shall be drawn at a scale of no less than two hundred (200) feet to one (1) inch and shall show the proposed street layout with approximate pavement width; approximate right-of-way width; proposed lot layout and approximate number of lots; the location of existing and proposed water and sewer lines; existing physical features including streets, structures and utilities; significant natural features including wooded areas, ponds, streams and marshes; sketch view of any proposed drainage facilities; proposed use of land; tract boundary; total acres; subdivider's name and address; subdivision name; north point; and a sketch vicinity map showing the location of the subdivision in relation to neighboring tracts, subdivisions, roads and waterways.

Sketch Plan Review Procedure. The Planning Board shall review and either approve, approve conditionally, or disapprove each sketch plan and record such decision in the minutes of the Planning Board.

First consideration of said plan shall be at the first regularly scheduled meeting or special meeting called by the chairman after the sketch plan is submitted in accordance with this ordinance. The Planning Board shall take action on the sketch plan at its first consideration or within thirty-two (32) days of its first consideration and provide advice that will be helpful to the subdivider in the preparation of the preliminary plat.

Section 4.04 Preliminary Plat

General. For all subdivisions the subdivider shall submit the preliminary plat, containing all required information to the chairman of the Planning Board at least fourteen (14) days prior to the regularly scheduled Planning Board meeting or to a meeting specially called by the chairman to consider such plat. Five (5) copies of said preliminary plat shall be required, provided that additional copies may be required by the subdivision administrator. A subdivision fee shall be paid to the City of Saluda prior to submission of the preliminary plat to the Planning Board and shall be based upon the following fee schedule:

Subdivision Filing Fee

Up to 5 lots	\$50
6–10 lots	\$100
11 lots or over	\$200 + \$10 per lot over 15 lots

The subdivision filing fees shall be used by the city to pay for the administrative and consulting engineering expenses involved in reviewing pro- posed subdivisions.

Contents Required. The preliminary plat shall be clearly and legibly drawn at a scale of not less than two hundred (200) feet to one (1) inch, and shall be drawn on a sheet that has an outside marginal size of not more than 24 inches by 36 inches, nor less than 8 1/2 inches by 14 inches, and shall include a 1/2 inch border on each side, or such other size acceptable to the Register of Deeds of Polk County. The preliminary plat shall be prepared by a registered land surveyor and shall contain the following information:

- (1) Title Block: Subdivision name, subdivider's name, north arrow, scale (denoted graphically and numerically), date of plat preparation, location of subdivision (township, county and state), name and seal of registered surveyor preparing plat.
- (2) The boundaries of the tract or portion thereof to be subdivided, with all bearings and distances accurately shown.
- (3) Property lines and owners' names of adjoining properties and/or adjoining subdivisions of record.
- (4) Significant natural features including wooded areas, marshes, major rock outcrops, lakes or streams, soils information, and other natural features affecting the site, and the 100-year floodplain where applicable.
- (5) Existing physical features including buildings, streets, railroads, power lines, drainageways, sewer and water lines, utility easements, and city limit lines both on or adjacent to the land to be subdivided.
- (6) Topographic contour lines at five foot intervals when the area to be subdivided exceeds two (2) acres or has proposed streets which will exceed eight hundred (800) lineal feet.
- (7) A sketch vicinity map showing the location of the subdivision in relation to the surrounding area.
- (8) All proposed lot and street right-of-way lines with approximate dimensions, lot and block numbers, all easements, designation of any dedication or reservations to be made, building setback lines, and proposed use of land if other than single family residences.
- (9) Proposed streets showing pavement widths, right-of-ways, curbing {if any}, a street profile, proposed street names, and the location of any required streetlights.
- (10) A review of proposed street plan. A letter shall accompany the preliminary plat indicating that street plans have been reviewed in the following manner:

Prior to preliminary plat approval, street plans for all subdivisions within the City of Saluda shall be reviewed by the city's consulting engineer and a recommendation provided to the

Planning Board and Board of Commissioners indicating whether the proposed street plans meet the street requirements as specified in Section 902.

- (11) Sketch view of public utilities. Proposed water and sewer system layouts shall show the location of lines, line sizes, approximate location of manholes, pumps, hydrants, force mains, and the connection of the proposed system{s) with the existing system{s). A typical trench section view and relationship to roadway shall be provided for water, sewer, telephone, gas and electricity.
- (12) A “letter of approval” for proposed sanitary sewer and water distribution. “Letters of approval” shall accompany the preliminary plat indicating that plans for proposed public sewer and water systems have been reviewed and approved by the city Water and sewer Department, and the appropriate state agency (see Section 905). Water and sewer plans shall be reviewed by the city's consulting engineer with a recommendation provided to the Planning Board and Board of Commissioners prior to preliminary plat approval.

Where individual systems are permitted (see Section 905), a “letter of approval” from the Polk County Health Department shall be submitted with the preliminary plat indicating that each lot has adequate land area and soil conditions to accommodate the proposed methods of water supply and sewage disposal.

- (13) An approved Sedimentation Control Plan shall be submitted with the preliminary plat when there are plans for a land disturbing activity of one acre or more (see Section 907). Plan must be reviewed by the city's consulting engineer with a recommendation provided to the Planning Board and Board of Commissioners prior to preliminary plat approval.
- (14) Drainage System: Sketch view of proposed drainageways, storm sewers, culverts, retaining ponds, or areas where water is to be diverted through grading; and other evidence necessary to assure that the proposed method of drainage will meet the objectives of Section 906. Drainage provisions must be reviewed by the city's consulting engineer with a recommendation provided to the Planning Board and Board of Commissioners prior to preliminary plat approval.
- (15) Other Improvements: Proposed location and description of any other improvements including, but not limited to, pedestrian or bike ways, reserved open space or recreational facilities, commercial areas, or buffer strips.
- (16) Site Data: Total acreage in tract to be subdivided; smallest lot size; total number of lots; lineal feet in streets; and zoning district.

Section 4.05 Preliminary Plat Review Procedure

- (1) The Planning Board shall review and shall recommend the Board of Commissioners either approve, approve conditionally, or disapprove each preliminary plat. First consideration of the preliminary plat shall be at the next regularly scheduled Planning Board meeting or special meeting called by the chairman of the Planning Board that follows at least fourteen (14) days after the plat is submitted.

The Planning Board shall take action on the preliminary plat at its first consideration or within thirty-two (32) days of its first consideration. Should the Planning Board fail to act on the preliminary plat within the prescribed period, the subdivider may seek preliminary plat approval at the next regularly scheduled meeting of the Board of Commissioners.

- (2) Before making final review of the preliminary plat, the Planning Board may refer copies of the plat and any accompanying material to those public agencies concerned with new development, provided that failure of the Planning Board to receive comment shall not delay Planning Board action on said plat within the prescribed time limit. Said agencies could include, but are not limited to: 1) District Highway Engineer, 2) County Health Department, 3) Superintendent of Schools, and 4) the Soil Conservation Service.
- (3) If the Planning Board recommends approval of the preliminary plat, such approval shall be indicated on four (4) copies by the chairman or other authorized member of the Planning Board. One (1) copy shall be transmitted to the subdivision administrator, one (1) copy shall be returned to the subdivider, one (1) copy shall be retained by the Planning Board, and one (1) copy transmitted to the Board of Commissioners for their review.
- (4) If the Planning Board recommends disapproval or conditional approval of said plat, the reasons for such action shall be stated in writing and entered in the records of the Planning Board, and such recommendations shall be attached to four copies of the plat with copies distributed in the same manner as specified in 703.3(3). If the preliminary plat is disapproved, the subdivider may make changes and submit a revised plat which revision shall be submitted, reviewed and acted upon by the Planning Board pursuant to this section (703.3), or the subdivider may seek approval from the Board of Commissioners.
- (5) Within forty-five (45) days from receiving the Planning Board recommendation, the Board of Commissioners shall approve, approve conditionally, or disapprove the preliminary plat and the reasons for such action shall be stated in writing and entered in the board's minutes. If the board approves the preliminary plat, such approval shall be indicated on four (4) copies by the subdivision administrator with one copy transmitted to the subdivider, one copy transmitted to the Planning Board, one copy retained by the subdivision administrator. If the Board of Commissioners disapproved or approves conditionally the preliminary plat, the reasons for such action or references to conditions shall be stated in writing and attached to four copies of the plat with copies distributed in the same manner as stated above. If the plat is disapproved by the board, the subdivider may make changes but must resubmit the plat for review and recommendation by the Planning Board and approval by the Board of Commissioners in accordance with the procedures outlined in this section (4.05).
- (6) Approval of the preliminary plat shall be valid for one (1) year unless a written extension is granted by the Board of Commissioners on or before the one year anniversary of said approval. If the final plat is not submitted for approval within said one year period, or any period of extension, the said approval of the preliminary plat shall be null and void.

(7) Preliminary Plat Certificates

This certifies that the Saluda Planning Board recommends approval of the preliminary plat for the subdivision at its meeting on the _____ day of _____, 2022.

Chairman, Saluda Planning Board

Date

This certifies that the Board of Commissioners of the City of Saluda approved the preliminary plat for the subdivision at its meeting on the _____ day of _____, 2022

Mayor, City of Saluda

Date

Section 4.06 Begin Construction

Upon approval of the preliminary plat by the Board of Commissioners, the subdivider may proceed with the installation or arrangement for roads, utilities and other improvements as required. If and when a building permit is required, then such permit may be obtained only after the approval of the preliminary plat by the Board of Commissioners.

The subdivider/developer shall be responsible for notifying the subdivision administrator at least three working days in advance of the actual construction of roads or the installation of water and sewer lines and other major improvements so that the subdivision administrator and the city's consulting engineer may inspect the materials and construction practices utilized during construction.

Section 4.07 Improvements Installation or Performance Guarantees

Upon approval of the preliminary plat by the Board of Commissioners, the subdivider may proceed with the preparation of the final plat, and the installation or arrangement for required improvements in accordance with the approved preliminary plat and the requirements of this ordinance.

Prior to approval of a final plat, the subdivider shall have installed improvements specified in this ordinance or guaranteed their installation as provided herein. If the subdivider is confronted with adverse conditions or unusual circumstances which would likely be overcome if a delay in the installation of said improvements was permitted, which conditions and circumstances are found to exist by the Board of Commissioners, and, further, that it should appear to the Board of Commissioners that a requested delay would serve the interests of the city and the subdivision, then the subdivider shall guarantee the installation of the specified improvements as provided below.

4.07-1 Performance Guarantees

- (1) Agreement and Security Required. In lieu of requiring the completion, installation and dedication of all improvements prior to final plat approval, the City of Saluda may enter into an agreement with the subdivider whereby the subdivider shall agree to complete all required improvements. Once said agreement is signed by both parties and the security required herein is provided, the final plat may be approved by the Board of Commissioners. The local government may determine whether a performance guarantee must be provided at the time of plat recordation or at a time subsequent to plat recordation.
- (2) To secure this agreement, the subdivider shall provide, subject to the approval of the Board of Commissioners, the following guarantees, not exceeding 125 percent the entire cost as provided herein by the developer or the local government. A developer may elect to post only one performance guarantee for a development project rather than multiple guarantees for different types of infrastructure. The local government may still require separate guarantees for erosion or stormwater-control measures. The default duration of the performance guarantee is one year unless the developer requests a longer term. If the performance guarantee is likely to expire before the completion of the improvements, the developers must request an extension. The extension must be in an amount based only on the remaining improvements and only for the duration necessary to complete the remaining improvements.
- (3) Cash or Equivalent Security. The subdivider shall deposit cash or other instrument readily convertible into cash at face value, either with the city or in escrow with a financial institution designated as an official depository of the city. The use of any instrument other than cash shall be subject to the approval of the Board of Commissioners. The amount of deposit shall be equal to 125 percent the cost, as estimated by the subdivider and approved by the Board of Commissioners, of installing all required improvements.

If cash or other instrument is deposited in escrow with a financial institution as provided above, then the subdivider shall file with the Board of Commissioners an agreement between the financial institution and himself guaranteeing that the escrow account shall be held in trust until released by the Board of Commissioners and may not be used or pledged by the subdivider for any other matter during the term of escrow.

- (4) Default. Upon default, meaning failure on the part of the subdivider to complete the required improvements, then the Board of Commissioners may require the subdivider or the financial institution holding the escrow account to pay all or any portion of the escrow account fund to the City of Saluda. Upon payment, the Board of commissioners, in its discretion, may expend all or such portion of said funds as it deems necessary to complete all or any portion of the required improvements.
- (5) Release of Guarantee Security. The Board of Commissioners may release a portion of any security posted as the improvements are completed and recommended for approval by the subdivision administrator. Within thirty-two (32) days after receiving the subdivision administrator's recommendation, the Board of Commissioners shall approve or not approve said improvements. If the Board of Commissioners approves said improvements, then it shall immediately release any security posted. In the case of performance bonds, the local government must provide written acknowledgement that the improvements are complete.

Section 4.08 Final Plat

General. The final plat shall constitute only that portion of the preliminary plat which the subdivider proposes to record and develop at the time of submission. No final plat shall be approved unless and until the subdivider shall have installed in that area represented on the final plat all improvements required by this ordinance, or shall have guaranteed their installation as provided for in Section 4.07. The subdivider shall submit four (4) copies and one original of the final plat to the chairman of the Planning Board no less than fourteen (14) days prior to a regularly scheduled Planning Board meeting or to a meeting specially called by the chairman of the Planning Board to consider the plat.

Contents Required. The original of the final plat shall be prepared on linen or mylar film, drawn on a sheet that shall have an outside marginal size of not more than 24 inches by 36 inches, nor less than 8 1/2 inches by 14 inches, and shall include a 1/2 inch border on each side, or such other size acceptable to the Register of Deeds of Polk County, and at a scale of not less than two hundred (200) feet to one (1) inch, and shall conform substantially to the preliminary plat as approved the plat shall conform to the provisions of the North Carolina General Statutes, Section 47-30 as amended. The final plat shall be prepared by a registered land surveyor and shall include the following information:

- (1) Subdivision name; north arrow; scale denoted graphically and numerically; date of plat preparation; and township, county and state in which the subdivision is located; and the name(s) of the owner(s) and the registered land surveyor (including the seal and registration number of the registered land surveyor).
- (2) The 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.
- (3) The names and deed references (when possible) of owners of adjoining properties and adjoining subdivisions of record (proposed or under review).
- (4) All visible and apparent rights-of-way, watercourses, utilities, roadways, and other improvements shall be accurately located where crossing or forming any boundary line of the property shown.
- (5) Sufficient engineering data to determine readily and reproduce on the ground every straight or curved boundary line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings or deflection angles, radii, central angles, and tangent distances for the center-line of curved streets and curved property lines that are not the boundary of curved streets.
- (6) The accurate locations and descriptions of all monument markers and control points.
- (7) The blocks numbered consecutively throughout the entire subdivision and the lots numbered consecutively throughout each block.
- (8) Minimum building setback lines.
- (9) Street names and right-of-way lines of all streets, and the location and width of all adjacent streets and easements. Streets shall be designated as public streets.

- (10) The location and dimensions of all rights-of-way, utility or other easements, natural buffers, pedestrian or bicycle paths, and areas to be dedicated to public use with the purpose of each stated.
- (11) Design Engineer Certification. A letter from the design engineer certifying to the town that the facilities and improvements were installed in accordance with the plans and specifications approved with the preliminary plat by the Board of Commissioners.
- (12) Forms for final certification. The following certificates shall be lettered and inked on the original 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 Approval by the Planning Board

I, _____, chairman of the Planning Board, hereby certify that said board recommends approval of the final plat of the subdivision entitled on the ____ day of _____, 2021

Saluda Planning Board

(b) Certificate of Ownership and Dedication

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all streets, sewers, water lines, walks, parks and other sites to public or private use as noted. Further, I (we) certify the land as shown hereon is within the City of Saluda, North Carolina.

Date

Owner

Owner

(c) Surveyor Certificate as Required by G.S. 47-30 as amended

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 boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this ____ day of _____, 2022.

Surveyor

Seal or Stamp

Registration Number

North Carolina

_____ County

I, _____, a Notary Public of the county and state aforesaid, certify that, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this

_____ day of _____, 1922

Seal or Stamp

Notary Public

My Commission Expires: _____

(d) Certification of Approval of the Installation and Construction of Streets, Utilities and Other Required Improvements*

I hereby certify that streets, utilities, and other required improvements have been installed in an acceptable manner and according to city specifications and standards in the subdivision titled _____, or that a guarantee of the installation of the required improvements in an amount satisfactory to the City of Saluda has been received

Date

Subdivision Administrator

(e) Certificate of Approval for Recording Plat

This certifies that the Board of Commissioners of the City of Saluda approved the final plat of this subdivision at its meeting on the ___ day of _____, 1922.

Date

Subdivision Administrator

*Certificates b, c and d above must be presented on the final plat and signed by the designated person prior to Planning Board review and recommendation.

4.08-1 Final Plat Review Procedure.

- (1) The subdivider shall submit the final plat to the Planning Board within one year of the date of preliminary plat approval (unless an extension was granted), and at least fourteen (14) days prior to a regularly scheduled Planning Board meeting or to a meeting specially called by the

chairman of the Planning Board to consider the plat, and shall submit at least four (4) copies of the final plat and one (1) original of the final plat. Additional copies may be requested by the subdivision administrator.

- (2) Before acting on the final plat, the Planning Board may request reports from any person or agency directly affected by the proposed development. Such reports shall certify compliance with or note deviations from the approved preliminary plat and the requirements of this ordinance.
- (3) First consideration of the final plat shall be at the next regularly scheduled Planning Board meeting or special meeting called by the chairman of the Planning Board that follows at least fourteen (14) days after the final plat is submitted. The Planning Board shall recommend approval or disapproval of the final plat at its first consideration or within thirty-two (32) days of its first consideration. If the Planning Board fails to act on the final plat within the prescribed period, the subdivider may seek final approval of the plat at the next regularly scheduled meeting of the Board of Commissioners. Prior to the final plat approval, certificates b, c, and d of Section 706.2(12) must be presented on the final plat and signed by the designated person.
- (4) If the Planning Board recommends approval of the final plat, such approval shall be indicated on the original and each copy of the final plat by certificate a from Section 706.2(12). Upon recommending approval of the final plat, the Planning Board shall submit, with recommendations, said plat to the Board of Commissioners, and copies of the plat with recommendations shall be distributed in the same manner as set forth below in (5).
- (5) If the Planning Board recommends disapproval of the final plat, the Planning Board shall find in writing the provisions of this ordinance with which the plat does not comply and the facts constituting noncompliance with said provision(s). One (1) copy of said findings shall be sent to the subdivider within five (5) days of disapproval, one (1) copy shall be retained by the Planning Board as a part of its proceedings, one (1) copy shall be transmitted to the Board of Commissioners, and one (1) copy shall be filed with the subdivision administrator. If the final plat is disapproved, the subdivider may make such changes as needed to bring the plat into compliance with the provisions of this ordinance and resubmit the same for reconsideration by the Planning Board pursuant to the procedures set forth in this section (706.3), or the subdivider may seek approval from the Board of Commissioners.
- (6) The Board of Commissioners shall approve or disapprove the final plat within forty-five (45) days after receiving the final plat and the Planning Board's recommendation.
- (7) If the final plat is approved by the Board of Commissioners, such approval shall be indicated (certificate e, Section 706.2(12)) on the original tracing and on each copy of the final plat. The original tracing of the final plat shall be recorded by the subdivider with the Polk County Register of Deeds within thirty (30) days after the date of Board of Commissioners approval. One (1) print and the original of the plat shall be returned to the subdivider, one (1) print shall be filed with the Planning Board, one print shall be filed with the subdivision administrator, and one (1) print shall become a permanent record of the Board of Commissioners.
- (8) If the final plat is disapproved by the Board of Commissioners, the reasons for such disapproval shall be stated in writing, specifying the provision(s) of this ordinance with which the final plat

does not comply. One (1) copy of such reasons shall be retained by the Board of Commissioners as a part of its proceedings, one (1) copy shall be transmitted to the Planning Board, one (1) copy shall be transmitted to the subdivider, and one (1) copy shall be retained by the subdivision administrator. If the final plat is disapproved, the subdivider may make such changes as will bring the final plat into compliance with this ordinance and resubmit the final plat for review and approval in accordance with the procedures outlined in Section 706.3.

Section 4.09 Recording of the Final Plat

Within thirty (30) days after the final plat has been approved by the Board of Commissioners it shall have been recorded with the Register of Deeds of Polk County. Should the thirty (30)-day time limit expire before the plat is recorded, it must be resubmitted to the Planning Board for reprocessing. Upon adoption of this ordinance, the Register of Deeds shall not thereafter file or record a final plat of a subdivision located within the City of Saluda until said plat has been approved by the city. Without the approval of the Board of Commissioners, the filing or recording of a subdivision plat shall be null and void.

Section 4.10 Effect of Plat Approval on Dedications

The approval of a final plat shall not be deemed to constitute or effect the acceptance by the city of the dedication of any street, public utility line, or other public facility shown on the plat. However, the Board of Commissioners shall pass a resolution to actually accept any dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes.

Section 4.11 Resubdivision Procedures

For any replatting or resubdivision of land which has been previously platted or subdivided, the same procedures and requirements shall apply as prescribed in this ordinance for an original subdivision unless the resubdivision involves the combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the city as shown in the subdivision regulations.

Section 4.12 Continuation of Adjoining Street System

The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended.

Section 4.13 Access to Adjacent Properties

Where, in the opinion of the Board of Commissioners, it is desirable to provide for street access to an adjoining property, proposed streets shall be extended by dedication to the boundary of such property and a temporary turn-around shall be provided.

Section 4.14 Large Tracts or Parcels

Where land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Section 4.15 Alleys

Alleys shall be provided to the rear of all lots used for other than residential purposes. Alleys are prohibited in residential blocks unless such are approved by the Board of Commissioners. All dead end alleys shall be provided with a turnaround.

Section 4.16 Street Names

Proposed streets which are obviously in alignment with existing streets shall be assigned the same name of the existing street. For all other proposed streets, in order to avoid confusion for emergency vehicles, the name of proposed streets shall not duplicate an existing street name.

Section 4.17 Surveying and Placement of Monuments

"The Standards of Practice for Land Surveying," as adopted by the North Carolina Board of Registration for Professional Engineers and Land Surveyors, under provisions of Chapter 89 of the North Carolina General Statutes, shall apply when conducting surveys.

Section 4.18 Final Plats

All final plats to be recorded in the county Register of Deeds shall meet all the mapping requirements set forth in G.S. 47-30, as amended.

Section 4.20 Preparation of Plans by a Registered Engineer

All plans for streets, drainage, water and sewer systems, and sedimentation control, as required in this ordinance, shall be prepared by a registered engineer. The engineer's seal shall be affixed to such plans. As specified in the ordinance, the town's consulting engineer shall review these plans and provide recommendations to the Planning Board and Board of commissioners as to the suitability of the proposed systems.

Section 4.21 Underground Utilities Required

All utility service extensions for water, sewer, telephone, gas, electricity and cable television shall be designed and installed as underground utilities.

ARTICLE V IMPROVEMENTS REQUIRED & MINIMUM STANDARDS OF DESIGN

Section 5.01 General

Each subdivision shall contain the improvements specified in this article, which shall be installed in accordance with the requirements of this ordinance and paid for by the subdivider.

Each subdivision shall adhere to the minimum standards of design established by this article. All public utilities, streets, and other improvements shall be inspected during construction by the design engineer, and the design engineer shall certify to the town that the facilities were installed in accordance with the plans and specifications approved by the Board of Commissioners, and such certification shall be submitted with the final plat. (See Section 706.2(11).)

Section 5.02 Suitability of Land

Where land to be subdivided is found by the Board of Commissioners to be subject to the conditions of flooding, improper drainage, severe erosion, slides, or to have other characteristics which pose an ascertainable danger to health, safety or property, the subdivider shall take measures necessary to correct said conditions and to eliminate said dangers.

Section 5.03 Streets and Roads.

All lots to be platted shall have access to a public street, and all proposed streets shall be installed in accordance with the requirements set forth below prior to final plat approval unless otherwise permitted pursuant to Section 705. All proposed streets shown on the final plat shall be designated as public streets.

All streets and roads in the City of Saluda shall be designed and built in accordance with existing policies and standards of the N.C. Department of Transportation, and all subdivision streets and roads shall be designed and built in accordance with the requirements as set forth by the Department of Transportation, Division of Highways' "Subdivision Roads Minimum Construction Standards," (latest edition as revised), with only the following variations:

- (1) All pavement surfaces shall be asphalted and all asphalt paving material shall meet DOT specifications for I-2 (Bituminous Surface Course Type I-2), and shall have a minimum compacted thickness of one and one-half inches (1 1/2) of I-2 asphalt.
- (2) Cul-de-sac streets shall be designed according to DOT standards; however, permanent dead end streets shall be no longer than nine hundred (900) feet in length.

(NOTE: DOT's Subdivision Roads Minimum Construction Standards contain the necessary design and construction criteria for subdivision streets, including requirements for right-of-way width, pavement width, shoulder width, cut and fill slopes, design speed, minimum sight distance, intersection design, etc.)

(a) **Review of Subdivision Road Plans.** Street plans for all subdivisions within the City of Saluda shall be reviewed by the city's consulting engineer and a recommendation provided to the Planning Board and Board of Commissioners indicating whether the proposed street plans meet the street requirements as specified in Section 902 prior to preliminary plat approval.

(b) The plans for all streets shall be prepared by a registered engineer.

Section 5.04 Pedestrian Ways

Streets shall be designed or walkways provided to assure safe and reasonable access to parks, playgrounds, and other places of public assembly.

Section 5.05 Blocks

The length, width and shape of blocks shall be reasonably designed to provide for the following: adequate building sites for the proposed use, vehicular and pedestrian circulation, and control and safety of traffic.

Section 5.06 Water and Sewer Systems.

The preliminary subdivision plat must be accompanied by satisfactory evidence as to the proposed method and system of water supply and sanitary sewage collection and disposal. The installation of all said systems (except for individual systems, septic tanks, and wells) shall be required prior to final plat approval, unless otherwise permitted pursuant to Section 705.

- (a) **Public Systems.** All lots shall be provided with direct access to the city's public water and sewer systems, unless otherwise approved by the Board of Commissioners, and when occupied shall be connected to these public water and sewer systems. The water and sewer systems shall be installed according to city specifications and standards and designed by a registered engineer, and plans for such systems must be reviewed and approved by the city Water and Sewer Department and the appropriate state agency (see Note). Letters of approval for such plans from the city Water and Sewer Department and the appropriate state agency shall be submitted with the preliminary plat. Water and sewer plans shall also be reviewed by the city's consulting engineer and a recommendation provided to the Planning Board and Board of Commissioners stating the suitability of such proposed systems prior to preliminary plat approval.

NOTE: The plans and specifications for the extension of any municipal water system or plans for public water supply systems serving fifteen (15) or more connections or more than twenty-five year-round residents shall be approved by the State Division of Environmental Health. Plans for public sewer system extensions serving two (2) or more connections shall be approved by the state Division of Environmental Management.

- (b) **Individual Systems.** Individual water and sewer systems shall not be permitted in any proposed subdivision unless otherwise approved by the Board of Commissioners due to topographic and engineering difficulties or other extremely extenuating circumstances involved in extending the public water and/or sewer systems to the lot(s) in the proposed subdivision. Where individual systems are allowed, such systems shall be reviewed in compliance with Title 10, Chapter 10, Section 1900 of the North Carolina Administrative Code and other applicable regulations by the County Sanitarian, and a written statement or letter of approval from the Polk County Health Department shall be submitted with the preliminary plat indicating that each lot has adequate land area and soil conditions suitable to accommodate the proposed methods of water supply and sewage disposal. The statement from the Health Department shall be based upon a field investigation and such statement shall be submitted with the preliminary plat.
- (c) **Fire Hydrants.** Where a water line six (6) inches or greater in diameter is required in the public system, fire hydrants shall be installed on said line. The hydrants shall be spaced so that coverage to all building sites along said line may be provided with not more than five hundred (500) feet of hose and shall be located to facilitate access, hose laying and drainage.

Section 5.07 Storm Water Drainage

The method of providing for storm water drainage shall be consistent with the Department of Transportation's drainage requirements as stated in "Subdivision Roads Minimum Construction Standards," and furthermore, it shall be the responsibility of the developer to provide a drainage system which is designed by a registered engineer and will meet the following objectives:

- (1) Connect onto an existing storm sewer system, where feasible.
- (2) Provide for adequate drainage from all roads, parking lots, and other developed areas.

- (3) Provide a suitable building area on each lot intended for building development which is safe from inundation, erosion or subsidence.
- (4) Prevent both the unnecessary impoundment of natural drainageways and the creation of areas of standing water.
- (5) Ensure that existing drainageways serving adjacent properties are maintained.
- (6) Ensure that natural runoff levels are not substantially increased in order to prevent harmful flooding down- stream and to maintain desirable groundwater levels.
- (7) Prevent inundation of surface water into sanitary sewer systems.
- (8) Protect all roads, driveways, utilities and other types of development from damages caused by improper drainage control.

Prior to preliminary plat approval, drainage plans for all subdivisions shall be reviewed by the city's consulting engineer and a recommendation provided to the Planning Board and the Board of Commissioners indicating whether the proposed drainage plan meets the above objectives. said drainage system shall be arranged prior to final plat approval, unless otherwise permitted pursuant to Section 705.

Section 5.08 Sedimentation Control

In order to prevent soil erosion and sedimentation pollution of streams, springs, flat water bodies or other drainage networks, and when there are plans for a land disturbing activity of one (1) acre or more, the subdivider shall show proof with the preliminary plat of an erosion and sedimentation control plan which has been approved by the state agency having jurisdiction in accordance with the North Carolina Administrative Code, Title 15, Chapter 4, as adopted by the North Carolina Sedimentation Control Commission, June 5, 1981, as amended. Prior to preliminary plat approval, the sedimentation control plan shall be reviewed by the city's consulting engineer and a recommendation provided to the Planning Board and Board of Commissioners indicating whether the plan has provided for adequate sedimentation control measures.

Section 5.09 Lots

The district requirements of the Saluda Zoning Ordinance shall govern minimum lot size, lot widths, and building setbacks. These requirements are found in Article VI, page 18 of the Saluda Zoning Ordinance.

Section 5.10 Easements

- (a) Utility Easements. Easement for utilities shall be provided, preferably centered on rear or side lot lines and shall be at least ten (10) feet in width.
- (b) Drainage Easements. An easement shall be reserved by the subdivider or otherwise provided conforming with the lines of any drainageway into which natural drainage has been diverted. Said drainageway shall be of sufficient width to carry storm water runoff from a ten-year storm.
- (c) Buffer Strips. A buffer strip at least twenty (20) feet in width may be required by the Board of Commissioners adjacent to a major street or a commercial development. This strip shall be reserved for the planting of trees and shrubs by the subdivider.

Section 5.11 Street Lighting

Street lights of a design and materials meeting reasonable specifications of the city shall be provided and installed at approved locations at the developer's expense at all intersections within new subdivisions and at intersections of such new streets with existing streets in the city.

**ARTICLE VI
EXCEPTIONS: GROUP PROJECTS**

In compliance with the city zoning ordinance, the standards and requirements of this ordinance may be modified in the case of a plan for a group project (see definition in Section 600).

Group projects shall be reviewed as a special exception under the zoning ordinance and approved by the Zoning Board of Adjustment. It is the intent of this section to encourage flexibility and innovation in the design of structures and land development, and to provide an opportunity to develop land areas in a manner different from the standards arrangement of one principal building on one lot. It is further intended that a group project will be in harmony with the character of the zoning district in which it is located, and that adequate standards will be maintained to assure the public health, safety and general welfare. Group projects shall be prepared and submitted in accordance with the Saluda Zoning Ordinance.

**ARTICLE VII
AMENDMENTS**

Section 7.01 Amendment Procedures

This ordinance may be amended from time to time by the Board of Commissioners. Before taking any action on a proposed amend-ment to the ordinance, the Board of Commissioners shall request the Planning Board to provide a recommendation on each proposed amendment. The Planning Board shall have thirty-two (32) days after the proposed amendment has been presented to them to submit its recommendations to the Board of Commissioners. Failure of the Planning Board to submit recommendations within the thirty- two (32) day period shall constitute a favorable recommendation.

Section 7.02 Public Hearing

Before enacting any amendment to this ordinance, the Board of Commissioners shall hold a public hearing. A notice of such public hearing shall be published in a newspaper of general circulation in Polk County once a week for two (2) successive weeks, the first publication shall not appear less than ten (10) days or more than twenty-five (25) days prior to the date fixed for the public hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included. The notice shall include the time, place and date of the hearing and include a description of the change or amendment to the ordinance.

**APPENDIX A
PRELIMINARY PLAT CHECKLIST**

The preliminary plat shall be clearly and legibly drawn at a scale of not less than one inch to two hundred feet (1" = 200'), and shall be drawn on a sheet that has an outside marginal size of not more than 24 inches by 36 inches nor less than 8 1/2 inches by 14 inches and shall include a 1/2 inch border on each side, or such other size acceptable to the Register of Deeds of Polk County. A fee in accordance with this ordinance shall be paid to the town upon submission of the preliminary plat. The preliminary plat shall be prepared by a registered land surveyor and shall include the following information:

Name of Subdivision: _____

Date Submitted _____

Location: _____

Subdivider: _____

Address: _____ . Tel: _____

Surveyor: _____

Address: _____ Tel: _____

Checklist:

Copies:

_____ Five (5) copies submitted to Planning Board.

Title Block:

_____ Subdivision name, subdivider's name, north arrow, scale (denoted graphically and numerically), date of plat preparation, location of subdivision (township, county and state), name and seal of registered land surveyor preparing the plat.

Vicinity Map:

_____ A sketch vicinity map showing the location of the subdivision in relation to the surrounding area.

Tract Boundaries:

_____ The boundaries of the tract or portion thereof to be subdivided, with all bearings and distances accurately shown.

Property Lines:

_____ Property lines and owner's names of adjoining properties and/or adjoining subdivision of record.

Natural Features:

_____ Significant natural features including wooded areas, marshes, major rock outcrops, lakes or streams, soils information and other natural features affecting the site, and the 100-year floodplain, where applicable.

Existing Physical Features:

_____ Existing physical features including buildings, streets, railroads, power lines, drainageways, sewer and water lines, utility easements, and town limit lines both on or adjacent to the land to be subdivided.

Topographic Lines:

_____ Topographic contour lines at five foot intervals when the area to be subdivided exceeds two (2) acres or has proposed streets which will exceed eight hundred (800) lineal feet.

Proposed Lot Layout:

_____ All proposed lot and street right-of-way lines with approximate dimensions, lot and block numbers, all easements, designation of any dedication or reservations to be made, building setback lines, and proposed use of land if other than single family residences.

Street Layout:

_____ Proposed streets showing pavement widths, right-of-ways, curbing if any, a street profile, and proposed street names.

_____ A review of proposed street plan. Street plans shall be submitted to the city's consulting engineer for review and recommendation to the Planning Board and Board of Commissioners prior to preliminary plat approval.

Water and Sewer Layout:

_____ Sketch view of proposed water and sewer system layouts showing location of lines, line sizes, approximate location of manholes, pumps, hydrants, force mains or treatment facilities, and the connection of the proposed system(s) with existing systems. A typical trench section shall be shown.

_____ "Letters of approval" for the plans for the proposed sanitary sewer and water distribution systems from the appropriate agencies (see Section 905).

_____ Water and sewer plans shall be submitted to the city's consulting engineer for review and recommendation to the Planning Board and Board of Commissioners prior to preliminary plat approval.

Drainage System:

_____ Sketch view of proposed drainage facilities, including approximate location and dimensions of open drainageways, storm sewers, culverts, retaining ponds, or areas where water is to be diverted through grading, and any other evidence necessary to assure the Board of Commissioners that the proposed method of drainage meets the objectives of Section 906.

_____ Drainage provisions shall be submitted to the city's consulting engineer for review and recommendation to the Planning Board and Board of Commissioners prior to preliminary plat approval.

Sedimentation Control:

_____ An approved sedimentation control plan (see Section 907).

_____ Sedimentation plan shall be submitted to the city's consulting engineer for review and recommendation to the Planning Board and Board of Commissioners prior to preliminary plat approval.

Other Improvements:

_____ Proposed location and description of any other improvements including, but not limited to, pedestrian or bike ways, reserved open space or recreational facilities, commercial areas, or buffer strips.

Site Data:

_____ Total acreage in tract to be subdivided, smallest lot size (square feet), total number of lots, lineal feet in streets, and zoning district.

**APPENDIX B
FINAL PLAT CHECKLIST**

The final plat shall meet the following requirements prior to any review of the plat by the Planning Board and Board of Commissioners.

Date Final Plat Submitted _____

Date Preliminary Plat Approved _____

Name of Subdivision: _____

Date Submitted _____

Location: _____

Subdivider: _____

Address: _____ Tel: _____

Surveyor: _____

Address: _____ Tel: _____

ADMINISTRATIVE REQUIREMENTS

_____ Notice from the subdivision administrator approving required improvements.

_____ Submitted within twelve (12) months of preliminary plat approval, unless an extension has been granted by the Board of Commissioners.

_____ Final plat has an outside marginal size of not more than 24 inches 36 inches nor less than 8 1/2 inches by 14 inches, and shall include a 1/2 inch border on each side, or such other size acceptable to the Register of Deeds of Polk County, and is a scale of at least one inch equals two hundred feet (1" = 200').

_____ Four (4) copies submitted and one (1) reproducible.

REQUIRED DATA

Title Block:

_____ Subdivision name, north arrow, scale denoted graphically and numerically, date of plat preparation, and township, county and state in which the subdivision is located, and the name(s) of the owner(s) and the registered surveyor responsible for the subdivision (including the seal and registration number of the registered surveyor).

Tract Boundaries:

_____ The exact boundary lines of the tract to be subdivided fully dimensioned by lengths and bearings, and the location of intersecting boundary lines and adjoining lands.

Adjoining Property Owners:

_____ The names and deed references of owners of adjoining properties and adjoining subdivisions of record (proposed or under review).

Location of Improvements:

_____ All visible and apparent rights-of-way, watercourses, utilities, roadways, and other such improvements shall be accurately located where crossing or forming any boundary line of the property shown.

Engineering Data:

_____ Sufficient engineering data to determine readily and reproduce on the ground every straight or curved boundary line, street line, lot line, right-of-way line, easement line and setback line; including dimensions, bearings or deflection angles, radii, central angles, and tangent distances for the centerline of curved streets and curved property lines that are not the boundary of curved streets.

Monuments:

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

Lot and Block Numbers:

_____ The blocks numbered consecutively throughout the entire subdivision, and the lot numbered consecutively throughout each block..

Setback Lines:

_____ Minimum building setback lines.

Streets:

_____ Street names and right-of-way lines of all streets and the location and width of all adjacent streets and easements. Streets shall be designated as public streets.

Right-of-way

_____ Minimum building setback lines.

Certificates:

_____ Minimum building setback lines.