

REQUEST FOR SUBDIVISION PLAT REVIEW

City of Brevard, North Carolina

Minor Subdivision Plat Review

Name of Subdivision: _____

Name, address and telephone number of property owner: _____

Name, address and telephone number of agent: _____

Parcel Size (total acreage) _____ County Tax PIN _____

Total Number of Lots: _____ Zoning Classification _____

Does subdivision plat propose new City streets? Yes _____ No _____

Proposed Water System: Public (City) _____ Private _____

Proposed Wastewater System: Public (City) _____ Private _____

Signature of Applicant

Date

Planning Department Office Use Only

Application Received: _____ Plat Review Fees Paid: \$ _____ Receipt # _____

_____ Checklist of PP requirements as listed in Section 87 completed by Planning Staff. (Attach to copy of submitted plat.)

_____ Minor Subdivision plat approved by Planning Staff review on _____,
By: _____

_____ Planning staff's decision to forward Minor Subdivision plat to BPB for review and approval.

TAC Review Date: _____ BPB Review Date _____

_____ TAC Recommendations included within BPB file.

Preliminary Plat Approved by BPB on _____, Did Board recommend conditions or contingencies? _____ If so, attach listing.

PLAT RECORDED: Date _____ File # _____ Slide # _____

**CITY OF BREVARD
MINOR SUBDIVISION CERTIFICATION FORM**

Property Location: _____

Transylvania County Tax Assessor PIN#: _____

Appendix B, Subdivision Regulations, Article VIII, Section 82 allows for a simplified procedure for review of a minor subdivision. By abiding to and certifying to the facts listed herein, will allow for the Planning Director to review a minor subdivision final plat application.

I (we) the property owner hereby certify that the following statements are true and complete and made without the purpose of evading the terms of the City of Brevard Subdivision Regulations:

The proposed minor subdivision will not be proposed for further re-subdividing as a minor subdivision within the next thirty-six months. The number of lots proposed is not in excess of four.

The proposed minor subdivision involves no new public or private streets or roads. There are no proposed public streets planned for the land. Access to the property is direct access to an existing adjoining public street/road right-of-way or an existing private street/road and/or private right-of-way.

No land-disturbing activity involving one acre or more is planned for this property at this time. The property owner understands that any land-disturbing activity over one acre will require prior approval by the North Carolina department of Environment and Natural Resources, Land Quality Division.

No new public or community-type water or sewer system is planned for this property, or an approved system is already in place. The property owner understands that the suitability of the tract for a private on-site septic disposal system or a private well system must be determined by the Transylvania County Health Department and that the tract may not support such a system.

The property owner understands that this Certification is made for the purpose of requesting expedited approval of their minor subdivision.

Property Owner(s) Signature

Date

Planning Director Signature
Showing receipt of Certification

Date

-NOTICE TO SURVEYORS-

**The following certifications must be placed upon all submitted
Minor Subdivision and Recombination plats:**

86.51. Certificate of ownership and dedication.

I 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 setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

Date _____ Owner(s) _____

86.52. Certificate of survey and accuracy.

State of North Carolina _____ County
I, _____, certify that this plat was (drawn by me) (drawn under my supervision) from (an actual survey made by me) (and actual survey made under my supervision) (Deed description recorded in Book _____, Page _____, etc.) (other); that the precision of the survey before adjusting was one part in _____ as calculated by latitudes and departures; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____; and that this map was prepared in accordance with G.S. 47.30, as amended. Witness my original signature, registration number and seal this _____ day of _____, A.D. 19_____.
Registered Land Surveyor _____
Registration Number _____
Official Seal

86.58. Certificate of approval by plat review officer.

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

Certificate of Acceptance by Register of Deeds.

State of North Carolina, County of Transylvania
Filed for Registration on the ___ Day of ___, 2005
At _____ and Recorded in Slide _____
Register of Deeds Transylvania County By
_____, Deputy.