



Final Plats for Density Averaging Checklist

Project Name and EPM #: _____ Date: _____

This form is a guide of basic requirements for exempt subdivision plats to assist the applicant in their submittal.

Density Averaging Certificate Criteria:

Articles 3.3.2-A, 3.3.2-B, and 3.3.3-A of the Town of Huntersville Zoning Ordinance details requirements for a Density Averaging Certificate.

Density Averaging Certificate Review Requirements

- EPM Land Development Application
- Town Fees
- Town of Huntersville Density Averaging Certificate Application
- Density Averaging Plat
- IF Density Averaging Certificate is granted the following items will be required for recordation:
 - The Density Averaging Certificate and revised plat maps recorded in the deed for both parcels including metes and bounds description of the designated undisturbed natural area to the parcel which it applies
 - Revised HOA Covenants (if applicable)

Items to Show on the Density Averaging Plat

- Mecklenburg County Plat Sheet Size Requirement (18 inches by 24 inches or 24 inches by 36 inches)
- Title of Plat
 - Including: Property designation; name of Subdivision, Phase Number, and Map Number (if applicable), name of owner, location to include township, county and state, the date or dates the survey was made; scale or scale ratio in words or figures and bar graph; name and address of surveyor or firm preparing the plat
- Purpose Statement (Indicate what lots are being divided, the map that is being superseded, etc.)
- Certification of Surveyor including seal and stamp; Certification of Ownership; Certification of Approval by Town of Huntersville Planning Department
- Name and address of Property Owner/Developer
- North Point: Accurately positioned north arrow coordinated with any bearings shown on the plat. Show whether north index is true, magnetic, North Carolina grid ("NAD 83" or "NAD 27"), or is referenced to old deed or plat bearings
- Graphic Scale (1 inch = 100 feet or less)
- Method of Computation (Acreage of Plat)
- Vicinity Map
- Show Tax Parcel Identification Numbers and Addresses of all newly created properties (New addresses will need to be requested from Mecklenburg County GIS and placed on the plat prior to approvals. Building permits cannot be issued until Tax Parcel Numbers are assigned addresses.)
- Show Tax Parcel Identification Numbers and Addresses of all existing adjacent property owners
- Provide Zoning District classification for subject properties and adjacent lots
- Provide deed references for property being divided
- Acreage for all lots
- Lot and Block numbers for all lots
- Property Boundary with Metes and Bounds description
- Right-of-way Dedication or Reservation (if applicable)

- Two concrete monuments per block (cannot be located within an easement or stump hole) (if applicable)
- Tie to existing monument (if NGS within 2000 feet). If there is not a tie, please state "No tie within 2000 feet."
- Existing and Transitional road right-of-ways and setbacks, street names, and centerlines of road (from Thoroughfare Plan; also, see Article 8.15)
- Existing Easements (Utility, Access, etc.)
- Show build-to-lines or front setbacks (whichever is applicable).
- Sides, side corners, and rear yards are to be noted and shown on plat. Building envelope must be defined on plat.
- Show all lot widths of proposed and existing lots, either in a line table or written within each lot.
- Provide impervious information in a table or within each lot for all lots including Watershed (if applicable), tabulations, and maximum impervious allocation per lot. Each lot is to have a specific amount of impervious area assigned if located within a Watershed Overlay District or otherwise subject to impervious restrictions. **Proposed revised impervious allowances for each lot.**
- Show all S.W.I.M. buffers and their buffer zones on the plat – per Article 8 of the Zoning Ordinance (if applicable). If a 100+1 Flood Study is required all FPE's shall be on the plat.
- Show Community Flood Fringe Line (line depicting the maximum elevation subject to inundation by the Community Base Flood; elevation associated with this line plus surcharge is used to determine minimum construction elevation).
- Show and label typology of all areas of designated Open Space – must show metes and bounds description of Open Space on plat.
- Show all Septic Field areas. (if applicable)
- Show all Well areas. (if applicable)
- Certification of Approval and Final Plat Review Officer Requirements – The Town of Huntersville will not sign as review officer until plat review is completed and approved by all review agencies and the plat is signed by all property owners
- If any lots will access the public street using a minimum 15 foot lot projection or exclusive access easement, show lot projection or easement.
- All general plat requirements must be shown accordingly depending on the type of subdivision. Please ask staff what notes will be required on your plat. (Example: Major Subdivision Plat notes, Farmhouse Cluster notes, etc.)

Notes

- Iron pins at all property corners, unless otherwise noted.
- 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. The restrictions on this recorded final plat shall be shown on any survey of any of the properties within the plat. Property owners have record notice of these restrictions and shall maintain the site in compliance with Ordinance requirements. It is recommended that real estate professionals (surveyors, title company representatives, real estate agents, closing attorneys) make property owners or purchasers aware of these restrictions at or prior to closing.
- This property may be subject to any easements and/or right-of-ways.
- Note if the area is determined by a coordinate computation.
- Note definition of build-to-line and required setback indicated in the Town of Huntersville Zoning Ordinance, Article 12 (as applicable).

- Note separately if the parcels are located in any regulated Watershed, floodplains, special flood hazard area as designated on firm map community panel _____ zone, dated _____.
 - Note that garages will meet the requirements of Article 8.16 in Town of Huntersville Zoning Ordinance.
 - Development of properties is subject to the Town of Huntersville Sediment and Erosion Control Ordinance. Contact the Town of Huntersville to determine if development thresholds require additional plan approval.
 - For residential subdivisions approved after 02/17/2003 located within a Watershed, add note: One percent of the lot area but not less than 150 square feet impervious area per lot has been reserved for the addition of future impervious area by the homeowner/occupant.
 - Properties are not located in the same subdivision (Properties located in the same subdivisions can transfer impervious rights through a revised plat and do not require a density averaging certificate)
 - Total sq. ft. for the existing maximum impervious allowance for the parcel pair should be equal to the total sq. ft. of the proposed maximum impervious allowance for the parcel pair
 - The parcels are located in the same water supply watershed
 - The parcel receiving additional impervious rights is not located in the Critical Area of the watershed.
 - A metes and bounds description of the designated undisturbed natural area to the parcel which it applies
 - Buffers meet the minimum Huntersville Zoning Ordinance water supply watershed requirements
 - Neither of the parcels need or have been granted a watershed variance
- Post-Construction Stormwater Notes**
- If approved plan is prior to July 1, 2007 Post Construction requirements do not apply. Provide approved plan set.
 - If this plat is approved after July 1, 2007, the Post Construction requirements may apply. Contact the Storm Water Administrator for a determination.
 - If plat is prior to Post Construction, add note: "The property/subdivision shown on this plat was approved prior to the adoption of Post Construction Storm Water Ordinance."
 - If applicable add note: "The subdivided property is considered a larger common plan of development and therefore will be subject to the applicable portions of the Town of Huntersville Post-Construction Storm Water Ordinance during development and redevelopment (including expansion.)"
- 100+1 Building Restriction Floodline Notes**
- If applicable, add note: "Lots located within the Storm Water Protection Line (Building Restriction Flood Line) are subject to flooding during heavy rainfall. Habitable buildings or structures shall be located outside the Storm Water Elevation Line (Building Restriction Flood Line). The lowest usable and functional part of the structure shall not be below the Storm Water Protection Elevation (Building Restriction Flood Elevation). The lowest adjacent grade of habitable buildings with enclosed areas (including crawlspaces) below the Storm Water Protection Elevation (Building Restriction Flood Elevation) is prohibited."
 - If applicable, add note: "The building restriction floodline has been located from a field survey."
- Note for SWIM Buffers Along Creeks**
- If applicable add 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 disturbance 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."



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BMP Notes

- If applicable, add 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 building and/or obstructions which impeded storm water flow or maintenance are prohibited.”
- If applicable, add note: “This property contains water quality features that must be maintained according to the Operating and Maintenance Agreement and Plan recorded in Deed Book _____ and Page _____.”
- If applicable, add note: “This Plat contains water quality features that must be maintained in accordance with recorded Maintenance Covenant as specified in Article 8.17 of the Huntersville Zoning Ordinance. Removal of plants or disturbance of the BMP structure or otherwise affecting the overall functionality of the BMP other than maintenance is prohibited.”

Final Plat Signature Blocks

Place all of the following signature blocks on the Final Plat for review and approval by the Huntersville Planning Department. The property owner(s) must sign the mylar prior to Huntersville Planning Department Staff signing as Planner and Review Officer. **List property owner names in place of “Owner(s).”**

DENSITY AVERAGING IMPERVIOUS TRANSFER PLAT

THIS PLAT REPRESENTS A TRANSFER OF IMPERVIOUS RIGHTS THROUGH A DEDICATED UNDISTURBED NATURAL AREA FOR PROPERTIES WITHIN THE JURISDICTION OF THE TOWN OF HUNTERSVILLE THAT MAY OR MAY NOT RESULT IN THE CREATION OF TRACTS OF LAND THAT ARE COMPLIANT WITH THE STANDARDS OF THE ZONING AND SUBDIVISION ORDINANCE. IT IS SUBJECT TO THE PROVISIONS OF THE HUNTERSVILLE ZONING ORDINANCE DENSITY AVERAGING STANDARDS AND REQUIRES THE APPROVAL OF THE HUNTERSVILLE BOARD OF ADJUSTMENTS ACTING AS THE WATERSHED REVIEW BOARD. ANY CHANGE IN THE DEVELOPMENT PROPOSAL (IMPERVIOUS ALLOWANCE) AUTHORIZED FOR EITHER PARCEL SHALL REQUIRE AN AMENDMENT OF THE DENSITY AVERAGING CERTIFICATE BY THE BOARD OF ADJUSTMENT.

Town Planner

Date

REVIEW OFFICER BLOCK

I, _____, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

Date



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OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

OWNER(S)

DATE