

MAJOR SUBDIVISION FINAL PLAT APPLICATION

Town of Apex, North Carolina



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Submittal Date:	_____		
Fees:	Plat Review Fee (\$200.00 + \$10/lot)		\$ _____
	Acreage Fee (if applicable)		\$ _____
	Recreation Fee-in-lieu (if applicable)		\$ _____
Date Paid:	_____	Total Paid:	\$ _____

Major Subdivision Final Plat Applications are accepted on a rolling basis throughout the month.

Electronic submittal requirements:

[Click here to access IDT Plans Website](#)

- Completed Application
- Uploaded Plat

- Fee Paid

Project Information:

Project Name: _____

Location: _____

Property PIN: _____

Acreage: _____ Number of Lots _____ Zoning _____

Jurisdiction: Inside corporate limits In ETJ Outside corporate limits and ETJ

Applicant Information:

Owner or Developer: _____

Address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Surveyor: _____

Contact: _____

Address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Other contacts: _____

MAJOR SUBDIVISION FINAL PLAT CHECKLIST

Major Subdivision Plat Requirements:

1. The plat shall not be approved unless the subdivider shall have installed all improvements required by Article 7: *Subdivision*, and this Ordinance, or shall have guaranteed their installation.
2. The final plat for subdivision shall constitute only that portion of the master subdivision plan that the subdivider proposes to record and develop at the time. The final plat for subdivision shall contain no fewer than 15 lots except where there is a phase to be completed with fewer than 15 lots remaining or where the development contains fewer than 15 lots, in which case the application for final plat must contain all remaining lots.

Major Subdivision Plat Process Summary:

1. Staff member reviews electronic plan submittals submitted to the Planning Department for completeness.
2. If application is complete, Town Staff will review the plat for compliance with approved Master Subdivision and Construction Plans.
3. Staff comments will be sent to the applicant. The applicant must address all of the comments and submit revised plats.
4. The applicant must submit three (3) Mylar plats. Each copy should include the signature and seal of the surveyor as well as the notarized signature of the owner(s).
5. The applicant must pay all requisite fees and post required bonds prior to the final review of revised plats. These fees and bonds include, but are not limited to:

Collected by the Planning Department:

1. Plat review fee
2. Water/sewer acreage fee
3. Recreation fee
4. Landscaping/street tree bond

Collected by the Development Services Division:

5. Construction inspection fees
6. Construction bonds

6. Town Staff reviews the revised plats. If the plats comply with the UDO, Town Staff will sign the plats. If the plats do not comply with the UDO, the applicant must resubmit plats.
7. The three (3) signed Final Plats must be recorded at the Wake County Register of Deeds within 60 days after approval. Wake County will keep one of the recorded plats. Plat must be stamped and signed by Register of Deeds.
8. The applicant must return one (1) Mylar copy of the recorded Minor Subdivision Final Plat and two (2) paper copies of the plat to the Planning Department. The recorded plat must be on file prior to the issuance of any building permits

To ensure updates are made to the County tax property maps, contact Pam Filicky of the Property Mapping Team for Wake County – 919-856-6384 or pfilicky@wakegov.com.

MAJOR SUBDIVISION FINAL PLAT CHECKLIST

FOR APPLICANT USE ONLY

PLEASE DO NOT INCLUDE THIS CHECKLIST WITH YOUR APPLICATION SUBMITTAL

COMMON ACRONYMS/DEFINITIONS			
IDT Website	Contractor's Plan Room	UDO	Town's Unified Development Ordinance
TOA	Town of Apex	NCDEQ	North Carolina Dept. of Environmental Quality
RCA	Resource Conservation Area	DDM	Design & Development Manual
CONTACT INFORMATION			
TOA Planning Department	(919) 249-3426	Soil & Erosion Control Officer	(919) 249-3427
Parks & Recreation Department	(919) 249-3344	Electric Utilities Division	(919) 249-3427
Traffic Engineer	(919) 249-3358	Environmental Services	(919) 249-3413

GENERAL PLAT CHECKLIST ITEMS			
#	Requirement	Additional Information	Reference
1	Upload to IDT	All uploaded sheets are to be titled in a descriptive manner i.e. Final Plat, Phase I.	
2	Three Mylar Final Plats	Submit 3 Mylar final plats, 18"x24".	
3	Signature Block Area	Include signature and seal of surveyor(s) and notarized signature of owner(s).	
4	Pay Development and Plat Fees	Fees are paid at Planning Department.	
5	Obtain approvals	Approvals by the Water Resources and Public Works and Transportation Departments.	
6	File Approved Final Plat	File with Wake County Register of Deeds.	
7	Final Submittal of One Recorded Mylar Plat and Two Paper Copies of Recorded Plat	Submit 1 Mylar and 2 Paper Copies of Recorded Final Plat.	

MAJOR SUBDIVISION FINAL PLAT CHECKLIST ITEMS			
#	Requirement	Additional Information	Reference
1.			
a.	Name, address(s) and parcel ID(s) of the project	Include any phase numbers.	
b.	Owner's name, address, phone number, fax number, and e-mail address		
c.	Surveyor's or professional engineer's name, seal and registration		
d.	Date of the survey and plat preparation		
e.	Zoning of the property	Contact the Planning Department to get a copy of the zoning conditions.	
f.	Include zoning, ownership and current use of adjacent tracts and on opposite side of adjoining streets. List uses such as residential, vacant, etc.		
g.	Area of tract	In square feet and acres.	
h.	Number of lots per acre (density)		
i.	Total number of lots in phase		
j.	Acreage being platted		
k.	RCA provided	(acreage & % of total site)	
l.	RCA required (acreage & % of total site)	(acreage & % of total site)	

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#	Requirement	Additional Information	Reference
m.	Maximum Built-upon Area (impervious) surface permitted	(acreage & % of total site)	
n.	Minimum setback requirements	If zoned PUD, request setbacks from Planning.	
o.	Location (township, county and state) of property.		
p.	Annexation number(s) for property		
q.	Indicate if the site is in the Primary or Secondary Watershed Protection Area	See the Watershed Protection Overlay District Map	UDO Sec. 6.1 UDO Sec. 8.1.2(B)(2)(i)
r.	Indicate if the site contains a FEMA designated floodplain	Include FIRM panel reference number and effective date.	UDO Sec. 6.2
2.	Label as "Major Subdivision Final Plat"		
3.	North Arrow (all sheets)	Indicate whether true north or magnetic.	
4.	Scale	Include a graphic scale and declination.	
5.	Vicinity Map	Site should be clearly delineated. Map must have sufficient detail and legibility in order to locate the project in reference to nearby roads and developments.	
6.	Provide boundaries of the tract to be subdivided in metes and bounds.	Include the location of intersecting boundary lines of adjoining lands with adjacent subdivisions identified by official names.	
7.	Provide accurate location and descriptions of all monuments, markers, and control points.		
8.	Label block numbers consecutively throughout the subdivision and each block.	Lot numbers should be placed in a circle or labeled Lot __.	
9.	Show street addresses on each lot.	Address(s) should be placed in a rectangular box near street right-of-way.	
10.	Label streets as approved by Wake County GIS.		
11.	Show and label the purpose(s) of all right-of-ways, easements and areas dedicated to public use.		
12.	Show areas to be used for purposes other than residential and public.	Include the location, purpose and dimensions of each use.	
13.	Show right-of-way lines and width of all streets.	Show sight triangles where required.	
14.	Show the location and width of all adjacent streets and easements.		
15.	Indicate boundaries of the 100 year floodplain and floodway boundaries.	Provide certification if no floodplain exists within the subdivision boundaries.	
16.	Verify minimum Finished Floor Elevation (FFE).	Minimum FFE must be at least 2 feet above the Base Flood Elevation (BFE) on properties affected by FEMA 100 year floodplain.	
17.	Label width and type of landscape buffers.		
18.	Resource Conservation Area (RCA) must be shown and dimensioned as approved.	Must reflect the "as-built" RCA provided and described fully by a metes and bounds legal description. Shade RCA differently to easily differentiate on plat. Include Required Note 6 on the plat.	
19.	Show location of wetlands with metes and bounds description.	Include Required Note 7 on the plat.	UDO Sec. 6.1 UDO Sec. 8.1.2(B)(2)(g)

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#	Requirement	Additional Information	Reference
20.	Show access to restricted lots (where applicable).		
21.	The town attorney must approve HOA documents where there are private streets.	Streets should be labeled as “private streets – no town maintenance”; Public and/or private utility easements should be labeled as “Town of Apex Public Utility Easement” or “Storm Drainage Private”; Street signs should be posted as “End of Town Maintenance”.	
22.	Show boundaries of any greenway or greenway easement dedicated to the Town of Apex.	Label as “Public Greenway Dedicated to the Town of Apex”.	
23.	Certificates	See last pages of this application for the required certificates.	
24.	Any other information considered pertinent to the review of the final plat by either the subdivider or the Town.		

REQUIRED NOTES:

- Where Town of Apex Public Utilities are installed within easements crossing private property, the Town’s Water Resources Department, Public Works and Transportation Department and Electric Utilities Department shall have the right to enter upon the easement for purposes of inspecting, repairing, or replacing the sewer main and appurtenances. Where paved private streets, driveways, parking lots, etc. have been installed over public sewer mains, the Town of Apex shall not be responsible for the repair or replacement of pavement, curbing, etc. which must be removed to facilitate repairs. The Water Resources Department, Public Works and Transportation Department and Electric Utilities Department shall excavate as necessary to make the repair, and shall backfill the disturbed area to approximately the original grade. Replacement of privately owned pavement, curbing, walkways, etc. shall be the responsibility of the property owner and/or Homeowner’s Association.
- All off-site easements shall be acquired by the developer and these off-site easements shall be recorded by a deed of easement prior to utility infrastructure construction approval. These easements shall be dedicated to the Town of Apex and labeled “Town of Apex Public Utility Easement”.
- No person shall place any part of a structure, any permanent equipment, or impoundment upon the Town of Apex Public Utility Easements. Prohibited structures include, but are not limited to: buildings, houses, air conditioning units, heat pump units, decks, garages, storage/tool sheds, swimming pools, walls, retaining wall mechanisms/appurtenances, and fences. Upon prior written approval by the Water Resources Department, Public Works and Transportation Department or Electric Utilities Department, as appropriate, fences may be permitted across easements provided that an access gate is installed for the full width of the easement.
- No person shall plant trees, shrubs, or other plants within a Town of Apex Public Utility Easement without prior written approval from the Water Resources Department, Public Works and Transportation Department or Electric Utilities Department, as appropriate.
- Any and all street signs shall be provided and installed by the Town of Apex.
- Contact the Planning Department to get a copy of the zoning conditions.
- RCA NOTE:** The Resource Conservation Area (RCA) shown hereon is being provided per the requirements of Article 8 of the Town of Apex’s Unified Development Ordinance (UDO). This RCA must be preserved in perpetuity and shall not be disturbed in any manner.
- WETLANDS NOTE:** Certain portions of the property depicted hereon have been determined to meet the requirements for designation as a regulatory wetland and are designated hereon as “WETLANDS”. No subsequent fill or alteration of any property so designated shall be permitted except in compliance with the current applicable wetlands rules adopted by the federal government and/or the State of North Carolina. Such rules may require submission of an application for fill by the property owner to the governmental agency or authority then having jurisdiction for wetlands regulations, which application shall report the name of the subdivision and may be approved or denied within the discretion and authority of such agency. This restriction shall run with the land and shall be binding on all parties and all persons having interest therein and shall inure to the benefit of, and may be enforced by any and all governmental agencies or authorities having jurisdiction for the wetlands regulations.

MAJOR SUBDIVISION FINAL PLAT CERTIFICATES

Or, if only an easement is being recorded:

CERTIFICATE OF COMPLIANCE OF WATER, SEWER OR STORMWATER EASEMENT LOCATION:

This easement generally complies with the approved construction plans.

Date

Water Resources Director

CERTIFICATE OF COMPLIANCE OF GREENWAY EASEMENT LOCATION:

This easement generally complies with the approved construction plans.

Date

Subdivision Administrator

CERTIFICATE OF COMPLIANCE OF ELECTRIC UTILITIES EASEMENT LOCATION:

This easement generally complies with the approved construction plans.

Date

Electric Utilities Director

CERTIFICATE OF COMPLIANCE OF ACCESS, SIDEWALK OR DRAINAGE EASEMENT LOCATION:

This easement generally complies with the approved construction plans.

Date

Public Works & Transportation Director

WATER SUPPLY WATERSHED CERTIFICATE (FOR PRIMARY AND SECONDARY WATERSHED PROTECTION AREAS):

"I hereby certify that the plan shown hereon complies with the Watershed Protection Overlay District Ordinance of the Town of Apex and is approved for recording in the Wake County Register of Deeds office. This property is located within a protected watershed. Development restrictions apply."

Date

Water Resources Director

CERTIFICATE OF APPROVAL FOR RECORDING:

"I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Apex, North Carolina, with the exception of such variances, if any, as are noted and that this plat has been approved by the Town of Apex for recording in the office of the Register of Deeds of Wake County."

Date

Subdivision Administrator

REVIEW OFFICER CERTIFICATE:

I, _____ Review Officer of Wake County, certify that this Plat meets all statutory requirements for recording.

Date

Review Officer

Approval expires if not recorded on or before: _____

CERTIFICATE OF SURVEY AND ACCURACY:

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book _____, page _____) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision as calculated is 1: _____; 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 _____, A.D., 20__.

Seal or Stamp:

Surveyor

Registration Number

FOR SUBDIVISION PLATS SHOWING EXISTING SEPTIC STRUCTURES THAT INTEND TO USE SEPTIC INSTEAD OF TOWN SEWER, THE FOLLOWING CERTIFICATION MUST BE INCLUDED ON THE PLAT:

I hereby certify that lots(s) _____ shown on this plat for _____ has been reviewed with respect to minimum available space to provide for repair of an existing wastewater disposal system in accordance with regulations governing sewage treatment and disposal systems in Wake County as amended from time to time. I further certify that to the best of my knowledge, the existing wastewater system is located within the boundaries of the subject lots(s) and meets minimum setback requirements as specified in the aforementioned regulations. This certification does not represent approval or a permit for any site work or wastewater system modifications/repairs. Additionally, any change in use, site alteration or misrepresentation may result in suspension or revocation of certification.

DATE

NC LICENSED SOIL SCIENTIST (SEAL)

FOR SUBDIVISION PLATS SHOWING SITES WITH NO EXISTING SEPTIC STRUCTURES AND THE INTENT TO USE SEPTIC, THE FOLLOWING CERTIFICATION MUST BE INCLUDED ON THE PLAT:

I hereby certify that lots(s) _____ shown on this plat for _____ have been reviewed as appropriate and with respect to minimum lot requirement set forth in Section V of the Regulations governing sewage treatment and disposals systems in Wake County as amended from time to time. As of this date, and based on this review of existing site conditions the lots numbered above on this plat will presumably meet these regulations.

I hereby certify that lots(s) _____ shown on this plat for _____ have been reviewed as appropriate and with respect to alternative requirements set forth in Section VI of the regulations governing sewage treatment and disposal systems in Wake County as amended from time to time. As of this date, and based on this review of existing site conditions the lots numbered above on this plat will presumably meet these regulations.

Preliminary certification does not represent approval or a permit for any site work, nor does it guarantee issuance of an improvement permit for any lot. Final site approval for issuance of improvement permits is based on regulations in force at the time of permitting and is dependent on satisfactory completing of individual site evaluations following application for an improvement permit detailing a specific use and siting. Any change in use or any site alteration may result in suspension or revocation of certification.

DATE

NC LICENSED SOIL SCIENTIST (SEAL)