

Minimum Guidelines for Waterline Easement Plats

Revised August 2015

Easement Plat Checklist:

- Provide two (2) paper copies for each plan sheet and submit for inspector review.
- Provide a North Arrow oriented to Grid North.
- Use the North Carolina State Plane Coordinate System, U.S. Survey Feet as Units of Measure (grid coordinates, carried to two or more decimal places), NAVD 88' Vertical Datum, NAD 83' Horizontal Datum (epoch specified). This special reference shall be clearly noted on the drawing. The relative horizontal and vertical accuracy of field surveyed data should be equal to or less than 0.10 feet.
- Provide monument grid tie with bearing and distance. The grid monument must be tied to the "tapping valve" or the nearest valve to the connection point.
- Show the Waterline Easement.
- Show street names, public/private and right of ways.
- Show lot numbers if they are required on the Plat.
- Show the City Project name and number.
- If this is part of another phase show the limits of the prior approved phase on the Plat and make sure the prior phase is labeled correctly.
- Reference previous easement(s) if applicable.
- If the Plat has to be revised after it is recorded there will need to be a revised easement document which will make reference to the new plat book and page.
- Is the 20-foot easement shown outside the limits of public right-of-ways? If not, relocate private/public easement to fall inside private property boundary.
- The new waterline must be shown in the center of the easement.
- Show approximate location of service lines and if applicable: meters, valves, hydrants and appurtenances. On private roads in Multi-family developments show easements for meters, valves, hydrants and appurtenances.
- Is there any building adjacent to the easement?
- If applicable, show any other utility easement conflicts.
- Along with optional bearings and distances, have this required "Intent Statement" **" The intent of the plat is to convey a twenty (20) foot wide waterline easement, ten (10) feet each side of the existing lines and structures to the City of Asheville for the maintenance of the water system. The City of Asheville shall also have the right to access all publicly owned water meters."**
- City of Asheville project number. Example: **WPFY-15-16-001**.
- The title "Waterline Easement for the City of Asheville" is required.
- Vault must be adjacent to the public right of way.
- Signed, sealed and dated by the surveyor.
- Upon approval by COA, the plat must be recorded at the Register of Deeds and a copy returned to the COA.