



*SUBDIVISION ORDINANCE*

*ANSON COUNTY*

*NORTH CAROLINA*

**ADOPTION:**

Duly adopted by the Board of Commissioners of the County of Anson, North Carolina, this the 12 day of November, 2002.

Blake Hildreth  
Chairman Board of County Commissioners

Bonnie M. Huntley

Clerk to Board of Commissioners

**Effective:**

The effective date of this ordinance shall be 12, day of November, 2002.

Blake Hildreth  
Chairman Board of County Commissioners

Bonnie M Huntley  
Clerk to Board of Commissioners

*Amended and Effective this the 6<sup>th</sup> day of June, 2006 .*

Jarvis Woodburn  
Chairman Board of County Commissioners

Bonnie M. Huntley  
Clerk to Board of Commissioners

**SUBDIVISION REGULATIONS**  
**ANSON COUNTY, NORTH CAROLINA**  
**TABLE OF CONTENTS**

**ARTICLE I       INTRODUCTORY PROVISIONS**

Section 101	Title	5
Section 102	Application of Regulations/Subdivisions Defined	5
Section 103	Purpose	6
Section 104	Authority	7
Section 105	Jurisdiction	7
Section 106	Compliance with Adopted Plans	7
Section 107	Adequate Public Facilities	7

**ARTICLE II       PROCEDURE FOR REVIEW AND APPROVAL  
PLATS, MAPS, CERTIFICATIONS**

Section 201	Plats Shall Be Required on Subdivisions of Land	8
Section 202	Approval Prerequisite to Plat Recordation	8
Section 203	Major Subdivision Review Procedures	8
Section 204	Minor Subdivisions	17
Section 205	Planned Unit Development	19
Section 206	Manufactured Home Subdivision	20
Section 207	Rural Linear Subdivision	20
Section 208	Re-subdivision Procedures	20
Section 209	Recording of Final Plat	21
Section 210	Decision, Notice and Appeals	21

**ARTICLE III       ANSON COUNTY REVIEW COMMITTEE**

Section 301	Purpose	22
Section 302	Committee Staff	22
Section 303	Powers and Duties of the Review Committee	22
Section 304	Procedures of the Review Committee	22

**ARTICLE IV MAJOR SUBDIVISIONS MINIMUM DESIGN STANDARDS & IMPROVEMENTS REQUIRED**

Section 401	General	23
Section 402	Suitability of Land	23
Section 403	Preservation of Natural Features and Historical Sites	23
Section 404	Flood Damage	24
Section 405	Subdivision Streets/Roads/Access	25
Section 406	Sewage Requirements	27
Section 407	Water Requirements/Fire	27
Section 408	Storm Water Drainage System	28
Section 409	Placement of Monuments	29
Section 410	Construction Procedures	29
Section 411	Subdivision Improvement Disclosure Statement	29
Section 412	Name Duplication	30
Section 413	Subdivision Design	30

**ARTICLE V LEGAL PROVISIONS**

Section 501	Effect of Plat Approval on Dedications	32
Section 502	Penalties for Violation	32
Section 503	Separability	32
Section 504	Appeals	33
Section 505	Amendments	33
Section 506	Abrogation	33
Section 507	Effective Date	33
Section 508	Administrator	33
Section 509	Recordation	34

**ARTICLE VI DEFINITIONS**

Section 601	Word Interpretation	35
Section 602	Additional Definitions	35

**APPENDIX: EXAMPLES, APPROVALS, STAMP CERTIFICATES FOR PRELIMINARY AND FINAL PLATS AND CHECKLIST**

Exhibit A,B,C,D,E,F,G,H,I and J	38 - 44
---------------------------------	---------

# ARTICLE I

## INTRODUCTORY PROVISIONS

### **Section 101 Title**

This Ordinance shall be known and may be cited as the Subdivision Regulations of the County of Anson, North Carolina, and may be referred to as the Subdivision Regulations.

### **Section 102 Application of Regulations/Subdivisions Defined**

These regulations shall apply to divisions of land pursuant to North Carolina General Statutes 153A-335, Article 18 or any amendment thereto. Subdivisions are thereby defined as:

#### **102.1 Subdivision Defined (by State 153A-335)**

A subdivision is defined as all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions are created for the purpose of sale or building development (whether immediate or future) and includes all divisions of land involving the dedication of a new street or change in existing streets; however, the following is not be included within this definition and is not subject to any regulations enacted pursuant to this Part:

- The combination or recombination of portions of previously subdivided and recorded lots if the
- total number of lots is not increased and the resultant lots are equal to or exceed the standards of the county as shown in its subdivision regulations.
- The division of land into parcels greater than 10 acres where no street right-of-way dedication is involved.
- The public acquisition by purchase of strips of land for widening or opening streets or for public transportation systems corridors.
- The division of land pursuant to an order the General Court of Justice;
- The conveyance of a lot or tract for the purpose of dividing land among tenants in common, all of whom inherited the land, by intestacy or by will.
- The division of a tract in single ownership whose entire area is no greater than two acres into no more than three lots, where no street right-of-way dedication is involved, and where the resultant lots are equal to or exceed the standards of the county, as shown by the subdivision regulations contained in this act. (S-1518)

## **102.2 Minor Subdivision**

For the purpose of this ordinance, minor subdivision shall mean any subdivision that is not a major subdivision or regulated under the major subdivision requirements within said subdivision; and

- Not consisting of more than four lots on an existing public road or street; and
- Involving not more than two (2) interior properties and prospectively not requiring any new public street or road for access to the two interior properties; and
- Not requiring extension of public sewage or water lines or creating of new drainage easements through lots to serve property at the rear; and
- Not creating any new or residual parcels not conforming to the requirement of these regulations and related ordinance; and
- Any division of land that meets all requirements as stated in said ordinance for a Rural Linear Subdivision.
- All lots shall have a minimum lot road frontage of no less than 80 ft. width.

Additionally, the Procedure for Review of Minor Subdivisions shall not be used for an additional time within three (3) years on any property less than fifteen hundred (1,500) feet from the Original Property Boundaries, by anyone, who owned, had an option on or any legal or beneficial interest in the original subdivision at the time the original subdivision received preliminary or final plat approval.

## **102.3 Rural Linear Subdivision**

A Rural Linear Subdivision is a division that is not regulated under major subdivision requirements and for the purpose of these regulations is defined as:

- Located in a unincorporated rural area of county and fronting on an existing state maintained road;
- Not involving any new or extension of any street or requiring any new street for access to interior property;
- Not requiring extension of public or private sewage or water lines resulting in public expense;
- Not adversely affecting the development of the remainder of the parcel or adjoining property;
- Creating no new or residual parcels not conforming to the requirements of these regulations;
- Having no more than seven (7) lots, no less than three(3) acres in size, excluding road right-of-way;
- All lots shall have a minimum lot road frontage of no less than 80 ft. width.

## **102.4 Major Subdivision**

For the purpose of this ordinance, shall mean any subdivision that is not a minor or rural linear subdivision and regulated within said requirements.

## **102.5 Manufactured Home Subdivision**

A Manufactured Home Subdivision is a subdivision that is designed and developed for manufactured home sites. All Manufactured Home Subdivisions shall meet the same standards as required in this Ordinance, plus each home located within said subdivision shall be required to have brick underpinning.

## **Section 103 Purposes**

The Purpose of this ordinance is to establish procedures and standards for the development and subdivision of land within the territorial jurisdiction of the County of Anson. It is further designed to provide for the orderly growth and development of the County; for the coordination of streets and highways within proposed subdivisions with existing or planned streets and highways and with other facilities; for the dedication or reservation of recreation areas serving residents of the immediate neighborhood within the subdivision and of rights-of-way or easements for street and utility purposes; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare. This ordinance is designed to further facilitate adequate provision of water, sewerage, parks, schools, and playgrounds, and also to facilitate the further re-subdivision of larger tracts into smaller parcels of land.

## **Section 104 Authority**

This ordinance is hereby adopted under the authority and provisions of the General Statutes of North Carolina, Chapter 153A, Article 18, Part 2, and any amendment thereto.

## **Section 105 Jurisdiction**

The regulations contained herein, as provided in NC.G.S. 153A, Article 18 shall govern each and every subdivision within Anson County outside the corporate limits and planning jurisdiction of any municipality.

## **Section 106 Compliance with Adopted Plans**

Proposed subdivisions must comply in all respects with requirements of County Zoning, Land Use Plan, Sedimentation Control and Watershed Protection Ordinance or any other County Ordinances or Regulations in effect in the area to be subdivided. Where a proposed subdivision includes any part of a thoroughfare which has designated as such upon the officially adopted thoroughfare plan of the County, such part of such thoroughfare shall be platted by the subdivider in location shown and at the width specified by the plan.

Proposed road names shall be included on all plats and shall be approved by the County with final plat approval in accordance with approved County Road-Naming policy.

## **Section 107 Adequate Public Facilities**

During the review process the Review Committee and Planning Board shall review each subdivision, multifamily development and Manufactured Home Parks to ensure that the public health, safety and welfare is provided and that adequate public facilities are in place.

Public facilities include but are not limited to fire, rescue, law enforcement, and county facilities to include schools. Adequate Facilities shall be in place or scheduled to be in place within two years of the preliminary approval date.



## ARTICLE II

# REVIEW, APPROVAL AND REQUIREMENTS PROCEDURE AND PLAT CERTIFICATIONS

### **Section 201 Plats Shall Be Required on Subdivisions of Land**

After the effective date of this ordinance, pursuant to NCGS 153A-330, a final plat shall be prepared, approved, and recorded in compliance with provisions of this ordinance whenever any subdivision as defined by this ordinance takes place.

### **Section 202 Approval Prerequisite to Plat Recordation**

After the effective date of this Ordinance, each subdivision plat within the County's jurisdiction shall be approved by the Planning Board and/or Board of County Commissioners or the Subdivision Administrator as provided herein, before recordation in the office of the Register of Deeds. Such approval shall be entered in writing on the face of the plat.

The Register of Deeds shall not file or record a plat of a subdivision of land located within the jurisdiction of this Ordinance that has not been approved in accordance with these provisions, nor shall the Clerk of Superior Court order or direct the recording of a plat in conflict with this section.

All subdivision of land in the jurisdiction of the County of Anson shall be required to fill out an Anson County Real Estate Form from the Anson County Tax Assessing and/or Mapping Section. This form will assist in the determination of the type of subdivision, while providing accurate information required by the County Assessor's Office. No Zoning permit shall be issued nor shall any plat be recorded without such form having been completed.

### **Section 203 Major Subdivision Review Procedures**

#### **203.1 Initial Review (Sketch Plan)**

Before the submission of a preliminary plat for a major subdivision, the subdivider shall present plans, drawing, or sketch plan to the Subdivision Administrator for review and recommendation, to include review and recommendations by the **Anson County Review Committee (ref. Article III)**. The purpose of this plan is to familiarize the subdivider with procedures, requirements, and interpretations of this ordinance and to acquire helpful suggestions and recommendations. The plan need not be drawn to scale but two (2) copies of the plan shall be presented. In place of the Sketch Plan the subdivider may choose to present a preliminary plat with the understanding that such plat will serve the purpose of the sketch plan and will be subject to changes, the same as the sketch plan. If preliminary plat option is chosen then all requirements of preliminary plat will apply. If sketch plan the following information shall be included:

- The boundary lines of the property being subdivided; proposed lot lines, including area of each lot created, location and width of proposed streets.

- Water courses on the land to be subdivided;
- The locations, names and right-of-way width of any existing streets on or within 300 feet of the land to be subdivided.
- The location of all property lines which intersect the boundaries of the property being subdivided.
- The name of the developer or subdivider of the property being subdivided.

One copy of the sketch plan will be returned to the subdivider and one copy will be retained by the Planning Department. When a sketch plan is submitted, the Subdivision Administrator and Review Committee shall have up to ten (10) working days to submit comments back to the subdivider.

### **203.2 Preliminary Plat**

**A.** Upon completion and approval of Initial Sketch Plan by the Subdivision Administrator and Review Committee, the subdivider shall proceed to prepare the preliminary plat for review by the County Planning Board. The Anson County Planning Board shall be responsible for review and recommendation of all preliminary subdivision plats to the Board of County Commissioners, within forty-five (45) days from date upon which board first met to consider the preliminary plat. At least six (6) copies shall be submitted to the Subdivision Administrator, and shall be accompanied by the subdivision fee as listed on the county fee chart, located in the Permit Section of the County Inspection/Permitting Department.

**B. Subdivision in Phases for Preliminary Plat:** If a owner/developer proposes that a subdivision (including planned unit development) will be constructed in phases, the following procedure will apply during preliminary plat approval:

- (1) A master plan showing the entire proposed subdivision and phases of development, proposed density, proposed type and location of utilities, and proposed development time table shall be submitted to the Planning Board for recommendation to the Board of County Commissioners.
- (2) Each Phase of development shall be preceded by submission and approval of a preliminary plat. The master plan may be submitted prior to, or simultaneously, to the submission of the preliminary plat for the first phase of development.

**C.** The **preliminary plat shall be drawn to a scale** such that one inch (1) equals no more than one hundred (100) feet on an accurate survey map. The Subdivision Administrator may approve an alternative map scale depending on acreage of lots involved and legibility of the plat upon submission and providing it meets all requirements for recordation by the County Register of Deeds.

**D.** The **preliminary plat shall depict or contain** the following information; plats not illustrating or containing the following data shall be returned to the subdivider or his authorized agent for completion and resubmission:

- (1) The proposed name of the subdivison. No duplicate or deceptively similar name of any other subdivision in Anson County will be accepted);
- (2) The names and addresses of property owners, and subdivider or their designated agent;
- (3) Location of existing buildings (on the tract), location and dimensions of areas to be used for purposes other than residential with the purpose of each stated and topography; of

the tract to be subdivided.

- (4) A sketch location map showing relationship of the subdivision to all major roads in the area;
- (5) Zoning classification of tract and adjoining properties, plus county tax map from GIS with Property Tax ID information.
- (6) Tentative street location with right-of-way widths, sight distances as required by North Carolina Department of Transportation, and numbered lot arrangement shown;
- (7) Adjoining streets and names thereof;
- (8) Proposed street names for new subdivision, with no duplicate or deceptively similar names of existing streets in Anson County (approval shall be by county Road Naming Committee and/or appointed person or department) ;
- (9) Location of Flood Hazard Areas, water courses, watershed supply watershed Boundaries (if applicable), streams, branches, marshes, rock outcrops or other natural features affecting the site;
- (10) Approximate rights-of-way, easements, utility or other, and purpose;
- (11) Statement of acknowledgement for proposed plans for water, sewer and power from the appropriate agency;
- (12) Approximate planned location of culverts and drainage structures;
- (13) The scale denoted both graphically and numerically;
- (14) The north arrow and declination;
- (15) Acreage or square footage of proposed lots;
- (16) The date of plat preparation;
- (17) Location of all planned Buffer Strips
- (18) Deed reference for original parcel;
- (19) Any other information necessary for agency review according to Section 203 of this ordinance.

**E.** When a preliminary plat is recommended for approval by the County Planning Board (or if the 45 day Planning Board review period has expired with no recommendation), any recommendations along with signed copies of plat shall be forwarded to the Board of Commissioners for a decision at their next regular scheduled meeting.

**F.** When a preliminary plat is recommended for disapproval by the Planning Board, it shall not be forwarded to the Board of Commissioners until necessary changes are made to bring the plat in

compliance with this Ordinance. The Planning Board shall specify the reasons for such action in writing on or attached to the plat and returned to the owner and/or developer.

**G. In case of disapproval when thirty (30) day re-submission time has expired the preliminary plat is considered null and void. At no time shall re-submission of the same disapproved plat or any same plat or plan, in the same location, come before the Planning Board within one (1) year, from the date of disapproval.**

#### **H. Board of County Commissioners**

(a). The Board of Commissioners shall have up to sixty (60) days from the day it first met to consider the Plat to make a decision. If a decision is not rendered during said sixty (60) day period, the plat shall be deemed approved as submitted. At no time can any plat be disapproved as long as all regulations and requirements of local and state government are met.

(b). Approval of the preliminary plat by Planning Board and Board of Commissioners is authorization for the subdivider to proceed with development and the preparation of the final plat. The Subdivider shall submit the final plat to the Planning Board in a period not to exceed one (1) year from the date of preliminary plat approval, or the preliminary plat will be considered null and void. The Planning Board shall have the authority to waive this time period considering special circumstances.

#### **I. Before Construction Starts**

Evidence from the proper agencies must be provided to show that road plans (including driveway permits), sediment/erosion control plans, stormwater plans and water/sewer plans have been approved before any construction may begin.

### **203.3 Final Plat**

#### **A. Procedure:**

The final plat shall conform substantially to the approved preliminary plat. The final plat shall be submitted to the Subdivision Administrator to forward to the Planning Board for the purpose of reviewing in detail the planned installation of the improvements and proper marking of the subdivision as required by this ordinance.

The Anson County Planning Board shall be responsible for review and approval of all final plats with exception of those that require an improvements guarantee as called for in Section 203.4 of this Ordinance.

**If final plat is disapproved,** the Planning Board shall specify the reasons for such action in writing on or attached to the plat and return to owner and/or developer. The subdivider shall make the necessary changes and return to the Planning Board a revised plat for review, within the time period stated at the meeting (time will depend on changes requested. At no time shall the resubmission be more than thirty (30) days from date of disapproval. If said thirty (30) day period lapses, a complete re-submittal of the plat (and payment of any requisite fees) shall be required.

The **Planning Board shall have forty-five days** from date upon which it first met to consider the final plat. If decision is not rendered during said time period, the plat shall be considered approved and released for recording in office of the County Register of Deeds or shall be forwarded to the Board of Commissioners for release of improvements guarantee, without a recommendation .

**If a final plat requires action by the Board of Commissioners** for release of improvement guarantee, it shall be placed on the Board of Commissioners' agenda at its next regular scheduled meeting for release of improvements before recording.

**If a final plat is approved**, four (4) copies shall be returned to the subdivider or his agent, one (1) copy shall be taken by the Subdivision Administrator to Register of Deeds for recording and one (1) copy shall be retained for Subdivision Administrator for permanent record in the Planning Department. Any fees charged by the Register of Deeds are to be paid by the subdivision owner or his agent.

**B. Requirements:**

Six (6) copies of the final plat shall be submitted, one (1) of these shall be on reproducible material; five (5) shall be black or blue line paper prints. Material and drawing medium for the original shall be in accordance with the Manual of Practice for Land Surveying in North Carolina, where applicable; the requirements of the Anson County Register of Deeds; and all provisions of North Carolina General Statutes 47-30 as amended.

The final plat shall be of a size suitable for recording with the Anson County Register of Deeds and shall be at an accurate scale such that one (1) inch equals no more than one hundred (100) feet. No photographic reproduction shall be recorded which alters the required map scale. Maps may be placed on more than one numbered sheet with appropriate match lines. Continuation sheets shall contain a title block referencing the first plat page, which displays approval seals. The Subdivision Administrator may approve alternative map scale, if minor subdivision and in some cases of major subdivisions, depending on acreage of lots involved, and legibility of plat upon submission, and if requirements for recordation in County Register of Deeds are met.

The following signed certificate shall appear on all copies of the final plat for approval along with any other Certificate as required by law and Standards of Practice for Land Surveying in North Carolina.

**Certificate of Ownership and Dedication**

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision Jurisdiction of the County of Anson and that I hereby adopt this plan of subdivision with my free consent.

\_\_\_\_\_ Date \_\_\_\_\_ Owner

(Copies of Certificates of types can be found at the end of this Ordinance)

**C. The Contents of Final Plat Shall Be As Follows:**

- (1) The name of the subdivision, township, county, and state;
- (2) The names and addresses of the owner, subdivider or their designated agent, the registered surveyor, and/or professional engineer preparing the plat;
- (3) The scale, both graphically and numerically;
- (4) The north arrow and declination;
- (5) The date of the survey and plat preparation;

- (6) A sketch location map showing relationship of the subdivision to all major roads in the area;
- (7) The names and locations of adjoining subdivisions and streets, the location and ownership of adjoining un-subdivided property, and the location of County and/or municipal limits if falling within or immediately adjoining the tract;
- (8) Zoning Classification of the tract and adjoining properties;
- (9) The location of existing buildings, railroads, streets, and bridges;
- (10) The boundaries of tract with all bearings and dimensions;
- (11) The location of all water courses, ditches, drainage channels and subsurface drainage structures, and the location and size of all drainage easements and structures relating thereto, whether they are located within or outside of the proposed plat;
- (12) The location of sanitary sewer (other than septic tanks), easements for electric and gas lines, and other surface and subsurface structures showing connections to existing systems if applicable, or proposals for developing new water supply, storm drainage and sewage disposal systems as applicable;
- (13) The right-of-way width of streets, pavement widths, and street names (as approved by county designated agency);
- (14) Whether or not the streets meet the latest minimum construction requirements of the State of North Carolina Department of Transportation, "Subdivision Roads Standards". This shall be evidenced by the NCDOT stamp signed by the district engineer on the final plat;
- (15) The lot lines, lot and block numbers and minimum setback lines from all property lines (Ref. Anson County Zoning Ordinance);
- (16) An accurate description and location of all control corners, monuments and markers;
- (17) Sufficient engineering data to determine readily and reproduce on the ground the location, bearing and length of every street alignment, lot line, boundary line and block line, whether curved or straight;
- (18) Areas to be used for purposes other than residential, if any, with the purpose, location and dimension of each indicated;
- (19) Plat shall reflect any available flood data to include the one hundred (100) year flood elevation, and location of buffer strip as required by the Flood Plan and Watershed Ordinance, plus appropriate certification.
- (20) Certification that the Anson County Environmental Health has evaluated each lot shown for its own septic tank system or certification (with supporting map) from a State Registered Soil Scientist stating that the subdivision soil on **each lot has been evaluated** and the suitability of the soil for a septic tank system; (Soil Scientist evaluation does not guarantee that an improvement permit will be issued)
- (21) All other applicable certifications of this ordinance, including Certificate of Mapping accuracy;
- (22) Deed reference for original parcel and Property Tax ID Number for parent track.
- (23) Road Maintenance certification statement providing information on who will maintain the roads and drainage systems until such time when they will be turned over to the proper governmental agency for their maintenance. Deed Book and Page Number must be shown if a road maintenance agreement has been recorded for that purpose;
- (24) Where Restrictive Covenants are proposed reference shall be made on the final plat as to the deed book and page number of recorded covenants, or space shall be provided top insert for the deed book and page number if the covenants have not been recorded.

## **D. Inspection of Required Improvements**

Before approval of the final plat or before the release of improvements guarantees, the subdivider shall acquire the services of a licensed professional to supervise the construction, inspect upon completion and certify in writing to the Subdivision Administrator that the improvements have, in fact, been installed in accordance with the requirements of this Ordinance, with the preliminary plat, or explanations and drawings of any necessary changes, and with the Division of Highway's Minimum Construction Standards. The subdivider, prior to commencing any work within the subdivision, shall make arrangements with the Subdivision Administrator to provide for adequate inspection.

### **203.4 Improvement Guarantees**

**A. Agreement and Security Required** In lieu of requiring the completion, installation and dedication of all improvements prior to final plat approval, the County of Anson may enter into an agreement with the subdivider whereby the subdivider shall agree to complete all required. Once said agreement is signed by both parties and the securities herein required provided, the final plat may be approved by the Board of Commissioners, if all other requirements of this Ordinance are met. To secure this agreement the subdivider shall provide, subject to the approval of the Board of Commissioners, either one or a combination of the following guarantees not exceeding 1.25 times the entire cost as estimated by contractors under contract, by bids from licensed contractor, or by the subdivider's Licensed Professional.

**B. Cash or Equivalent Security:** The owner/developer shall deposit cash, an irrevocable letter of credit or other instrument readily convertible into cash at face value, either with the County or in escrow with a financial institution approved by the County. The use of any instrument other than cash shall be subject to the approval of County Commissioner.. The amount of deposit shall be equal to 1.25 times the cost of installing all required improvements. The Board of County Commissioners shall approve the cash or security amount.

When cash or other instrument is deposited in escrow with a financial institution as provided above, then the subdivider shall file with the Board of County Commissioners an agreement between the financial institution and himself guaranteeing the following:

- That said escrow account shall be held in trust until released by the County and may not be used or pledged by the owner/developer in any other matter during the term of escrow; and

**C. Default:** Upon default, meaning failure on the part of the subdivider (owner/developer) to complete the required improvements in a timely manner as spelled out in the escrow arrangement, then the financial institution holding the escrow account/ security shall, if notified and requested by the County, pay immediately all or any portion of the funds to the County of Anson up to the amount needed to complete the improvements, based on engineering or other approved estimates. Upon payment, the Board of County Commissioners in its discretion may expend such portion of said funds, as it deems necessary to complete all or any portion of the improvements. The County shall return to the owner/developer any funds not spent in completing the improvements.

**D. Duration of Financial Guarantees:** The duration of a financial guarantee shall be of a reasonable period to allow for completion and acceptance of improvements. In no case shall the duration of the financial guarantee for improvements exceed one year.

All developments whose improvements are not completed and accepted fourteen (14) days prior to the expiration of the financial guarantee shall be considered to be in default. Said guarantee may be extended with the consent of the County Commissioners, if such extension takes place prior to default.

**E. Release of Guarantee Security:** The Board of Commissioners may release a portion of any Security posted as partial improvements are completed as required by Commissioners at time of final plat approval. Within ten (10) working days after full completion of all improvements as required by the County Subdivision Ordinance and Board of Commissioners at time of final plat approval, The Board of County Commissioners and/or County Manager (if their designated agent) shall authorize release of any security posted. No sureties shall be released until certification has been provided to the County that all improvements associated with such sureties have been installed in accordance with requirements of this Ordinance.

### **203.5 Street Signs**

The county shall install street signs at all intersections as shown on the final plat at the owners/developers expense, unless other types of signs have been approved.

### **203.6 Phased Development Final Plat**

If the owner/developer proposes that a subdivision (including Planned Developments) will be constructed in Phases, the procedure outlined under Section 203.2 B. (Subdivisions in Phases for Preliminary Plat) shall be followed to include the following additions for the Final Plat:

- (1) As each phase is completed a final plat must be submitted and approved for that phase before work is started on the next phase of the development.
- (2) Approval of the master plan need not be renewed unless density increases are proposed.
- (3) Securities and Improvements Guarantees can be applied to each phase separately but shall be released separately.

### **203.7 Owners Associations**

#### **A. Establishment of Owners' Association**

1. **Creation** – An Owners' Association shall be established to fulfill the requirement of the North Carolina Condominium Act or to accept conveyance and maintenance of all open space, common areas and facilities within a development containing common areas.
2. **Conveyance** – Where developments have common areas for facilities serving more than one dwelling unit, these areas shall be conveyed to the Owners' Association in which all owners of lots in the development shall be members. All areas other than public road right-of-way, other areas dedicated to the County, and lots shall be shown and designated as common area. The fee-simple title of the common area shall be conveyed by the subdivider or developer to the owners' Association.
- 3, **Subdivision or Conveyance of Common Area** - Common areas shall not be subsequently subdivided or conveyed by the Owners'n Association unless a revised preliminary plat and a revised final plat showing such subdivision or conveyance have been submitted and approved.



4. **Owners' Association Not required** – Developments involving only two units attached by a party wall shall not be required to have common areas or an Owners' Association. Developments with only two units attached and not having an Owners' Association shall have an agreement between owners concerning maintenance of party walls.

## **B. Submission of Owners' Association Declaration**

Prior or concurrently with the submission of the final plat for review and approval, the applicant shall submit a copy of the proposed Bylaws of the Owners' Association containing covenants and restraints governing the Association, plats, and common areas. The submitted documents shall be reviewed by the county attorney and a recommendation made to the Board of Commissioners as to their sufficiency. The restrictions shall include provisions for the following:

1. **Existence Before Any Conveyance** – The Owners' Association declaration shall be organized and in legal existence prior to the conveyance, lease-option, or other long term transfer of control of any unit or lot in the development. The developer shall not convey any control of any common areas until they have built or bonded all improvements thereon. The developer shall also have conveyed at least 40% of the lots to the final home owner before conveying any common area control.
2. **Membership** - Membership in the Owners' Association shall be mandatory for each original purchaser and each successive purchaser of a lot or unit. Provisions shall be made for the assimilation of owners in subsequent sections of the development.

### **3. Owners' Association Declaration**

- (a) **Responsibilities of Owners' Association** - The Owners' Association declaration shall state that the association is responsible for:
  - the payment of premiums for liability insurance and local taxes;
  - maintenance of recreational and/or other facilities located on the common areas; and
  - payment of assessments for public and private improvements made to or for the benefit of the common areas.
- (b) **Default of Owners' Association** - Upon default by the Owners' Association in the payment to the County of any assessments for public improvements or ad valorem taxes levied against the common areas, which default shall continue for a period of six months, each owner of a lot in the development shall become personally obligated to pay to the County a portion of the taxes assessments in an amount determined by dividing the total taxes and/or assessments due to the County by the total number of lots in the development. If the sum is not paid by the owner within thirty days following receipt of notice of the amount due, the sum shall become a continuing lien on the property of the owner, his heirs, devisees, personal representatives and assigns. The County may either bring an action at law against the owner personally obligated to pay the same, or may elect to foreclose the lien against the property of the owner.
- (c) **Powers of the Association** – The Owners' Association is empowered to levy assessments against the owners of lots or units within the development. Such assessments shall be for the payment of expenditures made by the Owners' Association for the items set forth in

this Section, and any assessments not paid by the owner against whom such assessments are made shall constitute a lien on the lot of the owner.

- (d) **Easements** – Easements over the common areas for access, ingress, and egress from and to public roads and walkways and easements for enjoyment of the common areas, and for parking, shall be granted to each lot owner.
  - (e) **Maintenance and Restoration** – Provisions for common area maintenance of and restoration in the event of destruction or damage shall be established.
4. **Nonresidential Condominiums** - If the condominium is a nonresidential condominium, the declaration shall contain the following provisions:

Parking spaces shall be allocated among the individual lots or units in such a manner that each unit is entitled to a sufficient number of parking spaces to comply with this Ordinance for the use intended to be located therein. The Owners' Association shall maintain a register listing of the total number of parking spaces in the development and the number of parking spaces allocated to each lot or unit. A copy of this register shall be available to the Zoning Administrator at his request. The Owners' Association shall not reduce the number of parking spaces allocated to an individual lot or unit without the express written consent of the owner thereof, and in no case shall the number of parking spaces allocated to an individual unit be reduced to a number below that required.

## **Section 204 Minor Subdivisions**

After the effective date of this ordinance, a plat shall be prepared for all Minor Subdivisions and Rural Linear Subdivisions as defined by this ordinance. If the Planning and Zoning Department finds that the sketch plat meets the requirements for minor or rural linear subdivision and that there are no adverse affects on the remainder of the parcel or on adjoining property, then the subdivider may proceed with the preparation of a conveyance plat or minor subdivision plat for final approval. **Lots that are zoned shall meet all requirements of the underlying zoning district.** A conveyance form, from the County Tax Assessing, shall be attached to all plats.

### **204.1 Abbreviated Procedure**

When involving no more than one split, a conveyance plat can be used as an abbreviated procedure. A conveyance plat is a simple, clear sketch prepared by a registered surveyor, which shows a proposed property division. It shows the relationship of the parcel being subdivided to the original property. The conveyance plat must include the following information:

1. Title Block – it shall contain the words "conveyance plat" and shall include the township, parcel identification number, subdivision name, date, scale, name and address of owner (s) and name, address of registered land surveyor. The Title Block shall be located at the bottom right hand corner of the plat.
2. Survey – the boundary lines on the tract to be subdivided shall be determined by an accurate survey prepared, sealed, and signed by a registered land surveyor. The survey shall be drawn in accordance with G.S. 47-30, Section 3, Part (M)

3. Location and labeling of all streets which adjoin the property.
4. Current zoning of the property.
5. Location and description of all existing structures on the property.
6. Name, address, and parcel identification numbers of adjacent property owners.
7. The conveyance plat shall be 8 ½ x 14 inches.
8. A vicinity map, valid north arrow and original surveyor seal and signature to meet the requirements of the N.C. Surveyors Standards and Practices.

## **204.2      Design**

All Minor Subdivisions and Rural Linear Subdivisions shall meet the following design standards unless so stated within;

- Name of proposed subdivision or property owner
- Name and address of owner
- Boundaries of tract and the portion of the tract to be subdivided
- Property Tax ID and Parcel # of original tract (parent tract)
- Zoning classification of tract and adjoining track, if apply
- Lot size shall meet all Anson County Zoning Requirements to include the Watershed Protection Ordinance of the district in which the subdivision is located. When lots are located in an area not zoned by the County, no lot shall be less than twenty thousand (20,000) square feet where no public water or sewer is available. However where lots are served by public water and sewer, the minimum lot size shall be no less than ten thousand (10,000) square feet. Minimum square footage required by the Anson County Environmental Health Division shall apply to all subdivision lots when a septic system is required and if said minimum is in conflict with the provisions outlined herein the greater of the two minimum requirements will apply.
- Building setbacks on all lots (except those that are zoned and or are served by water and sewer) shall be as follows: front yard 40 feet; side yard 15 feet; rear yard 30 feet. Lots that are served by public water and sewer shall have the following minimum yards: front yard 30 feet; side yard 10 feet; rear yard 20 feet. Lots that are zoned shall meet the setback requirements of the underlying zoning district.
- Side lot lines shall be substantially at right angles to or radial to street lines
- The area of any street right-of-way shall not be considered as a part of any lot in computing required minimum lot size. All lots shall have a lot frontage of at least eighty (80) feet, with all such lot frontages being measured at the street right-of-way lines.
- If available connection to public sewage disposal system.
- No lot shall have less than a minimum of 80 ft. road frontage/lot frontage.

### **204.3 Individual On-Site Septic Systems**

Where public sewer is not available for Minor Subdivisions or Rural Linear Subdivisions the developer or owner shall provide the following certification:

1. Certification that the on-site septic system for each lot fully meets the requirements of the of the Anson County Environmental Health Agency by obtaining appropriate on-site sewage permits for each lot in the subdivision; or
2. Disclaimer must be placed on the plat stating “as of the date of this recording, the lots represented on this plat have not been inspected or approved by the Anson County Environmental Health Agency. Until inspected there is not assurance that a permit for construction or set-up will be issued.”

Interpretation of the above requirements is by the Sub-division Administrator.

### **204.4 Review and Approval**

All Subdivisions herein referred and regulated as Minor Subdivision shall require a Final Plat to be reviewed, approved or disapproved by the Subdivision Administrator within ten (10) working days of submittal. All final plats shall be prepared by a Registered Land Surveyor currently licensed and registered in the State of North Carolina by the State Board of Examiners and shall be in accordance with the Standards of Practice for Land Surveying in North Carolina. All plats shall meet the requirements for recording of the Register of Deeds office for Anson County. If a decision is not rendered during said time period, the plat shall be deemed approved as submitted.

**If disapproved**, the reasons for disapproval shall be made in writing on plat or attached to plat and returned to owner. If a resubmission is made within ten (10) working days from the date of written notice, no fees shall be required. If resubmission occurs later than ten (10) working days, a complete resubmission (including fees) shall be required.

**If approved, all** final plats shall be stamped for certification by the County Subdivision Administrator and presented to the County Tax Assessor’s Office and/or Register of Deeds Office for recording as required in Section 202 of this Ordinance. All Minor and Rural Linear Subdivision Plats approved shall be recorded in the office of the County Register of Deeds by the Subdivision Administrator in a period not exceeding thirty (30) days from approval date. All fees for recording shall be the responsibility of the subdivider.

## **Section 205 Planned Unit Developments (PUD’S)**

To accommodate the difference between traditional lot-by-lot subdivisions and PUD’s, Anson County may waive or modify the design standards of this Ordinance and incorporate design standards applicable only to PUD’s.

The subdivision design standards may be waived or modified for PUD’s provided that the intent of these regulations is not lessened and provided that sufficient proof is given substantiating the adequacy of the proposed design. The following standards contained in this Ordinance may therefore be waived for PUD’s:

- A. Minimum Setbacks
- B. Street Ownership and Maintenance
- C. Minimum Lot Sizes
- D. Street Widths
- E. Other Design Standards Deemed Appropriate

Additional design standards may be included so that the intent of these regulations are met and sufficient proof is given substantiating the proposed design. In addition to the other requirements listed for major subdivision found in Section 203 of this Ordinance, the following information shall be shown directly on the preliminary and final plats for any proposed PUD:

- A. The approximate height of all principal structures, other than single-family dwellings.
- B. A proposed development schedule
- C. The proposed locations, use improvement, ownership, and manner of maintenance of all common open space areas.
- D. Proposed off-street parking and circulation areas and proposed points of ingress and egress from adjacent streets.

All PUD's shall be considered major subdivisions and shall follow all applicable approval procedures.

**Height Restrictions – No Residential Buildings erected in any PUD shall exceed thirty-five (35) feet in height. All other erected structure heights, shall be reviewed as it relates to health and safety, and approved in accordance to include any existing or hereafter adopted ordinances.**

### **Section 206    Manufactured Home Subdivision**

A Manufactured Home Subdivision is a subdivision that is designed and developed for manufactured home sites. All Manufactured Home Subdivisions shall meet the same standards as required in this Ordinance, plus each home located within said subdivision shall be required to have brick underpinning.

### **Section 207    Rural Linear Subdivision**

A Rural Linear Subdivision is a subdivision that is designed and developed for a rural areas of the County, offering lots that abut a state maintained road. Each lot shall be no less than three (3) acres in size and have a minimum front lot width of no less than 80 feet. This type of subdivision shall meet all standards for development and approval as required for a Minor subdivision under Section 204 of this Ordinance. Lots that are zoned shall meet all requirements of the underlying zoning district.

### **Section 208    Re-subdivision Procedures**

For any re-platting or re-subdivision of land, the same procedures, rules and regulations shall apply prescribed herein for an original subdivision.

## **Section 209 Recording of Final Plat**

After the affixing of all required signatures (except Certificate of Registration by the Register of Deeds), all final plats requiring approval by Planning Board, Board of Commissioners or Subdivision Administrator shall be filed in the office of the Register of Deeds. All plats for approval, to include minor subdivisions, shall be filed in a period not exceeding thirty (30) days from approval date. All conveyance plats shall be accompanied by deed. All fees for recording shall be the responsibility of the subdivider.

## **Section 210 Decision, Notice and Appeals**

All cases being presented before the County Planning Board are heard on the first Thursday of each month. (unless otherwise posted). All material for each case must be presented to the Clerk of the Planning Board no less than three (3) weeks before case is to be heard, to allow time for notices.

Written notice of any decision by the Planning Board or Board of Commissioners to approve, disapprove, or approve with conditions any preliminary or final plat will be given within five (5) working days following the date of such decision. The statement of action taken shall be noted on or attached to all six (6) copies of the plat.

## ARTICLE III

### ANSON COUNTY REVIEW COMMITTEE

**Section 301 Purpose:** To familiarize builders and developers with the procedures, requirements, and interpretations of county ordinances, building code requirements, zoning and land use regulations and to provide helpful suggestions, written comments and recommendations from agencies regarding proposed plats, plans, buildings and developments.

**Section 302 Committee Staff:** The Committee shall consist of the County Zoning Enforcement Officer, Building Inspector and Planning Personnel as permanent Committee Staff. Additional personnel may include, but not be limited to, local agencies such as Utilities Departments, Environmental Health, County Manager, Emergency Management, Fire Marshall, Economic Development, Highway Department, Board of Education, Fire Departments, Sheriffs Department or others as needed depending on the type, size and scope of the plan or development.

**Section 303 Powers and Duties of the Review Committee:** The Committee shall review all applications, to insure that the project meets all standards established by the county and other agencies and shall provide suggested guidelines to assist the developer. This Committee has the authority to make suggestions and recommendations, and to require such changes to plans, as it deems necessary. Until such required changes are made and amended plans resubmitted, the Review Committee shall not sign the plans or forward them to the Zoning/Planning Department or Planning Board.

**Section 304 Procedures of the Review Committee:**

- A. An application obtained from the Zoning/Planning Department, with information of project and development plans, shall be submitted to the Zoning Enforcement Officer for project review. Applications shall be filled out completely before acceptance. The application shall be included with any other plans, drawings, or other documents that may be required.
- B. One copy of plans, drawings or sketch plan shall be attached to the application for initial review by Zoning Enforcement Officer. After the review a meeting of the County Review Committee shall be called by the Zoning Officer. Other than permanent committee staff, all others in attendance shall be determined by Zoning Officer.
- C. Initial Review by committee and Zoning Officer shall be completed within ten (10) working days from submission or re-submission. Any suggestions and comments shall be in writing and shall be included with any information packet for projects or buildings and forwarded to the Planning Board for review.

## ARTICLE IV

### MAJOR SUBDIVISIONS MINIMUM DESIGN STANDARDS & IMPROVEMENTS REQUIRED

#### **Section 401 General**

Each Major 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, unless other means of financing is specifically stated in this ordinance. Land shall be dedicated and reserved in each subdivision as specified in this article. Each subdivision shall adhere to the minimum standards of design established by this article.

#### **Section 402 Suitability of Land**

**402.1** Land which has been determined by the Planning Board or County Review Committee on the basis of engineering or other expert surveys to pose an ascertainable danger to life or property by reason of its unsuitability for the use proposed shall not be platted for that purpose, unless and until the subdivider has taken the necessary measures to correct said conditions and to eliminate said dangers.

**402.2** Areas that have been used for disposal of solid waste shall not be subdivided unless tests by the Anson County Health Department, a structural engineer or a soil expert determine that the land is suitable for the purpose proposed.

**402.3** All subdivision proposals shall be consistent with the need to minimize flood damage and with the Anson County Watershed Protection Ordinance. In addition, no structure may be built in a flood plain that will impede the flow of water. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

**402.4** Areas that, because of natural features, are not suitable for building purposes shall be permanently reserved and marked on the Final Plat stating purpose of reservation.

#### **Section 403 Preservation of Natural Features and Historical Sites**

Due consideration should be given to preserving natural features, such as trees, ponds, streams, rivers and lakes, as well as historical sites which are of value to the County as a whole. The proposed subdivision shall take advantage of and be adjusted to the contour of land so as to produce lots and street of reasonable gradient.



## **Section 404 Flood Damage Prevention**

Lots subject to flooding shall not be established in subdivisions for the purpose of creating building sites except as herein provided and in accordance with Flood Damage Prevention Ordinance for the County of Anson.

1. If there is any water course of any type running through or within 150 feet of the property proposed for subdivision, the prospective subdivider (developer/owner) shall provide evidence to the Planning Board that the lots within the subdivision will not be flooded. This evidence shall make reference to maps provided by the Federal Emergency Management Agency, referred to as the Flood Maps.
2. The prospective subdivider shall make a determination of the crest elevation of a flood of 100 year probable frequency in accordance with generally accepted engineering practice. This determination must reflect the actual conditions imposed by the completed subdivision and must give due consideration to the effect of urbanization and obstructions.
  - a. No proposed building lot shown that is wholly subject to flooding shall be approved.
  - b. No proposed building lot that is partially subject to flooding shall be approved, unless there is established on the lot plan a line representing an actual contour at an elevation two (2) feet above the 100 year flood. Such line shall be known and identified on the lot plan as the “building restriction flood line”.

All buildings or structures designed or intended for use shall be located on such a lot so that the lowest usable and functional part of the structure shall not be below the elevation of building restrictions flood line. Usable and functional part of the structure is defined as being inclusive of living areas, basements, sunken dens, utility rooms, attached carports and mechanical appurtenances such as furnaces, air conditioners, water pumps, electrical conduits and wiring but shall not include water lines or sanitary sewer traps, piping and cleanouts provided openings serving the structure are above the building restrictions flood line.

Where only a portion of a proposed building lot is subject to flooding, such lot may be approved only if there will be available for the building, a usable lot area of not less than 1,500 sq. feet. The usable lot area shall be determined by deducting from the total lot area the area of the setbacks required by an applicable zoning district or subdivision regulations and any remaining area of the lot lying below the building restriction flood line.

3. During the construction, preparation, arrangement, and installation of subdivision improvements, and facilities in subdivisions located at or along stream bed, the developer shall maintain the stream bed of each stream, creek, or backwash channel contiguous to the subdivision in an unobstructed state. The developer shall also remove from the channel and banks of the stream all debris, logs timber, junk and other accumulations of a nature that would, in time of flood clog or dam the passage of waters in their downstream course. Installation of appropriately sized storm water drains, culverts or bridges shall not be construed as obstructions in the streams.

## **Section 405 Subdivisions Streets/Roads/Access**

### **405.1 Subdivision Access Roads**

Roads that are providing access from the State maintained road system to the property being divided shall herein be referred to as access roads. All access roads shall be shown on all preliminary and final plats, or reference made thereon to an attached written easement description to be provided by deed or deed of the subdivision, as required by Section 405.2.

### **405.2 Subdivision Streets**

1. All subdivision lots, except for those located in minor subdivisions as provided for in Section 102.2 (b) shall abut a public street or approved subdivision street. Subdivision streets shall be designated on preliminary and final plats. Public streets shall be dedicated to the public and shall be constructed to the North Carolina Department of Transportation Standards for Subdivisions Roads in effect at the time of Plat approval. Certification and Approval shall be provided to include certification of inspection of roads during development stages. All subdivision roads that are built to NCDOT standards shall be dedicated to NCDOT once all dedication thresholds have been met. New private roads and their related dedicated right of way shall not be allowed.

2. Roads that are classified and designated as public shall be subject to the following conditions. All streets shown on the final plat shall be designated in accordance with N.C.G.S. 136-102.6 as public, and designation as public, shall be conclusively presumed an offer of dedication to the public and permit public use. These streets/roads shall be maintained by the developer/owner, or the lot purchasers through a recorded maintenance agreement until the respective governmental agency assumes responsibility for the maintenance.

3. The developer shall deposit cash or equivalent security as provided for in Section 203.4 for the continuing maintenance of dedicated public roads. 15% of the total cost of construction of such roads, storm drainage, grass swells or curb, gutter and if provided sidewalks shall be deposited with the county until the road and other related improvements have been accepted for maintenance by a governing body or NCDOT. Reductions for accepted road improvements in the amount of the security shall be allowed only once a year for each phase of the development.

### **405.3 Subdivision Street Disclosure Statement**

As required by N.C.G.S. 136-102.6(f), "prior to entering any agreement or any conveyance with any prospective buyer; the developer and seller shall prepare and sign, and the buyer of the subject real estate shall receive and sign an acknowledgment of receipt of a separate instrument known as the subdivision streets disclosure statement (hereinafter referred to as disclosure statement). Said disclosure statement shall fully and completely disclose the status of the street upon which the house or lot fronts. When the street is designated by the developer and seller as a public street, the developer and seller shall certify that the right-of-way and design of the street has been approved by the Division of Highways. That the street has been or will be constructed by the developer and seller in accordance with the standards for subdivision streets adopted by the Board of Transportation for acceptance on the highway system. The disclosure statement shall contain a duplicate original, which shall be given to the buyer. Written acknowledgment of receipt of the disclosure statement by the buyer shall be conclusive proof of the delivery thereof."

#### **405.4 Frontage Roads**

Where a tract of land to be subdivided adjoins a principal arterial street, and where there is an apparent dangerous situation, the subdivider may be required to provide a frontage road parallel to the arterial street or reverse frontage on a minor street for the lots to be developed adjacent to the arterial. Where reverse frontage is established, private driveways shall be prevented from having direct access to the principal arterial by a ten (10) foot wide reserved buffer strip as shown on the plat, and developed prior to building on the lots.

#### **405.5 Access to Adjacent Properties**

Where, in the opinion of the reviewing Planning Agency, it is necessary 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 sixty (60) foot radius turnaround provided.

#### **405.6 Nonresidential Streets**

The subdivider of a nonresidential subdivision shall provide streets in accordance with North Carolina Roads, Minimum Construction Standards. Certification and shall be provided.

#### **405.7 Intersections**

Intersections shall be designed and constructed in accordance with North Carolina Department of Transportation standards. Certification shall be provided.

#### **405.8 Cul-de-sacs**

A cul-de-sac shall be provided for turn around at the end of all dead-end streets, designed and constructed in accordance with North Carolina Department of Transportation standards. Certification shall be provided.

#### **405.9 Alleys**

- A. Alleys shall not be provided in residential subdivisions unless necessitated by unusual circumstances.
- B. The width of an alley shall be at least twenty (20) feet.
- C. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-a-round facilities at the dead-end as may be approved by the Planning Board.
- D. Sharp changes in alignment and grade shall be avoided.
- E. All alleys shall be designed in accordance with N.C. Department of Transportation standards.

#### **405.10 Other Requirements**

- A. **Paved Roads:** All subdivisions, excluding minor subdivisions per Section 102.2(b), shall have paved roads.
- B. **Through Traffic Discouraged on Residential Collector and Local Streets:** Residential collector and local streets shall be laid out in such a way that their use by through traffic will be discouraged. Streets shall be designed or walkways dedicated to assure convenient access to parks, playgrounds, or other places of public assembly.

- C. Street Names: Proposed streets, which are, obviously in alignment with existing streets shall be given the same. In assigning new names, duplication of existing names shall be avoided and in no case shall the proposed name be phonetically similar to existing names in the county irrespective of the use of a suffix such as street, road, drive, place, court, etc. Street names shall be subject to the approval of the Anson County Road Naming Committee or the designated agency for the county, and to all County road naming policies.
- D. Permits for Connection to State Roads: An approved permit is required for connection to any existing state system road. This permit is required prior to any construction on the street or road. Applications are available at the office of the District Engineer of the Division of Highway.
- E. Curb and Gutter: Curb and gutter shall not be required but grass swales shall be used to the greatest degree feasible as a means of reducing runoff.

## **Section 406 Sewage Requirements**

### **406.1 Sewage Disposal**

Either written or drawn plans for disposal of sewage from the subdivision shall accompany the submission of the preliminary and final plats. These plans shall be reviewed and approved prior to final plat submission by the County Environmental Health Division and/or a Licensed Soil Scientist, with respect to the feasibility of such plans and the potential effects of such plans upon the environment, and for compliance of such plans with the health standards of the Anson County Environmental Health Division. Certification on Final Plat by County Environmental Health or Registered Soil Scientist for each lot is required before Final Approval.

### **406.2 Public Sewage**

Where available, connection to public sewage disposal system is required. Sewage disposal plans for any subdivision which lies adjacent to a public sewage disposal and waste treatment system, that can be feasibly extended to serve the subdivision and has sufficient capacity to handle the additional disposal and treatment load that might be imposed by the proposed development of the subdivision shall be included with the final plat. Such plans shall meet the specifications and standards of the utilities department which controls such public system, and easements shall be provided for the extension of the system to every lot. Laterals shall be provided to each lot on the opposite side of the street from the main.

## **Section 407 Water Requirements / Fire**

### **407.1 Water Supply**

Either written or drawn plans for providing a supply of water to each lot of the subdivision shall accompany the submission of the preliminary and final plats. These plans shall be evaluated by the Anson County Environmental Health Division or by the North Carolina Department of Environment and Natural Resources, where applicable. Connection to a public water system shall be required as provided in Section 407.4 below.

**407.2 Public Water**

Where available, connection to public water supply is required as provided in Section 407.4 below. Water supply plans for any subdivision which lies adjacent to a public water supply system that can be feasibly extended to serve the subdivision and has the capability to satisfy the additional demand that might be imposed by the proposed development of the subdivision shall include plans for connection to such public system. Such plans shall meet the specifications and standards of the public body which controls such public system, and easements shall be provided for the extension of the system to every lot.

**407.3 Fire Protection**

Fire hydrants shall be installed in all subdivisions that are connected with public water. Such installation shall be in accordance with the standards set forth by the County Utilities Department.

County Fire Marshall shall review plat and provide statement regarding appropriate fire protection, accessibility to water, along with ingress and egress that will affect the health, welfare and protection of those within the development.

**407.4 Connection to Public Water or Sewer Lines**

Whenever it is legally possible and practicable in terms of topography to connect a subdivision and the lots within the subdivision with an existing publicly owned and maintained water and/or sewer line, such connection shall be made in accordance with the table shown below.

The table below shows the number of lots in a subdivision and the threshold distance for required connection to an existing public water and/or sewer line. For instance, if a subdivision contained 10 lots and it was located 300 feet or less from an existing public water and/or sewer line, connection to that line would be required provided capacity on the line existed. Mandatory connection to any public water and/or sewer line may not be required where it is legally impossible for such connection to be made.

<u>Subdivision Lots</u>	<u>Distance to an Existing Public Water/Sewer Line</u>
1 -5	200 feet
6 - 20	300 feet
21- 50	600 feet
51 – 100	1,000 feet
101 +	1,500 feet

In no instance shall a package treatment plant be approved as a means of sewage disposal for a subdivision unless the Board of Commissioners determines that there are extraordinary circumstances that warrant such a plant and that it would have a positive impact on the community’s health, welfare, and safety.

**Section 408 Storm Water Drainage System**

- A. The subdivider shall provide a surface water drainage system constructed to the

- standards of the North Carolina Department of Transportation in effect at the time of Final Plat approval. Certification from agency required.
- B. No surface water shall be channeled or directed into a sanitary sewer.
  - C. Where feasible, the subdivider shall connect to an existing storm drainage system.
  - D. Where an existing storm drainage system cannot feasibly be extended to the subdivision, a surface drainage system shall be designed to protect the proposed development from water damage.
  - E. Any one constructing a dam or impoundment within the subdivision must comply with the North Carolina Dam Safety Law of 1967 and the North Carolina Administrative Code Title 15, Subchapter 2(K), or any amendments thereto.
  - F. In all areas of special flood hazards, all subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
  - G. The reviewing Planning Agency shall require re-arrangement of lots, streets, and surface drainage systems to facilitate adequate drainage on all lots within the subdivision.

### **Section 409 Placement of Monuments**

Unless otherwise specified by this ordinance, the Manual of Practice for Land Surveying as adopted by the N.C. State Board of Registration for Professional Engineers and Land Surveyors, under the provisions of Title 21 of the North Carolina Administrative Code, Chapter 56 (21 NCAC 56), shall apply when conducting surveys for subdivisions; to determine the accuracy for surveys and placement of monuments, control corners, markers, and property corner ties; and to determine other standards and procedures governing the practice of land surveying for subdivision.

### **Section 410 Construction Procedures**

No building, zoning or other permits shall be issued for erection of a structure on any lot not of record at the time of adoption of this ordinance until all the requirements of this ordinance have been met.

### **Section 411 Subdivision Improvement Disclosure Statement**

**411.1** Prior to entering any agreement or any conveyance with any prospective buyer, the developer and/or seller shall prepare and sign, and the buyer of the subject real estate a separate instrument known as the Subdivision Improvement Disclosure Statement (Reference Appendix I for form).

**411.2** Said Disclosure Statement shall describe all required improvements other than streets as shown on the final plat or plats. The developer and/or seller shall include in the Disclosure Statement an explanation of the consequences and responsibility as to maintenance of all improvements and shall fully and accurately disclose the party or parties upon whom construction and maintenance of such improvements shall rest.

**411.3** The disclosure statement shall contain a duplicate original, which shall be given to the buyer. Written acknowledgment of the receipt of the Disclosure Statement by the buyer shall be conclusive proof of the delivery thereof.

**411.4** If any person violates any provision of this section, he shall be guilty of a misdemeanor as specified in Article V, Section 502 of this ordinance.

## **Section 412 Name Duplication**

The name of the subdivision shall not duplicate nor closely approximate to the name of an existing subdivision within Anson County. No subdivision name may be changed after Final Plat approval.

## **Section 413 Subdivision Design**

### **413.1 Blocks**

- A. The lengths, widths, and shapes of blocks shall be determined with due regard to: provision of adequate building sites suitable to the special needs of use contemplated; zoning requirements; needs for vehicular and pedestrian circulation; control and safety of traffic, limitations and opportunities of topography; and convenient access to water areas.
- B. Blocks shall not be less than 400 feet or more than 1800 feet.
- C. Where feasible, blocks shall have sufficient width to allow two (2) tiers of lots of minimum depth however, single tier may be allowed where lots are required to separate residential development from through vehicular traffic, another type of use, or where abutting a water area, or where two tiered lots are not feasible.
- D. Where deemed necessary, a pedestrian crosswalk at least fifteen (15) feet in width may be required to provide convenient public access to a public area such as a park or school, to a water area, or to areas such as shopping centers, religious or transportation facilities.

### **413.2 Lots**

- A. Lot sizes shall meet all Anson County Zoning Requirements to include the Watershed Protection Ordinance of the district in which the subdivision is located. When lots are in an area not zoned by the County, no lot shall be less than twenty (20,000) square feet where no public water or sewer is available. However, where the lots shall be served by public water and sewer, the minimum lot size shall be no less than 10,000 square feet (except as may be allowed in the R-MF zoning district.) Regardless of minimum lot sizes in this section, minimum square footage required by the Anson County Dept. of Environmental Health shall apply. Conformance to zoning requirements means, among other things, that the smallest lot in the subdivision must meet all dimensional requirements of the zoning ordinance. It is not sufficient merely for the average lot to meet zoning requirements.
- B. Building setbacks on all lots (except those that are zoned and/or are served by water and sewer) shall be as follows: front yard – 40 feet; side yard – 15 feet; rear yard –30 feet. Lots that are served by public water and sewer shall have the following minimum yards: front yard- 30 feet; side yard 10 feet; rear yard- 20 feet. Lots that are zoned shall meet the setback requirements of the underlying zoning district.
- C. Double frontage lots shall be avoided wherever possible.
- D. Side lot lines shall be substantially at right angles to or radial to street lines
- E. The area of any street right-of-way shall not be considered as a part of any lot in computing required minimum lot sizes. All lots shall have a lot frontage of at least eighty (80) feet, provided that cul-de-sac lots have a minimum lot frontage of thirty-five (35) feet, with all such lot frontages being measured at the street right-of-way line.
- F. For flag lots, only the area of the “flag”, (i.e., the wider portion of the lot) may be used in computing minimum lot area. All flag lots shall have a minimum road frontage of twenty (20)

feet, thereby providing an access strip to the flag portion of the lot. The length of said strip shall not exceed two-hundred (200) feet.

### **413.3 Easements**

Easements for underground utilities shall be provided, centered on front and side lot lines, and shall be at least fifteen (15) feet in width (i.e., seven and one-half feet on either side of the lot line) for water and sanitary sewer lines as required by the companies involved for telephone, gas and power lines on each lot. All easements shall be approved by utilities involved. The subdivider shall provide proof that utility easements meet the requirements of the public utilities involved. Notwithstanding the above, in no instance shall the width of the easement on a lot exceed the minimum required side yard setback.

### **413.4 Underground Utilities**

All utilities shall be provided underground in all subdivisions, excluding minor subdivisions and Rural Linear as defined in this ordinance. Such underground utilities shall be designed and constructed according to state and utility company standards and policies. Statement from utilities of acknowledgement and review of project, to include projected dates for start up and completion on their part of the development.



# ARTICLE V

## LEGAL PROVISIONS

### **Section 501 Effect of Plat Approval on Dedications**

Pursuant to GS. 153A-333, the approval of a plat does not constitute or effect the acceptance by the county or the public of the dedication of any street or other ground, public utility line, or other public facility shown on the plat and shall not be construed to do so.

### **Section 502 Penalties for Violation**

**502.1** The paragraph is in reference to GS 153A-334 Penalties for transferring lots in unapproved subdivisions: After the effective date of this ordinance, any person who being the owner or agent of owner, of any land located within the territorial jurisdiction of this ordinance, 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 land before the plat has been properly approved under the terms of this ordinance and recorded in the Office of the Anson County Register of Deeds, upon conviction, shall be guilty of a misdemeanor. The description of 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 County through its attorney or other official designated by the Anson County Board of Commissioners may enjoin illegal subdivisions, transfer or sale of land by action for injunction. Further, violators of this ordinance shall be subject, upon conviction, to fine and/or imprisonment as provided by GS. 14-4.

**502.2** The violation of any provision of this ordinance shall subject the offender to a civil penalty in the amount of \$500 to be recovered by the County. Violators shall be issued a written citation that must be paid within ten (10) days.

**502.3** Each day's continuing violation of this ordinance shall be a separate and distinct offense.

**502.4** This ordinance may be enforced by appropriate equitable remedies issuing from a court of competent jurisdiction.

**502.5** Nothing in this section shall be construed to limit the use of remedies available to the County. The County may seek to enforce this ordinance by using any one, all, or a combination of remedies, including denial of improvements or building permits on properties in violation of the terms of this ordinance.

### **Section 503 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 504 Appeals**

The Anson County Board of Adjustment shall have the authority to hear and decide appeals from and review any order, requirement, decision, or determination made by the Subdivision Administrator in carrying out his/her duties associated with enforcing this Ordinance. The Board of Adjustment shall have the authority to uphold, modify, or overturn any decision made by the Subdivision Administrator that is being appealed. No decision may be made by the Board of Adjustment unless a public hearing is first held and advertised. Notice of the public hearing shall be made by sending first class mail notice to the appellant at least ten (10) working days prior to the date scheduled for the public hearing. The decision of the Board shall be sent to the applicant by certified return receipt mail within five (5) business days from the date of their decision.

## **Section 505 Amendments**

The Anson County Board of Commissioners may from time to time amend the terms of this ordinance but no amendment shall become effective unless it shall have been proposed by or shall have been submitted to the Planning Board for review and recommendation. The Planning Board shall have thirty-five (35) days from the time the proposed amendment is first considered by it within which to submit its report. If the Planning Board fails to submit a report within the specified time, it shall be deemed to have recommended approval of the amendment.

No amendment shall be adopted by the Board of Commissioners until they have held a public hearing on the amendment. Notice of the hearing shall be published in a newspaper of general circulation in Anson County at least once a week for two (2) successive calendar weeks prior to the hearing. The initial notice shall appear not more than twenty-five (25) or less than ten (10) days prior to the hearing date. In computing the ten (10) to twenty-five (25) day period, the date of publication is not to be counted, but the date of the hearing is.

## **Section 506 Abrogation**

It is not intended that this ordinance repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, rules, regulation, or permits previously adopted or issued pursuant to law. However, where this ordinance imposes greater restrictions, the provisions of this ordinance shall govern.

## **Section 507 Effective Date**

This ordinance shall take effect and be in force from and after such date as determined by the Anson County Commissioners upon adoption action taken by them in accordance with North Carolina General Statutes.

## **Section 508 Administrator**

The Anson County Board of Commissioners shall appoint the Subdivision Administrator and a Deputy Administrator to discuss plans with developers and to advise them on the requirements of this Ordinance, to review submitted plats and related materials of proposed subdivisions and to make any necessary on-site inspection to determine whether these requirements are being met. The Subdivision Administrator shall also advise the Planning Board of such facts, and have the authority to approve any minor plats and

any other lawful duty as prescribed by this Ordinance or as directed by the Planning Board or County Board of Commissioners.

The Deputy Administrator shall serve in the absence of the Subdivision Administrator and, in such capacity, shall have all of the powers, duties, and responsibilities of the Subdivision Administrator.

### **Section 509    Recordation**

Following passage of this ordinance the Clerk to the Board of Anson County Commissioners shall cause this ordinance to be recorded in the Office of the Anson County Register of Deeds, as well as all further amendments hereto.

# ARTICLE VI

## DEFINITIONS

### **Section 601 Word Interpretation**

For the purpose of this ordinance, certain words shall be interpreted as follows:

- Words used in the present tense include the future tense.
- The word “person” includes a firm, association, corporation, trust, and company as well as an individual.
- The word “used for” shall include the meaning “designed for”.
- The word “structure” shall include the word “building”.
- The word “lot” shall include the words “plot”, “parcel”, “site”, or “tract”.
- The word “shall” is always mandatory and not merely directory
- The word “may” is permissive.

### **Section 602 Definitions**

**Anson County Review Committee:** A committee consisting of the Zoning Enforcement Officer, Building Inspector, Planning Department personnel and other agencies as needed, whose function is to review all subdivision plats and other development plans.

**Board of Adjustment:** The Anson County Board of Adjustment is a five member board with three alternates appointed by the Board of County Commissioners. This Board shall hear and decide appeals from and review any order, requirement, decision, or determination made by an administrative official charged with enforcing this Ordinance.

**County Commissioners:** Board of Commissioners for the County of Anson, North Carolina.

**Planning Board:** A local body consisting of five member and three alternates, appointed by the Board of County Commissioners. This Board develops plans and regulations and is responsible for reviewing and making recommendations to the Board of Commissioners and approving certain plats as called for in this Ordinance.

**Alley:** A strip of land, owned publicly or privately, set aside primarily for service access to the back or side of properties.

**Block:** A parcel /tract, lot or group of lots, bounded on all sides by public street or road right-of-way.

**Buffer Strip:** A piece of land reserved for either natural or artificial screen planting the purpose of which is to provide a minimum separation of different uses of property.

**Building Setback Lines:** Lines establishing the minimum allowable distance between buildings and/or structures, the street or highway right-of-way line, side and rear property lines when measured perpendicularly thereto. These setbacks shall meet the requirements within the County Zoning Ordinance.

**Corner Lot:** A lot abutting upon the right-of-way of two or more streets or roads at their intersection.

**Cul-de-sac:** A short local street having but one end open to traffic and the other end being permanently terminated by a vehicular turnaround and having special provisions for turning around.

**Dedication:** The giving of a parcel of land by the subdivider to a public body for a specific purpose or for the general public body for a specific purpose or for the general public use and the acceptance of the land by the public body.

**Developer or Subdivider:** Any person, firm, or corporation who subdivides or develops any land deemed subdivision, as herein defined.

**Double or Reverse Frontage Lot:** A continuous lot, which fronts upon and has access from the right-of-way of more than one street or road, which does not intersect adjacent to the lot.

**Health Department:** Health Department shall mean the Anson County Health Department and/or the related state agency.

**Environmental Health:** Anson County Environmental Health, a division of the Anson County Health Department and of the North Carolina Department of Environmental and Natural Resources.

**Lot:** A portion of subdivision, or any other parcel of land intended as a unit for the transfer of ownership or for development or both.

**Lot, Flag:** A lot with street frontage that is less than the minimum lot width required and composed of a narrow “panhandle” strip extending from the street and a much wider “flag” section lying immediately behind another lot or lots. In the case of a panhandle lot, the lot line at the end of the “flagpole” lying parallel to the street to which the flagpole connects shall be considered to be the front lot line for setback purposes.

**Lot Depth:** The average horizontal distance between front and rear lot lines.

**Lot of Record:** A lot which is a part of a subdivision, a plat of which has been recorded in the office of the Anson County Register of Deeds, or a lot described by metes and bounds, the description of which has been recorded in the office of the Anson County Register of Deeds by the owner or predecessor in title thereto before the effective date of this Ordinance.

**Lot Frontage:** All of the real property abutting a street measured along the street right-of-way line.

**Major Subdivision:** For the purpose of this ordinance, shall mean any subdivision that is not a minor subdivision or regulated under minor subdivision.

**Manufactured Home Subdivision:** A Manufactured Home Subdivision is a subdivision that is designed and developed for manufactured home sites, as defined in Section 102; 102.4 of this ordinance.

**Minor Subdivision:** As defined in Section 102.2 “Minor Subdivision”, of this Ordinance.

**Planned Unit Development:** An area planned as a single entity containing one or more residential, commercial, or mixed use clusters located on a lot or lots which may or may not meet the minimum specified requirements contained in this Ordinance.

**Plat:** Includes the terms map, plan, plat, re-plat, or re-plot; a map or plan of a tract or parcel of land which is to be, or which has been subdivided.

**Plat, Final:** A plat, that upon approval as called for by this Ordinance, can be recorded in the Anson County Register of Deeds.

**Plat, Preliminary:** A depiction of the proposed layout of a development and related information that is submitted for preliminary approval.

**Reservation:** Withholding a parcel of land from development for stated period of time for the purpose of making the land available for public acquisition or other reasons as required by the Planning Agency.

**Rural Linear Subdivision:** As defined in Section 102, 102.3, “Rural Linear Subdivision” of this Ordinance.

**School Board:** School Board shall mean the Anson County Board of Education.

**Sketch Plan:** Informal drawing, may not be drawn to scale, of proposed subdivision

**Street, Public:** Dedicated and accepted public rights-of-way which are designed for the movement of vehicular traffic and which afford the principle means of access to abutting properties. The terms “road” and “highway” are included. Public streets shall be constructed to meet all applicable NCDOT Subdivision Roads Minimum Construction Standards.

**Street Right-of-way:** Any public right-of-way or private right-of-way set-aside for public travel or private travel.

**Subdivision:** As defined in Section 102.1 “ Subdivision Defined”, of this Ordinance.

**Subdivision Administrator:** The person appointed by the Board of County Commissioners to administer the Anson County Subdivision Ordinance.

**Surface Drainage:** A drainage system consisting of culverts and open ditches.

**Watershed Administrator:** The person appointed by the Board of County Commissioners to administer the Anson County Water Supply Watershed Ordinance.

**Zoning Enforcement Officer:** The person appointed by the Board of County Commissioners to administer land use regulations and all related ordinances.

# ANSON COUNTY SUBDIVISION REGULATIONS

## APPENDIX 1

The following are Examples of Stamps and Certificates for Preliminary and/or Final Plats, plus Tables outlining information that Preliminary and Final Plats shall depict or information that shall be contained. An "X" indicates on Tables that the information is required for that plat.

### EXAMPLE APPROVAL STAMP CERTIFICATES FOR PRELIMINARY AND/OR FINAL PLATS

#### EXHIBIT A

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED \_\_\_\_\_  
DISTRICT ENGINEER

DATE \_\_\_\_\_

**OR**

(Contact NCDOT Division Office for statement for road standards not intended for NCDOT maintenance at this time.)

#### EXHIBIT B

##### Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the County of Anson and that I hereby adopt this plan of subdivision with my free consent.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

(Note: ALL current owners must sign plat. Please include signature and date lines for all owners)

**EXHIBIT C**

(Note: required statement for all new lots created)

**Anson County Environmental Health**

The Anson County Environmental Health Division has evaluated each lot shown for its own septic tank system. As of \_\_\_\_\_ based on conditions noted in soil evaluation # \_\_\_\_\_ each lot is suitable for a system. This statement does not guarantee that an improvement permit will be issued.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**- OR -**

**Licensed Soil Scientist**

As a North Carolina Licensed Soil Scientist I have evaluated the soil types and find the soils are suited for lots where conventional waste disposal systems are used, however; wastewater treatment systems must be approved by the local Environmental Health Agency.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**EXHIBIT D (Tax Assessing Department)**

**REVIEW OFFICER’S CERTIFICATE**

State of North Carolina  
County of Anson

I, \_\_\_\_\_, Review Officer of Anson County, certify that the map of plat, to which this certificate is affixed, meets all statutory requirements for recording.

\_\_\_\_\_  
Review Officer

\_\_\_\_\_  
Date



**EXHIBIT E**

(Note: Please contact the Planning Department to determine which certificate applies)

PLANNING BOARD STATEMENT

Plat approved by the Anson County Planning Board

\_\_\_\_\_  
Chairman County Planning Board      Date

*(This statement for Preliminary Plat or in some cases Final Plat)*

BOARD OF COUNTY COMMISSIONERS STATEMENT

Plat approved by Anson County Board of Commissioners.

\_\_\_\_\_  
Chairman, Board of Commissioners      Date

\_\_\_\_\_  
Clerk to Board Commissioners      Date

**- OR -**

**NOT SUBJECT TO SUBDIVISION REGULATIONS**

I, HEREBY CERTIFY that this division of land **does meet** with Anson County's regulations.

\_\_\_\_\_  
Subdivision Administrator      Date

**- OR -**

**MINOR SUBDIVISION REGULATIONS**

Plat subject to Anson County Regulations for Minor Subdivision as defined in Anson County Subdivision Ordinance Section 102.2

\_\_\_\_\_  
Subdivision Administrator      Date

**EXHIBIT F**

(Note: required per GS 47-30)

**SURVEYOR STATEMENT**

“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 now 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 \_\_\_\_\_, A.D., \_\_\_\_\_.

\_\_\_\_\_  
Surveyor

\_\_\_\_\_  
Date

(SEAL)

**EXHIBIT G**

(Note: Call the Planning Department to determine which stamp is required)

(Lots created **not** subject to the watershed regulations)

**WATERSHED**  
**EXEMPT**

Date \_\_\_\_\_ Intl \_\_\_\_\_

OR (lots created **not** in the watershed overlay district)

This parcel of land does not lie within a Water supply Watershed Overlay zoning district.

OR (Lots created **in** the watershed overlay district)

I certify that the plat shown hereon complies with the Watershed Protection Ordinance of Anson County and is approved for recordation in the Register of Deeds.

\_\_\_\_\_  
Watershed Administrator

\_\_\_\_\_  
Date

**NOTICE:** This property is located within a Public Water Supply Watershed – development restrictions may apply.

I certify that the plat shown hereon complies with the Watershed Protection Ordinance of Anson County and is approved for recordation in the Register of Deeds or Clerk of Courts Office.

\_\_\_\_\_  
Watershed Administrator

\_\_\_\_\_  
Date

**EXHIBIT H**

**Flood Damage Prevention Statement**

**I Certify that the lots shown heron are not located in a Flood Prone Areas as identified under the Flood Insurance Rate Maps (Firms) provided through FEMA.**

\_\_\_\_\_  
Surveyor

\_\_\_\_\_  
Date

**(This statement shall be altered to comply with the information provided through the Flood Insurance Maps for the area in question)**

**EXHIBIT I**

**Subdivision Streets Disclosure Statement**

Subdivision Name \_\_\_\_\_, Section Number \_\_\_\_\_

Street Name \_\_\_\_\_, Lot Number \_\_\_\_\_

This is to certify that:

1. \_\_\_\_\_ Street is ( ), will be ( ) constructed as a public ( ), private ( ) street. (Complete either 2 (if public street), or 3 (if private street), whichever is applicable.

2. \_\_\_\_\_ Street has been ( ), will be ( ) constructed by the developer and seller in accordance with the standards for subdivision streets adopted by the North Carolina Department of Transportation for acceptance on the highway system as of the date of construction of this street, as a public street.

3. \_\_\_\_\_ Street has been ( ), will be ( ) constructed as a private street. The responsibility for construction of this street will rest with \_\_\_\_\_

\_\_\_\_\_

The responsibility of maintenance shall rest with \_\_\_\_\_

\_\_\_\_\_

( ) This private street will be constructed to minimum standards for subdivision streets adopted by the North Carolina Department of Transportation for acceptance on the highway system, excluding paving requirements.

SELLER: \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

DEVELOPER: \_\_\_\_\_

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

The undersigned buyer (s) hereby acknowledge receipt of a duplicate original of this Subdivision Streets Disclosure Statement this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT J**

**Subdivision Improvement Disclosure Statement**

Subdivision Name \_\_\_\_\_, Section/Phase \_\_\_\_\_, Number \_\_\_\_\_,  
Anson County, North Carolina

This is to certify that the subdivider and/or developer of this subdivision promises to develop, construct, and install the improvements as shown on the final plat and approved by the Planning Board and Board of County Commissioners, and as listed on this disclosure statement. This disclosure statement shall also state the responsibility of maintenance of listed improvements.

1. Improvements:

- (a) \_\_\_\_\_
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_

2. Variances:

- (a) \_\_\_\_\_
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_

3. Completion Date:

- (a) \_\_\_\_\_
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_

4. Maintained By:

- (a) \_\_\_\_\_
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_

\_\_\_\_\_; DATE \_\_\_\_\_  
 \_\_\_\_\_; By: \_\_\_\_\_

Subdivider and/or Developer

The undersigned buyer (s) hereby acknowledge receipt of a duplicate original of the Subdivision Improvement Disclosure Statement.

This is the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_

