CHAPTER 18
SUBDIVISIONS

18.1 Applicability

In accordance with NCGS 153A-331(a), the purpose of this chapter shall be to establish procedures and standards for the subdivision of land within the jurisdiction of the County, and to provide for orderly growth in a manner and under conditions that facilitate the adequate provision of streets, water, sewage disposal, and other considerations essential to public health, safety, and the general welfare.

18.2 Plats Shall be Required on Any Subdivision of Land

In accordance with NCGS 153A-331 and 332, plats shall be prepared, approved, and recorded pursuant to the provisions of this Ordinance whenever any subdivision of land takes place.

18.3 Exemptions to Subdivision Regulations

A. Applicability. In accordance with NCGS 153A-335, the following activities are not subject to the subdivision regulations of this Ordinance:

1. Combination / Recombination. The combination or recombination of portions of lots if the total number of lots is not increased and the resultant lots are equal to or exceed zoning requirements.
2. Divisions Greater Than 10 Acres. The division of land into parcels greater than 10 acres, measured from the property lines, if no street right-of-way public dedication is involved (not including private streets or access easements to lot owners or a home owners association.)
3. Public Acquisitions / Right-of-Way. The public acquisition by purchase of strips of land for widening or opening street right-of-ways or for public transportation system corridors.
4. Two into Three Lots. The division of a tract in single ownership the entire area of which is no greater than 2 acres into not more than 3 lots, if no street right-of-way dedication is involved and if the resultant lots are equal to or exceed zoning requirements, including but not limited to, minimum lot dimensional standards, as detailed in this Ordinance. *(Note: "Single ownership" refers to all of the contiguous land owned by the qualifying owner does not exceed two acres.)*
5. Estate Exclusion. The division of land among heirs in order to settle an estate by a probated will or by order of a court of jurisdiction in the settlement of a decedent's estate or in accordance with interstate succession under Chapter 29 of the General Statutes. *(Note: Unless such lots meet the standards of this Ordinance, a building permit*

shall not be issued.) A copy of the will or order shall be submitted to the Administrator.

6. Court Ordered Survey. The division of land pursuant to an Order of the General Court of Justice. A copy of the court order shall be submitted to the Administrator.
7. Easement Plats. Access and utility easements may be platted and recorded as exemptions from subdivision regulations. Access easements shall be a minimum 20 feet in width pursuant to the NC Fire Code.
8. Non-occupied Facilities. (Examples: Utility substations, septic tanks, family cemetery lots, dock access.) Individual lots are exempt from the minimum dimensional standards only. Each use shall comply with zoning district regulations including, but not limited to, setback and screening requirements.

B. Exempt Plat Submittal Requirements. The exempt plat shall be submitted in conformance with: (1) all applicable requirements zoning requirements, including but not limited to the minimum lot dimensional standards of the underlying zoning district, (2) NCGS 47-30, including but not limited to the applicable information required in Section 18.15 and (3) applicable statements required in Section 18.16.

C. Action by the Administrator. The Administrator shall render decision within 14 working days after receipt of the completed plat and associated documents. If the subdivision is disapproved, the Administrator shall promptly furnish the applicant with a written statement of the reasons for disapproval.

D. Expiration of Plat Approval. Approval of an Exempt Subdivision plat is contingent upon the plat being recorded within 60 days after the date the plat was signed by the Administrator. Failure to record the approved plat within the 60 day period shall render the plat null and void.

E. Appeal. Final action on an Exempt Subdivision plat by the Administrator may be appealed to the Board of Adjustment in accordance with Section 13.1.

18.4 Family Subdivisions

A. Applicability. Family Subdivisions involve the creation of lots for residential purposes which are to be deeded only to family members and cannot be resold or deeded for 3 years. Each lot, shall front on an existing public or private road or on an existing or new access easement. The existing or new access easement shall be a minimum of 20 feet wide, including the shoulder area. *(Note: A minimum of 45 feet easement width is recommended to meet NCDOT's minimum right-of-way standard.)* For purposes of this section "immediate family members" shall include: husbands, wives, mothers, fathers, brothers, sisters, children (biological, adopted, or step), grandmothers, grandfathers, grandchildren (biological, adopted, or step), aunts, uncles, nieces, and nephews.

B. Family Plat Submittal Requirements. The family subdivision plat shall be submitted in conformance with: (1) all applicable zoning and subdivision requirements, (2) does not require the extension of a public water or sewer line other than laterals to serve

individual lots, (3) easements shall be 50 feet from intermittent streams and 100 feet from perennial streams, (4) NCGS 47-30, including but not limited to the applicable information required in Section 18.15, and (5) applicable statements required in Section 18.16.

C. Additional Documents. The Affidavit of Family Subdivision, Deed of Gift, and Private Road Maintenance Agreement, provided by the Administrator, shall be recorded at the same time as the family subdivision plat. Septic Suitability Certificate as determined by the Moore County Department of Environmental Health Division or licensed soil scientist for each proposed family subdivision lot.

D. Action by the Administrator. The Administrator shall render decision within 14 working days after receipt of the completed plat. The plat shall not be approved by the Administrator until all additional documents have been reviewed and approved. If no decision is rendered by the Administrator within the required 14 day period, the applicant may refer the Family Subdivision plat to the Subdivision Review Board for review. If the subdivision is disapproved, the Administrator shall promptly furnish the applicant with a written statement of the reasons for disapproval.

E. Expiration of Plat Approval. Approval of a Family Subdivision plat is contingent upon the plat and associated documents being recorded within 60 days after the date the plat was signed by the Administrator. Failure to record the approved plat and all associated documents within the 60 day period shall render the plat null and void.

F. Appeal. Final action on a Family Subdivision plat by the Administrator may be appealed to the Board of Adjustment in accordance with Section 13.1.

18.5 Minor Subdivisions

A. Applicability. A Minor Subdivision is a subdivision that:
   1. Creates a maximum of 4 lots, including the residual or parent lot, and/or any property within 500 feet from the original property boundaries, for a period of 3 years;
   2. Does not require any new public or private street right-of-way to be constructed, expanded, or dedicated;
   3. Fronts an existing, approved public or private street right-of-way or on an existing, expanded, or new access easement;
   4. The existing, expanded, or new access easement shall be a minimum of 20 feet wide, including the shoulder area; *(Note: A minimum 45 feet easement width is recommended to meet NCDOT's minimum right-of-way standard.)*
   5. A maximum of 4 lots (existing and/or new) can gain access through an existing, expanded, or new access easement. Any parcel as shown on the Moore County Tax Map dated December 31, 2015 shall have no more than 1 (existing or future) access easement; and
   6. Does not require a variance or waiver from any of the requirements of this UDO.

B. Flag Lots. A flag lot is a lot that in its shape resembles a flag on a pole, where the flag part is the main body of the lot and the pole part is the narrow portion of the lot that provides access from the street. The pole portion of the lot is not used to calculate area, width, depth, and setbacks of the lot or to provide off-street parking. A flag lot shall serve only one single-family dwelling and its uninhabited accessory structures. Flag lots shall only be approved when particular extenuating circumstance which makes traditional lot design and a minimum 100 foot road frontage infeasible. There shall be no more than one flag lot within 300 feet of another flag lot. The maximum pole length shall not exceed 1,000 feet. The minimum pole width on an approved public or private street shall be 30 feet. No re-subdivision of a flag lot shall be permitted unless access to the proposed new lot(s) can be provided from an approved public or private street.

C. Minor Plat Submittal Requirements. The plat shall be submitted in conformance with (1) all applicable zoning and subdivision requirements, (2) does not require the extension of a public water or sewer line other than laterals, (3) easements shall be 50 feet from intermittent streams and 100 feet from perennial streams, (4) NCGS 47-30, including but not limited to the applicable information required in Section 18.15, and (4) includes applicable statements required in Section 18.16

D. Additional Documents Submitted for Approval. Lots considered for minor subdivision status on an existing or new easement must complete the Private Road Maintenance Agreement to be recorded at the same time as the minor subdivision plat. Before the plat is approved, the Administrator shall consult with other departments and agencies, if applicable, to ensure conformance of the proposed subdivision with the various development standards set forth by county and state agencies, including but not limited to those listed in Section 18.6(F).

E. Expedited Review. The Administrator shall render decision within 5 working days after receipt of the completed plat for the division of a tract or parcel of land in single ownership if all of the following criteria are met:

1. The tract or parcel to be divided is not exempted under Section 18.3 (A.2.);
2. No part of the tract or parcel to be divided has been divided under this subsection in the 10 years prior to division;
3. The entire area of the tract or parcel to be divided is greater than 5 acres;
4. After division, no more than three lots result from the division; and
5. All resultant lots comply with all of the following: Any zoning lot dimension size requirements, the use of the lots is in conformity with the applicable zoning requirements, and there is a permanent means of ingress and egress is recorded for each lot.

F. Action by the Administrator. The Administrator shall render decision within 14 working days after receipt of the completed plat and additional documents. If no decision is rendered by the Administrator within the required 14 day period, the applicant may refer the plat to the Subdivision Review Board for review. If the subdivision is

disapproved, the Administrator shall promptly furnish the applicant with a written statement of the reasons for disapproval.

G. Expiration of Plat Approval. Approval of a Minor Subdivision plat is contingent upon the plat being recorded within 60 days after the date the plat is signed by the Administrator. Failure to record the approved plat and all associated documents within the 60 day period shall render the plat null and void.

H. Appeal. Final action on a Minor Subdivision plat by the Administrator may be appealed to the Board of Adjustment in accordance with Section 13.1.

18.6 Major Subdivisions - Preliminary Plat Submittal and Review

A. Applicability. All subdivisions shall be considered major subdivisions except those defined as exempt, family, or minor subdivisions. Major subdivisions are further classified as a division of a lot of land into 5 or more lots of land at initial time of division or accumulative over a period of 3 years or the creation, change, or expansion of a new or existing private or public streets.

B. Subdivision Review Approval Steps.

1. Project Review Team Meeting (sketch plan required)
2. Infrastructure Meeting (fire flow test results are required)
3. Preliminary Plat Submittal and Approval
4. The applicant shall post a sign stating "Subdivision Decision"
5. Construction Plan Submittal and Approval (or Improvement Guarantees approved by the Board of Commissioners)
6. Installation and Inspections of Improvements
7. As-Built Drawings Submittal and Approval
8. Final Plat Approval

C. Preliminary Plat Submittal. The preliminary plat shall be submitted to the Administrator at least 20 days prior to the Subdivision Review Board meeting. Preliminary plats shall meet the specifications in this Chapter and shall (1) be submitted as either a Conservation or Conventional Subdivision, (2) meet all applicable zoning and subdivision requirements, (3) comply with NCGS 47-30, including but not limited to the applicable information required in Section 18.15, and (4) include applicable statements required in Section 18.16.

D. Preliminary Soil Evaluation Report. The developer shall provide a report from a licensed Soil Scientist who shall perform a soil assessment prior to approval of the preliminary subdivision plat. The report from the Soil Scientist shall accompany the submittal of the preliminary plat and shall be in the form of a letter, signed and dated, and shall include the possibilities of lot sizes the site can support.

E. Action by the Administrator. The Administrator shall review the preliminary plat and within 10 days provide comments to the applicant. Plats shall not be forwarded to the

Subdivision Review Board for review and approval until all deficiencies have been corrected.

F. Agency Review. Before the preliminary plat is approved, the Administrator shall consult with other departments and agencies, if applicable, to ensure conformance of the proposed subdivision with the various development standards set forth by county and state agencies, including but not limited to:

1. Regional Land Use Advisory Commission – In accordance to Section 11.3 D. (Fort Bragg Notification)
2. Superintendent of Schools and/or Board of Education
3. North Carolina Department of Environmental Quality
4. Army Corp of Engineers
5. North Carolina Department of Transportation
6. Moore County Airport Authority
7. Moore County Department of Environmental Health
8. Moore County Department of Public Works
9. Moore County Building Inspections
10. Moore County Department of Public Safety
11. Moore County Department of 911 Addressing

G. Action by the Subdivision Review Board (SRB). The applicant shall submit 15 copies of the preliminary plat (24"X36") at least 10 days prior to the meeting. The SRB shall review the preliminary plat and shall approve, approve conditionally with modifications to bring the plat into compliance, or disapprove the plat.

H. Approval. If approval is granted, written confirmation shall be made on two copies of the preliminary plat. One copy of the approved preliminary plat shall be returned to the applicant. Approval of the preliminary plat is authorization for the applicant to proceed with the construction of the necessary improvements.

I. Subdivision Decision Sign. The applicant shall post a sign containing the words "Subdivision Decision" in letters at least 6 inches high, including contact information of the Administrator, on the site in a prominent location including street frontage, and provide evidence to the Administrator within 10 days of preliminary plat approval for a minimum of 10 days to notify the neighbors of the subdivision decision, or the plat shall be null and void.

J. Conditional Approval. If the SRB approves the preliminary plat with conditions, the conditions shall be noted on the plat.

K. Denial. If the SRB disapproves the preliminary plat, the reasons for such action shall be stated in writing and references shall be made to the specific regulations with which the preliminary plat does not comply and possible modifications may be indicated for further considerations. The applicant may make the recommended revisions and submit a revised preliminary.

L. Expiration. Preliminary plat approval shall be valid for a period of two years from the date of approval of the plat by the SRB unless an extension of time is applied for and granted by the SRB. Each successive final plat for a phase of the subdivision shall be submitted for approval within two years of the date of approval of the previous final plat for a stage of the subdivision.

M. Appeal. Final action on a Major Subdivision plat by the Subdivision Review Board may be appealed Board of Adjustments in accordance with Section 13.1.

18.7 Major Subdivisions – Minimum Design Standards as Shown on Preliminary Plat

A. Conformity to existing maps or plans. The plat shall conform to any official map or plan adopted by the Board of Commissioners.

B. Topography. The general design shall take advantage of and be adjusted to the contour of the land so as to produce usable building sites and streets of reasonable gradients. Steep slopes (15% or greater) shall be labeled on the preliminary plat.

C. Suitability of Land. Land which has been determined by the SRB on the basis of engineering or other expert surveys or studies 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 applicant has taken the necessary measures to correct said conditions and to eliminate said dangers. Areas that have been used for disposal of solid waste shall not be subdivided unless tests by the Moore County Department of Environmental Health or a qualified licensed professional determine that the land is suitable for the purpose proposed.

D. Street Design Standards. All public or private streets and related components, including but not limited to storm water controls, drainage, curb and gutter, wheel chair ramps, pavement designs, traffic controls, guardrail, road intersections, islands or short medians at entrances, name markers, and minimum design criteria, shall be designed, constructed, and paved in accordance with the most current edition of NCDOT's "Subdivision Roads Minimum Construction Standards."

E. Marginal Access Streets. Where a tract of land to be subdivided adjoins an arterial street, the subdivider shall provide a marginal access street parallel or adjacent to the arterial 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. A maximum of 5 lots may front an arterial street as approved by the NCDOT, on a case by case basis.

F. Alternative Street Standards. The applicant may submit alternative street design standards, subject to NCDOT and Moore County Dept. of Public Safety approval, that vary in response to the proposed function of the street and the anticipated traffic volume.

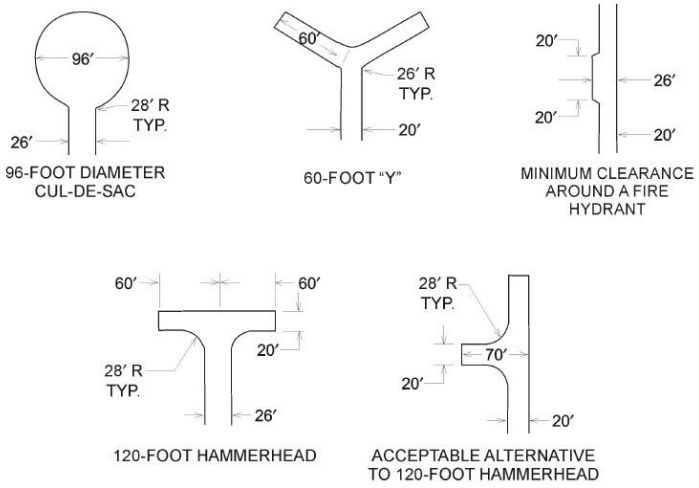
G. NCDOT approval. If any street proposes to access a state-maintained road, the subdivider shall receive NCDOT driveway approval as required by NCDOT's "Policy

on Street and Driveway Access to North Carolina Highways" prior to construction and/or final plat approval. NCDOT may require a traffic impact study. The required Home Owners Association (HOA) documents and by-laws, to be recorded at the same time as the final plat, shall include the following: The HOA shall be responsible for the maintenance of all streets by means of a private road maintenance agreement until the streets are part of the State highway system.

H. Street names. All roads shall comply with the applicable provisions of the "Moore County Road Name and Addressing Ordinance." All new street names shall receive final approval by the Board of Commissioners.

I. Street Name and Traffic Control Signs. The applicant shall be required to provide and erect, at the developer's expense, street name signs per the Moore County Road Names & Addressing Ordinance and traffic control signs per the NCDOT Manual on Uniform Traffic Control Devices at all intersections within the subdivision prior to final plat approval.

J. Dead-End Streets. Dead-end roads shall be terminated in a cul-de-sac or "T" turnaround per the NC Fire Code Fire Apparatus Access Roads Standards:



K. Street Trees. The subdivider shall plant or leave at least 1 street tree for each 20 feet of frontage on all streets, outside of sight triangles, as illustrated on the preliminary plat. The trees planted shall be a minimum height of 6 feet at the time of installation with the intent to grow to 10 feet within 2 years. Refer to Section 7.10(F) for recommended native species list. Street trees may be installed either before final plat approval or before certificate of occupancy is issued for each dwelling unit.

L. Water and Sewer Options. All water and sewer systems shall be installed in accordance with County specifications and standards. Major subdivisions of 20 or more lots are required to install and connect to public or community water and/or sewer. Water supply and sewage disposal facilities to serve Major Subdivision developments may be provided through the use of:

1. Individual wells and septic tanks provided either on each lot or in off-lot locations protected through recorded easements (for subdivisions proposing nineteen or less lots); or
2. A community water and/or sewage disposal system designed, constructed, and maintained in conformity with all applicable County, State and Federal standards, regulations, and policies; or
3. Connection to a public water and/or sewage disposal system shall be provided. All water and sewage facilities shall be designed and installed according to the standards of the Moore County Department of Public Works (or more stringent), Department of Environmental Health, and NC Department of Environmental Quality. System extensions are permitted only in accordance with applicable water, sewer and land use policies; or
4. A combination of the above alternatives.

M. Fire Service. Major residential subdivisions of 20 or more lots and nonresidential subdivisions shall provide for fire service flow. Where in the opinion of the Subdivision Review Board a major subdivision of twenty or more lots cannot be economically connected to a County owned or operated water distribution system, a privately owned water supply, including hydrants, must be installed with a minimum of six inch water lines capable of delivering fire service flows. The Subdivision Review Board, subject to the approval of Emergency Services or the authority having jurisdiction, may authorize the use of water bodies on site in lieu of six inch lines with hydrants Fire service flows and hydrant design and placement shall be consistent with all Fire Prevention Codes and policy manuals as set forth by Moore County Dept. of Public Safety or the authority having jurisdiction and the appropriate local utility provider. Unless authorized by the Subdivision Review Board and/or directed otherwise by design manuals of the local utility provider, the following standards shall apply.

1. All fire hydrants shall be installed on a minimum six-inch waterline.
2. There shall be at least one fire hydrant at each street intersection.
3. Valves associated with fire hydrant assemblies shall be located within 12 to 25 feet of the edge of the pavement.
4. No fire hydrant may be located more than 25 feet from the pavement edge.
5. The applicant shall adhere to the following spacing schedule. Separation shall be measured along street centerlines. When schools and high-density and multi-story nonresidential intersections are less than 450 feet apart, a hydrant is not required between intersections. Where intersections are less than or equal to 1,000 feet apart in low density residential developments, no hydrant is required between the intersections.

PROPOSED USE	SPACING (FEET)
Residential	500
Schools	300
Low and medium density nonresidential, single story	500
High density and multi-story nonresidential	300

N. Drainage Easements. Where a subdivision is traversed by a stream or drainage way, an easement shall be provided conforming with the lines of such stream and be of sufficient width to provide adequate drainage for the subdivision. If a stream or drainage way does not cross a subdivision, a 20 feet wide drainage way easement shall be provided along the topographically lowest property line(s) of lots within the subdivision.

O. Utility Easements. Easements for underground or above ground utilities shall be provided where needed. Where possible these easements shall be located in the street right-of-way. Where easements are necessary across land, they shall be located to the extent possible along property lines.

P. Underground Utilities. All new utilities associated with the proposed development shall be underground unless just cause requires otherwise as approved by the Subdivision Review Board.

Q. Oversized Improvements. The County may require installation of certain oversized utilities or the extension of utilities to abutting property when it is a part of the Long Range Utility Plan and the extension is in the interest of future development. If funds are budgeted by the County for this purpose, the installation of improvements in excess of the standards required in this Ordinance the County may pay the cost differential between the improvement required and the standards in this Ordinance.

R. Lots. Double frontage lots or through lots shall be avoided. Cul-de-sac bulb lots shall have a minimum frontage of 50 feet.

S. Reservation of School Site. Pursuant to 153A-331(f), if the Moore County Board of Commissioners and Board of Education have jointly determined the specific location and size of any school sites to be reserved in accordance with a comprehensive land use plan, the Administrator shall notify the BOE whenever a preliminary plat is submitted which includes all or part of a school site to be reserved. If the BOE does wish to reserve the site, the subdivision shall not be approved without such reservation. The BOE shall then have 18 months beginning on the date of preliminary approval of the subdivision within which to acquire the site by purchase or by exercise of the power of eminent domain. If the BOE has not purchased or begun proceeding to condemn the site within 18 months, the subdivider may treat the land as freed of the reservation.

T. Cluster Mailboxes. Appropriate mail receptacles must be provided for the receipt of mail as approved by the Postal Service and other applicable departments. Cluster mailboxes shall be located outside of the right-of-way and in a HOA maintained area. Approval of installation by the USPS and Building Inspector is required prior to final plat approval.

18.8 Major Subdivisions – Option 1 – Conservation Design Standards

A. Purpose. The purpose of the conservation option is to preserve open space that might be lost through conventional development approaches. To accomplish this goal, greater flexibility and creativity in the design of such developments is encouraged and allowed.

B. Applicability. The conservation option is permitted in all residential zoning districts. All conservation subdivision plats shall comply with the requirements and standards specified in this Ordinance and in all respects with other applicable codes and Ordinances.

C. Dimensional Requirements. No minimum lot size, frontage, or depth is required. The required minimum front, side, and rear setback shall be 10 feet and may be reduces to 5 feet when abutting an alley or dedicated open space or reduced to a zero lot line for duplexes. Cluster mailboxes shall be located outside of the right-of-way and in a HOA maintained area. Approval of installation by the USPS and Building Inspector is required prior to final plat approval.

D. Minimum Open Space Required. At least 30% of the total land area shall be set aside as protected open space. At least 60% of the required open space shall be contiguous. The right-of-way area is not included in the calculation of minimum open space required. In addition to woodlands, agriculture, historical site, or natural areas, open space may include vegetative perimeter buffers (minimum 25 feet wide of Type 3 Screening). Public and/or private passive or active recreation areas may also be included within open space area contingent that the impervious surface area is limited to 10% of the total opens space. Areas in access shall be located outside of the protected open space. Wetlands, storm water management facilities that are designed to look like natural areas, and waterbodies such as ponds may also be used provided the total area of water surface does not comprise more than 50% of the required open space.

E. Ownership of Open Space. No final plat shall be approved until all required legal instruments have been reviewed and approved by the County Attorney as to legal form and effect. Land dedicated for open space shall be designated on both the preliminary and final plat(s) of the subdivision. All open space shall be permanently restricted from further subdivision. Open space shall be owned and/or administered by 1 or more of the following methods:

1. Fee simple dedication to a public government entity or a private non-profit land conservancy which public access shall be provided.
2. Ownership by a home owners association (HOA) where specific development restrictions and maintenance requirements are included as part of its bylaws and restrictive covenants filed in the Register of Deeds Office. Such conveyances shall be approved by the County Attorney, subject to the North Carolina Unit Ownership Act / North Carolina Condominium Act, and shall be filed with the Moore County Department of Planning. The fee-simple title of the common area shall be conveyed by the subdivider or developer to the HOA before any lots are sold. The required organizational documents and by-laws shall include, but are not limited to, the following: Membership shall be mandatory for each buyer and any successive buyer. The developer shall be responsible for all maintenance and other responsibilities of the HOA until 60% of all units to be sold are sold. After 60% of all units are sold, the HOA shall levy assessments and assume its responsibilities. The HOA shall be responsible for liability insurance, taxes and maintenance of all recreational open

space facilities, grounds and common areas. Any sums levied by the HOA that remain unpaid shall become a lien on the individual property.

3. A private landowner may retain ownership of the open space, provided a conservation easement established for that express purpose is recorded in the public records of Moore County prior to the approval of a plat or issuance of a building permit for a vertical building or structure on the property. The responsibility for maintaining the open space and any facilities shall be borne by the private land owner.

F. Permitted Density. All lots shall be required to meet County Environmental Health Department requirements as well as NC State requirements for septic system installation. Permitted Density = Gross Area of Project Site / minimum lot size of zoning district.

Example

Gross Area of Project Site	100 acres (4,356,000 square feet)
Minimum Lot Size of the Zoning District	43,560 square feet (RA zoning district)
Permitted Density	100 dwelling units per acre
Total Number of units permitted	100 units

G. Bonuses. In the event that a developer seeks to contribute additional open space the developer will receive an additional density bonus based on the following scale:

Provided	Bonus %	Provided	Bonus %
30%	0%	41% - 45%	20%
31% - 35%	10%	46% - 50%	25%
36% - 40%	15%	n/a	n/a

No additional units will be granted in the form of a density bonus for additional open space beyond 50% of the total site (gross area).

18.9 Major Subdivisions – Option 2 – Conventional Subdivision Design Standards

A. Applicability. The conventional subdivision option is permitted in all residential zoning districts shall comply with the requirements and standards specified in this chapter and in all respects with other applicable codes and Ordinances. The stricter standards shall apply.

B. Clearing & Grading Limits. A maximum disturbance area of no more than 75% of a lot within a Conventional Option Subdivision may be cleared of natural vegetation or otherwise disturbed. This would allow for 25% of each lot to be preserved. Clearing and grading limit line shall be delineated on each lot.

C. Open Space Requirements. At least 5% of the tract to be subdivided must be preserved as public or private recreation and/or open space including the preservation of natural and cultural resources and/or to serve the leisure needs of the residents of the subdivision. Passive or active recreation areas shall be located so as to provide accessibility to all residents of the subdivision. Recreation and open space areas shall adhere to the standards set forth in Section 18.8(D).

D. Payments in Lieu of Dedication of Recreation Requirements. Recreation and/ or open space required for conventional subdivisions may make a payment in lieu of dedication or make a combination of land dedicated and payment. Before approving a payment in lieu of dedication, the SRB shall find that no recreation/open space sites have been designated on any officially adopted Recreation Plan. The Moore County Parks and Recreation Board shall submit any and all recommendations concerning the payment of fees in lieu of dedication to the SRB. The fees in lieu of dedication shall be paid prior to final plat approval. The amount of the payment shall be the product of the number of acres to be dedicated and the assessed value for property tax purposes of the land being subdivided, adjusted to reflect its current fair market value at the time such payment is due to be paid. All monies received by the County pursuant to this Section shall be used only for the acquisition or development of parks, greenways, open space sites, and related facilities.

18.10 Major Subdivision – Construction Process

A. Construction Plan Submittal. Following preliminary plat approval, the subdivider shall submit 8 paper copies and a digital copy of the construction plans to the Administrator. Licensed Professional Engineer design and certification are required on all construction related plans, including but not limited to streets, stormwater controls, drainage, and utilities (storm sewers, sanitary sewers, water systems, electric, cable, natural gas, telephone, etc.).

B. Agency Review. The construction plans shall be reviewed and approved by the appropriate departments and agencies prior to the start of construction and/or the submission of the final plat. The subdivider shall submit all required state permit approvals to the Administrator before construction begins, including but not limited to NCDEQ, Army Corp of Engineers, and NCDOT.

C. Soil Evaluation Report. The subdivider shall submit a report including a lot-by-lot evaluation, signed, sealed, and dated from a licensed soil scientist, for septic system capacity. The report must show that each proposed lot has been evaluated under the current provisions of Title 15A NCAC 18A.1900 et seq. The evaluation should note whether there is adequate space for an on-site individual private water source and an on-site subsurface sewage treatment and disposal system, if needed. If the developer proposes a system that would treat a flow of 3,000 GPD or greater, and therefore would require state approval, a letter from the State would also be required to be submitted for final plat approval. Moore County Environmental Health will develop guidelines for the Soil Scientist reports and evaluations as well as review reports submitted by developers.

D. Start of Construction. The applicant, prior to commencing any work within the subdivision, shall make arrangements with the Administrator to provide for adequate inspections.

E. Inspections. No final plat shall be approved until all required infrastructure has received final inspection approval or appropriate surety has been provided. Upon completion of public or private streets the developer shall submit confirmation by the NCDOT or a registered engineer, that the roads have been constructed to NCDOT standards.

F. Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements. Before approval of the final plat or before the release of improvements guarantees, the applicant shall acquire the services of a licensed engineer to supervise the construction, inspect upon completion, and certify in writing to the Administrator that the improvements have, in fact, been installed in accordance with the requirements of this UDO, with the preliminary plat, and with the Division of Highway's Minimum Construction Standards, or explanations and drawings of any necessary changes.

G. As-Builts. As-built drawings shall meet the requirements of the appropriate agency involved. No building, zoning or other permits shall be issued for construction of a building on any lot (not of record at the time of adoption of this Ordinance) until all the requirements of this Ordinance have been met and as-built drawings of all improvements have been submitted and approved by the appropriate agencies.

18.11 Major Subdivisions – Final Plat Submittal

A. Final Plat Submittal Requirements. The final plat shall conform substantially to the approved preliminary plat. Should the Administrator, Building Inspector, Environmental Health, the Fire Marshal, or NCDOT identify minor changes the Administrator shall be authorized to accept such minor modifications to plat, as necessary. Such minor changes may include, but not be limited to, small site alterations such as realignment of streets and relocation of utility lines due to engineering necessity. If the submitted final plat deviates in its overall design from the approved preliminary plat, the plat shall be reviewed by the SRB.

B. Action by the Administrator. The Administrator shall take expeditious action on a final plat. If the Administrator fails to act within 15 business days after the final plat is submitted, the applicant may request that the final plat be reviewed by the SRB.

C. Approval. The Administrator shall approve the final plat unless the plat fails to comply with one or more of the requirements of this Ordinance or that the final plat differs substantially from the plans and specifications approved for the preliminary plat.

D. Denial. If the final plat is disapproved by the Administrator, the applicant shall be furnished with a written statement of the reasons for the disapproval and reference shall be made to the specific section(s) of this Ordinance with which the plat does not comply.

E. Appeal. If a final plat is disapproved by the Administrator, the applicant may appeal the decision by requesting that the final plat be scheduled for review by the SRB. Pursuant to NCGS 153A-336(b), If the SRB disapproves the final plat the applicant may appeal to Superior Court pursuant to Section 2.1(B).

F. Expiration of Final Plat. Approval of a final plat is contingent upon the plat being recorded in the Office of the Register of Deeds within 60 days after the approval date of the final plat. Failure to record the approved plat within the specified 60 day period shall render the plat null and void.

18.12 Phasing

A. Adequate Facilities. The Subdivision Review Board may not approve a phasing plan if they determine such phasing will not provide for adequate facilities to support any such phase or phases independent of the overall subdivision plan.

B. NCDOT Approval of Public Streets. Subsequent phasing shall not be approved until a written request to the NCDOT has been made for acceptance of all proposed public streets/roads in the previous phase. Further, all roads in any new phase of a subdivision are to be guaranteed until accepted for maintenance by NCDOT. The amount of this guarantee shall be for at least 50% of the total costs of construction of the subdivision road. Once a subdivision road is accepted for maintenance by NCDOT, through written confirmation by NCDOT, this guarantee may be released.

C. Plat Detail. When a subdivision is to be developed in phases the preliminary plat shall be submitted for the entire development. The boundary of each phase shall be shown on the preliminary plat. A final plat shall be submitted for each phase.

D. Expiration. Each successive final plat for a phase of the subdivision shall be submitted for approval within 24 months of the date of approval of the previous final plat for a stage of the subdivision.

18.13 Performance Guarantees for Major Subdivisions

A. Options. In lieu of requiring the completion, installation and dedication of all improvements prior to final plat approval, the Board of Commissioners may enter into an agreement with the subdivider for performance guarantees to assure successful completion of required improvements. The amount of the performance guarantee shall not exceed 125% of the reasonably estimated cost of completion at the time the performance guarantee is issued. Once said agreement is signed by both parties and the security required herein is provided, the final plat may be approved by the Administrator. Per NCGS 153A-331(g) and 160A-372, the developer shall elect any of the following forms of guarantee:

1. Surety bond issued by any company authorized to do business in this State.
2. Letter of credit issued by any financial institution licensed to do business in this State.
3. Other form of guarantee that provides equivalent security to a surety bond or letter of credit.

B. Release. The performance guarantee shall be returned or released in a timely manner upon the acknowledgement by the county that the improvements are complete. The performance guarantee shall only be used for completion of the required improvements and not for repairs or maintenance after completion.

C. Extension. If the improvements are not complete and the current performance guarantee is expiring, the performance guarantee shall be extended, or a new performance guarantee issued, for an additional period until such required improvements are complete. A developer shall demonstrate reasonable, good faith progress toward completion of the required improvements that are the subject of the performance guarantee or any extension. The form of any extension shall remain at the election of the developer. Any extension of the performance guarantee necessary to complete required improvements shall not exceed 125% of the reasonably estimated cost of completion of the remaining incomplete improvements still outstanding at the time the extension is obtained.

D. Claim of Rights. No person shall have or may claim any rights under or to any performance guarantee provided or in the proceeds of any such performance guarantee other than the following:

6. The local government to whom such performance guarantee is provided;
7. The developer at whose request or for whose benefit such performance guarantee is given; or
8. The person or entity issuing or providing such performance guarantee at the request of or for the benefit of the developer.

18.14 Subdivision Variance

A. Applicability. A variance may be granted before the preliminary plat approval process if in addition to the other requirements of Section 13.2 (Variances), petitions to the standards of the chapter shall comply with the following:

B. one of the following circumstances exist:

1. Physical Hardship. Where because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas, or the existence of other physical conditions peculiar to the site, strict compliance with the provisions of the Ordinance would cause practical difficulties on the subdivider above and beyond what other subdividers would face.

18.15 Subdivision Plat Requirements

An '**X**' indicates that the information is required.

Information Required	Exempt Plat	Family Plat	Minor Plat	Major Prelim. Plat	Major Final Plat
Map Size and Materials					
Plat is 18X24", 21X30", or 24X36" in size	X	X	X	X	X
Legible black ink on mylar or white paper	X	X	X	X	X
Title Block					
Property Designation / Name of Subdivision	X	X	X	X	X
Type of plat (minor plat, preliminary plat, etc,)		X	X	X	X
Name of Property Owner	X	X	X	X	X
Township, County and State	X	X	X	X	X
Date the survey was prepared & any revision dates	X	X	X	X	X
Scale in words (Ex. 1"=200 feet)	X	X	X	X	X
Bar graph	X	X	X	X	X
Name, address, and telephone # of surveyor	X	X	X		X
The names, addresses, and telephone # of all owners, surveyors, architects, and engineers responsible for the subdivision				X	X
General Information					
Zoning district(s) of property & abutting properties		X	X	X	X
Parcel ID Number(s)		X	X	X	X
Plat book and/or deed book reference	X	X	X	X	X
Names of abutting property owners	X	X	X	X	X
Vicinity map	X	X	X	X	X
Corporate limits & county lines	X	X	X	X	X
Surveyor and/or engineer original signature, seal, & registration #				X	
Surveyor's original signature, seal, & registration #	X	X	X		X
North arrow and orientation	X	X	X	X	X
Course and distance of existing and proposed property lines (label old property lines)	X	X	X	X	X
Tied to nearest street intersection if within 300 feet		X	X		X
Tied to USGS marker if within 2000 feet	X	X	X		X

Information Required	Exempt Plat	Family Plat	Minor Plat	Major Prelim. Plat	Major Final Plat
Location and description of all monuments, markers and control corners		✖	✖		✖
Minimum 2 control corners present when creating a new road right-of-way	✖	✖	✖		✖
Location of all existing and proposed buildings including distance to property lines	✖	✖	✖	✖	✖
Square footage of all lots under 1 acre in size and acreage for all lots over 1 acre in size		✖	✖	✖	✖
Lots numbered consecutively		✖	✖	✖	✖
Lines not surveyed must be clearly indicated (include source data)	✖	✖	✖	✖	✖
All mapping shall comply with NCGS 47-30	✖	✖	✖		✖
Required Certificates	See Section 25.16 for certificate requirements.				
If more than one sheet, each sheet must be signed, sealed, and numbered (ex. 1 of 3, 2 of 3, 3 of 3)					
Amenities & Natural Features Layout					
Location, dimension, and details of proposed recreation areas and facilities (golf courses, clubhouses, pools, tennis courts, playgrounds, etc.)				✖	✖
Required landscaping / perimeter buffer				✖	✖
Riding trails, pedestrian, or bicycle paths				✖	✖
Areas to dedicated as common area or open space – label the future ownership (HOA, dedication for public use to governmental body, etc.)				✖	✖
Areas to be used for uses other than residential				✖	✖
Name and location of any property or building on the National Register of Historic Places				✖	✖
Wetlands, marshes, rock outcrops, pond, lakes, streams, railroads, bridges and any other features affecting the site		✖	✖	✖	
Location of any floodplain areas as shown on FEMA Flood Insurance Rate Maps	✖	✖	✖	✖	✖
Existing and proposed topography of tract and 100 feet beyond property showing contour intervals of no greater than 5 feet				✖	
Existing and proposed entrance signs including site triangles and located outside the ROW				✖	✖
Utility Layout					
A note indicating that the proposed subdivision will be served by either a central or individual water supply		✖	✖	✖	

Information Required	Exempt Plat	Family Plat	Minor Plat	Major Prelim. Plat	Major Final Plat
A note indicating that the proposed subdivision will be served by either a central or individual sewer / septic system		✖	✖	✖	
Water & Sewer - Connections to existing systems, line sizes, material of lines, blowoff & valves, manholes, catch basins, force mains, location of fire hydrants				✖	
Storm drains, swales, detention ponds, & other drainage facilities, if any				✖	
Natural gas lines				✖	
Electric Lines				✖	
Telephone Lines, Cable TV, etc.				✖	
Utility and other easements				✖	
Any additional determined by reviewing agencies that may be required to review plat				✖	
Street Layout					
Proposed and existing right-of-ways – label public or private streets	✖	✖	✖	✖	✖
Right-of-way & pavement location, widths, & dimensions			✖	✖	✖
Cul-de-sac pavement diameter				✖	
Approximate grades				✖	
Typical detailed cross section(s)				✖	
Existing and proposed street names				✖	✖
Subdivision Information & Calculations Table					
Classification of Watershed Overlay District		✖	✖	✖	✖
Existing & Proposed use(s) of land				✖	
Existing & Proposed zoning classification(s)				✖	
Front, side, rear setback requirements				✖	
Acreage in total tract to be subdivided		✖	✖	✖	
Acreage in recreation & open space (label)				✖	
Total number of lots proposed				✖	
Square footage of smallest lot in the subdivision				✖	
Linear feet in streets				✖	
Percent of entire project to be covered with impervious surfaces, including totals by phase				✖	✖

Information Required	Exempt Plat	Family Plat	Minor Plat	Major Prelim. Plat	Major Final Plat
Separate impervious surface totals by streets, sidewalks, maximum allowed for each lot, etc.				✖	✖
Permits and other documentation required before Final Plat Approval					
Construction plans for all infrastructure / improvements (such as streets, water, sewer, hydrants, stormwater, etc. Approval is required by appropriate agencies before construction begins)					✖
Inspection results of all improvements					✖
As built drawings of all improvements					✖
NCDEQ Approval of the Erosion & Sediment Control Plan (if disturbing more than 1 acre)					✖
NCDOT Approval of Driveway Access Permit					✖
Wetland delineation of property					✖
US Army Corp of Engineers Approval of earth disturbing activities in Wetlands (if applicable)					✖
Submit copy of HOA agreement to be approved by County Attorney					✖
Affidavit of Family Subdivision		✖			
Deed of Gift		✖			
Private Road Maintenance Agreement, if applicable		✖	✖		
Any other information the Administrator deems necessary to determine compliance with this Ordinance				✖	✖
Any other information considered by the Subdivision Review Board pertinent				✖	✖

18.16 Subdivision Plat Requirements

An '**X**' indicates that the information is required. The Administrator may waive items if it is determined that they are not applicable.

Type of Certificate or Statement	Exempt Plat	Family Plat	Minor Plat	Major Prelim. Plat	Major Final Plat
Certificate of Survey Accuracy	X	X	X		X
Certificate of Purpose of Plat	X	X	X		X
Review Officer Certification	X	X	X	X	X
Certificate of Ownership		X	X		
Certificate of Ownership and Dedication				X	X
Certificate of Exemption	X				
Exemption 153A-335 Compliance Statement	X				
Certificate of Family Subdivision Plat Approval		X			
Family Documents Deed References		X			
Septic Suitability Certificate Statement		X			
Voluntary Agricultural District Proximity Statement		X	X	X	X
Public Water Supply Watershed Protection Statement		X	X	X	X
Certificate of Minor Subdivision Plat			X		
Certificate of Preliminary Major Subdivision Plat				X	
Certificate of Final Major Subdivision Plat Approval					X
NCDOT Div. of Highways District Engineer Certificate					X
Public Street Maintenance Disclosure Statement					X
Private Roads Disclosure Statement					X
Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements					X
Utilities Certificate			X		X
Sediment & Erosion Control Plan Certificate					X
Stormwater Control Certificate				X	X
Certificate of Soil Suitability					X
Certificate of Warranty					X
Statements such as "Preliminary, Not For Recording" cannot be recorded.					

Certificate of Survey and Accuracy

I, _____, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____, page _____, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book _____, page _____; that the ratio of precision or positional accuracy as calculated is _____; that this plat was prepared in accordance with NCGS 47-30 as amended. Witness my original signature, license number and seal this ____ day of _____, A.D., 20_____.

Seal or Stamp of Surveyor

_____
Professional Land Surveyor

_____
License Number

Certificate of Purpose of Plat

The final plat shall contain one of the following statements, signed and sealed by the plat preparer:

a. This survey creates a subdivision of land within the jurisdictional area of Moore County, North Carolina and that the County has an Ordinance that regulates parcels of land.
b. This survey is located in a portion of a County or Municipality that is unregulated as to an Ordinance that regulates parcels of land.
c. Any one of the following:
    1. This survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new road or change an existing street. For the purpose of this section, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.
    2. This survey is of an existing feature, such as a building or other structure, or natural feature, such as a water course.
    3. This survey is a control survey. For the purposes of this section, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.
    4. That the survey is a proposed easement for a public utility as defined in G.S. 62-3.
d. This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption to the definition of subdivision.

e. The information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Signed: _____ SEAL
Surveyor

Date: _____

Review Officer Certification

State of North Carolina

I, _____, Review Officer of Moore County, North Carolina, certify that the map or plat which this certification is affixed meets all statutory requirements for recording.

_____ _____
Review Officer Date

Certificate of Ownership *(For Use with Family & Minor Plats Only)*

I hereby certify that I am the owner of the property shown and described hereon, which is located within the subdivision regulation jurisdiction of Moore County, North Carolina, and that I hereby freely adopt this plan of subdivision.

_____ _____
Owner Date

_____ _____
Owner Date

Certificate of Ownership and Dedication *(For Use with Major Plats Only)*

I hereby certify that I am the owner of the property shown and described hereon, which is located within the subdivision regulation jurisdiction of Moore County, North Carolina, that I hereby freely adopt this plan of subdivision and dedicate all streets, alleys, parks, open space, and other sites and easements to public or private use as noted, and that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority.

Owner	Date
Owner	Date
(Notarized)	Date

Certificate of Exemption

I hereby certify that the division of property shown and described hereon is exempt from the Moore County Subdivision Ordinance by definition and/or ordinance.

Subdivision Administrator	Date

Exemption NCGS 153A-335 Compliance Statement

Approval of this exempt subdivision plat constitutes compliance with North Carolina General Statute 153A-335 only. Further development of the parcels shown subsequent to the date of this plat shall be subject to all applicable Federal, State, and local laws, statutes, ordinances, and/or codes.

Certificate of Family Subdivision Plat Approval

I hereby certify that the family subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets or change in existing utilities, that the subdivision shown is in all respects in compliance with the Subdivision Regulations of Moore County, North Carolina, and that therefore this plat has been approved by the Subdivision Administrator, subject to its being recorded in the Moore County Registry within sixty days of the date below.

Subdivision Administrator	Date

Septic Suitability Certificate Statement

I hereby certify that each new family subdivision lot has received a Septic Suitability Certificate from the Moore County Department of Environmental Health or a licensed soil scientist.

_____ _____

Subdivision Administrator Date

Voluntary Agricultural Proximity Statement

The following statement shall be placed on all subdivision plats that include lots that are within one aerial mile of a Voluntary Agricultural District.

'These parcels are located near an area that is presently used for agricultural purposes. Normal agricultural operations may conflict with residential land use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations against nuisance laws.

Certificate of Minor Subdivision Plat Approval

I hereby certify that the minor subdivision shown on this plat does not involve the creation of new public streets or any change in existing public streets or change in existing utilities, that the subdivision shown is in all respects in compliance with the Subdivision Regulations of Moore County, North Carolina, and that therefore this plat has been approved by the Subdivision Administrator, subject to its being recorded in the Moore County Registry within sixty days of the date below.

_____ _____

Subdivision Administrator Date

Certificate of Preliminary Major Subdivision Plat Approval

I hereby certify that the Subdivision Review Board of Moore County, North Carolina approved on the _____ day of _____, 20___ the preliminary plan of subdivision as shown on this plat. Preliminary approval is valid for a period of 24 months from the above date or as established under the vested rights procedures, if applicable.

_____ _____

Subdivision Administrator Date

Certificate of Final Major Subdivision Plat Approval

I hereby certify that the subdivision depicted hereon has been granted final approval pursuant to the Subdivision Regulations of Moore County, North Carolina subject to its being recorded in the Office of Register of Deeds within 60 days of the date below. I further certify that streets, utilities and other improvements have been installed in an acceptable manner and according to specifications of Moore County in the subdivision depicted hereon or that a performance bond or other sufficient surety in the amount of $_____ has been posted with Moore County to assure completion of required improvements.

_____ _____

Subdivision Administrator Date

NCDOT Division of Highways District Engineer Certificate

I hereby certify that the streets as depicted hereon are/are not consistent with the requirements of the North Carolina Department of Transportation, Division of Highways.

_____ _____

District Engineer Date

Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements

A. To be used when all improvements have been installed prior to final plat approval

I hereby certify that I have inspected and find that all streets, utilities, and other required improvements as shown on the preliminary and final plats of the _____ Subdivision have been installed in an acceptable manner and according to County and State specification and standards.

_____ _____

Date Licensed Professional

Seal _____

Registration Number

B. To be used when some, but not all, improvements have been installed prior to final plat approval

I hereby certify that I have inspected and find that the following streets, utilities, and other required improvements as shown on the preliminary and final plats of the _____ Subdivision have been installed in an acceptable manner and according to County and State specification and standards.

(List all inspected and approved improvements)

_____ _____

Date Licensed Professional

Seal _____

Registration Number

Private Streets Disclosure Statement

1. *The following statement shall be placed on all subdivision plats that include private streets:*

'The maintenance of streets designated on this plat as 'private' shall be the responsibility of property owners within this development having access to such roads. Private streets as shown hereon will not be included, for maintenance purposes, in the North Carolina highway system. Neither Moore County nor the North Carolina Department of Transportation will maintain a private street.'

Utilities Certificate

I hereby certify that the _____ improvements have been installed in an acceptable manner and in accordance with the requirements of the Subdivision Regulations of Moore County, North Carolina or that a performance bond or other sufficient surety has been provided to assure completion of the required improvements.

_____ _____

Signature of Authorized Agent of Utility Provider Date

Certificate Regarding Erosion and Sedimentation Control Plan

Where a subdivision of property does not require an Erosion and Sedimentation Control Plan as determined by licensed professional, the plat shall show the following certificate with signature

I hereby certify that the subdivision of property shown and described hereon does not require an approved Erosion and Sedimentation Control Plan.

(List all inspected and approved improvements)

_____ _____

Date Licensed Professional

Seal _____

License Number

Storm Water Control Statement

I hereby certify that the subdivision of property shown and described hereon has systems designed to protect to the ten (or) twenty-five year storm level and were designed and constructed to NCDOT standards.

_____ _____

Date Licensed Professional

Seal _____

License Number

Certificate of Warranty

(To be modified if signed by an officer of a corporation)

I hereby certify that I know of no defects from any cause and will fully warrant all improvements which have been installed to be free from defects in material and workmanship for a period of 1 year from this date. Any improvements yet to be installed I shall fully warrant in this same manner for a period of 1 year from the date of the release of guarantees. In the event that defects are discovered in any such improvements during the warranty period, I shall replace and/or repair the defective improvements at my own expense.

_____ _____

Date Subdivider

Attest: _____

Subdivision Administrator

_____

County Clerk

Public Water Supply Watershed Protection Certificate

I certify that the plat shown hereon complies with the Moore County Watershed Ordinance and is approved by myself, as agent for the Watershed Review Board for recording in the Moore County Register of Deeds Office.

_____ _____

Subdivision Administrator Date

NOTICE: This property is in Located within a Public Water Supply Watershed – Development Restrictions May Apply.

Include the following when applicable

Any engineered stormwater controls shown on this plat are to be operated and maintained by the property owners and/or a property owners' association pursuant to the Operation and Maintenance Agreement filed with the Office of the County Register of Deeds in Book _____ Page _____.'

Public Street Maintenance Disclosure Statement

The following statement shall be placed on all subdivision plats that include newly constructed streets intended to be maintained by the NCDOT:

'The maintenance of public street(s) shown on this plat is (are) intended to be the responsibility of the North Carolina Department of Transportation, provided that all requirements for acceptance are met. Until such time as the NCDOT accepts the street(s), I (We) will provide for necessary maintenance of the streets.'

_____

Owner(s)

Licensed Soil Scientist Certificate

The following statement shall be placed on all subdivision plats that include lots where access to public water and/or sewer are not available.

I hereby certify that the lot(s) on this plat have been evaluated under the current provisions of Title 15A NCAC 18A.1900 et seq., and have found to have adequate space for an on-site individual private water source and on-site subsurface sewage treatment and disposal system. NOTE: Due to variations in siting specific uses and potential for changes in regulation or soil conditions, issuance of a Well Permit or Improvement Permit by Moore County Department of Environmental Health is not guaranteed.

_____

Date Licensed Soil Scientist License No.