

# **CHAPTER 10: DEVELOPMENT PLAN CERTIFICATES**

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**CHAPTER 10: DEVELOPMENT PLAN REQUIREMENTS**

**Section 10.1 Purpose and Applicability**

The purpose of this chapter is to provide uniform certificates for all subdivisions requiring approval by the Town of Troutman in accordance with Chapter 9. Every subdivision plan shall include all applicable certificates and include notes and graphics depicting the requirements of all applicable sections of this Ordinance.

Final Plats shall be prepared by a Registered Land Surveyor currently licensed and registered in the State of North Carolina by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors. The final plat shall conform to the provisions for plats, subdivisions, and mapping requirements set forth in G.S. 47-30 and the Standards of Practice for Land Surveying in North Carolina, where applicable, and the requirements of the Iredell County Register of Deeds. The final plat shall be at such size suitable for recordation in the Register of Deeds Office. Material and drawing medium for the original shall be in accordance with the Standards of Practice for Land Surveying in North Carolina, where applicable, and the requirements of the Iredell County Register of Deeds.

There shall appear on each plat a certificate by the person under whose supervision such survey or such plat was made, stating the origin of the information shown on the plat, including recorded deed and plat references shown thereon. The ratio of precision before any adjustments must be shown. Any lines on the plat that were not actually surveyed must be clearly indicated and a statement included revealing the source of information. The execution of such certificate by the registered land surveyor preparing the plat shall be acknowledged before any officer authorized to take acknowledgments. All plats to be recorded shall be probated as required by law for the registration of deeds. Where a plat consists of more than one sheet, only one sheet must contain the certification and all other sheets must be signed and sealed.

**Section 10.2 Exception Plats**

**10.2.1 Exception Note**

This plat is exempt from the subdivision regulations of the Unified Development Ordinance of the Town of Troutman pursuant to NCGS 160A-376. No approval required.

\_\_\_\_\_  
Date

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

**10.2.2 Review Officer Certificate**

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

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

\_\_\_\_\_  
Date

**CHAPTER 10: DEVELOPMENT PLAN REQUIREMENTS**

**10.2.3 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 Town of Troutman and that I hereby adopt this plan of subdivision with my free consent and establish minimum lot size and building setback lines as noted.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

**10.3 Final Plat for Minor Subdivisions**

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**10.3.1 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 Town of Troutman and that I hereby adopt this plan of subdivision with my free consent and establish minimum lot size and building setback lines as noted.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

**10.3.2 Certificate of Survey and Accuracy**

**STATE OF NORTH CAROLINA  
IREDELL COUNTY**

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 as calculated is 1: \_\_\_\_\_; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this \_\_\_day of \_\_\_\_\_, AD, \_\_\_\_.

Seal or Stamp

\_\_\_\_\_  
Surveyor

\_\_\_\_\_  
Registration Number

**10.3.3 Certificate of Approval for Recording**

**CHAPTER 10: DEVELOPMENT PLAN REQUIREMENTS**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Town of Troutman, North Carolina Unified Development Ordinance and that this plat has been approved for recordation in the Iredell County Register of Deeds Office.

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

\_\_\_\_\_  
Date

**10.3.4 Watershed Certificate** (choose from one of the following)

- 1. This Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management.

\_\_\_\_\_  
Date

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

- 2. Lots (fill in the appropriate lot numbers) of this Subdivision, to the best of my knowledge, lies within a Water Supply Watershed as designated by the North Carolina Division of Environmental Management. Impervious area restrictions apply. Lots (fill in appropriate lot numbers) of this subdivision do not lie within a Water Supply Watershed.

\_\_\_\_\_  
Date

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

- 3. All lots within this Subdivision, to the best of my knowledge, lies within a Water Supply Watershed as designated by the North Carolina Division of Environmental Management. Impervious area restrictions apply.

\_\_\_\_\_  
Date

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

**10.3.5 Review Officer Certificate**

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

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

\_\_\_\_\_  
Date

**10.3.6 Proximity to Voluntary Farmland Preservation District** (choose from one of the following)

**CHAPTER 10: DEVELOPMENT PLAN REQUIREMENTS**

1. This property, or portions thereof, is not located within ½ mile of a designated Farmland Preservation District.
2. This property, or portions thereof, is located within ½ mile of a designated Farmland Preservation District. This program has been developed to inform all purchasers of real property that certain agricultural activities, including, but no limited to pesticide spraying, manure spreading, machinery and truck operations, livestock operations, sawing, and similar activities may take place in these districts at any time during the day or night.

**10.4 Final Plat for Major Subdivisions**

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**10.4.1 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 Town of Troutman and that I hereby adopt this plan of subdivision with my free consent and establish minimum lot size and building setback lines as noted.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

**10.4.2 Certificate of Survey and Accuracy**

**STATE OF NORTH CAROLINA  
IREDELL COUNTY**

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 as calculated is 1: \_\_\_\_\_; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this \_\_\_day of \_\_\_\_\_, AD, \_\_\_\_.

Seal or Stamp

\_\_\_\_\_  
Surveyor

\_\_\_\_\_  
Registration Number

**10.4.3 Certificate of Approval for Recording**

**CHAPTER 10: DEVELOPMENT PLAN REQUIREMENTS**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Town of Troutman, North Carolina Unified Development Ordinance and that this plat has been approved for recordation in the Iredell County Register of Deeds Office.

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

\_\_\_\_\_  
Date

**10.4.4 Watershed Certificate** (choose from one of the following)

- 1. This Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the North Carolina Division of Environmental Management.

\_\_\_\_\_  
Date

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

- 2. Lots (fill in the appropriate lot numbers) of this Subdivision, to the best of my knowledge, lies within a Water Supply Watershed as designated by the North Carolina Division of Environmental Management. Impervious area restrictions apply. Lots (fill in appropriate lot numbers) of this subdivision do not lie within a Water Supply Watershed.

\_\_\_\_\_  
Date

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

- 3. All lots within this Subdivision, to the best of my knowledge, lies within a Water Supply Watershed as designated by the North Carolina Division of Environmental Management. Impervious area restrictions apply.

\_\_\_\_\_  
Date

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

**10.4.5 Review Officer Certificate**

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

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

\_\_\_\_\_  
Date

**10.4.6 Proximity to Voluntary Farmland Preservation District** (choose from one of the following)

**CHAPTER 10: DEVELOPMENT PLAN REQUIREMENTS**

1. This property, or portions thereof, is not located within ½ mile of a designated Farmland Preservation District.
2. This property, or portions thereof, is located within ½ mile of a designated Farmland Preservation District. This program has been developed to inform all purchasers of real property that certain agricultural activities, including, but no limited to pesticide spraying, manure spreading, machinery and truck operations, livestock operations, sawing, and similar activities may take place in these districts at any time during the day or night.

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

I hereby certify that all streets, public utilities and other required improvements have been installed in an acceptable manner and according to N.C. Department of Transportation and/or the Town of Troutman specifications and standards or as otherwise provided for in this Ordinance, or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the Town of Troutman has been received, and that the required filing fee for this plat, has been paid.

\_\_\_\_\_  
Town Engineer

\_\_\_\_\_  
Date

**10.4.8 Certificate of Private Street Design and Construction** (where appropriate)

I hereby certify that the proposed private streets were constructed in conformance with the preliminary construction plans and profiles prepared in accordance with the Town of Troutman Unified Development Ordinance.

\_\_\_\_\_  
(Surveyor) (Engineer)

\_\_\_\_\_  
Date

All private streets shown on the forgoing plat shall not be maintained by the Town of Troutman. The maintenance of all private streets in the subdivision shall be the responsibility of the developer and it shall further be his responsibility to improve such private streets as necessary in order to meet the standards as certified by the design and construction engineer. After transfer of ownership of the street to the Home Owners' Association it shall be their responsibility for maintenance. The transfer of ownership of any subdivision streets from the developer to the Home Owners' Association can only occur when fifty (50) percent of the units have been issued an occupancy permit by the Iredell County Inspections Department.

\_\_\_\_\_

\_\_\_\_\_

**CHAPTER 10: DEVELOPMENT PLAN REQUIREMENTS**

(Owner)

Date