

III. Final Plat

Upon approval of the Preliminary Plat, the applicant may begin the installations, or guarantee of required improvements necessary for Final Plat approval.

One copy of the signed Mylar and at least five (5) copies of the Final Plat shall be submitted, along with one (1) .dxf image file to the Subdivision Administrator. The final plat shall meet the requirements of Section 9.5.1 of the Ordinance. The Subdivision Administrator shall review the plat and approve, approve with conditions or disapprove the plat.

No building permits shall be issued for individual lots until the applicant has provided a copy of the recorded.

Before beginning any project, it is important to know how much land will be disrupted. Iredell County requires erosion and sedimentation control plans when a project will disturb at least one (1) acre of land, or one-half (1/2) acre in the watershed. If you have any questions or feel that this may affect you, please call that department at (704) 832-2352.

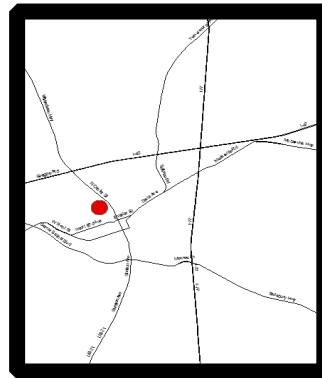
FEE SCHEDULE

Minor Plat (Special Subdivision)	\$100
Major Plat (Preliminary)	\$200
Major Plat (Final)	\$200
Recording Plats	\$21 per page
Bond Review (App. or Release)	\$100
Recombination, Revision &	
Other Exception Plats	\$50

Other Contacts

Iredell County Planning & Zoning
(704) 878-3118
Iredell County Erosion Control
(704) 832-2352
Iredell County Building Inspections
(704) 928-2021
Iredell County Mapping Department
(704) 878-3137
N.C. Department of Transportation
(704) 380-6040
NCDEHNR Mooresville Office
(704) 663-1699

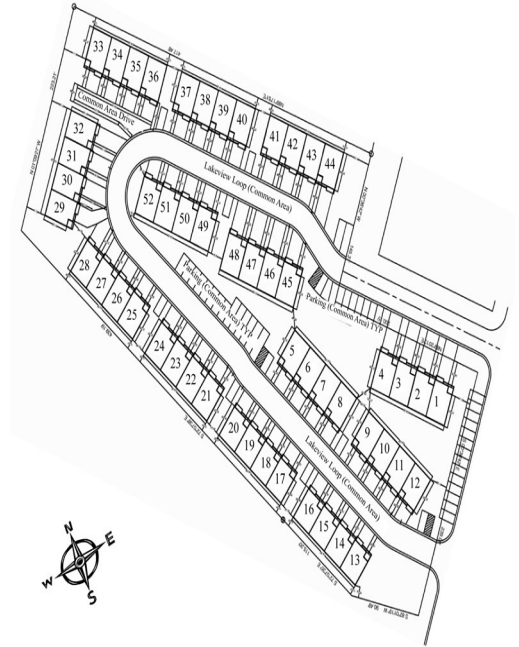
DIRECTIONS



From I 40 take exit 150 (Hwy 115).
Go South on Hwy 115 (North Center St.) toward
downtown Statesville.
Go approximately one (1) mile and turn right at
the Iredell County Building Standards Center.
349 North Center Street, Statesville, NC

Office Hours: Monday-Friday
8:00 am - 5:00 pm
Permits Issued
8:00 a.m. - 4:00 p.m.

Iredell County Subdivision Procedures



Iredell County Planning & Development

William Allison (704) 878-3121 ext. 3121

Rich Hoffman (704) 878-3118 ext. 3765

Introduction

According to the Iredell County Subdivision Ordinance, all subdivisions of land must be recorded with the Register of Deeds. Before this can occur, the Subdivision Administrator and/or the Technical Review Committee shall examine and approve all proposals.

This brochure is intended to give the potential subdivider an outline of the subdivision process. However, it does not detail the requirements of the Subdivision Ordinance concerning the content required on the plats. It is important to reference Section 9.3 of the ordinance to determine the exact information to be found on each plat.

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 is created for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets. Exemptions include the division of a tract or parcel of land into tracts greater than 10 acres.

Subdivisions are further delineated into the following types: Family, Minor and Major Subdivisions. The definition and procedures for submitting each type of proposed subdivision are outlined as follows:

Family Subdivision

Family Subdivisions are exempt from the review process so long as legal documentation is provided showing they meet the following definition: a subdivision of land among family as a gift, settlement of the estate or for nominal consideration; conveyance to a grantee who would have been an heir of the grantor; or conveyance for the purpose of dividing land among tenants in common, all of whom inherited by intestacy or will the land from a common ancestor. Family Subdivisions shall comply with all other County Ordinances or any other officially adopted County approved plans.

Minor Subdivision

A minor subdivision is defined as a subdivision where: No new streets are proposed, no rights-of-way or easements are dedicated and no utilities

will be extended, and where 10 or fewer lots will result after the subdivision is completed.

The process for the approval of a Minor Subdivision is as follows:

I. Sketch Plan

Prior to final plat submission, the applicant shall submit three (3) copies of a sketch plan of the proposed subdivision. The sketch plan will be reviewed by the Subdivision Administrator for general compliance with the ordinance.

Property descriptions forms will not be issued until the initial sketch plan has been approved.

II. Final Plat

At least five paper (5) copies along with the signed mylar of the final plat and one (1) .dxf image file shall be submitted.

Once the Subdivision Administration has received the copies of the plat, he shall review the plat and grant approval, with conditions, or disapproval.

After the final plat is approved, and all fees are paid, the plat can be recorded with the Iredell County Register of Deeds.

Once the plat has been recorded, the applicant may proceed in obtaining the required building permits from the Iredell County Inspections Department.

Major Subdivision

A major subdivision is defined as a subdivision where:

New streets are proposed, rights-of ways or easements are dedicated and/or more than ten (10) lots are created after the subdivision is completed.

The procedure for submitting a Major Subdivision are as follows:

I. Sketch Plan

Prior to preliminary plat submission, the applicant shall submit three (3) copies of a sketch plan of the proposed subdivision. The sketch plan will be reviewed by the Subdivision Administrator for general Compliance with the ordinance. The Sketch Plan phase also allows the Subdivision Administrator an opportunity to advise the applicant as to what Ordinance requirements such as a Traffic Impact Analysis (TIA), Existing Conditions Survey, Fire Suppression, Water Connectivity, etc. may be required. Sketch Plans shall meet the requirements of Section 9.3.1 of the Subdivision Ordinance.

II. Preliminary Plat

The applicant shall submit a preliminary plat for review by the TRC. The committee shall make a recommendation to the Subdivision Administrator, who shall approve the plat before any construction and installation of improvements begin.

The applicant shall submit at least seven (7) copies of the preliminary plat no less than thirty (30) days prior to the meeting of the TRC, and shall meet the requirements of Section 9.5.1 of the Ordinance, The Preliminary Plat shall go before the TRC for a recommendation vote to the Subdivision Administrator. The Final Plat shall be submitted not more than two years (2) after the date on which the Preliminary.

No property description forms will be issued until preliminary approval has been obtained and if required, Erosion Control Approval from the Iredell County Erosion Control Division.