

Expedited Subdivision

An Expedited Subdivision must meet following criteria:

1. The proposed division of land does not meet the Exempt Subdivision standards
2. The Subdivision will not result in more than 3 total lots including residual
3. The total area of land is at least 5 acres
4. Proposed parcel has not been part of approved Expedited Subdivision in last 10 years
5. No extension of public streets, public water mains or public sewer mains

Documents required:

- Expedited Land Use Application
- Mylar plus 1 hard copy and an electronic copy of plat depicting requirements listed below
- Perc Test on all lots from Albemarle Regional Health Services (ARHS) or approval by County for connection to County Sewer. (Parent parcel exceptions with Administrator approval)
- Certified Drainage Plan for 2 new lots plus the residual.
- Written confirmation that a copy of the plat has been received by the postmaster for the area encompassing the subdivision
- Paid water fee tap if applicable for all lots
- ***NOTIFY SOUTH MILLS WATER ASSOCIATION IMMEDIATELY TO CONFIRM WATER AVAILABILITY obtain approval letter***

3.2 Check List for Expedited Subdivision Plat

Title Information and Site Data Notes	
1. Name of Subdivision	
2. Property owner	
3. Township, County, State where property is located	
4. Name, Signature, License #, Seal and Address of land surveyor or professional engineer	
5. Vicinity Map showing location of principle roads	
6. Total Acreage, total number of lots, average lot size	
7. Zoning District	
8. FIRM (Flood Insurance Rate Map) Data (151.3.8.3.C.2.b)	
9. Statement "Use of land within a floodway or floodplain is substantially restricted by the Unified Development Ordinance"	
10. Areas of environmental concern include the following statement: "This property does/does not contain 404 Jurisdictional Wetlands"	
Existing Information	
11. Boundaries of the tract to be subdivided with bearings and distances	
Within 50 feet of the property identify the following:	
12. Property lines	
13. Streets	
14. Structures,	
15. Water courses,	
16. Railroads,	
17. Utility transmission lines and structures	
18. Water lines	
19. Bridges	
20. Culverts	
21. Storm drainage pipes,	
22. Easements within the tract to be subdivided	
23. Ownership of adjoining land	
24. Location of Existing Cemeteries	

Natural features On Site	
25. Location of wooded areas	
26. Swamps	
27. Wetlands	
28. Water bodies, including streams, sounds and the like	
29. Soil types	
30. Contour intervals of two feet (May be required at the discretion of the Administrator, as depicted on the flood insurance rate maps UDO151.3.8.3)	
Development Information-if applicable include	
31. Proposed natural, landscaping, street, etc. buffers	
32. Show and State Setbacks for each individual lots	
33. Location of Right-of-Ways – location width and purpose (pedestrian, bicycle and other)	
34. Location of Easements – location width and purpose (6.1.6 Each lot shall provide combined utility and drainage easements with a minimum of 10’ all sides and rear lot lines and a minimum of 15 feet along lot lines bounded by a street.)	
35. Layout of lots with lot lines with lot number and block numbers	
36. Dimensions; square footage or acreage	
37. If any portion of property to be subdivided lies within a floodplain: the PLAT must show location (specific criteria in accordance with UDO 151.3.8.3) AND clearly discernable print the statement Use of land within a floodway or floodplain is substantially restricted by the Unified Development Ordinance.”	
38. Layout of existing and proposed utilities (sewer, water drainage, gas, electric, etc.)	
39. Driveway access from NCDOT street or 45’ access easement serving 3 or less lots-151.6.1.5.A	
40. Subdivision of 3 total lots on US 17 or 158 and NC HWY 343 and 34 frontage from another street required 151.6.1.5.B	
Additional Documentation and Permits – if applicable	
41. Perk Test or connection to county water for all lots	
42. Certified Drainage Plan for 2 lots and Residual Lot	
43. NC DEQ-Erosion and Sediment Control Permit	
44. NC DEQ-Stormwater Permit	
45. NC DOT Permit	
46. CAMA Permit	
47. Wetlands Delineation	
48. Confirmation of US Postmaster Approval 2.3.18. C.5.b.	
49. Deed for property	
Certifications	
50. Minimum Lot Size Statement	
51. Certification of Administrator (Streets and UDO Compliance)	
52. Certification of Ownership and Rededication	
53. Certification of Accuracy	
54. Certification of Review Officer	

Fees to be paid if applicable

1. Application Fee
2. Water Tap Fee
3. Wastewater Tap Fee

The following certifications/statements are required on each plat:

(1) Minimum Lot Size Statement

The residual parcel(s), if any, meet or exceed the minimum lot size as specified within the Camden County Unified Development Ordinance.

Surveyor's Signature

Date

(2) Certification regarding Public Streets, and UDO Compliance

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, that the subdivision shown is in all respects in compliance with the Camden County Unified Development Ordinance and that therefore this plat has been approved by the Camden County Administrator subject to its being recorded in the Office of the Camden County Register of Deeds within thirty (30) days of the date below.

Administrator's Signature

Date

(3) Certificate of Ownership and Rededication.

I hereby certify that I am the owner of the property described hereon, which property is located within the subdivision regulation jurisdiction of Camden County, that I hereby freely adopt this plat of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space and easements, except those specifically indicated as private and that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such use is approved by the appropriate public authority in the public interest.

Owner's Signature

Date

(4) 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 _____, of the Camden County registry (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 _____; 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 _____, 20____.

(Seal or Stamp)

Surveyor's Signature

Registration Number

The plat must contain a certificate prepared by the surveyor and shown on the plat attesting to the following statement from GS 47-30(f) 11a: "The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

(5) Certificate of Review Officer.

State of North Carolina
County of Camden

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

Review Officer's Signature

Date

08/20/2021 ayc