

16.1 GENERAL PROVISIONS

In addition to the regulations contained herein, the following provisions shall apply to all Development Plans subject to this ordinance. All Development Plans shall:

- A. Be designed to facilitate the most advantageous development of the entire neighboring area by protecting and enhancing the stability, character, and environment of the area.
- B. Be consistent with all adopted public plans, including all specifications and requirements of the Code.
- C. Provide open space as defined and required in this Ordinance, which encourages frequent use, attention, and the presence of people through placement and design. Where possible, the natural terrain, drainage, and vegetation of a site shall be preserved with superior examples contained in parkways and greenways.
- D. Have streets that extend existing streets into and through the development.
- E. Not have reserve strips adjoining street rights-of-ways for the purpose of preventing access. Reverse frontage and flag lots are disallowed except with special approval due to extreme topographic circumstances or site conditions.
- F. Where no frontage condition currently exists, have lots and associated new construction front on the existing street.
- G. Protect and preserve stands of significant trees, vistas from high ground or natural water features or courses.
- H. Incorporate bike paths, sidewalks, pedestrian paths, greenways, and other pedestrian facilities to connect with similar planned or existing local or regional facilities as shown on official plans and maps of the City of Belmont, the Belmont Pedestrian Transportation Plan, neighboring municipalities, or Gaston County. Designs shall encourage pedestrian and bicycle use by being spatially defined by buildings, trees, and lighting, and by discouraging high-speed traffic.
- I. Be designed to accommodate and/or support existing and proposed public transportation routes and facilities.

16.2 LAND SUITABILITY

Land subject to flood hazard, improper drainage, erosion or that is for topographical or other reasons unsuitable for residential use as determined by the City of Belmont, shall not be platted or developed for residential use nor for any other uses that will continue or increase the danger to health, safety, or property unless the hazards can be and are corrected.

A. Flood Hazard Area Development

The land designated within Special Flood Hazard Area zones and Floodway Areas in Zone AE subject to periodic inundation by 100-year flood as shown on FEMA flood insurance rate maps for the Belmont area shall be identified on all plats. Land designated as Special Flood Hazard Area Flood Zone shall be built on only in accordance with the City of Belmont Flood Damage Prevention Ordinance. No grading, clearing, removal of significant vegetation, the placement of structures, fill, or any other encroachment activity shall occur within designated Special Flood Hazard Area zones which would interfere with the natural water course without approval from the City of Belmont Planning Director based upon certification that such activity mitigates the potential adverse impact of flood hazard. Streets and utility lines and structures may be placed within the flood hazard area only if their elevation is raised above maximum flood heights or if they are otherwise flood protected.

B. Watershed Development

All land located within the designated Water Supply Watershed Protection District as shown on the official Belmont Watershed Protection Map shall comply with all provisions of this Ordinance regarding Watershed Protection. The Watershed Protection provisions of this Ordinance shall take precedence over all other provisions of this ordinance with regard to density, open space dedication, and built-upon areas.

C. Demolition Landfill Development

Areas that have been used for the disposal of solid waste shall not be subdivided into commercial or residential building sites. This includes areas that have been used for the disposal of trash, demolition waste, construction debris, stumps, and other waste materials.

16.3 REQUIRED IMPROVEMENTS FOR ALL DEVELOPMENT PLANS

All Development Plans shall be required to install or provide the following improvements:

- Public Water Supply Distribution and Fire Hydrants
- Public Sewer
- Public Streets (paved) and other Public Rights-of-Way
- Easements
- Sidewalks
- Curb and Gutter
- Street Lights
- Pedestrian Crossings (as applicable)
- Underground Wiring
- Dedicated Open Space
- Landscaping (Including Supplemental Tree Plantings)
- Tree Save Areas, where applicable

16.4 CONFORMANCE WITH ADOPTED PLANS**A. OPEN SPACE DESIGNATION**

Where the designation of certain significant topographical features is shown on the City of Belmont Parks and Recreation Master Plan or similarly adopted plan, all new development involving the subdivision of land under this Chapter shall make every effort to reserve those features as dedicated open space. The reservation of designated open space areas shall count towards the open space dedication requirements set forth in this Ordinance.

B. CITY STREET AND THOROUGHFARE PLANS

Where a proposed Development Plan includes any part of a City street or thoroughfare which has been designated as such on the official Thoroughfare Plan adopted by the City, North Carolina Department of Transportation, or Gaston Urban Area Metropolitan Planning Organization (MPO) or as part of any Transportation Plan adopted by the City of Belmont, a right-of-way shall be platted in the location shown on the Plan at the width specified in this Ordinance.

As a condition of approval, the Developer shall be required to construct the proposed street or thoroughfare within the borders of their Development in accordance with the adopted standards or plans for such construction. In instances where such a street is scheduled for construction by the City or the North Carolina Department of Transportation, the Developer may make a payment in lieu of construction equal to his pro-rata share of the costs of construction. Major thoroughfares and Interstate highway construction are exempted from this requirement.

C. RESERVATION OF SCHOOL SITES AND OTHER PUBLIC BUILDINGS

If the Gaston County Board of Education have determined the specific location and size of any school site or other public building to be reserved and if this information appears in any comprehensive plan over which other local governments have jurisdiction, the Planning Department shall immediately notify the appropriate authority if all or part of the reserved location is included in the proposed subdivision. The responsible authority shall promptly decide whether it still wishes the site to be reserved. The responsible authority shall then have eighteen (18) months beginning upon the date of final plat approval within which to acquire the site as provided in G.S. 160A-372. If the Belmont Board of Commissioners, the Board of Education, or any other local government having jurisdiction has not purchased or begun proceedings to condemn the site within eighteen (18) months, the developer may treat the land as freed from reservation.

If the total development size exceeds two hundred (200) acres or five hundred (500) housing units, the developer shall reserve adequate (minimum of 16 usable acres) prominent sites for the location of schools. Sites reserved for civic uses may include up to one-half (1/2) of their total area towards the open space dedication requirement.

16.5 ENVIRONMENTAL SURVEY

Identification of existing trees, understory vegetation, known endangered species, wetlands, streams and creeks, floodplains, and topographical features on a site prior to the advanced preparation of development plans enables the reasonable and practical planned preservation of existing vegetation while considering unique site conditions. This requirement provides the City and the applicant the ability to evaluate the proposed development in order to preserve vegetation, to improve the appearance of the development proposed and to encourage the use of the existing forest and tree canopy, specimen trees, and significant vegetation to satisfy the requirements of this Chapter. An environmental survey is intended to identify forest stands or trees of a uniform size and species (homogeneous trees); specimen trees of varying sizes and species, particularly free standing or open-grown or field grown trees; a distinctive tree line or forest edge; existing watercourses; and previously documented endangered species habitats.

For the sketch plan and schematic design review phase, the environmental survey requirements are as follows:

- A. Provide an aerial photo(s) of the entire development site at a scale no smaller than 1 inch equals 50 feet. Aerial photography obtained from Gaston County (at the appropriate scale) is acceptable. For the sketch plan, this aerial photo is sufficient to show the vegetated area of the property.
- B. Denote the dripline of any existing forest stand, as measured between existing tree trunks 6 inches or greater located at the edge of the stand.
- C. For schematic plans, a survey showing the location all free standing, open grown or field-grown specimen trees with a DBH of 12 inches or larger located in the tree save areas, as required in Section 11.3.2 on the site.
- D. Show all other important natural features influencing site design such as the location of wetlands, rock outcroppings, site topography at two foot contour intervals, perennial streams, natural drainageways, lakes, and other water bodies, and floodplains indicating both the flood fringe and the flood way.
- E. A slope analysis showing areas with slopes between 10-15%, 15-25% and greater than 25%.
- F. Denote the presence of any known endangered species indicated in any surveys completed by Gaston County, the State of North Carolina, or other Governmental Agency.

16.6 BUFFER DELINEATION

The following buffer delineations are required:

- A. Buffer boundaries including all buffer zones must be clearly delineated on all Development Plans for approval by the City, on all Construction Documents, including grading and clearing plans, erosion and sediment control plans, and site plans.
- B. Buffer boundaries including all buffer zones must be clearly delineated on-site prior to any land disturbing activities. Where existing trees are to be preserved in a buffer zone, limits of grading shall maintain a minimum 20' separation from the base of each tree on the upland side of the buffer.

- C. Buffer boundaries including all buffer zones as well as all buffer requirements must be specified on the record plat, on individual deeds, and in property association documents for lands held in common.

16.7 SKETCH PLAN REQUIREMENTS

In addition to information on the Environmental Survey, the sketch plan shall show in simple sketch form the proposed layout of streets, lots, buildings, public open spaces and other features in relation to existing conditions. It shall also include the following information:

- A. The boundary lines of the property being subdivided.
- B. The existing topographic conditions of the property including contours not exceeding 5 feet. Gaston County topographic information may be used to fulfill this requirement.
- C. Aerial photograph of the site. The most recent Gaston County aerial photography may be used to fulfill this requirement.
- D. The location, names, and right-of-way width of any existing streets on or within 300 feet of the land to be subdivided.
- E. Illustrative elevations for any buildings proposed.

The size and number of completed applications shall be set by the Technical Review Committee.

16.8 SCHEMATIC DESIGN PLAN REQUIREMENTS

The size and number of completed applications shall be set by the Technical Review Committee.

The Schematic Design Plan must be drawn to the following specifications and must contain or be accompanied by the information listed below. No processing or review of a Schematic Design Plan will proceed without all of the following information:

- A. The boundary, as determined by survey, of the area to be developed with all bearings and distances shown and the location within the area, or contiguous to it, of any existing streets, railroad lines, water courses, easements or other significant features of the tract.
- B. Scale denoted both graphically and numerically with north arrow and declination.
- C. A vicinity map at a scale no smaller than 1 inch equals 1,200 feet showing the location of the subdivision with respect to adjacent streets and properties.
- D. The location of proposed buildings, parking and loading areas, streets, alleys, easements, lots, parks or other open spaces, site reservations (i.e. school sites), property lines and building setback lines with street dimensions, tentative lot dimensions, and the location of any building restriction areas (i.e. flood hazard areas, watershed protection districts, and/or jurisdictional wetlands). Site calculations shall include total acreage of tract, acreage in parks and other non-residential uses, total number and acreage of parcels, the total number of housing units, and number of equivalent residential units in accordance with the APFO.
- E. Illustrative Landscape Plan denoting compliance with Chapter 11 Tree Protection and Landscaping provisions of this Code.
- F. Calculations and plans required for compliance with the Watershed Protection requirements per Chapter 13.
- G. The proposed name of the development, street names, the owner's name and address, the names of adjoining subdivisions or property owners, the name of the Cityship, county, and state in which the development is located, the date of plan preparation, and the zoning classification of the tract to be developed, and of adjoining properties.
- H. Typical cross-sections of proposed streets. Where a proposed street is an extension of an existing street, the profile of the street shall include 300 feet of the existing roadway, with a cross section of the existing street. Where a proposed street within the development abuts a tract of land that adjoins the development and where said street may be expected to extend into said adjoining tract of land, the profile shall be extended to include 300 feet of the said adjoining tract.
- I. A timetable for estimated project completion for each phase proposed.
- J. Original contours at intervals of not greater than 5 feet for the entire area to be subdivided (2 feet is preferred) and extending into adjoining property for a distance of 300 feet at all points where street rights-of-way connect to the adjoining property and 50 feet at all other points of common project boundaries. Gaston County digital topography may be used to satisfy this requirement but should be field-verified to ensure accuracy.

In addition to the above required information, the following additional information may be required by the Planning Director or designee, the Planning Board, or the City Council on a discretionary site-specific basis:

- K. Illustrative elevations of all proposed buildings (except detached homes) including views from all public rights-of-way.
- L. Original contours at intervals of not greater than 2 feet for the entire area to be subdivided and extending into adjoining property for a distance of 300 feet at all points where street rights-of-way connect to the adjoining property and 50 feet at all other points of common project boundaries.
- M. Environmental Impact Statement, pursuant to Chapter 113A of the North Carolina General Statutes, if: the development exceeds 2 acres in area, and; if the Planning Board deems it necessary due to the nature of the land or peculiarities in the proposed design.
- N. Development Permit and Certification application with supporting documentation as required by the Belmont Flood Damage Prevention Ordinance.
- O. All proposed common access water-related structures (i.e. boat launches and community piers) shall be forwarded to Duke Energy for written comments prior to administrative approval.
- P. Written comments from Duke Energy detailing any potential impacts on environmentally significant areas noted on any Shoreline Management Plan.

16.9 CONSTRUCTION DOCUMENT REQUIREMENTS

The Construction Documents for Minor Site Plans, Major Site Plans, Conditional Use Plans, Major Subdivisions, Vested Rights, and Master Plans shall be submitted in accordance with the specifications of this Section except where specifically noted. Construction Documents shall constitute the complete submittal requirements for Site Plans and Preliminary Plats required prior to construction.

The size and number of completed applications shall be set by the Technical Review Committee. No certifications other than the Certificate of Survey and Accuracy as in Section 16.12 (K)(1) must be provided in connection with the submission.

Construction Drawings must be drawn to the following specifications and must contain or be accompanied by the applicable information listed below. No processing or review of Construction Documents will proceed without all of the following information:

- A. The boundary, as determined by survey, of the area to be subdivided with all bearings and distances shown and the location within the area, or contiguous to it, of any existing streets, railroad lines, water courses, easements or other significant features of the tract.
- B. Scale in feet denoted both graphically and numerically with north arrow and declination.
- C. A vicinity map at a scale no smaller than 1 inch equals 1,200 feet showing the location of the subdivision with respect to adjacent streets and properties.
- D. Existing topography and finish grading with contours drawn at two (2) foot intervals. The Planning Director, at his discretion, may permit the use of County topographic data in five (5) foot intervals on a site-specific basis. This requirement may be waived for developments smaller than one (1) acre or where he determines that there is insufficient topographic change to warrant such information.
- E. The proposed name of the Development, street names, the owner's name and address, signature of the owner or owner's duly authorized agent, the name of the surveyor, the names of adjoining subdivisions or property owners, the name of the township, county, and state in which the development is located, the date of preparation, and the zoning classification of the tract to be developed and of adjoining properties.
- F. A statement from the City regarding the availability of adequate water and sewer capacity for the proposed development.
- G. **Environmental Survey** in accordance with **Section 15.5**
- H. **Landscape Plan** in accordance with **15.10** and **Lighting Plan** showing compliance with **Chapter 12**.
- I. The plans for utility layouts, including sanitary sewers, storm sewers, and water lines, illustrating connections to existing systems. All water supply systems and sewage collection systems noted on the Construction Documents shall conform to current City standards. All storm drainage systems shall conform to the Belmont Land Development Code.
- J. The location and size of all utility lines, easements, and rights-of-way including water, sewer, storm sewer, natural gas, and electric.
- K. The location of proposed buildings, parking and loading areas, streets, alleys, easements, lots, parks or other open spaces, reservations (i.e. school sites), property lines and building setback lines with street dimensions, tentative lot dimensions, and the location of any building restriction areas (i.e. flood hazard areas, watershed protection districts, and/or jurisdictional wetlands).

- L. Site calculations shall include total acreage of tract, acreage in parks and other non-residential uses, total number and acreage of parcels, the total number of housing units, area of all mixed-use and non-residential buildings, and gross project density per acre.
- M. The location and dimensions of a off-street parking and loading spaces, and walkways indicating the type of surfacing, size, angle of stalls, width of aisles, and a specific schedule showing the number of parking spaces provided.
- N. The location, size, height, and orientation of proposed signs.
- O. The location and dimensions of proposed recreation areas, open space, and required amenities and improvements including the calculated area of all required open space dedications in accordance with **Chapter 7**.
- P. The location and dimensions of any sidewalks, curb and gutters to be installed along public street frontages, and other required street improvements designated in **Chapter 8** of this Ordinance, in the Belmont Transportation Plan, or in the Gaston Urban Area Metropolitan Planning Organization Thoroughfare Plan or Transportation Improvement Program. Required right-of-way shall be drawn in the location shown on any official plan at the width specified in this Ordinance.
- Q. Typical cross sections of proposed streets showing rights-of-way, pavement widths, grades, and design engineering data for all corners and curves. Where a proposed street is an extension of an existing street the profile of the street shall include 300 feet of the existing roadway, with a cross section of the existing street. Where a proposed street within the subdivision abuts a tract of land that adjoins the subdivision and where said street may be expected to extend into said adjoining tract of land, the profile shall be extended to include 300 feet of the said adjoining tract.
- R. The location of any existing or proposed demolition landfills in the site. Such sites shall not be used for building.
- S. A copy of the full soil erosion and sedimentation permit application including forms, plans, and calculations to be submitted to North Carolina Department of Natural Resources-Erosion Control Office, and a copy of the approval letter prior to Site Plan or Preliminary Plat approval.
- T. Final proposed elevations of all non-single family and duplex buildings proposed for construction as part of this Site Plan approval. Subsequent buildings within the development may be handled as separate Site Plans. Such elevations shall include all facades visible from public streets.

In addition to the above required information, the following additional information may be necessary for unique sites:

- V. Where a proposed water and sewer system does not contemplate the use of facilities owned and operated by the City, the proposed facility plans as approved by the appropriate agency, shall be submitted with the Construction Documents.
- W. Where public or community water supply and/or sewerage systems are not available or to be provided, a written statement from the Gaston County Health Department shall be submitted with the Construction Documents indicating that each lot has adequate land area and soil conditions suitable to accommodate the proposed methods of water supply and sewage disposal.
- X. Watershed Protection Permit application and supporting calculations and plans in accordance with **Chapter 13**.
- Y. Development Permit and Certification application with supporting documentation as required by the Belmont Flood Damage Prevention Ordinance.
- Z. All proposed common access water-related structures (i.e. boat launches and community piers) shall be forwarded to Duke Energy for written comments prior to approval by the City Council.
- AA. Written comments from Duke Energy detailing any potential impacts on environmentally-significant areas noted in any Shoreline Management Plan.

16.10 LANDSCAPE PLAN SUBMITTAL REQUIREMENTS

A landscape plan shall be required for all development proposals. Before the removal of any trees, an approved landscape plan is required. The plan must include, at a minimum, the following information:

- A. General location, type and quantity of existing plant materials.
- B. Existing plant materials and areas to be left in natural state.
- C. Methods and details for protecting the critical root zone (CRZ) of existing plant materials during construction.
- D. Locations, size and labels for all proposed plants.
- E. Plant lists with common name, botanical name, quantity, and spacing and size of all proposed landscape material at the time of planting.
- F. Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, lights, courtyards, walks or paved areas.
- G. Planting and installation details as necessary to ensure conformance with all required standards.

16.11 EASEMENTS

Easements shall be provided on all Construction Documents as follows:

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| <p>A. Utility Easements: Easements for underground or above ground utilities shall be provided for and centered along rear or side lot lines, and shall be a minimum of 10 feet in width. Easements for water lines, sanitary sewers, and storm drains shall be centered on the pipe and a minimum of 20-ft in width.</p> | <p>C. Landscape Easements: Landscape easements along streets should be designed in accordance with the provisions of Chapter 11 Tree Protection and Landscaping. The City may require landscape easements for developments where industrial or commercial uses abut residential uses.</p> |
| <p>B. Drainage Easements: Where a development is traversed by a stream or drainage way, an easement shall be provided conforming with the lines of such stream and of sufficient width as shall be adequate to maintain the overall integrity of the drainage area and provide for its periodic maintenance.</p> | <p>D. Public Access Easements: Public Access Easements shall be provided for sidewalks, trails, greenways, and other pedestrian and bicycle facilities that provide connections other than within public rights-of-way.</p> |

16.12 FINAL PLAT REQUIREMENTS

The final plat shall be prepared by a registered land surveyor, licensed to practice in the State of North Carolina and must be drawn to a scale no smaller than one (1) inch equals one-hundred (100) feet, and shall meet the requirements of the Gaston County Register of Deeds Office. The final plat shall constitute all portions of the preliminary plat site, which the subdivider proposes to record, and develop at the time. The plat shall be submitted on the following media:

- Three (3) 24" X 36" (preferred) or 36" X 48" copies
- Three (3) 24" X 36" (preferred) or 36" X 48" mylar originals
- One (1) 11" X 17" reduced black and white copy
- Digital File of Recorded Plat in AutoCad (R14 or later) tied to 1983 NAD Coordinate System for incorporation into the City GIS system as maintained by Gaston County

No Final Plat shall be approved unless and until the subdivider has installed in the platted area all improvements required by this ordinance or has posted Improvement Guarantees in accordance with Chapter 15. The Final Plat shall contain the following:

- A. The exact boundary of the tract of land being subdivided showing clearly the disposition of all portions of the tract.
- B. Scale denoted both graphically and numerically with north arrow and declination. A vicinity map showing the location of the subdivision with respect to adjacent streets and properties.
- C. As built drawings and plans of all water, sewer, and storm drainage system facilities, illustrating their layouts and connections to existing systems. Such plans shall show all easements and rights-of-way, to demonstrate that the facilities are properly placed and the locations of all fire hydrants, blow-off valves, manholes, pumps, force mains, and gate valves are indicated. This information shall not be placed on the final plat but must be submitted at the time of request for final plat approval or release of any surety for required improvements, whichever comes later.
- D. Sufficient data to determine readily and reproduce accurately on the ground the location, bearing, and length of every street, alley line, lot line, building line, easement line, and setback line. All dimensions shall be measured to the nearest one-hundredth of a foot and all angles to the nearest second.
- E. The lines and names of all streets, alley lines, lot lines, lot and block numbers, lot addresses, building setback lines, easements, reservations, on-site demolition landfills and areas dedicated to public purpose with notes stating their purposes. All lots subject to flooding shall be noted with the following statement:

"Any construction or use within the areas delineated as floodway are subject to the restrictions imposed by the Belmont Flood Damage Prevention Ordinance."
- F. The accurate locations and descriptions of all monuments, markers, and control points.
- G. Underground and aerial utility easements shall be shown.
- H. The name of the township in which the subdivision is located, the name of the subdivision, the name of the owner, the name, registration number, and seal of the registered surveyor under whose supervision the plat was prepared, and the date of the plat.
- I. Submittal of payment in lieu of dedicated open space (if applicable).

J. All the following certifications must appear on the Final Plat:

1. Certificate of Survey and Accuracy. I, _____, certify that this map was (drawn by me)(drawn under my supervision) from (an actual survey made by me)(an actual survey under my supervision)(deed description recorded in Book____, Page____, Book____, Page____, etc)(other); that the error of closure as calculated by latitudes and departures is 1:____, that the boundaries not surveyed are shown as broken lines plotted from information found in Book____, Page____; that this map was prepared in accordance with G.S. 47- 30 as amended. Witness my hand and seal this ____ day of____, A.D., _____ (year).

Surveyor

Official Seal _____
License or Registration Number

I (officer authorized to take acknowledgments) do hereby certify that (name of registered surveyor) personally appeared before me this day and acknowledged the due execution of this certificate. Witness my hand and (where an official seal is required by law) official seal this ____ day of____, A.D., _____ (year).

Official Seal _____
Signature of Officer

2. Certificate of Ownership and Dedication. I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the City of Belmont and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant trees over 18 inches diameter in the tree and root protection area, plant supplementary trees if required, and dedicate all streets, alleys, walks, parks, and other sites and easements, to public or private uses as noted. Furthermore, I hereby dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or rights-of-way to the City of Belmont.

Date _____
Owner(s)

3. Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements. I hereby certify that all streets, utilities, and other required improvements have been installed in an acceptable manner and according to City Specifications and Standards or that guarantees of the installation of the required improvements in an amount and manner satisfactory to the City of Belmont has been received.

Date

City Engineer, City of Belmont

4a. Certificate of Approval for Recording. I hereby certify that the subdivision plat shown hereon has been found to comply with the Regulating Ordinance for Belmont, North Carolina, and that this plat has been approved by the City of Belmont for recording in the Office of the Register of Deeds of Gaston County. I further certify that the City Council only accepts the dedication of the public parks shown thereon, if such parks are located within the corporate limits of Belmont, but assumes no responsibility to open or maintain the same until, in the opinion of the City Council, it is in the public interest to do so.

Date

Planning Director, Belmont, North Carolina

OR

(The following certificate shall appear on all plats which do not meet the definition of subdivision as defined in this Ordinance, but which need approval from the City for recording at the City County Register of Deeds Office. This Certificate is to be used in lieu of 4a. above.)

4b. Certificate of Approval for Recording. I hereby certify that the subdivision plat shown hereon is exempt from the subdivision provisions of the Belmont Regulating Ordinance, and is therefore exempt from its provisions. The plat has been found to comply with the zoning regulations of the Belmont Regulating Ordinance, and has been approved by the City of Belmont for recording in the Office of the Register of Deeds of Gaston County.

Date

Planning Director, Belmont, North Carolina

The following Certificate shall be placed on the final plat only when the proposed subdivision is not to be connected to publicly owned and operated water supply and sewage disposal systems.

5. Certification of Approval of Water Supply and Sewage Disposal Systems. I hereby certify that the water supply and sewage systems installed or proposed for installation in _____ Subdivision meet necessary public health requirements and are hereby approved.

_____ Date _____ County Health Officer or Authorized Representative

All plats approved in the City of Belmont’s jurisdiction must have one of the following Watershed Certificates on the final plat:

6a. Certificate of Approval for Recording. This property is located within a Public Water Supply Watershed. Development restrictions may apply. I certify that the plat shown hereon complies with the Watershed Protection Ordinance and is approved by the City of Belmont for recording at the Gaston County Register of Deeds Office.

_____ Date _____ Watershed Director, City of Belmont

OR

6b. Certificate of Approval for Recording. I certify that this plat is not within a designated Public Water Supply Watershed.

_____ Date _____ Watershed Director, City of Belmont

OR

6c. Certificate of Approval for Recording. I certify that this plat is within a designated Public Water Supply Watershed, and that the owner and developer have submitted plans and obtained permits for construction prior to the effective date of the Ordinance, and are exempt from its provisions.

_____ Date _____ Watershed Director, City of Belmont

