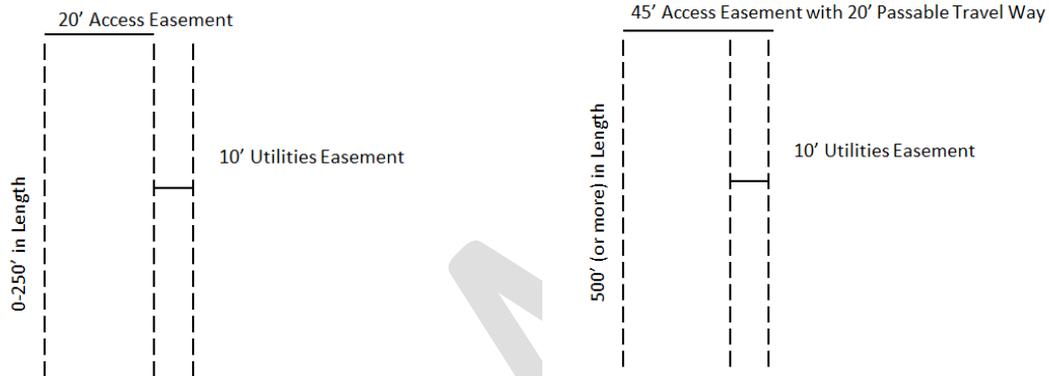


Family Subdivision: the division of property for the conveyance to one (1) or more persons within three (3) degrees of collateral kinship to the Grantor(s), related by blood, adoption or marriage. The purpose of this subdivision is not to circumvent provisions of the Pender County Unified Development Ordinance. None of the lots shall be conveyed to non-family members for a period of not less than five (5) years.

1. Up to 5 lots (created, existing, or combination thereof)
2. Access Easement width requirement is based on length:
 - a. 0-250 feet long: 20 feet width required
 - b. 250+ feet long: 45 feet width required with 20 feet passable way (same as current regulations)
 - c. Length is measured to a state maintained roadway
3. 10 Feet Wide Utilities Easement



4. Turnaround required at terminus of access easement (Design of this hammerhead? Or based on Firecode?)
5. No surfacing improvements required for travel way
6. No maintenance entity required for travel way
7. Surveyor Notes on Plat:
 - a. Kinship Note (current) see next page
 - b. Road Maintenance responsibility of owner of property (signature) see next page
8. No time restrictions as to the number of times a family subdivision can occur on an original tax parcel.
9. Any approval must align with any thoroughfare or street shown in the Comprehensive Transportation Plan, Coastal Pender Collector Street Plan or any other approved transportation plan for Pender County.
 - a. If a parcel is within these planning documents, sufficient right-of-way dedication based on the recommended cross-section from the policy document must be referenced in the plat.

All other applicable current standards (i.e. drainage, septic, etc) shall have language similar to the current Ordinance and will be incorporated at the time of the Text Amendment

GRANTOR/GRANTEE CERTIFICATE

The following statement shall appear on the plan and be signed by the Grantor(s) and Grantee(s) prior to approval:

The Grantor(s) and Grantee(s) certify that the Grantee(s) is within three (3) degrees of collateral kinship to the Grantor(s), and that the purpose of this waiver is not to circumvent the provisions of the Pender County Unified Development Ordinance, and that none of the lots shall be conveyed to non-family members for a period of not less than five (5) years.

_____ _____
Grantor Grantee

Commentary: "Siblings are related to each other in the second degree and uncle and niece are related to each other in the third degree"

MAINTENANCE CERTIFICATE

The following statement shall appear on the plan and be signed by the Owner(s) prior to approval:

A passable travel way shall be defined as: Conditions which allow a passenger or emergency vehicle to negotiate the travel path using reasonable care;

A passable travel way must be free of obstacles or obstructions and all clearing and grubbing shall be completed five (5) feet of each edge of the approved travel way within the easement or designated right of way;

The property owner shall maintain surfacing and drainage of this travel way to a passable standard;

Upon determination by the Administrator that such travel way as approved are not passable, the Administrator may, in addition to other remedies, prevent issuance of any further development approvals until such travel ways are in a proper state of maintenance as determined by the Administrator.

Owner Signature

DRAINAGE CERTIFICATE

The following statement shall appear on the plan prior to approval:

The plat that each lot is adjacent to a natural drainage way or perennial stream or a 20 ft. drainage easement is recorded from each lot toward a natural drainage way or a perennial stream or if the lot or lots front on a NCDOT maintained road, approval from NCDOT for such lots to drain to the public road,

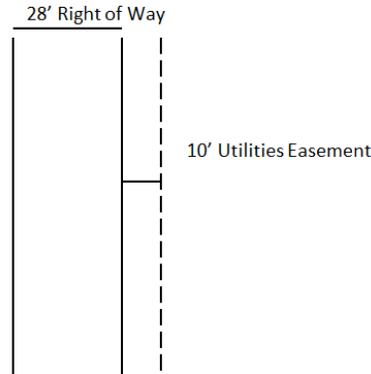
Witness my original signature, registration number and seal this day of ____ A.D. _____.

Signature: _____ (Seal)

Registration Number: _____

Type I Subdivision: the division of property for up to five (5) lots created, existing or combination thereof.

1. Up to 5 lots (created, existing, or combination thereof)
2. 28 feet Right of Way Dedication
3. 10 Feet Wide Utilities Easement

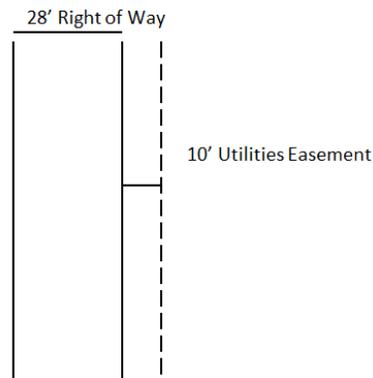


4. In the case where there are environmental features which will not allow for the future subdivision of tax parcels, a reduced right of way width to 20 feet may be approved by the Administrator.
 - a. Environmental Features: Land features that are classified as natural or environmentally sensitive areas including Special Flood Hazard Areas (SFHA), lakes, ponds, wetlands, natural stormwater retention areas, steep slopes, woodlands, stream buffers, water ways, riparian areas, and all other natural features.
5. No surfacing improvements required for travel way
6. Maintenance entity required for travel way
 - a. Entity shall be recorded at Register of Deeds (need sample document)
 - b. All homeowners on parcels created by division who use the travel way for access to their property shall be included in the formally recorded entity
 - c. Surveyor Note on Plat: indicating responsibility for travel way maintenance is this entity
7. The private roadway, access easement or combination thereof; which provides access to a public street shall not be longer than 500 feet in length.
8. The applicant must provide (on application) for the MB and PG from Register of Deeds records for which the previous subdivision or creation of the subject property occurred. This shall allow for accurate information for the history of the subject parcel.
9. Any approval must align with any thoroughfare or street shown in the Comprehensive Transportation Plan, Coastal Pender Collector Street Plan or any other approved transportation plan for Pender County.
 - a. If a parcel is within these planning documents, sufficient right-of-way dedication with the recommended cross-section from the policy document must be referenced in the plat.

All other applicable current standards (i.e. drainage, septic, etc) shall have language similar to the current Ordinance and will be incorporated at the time of the Text Amendment

Type II Subdivision: the division of property for between six (6) and ten (10) lots created, existing or combination thereof.

1. 6-10 lots (created, existing, or combination thereof)
2. 28 feet Right of Way Dedication
3. 10 Feet Wide Utilities Easement



4. In the case where there are environmental features which will not allow for the future subdivision of tax parcels, a reduced right of way width to 20 feet may be approved by the Administrator.
 - a. Environmental Features: Land features that are classified as natural or environmentally sensitive areas including Special Flood Hazard Areas (SFHA), lakes, ponds, wetlands, natural stormwater retention areas, steep slopes, woodlands, stream buffers, water ways, riparian areas, and all other natural features.
5. Travel way surfacing shall meet or exceed NCDOT minimum construction standards for subdivision roads except for paving, and may instead be surfaced with a minimum of 6 inches of compact stone or other approved surfaces by the Administrator
 - a. Surveyor Note and certification on plat of installation of improvements (sample document attached)
6. Maintenance entity required for travel way
 - a. Entity shall be recorded at Register of Deeds (need sample document)
 - b. All homeowners on parcels created by division who use the travel way for access to their property shall be included in the formally recorded entity
 - c. Surveyor Note on Plat: indicating responsibility for travel way maintenance is this entity (from previous page)
7. The private roadway, access easement or combination thereof; which provides access to a public street shall not be longer than 500 feet in length.
8. The applicant must provide (on application) for the MB and PG from Register of Deeds records for which the previous subdivision or creation of the subject property occurred. This shall allow for accurate information for the history of the subject parcel.
9. Any approval must align with any thoroughfare or street shown in the Comprehensive Transportation Plan, Coastal Pender Collector Street Plan or any other approved transportation plan for Pender County.
10. If a parcel is within these planning documents, sufficient right-of-way dedication with the recommended cross-section from the policy document must be referenced in the plat.

All other applicable current standards (i.e. drainage, septic, etc) shall have language similar to the current Ordinance and will be incorporated at the time of the Text Amendment

Items for Further Consideration:

1. Street name approval
2. Street sign necessity
3. Certification language for Type II Subdivision roadways (additional documents for certification)
4. Legality of entity / whom is required to join / when landowners are required to join
5. Type II Cross Section Reference from NCDOT 2010 Subdivision Manual

DRAFT