15189

W.P.

TOWN OF
CRESWELL
NORTH CAROLINA

CZIC COLLECTION

COASTAL ZONE
INFORMATION CENTER

SUBDIVISION REGULATIONS

North Carolina Coastal Management Program.

15189

CZIC COLLECTION

SUBDIVISION ORDINANCE

Board of Councilmen

Reginald D. Phelps, Mayor
Victor Alexander
W.J. White, Jr.
Jack Barnes
J.D. Melton

Doris Oliver, Clerk

Technical Assistance Provided by
Department of Natural Resources & Community Development
Division of Community Assistance
Washington Regional Office
Washington, North Carolina

December 1978

COASTAL ZONE
INFORMATION CENTER

The preparation of this document was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration.

North Carolina Coastal Management Program
KF-X 1215 .N8 C74 1978

AN ORDINANCE ESTABLISHING SUBDIVISION REGULATIONS FOR THE TOWN OF CRESWELL, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 160A-371, OF THE GENERAL STATUTES OF NORTH CAROLINA

WHEREAS, in the opinion of the Board of Councilmen of the Town of Creswell, it is necessary and advisable to provide for the orderly development of the town and its environs; for the coordination of streets within proposed subdivisions with existing or planned streets and with other public facilities; for dedication or reservation of rights-of-way or easements for streets and utility purposes; and for the distribution of population and traffic which shall avoid congestion and overcrowding, and which shall create conditions essential to public health, safety, and general welfare; and

WHEREAS, pursuant to Chapter 160A-364 of the North Carolina General Statutes notice was duly given and public hearing held on the question of adoption of this ordinance, and all objectives hereto being properly presented and considered; NOW, THEREFORE,

BE IT ORDAINED by the Board of Councilmen of the Town of Creswell, North Carolina that the Washington County Subdivision Regulations are adopted for the jurisdiction of the Town of Creswell this 11th day of December, 1978.

_____Mayor

_____Clerk

TABLE OF CONTENTS

PAGE

ARTICLE I - IN GENERAL 1

Section 1-1 Purpose
Section 1-2 Short Title
Section 1-3 Jurisdiction
Section 1-4 Authority and Enactment

ARTICLE II - PROPER INCLUSIONS AND EXCEPTIONS. 2

Section 2-1 Inclusion
Section 2-2 Exceptions

ARTICLE III - DUTY OF THE REGISTER OF DEEDS AND CLERK OF COURT. 2

Section 3-1 Filing Copy at Register of Deeds
Section 3-2 Declaration of Jurisdictional Limits
Section 3-3 No Recording of Unapproved Plats

ARTICLE IV - DEFINITIONS. 3

Section 4-1 Definitions

ARTICLE V - PROCEDURES FOR SECURING PLAT APPROVAL 6

Section 5-1 General
Section 5-2 Step I - Sketch Design Presentation
Section 5-3 Step II - Preliminary Plat Presentation
Section 5-4 Step III - Final Plat Presentation

ARTICLE VI - MINOR SUBDIVISION PLAT. 14

Section 6-1 Purpose
Section 6-2 Sketch Plan
Section 6-3 Final Plan

ARTICLE VII - IMPROVEMENTS REQUIRED AND MINIMUM STANDARDS OF DESIGN. 19

Section 7-1 Improvements Required
Section 7-2 Land Suitability
Section 7-3 Street Name Signs
Section 7-4 Stop and Yield Signs
Section 7-5 Streets
Section 7-6 Sanitary Sewer, Water Facilities, Sedimentation and Drainage Control
Section 7-7 Temporary Utilities, Electrical and Telephone Service

Section 7-8 Guarantee of Improvements
Section 7-9 Lot Design Standards
Section 7-10 Setbacks
Section 7-11 Blocks
Section 7-12 Easements
Section 7-13 Permanent Reference Points

ARTICLE VIII - PUBLIC FACILITIES 32

Section 8-1 Parks and Public Recreation
Section 8-2 Schools
Section 8-3 Provisions for Subdivision Recreation Areas

ARTICLE IX - COMPLIANCE WITH OFFICIAL PLANS. 36

ARTICLE X - EXCEPTIONS AND VARIANCES 36

Section 10-1 Planned Development
Section 10-2 Variances

ARTICLE XI - ENFORCEMENT AND PENALTIES FOR VIOLATIONS. 37

ARTICLE XII - LEGAL STATUS 37

Section 12-1 Separability
Section 12-2 Repeal of Conflicting Ordinance
Section 12-3 Effective Date

APPENDIX A - CERTIFICATION FORMS 38

APPENDIX B - SKETCH DESIGN CHECKLIST 41

APPENDIX C - PRELIMINARY PLAT CHECKLIST. 42

APPENDIX D - FINAL PLAT CHECKLIST. 43

APPENDIX E - ADDITIONAL REGULATIONS CONCERNING WATER SUPPLY AND SEWAGE DISPOSAL. 44

SUBDIVISION REGULATIONS

OF

WASHINGTON COUNTY, NORTH CAROLINA

ARTICLE I - IN GENERAL

SECTION 1-1 PURPOSE

The purpose of this ordinance is to establish procedures and standards for the development and subdivision of land within limits of jurisdiction of the County of Washington in order to promote the public health, safety and general welfare of the county. They are designed to lessen congestion in the streets and highways to further the orderly layout and use of land; to insure proper legal description and proper monumenting of subdivided land; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land and avoid undue concentration of population; to facilitate adequate provision of transportation, water, sewerage, schools, parks, playgrounds, and other public requirements; (to facilitate the further resubdivision of larger tracts into smaller parcels of land;) and help conserve and protect the physical and economic resources of Washington County and its environs.

SECTION 1-2 SHORT TITLE

This Ordinance shall be known as the Subdivision Regulations of Washington County, North Carolina, and may be cited as the Subdivision Regulations.

SECTION 1-3 JURISDICTION

These Regulations shall govern all subdivisions of land lying within the boundering jurisdiction of Washington County, North Carolina and within any corporate limits that are so designated through formal agreement.

SECTION 1-4 AUTHORITY AND ENACTMENT

The Board of Commissioners of the Washington County, North Carolina, pursuant to the authority conferred by an act of the General Assembly of the State of North Carolina (General Statutes, Chapter 153A, Part 2) does hereby ordain and enact into law these Articles and Sections.

ARTICLE II - PROPER INCLUSIONS AND EXCEPTIONS

SECTION 2-1 INCLUSION

A "subdivision" means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions 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 except as provided in Section 2-2.

SECTION 2-2 EXCEPTIONS

2-2.1 A "subdivision" shall not include the combination or recombination of portions of previously platted lots (1) where the total number of lots is not increased and (2) where the resultant lots are equal to or exceed the standards of the County as required by this Ordinance.

2-2.2 A "subdivision" shall not include the division of land into parcels greater than ten (10) acres where no street dedication of right of ways and/or utility easements are involved.

2-2.3 A "subdivision" shall not include the public acquisition by purchase of strips of land for the widening or opening of streets.

2-2.4 A "subdivision" shall not include the division of a small tract of land in single ownership whose entire area is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved, and where the resultant lots are equal to or exceed the standards of the county, as required by this Ordinance.

2-2.5 A "subdivision" shall be considered "minor" and be governed by Section 6-1, if the applicable characteristics are determined to be present.

ARTICLE III - DUTY OF THE REGISTER OF DEEDS AND CLERK OF COURT

SECTION 3-1 FILING COPY AT REGISTER OF DEEDS

The County of Washington shall file a copy of this Ordinance with the Register of Deeds of Washington County. The Register of Deeds shall not thereafter file or record a plat of subdivision located within the jurisdiction of the County that has not been approved in accordance with the provisions contained herein; nor shall the Clerk of Superior Court order or direct the recording of a plat if the recording would be in conflict with this Ordinance.

SECTION 3-2 DECLARATION OF JURISDICTIONAL LIMITS

The landowner shown on a subdivision plat submitted for recording or his authorized agent shall sign a statement on the plat stating whether or not any land shown thereon is outside the jurisdiction of the County of Washington.

SECTION 3-3 NO RECORDING OF UNAPPROVED PLATS

The filing or recording of a plat of a subdivision without the approval of the county legislative body as required by this Ordinance shall be null and void.

ARTICLE IV - DEFINITIONS

SECTION 4-1

For the purpose of this Ordinance certain words, or terms used herein shall be defined as follows:

4-1.1 Alley - A strip of land, owned publicly or privately, set aside primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

4-1.2 Building Setback Line - A line parallel to the front property line which establishes the minimum allowable distance between nearest portion of any building, excluding the outermost three (3) feet of any uncovered porches, steps eaves, gutters, and similar fixtures, and the street right-of-way line when measured perpendicularly thereto.

4-1.3 County Board - County Commissioners of the County of Washington.

4-1.4 Corner Lot - A lot which occupies the interior angle at the intersection of two (2) street lines. The street line forming the least frontage shall be deemed the front of the lot except where the two (2) street lines are equal, in which case, the owner shall be required to specify which is the front when requesting a building permit.

4-1.5 Cul-de-sac - A short street having but one end open to traffic and the other end being permanently terminated and a vehicular turnabout provided.

4-1.6 Dedication - A gift, by the owner, of a right to use land for stated purposes. A dedication may be made with a written instrument and is completed with an acceptance.

4-1.7 Double-Frontage Lot - A continuous (through) lot of the same depth as the width of a block containing two tiers of lots and which is accessible from both of the streets upon which it fronts.

4-1.8 Easement - A grant by the property owner for use by the public, a corporation or person(s) of a strip of land for specific reasons.

4-1.9 Frontage Road - A local street or road that is parallel to a full or partial access controlled street facility and functions to provide controlled access to adjacent land.

4-1.10 Highway - A traffic artery designed primarily to carry heavy volumes of through vehicular traffic.

4-1.11 Lot - A portion of a subdivision or any other parcel of land intended as a unit for transfer of ownership or for development or both. The word "lot" includes the word "parcel" or "plot".

4-1.12 Lot of Record - A lot which is part of a subdivision, a plat of which has been recorded in the office of the Register of Deeds of Washington County, or a lot described by metes and bounds, the description of which has been so recorded.

4-1.13 Official Maps or Plan (Land Development Plan or Comprehensive Plan) - Any maps or plans officially adopted by the County Board of Commissioners as a guide for the development of the County.

4-1.14 Planned Developments - For the purpose of this Ordinance, a planned development is:

a. Land under unified control to be planned and developed as a whole;

b. In single development operation or a definitely programmed series of development operations, including all lands and buildings;

c. For principal and accessory structures and uses substantially related to the character of the development;

d. According to comprehensive and detailed plans which include not only street, utilities, lots or building sites and the like, but also site plans for all buildings as intended to be located, constructed, used and related to each other, and detailed plans for other uses and improvements on the land as related to buildings; and

e. With a program for provision, operation and maintenance of such area, facilities, and improvements as will be for common use by some or all of the occupants of the development, but will not be provided, operated, or maintained at general public expense.

4-1.15 Planned Development - Residential (PD-R) - A planned development as defined generally above which is primarily for dwellings and related uses and facilities.

4-1.16 Planned Development - Shopping Center (PD-SC) - A planned development as defined generally above which is primarily for commercial service and related uses and facilities.

4-1.17 Planning Board - The Planning Board of Washington County.

4-1.18 Reservation - A reservation of land does not involve any transfer of property rights. It simply constitutes an obligation to keep property free from development for a stated period of time.

4-1.19 Shall - The word "shall" is always mandatory and not merely directory.

4-1.20 Single Tier Lot - A lot which backs upon a limited access highway, a railroad, a physical barrier, or a nonresidential use and to which vehicular access from the rear is usually prohibited.

4-1.21 Street - A private access way or a dedicated and accepted public right-of-way for vehicular traffic.

a. Urban Streets -

(1) Major Thoroughfare - Major thoroughfares consist of Interstate, other freeway and expressway links, and major streets that provide for the expenditious movement of volumes of traffic within and through urban areas.

(2) Minor Thoroughfares - Minor thoroughfares are important streets in the city system and perform the function of collecting traffic from local access streets and carrying it to the Major Thoroughfare system. Minor thoroughfares may be used to supplement the Major Thoroughfare system by facilitating a minor through-traffic movement and may also serve abutting property.

(3) Local Street - A local street is any link not a higher-order urban system and serves primarily to provide direct access to lowest level of mobility and through traffic is usually deliberately discouraged.

b. Rural Roads -

(1) Principle Arterial - A rural link in a network of continous routes serving corridor movement having trip length and travel density characteristics indicative of substantial statewide or interstate travel and existing solely to serve traffic. This network would consist of Interstate routes and other routes designated as principal arterials.

(2) Minor Arterial - A rural link in a network joining cities and larger towns and providing intrastate and intercounty service at relatively high (55mph) overall travel speeds with minimum interference to through movement. This network would primarily serve traffic.

(3) Major Collector - A road which serves major intracounty travel corridors and traffic generators and provides access to the arterial system.

(4) Minor Collector - A road which provides service to small local communities and links the locally important traffic generators with their rural hinterland.

(5) Local Road - A local road serves primarily to provide access to adjacent land and for travel over relatively short distances.

4-1.22 Structure - Anything constructed or erected, the use of which requires more or less permanent location on the ground or which is attached to something having more or less permanent location on the ground.

4-1.23 Subdivider - Any person, firm, or corporation who subdivides or develops any land deemed to be a subdivision as herein defined.

ARTICLE V - PROCEDURES FOR SECURING PLAT APPROVAL

SECTION 5-1 GENERAL

The following step outline those requirements of a subdivider before formal approval may be allowed. Two separate processes are provided for in this Ordinance. Each is defined specifically within the contents of this document; Major Subdivisions (See Page 2) and Minor Subdivision (See Section 6-1).

Any subdivider should determine the applicable process and then proceed with the steps that are designated below:

5-1.1 MAJOR SUBDIVISION REVIEW

STEP I - SKETCH DESIGN PRESENTATION

a. Subdivider comes to inspections office and gets on Planning Board's agenda.
b. Subdivider comes to the regular monthly Planning Board meeting.
c. Discussion and presentation fo subdivider's ideas.
d. Consideration and recommendation by Planning Board concerning preparation of preliminary plat.

STEP II - PRELIMINARY PLAT PRESENTATION

a. Subdivider's preliminary plat is presented to Inspections officer who distributes the plat to the Technical Advisory Committee.
b. Technical Advisory Committee reviews plat and presents it to the Planning Board for review.
c. Consideration and recommendations by Planning Board.
d. Board of Commissioners consideration and action.

STEP III - FINAL PLAT PRESENTATION

a. Subdivider's final plat is presented to Inspections Officer who distributes the plat to the Technical Advisory Committee.
b. Technical Advisory Committee reviews plat and presents it to the Planning Board for review.
c. Consideration and formal recommendation by Planning Board.
d. Board of Commissioners consideration and formal action.

5-1.2 MINOR SUBDIVISION REVIEW

STEP I - SKETCH PLAN

a. Subdivider provides required information, inclusive of a sketch design, to Inspections Officer.
b. Inspections Officer makes determination of Minor Subdivision Plat.
c. Sketch Plan is approved on a conditional or full basis.
d. The final plan is placed on agenda of Planning Board's next regularly scheduled meeting.

STEP II - FINAL PLAT PRESENTATION

a. Final Plan is presented to Inspections Officer for preliminary review.
b. The plan is determined to be in conformance with the sketch plan and its accompanying information.
c. Inspections Officer presents the final plan to the Planning Board.
d. The Planning Board reviews the final plan and makes recommendations.
e. Full approval or appeals are granted by the Planning Board.

SECTION 5-2 STEP I SKETCH DESIGN PRESENTATION

5-2.1 APPLICANT ACTION -

a. Submission Procedure

Prior to a regular meeting of the Planning Board, the subdivider shall contact the Washington County Director of Inspections who will (1) present the subdivider with the regulations pertaining to subdivision development in Washington County and (2) schedule 30 minutes of time at the next regular meeting of the Planning Board.

b. Purpose

This is an informal meeting to acquaint the Planning Board with the thoughts of the subdivider; and to assure the subdivider that he has access to all the codes and assistance available to the county prior to any extensive investments in drafting, surveying and engineering costs.

c. No Fee

There is no formal application or fee for this meeting.

5-2.2 INFORMATION REQUIRED -

The skectch design presentation should basically be a discussion of the subdivider's ideas. It should be presented in a general manner but should take into consideration the total requirements of this procedural step.

a. The subdivider must submit the required site information which may be presented in writing, by maps and/or orally as specified by the Director of Inspections.

b. Required Site Information:

(1) Site location
(2) Acreage in tract (approximate)
(3) Average lot size (approximate)
(4) Number of lots (approximate)
(5) Names of all owners (if more than 1)
(6) Utility service design
(7) Topographic features
(8) Traffic plan (not required for minor subdivisions)
(9) Open space ideas
    (a) recreation areas
    (b) community facilities
(10) Timing considerations (not required for minor subdivisions)

5-2.3 WASHINGTON COUNTY ACTION -

The Planning Board shall review the proposed subdivision and make suggestions to the subdivider.

SECTION 5-3 STEP II PRELIMINARY PLAT PRESENTATION

5-3.1 a. SUBMISSION PROCEDURE

The subdivider shall submit seven (7) copies of the preliminary plat and any supplementary materials to the Director of Inspections at least fifteen (15) work days before the regular meeting of the Planning Board at which the plat is to be considered. The Director of Inspections will place the preliminary plat on the agenda of the next regular meeting of the Planning Board and contact the Technical Advisory Committee as to the receipt of the plat and present them with copies of the plat for their review.

b. APPICATION FEE

On application for preliminary plat approval, the subdivider shall pay to the County of Washington an application fee of ten dollars ($10.00) and one dollar ($1.00) per lot for each lot over ten (10).

5-3.2 INFORMATION REQUIRED

a. The preliminary plat shall be at a scale of one Hundred (100) feet equals one (1) inch or larger. The preliminary plat will show the following:

(1) Sketch vicinity map showing relationship between subdivision and surrounding area (with graphic scale and north point);
(2) The location of existing and platted property lines, streets, buildings, water courses, railroads, transmission lines, sewers, bridges, culverts, and drainpipes, water mains, city and county lines (if adjoining) and any public utility easements;
(3) Boundaries of tract shown with bearing and distances;
(4) Any available information on streams, flood plains, or elevation contours if requested by the Planning Board. Also, soil classifications, seasonal high water table, and vegetation if necessary for design purposes;
(5) Names of adjoining property owners or subdivisions;
(6) A copy of the restrictive or protective convenants applicable to the property in question;
(7) Proposed streets, street names, rights-of-way, roadway widths, and approximate grades;
(8) Other proposed rights-of-way or easements, location, widths and purposes;
(9) If applicable, any plans for proposed storm water drainage systems and sedimentation controls and utility layouts (sewer, water, gas, and electricity). Otherwise, connections to existing systems or plans for individual water supply and septic tanks with appropriate percolation test results will be required;
(10) Proposed lot lines, lot and block numbers, and approximate dimensions;
(11) Proposed minimum building setback lines;
(12) Proposed parks, school sites, or public open spaces, if applicable;
(13) Site data:
    (a) acreage in subdivision
    (b) acreage in park or other land usage
    (c) average lot size
    (d) total number of lots
    (e) lineal feet in streets
(14) Title, date, north point, and graphic scale;
(15) Name of owner plus the surveyor and land planner, if any.

b. Supplementary Materials

(1) Unless waived by the Planning Board, the subdivider shall submit the proposed plans for land clearance in the subdivision.

(2) Public water supply system plans, including the layout and details of mains, must be approved by a registered engineer licensed to practice in North Carolina.

5-3.3 COUNTY ACTIONS -

a. The preliminary plat shall be checked against the design standards improvement requirements, and plat requirements by the Technical Advisory Committee. This committee is composed of the Washington County Manager, Director of Inspections, County Planner, one Planning Board member designated by the Planning Board Chairman, and liason contact with each of the following agencies involved with the subdivision plat review:

(1) The District Highway Engineer as to proposed streets, highways, and drainage systems;
(2) The Washington County Health Department, N.C. Department of Human Resources, Division of Health Services, and N.C. Department of Natural and Economic Resources as to proposed water and sewerage disposal methods coming under their jurisdiction (Appendix E);
(3) The Washington County Board of Education as to proposed school sites, if applicable;
(4) The Department of Natural and Economic Resources, Office of Water and Air Resources, and the Corps of Engineers, Department of the Army, if the proposed development affects streams or waterways subject to the regulation of these agencies;
(5) Any other agencies or officials as the Planning Board may deem necessary or desirable;
(6) Water Management Supervisor of Washington County.

b. The Preliminary Plat shall be reviewed by the Planning Board.

(1) The Technical Advisory Committee shall make a final or conditional recommendation to the Planning Board.

(2) The Planning Board shall then discuss with the subdivider changes deemed advisable, if any, and the kind and extent of improvements to be made by him. The Planning Board may require the subdivider to revise the plat before it is submitted to the County Commissioners. The Planning Board shall present its review and actions to the County Board within 45 calendar days from the meeting at which it is first scheduled.

c. The Planning Board shall present the preliminary plat along with its recommendations to the County Board of Commissioners who shall approve, approve conditionally, or disapprove the preliminary plat at their discretion.

(1) If the preliminary plat is approved, approval shall be noted on two prints of the plat by the County Board. One print of the plat shall be transmitted to the subdivider and the second approved print shall be retained by the County Board.

(2) In the case of conditional approval, the reasons for conditional approval and the conditions to be met shall be explicitly specified in writing. One copy of such reasons and conditions, along with one print of the plat, shall be retained by the County Board and a print of the plat with the reasons for conditional approval shall be given to the subdivider and the Planning Board. The County Board may require the subdivider to submit a revised preliminary plat including the recommended changes before approving the plat. A set time for revisions may be presented with the conditional approval.

(3) Upon approval or conditional approval of the preliminary plat, the subdivider may proceed, with the installation or arrangement of the required improvements in accordance with the preliminary plat as approved and the requirements of this Ordinance, and with the preparation of the final plat.

(4) When a preliminary plat is disapproved, the County Board shall specify the reasons for such action in writing. One copy of such reasons and one print shall be retained by the County Board, and a print of the plat with the reasons for disapproval shall be given to the subdivider and the Planning Board.

5-3.4 DEVELOPMENT IN STAGES - When a subdivision is to be developed in stages, the preliminary plat shall be submitted for the entire development. A final plat may be submitted for each stage as it is developed.

SECTION 5-4 STEP III FINAL PLAT PRESENTATION

5-4.1 APPLICANT ACTION -

a. Submission Procedure

Upon the installation or suitable guarantee of the improvements shown in the approved preliminary plat for the whole of that part of the subdivision to be developed, the applicant shall submit a final plat of that area.

The subdivider shall submit one original and seven (7) copies of the final plat, constituting that portion of the approved preliminary plat that he proposed to record and develop first, to the Director of Inspections within twelve (12) months after approval of the preliminary plat; otherwise, such approval shall become null and void unless an extension of time is applied for and granted by the Planning Board. There shall be no further time limit on preliminary plat status or subsequent final plat submissions.

b. Purpose

The purpose of this final review is to check the improvements (installed or guaranteed) by comparing the approved preliminary plat (Step II) to the final plat. All improvements must be installed or guaranteed (Section 7-1) in accordance with these regulations prior to approval of the final plat.

5-4.2 INFORMATION REQUIRED -

a. The final plat shall be prepared by a registered surveyor and/or engineer and shall be drawn at the same scale and on the same sheet size as the preliminary plat and shall conform to the preliminary plat as approved, and shall comply specifically with the provisions of G. S. 47-30 Probate and Registration. The final plat shall show or be accompanied by the following information:

(1) The lines of all streets and roads, plus identifiable names;
(2) Lot lines and lot numbers;
(3) Minimum building setback lines;
(4) Reservations, easements, alleys, and delineation of any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations;
(5) Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line, and building line, whether curved or straight. This should include the radius central angle, and tangent distance for the center line of curved streets and curved property lines that are not the boundaries of curved streets;
(6) All pertinent site information that would lead to proper determinations with respect to site distances and road grades;
(7) All dimensions should be to the nearest one-tenth (1/10) foot and angles to the nearest minute;
(8) Accurate location and description of all monuments and markers;
(9) The names and locations of adjoining subdivisions and streets, and the location and ownership of adjoining unsubdivided property;
(10) Title, date, name and location of subdivision, graphic scale, and true north point;
(11) Name of owner plus the surveyor and land planner, if any;
(12) A copy of the restrictive or protective covenants in the subdivision if any shall be submitted with the final plat.

b. Supplementary Materials

(1) Appropriate plans that may consist of:

(a) Water mains and lines (with authorization from the appropriate agency)
(b) Sanitary sewerage (with authorization from the appropriate agency)

(c) Gas mains and lines
(d) Storm drainage and sedimentation controls
(e) Electrical and telephone lines
(f) Street improvements

c. Certification Required Before Approval (See Appendix A)

(1) Certificate of Ownership and Dedication;
(2) Certificate of Accuracy;
(3) Certificate of Approval of Water Supply and Sewage Disposal System; (if applicable)
(4) Certificate of Approval of Streets & Utilities;
(5) Certificate of Approval for Recording;
(6) Certification of Registration by Register of Deeds;
(7) Certificate of Approval and Acceptance of Dedications;

5-4.3 REVIEW ACTIONS -

a. Planning Board Review

The final plat shall be reviewed by the Planning Board;

(1) The final plat shall be checked against the approved preliminary plat;

(2) The Planning Board's Technical Advisory Committee shall check the final plat in the field or it may appoint an engineer to check the final plat against the subdivision's actual layout for correctness, charging the costs to the subdivider, if the plat is found to be in error.

b. If the final plat is found to be in compliance with this Ordinance it shall be certified by the Planning Board, the Planning Board Chairman shall transmit the approved final plat to the County Board for final action.

c. If the final plat is not in compliance with this Ordinance, or the Planning Board does not approve the changes from the approved preliminary plat, the subdivider shall be given an opportunity to submit a revised final plat. If a revised final plat is not submitted within sixty (60) days, the Chairman of the Planning Board shall transmit the final plat together with the Planning Board's recommendations to the County Board. The County Board shall acknowledge receipt of said plat and recommendations of the Planning Board.

d. County Board Review/Approval

Upon receipt of a final plat from the Planning Board, the County Board shall review the final plat and shall either approve or disapprove said plat.

Approval of the final plat by the County Board is authorization for the subdivider to file the final plat with the Register of Deeds of Washington County for recording, providing said plat has been officially approved by the Planning Board and certified by the Chairman of the Planning Board. Approval by the County Board shall be noted on the appropriate certificate on five (5) copies of the final plat and the original.

No final plat shall be approved until all required improvements are installed, or suitable arrangements or guarantees have been made to ensure installation and the certificates required by this Ordinance to appear on the final plat have been properly filled out and signed.

The subdivider shall file the approved final plat with the Register of Deeds within ninety (90) days after the approval of the County Board or such approval shall be void.

If the County Board should disapprove the final plat, the reasons for such action shall be stated in writing. One (1) copy of such reasons with the original drawing and remaining prints of the proposed subdivision shall be transmitted to the subdivider, with a copy to the Planning Board.

Approval Does Not Constitute Acceptance - The approval of a final plat pursuant to these regulations shall not be deemed to constitute or affect the acceptance by the County, a governmental unit or a public body of the dedication of any street or other ground, a public utility line, or other facility shown on the plat. However, County Commissioners may by resolution, accept any dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes, when the lands or facilities are located within its subdivision-regulation jurisdiction. Acceptance of dedication of lands or facilities adjoining the subdivision-regulation jurisdiction but outside the County Boundaries of the County shall not place on the County any duty to open, operate, repair, or maintain any street, utility line, or other land or facility, and the County shall in no event be held to answer in any civil action or proceeding for failure to open, repair, or maintain any street located in such areas.

ARTICLE VI - MINOR SUBDIVISION PLAT

SECTION 6-1 PURPOSE

Provisions for minor subdivisions have been developed within the context of this document in order to provide a review for smaller developments that would be less likely to have extensive impact on nearby residents or other subdivisions, planned or developed.

6-1.1 DEFINITION

For purposes of these regulations, a minor subdivision shall be defined as a subdivision that:

(1) Involves no more than four (4) lots fronting on an existing improved street; and
(2) Does not involve any new street, alteration of an existing street, or interfere with prospective street access to interior property; and
(3) Does not require the extension of public sewage and/or water lines; and
(4) Does not require the creation of new drainage easements through lots in order to serve property at the rear of the tract; and
(5) Creates no new or residual parcels that do not conform to the requirements of these regulations and related land development controls; and
(6) Does not constitute an enlargement or extension of a previously approved minor plat above four (4) lots maximum prescribed in 6-1.1, Number 1.

6-1.2 REVIEW PROVISIONS

All subdivisions that are determined to be within these requirements will be considered minor and be subject to the review procedures herein described. The process shall be applicable only where the subdivision includes contiguous land under single ownership.

6-1.3 REVIEW PROCEDURE

A minor plat review shall consist of a two step process which is devised to reduce the amount of procedural requirements but allow appropriate review whenever possible. The two steps include the presentation of a sketch plan to the County Inspection Officer and a final plan to the Washington County Planning Board. (See Page 6)

SECTION 6-2 SKETCH PLAN

6-2.1 INFORMATION REQUIRED:

All information required for this process is set forth in Section 5-2.2 and is devised to give basic information to the Inspections Officer so that the following determinations may be made.

(1) The subdivision falls within the definition of a minor plat as defined in Section 6-1.1, Nos. 1-6.
(2) The subdivision conforms to all land development controls that may be applicable to its location.
(3) Appropriate rights-of-way for widening are offered for dedication where the lots front an existing improved street. (This may be determined by the local office of the North Carolina Department of Transportation, Division of Highways.

(4) Drainage easements have been provided for enlarged roadside drainage systems where needed or for interior properties.
(5) Any evidence of a new street being warranted or required for access purposes.
(6) All public utility improvements may be made without difficulty.
(7) No detrimental affects will be felt by adjoining properties.

6-2.2 REVIEW ACTION

If the County Inspections Officer and/or any other designated official finds the answers and accompanying information to be in conformance with prescribed requirements, then the developer is informed that the final plat may be developed accordingly.

Should for any reason the County Inspections Officer and/or a designated official find justification to bring the matter before the Planning Board at this time, he may do so at their next regularly scheduled meeting.

And should for any reason the County Inspections Officer and/or another designated official not be able to make a determination, he may withhold approval until the developer provides the appropriate information for due consideration.

6-2.3 TIMING

The Inspections Officer and/or a designated official will be allowed ten (10) working days from the time he has been provided full and accurate details to review the available information. At this time, he will notify the developer of his decision and the next step that is required.

6-2.4 APPLICANT ACTION

Upon approval of the sketch plan, the developer shall submit five (5) copies of a final plan for review by the Planning Board.

SECTION 6-3 FINAL PLAN

6-3.1 a. GENERAL

This plan will consist of the entire area that will be developed under the minor plat review process and be identical to the area proposed in the initial sketch plan.

This plan must be presented within twelve (12) months following the approval of the sketch plan or prior approval shall be null and void.

b. PURPOSE

The purpose of the final plan is to confirm the location, size, improvements, and provisions that had been set forth in the sketch

plan. All information must coincide with that proposed in the sketch plan along with any improvements that were requested.

c. GUARANTEE

Should any improvements require a guarantee, the Planning Board may require such in accordance with Section 7-8 of the Major Subdivision portion of this Ordinance.

6-3.2 INFORMATION REQUIRED

The information required under the Minor Subdivision Review for the final plan will consist of those requirements set forth in Section 5-2.2 of this Ordinance and shall comply specifically with the provisions of G. S. 47-30 regarding Probate and Registration.

Other materials that may be requested by the Planning Board include:

(1) Location of existing utility facilities.
(2) Associated information concerning drainage efficiency.
(3) Sedimentation control procedures.

6-3.3 REVIEW ACTIONS

a. Planning Board

The Washington County Planning Board shall review the final plan with the following considerations:

(1) The plan is in conformance with the approved sketch plan.
(2) All available information is satisfactory and has been properly provided.
(3) No additional information is needed to make a sufficient determination.
(4) The plat and its contents are in accordance with this Ordinance and its prevailing requirements.

b. Action

Approval Without Conditions - Should the Planning Board find the subdivision to be satisfactory, they shall notify the developer that he may proceed in accordance with the plans submitted.

Approval With Conditions - Should the Planning Board find the subdivision to be satisfactory with some exceptions, they shall notify the developer that he may proceed as soon as the condition(s) constituting the exceptions are corrected and verified by the Building Inspector and/or a designated County Official.

Disapproval - Should the Planning Board find the subdivision to be unsatisfactory, they shall enumerate their reasons and notify the developer and the County Board of Commissioners. The subdivider must submit a revised plat within 60 days or the process shall be terminated.

The subdivider may appeal to the County Board of Commissioners within this time period unless one of the following conditions exist:

(a) The subdivider has been requested to go through the Major Subdivision Review Process.

(b) Discrepancies on ownership are in evidence.

(c) The final plan has not been properly submitted to the Planning Board.

c. Board Action

The County Board of Commissioners may hear an approved appeal and make recommendations concerning the major subdivision in question. These recommendations will be forwarded to the Planning Board and the subdivider for appropriate action. A final decision by the Board of Commissioners is required within thirty (30) days of the notification by the Planning Board.

d. Provisions

All provisions, standards and definitions that are defined under related Sections of this Ordinance shall apply wherever applicable in reviewing Minor Subdivisions unless excepted under this Section.

ARTICLE VII - IMPROVEMENTS REQUIRED AND MINIMUM STANDARDS OF DESIGN

SECTION 7-1 IMPROVEMENTS REQUIRED

Approval of the final plat by the County Board of Commissioners is subject to the subdivider having installed or guaranteed the improvements required in this Ordinance. Each subdivision shall contain the following improvements; unless otherwise approved by majority of the Board through the stated variance procedures in Section 10-1: (1) graded streets and lots, (2) central water and hydrants (if applicable), (3) approved sewer (if applicable), (4) paved streets, (5) street name signs, (6) sedimentation and drainage controls and (7) stop and yield signs.

SECTION 7-2 LAND SUITABILITY

Land subject to periodic flooding, irregular drainage conditions, excessive erosion or topographical and other reasons unsuitable for residential use as determined by the Planning Board, shall not be platted for residential use nor for any other use by a citizen that will continue or increase the danger to health, safety, or property unless the hazards can be and are corrected.

SECTION 7-3 STREET NAME SIGNS

Appropriate street name signs which meet applicable county policy shall be installed by the developer at all street intersections. Names of streets shall be approved by the Planning Board before adoption of the final plat.

SECTION 7-4 STOP AND YIELD SIGNS

Stop and yield traffic signs shall be installed by the developer at appropriate street intersections as required by the County, or N.C. State Department of Transportation, Division of Highways. These signs will conform to design standards set by the North Carolina Department of Transportation. Any supplemental signs deemed necessary to welfare and safety by the Board shall also be required for installation.

SECTION 7-5 STREETS

The following shall be considered the acceptable minimum standards of design for subdivisions within the County of Washington's jurisdiction and in no case be less than the accepted policies of the N.C. State Department of Transportation, Division of Highways as taken or modified from the American Association of State Highway Officials' (AASHO) maunals. Any future changes shall also be above applicable guidelines and requirements for design.

7-5.1 GENERAL - The proposed street layout shall be coordinated with the existing street system of the surrounding area.

a. Minor thoroughfares, local streets and culs-de-sac shall be so laid out so that utilization by through traffic will be discouraged.
b. All new proposed street systems within a subdivision shall be coordinated with the existing street or road system surrounding said subdivision.
c. Where in the opinion of the Planning Board, it is necessary to provide for future street access to an adjoining property, proposed streets shall be extended by platting to the boundary of such property and a temporary turnaround shall be provided.
d. Private streets not open to public use shall be prohibited within any platted subdivision.
e. When a subdivision abuts a major thoroughfare or principal arterial street, the subdivider may be required to construct a frontage road, or reverse frontage on a minor street for the lots to be developed adjacent to the thoroughfare. Where reverse frontage is established, private driveways shall be prohibited from having direct access to the thoroughfare.
f. Street names which duplicate or are phonetically similar to existing street names in the county shall be prohibited. A proposed street which is in alignment with an existing street shall bear the name of the existing street.
g. When a tract of land is subdivided into lots which are larger than the norm, the lots will be designed and arranged so that they allow for future opening of streets and further logical subdivision.

7-5.2 STREETS AND ROADS - The design of all streets and roads within the jurisdiction of Washington County shall be developed in accordance with the accepted policies of the North Carolina State Highway Commission as taken or modified from the American Association of State Highway Officials' (AASHO) manuals. Each shall be accepted as public unless otherwise provided for by the subdivider.
The provision of street rights-of-way shall conform and meet the requirements of the adopted thoroughfare plan for applicable municipalities under the auspices of this Ordinance.
The proposed street layout shall be coordinated through engineering and design with the existing street system of the surrounding area. Where possible, proposed streets shall be the extension of existing streets. The urban planning area shall consist of that area within the urban planning boundary with appropriately adopted thoroughfare plans.
The rural planning area shall be that area outside the urban planning boundary without adopted thoroughfare plans.

7-5.3 RIGHT-OF-WAY WIDTHS - Right-of-way widths shall not be less than the following and shall apply except in those cases where right-of-way requirements have been specifically set out in an applicable Thoroughfare Plan, whichever is more restrictive.

	Right-of-Way, ft.	
(1) Rural		
a. Principal Arterial		
Interstate	300	
Other	200	
b. Minor Arterial	100	
c. Major Collector	100	
d. Minor Collecotr	90	
e. Local Road	60*	
(2) Urban		
a. Major thoroughfare other than Freeway and Expressway	90	
b. Minor thoroughfare	70	
c. Local street	60*	
d. Cul-de-sac	100	diameter for turnaround

*If street is paved to state standards, and curb and gutter is provided, then 50' of right-of-way is adequate.

The subdivider will only be required to dedicate a maximum of 100 feet of right-of-way. In cases where over 100 feet of right-of-way is desired, the subdivider will be required only to reserve the amount in excess of 100 feet. In all cases in which right-of-way is sought for an access controlled facility, the subdivider will only be required to make a reservation.

A partial width right-of-way, not less than sixty (60) feet in width, may be dedicated when adjoining undeveloped property that is owned or controlled by the subdivider; provided that the width of a partial dedication be such as to permit the installation of such facilities as may be necessary to serve abutting lots. When the siad adjoining property is subdivided, the remainder of the full required right-of-way shall be dedicated.

7-5.4 GEOMETRIC CHARACTERISTICS - The standards outlined below shall apply to all subdivision streets proposed for in addition to the State Highway System or Municipal Street System. In cases where a subdivision is sought adjacent to a proposed thoroughfare corridor, the requirements of dedication and reservation discussed under Right-of-Way shall apply.

(1) Design Speed - The design speeds for subdivision-type streets shall be:

	Desirable	(Minimum)
A. RURAL		
I. Minor Collector Road	55	(50)
II. Local Roads	45	(40)
B. URBAN		
I. Major Thoroughfares other than Freeway Expressway	55	(50)
II. Minor Thoroughfares	55	(45)
III. Local Streets	40	(30)

(2) Maximum and Minimum Grades - A. The maximum grades in percent shall be:

DESIGN SPEED, MPH	
55	Desirable
(50)	(Minimum)
55	Desirable
(40)	(Minimum)
50	Desirable
(40)	(Minimum)
40	Desirable
(30)	(Minimum)

TYPE OF TOPOGRAPHY

I. Flat - NCSHC Division 1 - 3 (4) 3 (5) 4 (5) 5 (6)

II. The minimum grade in no case shall be less than 0.5%

III. Grades for 100 feet each way from intersections should not exceed 5 percent.

(3) Minimum Sight Distances - In the interest of public safety, the minimum required sight distance applicable shall be provided in every instance. Vertical curves that connect each change in grade shall be provided and calculated using the following parameters. (General practice calls for vertical curves to be multiples of 100 feet. Calculated lengths should be rounded up in each case).

Design Speed, MPH	30	40	50	55
Stopping Sight Distance				
I. Stopping Distance, feet	200	275	350	415
II. Min. K* value for:				
a. Crest Vertical Curve	28	55	85	120
b. Sag Vertical Curve	35	55	75	95
Passing Sight Distance				
I. Passing Distance, ft., 2 Lane	1100	1500	1800	2100
II. Min. K* value for Crest Vertical Curve	28	55	85	120

*K is a coefficient by which the algebraic difference in grade may be multiplied to determine the length in feet of the vertical curve that will provide minimum sight distance.

7-5.5 INTERSECTIONS -

(1) All streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle less than sixty (60) degrees.

(2) Property line radii at street intersections shall not be less than twenty (20) feet and where the angle of intersection is less than seventy-five (75) degrees, a greater radius may be required by the Board.

(3) Off-sets are to be disallowed unless an exception is granted by the Planning Board. Intersections which cannot be aligned should be separated by a minimum 125 feet between centerlines for safety purposes.

TYPE OF FACILITY	SECTION	DESIGN SPEED, MPH							
		30		40		50		55	
		D	e	D	e	D	e	D	e
RURAL									
Minor Collector	Shoulder					7.5°	0.08	6.0°	0.0
	C & G					5.5°	0.04	4.8°	0.0
Local Road	Shoulder			12.5°	0.08	7.5°	0.08		
	C & G			9.0	0.04	6.0	0.04		
URBAN									
Major and Minor Thoroughfares	Shoulder			11.5°	0.06		0.06	3.8°	0.0
	C & G			10.0°	0.04		0.04	3.8°	0.0
Local Street	Shoulder	21.0°	0.06	11.5°	0.06	7.0°	0.06		
	C & G	19.0°	0.04	10.0°	0.04	6.0°	0.04		

D = Maximum allowable degree of curve

e = Superelevation

7-5.6 Cul-de-Sacs - Cul-de-sacs, unless exception is granted by the Planning Board, shall not be more than five hundred (500) feet in length. The vehicular turnaround shall have a street right-of-way diameter of one hundred (100) feet. Cul-de-sacs shall not be used to avoid connection with an existing street or to avoid the extension of an important street in an adjoining area.

7-5.7 Frontage Road - When a subdivision abuts or contains a full or partial controlled access facility, whether existing or proposed, a frontage road may be required by the Board.

SECTION 7-6 SANITARY SEWER, WATER FACILITIES, SEDIMENTATION AND DRAINAGE CONTROL

a. Plans and specifications shall be provided by the subdivider and forwarded to the Director of Inspections showing necessary sedimentation and drainage control methods, sanitary sewer lines, water mains and items accessory to each that lie wholly within the public right-of-way in the subdivision. After approval of these plans and specifications by the County Manager, Washington County Health Department, and other authorizing agencies (Appendix E), installation by the subdivider can begin under county inspection. The Direcor of Inspections or his agent shall act as inspector to see that all the proper plans and specifications are faithfully carried out. Where existing sanitary sewer lines and water mains are within three hundred (300) feet, proposed sanitary sewer lines and water mains shall connect with the existing system in accordance with prescribed specifications. Where sanitary sewer lines and water mains are not within three hundred (300) feet, but plans have been formulated for their installation, the sanitary sewer lines and water mains may be required at the Board's discretion. Where sanitary sewer lines and water mains are not within three hundred (300) feet, and plans do not exist, the installation of such facilities will not be required. Wherever existing sanitary sewer lines and water mains are required, plans for their installation will conform with and tie into an existing or planned facilities.
In remaining cases, the use of septic tanks and absorption tile or other approved methods of sewage disposal meeting specifications of the Washington County Health Department and other authorizing agencies will be permitted by the subdivider. Similarly, the use of a private water system approved by the Washington County Health Department, and other authorizing agencies will be permitted the subdivider.

b. The total cost of any sanitary sewer and water distribution improvements and accessories is to be borne by the subdivider.

7-6.1 Sanitary Sewer and Water Facilities for Subdivisions Outside the County Boundaries Within the Jurisdiction of this Ordinance -

a. The subdivider shall install water and sewer utilities in keeping with county specifications. The county shall not provide services

of the county unless the applicable county specifications are adhered to.

b. If existing water and sewer services are desired by the subdivider, plans and specifications shall be furnished to the City Manager and County Manager for the installation of necessary sanitary. sewer lines, water mains and items accessory to each that lie wholly within the public right-of-way in the subdivision. After approval of these plans and specifications by the City Manager or designatee, County Manager, and other authorizing agencies (Appendix E), installation can begin under periodic inspection. The Director of Inspections or his agent shall act as inspector to see that all plans and specifications are faithfully carried out. County mains shall be installed to conform with and to tie into the County system prior to the paving of any streets involved.

c. The total cost of the sanitary sewer and water distributor improvements and accessories thereto designed to connect with and become a part of an existing sanitary sewer or water distribution system is to be borne by the subdivider.

7-6.2 Improvement Completion Agreement -

In the event that the subdivider should desire to have Washington County to contract for and install the improvements mentioned in this Section, subdivider shall bear the total cost of said improvements of the completed project. Upon agreement by the County Board to contract the project, the subdivider shall deposit with the County the amount which the County Manager estimates will be the total cost of the project. The subdivider will enter into a contract with the County of Washington which will stipulate if the completion costs exceed the original deposit the subdivider will bear the additional cost. Said contract will also state if the complete cost of the project is less than the original deposit, a refund of the balance will be made immediately by Washington County to the subdivider.

7-6.3 Sedimentation and Drainage Control

a. Any unstabilized soil exposed during construction shall be stabilized with vegetative cover to prevent erosion by the wind or surface water.

b. There shall be no occurrence of increased siltation away from the construction area that results from soil being exposed during clearing operations for construction or during construction.

c. Surface drainage shall be directed whenever possible along natural drainage courses or non-structural land drainage systems so that vegetation can cleanse run-off waters.

d. Proper record of drainage patterns must be established with identification of needed improvements and control methods.

SECTION 7-7 TEMPORARY UTILITIES, ELECTRICAL AND TELEPHONE SERVICE

7-7.1 Temporary Utilities - Should an existing utility system be inaccessible or unplanned, the total cost of a temporary system shall be borne by the subdivider without reimbursement from the County.

7-7.2 Electrical and Telephone Service - All development of services under this Section will be within the discretion of the developer in accordance with those standards that are deemed safe and efficient by those utility companies involved in the development of said subdivision.

SECTION 7-8 GUARANTEE OF IMPROVEMENTS

Where required improvements have not been completed prior to the submission of the plat for final approval, the County Board may approve said plat subject to the subdivider guaranteeing the installation of the improvements. Such guarantees shall be in an amount of not less than the estimated cost of the construction of the required movements. This amount shall be determined by the County Manager, or his appointee. Performance guarantees shall run for a period of one year and may be renewed once for a period of one year upon written approval from the County Board.
Upon no circumstances shall the County be liable to any person or group of persons for any failure to perform hereunder.

7-8.1 Performance Guarantee - All improvements shall be satisfactorily guaranteed by one of the following methods or any other method approved by the County Board.

a. A deed of trust (bond) on the property to be developed (or on other property owned by the developer); a proportionate share of the monies derived from each sale of the property will be applied to the satisfaction of the bond.

b. A "letter of credit" or "line of credit" from a lending institution (Bank, Savings and Loan) that specifies a limit of credit which may be extended to a developer upon request. This amount may not be used for purposes other than the improvements specified for the subdivision being approved. The lending institution shall agree to provide assurance to the County Board of Commissioners that a notice of advances on the specified "line of credit" will be forwarded by the lending institution to the County Manager.

c. Savings account with any properly insured financial institution. (Escrow: Clerk of Superior Court of Washington County).

d. Performance or surety bond executed by a company duly licensed to do business in the State of North Carolina or certified check drawn in favor of the County of Washington, or cash deposited with the County.

7-8.2 Defects Guarantee - The County Board of Commissioners shall require a bond of satisfactory, irrevocable letter of credit approved by the County Board guaranteeing utility taps, curb, gutters, sidewalks, drainage facilities, water and sewer lines, and other improvements against defects for one (1) year. This bond shall be in the amount determined by the County Manager and shall be in cash or made by a Surety Company authorized to do business in North Carolina.

7-8.3 Maintenance Guarantee - The County Manager shall secure from all subdividers a letter in which said subdivider shall agree to maintain the backfill and any improvements located thereon and therein and any ditch which has been dug in connection with the installation of such improvements. Such letter shall be binding on the subdivider for a period of one year after the acceptance of such improvements by the County, or the County will provide maintenance at cost plus 25% charge to the subdivider.

SECTION 7-9 LOT DESIGN STANDARDS

Lot sizes, shapes and locations shall be made with due regard to topographic conditions, contemplated use, and the surrounding area. Land subject to flooding and land deemed by the Planning Board to be uninhabitable for other reasons shall not be approved for residential occupancy, nor for such other uses as may increase danger to health, life or property, or aggravate the flood hazard; but such land may be set aside for such uses as will not be endangered by periodic or occasional inundation, or will not produce unsatisfactory living conditions.

7-9.1 Every lot shall front or abut on a public street.

7-9.2 No residential lot shall have a frontage where it abuts a public street right-of-way of less than thirty-five (35) feet, and at least twelve (12) feet of which shall be unobstructed by any visual barriers.

7-9.3 Where public water and sewer facilities are not available and individual water supplies or individual sewage disposal systems are planned, the subdivision owner at his own expense, shall have the site investigated by the Washington County Health Department and any other authorizing agency (See Appendix E) to determine whether or not such individual facilities are feasible and shall present proof to the Planning Board that appropriate soil tests have been adequately conducted, and each lot in the subdivision not served by public water or sewage disposal systems has been approved by the Washington County Health Department for individual water supplied and/or sewage disposal systems. The site investigation for sewage disposal shall include a sufficient number of percolation tests, and test holes of sufficient depth to determine the absorption capacity of the soil and the location of the ground-water table, and of rock formations and/or other impervious strata. The number of percolation tests required, the depth of test holes and the testing method shall be determined and directly supervised by the County Sanitarian.

a. Where individual sewage disposal systems are planned, the minimum lot sizes specified in this Ordinance shall be increased as required by the results of percolation tests and subsoil investigation. As a minimum the following shall apply:

(1) In areas not served by a community water system or public sewer system, the distance between dwellings should be increased; therefore, the minimum lot shall contain 20,000 square feet of useable land, not less than 100 feet wide at the building line, nor less than 150 feet deep.

(2) In areas lacking both community water systems and public sewer, the minimum lot shall contain 20,000 square feet of useable land, not less than 100 feet at the building line, nor less than 200 feet deep.

(3) Wells shall be located at least 100 feet from any septic tank or filter field whether on the same lot or another adjoining lot.

b. Lots served by a septic tank system and located on a watershed of a Class I or II reservoir or on the watershed of a portion of a Class A-II stream extended from a Class I reservoir to a downstream intake to a water purification plant shall contain at least forty thousand (40,000) square feet of area suitable for a septic tank system location and operation. The location and extent of these watersheds is determined by the Division of Health Services, Department of Human Resources.

c. Water supply and sewage facilities shall comply with applicable State and County Public Health laws and regulations, in all aspects not specifically mentioned in this Ordinance.

7-9.4 Corner lots for residential use shall have an extra width of fifteen (15) feet to allow adequate building setback from side streets.

7-9.5 Double frontage and reverse frontage lots shall be avoided except where necessary to separate residential development from through traffic.

7-9.6 Side lot lines shall be substantially at right angles or radial to street lines.

7-9.7 Depth and width of properties reserved or designed for commercial use or industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development comtemplated.

SECTION 7-10 SETBACKS

The minimum building setback line or the distance between the street right-of-way line and the building line shall be not less than 35 feet.

SECTION 7-11 BLOCKS

Blocks shall be laid out with special attention given to the type of use contemplated.

7-11.1 Block lengths shall not exceed 1,500 feet or be less than 400 feet.

7-11.2 Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth except where otherwise required to separate residential development from through traffic.

7-11.3 Pedestrian ways or crosswalks shall be provided near the center of blocks, where deemed essential in the opinion of the Planning Board, to provide adequate pedestrian circulation or access to schools, shopping centers, churches or transportation facilities.

SECTION 7-12 EASEMENTS

7-12.1 The subdivider shall convey easements to the county or appropriate utility company for both underground and overhead utility installation where needed. Easements shall be a minimum of twenty (20) feet wide, and normally centered along rear or side lot lines. Wider easements may be required if the topography along the proposed right-of-way is such that maintenance equipment cannot reasonably operate within the minimum twenty (20) foot wide easement. Where easements are required along the outside perimeter of a subdivision, ten (10) feet will be required.

7-12.2 Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the "100 year flood plain" and such further width or construction, or both, as will be adequate for the purpose of managing storm water runoff in a manner that will safeguard the health and property of the citizens of Washington County. Parallel streets or parkways may be required in connection herewith; if deemed in the public interest by the Planning Board or the County Board of Commissioners. There shall be a suitable easement provided should the water course, drainage way, channel or stream need restoration at any future date.

7-12.3 Lakes, ponds, creeks and similar areas will be accepted for maintenance only if sufficient adjacent land is dedicated as a public recreation

area or park or if such area constitutes a necessary part of the drainage control system. Such areas must be approved by the County Board of Commissioners upon recommendation of the Planning Board and/or Recreation Director.

SECTION 7-13 PERMANENT REFERENCE POINTS

Prior to the approval of the final plat, permanent reference points shall have been established in accordance with the requirements set forth in this Section.

7-13.1 Subdivision Corner Tie - At least one corner of the subdivision shall be designated by course and distance (tie) from a readily discernible reference marker. If a corner is within two thousand (2,000) feet of a U. S. Coast Geodetic Station or N. C. Grid System coordinated monument, or Washington County coordinated system, if such exists then this corner shall be marked with a monument so designated by computed X & Y coordinates which shall appear on the map with a statement identifying this Station or Monument to an accuracy of 1:10,000. When such a monument or station is not available, the tie shall be made to some pertinent and readily recognizable landmark or identifiable point, physical object or structure. However, if in the opinion of the Planning Board, a subdivision is of such small size, or if there is an existing tie within a reasonable distance of the subdivision, this shall not be required.

7-13.2 Monuments - Within each block of a subdivision at least two (2) monuments designed and designated as Control Corners shall be installed. The surveyor shall employ additional monuments if required. All monuments shall be constructed of concrete and shall be at least four (4) inches in diameter or square and not less than three (3) feet in length. Each monument shall have embedded in its top or attached by a suitable means a metal plate of noncorrosive material and marked plainly with the point, the Surveyor's registration number, the month and year it was installed, and the word "Monument" or "control corner". A monument shall be set thirty (30) inches in the ground unless this requirement is impractical because of unusual conditions.

7-13.3 Property Markers - A steel or wrought iron pipe or the equivalent of not less than three-fourths (3/4) inches in diameter and at least thirty (30)inches in length shall be set at all corners, except those located by Monuments. A marker shall also be set at a point of curve, and point of tangency unless a Monument has already been placed at said points. Additional markers shall be placed where required by the County.

7-13.4 Accuracy - The allowable angular error of closure and the linear error of closure for surveys shall be in accordance with Chapter V of the Manual of Practice for Land Surveying published by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors.

ARTICLE VIII - PUBLIC FACILITIES

SECTION 8-1 PARKS AND PUBLIC RECREATION

In the event that a proposed park, greenway, or other public park site shown on any part of the officially adopted Land Development Plan for Washington County is located in whole or in part within a proposed subdivision, the Planning Board and County Board of Commissioners shall require that the subdivider leave such land unsubdivided for six (6) months to give the County opportunities to negotiate purchase at the raw land price or initiate condemnation proceedings.

SECTION 8-2 SCHOOLS

When a preliminary subdivision plat is submitted for approval, in which, according to the Washington County Land Development Plan, a school site should be reserved, the Planning Board shall notify the Board of Education that the subdivision has been submitted for approval and that under the Ordinance a school site may be reserved therein. The school site may also be required if the projected size is such that a school site should be considered. This will hold especially true in planned development areas. In reviewing the subdivision and giving approval thereto, the Planning Board shall consult the Board of Education in determining the exact size and location of any school site to be reserved therein. Before the final plat of the subdivision is finally approved, the Board of Education shall determine whether or not it wishes to have a school site reserved in the subdivision. If the Board of Education does not wish to have a school site reserved in the subdivision, it shall so notify the Planning Board and in that event no school site shall be reserved therein. If the Board of Education does wish to have a school site reserved in the subdivision, the subdivision as finally approved shall reserve a school site of a size and location agreeable to the Board of Education and to the Planning Board. If the Board of Education has not purchased or begun proceedings to acquire the site within a maximum of eighteen (18) months after the subdivision is finally approved, the subdivider may treat the lands as freed of the reservation. If the Board of Education does not wish to have a school site reserved, the subdivider shall be immediately notified that he may proceed with the disposition of the land in question in accordance with the subdivision procedures and provisions of this Ordinance.

SECTION 8-3 PROVISIONS FOR SUBDIVISION RECREATION AREAS

8-3.1 General Provisions - Every person, group of persons, or corporation who subdivides or develops land for residential purposes may be required by the County Board to reserve a portion of such land for the purposes of recreation to serve the residents of the immediate neighborhood in which the subdivision is located.

8-3.2 Amount and Nature of the Land - The maximum amount of land which may be required to be reserved by a subdivider or developer shall be based upon the most recent U. S. Bureau of Census population figures for an average size family in the county and a park and recreation standard factor of seven (7) acres per 1,000 persons. The actual maximum amount of land to be reserved shall be determined by the following formula:

Amount of Reserved Land	=	Total Number of Dwelling Units	X	Average Size of Family	X	.007 Acres Per Person

EXAMPLES:

(2.2 Acres = 100 Units X 3.2 Persons/Unit X .007 Acres/Person)
(1/2 Acre = 26 Units X 3.2 Persons/Unit X .007 Acres/Person)

This requirement shall apply to all residential subdivisions and developments (single family units, multiple family units, and mobile homes or any combination of these).

The minimum amount of land that may be required to be reserved for recreation land in each residential subdivision or development shall be one-half (1/2) acre.

8-3.3 Suitability of Land - Criteria for use and in evaluating suitability of proposed recreation areas shall include but not be limited to the following as determined by the County Board of Commissioners after recommendations of the Planning Board.

a. Unity - The reserved recreation land shall where possible form a single parcel of land except where the County Board of Commissioners, upon recommendation of the Planning Board, determines that two parcels or more would be in the public interest. Recreation areas shall fit into an interconnected system with pedestrian walkways, which could also serve as routes to schools, churches, and other major pedestrian destinations.

b. Location and Access - The reserved recreation land shall be located so as to reasonably serve the recreational needs of the immediate neighborhood within the subdivision. The recreation and walkway system shall be located in block interiors and oriented away from exposure to heavy automotive traffic. However, public access to the recreation areas shall be provided by abutting local streets or preferably by public easement. Easements shall be twenty (20) feet wide where they are provided.

c. Useableness - The reserved recreation land shall be useable for recreation. Lakes and swampy areas shall not be included in computing reserved recreation land area, unless acceptable to the County Board of Commissioners upon recommendation of the Planning Board and/or Recreation Director.

8-3.4 Reservations: Additional Requirements - At any time prior to the final plat approval, the subdivision owner shall give the County Board of Commissioners a valid option on the reserved land provided for as recreation land within the subdivision. This option shall be a separate agreement to be drawn by the County Attorney at no cost to the owner, and may contain such terms as shall be mutually agreed between the owner and the County but shall contain the following:

a. Provision for payment of one hundred dollars ($100) to th owner upon execution of the option, which shall be applied to the purchase price.

b. Provision that the owner shall sell said land at an agreed raw land value that is the fair market value of the proposed park, recreation or open space area before development.

c. Provision that the option shall last for a period of one (1) year unless terminated by exercise of the option to purchase by the County.

8-3.5 Reservation - Land Acquisition Cost - Where land has been reserved for acquisition by the County, the purchase price of the land will be the raw land value; that is, the fair market value of the proposed recreation area before improvements are made in the subdivision. The average fair market value shall be determined at the time the final plat is submitted by either of the following means:

a. Fair market value of raw land determined by the County Board of Commissioners shall be based upon the advice of the County Manager and current appraisals that are acceptable to the subdivider, or

b. In the event the governmental unit and the subdivider cannot agree upon the raw land value then a special committee comprised as follows shall set the raw land value: the first member shall be a professional real estate appraiser appointed by the County Board of Commissioners; second member shall be a professional real estate appraiser appointed by the developer; third member shall be appointed by the first two members; in the event that the first two members fail to agree upon a third member, the Chief District Judge or his designee shall be required to appoint the third member. The committee shall view the land and hear the contentions of both the County and the Subdivider. The findings of the committee shall be by majority vote and shall be certified by the County Board of Commissioners within 45 days of the time of the appointment of the three members of the committee. The costs of the professional real estate appraiser appointed by the subdivider shall be borne entirely by the subdivider. All other costs shall be borne by the County, not withstanding the committee's final decision.

8-3.6 Administrative Procedures

It is the intent of this Section to permit an early determination regarding

recreation areas, especially of small subdivisions which, because of their proximity to other recreation areas or other good reasons, may not need recreation areas for the orderly development of the proposed subdivision.

a. County Responsibility - At the time the preliminary plat is submitted for approval, the Planning Board shall make its recommendations to the County Board of Commissioners as to whether to require a reservation of land within the subdivision.

b. Subdivider Responsibility - At the time of filing a preliminary plat for approval, the owner of the property shall, as a part of such filing, indicate the area or areas to reserve for recreation purposes on the preliminary plat as submitted.

c. Final Plat Prerequisites - Where a reservation is required by the County Board, such reservation shall be shown upon the final plat submitted for approval.

ARTICLE IX - COMPLIANCE WITH OFFICIAL PLANS

When a tract to be subdivided embraces any part of a major thoroughfare, parkway or boulevard designated in official maps and plans, such part of such proposed public way shall be platted and dedicated by the subdivider in the location and at the width specified. This will be done in accordance with all County approved plans and any agencies or offices with appropriate jurisdiction.

ARTICLE X - EXCEPTIONS AND VARIANCES

SECTION 10-1 PLANNED DEVELOPMENT

In the case of a plan or program for a planned development which, in the judgment of the Planning Board, provides adequate light, air, and service needs of the tract when fully developed and populated, and which also provides such convenants or other legal provisions as will assure conformity to and achievement of the Land Development Plan of Washington County, the Planning Board may recommend and the County Board of Commissioners may authorize that certain standards and requirements of these regulations be modified. Any modification thus authorized, is required to be entered in writing in the minutes of the Planning Board and the reasoning on which the modification was based set forth. It is intended here that these regulations be used in association with the Planned Development provisions of the County. Any modifications in the "standard" design criteria, in the opinion of the Planning Board, to fulfill the intent and purpose of the Planned Development provisions of the County are permitted.

SECTION 10-2 VARIANCES

Where, because of topographical or other conditions peculiar to the location of the site, strict adherence to the provisions of the regulations of this Ordinance would cause an unnecessary hardship, the Planning Board may recommend to the County Board of Commissioners that a variance be authorized. If such variance can be made without destroying the intent of these regulations, is deemed to be necessary, and is in conformance with prior reasoning of the Board's decision, it may then be acted upon by the Board of Commissioners. Any granted variance thus authorized is required to be entered in writing in the minutes of the Planning Board and the County Board of Commissioners with the reasoning on which the departure was justified set forth.

ARTICLE XI - ENFORCEMENT AND PENALTIES FOR VIOLATION

Any person who, being the owner or agent of the owner of any land located within jurisdiction of Washington County thereafter subdivides his land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under such Ordinance and recorded in the office of the appropriate Register of Deeds, shall be guilty of a misdemeanor. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring land shall not exempt the transaction from this penalty. The County, through its attorney or other official designated by the County Board of Commissioners, may enjoin illegal subdivision, transfer, or sale of land by action for injunction.

ARTICLE XII - LEGAL STATUS

SECTION 12-1 SEPARABILITY

Should any Section or provision of these regulations be for any reason held void or invalid, it shall not affect the validity of any other Section or provision hereby which is not itself void or invalid.

SECTION 12-2 REPEAL OF CONFLICTING ORDINANCE

All County Ordinances or parts of Ordinances, which are in conflict herewith are hereby repealed. Should the requirements of this Ordinance conflict with those of the Mobile Home/Travel Trailer Ordinance, the more stringent requirements shall prevail.

SECTION 12-3 EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after its adoption by the County Board of Commissioners of the County of Washington, North Carolina.

APPENDIX A

CERTIFICATION FORMS

The following certificates are required to appear on each of the linen or film copies of the final subdivision plats which are submitted to the Planning Board by the subdivider.

(a) CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted. Further, I (we) certify that the land as shown hereon is within the subdivision regulations jurisdiction of the County of Washington.

_____, 19___
DATE

_____
Owner(s)

(b) CERTIFICATE OF ACCURACY

I hereby certify that the plat shown and described hereon is a true and correct survey and that the monuments have been placed as shown hereon, in accordance with the requirements of the Washington County Subdivision Regulations.

The plat shown is in accordance with the provision of North Carolina G.S. 47-30 as amended.

_____,19___
DATE

_____
Registered Engineer or Surveyor

_____
Registration Number

(c) CERTIFICATION OF APPROVAL OF WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM

We hereby certify that the on-site water supply and/or on-site sewage disposal systems installed, or proposed for installation in each lot of the subdivision, entitled _____ fully meets the requirements of the Washington County Health Department (as described in Subdivision Regulations of the County of Washington, and are hereby approved.

_____, 19___

_____
Washington County Health Director or his Authorized Representative

_____
County Manager

(d) CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

We hereby certify: (1) that streets, utilities, and other improvements have been installed in an acceptable manner and according to the requirements of the Washington County Subdivision Ordinance in the subdivision entitled: _____ and (2) that a suitable quarantee of improvements has been made.

_____, 19___

_____
Chariman, Washington County

_____
County Manager, Washington County

(e) CERTIFICATE OF APPROVAL FOR RECORDING

We hereby certify that the subdivision plat shown hereon had been found to comply with the Subdivision Regulations for Washington County, with the exception of such variances, if any, as are noted in the minutes of the Washington County Planning Board and/or County Board of Commissioners and that it has been approved for recording in the Office of the Register of Deeds.

_____, 19___ _____, 19___
Date Date

_____ _____
Chairman, Washington County Planning Board

Chairman, Washington County Board of Commissioners - ERS

(f) CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS, NORTH CAROLINA
WASHINGTON COUNTY

Filed for registration on the _____ day of _____ (AM/PM) and duly recorded in the Map Book _____ on Page _____.

_____
Register of Deeds

(g) CERTIFICATE OF APPROVAL AND ACCEPTANCE OF DEDICATIONS

I, _____, the Chairman of the Washington County Board of Commissioners, do certify the approval of this plat or map and accepted the dedication of the easements, rights-of-way and public park shown thereon, but assume no responsibility to open or maintain the same until, in the opinion of the governing body of Washington County, it is in the public interest to do so.

_____, 19___
Date

_____
Chairman

APPENDIX B

MAJOR AND MINOR SUBDIVISIONS

SKETCH DESIGN CHECKLIST

DATE SUBMITTED_____

NAME OF SUBDIVISION_____

LOCATION_____

MAJOR_____ MINOR_____

OWNER_____ADDRESS_____TEL._____

LAND PLANNER_____

ADDRESS_____TEL._____

SURVEYOR OR ENGINEER_____

ADDRESS_____TEL._____

CHECK LIST OF ITEMS PRESENTED

_____(1) Site Location
_____(2) Acreage in tract (approximate)
_____(3) Average lot size (approximate)
_____(4) Number of lots (approximate)
_____(5) Utility service design
_____(6) Topographic features
_____(7) Traffic plan (Major Subdivision Only)
_____(8) Open space ideas
a. recreation areas
b. community facilities

SIGNIFY NON-APPLICABLE WITH N/A

APPROVED _____ TO PROCEED TO PRELIMINARY PLAT (MAJOR REVIEW)
(DATE)
OR FINAL PLAT (MINOR REVIEW), with the following recommendations:

_____

_____

_____

APPENDIX C

MAJOR SUBDIVISION ONLY

PRELIMINARY PLAT CHECKLIST

DATE SUBMITTED_____

NAME OF SUBDIVISION_____

LOCATION_____

OWNER_____ADDRESS_____TEL._____
LAND PLANNER_____ADDRESS_____TEL._____
SURVEYOR OR ENGINEER_____ADDRESS_____TEL._____

CHECK LIST OF ITEMS REQUIRED ON PRELIMINARY PLAT(S)

____(1) Sketch vicinity map showing relationship between subdivision and area (with graphic scale and north point);
____(2) The location of existing and platted property lines, streets, buildings, water courses, railroads, transmission lines, sewers, bridges, culverts, and drainpipes, water mains, city and county lines (if adjoining) and any public utility easements;
____(3) Boundaries of tract shown with bearing and distances;
____(4) Any available information on streams, flood plains, or elevation contours if requested by the Planning Board. Also, soil classifications, seasonal high water table, and vegetation if necessary for design purposes;
____(5) Names of adjoining property owners or subdivisions;
____(6) Proposed streets, street names, rights-of-way, roadway widths, and approximate grades;
____(7) Other proposed, rights-of-way or easements, location, widths and purposes;
____(8) If applicable, any plans for proposed storm water drainage systems and sedimentation controls and utility layouts (sewer, water, gas, and electricity). Otherwise, connections to existing systems or plans for individual water supply and septic tanks with appropriate percolation test results will be required;
____(9) Proposed lot lines, lot and block numbers, and approximate dimensions;
____(10) Proposed minimum building setback lines;
____(11) Proposed parks, school sites, or other public open spaces, if any;
____(12) Site data:
(a) Acreage in subdivision,
(b) Acreage in park or other land usage,
(c) Average lot size,
(d) Total number of lots,
(e) Lineal feet in streets
____(13) Title, date, north point and graphic scale;
____(14) Name of owner plus the surveyor and land planner, if any.

SIGNIFY NON-APPLICABLE WITH N/A

APPROVED _____ TO PROCEED TO FINAL PLAT SUBJECT TO THE FOLLOWING
(DATE)
CONDITIONS:_____

DISAPPROVED_____ FOR THE FOLLOWING REASONS:_____
(DATE)

APPENDIX D
MAJOR AND MINOR SUBDIVISIONS
FINAL PLAT CHECKLIST

DATE SUBMITTED_____

NAME OF SUBDIVISION_____

LOCATION_____

TYPE: MAJOR_____ MINOR_____
OWNER_____ADDRESS_____TEL.____
LAND PLANNER_____ADDRESS_____TEL.____
SURVEYOR OR ENGINEER_____ADDRESS_____TEL.____

CHECKLIST OF ITEMS REQUIRED ON FINAL PLAT(S)

____(1) The lines of all streets and roads;
____(2) Lot lines and lot numbers;
____(3) Minimum building setback lines;
____(4) Reservations, easements, alleys, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations;
____(5) Sufficient data to determine readily and reproduce on the ground, and location, bearing and length of each street line, lot line, boundary line block line, and building line;
____(6) All dimensions should be to the nearest one-tenth (1/10) foot and angles to the nearest minute;
____(7) Accurate location and description of all monuments and markers;
____(8) The names and locations of adjoining subdivisions and streets, and the location and ownership of adjoining unsubdivided property;
____(9) Title, date, name and location of subdivision, graphic scale, and true north point;
____(10) Name of owner plus the surveyor and land planner, if any;
____(11) Certifications:
- ___a. Certification of Ownership and Dedication;
- ___b. Certification of Accuracy;
- ___c. Certification of Approval of Water Supply and Sewage Disposal System;
- ___d. Certification of the Approval of Streets and Utilities;
- ___e. Certification of Approval for Recording;
- ___f. Certification of Registration by Register of Deeds;
- ___g. Certification of Approval and Acceptance of Dedications;

SIGNIFY NON-APPLICABLE WITH N/A

APPROVED _____ SUBJECT TO THE FOLLOWING CONDITIONS:
(DATE)

_____

_____

DISAPPROVED _____ FOR THE FOLLOWING REASONS:
(DATE)

_____

_____

APPENDIX E

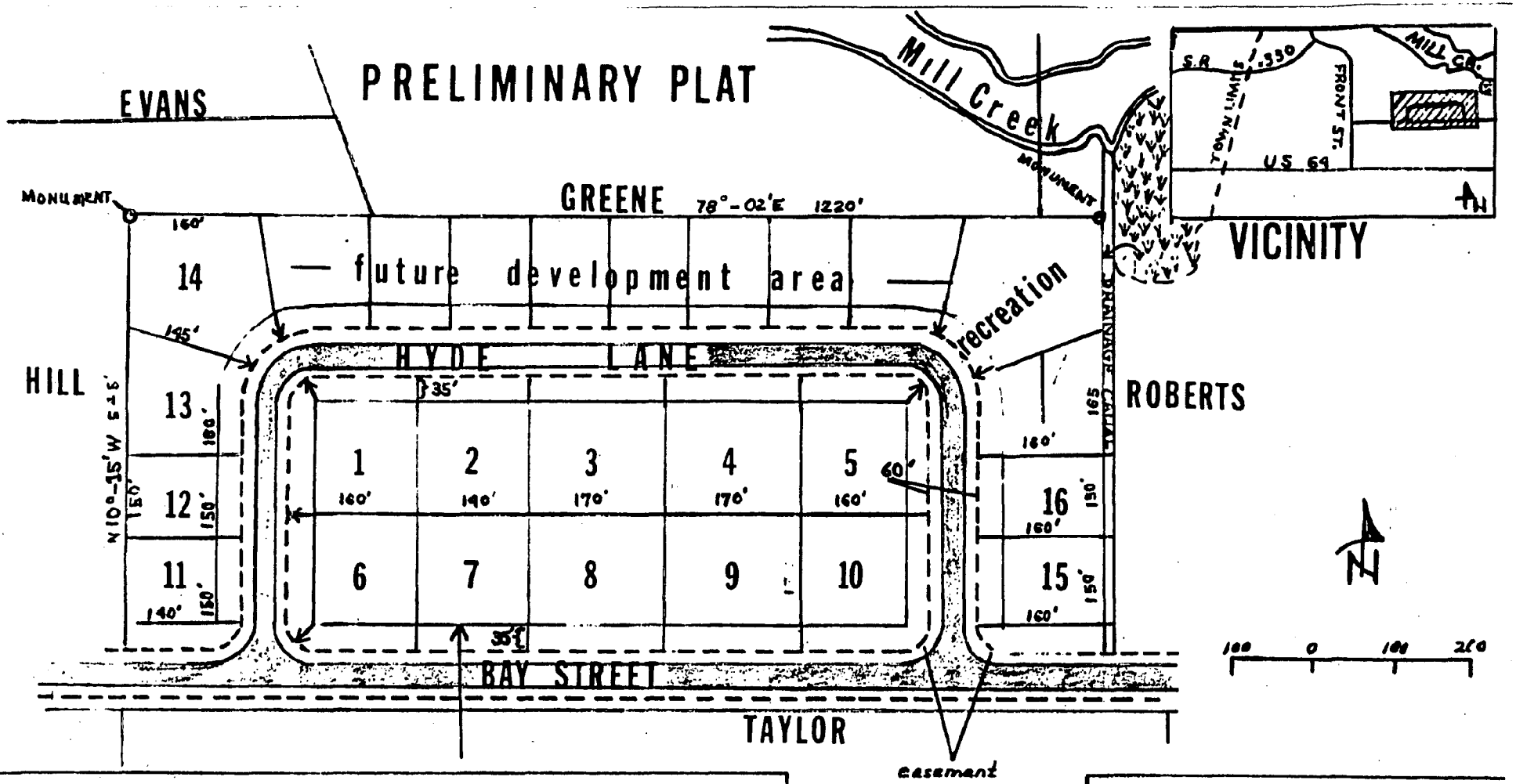
ADDITIONAL REGULATIONS CONCERNING WATER SUPPLY AND SEWAGE DISPOSAL

1. Water supply and sewage disposal systems serving ten or more connections are classified as public water supplies and public sewage connections, respectfully by State Law, and plans and specifications for said facilities must be approved by the Sanitary Engineering Section, Division of Health Services (formerly the State Board of Health), N. C. Department of Human Resources and the Office of Water and Air Resources, N. C. Department of Natural and Economic Resources.

2. Water supply and sewage disposal systems serving two to nine connections are regulated by State law and plans and specifications for such facilities need approval by the Washington County Health Department and/or the Office of Water and Air Resources, N. C. Department of Natural and Economic Resources, whichever is acceptable.

3. Individual water supply and sewage disposal systems must be installed and maintained in accordance with State Law. Approval of these individual systems shall be based on site investigation by the Washington County Health Department. On site investigations include tests of the absorption capacity of the soil and sub-soil which will indicate whether a lot is suitable for individual water supply or individual sewage disposal systems.

4. Various combinations of the above water supply and sewage disposal systems must meet the appropriate authorizing agencies' requirements according to State Law.



septic tank test ____ no. & ____ date

planning board approval ☐ ____ date

comments:

MILL PARK

OWNER: W. B. Cox

SURVEYOR: Paul S. Miller

LOTS 16

ACRES: 24

DATE: April 17, 1975

EXAMPLE

FINAL PLAT

The Final Plat shall include the following information, in addition to, the requirements of the Preliminary Plat:

(1) All dimensions should be to the nearest one-tenth (1/10) foot and angles to the nearest minute;

(2) Accurate location and description of all monuments and markers;

(3) Certifications of

- (a) Ownership and Dedication
- (b) Accuracy
- (c) Approval of Water Supply and Sewage Disposal System
- (d) The Approval of Streets and Utilities
- (e) Approval for Recording
- (f) Registration by Register of Deeds
- (g) Approval and Acceptance of Dedications.

RESOLUTION OF ADOPTION

WHEREAS,

the Washington County Subdivision Ordinance has been thoroughly reviewed and publically studied in accordance with the provisions of General Statutes of North Carolina, Chapter 153A, Article 18, Part 2,

AND WHEREAS,

the Ordinance protects all citizens from the effects of improper and irregular residential development, the County Commissioners of Washington County do hereby accept and adopt this Ordinance effective 1st day of June (month), 1977 (year).

ATTEST:

Ed Womble
Ed Womble, Chairman

Douglas W Davenport
Douglas W. Davenport

C. M. Stokes
C. M. Stokes

Mayme W. Davenport
Mayme W. Davenport

Robert D. Swain
Robert D. Swain

NOAA COASTAL SERVICES CTR LIBRARY
3 6668 14111641 0