

inherited by intestacy or by will. This provision shall apply only where the grantor or decedent already owned the land so divided upon the effective date of this ordinance.

Final Plat- The map or plan or record of a subdivision and any accompanying material, as described in these regulations.

Flood Hazard Area- The minimum area of the flood plain that, on the average, is likely to be flooded once every one hundred years (i.e., that has a one percent chance of being flooded each year) as identified by the Federal Insurance Administration on Flood Hazard Area Boundary Maps of Chatham County dated May 19, 1978.

Grade- The slope of a road, street, or other public way, specified in percentage (%) terms.

Health Department- The agency and person designated to administer the local regulations. The Chatham County Health Department.

Individual Sewage Treatment Facility- A sewage disposal system developed to function on an individual lot basis. A septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device.

Interior Lot- A lot other than a corner lot with frontage on only one street.

Lot- A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, or transfer of ownership or for building development.

Lot Area- The total horizontal area included within lot lines.

Lot Area (Useable)- Lot area suitable for septic fields. The area within the lot lines which is a contiguous or non-contiguous area suitable for a septic field, well, house and access. This area does not include areas such as public right-of-ways or, ~~land on the opposite side of a public right of way from the house site on the lot, land within the water hazard area or floodway and land on the opposite side of a water hazard area or floodway from the house site on the lot.~~

Comment [js1]: Revised to include non-contiguous land in useable lot area.

Lot Improvement- Physical changes made to raw land and structures on or under the land surface in order to make the land more useable for man's activities. Typical improvements in these regulations would include but not be limited to grading, street pavement, drainage ditches, and street name signs. Certain lot improvements shall be properly bonded as provided in these regulations.

Major Subdivision- All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of six (6) or more lots, or any size subdivision requiring any new street, or extension, or the creation of any public improvements. (#15R)

Minor Subdivision- Any subdivision containing not more than five (5) lots fronting on an existing public street, not involving any new

traffic. This network would consist of interstate routes and other routes designed as principal arterials.

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. The network would primarily serve traffic.

Major Collector: A road which serves major intercounty travel corridors and traffic generators and provides access to the arterial system.

Minor Collector: A road which provides service to small local communities and links with locally important traffic generators with their rural hinterland.

Local Roads: A local road serves primarily to provide access to adjacent land and for travel over relatively short distances.

Setback- The distance between a building and the street line or property line nearest thereto.

Staff- The professional assistants to the Chatham County Planning Board.

Street Line- The legal line between street right-of-way and abutting property.

Street Sign- The sign designating the official name and/or number of the street.

Stub Street- A street with one end open to traffic and one end temporarily closed preferably with a temporary turn around for the safe and convenient reversal of traffic movement. The end that is temporarily closed shall have access reserved on site for future extension.

Structure- Anything constructed or erected, including but not limited to buildings, which requires location on the land or attachment to something having permanent location on the land.

Subdivider- Any person who (1) having an interest in land, causes it, directly or indirectly, to be divided or who, (2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises for sale, lease, or development, any interest, lot, parcel, site, unit, or plat in a subdivision, or who (3) engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision, of any interest, lot, parcel, site, unit, or plat in a subdivision, and who (4) is directly or indirectly controlled by, or under direct, or indirect common control with any of the foregoing.

Subdivision- A subdivision means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions are created for the purpose of sale or building development (whether immediate or future) and includes all

Comment [js2]: Revised to conform to amendment to NCGS 153A-335.

division of land involving the dedication of a new street or a change in existing streets; however, the following are not included within this definition and are not subject to any regulations enacted pursuant to this document:

Comment [js3]: Technical correction.

1. The combination or recombination of portions of previously platted lots if the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the county as shown in its subdivision regulations;
2. The division of land into parcels greater than ten (10) acres if no street right-of-way dedication is involved.
3. The public acquisition by purchase of strips of land for widening or opening streets; and
4. The division of a tract in single ownership the entire area of which is not greater than two acres into not more than three lots, if no street right-of-way dedication is involved and if the resultant lots are equal to or exceed the standards of the county as shown by its subdivision regulations.
5. A conveyance made for the purpose of dividing up the estate of a decedent among his heirs and devisees, by will or the courts.
6. The combination or recombination of previously recorded lots or portions of previously recorded lots if the total number of lots is not increased, provided the resultant lots meet or exceed the standards of the Health Department.

Subdivision Agent- Any person who represents, or acts for or on behalf of a subdivider or developer, in selling, leasing, or developing, or offering to sell, lease, or develop any interest, lot, parcel, unit, site or plat in a subdivision, except an attorney-at-law whose representation of another person consists solely of rendering legal services.

Subdivision Plat- The final map or drawing, described in these regulations, on which the subdivision is presented to the Planning Board for approval and which, if approved, may be submitted to the Register of Deeds for recording.

Surveyor- A qualified land surveyor or engineer registered and currently licensed to practice surveying in the State of North Carolina.

Temporary Improvement- Improvements built and maintained by a subdivider during construction of the subdivision and prior to release of any performance bond.

Unit or Dwelling Unit- A building or portion thereof designed, arranged or used for living quarters for one family.

Usable Land- See Lot Area (Useable).

Water Hazard Area- The area adjacent to continuously flowing waterways and intermittent streams as designated on the most recent USGS quadrangle sheets which due to its proximity to the waterway, soils and/or other topographic information is deemed not suitable for structures or septic fields due to potential water pollution.

(3) Preparation of Sketch Design

The applicant shall submit to the Planning Board a sketch design as provided in these regulations and receive approval of said plat by the Board of County Commissioners prior to submitting a preliminary plat.

(4) Time limit on validity of sketch design approval

Approval of a sketch design shall be valid for a period of ~~six~~twelve (12) months following the date of sketch approval by the Board of County Commissioners. There shall be no extension of sketch design approval. If sketch design approval expires the subdivision shall not be considered for preliminary approval until and unless another sketch design approval is granted according to applicable regulations and appropriate additional administrative fees are paid. (#15N) This time limit on the validity of sketch design approval shall not apply for Planned Unit Developments, also referred to as Planned Residential Developments, and subdivisions of more than 50 lots. Sketch design approval shall not expire for developments in these categories provided the development continues according to the overall time schedule established at the time of sketch review. (#16A)

Comment [js4]: Change sketch design approval from 6 to 12 months.

C. Preliminary Plat

(1) Purpose

The preliminary plat is the second of three plats that may be required by these regulations. The preliminary plat is required to insure that proposed improvements meet the required standards. The preliminary plat serves as a guide to construction.

(2) Preparation of Preliminary Plat

After sketch design approval is given, various other plans necessary for preliminary submission as provided in these regulations are prepared, reviewed, and approved by appropriate agencies, such as the Department of Transportations, Division of Land Quality, etc.

(3) Deadline for Submission of Preliminary Plat

If a preliminary plat and required agency approvals are not received within the required ~~six month~~ validity period of the sketch plan then the plat shall comply with the regulations in effect at the time of preliminary submission.

Comment [js5]: This reference is not needed since it refers to the validity period for sketch design, which can be found in item (4) above.

(4) Tie limit on validity of Preliminary Plat approval

Approval of a preliminary plat shall be valid for a period of eighteen (18) months following the date of preliminary approval by the Board of County Commissioners unless a request for an extension has been received and approved by the Board of County Commissioners prior to the expiration of preliminary approval. (#15Q) Upon expiration of preliminary approval, a final plat of the same subdivision shall not be considered by the Board of County Commissioners unless said preliminary plat is submitted for preliminary approval based on standards in effect at the time of resubmission. (#15Q)

B. Minor Subdivisions

Any subdivisions containing not more than five (5) lots with access to an existing public street, nor involving any new street or road, the creation of any public improvements, or the request for a variance. (#15R)

C. Recording of Unapproved Lots:

Subdivision lots which are not approved for building development may be approved for recording through the minor subdivision procedure. Such plats shall display a note stating that the lots are not approved for building development and do not meet the requirements of the subdivision regulations, but are approved for recording purposes only. (#1)

4.4 Specific Procedures for Each of the Two Classifications of Subdivisions

A general overview of the review process is provided ~~on page 28 and 29~~ Section 4.4(A) below for Major and Minor Subdivisions. Although the standards and design criteria are basically the same for all subdivisions, the specific review procedure varies significantly depending on the classification of the subdivision as described in Section 4.3. The following is an explanation of each of the steps.

Comment [js6]: Revision to remove page references.

A. Procedure for All Subdivisions (Steps 1-3)

(1) Step 1 is not a requirement but is strongly recommended. This initial contact with the Planning Board technical staff should enable the subdivider to become familiar with these regulations and should prevent unnecessary and costly plan revisions at a later date.

(2) Step 2 also is a recommendation. An attorney should be helpful in answering questions regarding legal matters of land subdivision.

(3) The surveyor/engineer who prepares the subdivision plats must be licensed to practice in the State of North Carolina. It is recommended that the surveyor/engineer have informal consultation with the Planning Board technical staff prior to making any survey or drawing a plat.

OVERVIEW OF THE MAJOR SUBDIVISION PLAT REVIEW PROCESS

- | | | |
|---|---|---|
| 1. Informal Consultation Planning Board Staff | 2. Contact Attorney | Formatted: Left |
| 3. Hire Engineer/Surveyor | 4. Notification of old and historic structures to the Chatham County Historical Association (#21) | Formatted: Left |
| 5. Soil Scientist Prepare Soils Map (19) | | Comment [js7]: Switched 3 and 4 to match text in Section 4.4(A) above.
Formatted: Left |
| 6. Submit Sketch Design to Board Staff | 7. Planning Board Review and Action | Formatted: Left |
| 8. Board of Comm. Action | 9. Submit Prelim. Plat to | Formatted: Left |

Board Staff

10. Statement of Reasonable Design Certified/Licensed Soil Scientist (19)		← Formatted: Left
11. Preliminary Review of proposed road names by Emergency Operations Center (#21)		← Comment [js8]: Items 10 and 11 switched to match the text descriptions in Section 4.4(A). Formatted: Left
12. Prelim. Review Dept. of Transportation	13. Prelim. Review U.S. Army Corps of Engin. & Land Quality Sect. Chatham County Soil Erosion and Sedimentation Control Program	← Comment [js9]: Items 10 and 11 switched to match the text descriptions in Section 4.4(A). Formatted: Left
14. Prelim. Review Public water & Public sewer	15. Prelim. review of stormwater mgmnt. plans (#15F)	← Comment [js10]: Revised to indicate County Erosion Control Program. Formatted: Left
16. Prelim. review School Superintendent	17. Prelim Review Fire Dept and Dir. Of Emergency Mgmnt.	← Formatted: Left
18. Prelim. Review Telephone & Electric Company	19. Planning Board Staff Review	← Formatted: Left
20. Formal Planning Board & Board of Comm. Action	21. Make Site Improvements	← Formatted: Left
22. Submit Final Plat to Staff	23. Final Review Health Dept.	← Formatted: Left
24. Final Review of D.O.T.	25. Approval of Utilities-Water	← Formatted: Left
26. Approval of Utilities-Electric	27. Approval of Utilities-Sewer	← Formatted: Left
28. Final Staff Review	29. Formal Planning Board & Board of Comm Action (#15Q)	← Formatted: Left
30. Record Plat		← Formatted: Left

4.4 B. Procedure for Major Subdivisions (Steps 4-29)

- (1) Step ~~45 - 78~~. The sketch design review is required on proposed subdivisions with new roads, but is optional on other subdivisions. The information required on a sketch design map is described in Section 5.1, Section 5.2 A, Section 5.2 B, and Section 5.2 C. (#19) The required number of copies of the information required shall be submitted to the Planning Board staff for review by the Planning Board. (#22) The administrative fee for the subdivision is due at this time. The sketch design map shall be submitted to the Planning Board staff not less than twenty-three (23) days prior to the day on which approval is requested. (#15I) (#23) Following the Planning Board review and action the sketch design map shall be submitted for review and action by the Board of County Commissioners. The required number of sketch design plans shall be submitted to the Planning Board staff for review by the Board of County Commissioners. (#22) When structures of greater than 50 years in age or having historical significance are on the property or within 100 feet of the development property on adjacent property then the developer shall contact the Chatham County Historical Association prior to submittal for sketch subdivision approval. (#21)
Comment [js11]: Revise steps to match table.

- (2) Step ~~89~~. The information required on a preliminary plat is described in Section 5.1 and 5.2. The required number of copies of the information described in Section 5.1 and in Section 5.2 shall be submitted to the Planning Board Staff. (#22) The standards and design requirements for subdivision plats are specified in Section 6 of these regulations. (#5) A subdivision plat with proposed new roads shall be submitted to the Planning Board staff not less than twenty-three (23) days prior to the day on which approval is requested. (#23) A preliminary subdivision plat with no proposed improvements shall be submitted to the Planning Board staff not less than twenty-three (23) days prior to the day on which approval is requested. (#23) The Planning Board staff shall review the plat to be sure it meets the specifications of these regulations. An on-site inspection may be made of the subdivision at that time by the Planning Board staff. (#15I)
Comment [js12]: Revise steps to match table.

- (3) Step ~~910~~. The subdivider is responsible for having the site and the preliminary plat reviewed and signed by a certified/licensed soil scientist concerning the reasonableness of the design ~~(see Appendix A Form 1)~~. The plat submitted shall exhibit a statement of reasonable design or be accompanied by a letter from the Division of Environmental Management (DEM) signifying approval (issuance of a discharge permit and permit to construct). (#19)
Comment [js13]: Revise steps to match table.
Comment [js14]: Plat stamp no longer required.

- (4) Step ~~1011 - 12~~. Where new public roads are proposed the plat shall be reviewed and approved by the Division of Highways of the North Carolina Department of Transportation. Where new roads are proposed, road names shall be submitted to the County Emergency Operations Center for approval prior to submittal for preliminary subdivision approval. (#21)
Comment [js15]: Revise steps to match table.

Comment [js16]: Revise steps to match table.

Comment [js17]: Revise to indicate County Erosion Control Program.

Comment [js18]: Combines language from item (8) below.

Comment [js19]: Corrects referencing errors.

Comment [js20]: This sentence is to be deleted because the sketch design approval is extended from 6 to 12 months.

(5) Step ~~11~~13. When the development improvements may involve the placement of excavated material or fill material into streams, creeks, lakes, or wetlands, the subdivider is responsible for contacting the U.S. Army Corps of Engineers for a determination of whether a permit is required. A permit or a letter indicating no permit is required shall be provided twenty-three(23) days prior to the meeting of preliminary plat review.(#23) Failure of the U.S. Army Corps of Engineers to respond within thirty (30) days of an appropriate request to said agency shall not prohibit the subdivision application from proceeding through the county review 4.4 B. Procedure for Major Subdivisions procedures. (#150) ~~The Land Quality Section of the North Carolina Department of Natural Resources and Community Development or the local District Conservationist of the United States Soil Conservation Service Soil Erosion and Sedimentation Program of the Division of Environmental Health of the Chatham County Public Health Department~~ shall review and approve plat and erosion control plans when required by law or when new roads are proposed.

(6) Step ~~12~~14. Where public water will be provided, the subdivider is responsible for obtaining an approval letter from the State Division of Environmental Health assigning a project identification number. If the public water improvements will be dedicated to the County, approval by the County is also required in addition to state approval. This review is to be considered and fees associated with water plan review by the County shall be paid prior to submission of the preliminary plat. ~~The approval of the public water and sewerage system plans is required at the time the preliminary plat is submitted twenty-three (23) days prior to the Board meeting. (#15I) (#23)~~

(7) The Planning Board Staff may assist the developer upon request with steps ~~9-13~~10-14. The preliminary plat application shall be considered incomplete and shall not be scheduled for review by the Planning Board unless the plat along with the approvals specified in steps ~~9, 10, 11, and 12, 13 and 14~~ are received not less than twenty-three (23) days prior to the Board meeting.(#23) ~~Failure of the approving agencies in steps 10, 11, 12, and 13 to respond within thirty (30) days of an appropriate request to said agency shall not prohibit the subdivision application from proceeding through the county review procedure. (#17D)~~

(8) ~~(Reserved) Step 14. The approval of the public water and sewerage system plans is required at the time the preliminary plat is submitted twenty three (23) days prior to the Board meeting. (#15I) (#23)~~

(9) Step 15. When required, stormwater management plans shall be submitted to and approved by the county or its designee. (#15F)

(10) Step 16. In subdivisions larger than thirty (30) acres a plat may be submitted by the Planning Board staff to the School Superintendent for his recommendation concerning the desirability

for completion of improvements such as construction bonds are discouraged but are permitted in lieu of improvements under certain circumstances.

(16) Step 22. The final plat shall conform significantly to the preliminary plat and shall meet all requirements specified in these regulations. The information required on the final plat is described in Section 5.3. The required number of copies of this information shall be submitted to the Planning Board staff. (#22) If the plat is in order and public improvements are completed or assurance for completion of improvements is submitted, then appropriate certification stamps shall be applied to the plat. Major subdivisions which do not require new roads may be reviewed simultaneously for preliminary and final approval by the Planning Board and Board of County Commissioners. (#15Q) Subdivisions which request a variance but do not require new roads or public improvements may be reviewed by the Planning Board simultaneously for preliminary and final approval conditional upon the Board of County Commissioners preliminary approval.

(17) Steps 23-27. These steps need not be taken in order. It is the developer's responsibility to have each of the listed appropriate agencies review the final plat and affix the agency's stamp of certification or provide their respective approval. The Planning Board Staff may assist the developer upon request. Two sets of as-built drawings of utility plans and fees for periodic water improvements inspections by the County shall also be submitted to the County Water Department at this time or prior to the release of a financial guarantee by the County. (#17F)

Comment [js21]: Reflects change that some departments no longer sign plats, but will provide other documentation of approval.

(18) Step 28. After all certification stamps are signed or other form of approval is obtained, the developer shall submit the required number of signed plats (#22), along with one (1) reproducible plat to the Planning Board staff for their final review, (#17G) a minimum of twenty-three (23) days prior to the date of the Planning Board meeting approval is requested. (#23)

Comment [js22]: Reflects change that some departments no longer sign plats, but will provide other documentation of approval.

Comment [js23]: Technical correction.

(19) Step 29. The Planning Board staff shall submit the final plat along with its recommendation to the Planning Board and Board of Commissioners for formal action. (#15Q) Staff may inform the developer of their recommendation prior to the Planning Board meeting. Upon approval the Chairman of the Board of County Commissioners shall sign the final plats which exhibit original signatures. (#15Q)

(20) Step 30. The developer shall submit the approved final plat to the Chatham County Register of Deeds for recording in the official plat file. A subdivision plat cannot legally be recorded unless it has been approved by the authorized Planning Agency. Also, lots cannot legally be sold using an approved plat unless said plat is recorded in the Office of the Chatham County Register of Deeds.

4.4 C. Procedure for Minor Subdivisions (Steps ~~A-D~~ 4-7)

Comment [js24]: Corrects referencing errors.

(1) Step ~~4A~~. Minor Subdivisions may be submitted to the Planning Board staff for both preliminary and final review simultaneously since there are no public improvements involved. Since minor subdivisions are easily reviewed by the Planning Board staff there is no deadline for submittal. The applicant shall submit one (1) print and one reproducible plat to the Planning Board staff. Applicants shall pay any administrative fee established by the County at the time of the application or request. (#5) The staff shall inform the applicant of necessary modifications to the plat, and shall affix the necessary certification stamps. (#21) Minor Subdivisions involving access to more than two lots shall have the access road name approved by the Emergency Operations Center (EOC).

Comment [js25]: Corrects referencing errors.

(2) Steps ~~5~~. Minor subdivisions shall be reviewed and approved by the ~~Division of Environmental Health of the Chatham County~~ Health Department or the Division of Environmental Management (issuance of a discharge permit and permit to construct.) This approval ~~may be by letter or signing of the designated certification stamp. (See Appendices)~~ shall be in a form prescribed by the ~~issuing agency~~.

Comment [js26]: Corrects referencing errors.

Comment [js27]: Added for clarification.

(3) Step ~~6~~. The Planning Board staff shall review the plat and if everything is in order the Director of Planning or his authorized agent shall approve the plat as a minor subdivision. (See Appendices)

Comment [js28]: Reflects change that some departments no longer sign plats, but will provide other documentation of approval.

Comment [js29]: Corrects referencing errors.

(4) Step ~~7B~~. The plat shall be recorded by the applicant within the time limit specified in these regulations.

Comment [js30]: Corrects referencing errors.

- (5) Before a minor subdivision may follow the minor subdivision procedure the following requirements must be met.
- The subdivision must meet the requirements of the minor subdivision definition.
 - The plat must meet all requirements and standards of the Planning Board without exception.
 - There can be no variances requested from the subdivision regulations.
 - There cannot be, as a result of such subdivision, a creation of any lots which fail to meet all requirements of the subdivision regulations.
 - No subdivider may use the minor subdivision procedure in the same immediate location (approximately fifteen hundred [1,500] feet) for a period of twelve (12) months after getting subdivision approval using said procedure in said location, if he owns, has an option on, or has any legal interest in any property adjacent to the property to be subdivided, except as provided in these regulations, specifically in Section 6.4B (4). However, a subdivider may use the minor procedure more than once during a twelve month period to create as many as five (5) individual lots. The minor subdivision procedure may not be used to create more than five (5) lots unless there is a twelve month period after the approval of the fifth lot.
 - Additional street right-of-way dedication shall be shown on

soils map showing the location of suitable soils and a letter of explanation shall be submitted. (19)

D. Drainage Plan and Erosion Control Plan

For all subdivisions with new roads the developer shall submit a drainage plan and an erosion control plan which provides information as specified in the regulations of the ~~Land Quality Section of the North Carolina Department of Natural Resources and Community Development (See Appendix)~~ Soil Erosion and Sedimentation Control Program of the Division of Environmental Health of the Chatham County Public Health Department. The official submission date shall be considered the date of the Board meeting at which a plat is considered for approval. This is not the date upon which the plat is submitted to the Planning Board staff for review. The submission deadline is ~~sixteen (16)~~ twenty-three (23) days prior to the day on which approval is requested for subdivisions. ~~with new roads and fourteen (14) days prior if no new roads are required.~~ (#15I)

Comment [js31]: Revise to indicate County Erosion Control Program.

- (6) The total acreage of land to be subdivided in Chatham County. If less than one (1) acre, the square footage of each lot and if one (1) acre or greater the acreage of each lot.
- (7) All lots in each subdivision shall be consecutively numbered throughout the several additions if there exists more than one.
- (8) The location, and width of all existing and proposed right-of-ways and easements, alleys, and other public ways and water hazard areas, if applicable. Septic system easements shall show bearings, distances, and area. (#9)
- (9) All streets shall be designated as either public or private.
- (10) The location, dimension and area of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof and conditions, if any, of the dedication or reservation.
- (11) Accurate description of all monuments and markers. Monuments and control corners shall be designated.
- (12) Sufficient data to determine readily the location, bearing, and length of all lines, and to reproduce such lines upon the ground; the location of all proposed monuments. This shall include but not be limited to (a) radius, (b) length, (c) cord bearing and distance. (#16G)
- (13) Any other information required on surveys as specified by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors in its Manual of Practice for Land Surveying in North Carolina.
- (14) When available the tax map and parcel number of the property being subdivided.
- (15) When appropriate major subdivisions shall contain a note which states that a public or community water system is not presently available to the subdivision lots.
- (16) Certificate of Ownership and Dedication (See Appendices).
- (17) Certificate of Survey and Accuracy.
- (18) Certificate of Division of Highways (See Appendices).
- (19) Certificate of Approval by the Planning Board or authorized person (See Appendices).
- (20) Certificate of the Register of Deeds.
- (21) On final plats which show new publicly dedicated roads, a note shall be placed designating maintenance responsibility until acceptance of said roads by the Department of Transportation. (#10H) The maintenance responsibility for private roads shall be disclosed by a note on the plat. (#16D)
- (22) Certificate of sewerage system approval ~~(See Appendices)~~
- (23) Name of Subdivision (#15D)

Comment [js32]: Plat stamp to be removed from appendices.

C. As-Built Utility Plans (#17I)

When public or community water and/or sewage systems are installed, two sets of (#17I) as-built drawings of said systems shall be submitted at the time of final review or prior to the release of a financial guarantee by the County.

SECTION 6. REQUIREMENTS AND MINIMUM STANDARDS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN

6.1 Suitability of the Land

A. Land Physically Unsuitable for Subdivision

Land which the Board of County Commissioners has found to be unsuitable for development: (#15Q)

- (1) Because of flooding, bad drainage, steep slopes, rock formations, and other such features which may endanger health, life, or property, aggravate erosion, or increase flood hazard or
- (2) Which other public agencies concerned have investigated and found in the best interest of the public not suitable for the type of platting and development proposed, may not be approved for subdivision unless adequate methods are formulated by the developer for meeting the problems created by subdivision of such land. Such land within any plat shall be set aside for such uses as shall not produce unsatisfactory living conditions.

B. Land Subject to Flood

Land within any floodway shall not be platted for residential occupancy or other building site and shall not be raised by fill. Other land subject to flood may be platted for residential use only if filled to such height as will secure a flood-free site based on data submitted by the subdivider and prepared by competent engineers, provided such use or fill does not endanger health, life, or property or restrict the flow of water or increase flood heights. To prevent such hazards, fill material should be taken from between the stream bank and the area to be filled. In applying these provisions, land subject to flood shall be defined as follows:

- (1) Land lying within the ~~Special~~ Special Flood Hazard Area as indicated on the most current Flood Insurance Rate Map Chatham County, North Carolina Unincorporated Areas as referenced in the Chatham County Flood Damage Prevention Ordinance ~~with an effective date of July 16, 1991 prepared by the Federal Emergency Management Agency~~ or best available data. The maps are available for review at the Chatham County Planning Department. Land within a flood hazard area boundary shall not be considered a portion of the lot when calculating minimum lot area. (#31)
- (2) Areas included in the floodway shall be considered those shown on the floodway map for unincorporated areas of Chatham County, North Carolina prepared by the Federal Emergency Management Agency or best available data. The areas shown in the floodway shall not be included when calculating the lot area. (#31)

Comment [js33]: Reflects changes in the Flood Insurance Rate Maps and Flood Damage Prevention Ordinance.

6.2 Rural Roads

A. Classification

Streets and roads are hereby classified according to the function which they are to serve, the type, speed, and volume they will carry. The broad categories shall be (a) arterials, (b) collectors, and (c) local roads. The designation in the thoroughfare plan of arterials and collectors does not prevent other streets proposed in or adjoining subdivisions from being similarly classified. Classifications of rural roads are defined ~~on page 13,~~ in Section 2.

Comment [js34]: Deletes an unnecessary reference.

B. Relation to Present, Proposed and Future Road System

- (1) The location and width of all streets and roads shall not be in conflict with the Chatham County Thoroughfare Plan.
When a subdivision is proposed in an area designated for a future right-of-way on the County Thoroughfare Plan and the construction of a road along this right-of-way is not necessary for the purpose of providing access to plated lots, or carrying the traffic that will be generated by the subdivision development, the construction of this road by the subdivider shall not be required. Such right-of-way shall, however, be reserved for sale to or dedicated to the Highway Commissioner for the purpose of implementing the Thoroughfare Plan.
- (2) For the purpose of these design standards, existing streets which terminate at or adjoin a subdivision boundary shall be deemed a part of the subdivision. The proposed street system shall extend the right-of-way of existing streets at no less width than the required minimum width. Subdivisions that adjoin only one side of existing streets shall dedicate one-half of the additional right-of-way needed to meet minimum width requirements. If any part of the subdivision includes both sides of an existing street all the required additional right-of-way shall be dedicated.
- (3) Where necessary to provide public street access to adjoining landlocked property or connectivity to large tracts with future development potential, proposed public streets shall be extended by dedication of right-of-way to the boundary of such property. Legal documents shall be recorded assuring future public accessibility. Two of the issues to be reviewed when considering the extension of public roads are the improvement of traffic distribution to prevent unnecessary congestion and the improvement of public safety by providing increased access for law enforcement and emergency vehicles. (#35)
When developments are proposed with private gravel roads, the Board of County Commissioners may require said roads right-of-ways be reserved to adjacent properties where deemed appropriate for future access. The future disposition of said right-of-ways is left to the discretion of the owners of the development. (#10E, #15Q)
- (4) When an arterial adjoins or is included in a subdivision, lots therein which abut the arterial shall have the number of access points limited or reduced with such conditions specified on the plat or shall be provided with another means of access, e.g-

Appendix A

Suggested Certification Forms
For Preliminary and Final Approval

PRELIMINARY

Form 1

~~I have reviewed the property shown hereon and the lot sizes and plat design is reasonable for the existing soil conditions.~~

~~Name Title Date
(19) (Reserved) |~~

Comment [js35]: No longer used on plats.

Form 2

ACKNOWLEDGEMENT OF HEALTH DEPARTMENT REVIEW PROCEDURE

This is to acknowledge that I am aware that preliminary plan approval is based on a soils investigation by my consulting soil scientist and lots are subject to change following review by the County Health Department. I am aware that I am required to have lots and suitable soil areas surveyed and that the County Health Department will evaluate said locations prior to final plat approval by the county.

Signature
(Developer/Applicant)

Date
(19)

Form 3

CERTIFICATION OF PRELIMINARY PLANS OF STREETS

I hereby certify that the plans for streets in the subdivision shown hereon meet the design standards and specifications of the Department of Transportation, Division of Highways except as noted hereon.

_____19_____

District Engineer

FINAL

Form 7

CERTIFICATION 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, and dedicate all right-of-ways, streets, alleys, walks, easements, parks, and other open spaces to public or private use as noted.

_____19_____

Owner(s)

Form 8

~~CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS~~

~~General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal.~~

~~Before the initiation of construction, the location of the house or other structures and the specifications for the subsurface sewage disposal system shall be approved by the Chatham County Health Department.~~

_____19_____

Chatham County Health Department

(Reserved)

Comment [js36]: No longer used on plats.

Form 9

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify that the streets and related improvements have been installed according to plans approved by the Division of Highways, except as noted hereon; or proper provisions have been made for their installation.

_____19_____

District Engineer, N.C. Division of Highways

~~GUIDE FOR DEVELOPING SOIL EROSION AND SEDIMENT CONTROL PLANS~~

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~~Purpose of the Guide~~

~~The purpose of these guidelines is to provide general instructions for preparing plans for control of accelerated erosion and sedimentation resulting from land disturbing activities.~~

~~Definition of Plan~~

~~A Soil Erosion Control Plan is a plan that includes a narrative and the drawings and specifications that define and measures any techniques that are necessary for carrying out land disturbing activities in a manner that will hold erosion and sediment damage to a minimum.~~

~~Plan Content~~

~~Narrative~~

~~The narrative should include as a minimum, a general description of the area to be cleared or graded and the expected length of time the project is to be under construction.~~

~~The narrative shall include the description of the erosion control measures that are to be installed during and after each phase of construction. If a vegetative ground cover, either temporary or permanent is to be used, the narrative shall include the types and rates of seed, lime, fertilizer, and mulch.~~

~~All engineering assumptions and calculations for runoff computations and structural measures shall be included in the narrative.~~

~~Maps and Plan Drawings~~

~~Erosion and sediment control measures may be shown on drawings with other project facilities as appropriate or on separate drawings. The map and plan drawings shall describe the topography of the area, the proposed alterations to the area, and the planned erosion and sediment control measures. A location map shall be included in sufficient detail to locate the site.~~

~~All temporary measures to be used during construction and all permanent measures for restoring the stability and providing long term protection to the site, shall be located on the drawings and shall be dimensioned in detail. Upon completion of construction, all temporary structures shall be removed and the area restored to its original contour or as shown on the plan and stabilized.~~

~~Guide for Developing Soil Erosion and Sediment Control Plans:~~

Listed below are items that should be included in the plan submitted to the Land Quality Section, Regional Engineer, for review and approval:

I. NARRATIVE

1. General description of the project.
2. General description of the accelerated erosion and sediment control provisions.
3. Expected date project is to begin and expected date final stabilization will be completed; or, the expected length of time from initial disturbance of the ground to final stabilization.
4. Design consideration and calculation, if applicable, of temporary and permanent measures.

II. ITEMS TO BE INCLUDED ON THE MAPS AND PLAN DRAWINGS OR IN THE SPECIFICATIONS

1. Location map: sufficient in detail to locate the site.
2. Temporary measures: Those measures used during active construction that are to be removed upon completion of the project, such as diversions, silt fences, silt ditches, hay or bale barriers, brush barriers, sediment basins, slope drains, temporary vegetative plans, etc.
3. Permanent measures: for restoring the stability of the site and providing long term protection, describe or show such things as diversions, retaining walls, rip rap, jute netting, vegetative plan, storm water culverts, culvert outlet protection, channels, and ditch stabilization, drop structures, etc.
4. Location and dimensional details of temporary and permanent measures.

III. MAINTENANCE OF MEASURES

1. Schedule describing the methods and frequency of maintenance for both temporary and permanent measures shall be provided either on the plans or in the narrative.

Soil erosion and sediment control plans shall conform to the rules and regulations of the Soil Erosion and Sedimentation Control Program of the Chatham County Division of Environmental Health.

Comment [js37]: No longer necessary with the start of the County Erosion Control Program.