

ARTICLE IV

REQUIRED IMPROVEMENTS, DEDICATION, RESERVATION, MINIMUM STANDARDS OF DESIGN

Section 9-3035 General

Each subdivision shall contain the improvements specified in this article, which shall be installed in accordance with the requirements of this ordinance and paid for by the subdivider, unless other means of financing is specifically stated in this ordinance. Land shall be dedicated and reserved in each subdivision as specified in this article. Each subdivision shall adhere to the minimum standards of design established by this article.

Section 9-3036 Suitability of Land

9-3036.1 Land which has been determined by the Planning Board, on the basis of engineering or other expert surveys, to pose an ascertainable danger to life or property by reason of its unsuitability for the use proposes shall not be plated for that purpose, unless and until the subdivider has taken the necessary measures to correct said conditions to eliminate said dangers.

9-3036.2 Areas that have been used for disposal of solid waste shall not be subdivided unless tests by the Harnett County Health Department, a structural engineer and a soils expert determine that the land is suitable for the purpose proposed.

9-3036.3 All subdivision proposals shall be consistent with the need to minimize flood damage.

Section 9-3037 Name Duplication

The Name of the subdivision shall not duplicate nor closely approximate the name of an existing subdivision within the Town of Erwin and its extraterritorial jurisdiction area.

Section 9-3038 Subdivision Design

9-3038.1 Blocks

- (a) block lengths shall not exceed fourteen hundred (1400) feet or be less than four hundred (400) feet.
- (b) Blocks should have sufficient width to provide for two tiers of lots of appropriate depth except where otherwise required to separate residential development from other types of development.
- (c) Where deemed necessary by the Planning Board, a pedestrian crosswalk at least fifteen (15) feet in width may be required to provide convenient public access to a public area such as a park or school, to a water area, or to areas such as shopping centers, religious or transportation facilities.

9-3038.2 Lots

- (1) All lots in new subdivisions shall conform with the dimensional requirements contained in the Town of Erwin's Zoning Ordinance.
- (2) Every lot shall front or abut a public street or shall have access to a public street via an approved private street or drive. Approved private streets and drives shall meet the following requirements:

- (a) The street or drive must be adequately designed to allow access by public service and public safety vehicles.
 - (b) A permanent easement shall be recorded allowing use by the lot owners and building occupants and by public service and safety agencies.
 - (c) The developer/subdivider shall execute and record an approved statement waiving any claims for damages resulting from normal use by public service and safety agencies, waiving rights to request municipal maintenance in the future (unless designed and constructed to Town street standards), acknowledging public agencies' rights to discontinue services unless the street or drive is maintained property, and establishing responsibility for continuing maintenance of the private nature of the street or drive shall also be included as covenant in all transfers of lots or units in the development
 - (d) Private streets and drives shall be clearly labeled "private" on all plats.
- (3) Where public water and sewer facilities are not available, every lot shall contain not less than the area prescribed in the zoning ordinance of the Town for the appropriate zone or zones in which the subdivision exists,
 - (4) Where public water and sewer facilities are not available each residential lot shall contain a minimum of 20,000 square feet. Where community water supply is available and sewer facilities are not available each residential lot shall contain a minimum of 15,000 square feet. In no event shall the lot area be less than that prescribed for the area by the zoning regulations.
 - (5) Corner lots for residential use shall have an extra width-of twenty (25) feet to permit adequate building setback from side streets.
 - (6) Double frontage and reverse frontage lots shall be avoided except where necessary to separate residential development from through traffic. A buffer strip shall then be deeded to the Town to alleviate this problem.
 - (7) Side lot lines shall be at right angles to straight streets or radial to curved streets, whenever possible.
 - (8) Depth and width of properties reserved or laid out for commercial use and industrial purposed shall be adequate to provide for the off street service and parking facilities required by the type of use and development contemplated.

9-3038.3 Buffer Strips

It is recommended that in residential districts a buffer strip at least ninety (90) feet in depth, in addition to the normal lot depth required, be provided adjacent to all railroads, limited access highways, and commercial developments. This strip shall be a part of the platted lots, but shall have the following restriction lettered on the face of the plat: "This strip reserved for the planting of trees or shrubs by the developer; the building of structures hereon is prohibited"

9-3038.4 Traffic Signs and Street Signs

Street name signs shall be uniform and ordered through the Town. Costs shall be borne by the subdivider. These signs shall not be a part of the improvements for which a guarantee is required. They must be paid for and ordered before the final plat is approved. The signs shall be installed by the Town.

9-3038.5 Drainage, Grading

- (a) Lots shall be graded so that water drains away from each building. Surface drainage swells shall be designed so that surface water will drain into a driveway, street gutter or ditch, drain inlet or natural drainageway.
- (b) Drainage easements. Where a subdivision is traversed by a stream or drainage way, an easement of not less than twenty (20) feet shall be provided conforming with the lines of the stream and of sufficient width to be adequate of the minimum used in design.

9-3038.6 Connection to Sewer System

- (a) All subdivision lots within the Town limits shall be served by the Town's sewer system unless the Town is unable to add new customers onto to the system.
- (b) All subdivision lots of thirty thousand (30,000) square feet or less in the Town's extraterritorial jurisdiction shall be served by the Town's sewer system if any portion of the subdivision is within two hundred fifty (250) feet of a Town manhole or gravity sewer line, unless the Town is unable to add new customers onto the system.

9-3038.7 Streets

- (a) Generally in any new subdivision, the street layout shall conform to the arrangement, width and location indicated on any current official plans or maps for the Town. In areas for which such plans have not been designed and located in proper relation to the existing and proposed streets, to the topography, to such natural features as streams and tree growth, to public convenience and safety, and to the proposed use of land to be served by such streets.
 - (1) All streets shall provide for the continuation or appropriate projection of principal streets in surrounding areas and provide reasonable means of ingress and egress for surrounding tracts. The Town reserves the right to require the subdivider to extend the dedicated right-of-way for any subdivision street, existing or proposed, to any property line. All streets and roads shall be paved and constructed according to the specification of the North Carolina Department of Transportation and the Town of Erwin.
 - (2) The proposed street layout shall be made according to good land planning practice for the type of development proposed and shall be coordinated with the street system of the surrounding areas. All streets must provide for the continuation or appropriate projection of principal streets in surrounding areas and provide reasonable means of ingress and egress for surrounding acreage tracts.
- (b) Street Classifications.
 - (1) Major streets and thoroughfares shall be planned for continuation of movement of fast traffic between points of heavy traffic generation and from one section of the community to another. They shall contain as few intersections with minor streets as possible. Such thoroughfares should traverse the community and should be spaced approximately one (1) mile apart.
 - (2) Collector streets shall provide a traffic route from minor streets to major thoroughfares.
 - (3) Minor streets shall be connecting or loop streets, that shall provide direct access to each lot and shall be laid out so that their use by traffic is not

encouraged. Cul-de-sacs and dead end streets may also fall under this description if specified conditions exists.

- (4) Marginal access streets shall be cul-de-sacs or dead end roads directly serving no more than twenty lots. A marginal access street meeting this description may serve as a feeder to other marginal streets, provided that the total number of lots directly and indirectly accessed does not exceed thirty (30). In any case, if more than thirty (30) lots are serviced indirectly and directly, the “feeder street” shall be described as a minor residential street and shall comply with all restrictions.
- (5) Service drives shall be designed to provide only secondary access.
- (6) Rural streets are local streets in rural areas where lot size, rural zoning and lack of centralized services preclude the need for curbs and gutters.

(c) Right-of-way widths. Minimum street right-of-way width shall be as shown in the thoroughfare plan of the community and not less than the following:

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| 1. Major streets and thoroughfares | 80 feet |
| 2. Collector streets | 60 feet |
| 3. Minor (residential) streets | 60 feet * |
| 4. Marginal access streets | 50 feet |
| 5. Cul-de-sacs, turn around area | 100 feet (diameter) |

* A minimum right of way width of fifty (50) feet is acceptable when adequate rolled curbing or curb and guttering is provided, in lieu of open drainage swells.

(d) Pavement widths. Where approved curbs and gutters are provided, the paving widths back to back of curbs shall be not less than the following:

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| 1. Major streets and thoroughfares | 48 feet |
| 2. Collector streets | 30 feet |
| 3. Minor (residential) streets | 22 feet |
| 4. Marginal access streets | 22 feet |
| 5. Cul-de-sacs, turn around area | 80 feet (diameter) |

(e) Grades. Unless necessitated by the exceptional topography and subject to the approval of the Erwin Town Board, the grades shall be not more than 10 percent (10%) nor less than one quarter of one percent (.25%) on any street.

- (1) Grades approaching intersections shall not exceed 5 percent (5%) for a distance of not less than one hundred (100) feet from the center line of said intersection.
- (2) Streets grades shall be established wherever practicable in such a manner as to avoid excessive grading, the promiscuous removal of ground cover and tree growth and general leveling of topography.
- (3) All changes in street grades shall be connected by vertical curves of a minimum length equivalent in feet to fifteen (15) times the algebraic difference in the rates of grade for major and collector streets, and one-half (1/2) this minimum for all other streets.

(f) Cul-de-sacs and dead-end streets. Streets designed to be permanently ended shall not be longer than six hundred (600) feet and shall be provided at the closed end with a turnaround having an outside pavement diameter of at least eighty (80) feet and a street property line diameter of at least one hundred ten (110) feet. If such street is of a temporary nature and a further extension into adjacent land is anticipated, then said

turning circle, but beyond the boundaries of the street proper. Such easements shall be automatically vacated to abutting property owners, when said dead end street is legally extended into adjacent land. If such dead end street extends only one lot depth past a street intersection, no turnaround will be required.

- (g) Corner radii. Property line at street intersections shall be rounded with a radius of not less than fifty (50) feet for major streets or thoroughfares, thirty (30) feet for collector and industrial streets, and twenty (20) feet for local streets. Chords of cutoff may be permitted in place of rounded corners.
- (h) Horizontal curves. Angles in the alignment of street line: shall be connected by a curb with a radius on the center line not less than two hundred (200) feet for local streets, three hundred (300) feet for collector and industrial streets, and five hundred (500) feet for major arterial thoroughfares. Between reverse curves there shall be tangent at least one hundred (100) feet along major arterial thoroughfares.
- (i) Street jogs. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be prohibited.
- (j) Names and numbers of streets.
 - (1) names of new streets shall not duplicate existing of platted street names unless a new street is a continuation of or in alignment with the existing platted streets.
 - (2) House numbers shall be assigned in accordance with the house numbering system now in effect in the Town. All new street shall be named in accordance with ordinance regulations of the Town.
- (k) Tangents. A tangent at least-one hundred (100) feet long shall be provided between all reverse curbs on all streets.
- (l) Intersections with a major street or highway shall be at least eight hundred (800) feet apart.

Section 9-3039 Improvements

9-3039.1. Monuments

Monuments and markers shall be installed in accordance with the "Manual of Practice for Land Surveying", published by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors.

9-3039.2 Streets

- (a) Grading. All streets shall be cleared and graded to their full right-of-way width so as to provide adequate shoulders and pedestrian walkways. Finished grades, cross section, and profile shall be approved by the Planning Board, after inspection by the Town Subdivision Administrator.
- (b) Paving. The subdivider will be responsible for the installation of the road base and paving necessary to serve his needs and meet the requirements of this ordinance, Paving and base shall be installed in accordance with Town specifications and shall be approved by the subdivision administrator.
- (c) Streets shall be designed, constructed and paved to the North Carolina Department of Transportation Minimum Construction Standards for Subdivision Roads. (July 1, 1985)

9-3039.3 Curbs and Gutters

Reserved

9-3039.4 Storm drainage

Storm drainage shall be provided by the use of open swells whose slopes shall not exceed a 3 to 1 ratio of fall. In cases where drainage swells exceed these limits storm sewers, drainage pipe, catch basins, etc. shall be required in accordance with city specifications and shall be approved by the Town engineer. Further these swells shall be no closer than six (6) feet from the edge of the pavement. These six (6) feet shoulders between the pavement edge and the drainage swells shall have a maximum slope of 12 to 1.

9-3039.5 Utilities

Water mains shall be a minimum of six (6) inches. Water mains and sewers installed by the subdivider shall be installed according to Town specifications and approved by the Subdivision Administrator.

9-3039.6 Street Lights

The subdivider shall arrange with the Town to the installation of street lights in the subdivision.

ARTICLE V