

ARTICLE 16

Subdivisions

[Amended July 19, 2016 per Ord. 2016-O-10, ZTA-2016-02]

[Amended Nov. 21, 2017 per Ord. 2017-O-18, ZTA-2017-03]

[Amended June 1, 2021 per Ord. 2021-O-10, ZTA-2021-02]

16.1 Subdivision Regulations

16.1-1 PURPOSE.

The regulations for the subdivision of land set forth below are established to promote orderly growth and development; provide for suitable residential and nonresidential subdivisions with adequate streets and buried, underground utilities and appropriate building sites; provide for the coordination of streets within subdivisions with existing or planned streets and with other public facilities; provide for the dedication or reservation of rights-of-way or easements for streets and utility purposes; and provide proper land records for the convenience of the public and for better identification and permanent location of real property boundaries.

16.1-2 EXEMPT LAND DIVISIONS.

DIVISIONS OF LAND EXEMPT. In accordance with G.S. 160D-802, the following divisions of land are not included within the definition of "subdivision", and are not subject to the City's subdivision regulations:

- A. The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the City of Creedmoor as shown in the City's subdivision regulations;
- B. The division of land into parcels greater than ten (10) acres where no street right-of-way dedication is involved;
- C. The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors;
- D. The division of a tract 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 City, as shown in the City's subdivision regulations;
- E. The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.

16.1-3 COORDINATION WITH OTHER REQUIREMENTS.

When applications for other approvals are required for the subdivision, applications for these approvals may be submitted simultaneously with the initiation of the subdivision approval process to reduce the time required to secure all necessary approvals. Application forms as required for other approvals may be obtained from the Planning, Zoning and Subdivision Administrator.

16.1-4 SUBMITTAL.

Applications for subdivision approval shall be submitted to the Planning, Zoning and Subdivision Administrator and must include plats with all information as required by this Ordinance. Applications for subdivision shall be filed in accordance with Article 7.11 of this Ordinance.

16.1-5 APPROVAL REQUIRED.

- A. DATE OF COMPLIANCE. After the effective date of this Ordinance, as per G.S. 160D-803, no plat for the subdivision of land within the planning and zoning jurisdiction of the City of Creedmoor shall be filed, accepted for recording, or recorded, nor shall the clerk of superior court order the recording of a plat until it has been submitted to the Planning, Zoning and Subdivision Administrator and approved as set forth herein. Minor Subdivisions, as defined in Article 3 of this Ordinance, are approved following procedures in Article 7.11-2; Major Subdivisions, as defined in Article 3, are approved following procedures in Article 7.11-1.

- B. NO CONVEYANCE WITHOUT APPROVAL. No real property lying within the planning and zoning jurisdiction of the City of Creedmoor shall be subdivided until it conforms with all applicable sections of this Article. Violations of this Article shall be subject to the penalties set forth in Article 23. Any sale or transfer of land in a subdivision subject to these regulations by reference to an unapproved plat or the use of a metes and bounds description shall be considered a violation of this Ordinance.
- C. PRE-SALE CONTRACTS. The provisions of this section shall not prohibit any owners or its agents from entering into contracts to sell or lease by reference to an approved preliminary plat for which a final plat has not yet been properly approved under the subdivision ordinance or recorded with the register of deeds, provided the contract does all of the following:
1. Incorporates as an attachment a copy of the preliminary plat referenced in the contract and obligates the owners to deliver to the buyer a copy of the recorded final plat prior to closing and conveyance.
 2. Plainly and conspicuously notifies the prospective buyer or lessee that a final subdivision plat has not been approved or recorded at the time of the contract, that no governmental body will incur any obligation to the prospective buyer or lessee with respect to the approval of the final subdivision plat, that changes between the preliminary and final plats are possible, and that the contract or lease may be terminated without breach by the buyer or lessee if the final recorded plat differs in any material respect from the preliminary plat.
 3. Provides that if the approved and recorded final plat does not differ in any material respect from the plat referred to in the contract, the buyer or lessee may not be required by the seller or lessor to close any earlier than five (5) days after the delivery of a copy of the final recorded plat.
 4. Provides that if the approved and recorded final plat differs in any material respect from the preliminary plat referred to in the contract, the buyer or lessee may not be required by the seller or lessor to close any earlier than fifteen (15) days after the delivery of the final recorded plat, during which 15-day period the buyer or lessee may terminate the contract without breach or any further obligation and may receive a refund of all earnest money or prepaid purchase price.

The provisions of this section shall not prohibit any owner or its agent from entering into contracts to sell or lease land by reference to an approved preliminary plat for which a final plat has not been properly approved under the subdivision ordinance or recorded with the register of deeds where the buyer or lessee is any person who has contracted to acquire or lease the land for the purpose of engaging in the business of construction of residential buildings on the land, or for the purpose of resale or lease of the land to persons engaged in that kind of business, provided that no conveyance of that land may occur and no contract to lease it may become effective until after the final plat has been properly approved under the City of Creedmoor subdivision ordinance and recorded with the register of deeds. (G. S. 160A-375(b))

16.1-6 RESERVED.

16.1-7 VIOLATIONS.

Violations of the provisions of this section shall be subject to the enforcement and penalty provisions set forth in Article 23 of this Ordinance. In addition to being subject to the provisions for enforcement in Article 23 of the Ordinance, any person who, being the owner or agent of the owner of any land located within the City's jurisdiction, subdivides his land in violation of the ordinance or transfers or sells 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 Class 1 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 these penalties. The City may bring an action for injunction of any illegal subdivision, transfer, conveyance, or sale of land, and the courts shall, upon appropriate findings, issue an injunction and order requiring the offending party to comply with the subdivision ordinance. Building permits required pursuant to G.S. 160D-403 and 160D-1110 may be denied for lots that have been illegally

subdivided. In addition to other remedies, the City may institute any appropriate action or proceedings to prevent the unlawful subdivision of land, to restrain, correct, or abate the violation, or to prevent any illegal act of conduct per G.S. 160D-807.

16.1-8 DEDICATION AND ACCEPTANCE OF PUBLIC AREAS.

- A. RIGHTS-OF-WAY AND EASEMENTS. The approval of a final plat constitutes dedication but does not constitute acceptance by the City of Creedmoor or the public of the right-of-way of each public street and easement shown on the plat. The approval of a plat does not constitute acceptance for maintenance of other improvements in the right-of-way such as street paving, utility lines, drainage facilities or sidewalks. When located within the corporate limits of the City of Creedmoor, such dedications may be accepted only by resolution of the Creedmoor Board of Commissioners or by their designee following inspection and approval to ensure compliance with specifications established by the City or by the City exercising control over and maintaining these areas. Until the offer of dedication is accepted by the City in either of these manners, the developer shall be responsible for maintenance of those areas.
- B. OPEN SPACE. Land designated as public open space or a park on a plat (as required under Article 21 of the Creedmoor Development Ordinance) shall be considered to be offered for dedication, but not accepted until the Creedmoor Board of Commissioners, or their designee, has by express action done so. Until such dedication has been accepted, such areas may be used for open space purposes by its owner, by an association representing owners of lots within the subdivision, or by a nonprofit land conservancy authorized to do so. Land so offered for dedication shall not be used for any purpose inconsistent with the proposed public use without the approval of the Creedmoor Board of Commissioners.
- C. SITES FOR PUBLIC FACILITIES. Where a school or other public site is shown on an approved plat recorded with the Register of Deeds, the site shall either be dedicated for public purpose at the option of the property owner or reserved for acquisition by the Granville County Board of Education for a period not exceeding eighteen (18) months from the date of approval of the preliminary subdivision plat.

16.1-9 REQUIRED IMPROVEMENTS.

Improvement requirements shall be fulfilled or guaranteed before a final plat shall be approved by the Planning, Zoning and Subdivision Administrator and the Creedmoor Board of Commissioners for recording.

A. STREET AND UTILITY CONSTRUCTION.

- 1. PLANS. Construction plans for all street, sidewalk, water, sanitary sewer, lighting, utility poles, underground utilities, and stormwater facilities shall be submitted to the City of Creedmoor either concurrent with or following preliminary plat approval. The street and underground utility construction plans for each subdivision, or portion thereof, shall include all improvements lying within or adjacent to the subdivision as well as improvements to all streets, sidewalks, stormwater facilities, and water and sanitary sewer lines lying outside the subdivision which provide service to the subdivision. No final plat shall be approved or a Certificate of Zoning Compliance or a Certificate of Occupancy issued until all improvements have been installed and approved or a financial guarantee accepted.
- 2. NO CONSTRUCTION WITHOUT PLAN APPROVAL. No improvement to or new construction of street, sidewalk, water, sanitary sewer, and stormwater facilities shall be permitted until the street and underground utility construction plans for such improvements/construction have been reviewed and approved by the City of Creedmoor and appropriate governmental agencies. These agencies may include, but shall not be limited to, the South Granville Water & Sewer Authority, the Division of Water Quality of the North Carolina Department of Environmental Quality, and the North Carolina Department of Transportation, or their successors. The City of Creedmoor must not require a developer, as a condition to subdivision approval, to bury a power line existing above ground and outside the property to be subdivided, per G.S. 160D-804 and S.L. 2019-174.

3. INSPECTION OF CONSTRUCTION. All construction undertaken pursuant to approved street and utility construction plans shall be inspected and approved by the City of Creedmoor and/or the appropriate governmental agencies.
- B. GUARANTEE IN LIEU OF CONSTRUCTION OF IMPROVEMENTS. In lieu of completion of construction of the required improvements and utilities prior to final plat approval, the property owner may.
1. Submit a performance bond from a corporate surety, licensed in North Carolina to execute such bonds; or
 2. Provide an irrevocable letter of credit payable to the City of Creedmoor, by a financial institution licensed to do business in North Carolina; or
 3. Deposit or place in escrow a certified check or cash in an amount determined by the City. Portions of the security deposit may be released as work progresses; or
 4. Enter into an agreement with the City guaranteeing the completion of the required work, the agreement to be binding on subsequent purchasers of the property and to be recorded at the option of the City. The agreement shall provide that satisfactory security be furnished guaranteeing the completion of the necessary improvements before each section is developed. The performance bond or irrevocable letter of credit shall be in an amount equal to 125% of the estimated cost of the installation of the required improvements, as determined by the City. The performance bond, letter of credit or surety shall be from a corporate surety, licensed in North Carolina to execute such bonds and having a "Superior or Excellent" rating by Standard & Poor, Moody's, Fitch, or A.M. Best. The performance bond or the irrevocable letter of credit shall secure the completion of construction of the improvements shown on the approved preliminary plat and as detailed within the approved construction plans. The letter of credit or bond shall remain in full force and effect until such time as the construction of improvements and installation of utilities are completed and accepted by the City of Creedmoor. Failure to maintain the required bond or irrevocable letter of credit shall result in the revocation of the approval of the preliminary plat and any permits issued as a result of the preliminary plat approval, per G.S. 160D-804.1.
A temporary construction easement permitting the City of Creedmoor or its designee(s) to access the property for the purpose of constructing/installing the guaranteed improvements may be required (at the City's discretion) to be provided with the performance bond, irrevocable letter of credit, or other form of guaranty. The temporary construction easement shall be valid until all guaranteed improvements have been constructed/installed and approved or accepted by the City. The temporary construction easement shall pass to all successive owners until the guaranteed improvements have been constructed/installed and approved or accepted by the City. Said temporary construction easement shall be recorded at the office of the Granville County Register of Deeds, with recording fees to be paid by the applicant/landowner.
- C. FAILURE TO PERFORM. Failure to initiate construction of the improvements within one year of the date the bond, letter of credit, or escrow agreement was accepted by the City of Creedmoor shall result in the City, at its sole discretion, constructing the improvements, with the cost to be paid from the letter of credit, bond, or escrow account, or in the developer extending the bond, letter of credit, or escrow agreement until a time agreed upon with the City of Creedmoor that construction of the required improvements is expected to be completed. The surety or the financial institution holding the escrow account shall, if requested by the City pay all or any portion of the bond or escrow fund to the City up to the amount needed to complete the improvements based on an estimate by the City. The City at its discretion may spend such portion of said funds as deemed necessary to complete all or any portion of the required improvements. The City shall return to the developer any funds not spent in completing the improvements. Default on a project does not release the developer from responsibility for the completion of the improvements. The City may release a portion or all of any security posted as the improvements are completed and approved by the City. In

the event that the amount of the letter of credit, bond, or escrow account on hand is insufficient to pay for the completion of the improvements, the property owner shall pay to the City of Creedmoor the total amount of the insufficiency. If the City is not paid, the amount of the insufficiency shall constitute a lien on the property in favor of the City.

16.1-10 MAINTENANCE OF COMMON AREAS.

Where subdivisions have common areas or facilities serving more than one dwelling unit, the developer shall be responsible for the maintenance of these common areas and facilities. This responsibility may be transferred to another entity, provided the developer prepares a document for recordation showing the transfer of the property and the maintenance responsibilities to a successor. A copy of the recorded document must be provided to the Planning, Zoning and Subdivision Administrator. In such case, the successor shall be responsible for the maintenance of the common access and facilities.

16.1-11 ASSOCIATION DOCUMENTS.

Prior to the approval of the final plat for a subdivision, all documents related to the creation and operation of the homeowners association, property owners association, and/or any other association created for and/or by the developer, home owners, or property owners of the proposed subdivision shall be submitted to the City of Creedmoor for review and approval. These documents may include but not be limited to the articles of incorporation for the association, the homeowner association documents, the property owner association documents, and design standards. The purpose of the review is to ensure that the documents do not contain standards, requirements, or other provisions that conflict with ordinances, regulations, and/or standards of the City of Creedmoor. The City shall not be responsible for enforcement of the homeowner association documents.

16.1-12 RECORDATION OF FINAL PLAT.

A final plat must be recorded by the developer, and signed by the appropriate City of Creedmoor representatives, in the office of the Register of Deeds for Granville County in accordance with the process outlined in Article 7.11 of this Ordinance. The Creedmoor Board of Commissioners must approve the final plat before recordation can take place.

16.1-13 PHASED DEVELOPMENT.

Subdivisions may be designed to be platted and constructed in phases. A plan for phased development must be reviewed by the Planning Board and approved by the Creedmoor Board of Commissioners. The plan for phased development shall provide for the provision of adequate public facilities, including public open space and recreation areas, to support each and any phase independent of the overall subdivision plan. Access and water supply for fire protection shall be present to the extent required by the North Carolina Fire Prevention Code. In approving the phases, the Board of Commissioners may require that additional streets, water and sewer facilities, or other required public facilities be constructed as part of the phase or phases to ensure that sufficient public facilities will be in place to support each phase or phases independent of any future subdivision development. Final plats for subdivisions developed in phases shall be recorded in accordance with the schedule presented by the applicant during the preliminary plat approval and approved by the Creedmoor Board of Commissioners as part of the preliminary plat approval process. If the final plat for any phase of the subdivision is not submitted in accordance with the approved schedule, the revised preliminary plat shall be resubmitted to the Planning, Zoning and Subdivision Administrator for review and may be returned to the Board of Commissioners for reconsideration. Such resubmittal shall be in accordance with the requirements of this ordinance.

16.2 Subdivision Standards.

16.2-1 GENERAL.

All proposed subdivisions shall comply with the standards set forth below.

16.2-2 GENERAL REQUIREMENTS AND COMPLIANCE WITH ADOPTED PLANS.

Land shall be subdivided in accordance with good land planning practices and in general conformance with the *City Plan 2030 – Land Use and Comprehensive Master Plan*, adopted May 14, 2012, including subsequent amendments and subsequent city plans adopted by the Creedmoor Board of Commissioners, including adequate consideration of the natural topography and drainage features and the type of development proposed. Land shall also be subdivided in compliance with the zoning standards set forth in Article 8 of this Ordinance and with other adopted plans and ordinances.

16.2-3 LOT DIMENSIONS AND STANDARDS. *[Amended May 27, 2014 per Ord. 2014-O-03]*

The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated. Lots shall be designed in shape, size and location with due regard to topographic conditions, features of the surrounding area, contemplated use, and official plans and ordinances and shall conform to the following:

- A. CONFORMANCE TO OTHER REGULATIONS. Every lot shall have sufficient area, dimensions, and street access to permit a principal building to be erected thereon in compliance with all City ordinances.
- B. AREA AND DIMENSIONS OF LOTS. All lots shall conform to the minimal dimensional requirements for each zoning district as prescribed in Article 8 and with the lot type standards found in Article 9 of this Ordinance.
- C. RESERVED.
- D. LOT LINES AND DRAINAGE. Lot boundaries shall be made to coincide with natural and pre-existing manmade drainage ways to the extent practicable to avoid the creation of lots that can be built upon only by altering such drainage ways. Lot boundary lines shall conform to the requirements of Section 19.20-7 of this Ordinance.
- E. DOUBLE AND REVERSE FRONTAGE. Double frontage and reverse frontage lots shall not be approved, except where required in unusual circumstances and specifically approved by the Planning Board and Board of Commissioners.
- F. LOT BOUNDARIES. Lot boundaries must be contiguous with street right-of-way boundaries and shall not extend to the center of public streets. Land to be subdivided which has existing property lines extending into street rights-of-way or into streets shall dedicate a street right-of-way as required by the City of Creedmoor's Technical Standards and Specifications Manual for that section of the street located on or adjacent to the property being subdivided.
- G. SIDE LOT LINES. Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines.
- H. BUILDABLE AREA. Lots or parcels shall not be unreasonably shaped and shall be made to contribute to the buildable area of a lot. Portions of a lot less than 15 feet wide shall be excluded from the minimum lot area.
- I. BLOCK DIMENSIONS. Blocks shall be laid out taking into consideration traffic circulation patterns, topography, and contemplated use. In urban conditions and in commercial or mixed-use cores, any dimension of a block may range from 250 to 750 linear feet between cross streets, as measured from the intersection of right-of-way centerlines. In major subdivisions the dimension of blocks may not exceed 2,500 linear feet between cross streets.
 1. Length. Blocks shall be not less than 250 feet nor more than 2,500 feet in length as stipulated above.
 2. Widths. Blocks shall be wide enough to allow two tiers of lots of minimum depth, (reference Zoning standards, Article 8, and Lot Type standards, Article 9), except where fronting on major streets is prevented by topographic conditions, in which case a single tier of lots may be approved. Block width standards do not apply to subdivisions proposed as part of a Mini Farm Overlay District (MFO) development.
- J. LOTS ON THOROUGHFARES. Residential lots in major subdivisions shall not be entered from major thoroughfare streets. Residential lots in minor subdivisions and individual residential lots that are adjacent to a major thoroughfare street and have no other means of access may be entered from

the major thoroughfare street, with the approval of the Planning, Zoning and Subdivision administrator as part of the driveway permitting process.

- K. ACCESS REQUIREMENTS FOR ALL LOTS. Each lot in a subdivision shall meet the access standards set forth in this Ordinance and in the City of Creedmoor Technical Standards and Specifications Manual.
- L. LOT AREA CALCULATION. Areas in the public right-of-way shall not be used to calculate compliance with minimum lot size requirements.
- M. FLAG LOTS. Flag lots shall be permitted subject to the following standards:
 - 1. The minimum flagpole width (strip connecting the bulk of the lot to the street) shall be 25 feet or 25% of the minimum required lot width established by the primary general use district, established by Article 8 of this Ordinance, whichever is greater.
 - 2. The maximum flagpole length (strip connecting the bulk of the lot to the street) shall be 200 feet.
 - 3. The area of the flagpole (strip connecting the bulk of the lot to the street) shall not be used in calculating minimum lot area, setbacks, or other dimensional requirements for the zoning district in which the lot is located.
 - 4. Not more than 4% of the total number of lots in a subdivision or development shall be flag lots, except not more than 26% of the total number of lots in subdivisions proposed as part of a Mini Farm Overlay District (MFO) development.
- 16.2-4 LANDSCAPING AND BUFFERING. Landscaping shall be provided in the proposed subdivision as required by Article 11 of this Ordinance. Preservation of existing trees is required in accordance with Article 11.
- 16.2-5 OPEN SPACE. Open space as required by Article 21 of this Ordinance and other applicable ordinances and regulations of the City of Creedmoor shall be provided in the proposed subdivision.
- 16.2-6 STREETS AND UTILITIES. All streets and underground utilities must comply with the requirements of all other applicable plans and manuals adopted by the City of Creedmoor, including, but not limited to, the City of Creedmoor Technical Standards and Specifications Manual.
- 16.2-7 STREET DESIGN. The design of all public streets and roads within the City of Creedmoor shall conform to standards set forth in the City of Creedmoor Technical Standards and Specifications Manual. (The City's standards meet or exceed the standards set forth in the most recent edition of "Minimum Construction Standards for Subdivision Roads" published by the N.C. Department of Transportation, Division of Highways.) Where permitted, private streets must also be constructed to the City of Creedmoor design standards. Disclosure and approval by the Division of Highways shall comply with G.S. 136-102.6.
 - A. CUL-DE-SACS. Cul-de-sacs or other dead end streets designed to be permanently closed are strongly discouraged, unless needed due to topography or to avoid environmentally sensitive areas, drainage areas, riparian buffers, and related natural features that pose difficulties to development, and can only be used when it is not feasible to connect to an existing or future street. Cul-de-sacs shall not exceed 1,000 linear feet in length, as measured from the intersection of right-of-way centerlines to the end of the centerline in the center of the cul-de-sac right-of-way, and shall be provided at the closed end with a right-of-way radius and a turnaround radius meeting or exceeding the standards set forth in the City of Creedmoor Technical Standards and Specifications Manual.
 - B. CONTINUATION OF ADJOINING STREET SYSTEM. The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended.
 - C. STUB STREETS. Where the property to be subdivided abuts another property that, in the opinion of the Planning, Zoning and Subdivision Administrator, could be subdivided in the future, the proposed street layout shall include a public street and right-of-way, meeting the City's standards for width and grade, which connects the streets in the subdivision to the abutting property. This street and public right-of-way shall be preserved for the construction of a future street providing access to the abutting property. The sub-divider shall be responsible for placing a permanent

sign(s) within the right-of-way of the stub street stating that it is the location of a future street. Such sign(s) shall be approved by the Planning, Zoning and Subdivision Administrator before being placed in said right-of-way.

- 16.2-8 **NAMING OF STREETS AND SUBDIVISIONS.** All streets shall be named, and signs conforming to City standards shall be posted at intersections showing the name of every street. New streets which are obviously in alignment with others already existing and named shall bear the names of the existing streets where practical. In no case shall the names of new streets phonetically resemble existing street names. Streets shall be named in accordance with the standards for street naming established by Granville County Addressing & GIS and must be approved by Granville County's Address Coordinator. All subdivisions requiring the development of new public roads within the Single Family Residential District (SFR), the Residential / Main Street Transitional District, and Agriculture District (AG) must be named. Subdivision names or identification shall not duplicate or closely approximate phonetically the names of existing streets and subdivisions in the City of Creedmoor or its area of planning and zoning jurisdiction and must be approved by Granville County's Address Coordinator. The minimum identification requirement is that a sign clearly showing the name of a named subdivision be posted at the primary vehicular entrance to the subdivision from a major and/or minor thoroughfare(s). Residential subdivisions in all other zoning districts may install temporary signage identifying the subdivision until lots are sold.
- 16.2-9 **STREET CONSTRUCTION - PROPERTY OWNERS' PARTICIPATION.** The City of Creedmoor will not accept or adopt any new street, nor will it pave or assist in the construction or pavement of any new street other than streets shown on the map of the streets of the City of Creedmoor known as the Official Powell Bill Map, except upon the payment of the full cost and expense of construction or of construction and pavement, as the case may be, and such cost and expense must be actually paid or amply secured (see section 16.1-9(B)) before the City will take any action.
- 16.2-10 **UTILITY AND PEDESTRIAN EASEMENTS.** All subdivision plats shall identify easements for the installation of utilities and pedestrian use as follows:
- A. **MAJOR SUBDIVISIONS.** An appropriate easement, of the width required by the utility company/agency, shall be provided for the burial of utilities including, but not limited to, electric service, telephone service, cable television service, internet service, natural gas lines, sewer lines, and waterlines within the subdivision. The location of the easements and the physical relation of all utilities within the easement shall be approved by the City of Creedmoor, in consultation with the utility providers, prior to final plat approval. Placement of all utilities in a common easement is encouraged when such placement does not conflict with these requirements or others. All off-street easements shall also be granted for pedestrian use by the public.
 - B. **MINOR SUBDIVISIONS.** An appropriate easement, of the width required by the utility company/agency, shall be provided for the burial of utilities including, but not limited to, electric service, telephone service, cable television service, internet service, natural gas lines, sewer lines, and waterlines within the subdivision. The location of the easements and the physical relation of all utilities within the easement shall be approved by the City of Creedmoor, in consultation with the utility providers, prior to final plat approval. Placement of all utilities in a common easement is encouraged when such placement does not conflict with these requirements or others. All off-street easements shall also be granted for pedestrian use by the public.
- 16.2-11 **WATER SUPPLY FOR FIRE PROTECTION.**
- A. Water supply for fire protection shall be provided as required by the North Carolina Fire Prevention Code.
 - B. Size, type, and installation of hydrants shall conform to the specifications set forth in the North Carolina Fire Prevention Code.
 - C. The maximum distance between fire hydrants shall be 500' measured by right angles along identified travel way(s).
- 16.2-12 **STORMWATER MANAGEMENT.**

- A. Design of the stormwater management system shall be consistent with the City of Creedmoor's stormwater regulations, as contained in the Watershed Regulations (Article 19 of this Ordinance).
- B. The stormwater management system design shall comply with the specifications set forth in the stormwater section of City of Creedmoor Technical Standards and Specifications Manual and the North Carolina Department of Environmental Quality (NCDEQ) Stormwater Design Manual.

16.2-13 FLOOD STANDARDS.

- A. All subdivision proposals within the City of Creedmoor corporate limits and extraterritorial jurisdiction shall be consistent with the requirements of the City's flood protection regulations set forth in Article 18 of this Ordinance and with the need to minimize flood damage.
- B. All subdivision proposals shall have the public utilities and facilities such as sewerage systems, gas lines, electrical, telecommunications (television, Internet, telephone, etc.), and water systems located and constructed to minimize flood damage.
- C. Adequate drainage shall be provided to reduce exposure to flood hazards.
- D. Base flood elevation data shall be provided for subdivision proposals whenever any portion of the project site is located within a designated flood hazard area.
- E. Preliminary and final plats shall note the location of floodplain and floodway boundaries and the 100-year flood elevation.
- F. If there is a water course or dry branch running through or within 150 feet of the proposed subdivision, the prospective sub-divider shall furnish evidence that residential lots within the subdivision will not be flooded. Lots located in flood plains shall comply with the flood prevention standards set forth in Article 18.

16.2-14 BUFFER STRIPS – STREAMS. Surface water buffers shall be provided along streams as required by the Watershed Regulations set forth in Section 19.20-7 of this Ordinance.

16.2-15 ELECTRICAL, CABLED, WIRED AND FIBER OPTIC UTILITIES. Electrical, Cabled, Wired and Fiber Optic utility lines shall be installed underground unless inconsistent with flood protection requirements. The City of Creedmoor can not require a developer, as a condition to subdivision approval, to bury a power line existing above ground and outside of the property to be subdivided, per G.S. 160D-804 and S.L. 2019-174.

16.2-16 PLACEMENT OF MONUMENTS. The Standards of Practice for Land Surveying in North Carolina, as adopted by the North Carolina State Board of Registration for Professional Engineers and Land Surveyors, shall apply when conducting surveys.