

Article 13. SUBDIVISION STANDARDS

13.1 Conformity to Existing Maps or Plans

The location and width of all proposed streets shall be in conformity with official plans and maps of the Town of Fletcher. Where any portion of a subdivision lies within the proposed right-of-way of any major street or road shown on an officially adopted thoroughfare plan or any part of the Town, the street shall be dedicated in the location and width shown on the official plan, provided that no dedication shall be required where right of access from abutting property is denied.

13.2 Platting Standards

The subdivision plat shall conform to design standards that will encourage good development patterns within the Town.

A. Lots:

1. The Planning Board shall require that all lots shown on a plat shall be adaptable for the intended purposes without danger to health or peril from flood, fire, erosion or other menace. No lots shall be platted for residential occupancy nor for such other uses as may increase danger to health, life or property or aggravate the flood hazard, but such land within the plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or as shall not produce unsatisfactory living conditions.
2. Lot dimensions and area shall not result in a higher density of development than the requirements for the zone in which the tract in question is located.
3. Except as permitted by Article 12.3(B) and (C), all lots shall abut by their full frontage on an approved street.
4. Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines.
5. Corner lots for residential use shall have extra width to permit appropriate building setback from, and orientation to, both streets.
6. All remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than permitted to remain as unusable parcels.

B. Streets:

1. All streets shall be constructed in accordance with the design and construction standards of the most current NCDOT "Subdivision Roads-Minimum Construction Standards" Manual and shall permit public access whether by easement or by public dedication.

2. All streets and driveways shall adhere to the most current NCDOT "Policy on Street and Driveway Access to North Carolina Highways when a proposed street connects into the State Highway System or the Town-maintained Road System
3. Where practical, when a new subdivision adjoins undeveloped land susceptible of being developed, then the new streets shall be carried to the boundaries of the tract proposed to be subdivided. In such an instance, the street arrangement shall be such as not to cause hardship to owners of such adjoining property in platting their own land and providing convenient access to it.
4. Dead-end streets or culs-de-sac, designed to be so permanently, shall be provided at the closed end with a turnaround having an outside radius of not less than 50 feet. If a dead-end street is of a temporary nature, a similar turnaround having a curb radius of 25 feet shall be provided and provision made for future extension of the street into adjoining properties.
5. Reserve strips controlling access to streets shall be discouraged.
6. Names of new streets shall not duplicate or so nearly duplicate an existing or platted street name as to be confused therewith, except that where such new street is a continuation of or in alignment with an existing or platted street, it shall bear the same name.

13.3 Placement of Monuments

- A. Unless otherwise specified by this Code, the Manual of Practice for Land Surveying, as adopted by the NC State Board of Registration for Professional Engineers and Land Surveyors under provisions of Chapter 89 of the General Statutes of North Carolina, shall apply when conducting surveys of subdivision; in order to determine the accuracy for surveys and placement of monuments, control corners, markers, and property corner ties; to determine the location, design, and material of monuments, markers, control corners, and property corner ties; and to determine other standards and procedures governing the practice of land surveying for subdivisions.
- B. At the discretion of the Administrator, for the purpose of identification and protection of survey corners and monuments, each corner or monument within the subdivision shall have a disk attached to a ferrous rod or placed in concrete that shall be stamped to identify that point as a property corner and or control point. All monuments shall be set flush with or just below ground level and shall be made of durable materials. In addition ferrous materials will be present in sufficient mass either in the monument or in close proximity to the monument to allow for detection by electronic metal detection devices. The Administrator or Designee will inspect all monuments prior to final approval of the subdivision.