

TOWN OF MONTREAT SUBDIVISION ORDINANCE

ARTICLE V – GENERAL REQUIREMENTS AND DESIGN STANDARDS FOR SUBDIVISIONS

- 500 Suitability of Land. Where land to be subdivided is found by the Planning and Zoning Commission to be subject to the conditions of flooding, improper drainage, severe erosion, slides, or to have other characteristics which pose an ascertainable danger to health, safety, or property, the subdivider shall take measures necessary to correct said conditions and to eliminate said dangers. Any findings made by the Planning and Zoning Commission pursuant to this section and the basis for said findings shall be in writing and recorded in the minutes of the Planning and Zoning Commission.
- 501 Streets. The Preliminary Plan (see Article VI, Section 603) must be accompanied by evidence satisfactory to the Planning and Zoning Commission as to the method of street access, as prescribed herein, to all lots to be platted. Such evidence shall provide detailed information as to proposed elevations, cut and fill, drainage, traffic circulation and other construction details required by this Ordinance. The installation of all streets in accordance with requirements set forth below shall be required prior to Final Plat approval unless otherwise permitted pursuant to Article VI Section 604. Further, the subdivider shall meet all requirements of North Carolina General Statutes Section 136-102.6.
- 501.1 Town Streets. All streets to be built within the planning jurisdiction of the Town of Montreat shall be constructed as described on the approved Preliminary Plan and shall meet the minimum street construction standards for the Town so that said streets, when completed, may be accepted by resolution of the Board of Commissioners in accordance with G.S. 160A-374. The Town of Montreat street classifications are defined as follows:
- 1) Thoroughfares. Major streets which serve as collectors of traffic from local streets, carrying it within and out of the Town's jurisdiction.
 - 2) Local Streets. Streets which primarily provide access to abutting property.
 - 3) Minor Local Streets. Minor streets which primarily provide direct access to abutting property, but do not serve more than twenty (20) Dwelling units.
 - 4) Cul-de-sacs. A minor local street having one end open to traffic and the other end permanently terminated by a vehicular turnaround.
- 501.11 Minimum Width of Shoulder or Berm. The minimum width of a shoulder on a street proposed for dedication to the Town shall be as set forth in the Table of Town Street Standards set forth in this Article.

501.12 Drainage. All streets proposed for dedication to the Town shall be designed with storm drainage capacity for runoff from a storm the severity of which occurs on the average of once every twenty-five (25) years. In areas where bridges or major culverts are constructed, or in areas subject to flooding, streets shall be designed with storm drainage capacity for runoff from a storm the severity of which occurs on the average of once every fifty (50) years.

501.13 Horizontal Curves. All streets proposed for dedication to the Town where a total center line deflection angle of more than ten degrees (10°) occurs, shall have a circular curve introduced.

501.14 Paving. All streets proposed for dedication to the Town of Montreat shall either be improved gravel roads or shall be paved in accordance with the following minimum standards of the Town of Montreat Street Department hereinafter referred to as the Town Street Department:

- 1) Earth Cuts and Fills. All earth fills within street right-of-way shall be placed with tested and controlled compaction methods. Compaction must be 100% in accordance with the standard (not modified) Procter Test. Graded area of cut within the street right of way shall be tested to be sure that they are also within the 100% compaction requirements for fills. Where found deficient, the top twelve inches (12") shall be removed and replaced using proper compaction methods and equipment to achieve the required 100% compaction requirement. No stone base shall be placed until the Town Street Department has inspected and approved the subgrade. Independent testing laboratory samples will be required to show that tests have been made and the results meet the requirements.
- 2) Pavement or Stone Base. Crushed stone aggregate base material shall meet the North Carolina Department of Transportation specifications for stabilized stone base and shall have a minimum compacted thickness of six inches (6').
- 3) Paving Surface Course. Asphalt paving material shall meet North Carolina Department of Transportation specifications and shall have a minimum compacted thickness of two inches (2"). More stringent requirements may be imposed by the Town Street Department for pavement base and surface course where load bearing characteristics of the soil are unstable or otherwise deficient.

501.16 Alleys. Alleys are permitted in residential developments. All alleys shall be constructed in accordance with the specifications and standards of the Street Department and shall meet the following requirements:

- 1) Right-of-way width: Twenty feet (20')
- 2) Minimum centerline radius when a deflection angle of more than ten (10) degrees occurs: Thirty-five feet (35')
- 3) Dead-end alleys should be avoided, but where unavoidable, adequate turn around for service vehicles must be provided.

501.2 Private Streets. There shall be no private streets platted within the Town of Montreat corporate limits.

501.3 Conformity to Surrounding Development. The proposed street layout within a subdivision shall be coordinated with the existing street system of the surrounding area.

501.4 Pedestrian Ways. Streets shall be designed or public walkways provided to assure safe and reasonable access to parks, playgrounds, schools, and other places of public assembly. Crosswalks may be required by the Planning and Zoning Commission.

501.5 Blocks. The length, width, and shape of blocks shall be reasonably designed to provide for the following: adequate building sites for the proposed use, vehicular and pedestrian circulation, and control and safety of traffic.

501.6 Names of Subdivisions and Streets. The name of a subdivision shall neither duplicate nor closely approximate the name of an existing subdivision within the town's jurisdiction. Proposed streets which are obviously in alignment with existing streets shall be given the same name as the existing street. The assignment of new names is subject to the Planning and Zoning Commission approval, and duplication of existing names, phonetically or otherwise, shall be avoided. Street markers of a design approved by the Street Department shall be installed at each intersection in uniform locations.

Figure 1. TOWN STREET STANDARDS

Type of Street	Min. R/W Width	Min. Pavement or Gravel Width		Min. Shoulder Width		Max. Grade	Sight Distance	Design Speed (MPH)
		Curb **	No Curb	Cut	Fill			
Thoroughfare	60'	26'	26'	8'	8'	12%	250'	35
Local Street	50'	20'	20'	4'	4'	16%	100'	20

Minor Local Street or Cul-de-sac*	40'	16'	16'	2'	3'	16%	60'	15
Improved Gravel Road	40'	16'	16'	2'	3'	16%	60'	15

NOTE: For all road types, the minimum grade of the road from side to side shall be at least 1%.

* Cul-de-sacs shall be terminated by a circular right-of-way of not less than a forty-foot (40') radius and a circular pavement width of not less than twenty-three-foot (23') radius.

** Where concrete curb and gutter is used, the shoulder may be reduced to two feet (2') feet on both sides.

501.7 Street Cross-Section. Where concrete curb and gutter are used, the shoulder may be reduced to two feet (2') on both sides.

502 Water and Sewer Systems. The Preliminary Plan (see Section 603) shall be accompanied by evidence satisfactory to Planning and Zoning Commission of the proposed method and system of water supply and sanitary sewage collection and disposal for all lots. The installation of all said systems shall be required prior to Final Plat approval unless otherwise permitted pursuant to Article VI. All lots within any proposed subdivision located within the corporate limits of the Town of Montreat shall be provided with direct access to the water and sewer systems serving the Town of Montreat. This requirement may be waived by the Planning and Zoning Commission with prior written approval of the Buncombe County Health Dept. or the Metropolitan Sewerage District (MSD).

502.1 Public Systems. Where the proposed systems are to be connected to the water and sewer system serving the Town, the Preliminary Plan shall be accompanied by a complete set of construction plans for the proposed systems. Said plans shall have been approved by the water and sewer utility providers and the Planning and Zoning Commission. The minor distributors of water supplying the subdivisions shall consist of mains at least six inches (6") in size arranged so that they form a good gridiron - intervals not exceeding six hundred feet (600'), and looped with no dead ends - in all areas of the water distribution system. In the sewer system, manholes shall be placed no further than six hundred feet (600') apart - preferably four hundred feet (400'). The main collector lines must meet the Metropolitan Sewerage District or Buncombe County Health Services Regulations.

502.2 Fire Hydrants. Hydrants shall conform to American Water Works Association Standard for Dry Barrel Fire Hydrants (AWWAC502). Hydrants shall have at least three (3) outlets; one outlet shall be a pumper outlet and other outlets shall be at least two and one-half inch (2 ½") nominal size. Street connection shall be not less than six inches (6") in diameter. Hose threads on outlets preferably should conform to National Standard dimensions. A valve shall be provided on connections between hydrants and street mains. Hydrants that operate in a direction opposite to that of the majority shall be considered

unsatisfactory. Flush hydrants are considered undesirable because of delay in getting into operation, which is more serious because of the possibility of heavy snow. At no place on the main or artery lines will there be a distance of more than one thousand feet (1,000') between hydrants.

- 503 Storm Water Drainage. The Preliminary Plan (see Section 603) shall be prepared by a Licensed Landscape Architect or Registered Land Surveyor and be accompanied by evidence satisfactory to the Planning and Zoning Commission as to the proposed method of providing for storm water drainage. It shall be the responsibility of the subdivider to provide a drainage system which meets the following objectives:
- 1) Provides for adequate drainage from all roads, parking lots, and other developed areas;
 - 2) Provides a suitable building area on each lot intended for building development which is safe from inundation, erosion, or subsidence;
 - 3) Prevents both the unnecessary impoundment of natural drainage ways and the creation of areas of standing water;
 - 4) Insures that existing drainage ways serving adjacent properties are maintained; or if necessary, re-routed but still function;
 - 5) Prevents inundation of surface water into sanitary sewer systems; and
 - 6) Protects existing roads, driveways, utilities and other types of development from damages caused by improper drainage control.

The design of said system shall be subject to approval of the Town of Montreat Street Department and the installation of said system shall be required prior to Final Plat approval pursuant to Article VI of this Ordinance. Easements for all drainage ways shall be provided as required by Article V, Section 508 of this Ordinance. The Planning and Zoning Commission shall have the authority to require underground drainage, and other improvements it finds necessary to meet the above objectives.

- 504 Sedimentation Control. In order to prevent soil erosion and sedimentation pollution of streams, springs, flat water bodies, and other drainage networks, the subdivider shall show proof of an erosion and sediment control plan in conformity with the Rules and Regulations for Erosion and Sediment Control as adopted by the North Carolina Sedimentation Control Commission, April, 1974, and as amended, or with the Ordinance for Control of Erosion and Sedimentation for the Town of Montreat, whichever is the higher standard.
- 505 Surveying and Placement of Monuments. "The Manual of Practice for Land Surveying", as adopted by the N.C. Board of Registration for Professional Engineers and Land Surveyors, under provisions of Chapter 89 of the North Carolina Statutes, shall apply when conducting surveys.

506 Preservation of Natural Environment. Land to be subdivided shall be laid out and improved in reasonable conformity with the existing topography in order to minimize clearing and grading, cut and fill, and to retain, insofar as possible, the natural contours, reduce storm water runoff, and conserve the natural cover and soil. No topsoil shall be removed from any lots shown on any subdivision plan except for the purpose of improving such lots for development (the footprint of proposed structures and driveways) and for the laying out of streets shown therein. Developers are encouraged to retain a significant number of specimen trees* and native species to preserve the natural quality of the existing environment.

* A specimen tree is a particularly impressive or unusual example of a species due to its size, shade, age, or any other trait that epitomizes the character of the species.

507 Lots. The lot size, width, depth, shape, orientation, and building setback lines shall be reasonable for the location of the subdivision and for the type of development and use contemplated shall be sufficient to accommodate proposed utilities, and shall comply with the requirements of the Zoning Ordinance of the Town of Montreat.

508 Easements. Easements shall be provided and offered for the dedication to the Town as follows:

508.1 Utility Easements. Easements for utilities shall be provided, preferably centered on rear or side lot lines, and shall be a total of at least ten feet (10') in width.

508.2 Drainage Easements. An easement shall be reserved by the subdivider or otherwise provided conforming to the lines of any drainage-way into which natural drainage has been diverted. Said drainage-way shall be of sufficient width to carry storm water runoff from a 25 year storm.