

Authority For Preliminary Procedures

General

Previous to submission of a preliminary plat, subdividers are invited to discuss with the Planning Board studies or sketches or problems.

Tentative Approval

After reference of the preliminary plat to the technical adviser of the commission for review, and as to compliance with the relevant portions of this article, the commission shall, within a reasonable time, pass upon the preliminary plat as originally submitted or modified. If approved, shall express its tentative approval, and if disapproved, shall express its disapproval and its reasons therefore.

Final Approval After Submission

If such action is one of approval, such approval shall not constitute a final acceptance of the plat and shall not be noted on the plat, but shall be deemed merely an expression of approval of the layout submitted on the preliminary plat. The final approval of the final plat for record will be considered only after the requirements outlined under this article shall have been fulfilled.

Improvements

Upon receipt of tentative approval by the City Council of the preliminary subdivision maps, the subdivider shall provide satisfactory plans, specifications, and means for completing improvements required of a subdivider.

Date of Sale

Upon the letting of the approved contracts for all installations, the subdivider may sell lots within the portion of the subdivision on which final approval of a plat is being sought. Until final approval of the subdivision map is given by the City Council, no plats for lots purchased may be recorded.

Contents of Application

- Proposed name of the subdivision
- The location with respect to existing streets and other land features shown on a small-scale map
- Name and address of person to whom notice of hearing shall be sent
- Name and address of owner of the subdivision
- Ten prints of a preliminary map of the subdivision complete with north point and date prepared by a qualified person in acceptable manner

Certificate of Approval

Upon satisfaction that specified improvements have been made, the City Council shall instruct the city manager to certify on the final map the approval of the map by the City Council. After the original map has been certified, the original and three copies of it shall be filed with the Planning Board, and one of the maps shall be fully recorded by the subdivider with the register of deeds of Alamance County after certification by the clerk of court of Alamance County.

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201 South Main Street

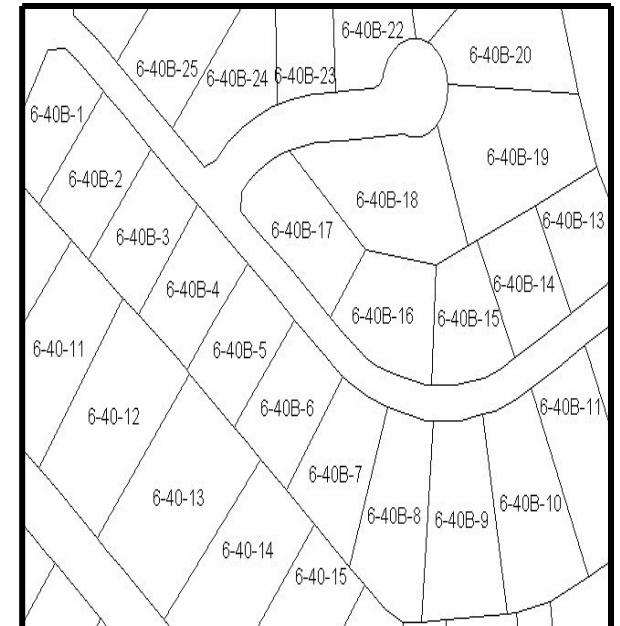


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Subdivision

Regulations

In the City of



A brief guide and summary on subdivisions and their regulations for the City of Graham.

What is a Subdivision?

A subdivision contains all the sections of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose of sale or building development. It shall include all divisions of land involving the dedication of a new street or a change in existing streets, but the following shall not be included within this definition nor be subject to the regulations authorized by this article:

1. 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 municipality as shown in its subdivision regulations.
2. The division of land into parcels greater than ten acres where no street right-of-way dedication is involved.
3. The public acquisition by purchase of strips of land for the widening or opening of streets.
4. The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the municipality, as shown in the subdivision regulations.

Subdivision Regulations

Subdivision regulations are locally adopted laws governing the process of converting raw land into building sites. They normally accomplish this through plat map approval procedures, under which a developer is not permitted to make improvements or to divide and sell his land until the governing body or planning board has approved a plat of the proposed design of his subdivision. The approval or disapproval of the local government is based upon the compliance or noncompliance of the proposal with development standards set forth in the regulations.

Purposes of Subdivision Regulations.

Promote good development and design practice

The way land is subdivided, streets are laid out, and lots are developed sets the pattern of community development for years to come. Subdivision regulations provided a community with a special opportunity to ensure that new neighborhoods are properly designed and that new subdivisions are integrated into the community.

Ensure that the subdivision improvements are adequate

Subdivision review ensures that a new subdivision will be properly equipped and that improvements will be maintained in the future. If the local government expects to take over a street, drainage facilities, or a utility line, it has an obvious interest in ensuring that the improvement is properly constructed or installed. Subdivision regulations often determine what portion of the capital improvement costs of serving new development are paid by the community as a whole and what portion are paid by the developer and lot purchasers.

Establish good land records

By requiring the platting (mapping) of newly created lots, streets, easements, and open areas, subdivision requirements help to ensure the creation and preservation of adequate land records.

Protect the interest of the lot purchaser

Lot purchasers rarely know what water line size or system pumping capacity will ensure adequate water pressure for their future homes. Establishing minimum standards for subdivision improvements and design is the traditional way to protect purchasers, who generally lack the specialized knowledge to evaluate improvements and design.



Approval of Plats

From and after the date of filing of a copy of this article with the register of deeds of Alamance County, no subdivision plat of land within the platting jurisdiction as defined, shall be filed or recorded until it shall have been submitted to and approved by the City Council of the City of Graham. Such approval entered in writing is on the face of the plat by the mayor.

The approval of a plat by the City Council shall not be deemed to constitute or effect the acceptance by the city or the public of the dedication of any street or other ground, public utility line, or other public facility shown upon the plat.

Transferring Lots in Unapproved Subdivisions

Any person who is the owner or agent of any land located within the jurisdiction of the city, thereafter subdivides his or her land in violation of this article 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 this article and recorded in the office of the appropriate register of deeds, shall be guilty of a misdemeanor.

No Service or Permits Until Plat Approved

No street shall be accepted and maintained by the city nor shall any street lighting, water sewer be extended to or connected with any subdivision of land nor shall any building permit be issued until the subdivision has been substantially completed. Upon approval by the City of Graham that the subdivision stands substantially complete, a letter of credit or other form of assurance can be supplied for an amount equal to 150% of the remaining cost of construction. Upon receipt of the letter, the City Council may approve the final plats, and building permits may be issued.