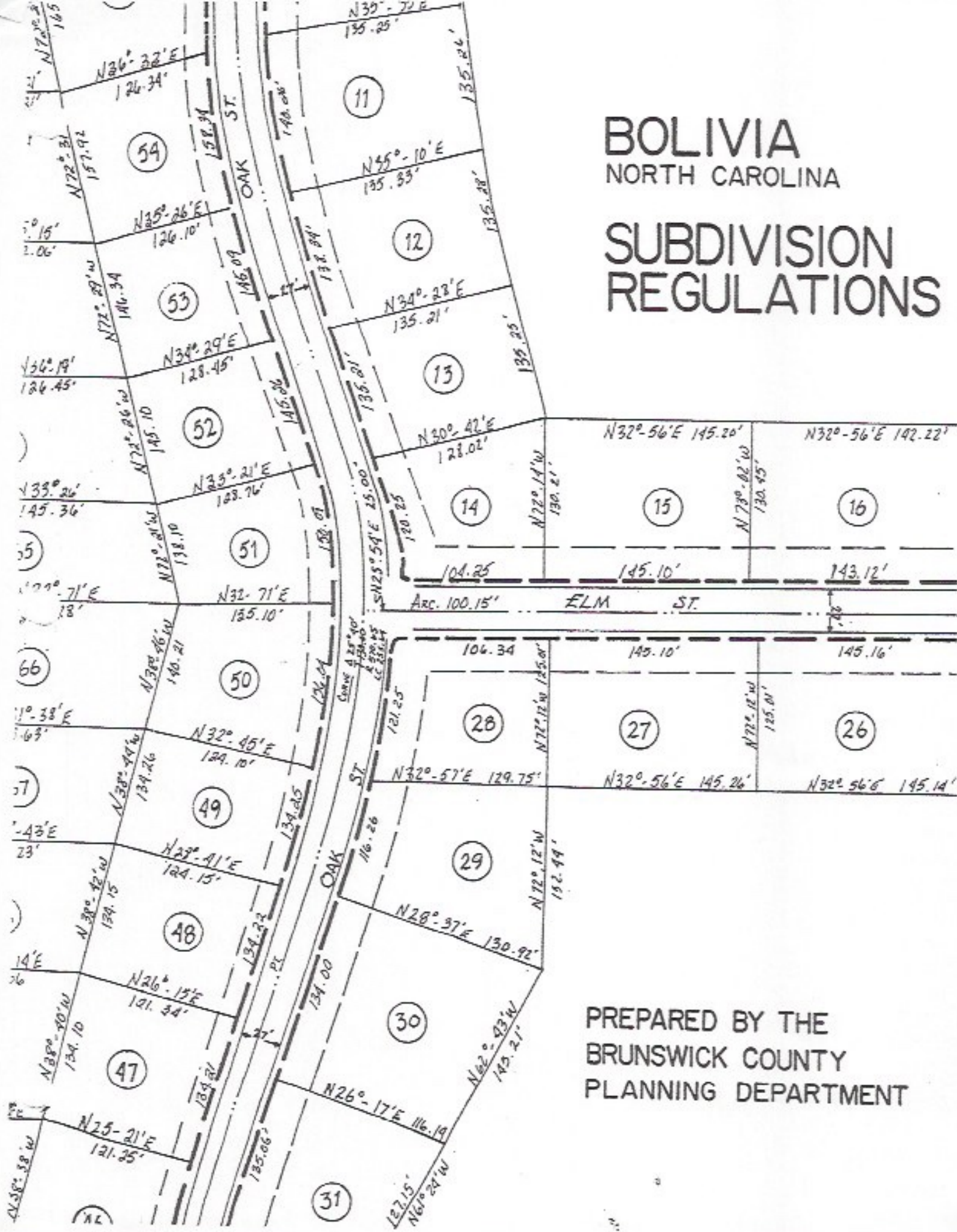


# BOLIVIA NORTH CAROLINA

# SUBDIVISION REGULATIONS



PREPARED BY THE  
BRUNSWICK COUNTY  
PLANNING DEPARTMENT

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## ARTICLE I

### TITLE AND PURPOSE

#### 1. TITLE

This Ordinance shall be known and may be cited as the Subdivision Ordinance for the Town of Bolivia, North Carolina, and may be referred to as the Subdivision Ordinance.

#### 2. PURPOSE

The purpose of this Ordinance is to establish procedures and standards for the development and subdivision of land within the territorial jurisdiction of the Town of Bolivia. It is further designed to provide for the orderly growth and development of the Town of Bolivia; for the coordination of streets and highways within proposed subdivisions with existing or planned streets and highways and with other public facilities such as water, sewer and drainage lines; for the dedication or reservation of recreation areas serving residents of the immediate neighborhood within the subdivision and of rights-of-way or easements for street and utility purposes; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare. This Ordinance is designed to further facilitate adequate provision for water, sewerage, parks, schools, and playgrounds, and also facilitate the further resubdivision of larger tracts into smaller parcels of land.

## ARTICLE II

### AUTHORITY AND JURISDICTION

#### 1. AUTHORITY

This Ordinance is hereby adopted under the authority and provisions of the General Statutes of North Carolina, Chapter 160A, Article 19, Part 2.

#### 2. JURISDICTION

The regulations contained herein shall govern each and every subdivision of land within the Town of Bolivia as provided in N.C.G.S. 160A, Article 19, including any established extraterritorial areas of the Town of Bolivia.

## ARTICLE III

### PREREQUISITE TO PLAT RECORDATION AND APPROVAL OF PUBLIC SERVICES

#### 1. PREREQUISITE TO PLAT RECORDATION

After the effective date of this Ordinance, each individual subdivision plat of land within the jurisdiction of the Town of Bolivia shall be approved by the Town of Bolivia Planning Board in accordance with the procedures for submission and approval as set forth herein.

#### 2. APPROVAL OF PUBLIC SERVICES

No construction permits shall be issued, nor shall water, or other Town facilities or services be extended to or connected with any Subdivision for which a plat is required to be approved unless, and until, such final plat has been approved by the Town of Bolivia Planning Board and recorded in the Office of the Brunswick County Register of Deeds.

ARTICLE IV  
LEGAL PROVISIONS

1. ADMINISTRATION

The Town of Bolivia Planning Board shall be the administrator of this Ordinance. The Town of Bolivia Planning Board shall be responsible for plat approvals and any other duties consistent with the administration of this Ordinance. The Board shall report any violations of any provisions of this Ordinance of which it is aware to the Town Council of the Town of Bolivia with its recommendations to prevent and remedy such violations.

2. PROCEDURE FOR PLAT APPROVAL AND RECORDING

After the effective date of this Ordinance, no subdivision plat of land within the jurisdiction of the Town of Bolivia shall be filed or recorded until it has been submitted to and approved by the Town of Bolivia Planning Board as set forth in Article III, Section 1 of this Ordinance, and until this approval is entered in writing on the face of the plat by the Chairman, Vice Chairman, or their official designee.

The Register of Deeds shall not file or record a plat of subdivision of land located within the territorial jurisdiction of the Town of Bolivia that has not been approved in accordance with these provisions, nor shall the Clerk of Superior Court order or direct the recording of a plat if the recording would be in conflict with this section.

### 3. ENFORCEMENT

A. Register of Deeds - after the effective date of this Ordinance the Register of Deeds of Brunswick County shall not permit the recordation of any subdivision plat of land unless such plat has been submitted to and approved by the Town of Bolivia Planning Board in accordance with the provisions of this Ordinance. After the effective date of this Ordinance the Brunswick County Register of Deeds shall not permit the recordation of any deed of land transfer until a map group and parcel number has been assigned to the parcel of land for which the deed was drawn by the Brunswick County Tax Supervisor's Office and such number is indicated on the deed.

B. County Tax Supervisor - after the effective date of this Ordinance the Brunswick County Tax Supervisor shall not issue any (map group) parcel numbers unless the parcel to which the number is to be assigned is (A) depicted on subdivision final plat that is recorded in the office of Register of Deeds of Brunswick County, before the effective date of this Ordinance; (B) that has been approved by the Town of Bolivia Planning Board (C) the final plat is stamped "No Approval Required" and signed by the Clerk to the Town of Bolivia Planning Board in accordance with the provisions of this Ordinance.

### 4. PENALTIES FOR VIOLATION

After the effective date of this Ordinance, any person who, being the owner or agent of the owner of any land located within the territorial jurisdiction of this Ordinance, subdivides his land in violation of this 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 the terms of this Ordinance and recorded in the Office of Brunswick County Register of Deeds, shall be guilty of a

misdeameanor. The description of a parcel of land bounds, as distinguished from description by reference to a plat, as the instrument of transfer, or other document used in the process of selling or transferring land shall not exempt the transaction from this penalty. The Town of Bolivia through its attorney or other official designated by the Town Council of the Town of Bolivia, may enjoin illegal subdivision, transfer or sale of land by action for injunction. Further, violators of this Ordinance shall be subject, upon conviction, to fine/or imprisonment as provided by N.C.G.S. 14.4.

5. EFFECT OF PLAT APPROVAL ON DEDICATIONS

The approval of a plat pursuant to this Ordinance shall not be deemed to constitute or effect the acceptance by the Town of Bolivia of the dedication or maintenance of any street or other land area, public utility line, or other public facility shown on the plat. Acceptance of the dedication or maintenance of any such facility shall require a resolution of acceptance and or maintenance by the Town Council of Bolivia.

6. SEPARABILITY

Should any section or provision of this Ordinance be decided by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

7. VARIANCES

Where, because of severe topographical or other conditions peculiar to the site, strict adherence to the provisions of this Ordinance would cause an unnecessary hardship, the Town Council of the Town of Bolivia may, upon recommendation of the Town of Bolivia Planning Board, authorize a variance to the terms of this Ordinance only to the extent that is absolutely necessary and not to an extent which would violate the intent of the Ordinance.



8. AMENDMENTS

The Town Council of the Town of Bolivia may from time to time amend the terms of this Ordinance, but no amendment shall become effective unless it shall have been proposed by or shall have been submitted to the Town of Bolivia Planning Board for review and recommendation. The Planning Board shall have thirty (30) days within which to submit its report. If the Planning Board fails to submit a report within the specified time, it shall be deemed to have approved the amendment.

9. ABROGATION

It is not intended that this Ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, rules, regulations or permits previously adopted or issued pursuant to law. However, where this Ordinance requires higher standards, the provisions of this Ordinance shall govern.

10. EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after the  
25 th. day of JULY, 1978.

Duly adopted by the Town Council of the Town of Bolivia on this  
24 th. day of JULY, 1978.

ATTEST:

Winifred E. Leach Sr.  
H. D. Willetts, Jr  
M. F. Johnson

Paul E. Hufham  
Town Clerk

## ARTICLE V

### COMPLIANCE WITH OFFICAL PLANS

#### 1. THOROUGHFARE PLANS

Where a proposed subdivision includes any part of a proposed thoroughfare which has been designated as such on an officially adopted Thoroughfare Plan for the Town of Bolivia, all parts of such thoroughfare shall be platted by the subdivider in the location shown on the Plan and at the right-of-way width specified in this Ordinance.

#### 2. Zoning Ordinances

Where a proposed subdivision is located in an area in which the Town Council of the Town of Bolivia has adopted a zoning ordinance and zoning map said subdivision must comply in all respects with the requirements of the zoning ordinance.

## ARTICLE VI

### PROCEDURES FOR REVIEW AND REQUIREMENTS FOR APPROVAL OF SUBDIVISION PLATS

#### 1. Procedure For Review

##### A. Preliminary Plat

The subdivider or his authorized agent shall submit three copies of the preliminary plat, and any supplementary materials to the Town of Bolivia Planning Board at least fourteen (14) days prior to a regular meeting of that Board.

At the next regularly scheduled meeting of the Town of Bolivia Planning Board that follows at least fourteen(14) days after the plat is submitted, the Planning Board shall review the preliminary plat for compliance with the requirements of this Ordinance and zoning ordinance.

If the preliminary plat meets the requirements of this Ordinance and is approved, the approval stamp of the Town of Bolivia Planning Board shall be placed on at least two(2) copies of the preliminary plat and shall be signed by the Chairman or Vice-Chairman of the Town of Bolivia Planning Board. One stamped and signed copy of the preliminary plat shall be returned to the subdivider or his authorized agent and a copy shall be retained as an official record of the Town of Bolivia Planning Board.

One copy of these reasons for disapproval shall be forwarded to the subdivider or his authorized agent, and one copy shall be retained as an official record of the Town of Bolivia Planning Board.

If the preliminary plat is disapproved, the subdivider may correct the deficiencies noted in the reasons for disapproval and submit a revised preliminary plat.

##### B. Improvements

Upon approval of the preliminary plat by the Town of Bolivia Planning Board, the subdivider may proceed with the preparation of the final plat, and the installation or arrangement for required improvements in accordance with the approved preliminary plat and the requirements of this Ordinance.

Prior to the approval of a final plat by the Town of Bolivia Planning Board, the subdivider shall have installed those improvements specified in Article VII of this Ordinance or shall have guaranteed their installation as provided in Article VII of this Ordinance.

##### C. Final Plat

Upon installation or arrangement of the required improvements, the subdivider shall submit a final plat, so labeled, to the Town of Bolivia Planning Board not more than twelve (12) months after the date on which the preliminary plat was approved. If a final plat

is not submitted within a twelve (12) month time period, the preliminary plat approval shall be null and void, and the preliminary plat must be submitted in accordance with Section B above.

No final plat shall be approved unless and until the subdivider has installed in that area, represented on the final plat, all improvements required in Article VII of this Ordinance. A final plat may include the total or portions of the area included on the approved preliminary plat. Any and all such portions must fully comply with the requirements for approval of a final plat as set forth in this Ordinance.

The Town of Bolivia Planning Board shall review the final plat for consistency with the approved preliminary plat and for compliance with the requirements for final plats as set forth in this Article. The Planning Board shall, through on-site inspection, insure that those required have been installed in accordance with Article VII of this Ordinance.

When the final plat is found to be consistent with the approved preliminary plat and to contain the required information and materials, the Chairman of the Town of Bolivia Planning Board shall place the stamp of approval of the Planning Board and his/her signature on the final plat. The stamp of approval and the signature of the Chairman of the Planning Board shall constitute approval of the final plat.

## 2. Requirements For Approval of Subdivision Plats

### A. Preliminary Plat

#### 1. Number of Copies and Graphic Media

A minimum of three (3) copies of the preliminary plat shall be submitted. No specific graphic media must be employed.

#### 2. Scale

Preliminary plats shall be prepared at a scale of one (1) inch equals one hundred (100) feet, one (1) inch equals two hundred (200) feet, or one (1) inch equals fifty (50) feet.

#### 3. Plat Preparation

It is not required that the preliminary plat be prepared by a registered land surveyor. The subdivider or another individual may prepare this plat so long as it meets the requirements as specified in this Ordinance.

#### 4. Certificate of Proposed Utilities

Preliminary plats shall be accompanied by a letter from the County Health Director (or designee) stating that the proposed utility system (s) (water acquisition and sewage disposal) would feasibly meet existing adopted standards for minimum health safety. In the case of a situation in which the proposed

utility system (s) does not come under the regulatory authority of the County Board of Health, such certification (letter) must be provided by the North Carolina Division of Environmental Management or appropriate State agency. Any Major Subdivision Plat (or portion thereof) not receiving this certification shall be affixed with the below notation (on the final plat) prior to receiving the Town of Bolivia Planning Board Stamp of Approval:

NOTE: The water/sewerage system (s) for this parcel (s) has not receive County Health Department/N.C. Division of Environmental Management certification for meeting minimum health standards. Such certification must be obtained prior to the use of this parcel (s) for human habitation.

5. Certification of Proposed Public Streets

Preliminary plats shall be accompanied by a letter from the North Carolina Department of Transportation, Division of Highways, District Engineer stating that all proposed streets intended for public use meet minimum design standards for subdivision streets as set forth by the State Secondary Roads Council, in accordance with N.C.G.S. 136-102.6(c)

6. Certification of Proposed Drainage Systems

Preliminary Plats shall be accompanied by a letter from the District Conservationist (or designee) of the Brunswick Soil and Water Conservation District stating that proposed drainage system should provide effective drainage of the area in the proposed subdivision and providing any current soils information available for the property being divided.

7. Contents Required

The preliminary plat shall depict or contain the following information:

- a. Name of the proposed subdivision and name, address, and telephone number of the owner of the proposed subdivision;
- b. Name of the designer of the proposed subdivision;
- c. Name of the county, township and state in which the proposed subdivision is located;
- d. A sketch or vicinity map (with scale and north arrow) depicting the surrounding area including the distance from a proposed property corner to the intersection of two State maintained roads (in lieu of the intersection of two State maintained roads, a bridge, culvert or other permanently fixed, State maintained road may be utilized);
- e. Approximate corporate boundaries, township boundaries and county lines as appropriate;

- f. Date of plat preparation;
- g. North arrow with approximate indication whether true grid or magnetic;
- h. Scale indicated in words or numbers and a bar graph;
- i. Length of all existing and proposed property lines including the boundaries of all lots being created by the division;
- j. The total number of lots being created by the division and the minimum lot size, lots numbered consecutive and block numbers if applicable
- k. Approximate location of existing roads, water courses, marshes, swamps, ponds or lakes, railroads, bridges, culverts, storm drains and drainage ditches;
- l. Names of owners of adjoining properties and recorded plats.
- m. Description of the proposed utility systems (water sewage); i.e. on-site well and septic tank, community water and/or sewerage system, public water and/or sewerage system etc;
- n. Proposed drainage systems with an indication of any provisions that are proposed for perpetual maintenance of these systems;
- o. Location of proposed streets, existing and platted streets on adjoining properties and in the proposed subdivision, right-of-way for streets, pavement widths.

NOTE: If any street is proposed to intersect with a State maintained road, the preliminary plat shall be accompanied by an application for driveway approval as required by the Department of Transportation, Division of Highways Manual on Driveway Regulations.

- p. All streets designated as either "Public" or "Private"
- q. Site calculations including: 1. Acreage in total tract being subdivided; 2. Acreage in proposed parks and other nonresidential use; 3. Linear feet in proposed streets;
- r. Proposed location and size of parks, school sites, or other recreational or open spaces, if any, and their future ownership (dedication for public use to governmental body, for property owners use to duly constituted homeowners or community association or for tenants with property remaining in subdividers ownership);

- s. Any proposed natural buffers, pedestrian, bicycle or other rights-of-way, utility drainage or other easements, their location and width and purpose.
- t. Any other information considered by either the subdivider of the Town of Bolivia Planning Board to be pertinent to the review of the preliminary plat.
- u. Present Zoning Classification.

C. Final Plat

1. Maintenance Guarantee

The Town of Bolivia Planning Board shall secure from all subdividers a letter in which said subdivider shall agree to maintain any required improvements located within said subdivision including roads, drainage ditches, water and sewer systems (where applicable and any ditches dug in connection with the installation of such improvements). Such letter shall be binding on the subdivider for a period of one year after satisfactory installation of required improvements.

2. Plat Prepared

The final plat shall be prepared by or under the supervisions of a land surveyor licensed and registered to practice in the State of North Carolina.

3. Number of Copies and Graphic Media

A minimum of three (3) copies of the final plat shall be submitted to the Town of Bolivia Planning Board for approval; one of these shall be drawn in ink on reproducible material (reproducible by traditional ozalid process), including an

original drawing on vellum paper, linen, mylar or other transparent material or a sepia copy. The other two copies may be submitted as a black-line or photocopy.

4. Scale

Final plats shall be prepared at a scale of one (1) inch equals one hundred (100) feet or one (1) inch equals two hundred (200) feet, or one (1) inch equals fifty (50) feet.

5. Certification Required

The following signed certificate shall appear on all copies of the final plat which are submitted to the Town of Bolivia Planning Board for approval:

a. Certificate of Dedication and Ownership

"The undersigned hereby acknowledge (s) that the land shown on this plat is within the subdivision regulation jurisdiction of the Town of Bolivia and that this plat & allotment is my (our) free act and deed.

\_\_\_\_\_  
Owner's Signature

6. Contents Required

The final plat shall depict and contain all of the information required in the preliminary plat (Article VI, Section 2, Subsection B). In addition, the final plat shall depict or contain the following information:

- a. Sufficient engineering data to determine readily and reproduce on the ground every straight or curved boundary line, street line, lot line, right-of-way line, easement line, and setback line, including dimensions, bearings, or deflection angles, radii, central angles, and tangent distances for the center line of curved streets and curved property lines that are not the boundary of curved streets. All dimensions shall be measured to the nearest one-tenth of a foot and all angles to the nearest minute.



- b. The accurate locations and descriptions of all monuments, markers, and central points;
- c. A statement signed by the land surveyor who prepared the final plat of under whose supervision it was prepared indicating the source of the information depicted on the plat (whether actual survey or from recorded deeds). The signature on this statement shall be certified as true by a Notary Public or Clerk of Superior Court.
- d. North arrow with indication whether true or magnetic, and date of magnetic reading.
- e. Length and bearing of all existing and proposed property lines.
- f. Accurate site calculations: 1. Acreage in total tract being subdivided, 2. Acreage in proposed parks and other nonresidential use, 3. Linear feet in proposed streets.
- g. Statement of ownership as shown in #5 on page 14.

## ARTICLE VII

### REQUIRED IMPROVEMENTS AND MINIMUM STANDARDS OF DESIGN FOR SUBDIVISIONS

#### 1. REQUIRED IMPROVEMENTS

Each subdivision of this Ordinance shall contain the following improvements:

- A. Graded Streets
- B. Adequate Drainage System
- C. Installation of water distribution and sewerage collection lines within the subdivision and connection to a County or municipal water and/or sewerage system where a county or municipal system exists adjacent to the subdivision or the property being subdivided.
- D. Street Name Markers
- E. Monuments as required by the North Carolina General Statutes Chapter 39, Article 5; and in addition, two consecutive property corners shall be marked with permanent markers, said markers shall be of concrete, four (4) inches in diameter, thirty (30) inches in length and set a minimum of twenty-four(24) inches into the ground.

#### 2. DESIGN STANDARDS

##### A. Design standards for streets

1. All proposed public streets in any subdivision within the jurisdiction of this Ordinance shall be constructed so as to meet the minimum construction design standards established by the Department of Transportation with regard to subdivision street design.

##### 2. Reserve Strips

Reserve strips shall be prohibited

##### 3. Marginal Access Streets

Where a tract of land to be subdivided adjoins an existing State maintained road, the subdivider may be required to provide a marginal access street parallel to the State maintained road, or reverse frontage on a subdivision street to be developed adjacent to the State maintained road. Where reverse frontage is established, private driveways shall be prevented from having direct access to the expressway.

##### 4. Street Name Markers

All subdivision streets shall be named and street name markers shall be installed in the subdivision.

##### 5. Half Streets

Half Streets shall be prohibited.

6. Cul-de-sac

Permanent dead-end streets shall not exceed five hundred (500) feet in length unless necessitated by topography and shall be provided with a turn around having a minimum right-of-way radius of fifty (50) feet a minimum stabilized surface radius of thirty-five (35) feet.

7. Tangent

A tangent of at least one hundred (100) feet shall be provided between reverse curves on all subdivision streets.

B. Design Standard For Blocks

1. General - The lengths, width, and shapes of blocks shall be determined with due regard to: provision of adequate building sites suitable to the special needs of the type of use contemplated; zoning requirements as to lot sizes and dimensions; needs for vehicular and pedestrian circulation, control and safety of street traffic; limitations and opportunities of topography; and convenient access to water areas.
2. Block Length-Blocks shall not be less than four hundred (400) nor more than thirteen hundred twenty (1,320) feet in length.
3. Block Width-Blocks shall have sufficient width to allow two (2) tiers of lots minimum depth except where single-tier lots are required to separate residential development from through vehicular traffic or another type of use, or when abutting a water area.

C. Design Standards for Storm Water Drainage

- A. Adequate Drainage - Subdivider shall provide an adequate drainage system for the proper drainage of all surface water. The design of such a system shall be certified by the Brunswick County Soil and Water Conservation District as herein before required.

D. Placement of Monuments

In accordance with Chapter 39, Article 5A of the North Carolina General Statutes, permanent markers shall be placed at one or more corners of the subdivision to be designated as "control corners." In addition, permanent markers shall be placed at the intersection of centerlines, offset lines, points of curvature or other control points within or on the right-of-way lines of two or more streets. The permanent markers shall be of such material and affixed to the earth in such a manner as to insure as great a degree of permanence as is reasonably practical. Copy of Chapter 39, Article 5A is on the following Page.

F. Design Standards

1. General Design - All major subdivisions shall be designed so as to minimize flood damage to any lots, buildings or other facilities within the development.

2. Utilities

- a. All utilities in a subdivision including water systems, sewerage systems, gas lines, and electrical distribution facilities shall be designed and constructed so as to or minimize flood damage to those facilities.
- b. All water supply and sewerage systems within a proposed minor subdivision shall be designed so as to eliminate infiltration of flood waters into the systems and eliminate discharges from the systems into flood waters.
- c. Any on site waste disposal system shall be located so as to avoid impairment of the system or contamination from the system during flooding.
- d. Utility (electric and telephone) poles and any other similar facilities shall not be placed closer than one (1) foot to the corner of any property so as to facilitate surveying and prevent the destruction of survey markers.

ARTICLE VIII  
DEFINITIONS

1. "SUBDIVISION" DEFINED\*

For the purpose of this ordinance, "subdivision" means all divisions 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 (whether immediate or future) and includes all divisions of land involving the dedication of a new street or a change in existing streets; however, the following is not included within the definition and is not subject to any regulations enacted pursuant to this ordinance.

- (a) The combination or recombination of portions of previously platted lots where total number of lots is not increased and the resultant lots are equal to or exceed the standards of the County, as shown in its 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; and
- (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 County, as shown in this ordinance.

\*This definition is extracted directly from the North Carolina General Statutes Chapter 160A-376.

For the purpose of this ordinance, the following definition also shall not be included in the above definition of a "subdivision":

The conveyance of land to heirs for the purpose of dividing real estate among said heirs. (This exclusion results from the North Carolina Court of Appeals decision in Claude A. Williamson, Jr. and wife, Angela C. Williamson Vs. Dorothy Avant (21 N.C. App. 211)

## 2. OTHER DEFINITIONS

For the purpose of this ordinance certain words or terms used herein shall be defined as follows:

Alley - A minor right-of-way privately or publicly owned, primarily for service access to the back or side of properties.

Buffer Strip - A solid fence or wall, or a planted strip at least five (5) feet in width composed of deciduous and/or evergreen trees spaced not more than (10) feet apart, and not less than one (1) row of dense shrubs spaced not more than five (5) feet apart, which is required under the terms and provisions of this ordinance.

Building Setback Line - A line parallel to the front property line behind which a structure shall be erected.

Dedication - A gift, by the owner, or a right to use the land for a specified purpose or purposes. Because a transfer of property rights is entailed, dedication must be made by written instrument, and is completed with an acceptance from the Town Council of the Town of Bolivia.

Easement- A grant by the property owner of a strip of land for a specified purpose and use by public, a corporation, or persons.

Lot - A portion of subdivision, or any other parcel of land, intended as a unit for transfer of ownership or for development or both.

Lot of Record - A lot which is part of a subdivision, a plat of which has been recorded in the Office of Register of Deeds of Brunswick County prior to the adoption of ordinance, or a lot described by metes bounds, the description of which has been so recorded prior to the adoption of this ordinance.

#### Lot Types

Corner Lots - A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.

Interior Lot - A lot other than a corner lot with only one frontage on a street.

Through Lot or a "Double Frontage Lot". A lot other than a corner lot with frontage on more than one street. Through abutting two streets may be referred to as double frontage lots.

Reversed Frontage Lot - A lot on which the frontage is at right angles or approximately right angles (interior angle less than 135 degrees) to the general pattern in the area. A reversed frontage lot may also be a corner lot, an interior lot or a through lot.

Official maps or plans - Any map of plans officially adopted by the Town Council of the Town of Bolivia as a guide to the physical development of the Town of Bolivia.

Open Space - An area (land and/or water) generally lacking in manmade structures and reserved for enjoyment in its unaltered state.

Plan - Any documented and approved program of recommended action, policy intention, etc. which set forth goals and objectives along with criteria, standards and implementing procedures necessary for effectively guiding and controlling decisions relative to facilitating development and growth management.

- Planning Board - The Planning Board of the Town of Bolivia.
- Plat - A map or plan of a parcel of land which is to be, or has been subdivided.
- Private Driveway - A roadway serving two (2) or fewer lots, building sites or other division of land and not intended to be public ingress or egress.
- Private Street - An undedicated private right-of-way which affords access to abutting properties and requires a subdivision streets disclosure statement in accordance with N.C.G.S. 136-102.6
- Public Street - A public right-of-way which affords access to abutting properties and when such rights-of-way are designated as public, it shall be presumed to be an offer of dedication to the public. All public streets shall be designed and constructed so as to meet minimum right-of-way and construction standards for acceptance into the State Secondary Roads System in accordance with N.C.G.S. 136-102.6 (c). The following classification shall apply:
- Cul-de-sac - A cul-de-sac is a short street having but one end open to traffic and the other end being permanently terminated and a vehicular turn-around provided.
- Public Sewage Disposal System - A system serving two (2) or more dwelling units and approved by the Brunswick County Health Department or the North Carolina Department of Natural and Economic Resources, Division of Environmental Management.
- Public Water Supply - Any water supply furnishing potable water to ten or more residences or business, or combination of residence or businesses. Approval by the Sanitary Engineering Division, State Board of Health, Department of Human Resources is required.
- Recreation Area or Park - An area of land or combination of land and water resources that is developed for active and/or passive recreation pursuits with various manmade features that accommodate such activities.
- Reservation - A reservation of land does not involve any transfer of property rights. It simply constitutes an obligation to keep property free from development.
- Single-Tier Lot - A lot which backs upon a limited access highway, a railroad, a physical barrier, or another type of land use and to which access from the rear is usually prohibited.
- Subdivider - Any person, firm, or corporation who subdivides or develops any land deemed to be a subdivision as herein defined.
- Town Council - The Town Council of Bolivia, N.C.



### 3. WORD INTERPRETATION

For the purpose of this Ordinance, certain words shall be interpreted as follows:

Words used in the present tense include the future tense.

Words used in the singular number include the plural, and words used in the plural number include the singular, unless the natural construction of the wording indicates otherwise.

The word "structure" shall include the word "building".

The word "used for" shall include the meaning "designed for".

The word "lot" shall include the words "plot", "parcel", and or "tract".

The word "shall" is always mandatory and not merely directory.

The word "person" includes a firm, association, corporation, trust or company, as well as an individual.