

August 26, 2019

Section 30-9 Definitions (7) General

*Community well system (private).* A system that provides groundwater to twenty-five (25) or more persons or has fifteen (15) or more connections and has not been deeded to the Town for operation as a public utility.

*Community well system (public).* A system that provides groundwater to twenty-five (25) or more persons or has fifteen (15) or more connections and has been deeded to the Town and is operated as a public utility.

Sec. 30-863. - Utilities.

- (a) *Public water and sewer construction requirements.* Water and sewer lines, connections, and equipment shall be constructed in accordance with state and local regulations.
- (b) *Water and sewer connection.* Connection of each lot to public water and sewer utilities shall be required if the proposed subdivision is within 300 feet of the nearest adequate lines of a public system, provided that no geographic or topographic factors would make such connection infeasible. Where public sewer is not available, lots shall be evaluated in accordance with "Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal 11" G.S. 130 A. Approval of the environmental health division shall be obtained after preliminary plat approval. The final plat shall show lots denied or not evaluated crosshatched and labeled "No improvement permit has been issued for this lot."
- (c) *Underground utilities.* Electrical, television cable, and telephone utility lines installed within major subdivisions shall be underground unless the town council determines underground installation is inappropriate.
- (d) *Community Wells (Public) Required.* Community wells are required in all subdivisions of 30 dwelling units or greater. Community wells and their distribution systems shall be constructed by the subdivider and deeded to the Town upon completion. Community wells are encouraged in subdivisions of less than 30 dwelling units if feasible.
- (e) The subdivider shall provide individual utility connections for each lot within the subdivision. Each subdivision lot shall be provided a connection to a power supply, a connection to an approved water supply (*except individual wells*) and a connection to an approved sewage waste disposal system.
- (f) No permit for the construction of or placement of a dwelling unit shall be issued in a subdivision until a water supply system has been installed and approved (unless individual wells are used as the water supply).
- (g) No dwelling unit within a subdivision shall be occupied until:
  - 1. A connection to a power supply is complete,
  - 2. A connection to an approved water system is complete,
  - 3. A connection to an approved sewage system is complete, and
  - 4. All required inspections are completed and final approvals given.

- (h) Potable Water: There shall be a safe, adequate, continuous, and conveniently located potable water supply provided for each lot within a subdivision. Potable water supply shall be in compliance with the applicable edition of the North Carolina Plumbing Code.
- (i) Where a public water system is not available, or where capacity or line size is not sufficient for extension, every individual well, shared well, or private community well shall be installed, inspected, tested, approved, and maintained in accordance with state and local regulations.
- (j) Dry lines may be required to be installed where public water supplies are anticipated to become available within a reasonably short time after completion of the project.
- (k) Applications for public water supplies for new subdivisions shall contain calculations showing the maximum daily water usage of the development.
- (l) A certification shall be provided that the public water system will provide water to the development. Design standards, installation, connections, and approvals of all components of the water system shall be as required by the public water system.
- (m) Fire hydrants, where required, shall be installed in compliance with the North Carolina administrative, building, plumbing, and fire codes, local fire department requirements, and other applicable local ordinances and standards.
- (n) Utility easements.
  - (1) *Major subdivisions.* To provide for electric, telephone, gas, and community antenna television services conduits, and sewer or water lines within the subdivision, appropriate utility easements not to exceed 30 feet in width shall be provided. The location of such easements shall be reviewed and approved by the town before final plat approval.
  - (2) *Minor subdivisions.* Lots fronting on public streets with access to existing utilities are not required to have utility easements. All other lots shall contain a 20-foot utility easement to the front, side, or rear of each lot unless easement releases are obtained from all utility companies, in which case no utility easement will be required.
  - (3) *No buildings or improvements.* Utility easements shall be kept free and clear of any building or other improvement that would interfere with the proper maintenance or replacement of any utility. The town shall not be liable for damages to any improvement located within the utility easement area caused by maintenance or replacement of any utility located therein.