

MINUTES

Board of Aldermen

Town of Chapel Hill, N.C.

The Board of Aldermen met at a Special Meeting on April 29, 1957, at 5:00 P.M., o'clock in the Town Hall with the following present: Mayor Cornwell; Aldermen Davis, Wager, Robinson, Putnam, Strowd, and Hornaday.

The purpose of the meeting was to consider the passing of three resolutions:

Alderman Putnam moved that the following resolution be adopted:

WHEREAS, a \$50,000 Street Improvement Bond Anticipation Note of the Town of Chapel Hill has been issued in anticipation of the receipt of the proceeds of the sale of the bonds authorized by the bond ordinance hereinafter described, and said note is payable on May 1, 1957, and the Board of Aldermen desires to renew said note as hereinafter set forth: NOW, THEREFORE,

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill, as follows:

(1) A bond anticipation note of the principal amount of \$50,000 shall be issued to renew an outstanding \$50,000 Street Improvement Bond Anticipation Note issued in anticipation of the receipt of the proceeds of the sale of the bonds authorized by the bond ordinance entitled "An Ordinance authorizing the issuance of \$50,000 of bonds of the Town of Chapel Hill for the improvement of public streets of said Town", adopted by the Board of Aldermen of said Town on March 28, 1955. The note issued pursuant to this resolution shall be dated May 1, 1957 and shall be payable November 1, 1957 and shall bear interest at the rate of 2 1/2% per annum, and such interest shall be payable at the maturity of the note.

(2) Said note shall be issued in such form as may be determined by the officers authorized to execute said note. The Mayor and the Town Clerk are hereby authorized to execute said note.

(3) The Local Government Commission of North Carolina is hereby requested to issue the note authorized by this resolution, through the State Treasurer, to the holder of said outstanding note upon surrender of and cancellation of said out-

standing note.

Alderman Wager seconded the motion, and the motion was adopted. Those voting for the motion were Messrs. Davis, Wager, Putnam, Robinson, Strowd and Hornaday. No one voted against it.

WHEREAS, a \$35,000 Curb and Gutter Bond Anticipation Note of the Town of Chapel Hill has been issued in anticipation of the receipt of the proceeds of the sale of bonds authorized by the bond ordinance hereinafter described, and said note is payable on May 23, 1957, and the Board of Aldermen desires to renew said note as hereinafter set forth; NOW, THEREFORE

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill, as follows:

(1) Bond anticipation notes of the principal amount of \$35,000 shall be issued to renew an outstanding \$35,000 Curb & Gutter Bond Anticipation Note issued in anticipation of the receipt of the proceeds of the sale of the bonds authorized by the bond ordinance entitled "An Ordinance authorizing the issuance of \$60,000 of bonds of the Town of Chapel Hill for the construction of curbs and gutters", adopted by the Board of Aldermen of said Town on August 10, 1953. The notes issued pursuant to this resolution shall be dated May 15, 1957 and shall be payable November 1, 1957, and shall bear interest at a rate which shall not exceed six per centum (6%) per annum, payable at maturity.

(2) Said notes shall be issued in such denominations and in such form and shall bear interest at such rate as may be determined within the limitations prescribed by this resolution, by the officers authorized to execute said notes. The Mayor and the Town Clerk are hereby authorized and directed to execute said notes.

(3) The Mayor and the Town Clerk are hereby authorized to make application to the Local Government Commission of

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North Carolina for its approval of said notes, in the manner prescribed by the Local Government Act. Said Local Government Commission is hereby requested to sell said notes in the manner prescribed by said Act. Said notes, when they shall have been sold by said Commission, in the manner provided by law, and when they shall have been executed in the manner prescribed by this resolution, shall be turned over to the State Treasurer of the State of North Carolina, for delivery to the purchaser or purchasers to whom they may be sold by said Commission.

Alderman Robinson seconded the motion, and the motion was adopted. Those voting for the motion were Messrs. Davis, Wager, Putnam, Robinson, Strowd and Hornaday. No one voted against it.

Alderman Strowd moved that the following resolution be adopted:

WHEREAS, the bond ordinance hereinafter described has taken effect, and the Board of Aldermen desires to borrow money for the purpose for which bonds are authorized to be issued by said ordinance, in anticipation of the receipt of the proceeds of the sale of said bonds, as hereinafter provided; NOW,
THEREFORE,

BE IT RESOLVED by the Board of Aldermen of the Town of Chapel Hill, as follows:

(1) The sum of \$38,000 shall be borrowed by the Town of Chapel Hill, pursuant to the Municipal Finance Act, 1921, of North Carolina, as amended, for the purpose for which bonds are authorized to be issued by the ordinance entitled "An Ordinance authorizing the issuance of \$38,000 of bonds of the Town of Chapel Hill for the improvement of public streets of said Town", adopted by the Board of Aldermen of

said Town on the 28th day of March, 1955, in anticipation of the receipt of the proceeds of the sale of the bonds authorized to be issued by said ordinance.

(2) Negotiable notes of said Town of the aggregate principal amount of \$38,000 shall be issued for all moneys borrowed pursuant to this resolution. Each of said notes shall be dated May 15, 1957 and shall be payable on November 1, 1957, and shall bear interest at a rate which shall not exceed six per centum (6%) per annum. Such interest shall be payable on November 1, 1957.

(3) Said notes shall be issued in such denominations and in such form and shall bear interest at such rate as may be determined, within the limitations prescribed by this resolution, by the officers authorized to execute said notes. The Mayor and the Town Clerk are hereby authorized and directed to execute said notes.

(4) The Mayor and the Town Clerk are hereby authorized to make application to the Local Government Commission of North Carolina for its approval of said notes, in the manner prescribed by the Local Government Act. Said Local Government Commission is hereby requested to sell said notes in the manner prescribed by said Act. Said notes, when they shall have been sold by said Commission, in the manner provided by law, and when they shall have been executed in the manner prescribed by this resolution, shall be turned over to the State Treasurer of the State of North Carolina, for delivery to the purchaser or purchasers to whom they may be sold by said Commission.

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Alderman Wager seconded the motion, and the motion was adopted. Those voting for the motion were Messrs. Davis, Wager, Putnam, Robinson, Strowd, and Hornaday. No one voted against it.

The Meeting was adjourned at 5:20 P. M., o'clock.

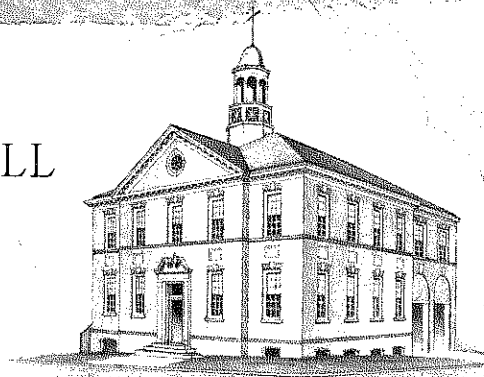
Olin K. Cornell Mayor

Mary Honeyay Town Clerk

April 29, 1957



TOWN OF CHAPEL HILL



CHAPEL HILL, N.C.

April 27, 1957

To
Messrs: ✓ O. K. Cornwell, Mayor
 ✓ G. O. Davis
 ✓ C. E. Hornaday
 ✓ K. E. Putnam
 ✓ Hubert Robinson, Sr.
 ✓ F. E. Strowd
 ✓ P. W. Wager

Gentlemen:

This is to advise you that a Special Meeting of the Board of Aldermen will be held in the Town Hall at 5:00 P.M., Monday, April 29, 1957. This meeting is called to consider the passage of three (3) resolutions authorizing: (1) The issuance of \$35,000 to renew an outstanding Curb and Gutter Bond Anticipation Note (2) \$50,000 Street Improvement Bond Anticipation Note (3) Borrow \$38,000 for the improvement of Public Streets in the Town of Chapel Hill, N. C.

Very truly yours,

O. K. Cornwell
Mayor

C. E. Hornaday
P. W. Wager
Hubert Robinson

F. E. Strowd
Kenneth E. Putnam
G. O. Davis

SUBDIVISION REGULATIONS

AN ORDINANCE, in pursuance of the authority granted by Chapter 939, 1955 Session Laws of North Carolina, providing for the approval of land subdivisions within the Town of Chapel Hill or within the surrounding area defined by Chapter 527, 1953 Session Laws.

Sec. 1. Definitions

Unless otherwise stated, the following words shall, for the purpose of this ordinance, have the meaning hereinafter indicated:

ALLEY - Any strip of land publicly or privately owned, less than 24 feet in width between property lines, set aside for public vehicular right-of-way to adjoining properties.

CUL-DE-SAC - A short street having but one end open to traffic and the other end being permanently terminated by a vehicular turnaround.

GROUP DEVELOPMENT - A group of two or more principal structures built on a single lot, tract, or parcel of land and designed for occupancy by separate families, firms, businesses, or other enterprises.

LOT - A piece, parcel, or plot of land intended as a unit for transfer of ownership or for development.

THOROUGHFARE - A street or highway, designated as such on a Major Street Plan adopted by the Planning Board, and designed to route traffic travelling on important federal-state highway systems through or around the town.

STREET, COLLECTOR - A street which carries traffic from residential streets to the major system of thoroughfares, including the principal entrance streets of a residential development and streets for rapid circulation within such a development.

STREET, RESIDENTIAL - A street used primarily for access to the abutting properties.

SUBDIVISION - All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale or building development, and all divisions of land involving the dedication of a new street or a change in existing streets; provided, however, that the following shall not be included within this definition nor subject to these regulations: (1) the combination or recombination . . of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards contained herein; (2) the division of land into parcels greater than five 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 contained herein.

Sec. 2. Planning Board Review and Council Approval Required

"No real property within the town of Chapel Hill or within the surrounding area defined by Chapter 527, 1953 Session Laws, shall be subdivided and offered for sale or a plat thereof recorded until a preliminary sketch and a final plat have been reviewed by the Planning Board and approved by the Board of Aldermen as set forth in the procedures provided below. Plans of group developments for housing, commercial, industrial, or other uses, or for any combination of uses designed for rental purposes shall be submitted in the same manner as other plats . for the review of the Planning Board and approval of the Board of Aldermen.

Approval of the final plat by the Board of Aldermen shall be required before the issuance of any building permit for a structure to be erected in a subdivision, except in cases where streets, alleys, sidewalks, utilities, or other facilities for public use are to be constructed concurrently with buildings

and where a preliminary plan for such development has been referred by the Planning Board to the Board of Aldermen. In such cases, approval by the Board of Aldermen of a preliminary plan shall be a sufficient basis for issuance of building permits. Such preliminary approval shall in no way alter the requirement that the final plat be approved by the Board of Aldermen prior to the sale of land in the development or the recording of a plat.

Sec. 3. Procedures for Review and Approval of Subdivisions

(A) Submission of Preliminary Sketch to Planning Board. A preliminary sketch meeting the requirements of Section 6(A) shall be submitted for review by the Planning Board and approval by the Board of Aldermen before any improvements may be made in the subdivision. This sketch shall be submitted to the Town Manager in six copies at least 10 days before the meeting of the Planning Board at which it is to be reviewed. One copy shall be retained in the records of the Planning Board, one copy shall be forwarded after review to the Town Manager for transmittal to the Board of Aldermen, two copies shall be transmitted to the University Service Plants for recommendations concerning the utilities systems, one copy shall be transmitted to the Health Department for recommendations concerning sanitary facilities, and one copy shall be transmitted to the district engineer of the State Highway and Public Works Commission for recommendations concerning the street system.

The Planning Board shall review this sketch and negotiate with the subdivider for changes required in order that the subdivision may comply with the provisions of this ordinance and for such other changes as may be found desirable. The Planning Board shall take formal action on the preliminary sketch and transmit its recommendations to the Board of Aldermen within 30 days after the Board meeting at which the sketch is first reviewed; failure to do so shall have the same effect as a recommendation to the Board of Aldermen that the sketch be

approved. Within five days after its action on the preliminary sketch, the Planning Board shall notify the subdivider by letter of its recommendation.

(B) Approval of Preliminary Sketch by Board of Aldermen. Upon its receipt of the preliminary sketch (with recommendations from the Planning Board or upon expiration of 30 days after the Planning Board meeting at which the sketch was first reviewed), the Board of Aldermen shall review it for compliance with the provisions of this ordinance and shall consider the recommendations of the Planning Board. It may thereupon approve the sketch in whole or in part, or subject to modification, or may disapprove said plat. Such approval shall be entered only upon the sketch retained in the records of the Board of Aldermen, with the following notation: "Approval of preliminary sketch only; this approval shall not constitute authority for recordation of this sketch." Within five days after its action on the preliminary sketch, the Board of Aldermen shall notify the subdivider by letter of said action.

(C) Installation of Improvements. After receiving approval of the preliminary sketch by the Board of Aldermen (and not before that time), the subdivider may proceed to construct improvements in accordance with the requirements of this ordinance and as shown on his approved sketch, and to prepare and submit the final plat.

(D) Submission of Final Plat to Planning Board. Unless the final plat is submitted to the Planning Board within one year from the date on which the preliminary sketch was acted upon, such action on the preliminary sketch shall become void and of no effect. A final plat meeting the requirements of Section 6(B) shall be submitted to the Town Manager in six copies at least 10 days prior to the meeting of the Planning Board at which it is to be reviewed. One copy shall be available for file in the exhibit book of the Board of Aldermen, one copy shall be retained in the records of the Planning Board, two copies shall be transmitted to the University Service Plants, one copy shall be transmitted to

the Health Department, and one copy shall be transmitted to the district engineer of the State Highway and Public Works Commission.

The final plat shall be reviewed by the Planning Board for compliance with the provisions of this ordinance and such other specifications as agreed upon at the time the preliminary sketch was reviewed. After such review the Planning Board shall transmit the final plat, together with its recommendations thereon, to the Board of Aldermen for final action. Failure of the Planning Board to make such transmittal within 30 days after the Board meeting at which the plat was first reviewed shall be deemed a favorable recommendation, and the plat shall then go before the Board of Aldermen for final approval. Within five days after Planning Board action on the final plat, the Planning Board shall notify the subdivider by letter of its recommendations.

(E) Approval of Final Plat by Board of Aldermen and Recording Thereof.

Upon its receipt of the final plat, the Board of Aldermen shall review it for compliance with the provisions of this ordinance and shall consider the recommendations of the Planning Board. The Board of Aldermen may thereupon approve the plat in whole or in part, or subject to modifications, or may disapprove said plat. The approval of the final plat by the Board of Aldermen shall be on condition that such plat is recorded in the office of the Orange County Register of Deeds within 30 days after such approval. The original tracing of the final plat shall be made available for authentication when the Planning Board takes final action on the plat and when the Board of Aldermen takes formal action approving the plat.

Sec. 4. Minimum Standards of Design

The subdivider shall observe the following general requirements and principles of land subdivision:

(A) Relation to Surrounding Areas. The general layout of the subdivision shall harmonize with plans for Chapel Hill and its surroundings as adopted by

the Planning Board and/or the Board of Aldermen and shall be in conformity with a plan for the most advantageous development of the entire neighboring area.

(B) Streets and Alleys. Proposed streets shall be adjusted to the contours of the land so as to produce usable lots and streets of reasonable gradient. Where new streets extend existing adjoining streets, their projections shall be at the same or greater width, but in no case less than the minimum required width. Where it is deemed desirable to provide street access to adjoining property, proposed streets shall extend to the boundary of such property.

The following standards of street design shall be observed by the subdivider:

(1) Street widths. The minimum width of proposed streets, roads, and alleys, measured from lot line to lot line shall be:

Thoroughfares: 90 feet
Collector streets: 70 feet
Residential streets: 60 feet
Alleys: 20 feet

Right-of-way widths in excess of the minimum provided for above may be required where an existing or proposed street is a part of, or a connection to, the established state system of primary or secondary roads or any proposed extension of said systems.

(2) Maximum and minimum grades. Grades on all thoroughfares and collector streets shall not exceed five per cent except when approved by the Board of Aldermen; grades on other streets may exceed five per cent but not eight per cent. Street grades at the gutter where curb and gutter are used shall not be less than 0.4 per cent, and in all other cases, not less than 0.5 per cent.

(3) Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle of less than 45 degrees. Curb radii at street intersections shall not be less than 15 feet, and where the angle of street intersection is less than 75 degrees, a greater curb radius may be required.

(4) Horizontal alignment and vertical curves shall be of a design approved by

the Town Manager; in areas outside the corporate limits of Chapel Hill, such approval shall be after consultation with the district engineer of the State Highway and Public Works Commission.

(5) Surface drainage. All streets and roads must be so designed as to provide for the discharge of surface water in a manner approved by the Town Manager, in areas outside the corporate limits of Chapel Hill, such approval shall be after consultation with the district engineer of the State Highway and Public Works Commission.

(6) Cul-de-sacs shall not be more than 400 feet in length and shall have at the closed end a turn-around with a minimum radius from center to property lines of 50 feet.

(7) Alleys shall be provided to the rear of all lots in Suburban Commercial Districts and Business Districts as defined by the zoning ordinance of Chapel Hill and surrounding areas. Where deemed necessary, alleys may also be required in Industrial Districts, but alleys shall not be provided in Residential or Agricultural Districts except where justified by special circumstances.

(8) Street names. Proposed streets obviously in alignment with existing named streets shall bear the names of such existing streets. In no other cases shall the name for a proposed street duplicate an existing street name. House numbering shall comply with standards adopted by the Planning Board.

(C) Blocks. Residential blocks shall not be more than 1200 feet in length and shall normally be wide enough to allow two tiers of lots of appropriate depth.

(D) Lots. The size, shape, and orientation of lots shall reflect due consideration to topography and drainage, and shall conform to the following standards:

(1) Layout. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall front on a public street or a street connected with a public street. Double frontage

of lots (except corner lots) shall be permitted only under unusual circumstances. In cases where the subdivision consists of parcels larger than ordinary building lots, such parcels shall be so arranged as to allow the opening of future streets and logical future subdivision.

(2) Size. All lots shall meet or exceed the minimum width and area requirements for the district in which they are situated, as shown by the zoning ordinance of Chapel Hill and surrounding areas. Business and industrial lots shall be of sufficient size to permit off-street service facilities and limited-access off-street parking of automobiles used by patrons and employees, as required by the zoning ordinance for Chapel Hill and surrounding areas.

(E) Utility Easements. To provide for public service poles, wires or conduits, storm or sanitary sewers, gas, water, or heat mains, or other utility lines an easement not less than 30 feet wide, 15 feet on either side, may be required along the rear of lots and in other locations where necessary in all residential subdivisions and in business and industrial subdivisions where deemed necessary.

(F) Public Open Spaces and Sites for Public Facilities. Due consideration shall be given to the allocation of suitable areas for parks, playgrounds, or other facilities to be dedicated for public use.

(G) Group Developments. The foregoing requirements of this section may be modified in the case of group developments, if departures are made without destroying the intent of the standards herein prescribed.

(H) Variances. Where the subdivider can show that a provision of these requirements would cause unnecessary hardship if strictly adhered to and where, because of topographical or other conditions peculiar to the site, the Planning Board finds a departure may be made without destroying the intent of such requirements, the Planning Board may recommend and the Board of Aldermen may approve a variance. Any variance thus recommended by the Planning Board shall be noted in the minutes of the Planning Board at which the plat is finally

acted upon, and such notation shall include the reasoning on which the departure was recommended.

Sec. 5. Improvements Required

Except as provided below in subsection (E) of this section, the following requirements for improvements shall be fulfilled before a final plat shall be reviewed by the Planning Board or approved by the Board of Aldermen:

(A) Monuments. Permanent monuments shall be installed and control corners designated in conformance with the letter and intent of Sections 39-32.1 through 39-32.4 of the General Statutes of North Carolina.

(B) Streets and Alleys. All streets and alleys in the subdivision shall be graded by the subdivider to the width, cross section, and profile, specified by the Town Manager. Sidewalks shall be graded, in all subdivisions in town, to a minimum distance of eight feet from the curb. Where the subdivider surfaces the streets and alleys, such surfacing shall be to a minimum width of 60 feet on thoroughfares, 40 feet on collector streets, and 32 feet on residential streets. Surfacing shall be to such cross section and profile as shall meet the specifications on file in the office of the Town Manager.

(C) Storm Sewers. Storm sewers, drains, and structures shall be installed by the subdivider to a size and type and in locations approved by the Town Manager; in areas outside the corporate limits of Chapel Hill, such approval shall be after consultation with the district engineer of the State Highway and Public Works Commission. Curbs and gutters shall be installed on all streets inside town, in accordance with specifications on file in the Town Manager's office.

(D) Utilities. Water mains and sanitary sewers installed by the developer shall be of such material and shall be located and installed under such specifications as shall be prescribed by the Town Manager in consultation with the University Service Plants and the Health Department. Where the subdivision is

provided with a central water supply, there shall be a minimum 6-inch water main within 1000 feet of every lot.

(E) Variances. (1) In lieu of actual completion of any improvements required of subdividers, the subdivider may file with the Town Clerk a surety bond which shall cover the total estimated cost of the improvements as determined by the Town Manager. Said bond shall have sureties satisfactory to the Town guaranteeing the completion of improvements within the time specified in the endorsement on the plat. (2) In cases of group housing developments underwritten or constructed with federal funds where the Town Manager finds specifications for improvements are equal to or of a higher standard than required by the town, the bond-posting requirement may be waived and the final plat approved prior to completion of improvements.

Sec. 6. Specifications for Drawings

The following requirements in the presentation of drawings shall be observed:

(A) Preliminary Sketch. The preliminary sketch shall be drawn to a scale of not less than 200 feet to the inch nor more than 50 feet to the inch. It shall show the following:

(1) Title data: subdivision name, the names and addresses of the owner or owners, name of designer of the plat, scale, date, approximate north point, and in large letters the words, "PRELIMINARY SKETCH".

(2) Existing data: location of existing and platted property and street lines, existing buildings, water mains, sewers, drainpipes, culverts, bridges, water courses, railroads and spurs, town limits lines, parks, playgrounds, and any public utility easements both on the land to be subdivided and on the land immediately adjoining; names of existing streets on and adjoining the land to be subdivided; and names of all adjoining subdivisions and names of owners of adjoining unsubdivided tracts.

(3) Data relating to proposed subdivision: names, locations, and other dimensions of proposed streets, alleys, crosswalkways, lots, easements, building lines, parks, playgrounds, and other open spaces; as may be required by the Town Manager, plan-profiles of streets showing natural and finished grades drawn to a horizontal scale of not less than 100 feet to the inch and a vertical scale of not less than 10 feet to the inch; and a copy of any proposed deed restrictions or restrictive covenants.

(4) Data relating to surrounding area: Where the sketch submitted covers only a part of the subdivider's tract, an additional sketch showing the prospective future street system, proposed public open spaces, and other features for the development of the entire tract shall accompany the preliminary sketch of the portion to be subdivided.

(B) Final Plat. The final plat shall be drawn in black ink upon tracing cloth or shall be a reproduced tracing on tracing cloth of comparable permanence to a scale of not less than 100 feet to the inch nor more than 50 feet to the inch. It shall show the following:

(1) Title and documentation data: name of subdivision, the town, the name of the licensed engineer or surveyor under whose supervision the plat was prepared; the date of the plat; the scale and north point; and all endorsements and certificates provided for under Section 7 below.

(2) Data relating to subdivision: lines and names of all streets; lines of all alleys, crosswalkways, lots, easements, and areas to be devoted to public use, with notes stating clearly their proposed use and any limitations; corporate limits lines, building lines, block and lot numbers; sufficient data to determine readily on the ground the location of every street, alley, and crosswalkway line, lot line, boundary line, block line, easement line, and building line; the radius, central angle, and tangent distance for both street lines of curved streets; the locations and types of all permanent monuments; and the names of subdivisions and streets adjoining the platted subdivision.

Sec. 7. Certificates and Endorsements on Final Plat

(A) Preparation of Plat and Certificate of Accuracy. The survey and final plat shall be made under the supervision of a surveyor or engineer licensed to practice in the state of North Carolina. The plat shall contain a certificate which meets the requirements for registration as set out in Section 47-30 of the General Statutes.

(B) Certificate of Ownership and Dedication. On the plat the following shall be printed over the signature of the owner(s):

"Know all men by these presents, that (I or we) hereby acknowledge this plat and allotment to be (my or our) free act and deed and that (I or we) do hereby dedicate to public use as (streets, parks, playgrounds, open spaces, and easements) forever all areas so shown or indicated on said plat."

(C) Certificate of Improvements. If the required improvements are completed prior to the submission of the final plat, the following certificate shall appear on the plat over a blank line provided for the signature of the Town Manager:

"Know all men by these presents, that I hereby certify that on this, the _____ day of _____, 19____, all streets and alleys shown on this plat have been graded and storm drains have been installed by the subdivider in an approved manner."

If the required improvements are not completed prior to the submission of the final plat, one of the two following certificates shall appear on the plat over a blank line provided for the signature of the Town Manager:

(1) "Know all men by these presents, that I hereby certify that a surety bond of a satisfactory amount has been posted with the Town of Chapel Hill by the subdivider, guaranteeing that the streets in this subdivision will be graded within _____ days from this date, the _____ day of _____, 19____, by _____, who (is, are) the owner(s), to the full width and to the grade and cross section designated by the Town Manager; and who will install the necessary storm drains "

in accordance with plans approved by the Town Manager within _____ days from this same date."

(2) "Know all men by these presents, that I hereby certify, this the _____ day of _____, 19____, that the specifications for street grading and drainage improvements for the group housing development shown on this plat being (financed or insured) under regulations of the United States government are equal to or of a higher standard than required by the subdivision regulations of the Town of Chapel Hill."

(D) Planning Board and Board of Aldermen Endorsements. The plat shall show the following form for Planning Board and Board of Aldermen endorsements:

"Provided that this plat be recorded within 30 days of final approval,
Recommended by Planning Board _____ (date) _____,
_____, Chairman.

Approved by Board of Aldermen _____ (date) _____,
_____, Town Clerk.

Sec. 8. Effect of Invalidity of One Section

Should any section or provision of this ordinance be decided by the courts 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 decided to be unconstitutional or invalid.

Sec. 9. Penalties

Any person violating the provisions of this ordinance shall be guilty of a misdemeanor.

Each and every day's violation of any provision of this ordinance shall constitute a separate and distinct offense. For the purpose of this ordinance, a violation begins from the date of recording or first sale of property from the subdivision in question, whichever occurs first.

Sec. 10. Effective Date

This ordinance shall become effective from the date of its passage.