

Hall County Subdivision Regulations

2001 Edition

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SECTION 1 GENERAL PROVISIONS (Ref. Ch. 16.10)

1.01. Short title.

These regulations shall hereafter be known, cited and referred to as the subdivision regulations of Hall County, Georgia.

1.02. Policy.

- A. In the interest of orderly, planned, efficient and economical development, and furtherance of the general health and welfare of the county and its citizens, and to ensure consistency with the land use plan, it is declared to be the policy of the county to consider the subdivision of land and its development to be subject to the control of the county.
- B. Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace and that it can be serviced with those public facilities deemed necessary and appropriate for such development.
- C. The existing and proposed public improvements shall conform with and be properly related to the proposal shown in the land use plan, and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, the zoning regulations, the land use plan, and the capital budget and program of the county.

1.03. Purposes.

These subdivision regulations are adopted for the following purposes:

- A. To encourage the development of an economically sound and stable community so as to help conserve and protect the natural, economic, and scenic resources of the county;
- B. To assure the provision of required streets, utilities, and other facilities and services to both residential and nonresidential subdivision developments;
- C. To assure the adequate provision of safe and convenient access and circulation, both vehicular and pedestrian, and to help insure that all lots will be accessible to fire fighting equipment and other emergency and service vehicles;
- D. To assure the provision of needed public open spaces and building sites in new land development through the dedication or reservation of land for recreational, educational, and other public purposes;
- E. To insure adequate drainage by providing for the proper layout of streets and lots,

thereby reducing maintenance problems;

- F. To help prevent the spread of urban blight and slums;
- G. To promote a safe and healthy environment;
- H. To assure adequate identification of property on the public records;
- I. To encourage, in general, the wise development of the community in accordance with the land use plan.

1.04. Conditions on development; compliance.

Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the state to this county. The developer has the duty of compliance with these regulations and any reasonable conditions laid down by the Planning Commission for design, dedication, improvement, planning, etc., so as to conform to the physical and economical development of the county and to the safety and general welfare of the future lot owners in the subdivision and of the community at large.

1.05. Jurisdiction.

These regulations shall control the subdivision of residential and nonresidential land within the unincorporated portion of Hall County, Georgia.

1.06. Interpretation.

In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

1.07. Conflicting provisions.

Where any provision of these regulations imposes a restriction different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.

1.08. Easements, covenants and other private restrictions.

These regulations are not intended to supplant any easement, covenant or any other private restriction; provided that, when the provisions of these regulations are more restrictive or impose higher standards than such easement, covenant, or other private restriction, the provisions of these regulations shall govern.

1.09. Subdivisions relying on provision of access or services by municipal corporations or other counties.

The Planning Commission may disapprove all or any part of a subdivision where proper access and the provision of services affecting the health, safety, and welfare of the subdivision are jeopardized by reliance upon the performance of another jurisdiction.

1.10. Saving provision.

These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the county under any section or provision existing at the time of adoption of the regulations codified in this title, or as vacating or annulling any rights obtained by any person, firm, or corporation, by lawful action of the county, except as shall be expressly provided for in these regulations.

1.11. Separability.

If any part or provision of these regulations or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these regulations or the application thereof to other persons or circumstances. The board of commissioners declares that it would have enacted the remainder of these regulations even without any such part, provision, or application.

1.12. Responsible government agencies.

The responsible government agencies are as follows:

Hall County Department of Public Works
Attn: Director
P.O. Drawer 1435
Gainesville, GA 30503
770/531-6800

Hall County Department of Public Works
Traffic Engineering Division
Attn: Traffic Engineer
P.O. Drawer 1435
Gainesville, GA 30503
770/531-6800

**SECTION 2 PROCEDURES FOR SUBMITTAL OF PLANS AND PLAT
RECORDATION (Ref. Ch. 16.30)**

2.01. General procedure.

When any subdivision of land is proposed, before any permit for the subdivision shall be granted, the subdividing owner, or his authorized agent, shall apply for and secure approval of the proposed subdivision in accordance with the following procedures of this chapter.

2.02. Subdivision defined.

A "subdivision" is the division of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale, legacy, a new street, or a change in existing streets, and includes resubdivision where appropriate to the context; "subdivision" also relates to the process of subdividing or to the land or area subdivided. The term shall also include the opening of a new street or road. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots meet the standards of the county subdivision regulations are not included within this definition.

2.03. Plat approval required.

No person shall sell or transfer any land by reference to or exhibition of or other use of a plat of a subdivision before such plat has been approved by the county Planning Director and recorded in the office of the clerk of superior court of the county. The description of any land by metes and bounds in the instrument of transfer or other documents used in the process of selling or transfer shall not exempt the transaction from this title.

2.04. Submittal of required plats.

Any subdivider of land within unincorporated Hall County shall submit to the Planning Director the required plats of the subdivision, which shall conform to the requirements of this title.

2.05. Preliminary plat approval required.

No subdivider shall proceed with any construction work on the proposed subdivision, including clearing of land, before obtaining a preliminary plat approval from the county Planning Commission.

2.06. Approved street access required for all lots.

From and after the time when the platting jurisdiction of the Planning Commission shall have attached by virtue of adoption by the Planning Commission of a street plan and the adoption by the governing authority of the county of a set of land subdivision regulations

recommended to them by the Planning Commission, no building permit shall be issued for and no building or other structure shall be erected on any lot within the subdivision unless the street giving access to the lot upon which said building is proposed to be placed shall have been accepted or opened as, or shall have otherwise received the legal status of, a public street prior to that time, or unless such street and lot corresponds in its location and lines with a street shown on a subdivision plat approved by said Planning Commission, or on a street plat made and adopted by said Planning Commission, or a street located and accepted by the governing authority of the county. Any building erected in violation of this section shall be deemed an unlawful structure, and the building official, county attorney, or other official designated by the governing authority of the county may bring appropriate action to enjoin such erection or cause it to be vacated or removed.

2.07. Exemptions from preliminary plat requirements.

The following types of subdivisions are exempt from certain requirements of the Subdivision Regulations:

- A. A subdivision which will have lots fronting on a road or street shown on the official road map of the county; provided no new street, no community water system and no community sewer system is required shall be exempted from the requirements of a preliminary plat and shall not be required to obtain a certificate of preliminary plat approval. The subdivision shall be required to obtain a recording and approval certificate as a final plat.
- B. The subdivision of land in a designated planned development meeting the requirements and having been approved by the county shall be exempted from the requirements of a preliminary plat and shall not be required to obtain a certificate of preliminary plat approval. The subdivision shall be required to obtain a recording and approval certificate as a final plat.
- C. A subdivision in which all lots having frontage on a proposed street exceed 1.25 acres per lot shall be exempt from curb and gutter and the related storm drainage (see Plate 5 in Appendix B for a detail drawing). Those lots which front on the proposed street may not thereafter be subdivided into lots smaller than 1.25 acres. A statement to this effect shall be placed on the final plat to be recorded. Additionally, those lots shall have a minimum lot width of 100 feet at the building line. The building line shall be measured at the minimum required setback line and shall be the shortest distance between the side property lines. Any lot which has at least 50 percent of its frontage on the radius section of a turnaround at the end of a street may measure the building line at a point beyond the minimum required setback line but in no case may the building line be less than 50 feet from the minimum required rear setback line.
- D. All residential subdivisions with curb and gutter will have sidewalks with one exception: Those curb and gutter subdivisions in which all lots exceed 1.25 acres

shall be exempt from the sidewalk requirement.

2.08. Preapplication review.

The owner, or his authorized design representative, shall review his plans with the Planning Director prior to submittal of a preliminary plat when the proposed subdivision involves a tract greater than 20 acres, any tract with a community water or sewer system or any tract in a planned development district with a proposed new street. The informal review shall be for the purposes of:

- A. Review of the requirements of these regulations; and
- B. Review of the owner's plans and the development's impact on soil erosion control, subdivision design, water supply and waste treatment.

2.09. Boundary survey required.

The subdivider should present a boundary survey of the tract and a rough sketch of his proposal.

2.10. Submittal of plans to affected agencies.

The Planning Director may require the developer to present his plans to any affected agency.

2.11. Preliminary plat application required.

The owner or his authorized agent shall make application for preliminary plat approval to the Planning Director by filing in the office of the Planning Director the following items, if applicable, in Sections 2.12 and 2.13.

2.12. Contents of preliminary plat application.

The preliminary plat shall contain an application signed by the owner, setting out:

- A. Total acreage;
- B. Number of lots;
- C. Average lot size;
- D. Minimum lot size;
- E. Proposed use of each lot;
- F. Water supply system;

- G. Sewer system;
- H. Length of proposed roads;
- I. Phasing of the subdivision;
- J. Estimated time for completion;
- K. An outline of any proposed organizations to control a portion or all of the tract, i.e., a homeowners' association or equivalent body; and
- L. Notice of intent to dedicate any portion of the property to the public.

2.13. Preliminary plat; agency approvals and engineering certificate.

The preliminary plat shall contain copies of the preliminary plat, drawn according to Section 3, having affixed to them the stamps or signatures of the following applicable agencies or firms. A letter from an applicable agency may be submitted in lieu of a plat stamp:

- A. Approval of the director of utilities if to be served by a public water system;
- B. Approval of the department of natural resources and Director of Engineering if to be served by a community water system;
- C. Approval of the director of utilities if to be served by a public sewer system;
- D. Approval of the department of natural resources and Director of Engineering if to be served by a community sewer system;
- E. Approval of the county Health Department;
- F. Preliminary engineering certificate, signed and sealed by an engineer, surveyor or landscape architect registered in Georgia;
- G. Approval for construction by the Director of Engineering.

2.14. Preliminary plat; review by Planning Director.

The Planning Director shall review the application and submit it to the Planning Commission. The Planning Director may recommend changes that are necessary to meet the standards and intent of this title to serve the best interest of the county.

2.15. Preliminary plat; review by Planning Commission.

The Planning Commission may:

- A. Grant preliminary plat approval; or
- B. Grant preliminary plat approval conditional upon any changes, which shall be noted on the preliminary plat or attached thereto; or
- C. Deny preliminary plat approval, if the plat does not meet the standards and intent of this or any other regulations.

2.16. Preliminary plat; notation of action.

Action of the Planning Commission shall be noted on three copies of the preliminary plat. One copy of the plat shall be returned to the applicant.

2.17. Preliminary plat; expiration of approval.

A certificate of preliminary plat approval shall expire 12 months following the date of approval. The applicant must have, at a minimum, received an approved grading inspection within the 12 months in order to continue work on the subdivision without an extension (see Section 2.22).

2.18. Preliminary plat; approval by Planning Director.

The Planning Commission may grant the Planning Director authority to approve preliminary plats which meet all requirements of these regulations and any other applicable rules. The director will present the approved plat to the Planning Commission at the next regular meeting to obtain formal approval of the plat.

2.19. Preliminary plat; appeals.

Should an applicant disagree with the comments of the director, concluding that factual or interpretive errors have been made, the following appeal procedure is designed to resolve the issues:

- A. Submit to the director a written statement clearly defining the nature of the disagreement, the specific reference to the section of these regulations at issue, and the applicant's own opinion.
- B. Should the director, after review of the applicant's statement, conclude that neither these regulations nor other applicable regulations or conditions of zoning would be violated, the director shall modify his comments accordingly. However, should the director conclude that these or other applicable regulations would be violated, the case shall be referred to the Planning Commission at the earliest

regularly scheduled meeting.

- C. The Planning Commission shall, after receiving a report from the director, decide the issue.
- D. Should the applicant disagree with the decision of the Planning Commission, an application may be filed (see Section 12) to appeal the decision to the board of commissioners. This application shall constitute the final administrative appeal.

2.20. Soil erosion and sedimentation control permit; issuance.

Following the approval of a preliminary plat, and review and approval by the planning department, a soil erosion and sedimentation control permit may be issued by the Engineering Department.

2.21. Soil erosion and sedimentation control permit; implementation of measures.

Upon the issuance of a soil erosion and sedimentation control permit:

- A. Erosion control measures must be installed by the subdivider and inspected and approved by the Engineering Department prior to any grubbing or grading; and
- B. Sediment retention facilities must be installed and operational prior to major grading operations.

2.22. Extension of time limit on development.

Before a certificate of preliminary plat approval has expired, the subdivider may request an extension of the certificate. An application shall be made in writing to the Planning Commission. The Planning Commission shall take action on the application in the same manner as an original application. However, if modifications are made to regulations, the plat must meet these changes.

2.23. Construction inspection schedule.

Each phase of the subdivision shall be constructed according to the following schedule. Care should be taken to observe the schedule, as unnecessary delay and additional expense may result if the construction is varied substantially from the schedule.

**Table 1
Construction Inspection**

Type	Responsibility
Soil erosion control	County Engineering Department
Clearing and grubbing	County Engineering Department
Subsurface drainage installation	County Engineering Department
Wet weather springs, soft spots and swamps	County Engineering Department
Street grading and staking	County Engineering Department
Water system installation	Utility owner, Health Department
Subgrade stabilization	County Engineering Department
Sanitary sewer installation	Utility owner, Health Department, county Engineering Department
Curb and gutter form work and lines	County Engineering Department
Curb and gutter installation	County Engineering Department
Base course application	County Engineering Department
Asphalt pavement application	County Engineering Department
Sidewalk form work and subgrade prior to pouring (on sidewalks const. as one unit)	County Engineering Department
Sidewalk after pouring and finishing (on sidewalks constructed as one unit)	County Engineering Department
Sidewalks poured on a lot-by lot basis	County Building Inspection Department
Shaping and backfilling (as required by sinking or erosion)	County Engineering Department

Type	Responsibility
Grassing of shoulder and slope	County Engineering Department
Shoulder shaping and backfilling (if required)	County Engineering Department
Regrassing (if required)	County Engineering Department
Sign installation	County Engineering Department

2.24. Completion of water and sewer installations.

All underground water and sewer installations, including sewer cross taps to individual lots, shall be completed prior to the application of the base course.

2.25. Inspection required.

The inspection of all construction is required. The subdivider shall be responsible for notification of the inspection authority 24 hours prior to the covering of the work. Before a reinspection of any subdivision development site by the county, the developer of such site shall pay a \$20.00 reinspection fee if the reinspection is necessitated by the developer's failure to comply with these regulations.

2.26. Stages for notification of county Engineering Department.

The county Engineering Department shall be notified:

- A. At completion of clearing and grubbing and prior to grading;
- B. Prior to covering storm water drainage pipe;
- C. At completion of grading and restaking the centerline prior to setting curb forms and line;
- D. For subgrade and curbing inspection prior to application of base course;
- E. At completion of the base course and prior to the application of the prime coat;
- F. At completion of the prime coat and prior to the application of the paving course in order to schedule the presence of a county inspector during application of plant mix;
- G. Upon construction of sidewalk formwork, prior to pouring of concrete. (Note:

Inspections on sidewalks poured on a lot-by-lot basis are handled by Hall County Building Inspections.)

- H. After pouring and finishing of sidewalks. (Note: Inspections on sidewalks poured on a lot-by-lot basis are handled by Hall County Building Inspections.)
- I. At completion of shoulder reconstruction and shaping, prior to final seeding;
- J. At completion of construction and final plat;
- K. One year from acceptance of the maintenance bond; and
- L. At such other times as the Director of Engineering should specify.

2.27. Private utility inspection schedule.

The owner of any utility serving a subdivision shall set its own inspection schedule.

2.28. Inspection of community water or sewer system.

The inspection of any community water system or any community sewer system shall be as required by the Director of Engineering and the applicable state agency.

2.29. Use of testing agency.

If tests of materials or construction are required, a recognized testing agency shall be used, and the owner of the subdivision shall bear any expense.

2.30. Final plat approval; generally.

Whenever the provisions of these regulations have been complied with and while the certificate of preliminary plat approval is in effect, the subdivider may submit to the Planning Director, for final plat review and approval, the following items in Sections 2.31 through 2.33.

2.31. Final plat approval; contents of application.

The subdivider may submit an application signed by the subdivider, stating:

- A. Total acreage;
- B. Number of lots;
- C. Minimum lot size;
- D. Proposed use of each lot;

- E. Water supply system;
- F. Sewer system;
- G. Length of proposed roads;
- H. Phasing of the subdivision;
- I. Estimated time for completion;
- J. An outline of any proposed organizations to control a portion or all of the tract, i.e., a homeowners' association or equivalent body; and
- K. Notice of intent to dedicate any portion of the property to the public.

2.32. Final plat approval; agency approvals and surveyor's certificate.

The subdivider may submit copies of the final plat, drawn according to Section 3, having affixed to them the stamps or signatures of the following applicable agencies or firms. A letter from an applicable agency may be submitted in lieu of a plat stamp:

- A. Approval of the director of utilities if to be served by a public water system;
- B. Approval of the department of natural resources and Director of Engineering if to be served by a community water system;
- C. Approval of the director of utilities if to be served by a public sewer system;
- D. Approval of the department of natural resources and Director of Engineering if to be served by a community sewer system;
- E. Approval of the county Health Department;
- F. Surveyor's certificate;
- G. Approval of construction by the Director of Engineering.

2.33. Final plat approval; copy of improvement guarantee.

The subdivider may submit a copy of any improvement guarantee for which provision is made in Section 9.05 (B).

2.34. Final plat review; review by Planning Director.

The Planning Director shall review the final plat for compliance with these regulations,

the zoning regulations, conditions of zoning, and the regulations of other county departments and state agencies, as appropriate.

2.35. Final plat review; compliance responsibility.

The subdivider shall be responsible for compliance with all appropriate regulations.

2.36. Final plat review; approval requirements and maintenance bond.

Final approval by the Planning Director shall not be shown on the final plat until all requirements of these regulations have been met, and the Director of Engineering has certified by letter or endorsement on the plat that a maintenance bond (either in the form of a guaranty bond or cash deposited for the county in escrow), or an irrevocable letter of credit, has been received providing for the maintenance of all installations and improvements required by these regulations for a period of fifteen (15) months following the date of final plat approval for base, paving, grassing, storm water management facilities, and sidewalks. Either a guaranty bond or escrow must be accompanied by completed forms provided by the county Engineering Department. Irrevocable letters of credit must be valid for a minimum 24 months from the date of issuance..

Developers will need to re-bond for the cost of any sidewalks not completed at the fifteen-month time period for an additional nine (9) months.

Storm water management facilities will need to be cleaned of silt accumulation and maintained prior to release of bonds.

The maintenance bond will be based on one of the following scenarios:

- A. Residential developments without sidewalks: Maintenance bond will equal 20% of base, paving, grassing, and storm water management facilities on those subdivisions in which the 1” “F” mix asphalt topping is placed prior to final platting. Maintenance bond will equal 30% of base, paving, grassing, and storm water management facilities on those subdivisions in which the 1” “F” mix asphalt topping is placed after final platting. Note: Private developments will need to provide a performance bond for 100% of the cost of the 1” “F” mix asphalt topping (if placed after final platting).
- B. Residential developments with sidewalks in which sidewalks are constructed as a unit prior to final platting: Maintenance bond will equal 20% of base, paving, grassing, storm water management facilities, and sidewalks on those subdivisions in which the 1” “F” mix asphalt topping is placed prior to final platting. Maintenance bond will equal 30% of base, paving, grassing, storm water management facilities, and sidewalks on those subdivisions in which the 1” “F” mix asphalt topping is placed after final platting. Note: Private developments will need to provide a performance bond for 100% of the cost of the 1” “F” mix asphalt topping (if placed after final platting).

- C. Residential developments with sidewalks in which sidewalks are constructed on a lot-by-lot basis: Maintenance bond will equal 20% of base, paving, grassing, and storm water management facilities, plus 50% of sidewalk cost on those subdivisions in which the 1” “F” mix asphalt topping is placed prior to final platting. Maintenance bond will equal 30% of base, paving, grassing, and storm water management facilities, plus 50% of sidewalk cost on those subdivisions in which the 1” “F” mix asphalt topping is placed after final platting. Note: Private developments will need to provide a performance bond for 50% of the sidewalk cost plus 100% of the cost of the 1” “F” mix asphalt topping (if placed after final platting).
- D. Residential developments with sidewalks in which sidewalks are constructed as a unit one year after final platting: Maintenance bond will equal 20% of base, paving, grassing, and storm water management facilities plus 90% of sidewalk cost on those subdivisions in which the 1” “F” mix asphalt topping is placed prior to final platting. Maintenance bond will equal 30% of base, paving, grassing, and storm water management facilities, plus 90% of sidewalk cost on those subdivisions in which the 1” “F” mix asphalt topping is placed after final platting. Note: Private developments will need to provide a performance bond for 90% of the sidewalk cost plus 100% of the cost of the 1” “F” mix asphalt topping (if placed after final platting).
- E. Non-residential developments: Maintenance bond will equal 20% of base, paving, and grassing.

The Director of Engineering shall confirm that:

- A. All improvements and installations to the subdivision required for approval of the final plat under the rules and regulations of the county have been completed in accordance with the appropriate specifications; and
- B. All of the drainage and retention facilities, grading, water and sewer utilities, street base and curbing construction, and grassing required for approval of the final plat have been completed.

2.37. Final plat review; certification of approval.

When the Planning Director has approved the final plat and other affected departments and agencies of government as required have certified compliance and signed the original, the Planning Director shall certify by his signature on the plat that all of the requirements of these regulations, the zoning regulations, and the conditions of zoning approval have been met. The final plat shall not be deemed approved until it has been signed by the Planning Director and duly authorized representatives of the Engineering Department, water department and Health Department. The director will present the approved plat to the Planning Commission at the next regular meeting.

2.38. Issuance of certificates of occupancy.

Where an improvement guarantee has been required for a subdivision, no certificate of occupancy for any building on any lot fronting a proposed road in the subdivision shall be issued prior to completion of improvements under the guarantee.

2.39. Final plat; revisions.

No change, erasure, or revision shall be made on any preliminary or final plat, nor on accompanying data sheets, after approval of the Planning Commission has been endorsed in writing on the plat or sheets, unless authorization for such changes has been granted in writing by the Planning Commission. In no case shall the Planning Commission approve a revision thereof unless the fact that it is a revised plat is clearly stated thereon.

2.40. Final plat; filing for recordation.

- A. An approved final plat shall be filed for recording by the subdivider in the office of the clerk of superior court within 60 days after final approval thereof. Otherwise, such approval shall be void. No clerk of superior court shall file or record a plat of a subdivision until such plat has been approved by the Planning Director.
- B. The approval of a plat by the Planning Commission shall not be deemed to constitute or effect acceptance by the county of any street or other ground shown on the plat.

2.41. Final plat; recordation.

The clerk of superior court shall file and record in his office maps or plats relating to real estate in the county.

2.42. Specifications for maps and plats.

Maps or plats to be filed and recorded in the office of the clerk of superior court shall be prepared in accordance with the following minimum standards and specifications:

- A. **Material.**
 - 1. Any such maps or plats shall conform to the Georgia Plat Act, as amended;
 - 2. When a map or plat is filed for recording, a legible original blue line print, which shall not be larger than 17 inches by 23 inches, shall be submitted to the clerk for microfilming.
- B. **Caption.** The maps or plats shall have a title or name which shall be contained in

the caption, and the caption shall also provide the following information:

1. The county, city, town, or village, land district and land lot, and subdivision, if the property lies within a particular subdivision;
 2. The date of plat preparation;
 3. The scale, stated and shown graphically;
 4. The name of the land surveyor and his registration number.
- C. **Size.** Maps or plats shall not be less than 8 1/2 inches by 11 inches and not larger than 17 inches by 23 inches.
- D. **Data.** Maps or plats shall be made in a professional manner and in accordance with the standards of good drafting procedures and shall show the following information, as specified:
1. All maps or plats shall show the direction and distance from a point of reference to a point on the boundary of the individual survey, and such additional data as may be required to relocate the boundary point from the point of reference with the same degree of accuracy required of the parcel surveyed. The point of reference shall be an established monument position which can be identified or relocated from maps, plats, or other documents on public record.
 2. All maps or plats of boundary surveys or subdivision surveys shall show bearings and distances of all lines, and area of the parcels expressed in acres or square feet.
 3. All maps or plats of boundary surveys shall show the closure precision of the field survey as the ratio of one foot to the traversed distance in which an error of one foot would occur and a statement as to the method of adjustment. The closure may be stated as follows: "The field data upon which this map or plat is based has a closure precision of one foot in _____ feet, and an angular error of _____ per angle point, and was adjusted using _____ rule."
 4. All maps or plats of boundary surveys shall show the closure precision of the data shown on the map or plat. The closure may be stated as follows: "This map or plat has been calculated for closure and is found to be accurate within one foot in _____ feet."
 5. All maps or plats shall show the width, and the former widths if pertinent, of all rights-of-way adjacent to or crossing the property or adjacent to any point of reference.

6. All maps or plats shall show easements and apparent encroachments, if pertinent.
7. In the case of curved lines, pertinent data must be given for regular curves. Chord distances and directions shall be given for irregular curves.
8. All land lot lines, land district lines, land section lines and city and county boundaries intersecting or adjacent to the surveyed property shall be indicated by lines drawn upon the map or plat with appropriate words and figures.
9. All corner markers and markers of pertinent reference points shall be fully described and indicated as to their material or types and shall be constructed of a permanent material such as iron, steel, concrete, or stone.
10. An arrow shall be shown on the map or plat to indicate the principal meridian, and a notation shall be made as to the reference of bearing to magnetic north, astronomic north, or grid north. A grid north reference shall indicate the zone.
11. All linear distances shown on maps or plats shall be horizontal.
12. All angular directions shown on maps or plats shall be represented in degrees and minutes. Where plats state or surveys require accuracy in excess of one in 5,000, the angular direction shall be represented in degrees, minutes, and seconds. All angular direction shall be referenced to the principal meridian.
13. A statement shall be shown on the map or plat to indicate the type of equipment used to obtain the linear and angular measurements used in the preparation of the map or plat.

SECTION 3 PLAT SPECIFICATIONS (Ref. Ch. 16.40)

3.01. Plat requirements generally.

Plats submitted to the county Planning Commission shall contain the following information as specified in these regulations.

3.02. Preliminary plat; contents.

All applications for a certificate of preliminary plat approval for a subdivision shall be accompanied by copies of the plat setting forth the proposed design of such subdivision. The original copy of such plat shall be drawn on a transparent medium with either black ink or soft pencil. The scale of such plats shall be not less than 100 feet to the inch. Such plats shall contain the following information:

- A. Proposed name of subdivision;
- B. Name and address of the owner of record;
- C. Name, address, telephone number, seal, and signature of the registered engineer, surveyor or landscape architect responsible for the construction plans and surveyor responsible for the boundary survey;
- D. Name, address, and telephone number of the subdivider;
- E. Date of survey, north point and graphic scale, source of datum, date of plat drawing, and space for revision dates;
- F. Natural features within the proposed subdivision, including drainage channels, bodies of water, wooded areas and other significant features. On all water courses leaving the tract, the direction of flow shall be shown;
- G. Cultural features within the proposed subdivision, including right-of-way and pavement widths, and names of existing and platted streets adjoining or abutting the subdivision, all easements, city and county lines and other significant information. Location and dimensions of bridges, utility lines and structures, buildings, culverts, cemeteries, and other features should also be indicated;
- H. Location (land district and land lot) and acreage;
- I. Location sketch locating the subdivision in relation to the surrounding area with regard to well-known landmarks such as major thoroughfares, railroads or others. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than one inch to 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch;

- J. Name of former subdivision, and the plat book and page numbers where it was recorded, of any or all of the preliminary plat that has been previously subdivided;
- K. The location and specifications of proposed streets, including right-of-way lines, proposed roadbed type, roadbed width, and proposed grades;
- L. Exact boundary lines of the tract indicated by a heavy line giving lengths and bearings;
- M. Proposed layout, including lot lines with rough dimensions, lot numbers, block letters, street lines with letter designations for proposed street names, right-of-way widths, and sites reserved through covenants, easements, dedication or otherwise for public uses, for single family dwellings, for nonresidential uses, and for multifamily dwellings;
- N. Contour lines based on sea level datum. These shall be drawn at intervals of five feet for hilly terrain (slopes greater than ten percent), two feet for rolling terrain (two percent to ten percent) and one foot for flat terrain (slopes less than two percent). Contour lines shall be based on field surveys or photogrammetric methods for aerial photographs. The basis for the topographic contour shown shall be specified. Topographic data based on geological survey maps which have been adjusted by field survey data may be accepted if the Director of Engineering determines that such data will be adequate to evaluate the layout of lots and streets, drainage and other service requirements;
- O. The preliminary plan of any existing and proposed water lines, sanitary sewers and storm sewers. Such plans shall include the proposed size of the pipe to be installed and the proposed percent grades of the lines of all sewers;
- P. The distance and direction to public water lines and sanitary sewer lines;
- Q. Location of drainage easements for all storm drain facilities, outlets, and subsequent drainage ways, streams and at other locations as required;
- R. Proposed unit division or stage development, if any, as proposed by the subdivider;
- S. Location and results of percolation tests for lots which will not be served by a public or community sanitary sewer system, as required by the Health Department;
- T. Location or statement of flood hazard areas;
- U. Such other information as may be required by the Health Department and Planning Commission to determine whether or not the proposed design of the subdivision will conform to the design requirements of these regulations.

3.03. Preliminary plat; supplemental information.

The preliminary plat shall be accompanied by the following information when same is not shown on or evident from the preliminary plat:

- A. A written summary of the proposal giving information as to the overall development plan, giving type of structure, number of dwelling units, and types of business and industry, so that the effects of the development can be determined by the Planning Commission;
- B. Source of water supply;
- C. Statement of provision for sewage disposal and drainage;
- D. Storm Water Management Report.
 - 1. A Storm Water Management Report shall be submitted during the development review process for every subdivision. A Professional Engineer currently registered in the State of Georgia must prepare the report. The purpose of this report shall be to formulate a plan to manage the quantity and quality of storm water runoff, so that storm water runoff hazards are not created, existing runoff-related problems are not expounded, and that storm water quality is not adversely effected, either upstream or downstream from or within the boundaries of the property being developed.
 - 2. The Storm Water Management Report shall identify the locations and quantities of storm water runoff entering and exiting the site for both pre-developed and post-developed conditions. Analysis of the off-site properties may require anticipating future development in addition to addressing existing conditions. It shall contain drainage area delineation maps and other exhibits at a satisfactory scale and sufficient in quantity and scope to define the boundaries of the site relative to any applicable water courses, drainage divides, drainage structures and other pertinent features.
 - 3. The Storm Water Management Report shall estimate the storm water quality in terms of total suspended solids for both pre-developed and post-developed conditions.
 - 4. The analysis of downstream conditions in the report shall address each and every point or area along the project site's boundaries at which runoff will exit the property. The analysis shall focus on the portion of the drainage way "immediately" downstream from the project. In determining downstream effects from storm water discharge control structures and the

development, hydrologic-hydraulic engineering studies, using the 2, 10, and 25-year design storm, shall extend to the next downstream structure or shall extend downstream to a point where the proposed development represents less than (10%) percent of the total watershed. If the discharge calculations indicate that adjacent properties, between the exit of the proposed development and the “10 percent downstream point” might be adversely impacted by the proposed development, then the engineer will provide a summary of his recommendations.

5. The site plan that is submitted in conjunction with the Storm Water Management Report shall depict all streams, lakes, wetlands, and other bodies of water. Additionally, the plan shall depict relevant the boundaries of the one hundred-year flood plain. The floodplain boundary information must be obtained using Federal Emergency Management Agency (FEMA) guidelines. One hundred-year Base Flood Elevations (BFEs) for areas that are designated as *Approximate Zone A* on Hall County’s FEMA maps must be calculated using appropriate FEMA methodologies. Scaling off the FEMA maps to derive flood boundary information is unacceptable.
 6. The following criteria shall be evaluated by the Engineer preparing the Storm Water Management Report:
 - a. Existing land uses downstream,
 - b. Anticipated future land uses downstream,
 - c. Magnitude of increase in peak flows due to development,
 - d. Presence of existing storm water quality and/or quantity problems,
 - e. Capacity of existing and anticipated drainage systems,
 - f. Creation of concentrated flows where none had occurred previously,
 - g. Existing flows generated off-site which pass through the project site,
 - h. The nature of the receiving watercourse.
 - i. All designs, calculations, and rationale must follow the principles set forth in the Hall County Storm Water Manual.
- E. Engineering data as listed below:
1. A ground run profile of proposed streets shall show original centerline elevations. The profile shall be drawn on standard plan and profile sheets with the plan section showing street layout, curvature and drainage required;
 2. Where sanitary or storm sewers are to be installed, size of pipe and location of manholes shall be indicated on the street profile;
 3. Profiles of streets that are extensions of existing streets shall include elevations at 50-foot intervals for a minimum distance of 200 feet back of

beginning point and forward of ending, or such additional distance as may be required by the Engineering Department;

4. The above plans shall be drawn to a scale no less than as follows: a horizontal scale of one inch to 100 feet, and a vertical scale of one inch to ten feet;
5. Cross-sections at all cross drain locations extending 25 feet beyond the pipe: a horizontal scale of one inch to ten feet, and a vertical scale of one inch to ten feet;
6. Where a proposed street construction limits abuts the plat boundary, cross sections and the necessary slope easement shall be submitted. A slope easement shall also be submitted under such other conditions as may be required by the Director of Engineering;
7. Municipal, county, or land lot lines tied to the lines of the subdivision by distance and angles when such lines traverse the subdivision;
8. Exact locations, widths, and names of all streets within and immediately adjoining the plat;
9. Street centerlines showing stations and standard curve data of intersection, radii, length of tangents and arcs, and degree of curvature;
10. Lot lines with dimensions to the nearest foot, and minimum lot area;
11. Lots numbered in numerical order and blocks lettered alphabetically;
12. Name of each street;
13. Minimum setback lines on all lots and other sites;
14. Location and description of monuments;
15. Names of recorded owners of adjoining unplatted land;
16. Reference to recorded subdivision plats of adjoining platted land by record name, data, and number, when known;
17. Certification by a surveyor certifying to accuracy of the survey and plat;
18. Militia district and, when applicable, the land lot number;
19. When lots are located on a curve or when side lot lines are at angles other than 90 degrees, the lot width at the building line shall be shown;

20. When the subdivided property abuts Buford Dam Reservoir property or easement, the 1,071-foot contour line shall be shown and designated "Lake Sidney Lanier--Normal Lake Level" and the 1,085-foot contour line shall be shown and designated "Lake Sidney Lanier--Maximum Lake Level";
21. Location, dimension and purpose of all drainage structures and of any easements, including slope easements, if required, and public utility right-of-way lines, and any areas to be reserved, donated, or dedicated to public use of sites for other than residential use with notes stating their purpose and limitations; and of any areas to be reserved by deed covenant for common uses of all property owners;
22. Places for certificates and statements specified in Sections 3.06 and 3.07;
23. Plans must show clearly the elevation and/or contour of the 100-year floodplain of any stream or backwater area on the site.

3.04. Contents of final plat.

All applications for a recording permit shall be accompanied by copies of the final plat of the subdivision to be recorded. The submitted prints of such final plat shall be not greater than 17 inches by 23 inches at a scale of not less than 200 feet to the inch. Where necessary, the final plat may be on several sheets accompanied by an index sheet showing the entire subdivision. The final plat shall contain the following information:

- A. Name of the subdivision;
- B. Name and address of owner of record;
- C. Name and address of subdivider;
- D. Date of plat drawing, graphic scale, north point, and notation as to the reference of bearings to magnetic, true north, or grid north;
- E. Location of tract (militia district, land district and land lot), giving the area of each individual lot;
- F. Primary control point to which all dimensions, angles, bearings, and similar data on the plat shall be referred;
- G. Tract boundary lines, right-of-way lines of streets, easements and other right-of-way and property lines of all lots with accurate dimensions; bearings or deflection angles, radii arcs, and central angles of all curves;

- H. Name of each street;
- I. Minimum setback lines on all lots and other sites;
- J. Location and description of monuments;
- K. Names of recorded owners of adjoining unplatted land;
- L. Reference to recorded subdivision plats of adjoining platted land by record name, date, and number, when known;
- M. Certification by surveyor as to accuracy of the survey and plat;
- N. Lot lines with dimensions and lot area;
- O. When the tract of land to be subdivided abuts on U.S. government property, then the final plat of the subdivided land shall show a tie or ties of land lot lines conforming to U.S. government take line descriptions;
- P. When lots are located on a curve or when side lot lines are at angles other than 90 degrees, the lot width at the building line shall be shown;
- Q. Lots or sites numbered in numerical order and blocks lettered alphabetically. In general, all lots should be numbered in numerical sequence without using block letters;
- R. When the subdivided property abuts Buford Dam Reservoir property or easement, the 1,071-foot contour line shall be shown and designated "Lake Sidney Lanier--Normal Lake Level" and the 1,085-foot contour line shall be shown and designated "Lake Sidney Lanier--Maximum Lake Level";
- S. Location, dimensions and purpose of all drainage structures and of any easements, including slope easements, if required, and public utility right-of-way lines, and any areas to be reserved, donated, or dedicated to public use of sites for other than residential use with notes stating their purpose and limitations, and of any areas to be reserved by deed covenant for common uses of all property owners;
- T. Places for certificates and statements specified in Section 3.07.

3.05. Conformity of final and preliminary plat.

The final plat shall conform to the preliminary plat and it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at any one time, provided that such portion conforms to the staging established in preliminary plat procedure and to the requirements of these rules and regulations.

3.06. Preliminary plat certificates.

Each preliminary plat submitted to the Planning Commission shall carry the following certificates printed or stamped thereon substantially as follows:

A. Preliminary engineering certificate.

I hereby certify that this proposed Development Plat correctly represents construction plans completed by me on _____, 20_____.

By _____, Registered P.E., Surveyor or Landscape Architect

Number _____

Date _____

B. Certificate of preliminary plat approval.

All requirements of the county subdivision regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said regulations. This Certificate shall expire _____

Name _____
Chairman, Planning Commission

Date _____

C. Development Plat--Not to be Recorded.

3.07. Final plat certificates.

Each final plat submitted to the Planning Director for approval shall carry the following certificates printed or stamped thereon substantially as follows:

A. Surveyor's certificate.

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "Future," and their location, size, type, and material are correctly shown; and that all relevant requirements of the Hall County Zoning and Subdivision Regulations have been met.

By _____
Registered Ga. Land Surveyor

Number _____

Date _____

B. Owner's dedication certificate (when appropriate).

(COUNTY OF HALL)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, parks, drains, easements, and public grounds thereon shown, which comprise a total of _____ acres, for the purposes therein expressed.

Owner _____

Date _____

C. Place for approval of Director of Engineering.

D. Place for approval of the county Health Department.

E. Place for approval of the county Planning Director as follows:

Pursuant to the Hall County Subdivision Regulations, this plat is given final approval by the Hall County Planning Director. All of the conditions of approval having been completed, this document is hereby accepted and this approval granted under the authority of said Regulations.

Name _____
Planning Director

Date _____

3.08. Planned development.

- A. The standards and requirements of these regulations may be modified in the case of a plan and program for a community or neighborhood unit or planned development which is not divided into customary lots, blocks and streets, which in the judgment of the Planning Commission provides adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated, provided density standards for the entire tract are not exceeded, and which also provides such covenants or other legal procedures as will assure conformity to the achievement of the plan. Plans for such development shall be submitted to and approved by the Planning Commission and board of commissioners whether or not such plat is to be recorded, and no building permit shall be issued until such approval has been given.

- B. Prior to processing such a planned development, the developer shall indicate his willingness to increase the processing time specified. However, in no case shall the Planning Commission authorize a use prohibited in the district in which the project is to be located, or a smaller lot area per dwelling unit than the minimum required in such district.

SECTION 4 GENERAL DESIGN REQUIREMENTS (Ref. Ch. 16.50)

4.01. Minimum design standards.

All subdivisions hereafter established shall be developed in accordance with the minimum design standards and requirements set forth in this title.

4.02. Suitability of land.

Land subject to flooding, improper drainage, or erosion, or which is for topographical, geological or other reasons unsuitable for residential use, shall not be platted for residential use or for any other uses that will continue to increase the danger to health, safety, or property destruction, unless the hazards can be corrected. Determination will be made by study of topographic maps, inspecting of the subdivision and/or discussion in a regular meeting of the Planning Commission.

4.03. Name of subdivision.

The name of the subdivision must have the approval of the commission. The name shall not duplicate or closely approximate the name of an existing subdivision.

4.04. Access.

Access to every subdivision lot shall be provided over a public road or over a common access driveway which meets the standards set forth in the driveway regulations. The Planning Commission may control access to freeway, expressway, arterial, and collector roads by requiring all buildings to face and have access to only minor roads. (See planning department for guidelines.) In any subdivision not involving the construction of new roads and in any minor subdivision (as defined by the Hall County zoning regulations), all new lots accessing a road designated as an arterial or collector shall have a minimum frontage of 150 feet.

4.05. Through traffic.

Minor streets shall be so laid out that their use by through traffic will be discouraged.

4.06. Continuation of existing street pattern.

Whenever topography, ownership, and design objectives will permit, the street pattern within a subdivision shall provide for the continuation or appropriate projection of the existing street pattern in the section of the county involved.

4.07. Conformance to comprehensive plan.

All proposed subdivisions shall conform to the comprehensive plan and development policies in effect at the time of submission.

4.08. Reservation of public spaces; required.

Where features of the comprehensive plan such as school sites, parks, streets, other than local subdivision streets, or other public spaces are located in whole or in part in a proposed subdivision, or when these features have not been anticipated by the comprehensive plan and planning policy, but are considered essential by the Planning Director, such features may be dedicated, or in lieu of dedication shall be reserved by the subdivider. Whenever such reserved land, or any portion thereof, is not acquired, optioned, or condemned by the appropriate public agency within a six-month period from the date of recording the subdivision or by the next budget year, whichever is the longer period of time, the subdivider may claim the original reservation, or portion thereof, and cause it to be subdivided in a manner suitable to the subdivider, subject to the provisions of these rules and regulations.

4.09. Reservation of public spaces; waiver.

The Planning Director may waive the platting and reservation requirements whenever the public body responsible for land acquisition executes a written release stating that such a planned feature is not being acquired.

4.10. Reservation of public spaces; denial of plat.

The Planning Director shall disapprove plats when such planned features, as specified by the comprehensive plan, are not incorporated into the plat.

4.11. Suitability of land dedicated for public use.

Whenever the plat proposes the dedication of land to public use and the Planning Director or the appropriate agency finds that such land is not required or suitable for public use, the Planning Director may either refuse to approve said plat or he may require the rearrangement of lots to include such land.

4.12. Most restrictive standards apply.

Whenever there is a discrepancy between minimum standards or dimensions required herein and those contained in zoning regulations, the building code, or other official regulations or resolutions, the most restrictive shall apply.

4.13. Subdivisions adjacent to or containing dams.

The subdividing of land, any portion of which is or will be adjacent to a proposed or existing dam, shall be such that:

- A. Subdivision lots shall have a minimum of 50 feet frontage on a street dedicated to public use which meets the requirements for acceptance into, or which is part of,

the county road maintenance system.

- B. Such lots shall be accessible by streets which meet the requirements for acceptance into, or which are currently part of, the county road maintenance system.
- C. There shall be no lots which are accessible only by use of a street or streets which cross a proposed or existing dam.
- D. No lot shall be allowed on any portion of an entire street which crosses a proposed or existing dam unless such lot fronts on a street which meets the requirements for acceptance into, or which is part of, the county road maintenance system.
- E. There shall be no dwellings or other buildings designed for human occupancy below any dam within the breach floodway of the dam.

4.14. Construction of streets on railroad rights-of-way.

The subdivider shall be responsible for obtaining all permits and paying all costs associated with the construction of a subdivision street on railroad rights-of-way.

4.15. Alternate design standards.

Alternate design standards for subdivision streets shall be considered only in planned residential developments. Each alternate design must be justified in writing by the registered engineer, surveyor or landscape architect.

SECTION 5 STREETS AND OTHER RIGHTS-OF-WAY (Ref. Ch. 16.60)

5.01. Continuation of existing streets.

All proposed streets must connect to a state or county maintained road, and have a uniform cross-section for the entire length of the proposed street. Existing streets shall be continued at the same cross-section as required by these regulations.

5.02. Connections with future subdivisions.

Streets may be reserved at strategic locations to provide for future access to adjoining properties which may be subdivided in the future. Each street connection shall intersect property lines at a 90-degree angle through the adjacent lot if streets are reserved.

5.03. Street names.

Street names shall require the approval of the Planning Director. Streets that are obviously in alignment with streets already in existence and already named shall be given the name of the existing street. Names of new streets shall not duplicate or closely approximate those of existing streets.

5.04. Development along major street, limited-access highway or railroad right-of-way.

Where a subdivision abuts or contains an expressway, freeway, arterial or collector street, or a railroad right-of-way, the Planning Commission may require a street approximately parallel to and on each side of such right-of-way either as a marginal access street, or at a distance suitable for an appropriate use of intervening land, with a nonaccess reservation, suitably planted. Due regard should be given requirements for approach grades and future grade separations in determining distances. Lots shall have no access to expressways, freeways, or arterial streets, but only to an accessible street, in which case the Planning Commission may require double-frontage lots.

5.05. Reserve strips.

Reserve strips controlling the access to streets shall be permitted except in situations where the Planning Commission determines that the reserve strip prohibits an adjoining property owner from having adequate and safe access to an existing county road or that the reserve strip would prevent proper design of a road system for the adjoining property. Reserve strips must be combined with a lot or lots within the subdivision.

5.06. Additional width on existing street.

Subdivisions that abut existing streets shall dedicate additional right-of-way if needed to meet the minimum street right-of-way width requirements set forth below:

- A. The entire right-of-way shall be provided where any part of the subdivision is on

both sides of the existing streets.

- B. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

5.07. Street jogs.

Street jogs, or centerline offsets in the horizontal alignment of streets, across intersections of less than 200 feet shall be prohibited.

5.08. Angle of intersection.

Whenever feasible, streets shall be laid out so as to intersect as nearly as possible to right angles. No street shall intersect with any other street at an angle of less than 75 degrees or at a grade of greater than 3 percent. This angle and grade must be implemented for a distance of no less than 50 feet, measured from the edge of pavement of the intersecting road. The angle of intersection shall be measured at the intersection of street centerlines.

5.09. Intersection sight distance.

Intersections shall be designed with adequate sight distance. Where necessary, backslopes shall be flattened and horizontal or vertical curves lengthened to provide the minimum required sight distance. Also, backslopes may be flattened along existing roadways to provide the minimum required sight distance. Sight distance design will be relative to 85th percentile speeds.

**Table 2
Sight Distance Table**

Design Speed (MPH)	Required Stopping Distance (feet)
25	150
30	200
35	225
40	275
45	325
50	400
55	450

Note: The height of eye and the height of object are 3.5 feet and 0.5 feet respectively for stopping sight distance.

5.10. Property lines at intersections.

Property lines at street intersections shall be rounded with a radius of 30 feet or miter of not less than 30 feet from the projected corner of the intersecting right-of-way lines.

5.11. Temporary dead end streets.

Temporary dead end streets shall be provided with a temporary turn-around area which shall meet the construction requirements for design (sidewalks, curb and gutter not required), maintenance, and removal. If the absence of curb and gutter on a temporary cul-de-sac creates a drainage problem, the developer will be required to install appropriate storm water conveyance devices with concurrence from Hall County Engineering. No lots shall be subdivided off any radius of a temporary turnaround. A performance bond is required, and the cul-de-sac must either be removed and the new phase of construction final platted, or the cul-de-sac must be completed (including

sidewalks, and curb and gutter) within 15 months from time of final platting.

5.12. Median design.

Median width and length proposed by the developer shall be to county specifications. Minimum curb radius shall be three feet. No median shall be approved which contains less than 100 square feet inside the back of curb. Median breaks shall be required at intervals specified by the Director of Engineering.

5.13. Minimum sight clearance.

Median curb shall be not less than 14 feet from pavement or back of curb of an intersecting street. The median shall not encroach into right-of-way of an intersecting street.

5.14. Pavement width.

Pavement width at the median section shall be 14 feet for residential and commercial streets, both with nine-foot shoulders.

5.15. Street tapering around median.

Pavement edge shall have a minimum curve of 20-foot radius.

5.16. Width of right-of-way.

- A. Curbed streets: The right-of-way shall be a minimum of thirteen feet from the back-of-curb, and the total width shall be evenly divisible by ten feet with a variable width taper.
- B. Non-curbed streets: The right-of-way shall be a minimum of seventeen feet from the edge-of-pavement, and the total width shall be evenly divisible by ten feet with a variable width taper.
- C. Standard cul-de-sacs: The right-of-way shall extend to a minimum 60 foot radius measured from the center of the cul-de-sac, and the total width shall be evenly divisible by ten feet.
- D. Island cul-de-sac, Design Number 1: The outside right-of-way shall be a minimum of thirteen feet from the back of curb, and the total width shall be evenly divisible by ten feet with a variable width taper. The land inside the cul-de-sac island will be entirely County right-of way.
- E. Island cul-de-sac, Design Number 2: The right-of-way shall be a minimum of thirteen feet from the back-of-curb, and the total width shall be evenly divisible by ten feet with a variable width taper. The right-of-way will extend this distance

outward from the outside curb and toward the center of the island as measured from the interior curb. The remaining land on the interior of the island will be “common land” as defined in Appendix “A”, Glossary of Terms.

5.17. Structures over street.

Structures over the street are not permitted.

5.18. Planting materials.

Plants and shrubbery shall be low maintenance, disease-resistant materials with branching habits such that plants will not interfere with vehicular movement. Trees planted in medians, island cul-de-sacs, and street rights-of-way must be approved by Hall County Engineering prior to installation. Hall County may remove median plantings at any time in the future if the plantings pose a traffic or safety problem.

5.19. Maintenance.

Maintenance shall be the responsibility of the subdivider or a homeowners' association. The completed covenants for the subdivision and any documents establishing a property owners' association shall be submitted for review. These documents shall include a provision that would assure maintenance of the median. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision. If the median ceases to be maintained for any reason, the county shall have the option of removing same without notification.

5.20. Design standards for streets, island cul-de-sacs.

**Table 3
Design Standard Chart**

Requirement	Residential	Nonresidential
Minimum right-of-way width (feet), curbed street	50	60
Minimum right-of-way width (feet), noncurbed street	60	--
Minimum pavement width	20	24

Requirement	Residential	Nonresidential
Maximum grade (percent)	15	10
Maximum grade turnaround (percent)	5	3
Maximum grade intersection (feet, measured 50 feet from edge of pavement of intersecting road)	3	3
Minimum grade (percent), curbed street	1	1
Minimum grade (percent), noncurbed street	1.5	--
Minimum curve radius (feet)	125	200
Minimum length, vertical curves (feet), see Note 1.	120	150
Minimum length, tangents between reverse curves (feet)	50	100
Minimum intersection sight distance (feet)	200	300
Standard turnaround right-of-way diameter (feet)	120	120
Standard turnaround pavement diameter (feet) (Note: 84 feet or 104 feet back of curb to back of curb)	80	100

Requirement	Residential	Nonresidential
Minimum cul-de-sac length (feet) (centerline to center of turnaround)	150	150
Minimum pavement edge radius (feet)	30	40
Minimum design speed (mph)	30	See Note 2

Note 1: Sag vertical curves located at stop condition intersections may be as short as 65 feet with Hall County Engineering approval for the purposes of minimizing cut.

Note 2: Nonresidential design speed is to be determined by Hall County Traffic Engineering.

Island cul-de-sacs

Plates 8 and 9 of Appendix “B” depict two designs of acceptable island cul-de-sac designs. Alternative island cul-de-sac designs other than those depicted in the plates are acceptable, with approval from Hall County Engineering and Traffic Engineering. Sufficient data must be provided to Hall County to show that emergency vehicles, school buses, and other vehicular traffic can safely circumnavigate the cul-de-sac. Hall County will also review drainage, sight distance, and other engineering aspects of the island cul-de-sac prior to permitting.

Islands inside the perimeter of the cul-de-sacs may contain appropriate plantings, landscape berms, and sidewalks, provided all are shown on the preliminary subdivision plans for approval. Storm water management facilities, such as constructed wetlands or ponds, may be located on the islands, provided the facility offers an aesthetic or recreational benefit to the community. No structures may be located on the island without prior approval by Hall County Engineering.

The maintenance of the land inside an island cul-de-sac (other than storm water management facilities that have been accepted by Hall County) shall be the responsibility of the subdivider, homeowner’s association, or property owners.

5.21. Utilities; general requirements.

Applicants may locate all utility facilities underground throughout the subdivision. All existing and proposed utility easements outside of road rights-of-way shall be shown on the preliminary and final plats.

5.22. Utilities; location.

All utilities shall be located in accordance with the standard detail drawing for utility location within the right-of-way of subdivisions as shown on Plate 4 and Plate 4A and shall be shown on the typical roadway section of the preliminary plans. Hall County strongly encourages the utilization of a joint trench for the power, telephone, fiber optic, and cable lines.

5.23. Utilities; width of easements along rear or side lot lines.

Utility easements for sewage lines, water lines, or other such utilities located along rear lot lines or side lot lines or passing through a lot shall be at least 20 feet wide, ten feet on each lot, and more if necessary.

5.24. Streets to connect to publicly maintained road.

All subdivision streets must connect to a city, state or county-maintained public road.

5.25. Dams.

The following regulations apply to dams and streets constructed on or near dams:

- A. The county will not accept into the county road maintenance system any part of the entire street in which a section of the street crosses over a dam.
- B. No street shall be designed or constructed below any dam within the breach floodway of the dam.
- C. All dam design plans must be approved by the Director of Engineering and the department of natural resources in accordance with the Safe Dam Act.

5.26. One-way streets.

One way streets are allowed provided the centerline length is no greater than 400 feet and curve radii are no less than 82 feet. The one-way street must be constructed as a loop road that commences and terminates on the same road.

Plate 10 depicts an acceptable example of a one-way loop road. Plates 1B and 4B show proper cross-sections and utility locations of one-way loop roads respectively. Other designs are acceptable with approval from Hall County Engineering and Hall County

Traffic Engineering.

Islands inside the perimeter of the one-way loop road may contain appropriate plantings, landscape berms, and sidewalks, provided all are shown on the preliminary subdivision plans for approval. Storm water management facilities, such as constructed wetlands or ponds, may be located on the islands, provided the facility offers an aesthetic or recreational benefit to the community. No structures may be located on the island without prior approval by Hall County Engineering.

The maintenance of the land inside the one-way loop road (other than storm water management facilities that have been accepted by Hall County) shall be the responsibility of the subdivider, homeowner's association, or property owners.

5.27. Property monuments.

All property monuments along the street right-of-way shall be set with a tolerance of 1.0 feet from the constructed street center line.

5.28. Utility easement required along certain streets.

A five-foot perpetual utility easement shall be provided on both sides of residential streets and turnarounds where the right-of-way is 50 feet (see Plate 1 in Appendix B).

5.29. Deceleration lanes and left-turn lanes.

Subdivisions with greater than 24 lots will be required to have a deceleration lane constructed in accordance with current Hall County Engineering and Traffic Engineering specifications. The Hall County Traffic Engineer may require the installation of a deceleration lane for subdivisions with 24 lots or less depending upon traffic and safety considerations.

Subdivisions with greater than 179 lots will be required to have a left-turn lane constructed in accordance with current Hall County Engineering and Traffic Engineering specifications. The Hall County Traffic Engineer may require the installation of a left-turn lane for subdivisions with 179 lots or less depending upon traffic and safety considerations.

SECTION 6 STREET CONSTRUCTION REQUIREMENTS (Ref. Ch. 16.70)

6.01. Minimum construction standards generally.

The subdivision regulations and mobile home and travel trailer park regulations require that all streets be built to minimum standards of material and construction. Several optional materials and types of construction may be used, as set out in this chapter (for the specific cross section design, see Plates 1 and 2 in Appendix B).

6.02. Minimum construction standards; clearing and grubbing operations.

Clearing and grubbing operations shall remove all vegetative materials within the construction limits.

6.03. Minimum construction standards; subsurface drainage installations.

Subsurface drainage installations may be required by the Director of Engineering to provide a stable subsurface and base for fills and base course construction over wet weather springs, soft spots, swamps and other unsuitable soils. The Director of Engineering may request the owner to have a soil analysis and drainage design performed by an engineering firm.

6.04. Minimum construction standards; street grading.

Street grading shall be accomplished according to Section 6.17. The Director of Engineering may vary the required slope. Cut and fills shall be extended beyond the right-of-way as required.

6.05. Minimum construction standards; drainage generally.

Drainage shall be accomplished according to Sections 6.18 through 6.22. The minimum cross drain shall be no less than 18 inches in diameter.

6.06. Minimum construction standards; subbase stabilization.

Subbase stabilization may be required by the Director of Engineering, according to Sections 6.23 through 6.27, if necessary to allow convenient access of construction vehicles and equipment.

6.07. Minimum construction standards; shaping and backfilling of shoulders, ditches and slopes.

Shaping and backfilling of shoulders, ditches and slopes shall be accomplished to final grade lines following the installation of underground utilities by the owner. Care shall be taken to fill settled or eroded areas.

6.08. Minimum construction standards; vegetative cover.

Grassing of all cleared portions of the shoulders and slopes shall be accomplished immediately following the achievement of final grade lines. If limitations require the application of temporary vegetative cover, the owner shall make contractual provisions for regrassing with permanent cover. Requirements for grass species, mixture, fertilizer and application methods in each individual subdivision shall be in accordance with the Soil Conservation Service standards for critical areas. Bermuda grass shall be required during the season from May through September.

6.09. Minimum construction standards; concrete curbs and gutters.

Concrete curb and gutter is required in accordance with the designs set out in these regulations.

6.10. Minimum construction standards; application of base course.

The base course consisting of graded aggregate shall be applied according to Sections 6.23 through 6.27.

6.11. Minimum construction standards; base course shaping.

The base course shall be shaped and compacted as set out in Sections 6.23 through 6.27.

6.12. Minimum construction standards; paving.

Paving shall be bituminous plant mix only.

6.13. Minimum construction standards; backfilling of shoulders.

Shoulders shall be sloped and backfilled as necessary following paving and curb and gutter installation as required by the Director of Engineering. All curbs and gutters shall be backfilled according to the design in these regulations. All eroded areas shall be reconstructed to the original final grade.

6.14. Minimum construction standards; replanting.

Regrassing shall be required for bare spots, areas of insufficient stand and reconstructed areas.

6.15. Minimum construction standards; sign installation.

Except as provided for under the provisions for custom sign poles, sign installation shall be accomplished by the county. When required, sign payment by the developer shall be made in advance.

6.16. Minimum construction standards; conformance to state standards.

All materials and construction shall conform to the current Georgia Department of Transportation (D.O.T.) specifications.

6.17. Cuts, fills, and subgrade.

Cuts, fills, and subgrades shall be subject to the approval of the Director of Engineering. The Director of Engineering shall specify any improvements which he feels necessary to protect community assets and to reduce the potential undue deterioration of street improvements. The developer will be guided by the following general requirements:

- A. Slope maximums shall be at a ratio of two feet horizontal distance to one foot rise;
- B. All slopes shall be adequately planted with approved vegetation. A suitable mulch of straw, hay, etc., shall be used;
- C. The developer shall be responsible for any erosion that might occur until the streets are accepted into the county road maintenance system;
- D. Compaction shall be 98 percent by Proctor Density Test;
- E. Trees that have one foot of fill or less on the trunk and are off the County right-of-way may remain until the 45-day inspection. At the time of the 45-day inspection, trees that show signs of distress will need to be removed at the discretion of Hall County Engineering. All other organic materials shall be removed from cuts, fills, and subgrade.
- F. Backfill behind curbs shall be free of organic material, stone, broken concrete, etc.

6.18. Culverts and storm sewers; materials.

All culverts and storm sewers shall be constructed of the following materials:

- A. Reinforced concrete pipe, Georgia Department of Transportation (D.O.T.) approved class III or better;
- B. Fully asphalt-coated corrugated metal pipe;
- C. Aluminized corrugated metal pipe.

6.19. Culverts and storm sewers; pipe sizes.

All pipe sizes shall be approved by the Director of Engineering to meet the drainage

requirements of the watershed and area of the potential runoff. The minimum cross drain diameter shall be 18 inches. Minimum cover shall be 12 inches.

6.20. Culverts and storm sewers; pipe construction.

The gauge of pipe used shall be determined by acceptable methods using H-20 highway loading, and shall meet Georgia D.O.T. specifications. The Engineering Department shall inspect the pipe before installation to assure that it is free of cracks or damage. All damaged or used pipe shall be refused.

6.21. Culverts and storm sewers; endwalls.

All culverts 24 inches in diameter or larger shall have endwalls or flared end sections constructed in accordance with Georgia D.O.T. specifications.

6.22. Culverts and storm sewers; catch basins.

All catch basins shall be designed and constructed in accordance with Georgia D.O.T. specifications and shall be Georgia D.O.T. Standard 1033D, 1034D, or 1019. The use of a Standard 1019 shall be excluded from turnarounds and the low point of sag vertical curves draining more than 300 feet of gutter. Drainage calculations and design data are required for the use of a Standard 1019.

6.23. Base course construction; general specifications.

- A. Residential streets: The base course shall consist of graded aggregate of a minimum compacted thickness of six (6) inches placed on a stabilized subbase in accordance with these specifications and in conformity with the lines, grade, and typical cross-section as shown on the drawings approved by the County.
- B. Residential turn lanes and deceleration lanes: The base course shall consist of graded aggregate of a minimum compacted thickness of eight (8) inches placed on a stabilized subbase in accordance with these specifications and in conformity with the lines, grade, and typical cross-section as shown on the drawings approved by the County
- C. Non-residential streets, turn lanes, and deceleration lanes: The base course shall consist of graded aggregate of a minimum compacted thickness of eight (8) inches placed on a stabilized subbase in accordance with these specifications and in conformity with the lines, grade, and typical cross-section as shown on the drawings approved by the County.

6.24. Base course construction; materials.

All materials shall be secured from Georgia Department of Transportation approved sources. Graded aggregate shall consist of hard, durable particles of fragments of stone,

and stone mortar, and shall be graded as follows:

**Table 4
Graded Aggregate Sizing**

Sieve Size Designation	Percent by Weight Passing Square Mesh
2 inches	100
1 1/2 inches	95--100
3/4 inches	60--100
No. 10	30--45
Material Passing No. 10 Sieve	
Passing no. 10 sieve	100 percent
Passing no. 60 sieve	15--70 percent
Passing no. 200 sieve	3--25 percent
Siltless clay	9--25 percent

6.25. Base course construction; preparation of subgrade.

All boulders, organic material, soft clay, spongy material and any other objectionable material shall be removed and replaced with approved material. The subgrade shall be properly shaped, rolled and uniformly compacted to conform with the lines, grades and typical cross-sections as shown on the drawings approved by the county.

6.26. Base course construction; placing and rolling aggregate.

All base course material shall be deposited and spread by means of spreader boxes, or

approved mechanical equipment, or from moving vehicles equipped to distribute the material in a uniform layer. Each layer shall be not more than two inches in thickness after compaction and shall be constructed as follows:

- A. Immediately following the spreading of the coarse aggregate, all material placed shall be compacted to the full width by rolling with a smooth wheel power roller weighing seven to ten tons, or an equivalent sheepsfoot packer. Rolling shall progress gradually from the sides to the center, parallel with the centerline of the street and lapping uniformly each preceding track by one-half the width of such track, and shall continue until all the surface has been rolled and has been thoroughly keyed, and the interstices of the stone reduced to a minimum, and until it ceases to creep or wave ahead of the roller.
- B. Any irregularities or depressions that develop under such rolling shall be corrected by loosening the material at these places and adding or removing material until the surface is smooth and uniform.
- C. After the coarse aggregate has been thoroughly keyed and set by the rolling described above, screenings in an amount that will completely fill the interstices shall be applied gradually over the surface and rolling shall be continued while the screenings are being spread, so that the jarring effect of the roller will cause the screenings to settle into the voids of the coarse aggregate.
- D. The screenings shall not be dumped in piles on the coarse aggregate but shall be spread in thin layers, either by spreading motion with hand shovels, by mechanical spreading or directly from trucks.
- E. In no case shall the screening be applied so fast or thickly as to cake or bridge on the surface in such manner as to prevent the filling of all voids or prevent the direct bearing of the roller on the coarse aggregate.
- F. Hand brooms shall be used to sweep the screenings into unfilled voids and to distribute the stone where needed. The spreading, sweeping and rolling shall continue until no more screenings can be forced into the void.
- G. Shaping and rolling shall be performed alternately as required to maintain a uniform compacted base until a surface or treatment has been applied to the base.
- H. Along curbs, headers and walls and at all places not accessible to the roller, the base course material shall be tamped thoroughly with mechanical tampers or approved hand tampers.

6.27. Base course construction; seasonal limits on construction.

No base material shall be deposited or shaped when the subgrade is frozen or thawing or during unfavorable weather conditions.

6.28. Bituminous plant mix paving.

- A. Residential streets: Bituminous plant mix paving shall consist of a minimum of 1” asphaltic concrete “F” mix placed on top of a minimum of 2” asphaltic concrete binder (“B” mix). The 1” layer of asphalt on residential streets may be placed before final platting or up to one (1) year after final plat approval.
- B. Residential turn lanes and deceleration lanes: Bituminous plant mix paving shall consist of a minimum of 1” asphaltic concrete “F” mix placed on top of a minimum of 4” asphaltic concrete binder (“B” mix). The 1” layer of asphalt on residential turn lanes and deceleration lanes may be placed before final platting or up to one (1) year after final plat approval.
- C. Non-residential streets, turn lanes, and deceleration lanes: Bituminous plant mix paving shall consist of a minimum of 2” asphaltic concrete “E” mix placed on top of a minimum of 4” asphaltic concrete binder (“B” mix).

6.29. Curb and gutter requirements generally.

Curb and gutter is a requirement of the subdivision regulations. Reference is herein made to Section 6.30 and to Section 6.01 as to specifications, street widths and materials that can be used (for details, see Plates 1 and 3 in Appendix “B”).

6.30. Curb and gutter requirements; construction standards.

Construction shall be of 2,200 P.S.I. concrete 24 inches wide (see Plate 3 in Appendix “B”). The curb and gutter shall be so constructed as to present a smooth, even line both vertically and horizontally, in accordance with the Georgia D.O.T. standards. There shall be one-half inch expansion joints placed every 50 feet and preshaped contraction joints every ten feet along the curb and gutter.

6.31. Curb and gutter requirements; exemptions.

A subdivision in which all lots having frontage on a proposed street exceed 1.25 acres per lot shall be exempt from curb and gutter and the related storm drainage (see Plate 5 of Appendix “B”). Those lots which front on the proposed street may not thereafter be subdivided into lots smaller than 1.25 acres. A statement to this effect shall be placed on the final plat to be recorded. Additionally, those lots shall have a minimum lot width of 100 feet at the building line. The building line shall be measured at the minimum required setback line and shall be the shortest distance between the side property lines. Any lot which has at least 50 percent of its frontage on the radius section of a turnaround at the end of a street may measure the building line at a point beyond the minimum required setback line, but in no case may the building line be less than 50 feet from the minimum required rear setback line.

6.32. Installation of utilities.

- A. Underground utilities, including sewer services, all water lines and any cable conduits under the pavement, shall be placed in the ground before the base material is in place.
- B. All trenches shall be thoroughly compacted in six-inch layers with mechanical compacting equipment.
- C. All fire hydrants, utility poles, street lights, transformer boxes and pedestals shall be set at a distance not less than six feet from the back of the curb.
- D. The subgrade shall be scarified to a depth of six inches and compacted to 98 percent maximum dry density immediately prior to the placing of the base material.

6.33. Sidewalk construction requirements.

All residential subdivisions with curb and gutter will have sidewalks with one exception: Those curb and gutter subdivisions in which all lots exceed 1.25 acres shall be exempt from the sidewalk requirement. Developers will be required to construct sidewalks in accordance with Option 1, Option 2, or Option 3:

Option 1: Install all sidewalks as a unit prior to final platting.

- A. Installation of entire sidewalk system will be completed prior to final plat approval. Sidewalks to be constructed as one unit.
- B. Sidewalk inspections will be performed by Hall County Engineering. Developer will be required to notify Hall County Engineering to inspect formwork and subgrade prior to pouring and again after pouring and finishing.

Option 2: Install sidewalks on a lot-by-lot basis after final platting.

- A. Sidewalks are constructed in concurrence with the development of each lot and are poured in conjunction with the pouring of the driveways. Upon the elapsing of two years after final platting, any incomplete areas of the sidewalk system will need to be constructed as one unit.
- B. Sidewalks poured during the year on a lot-by-lot basis will be inspected by Hall County Building Inspection Department in concurrence with other inspections. The certificate of occupancy will not be issued until a properly constructed sidewalk is in place on the lot.
- C. The sidewalks that are poured as one unit at the end of the two year period

will be inspected by Hall County Engineering. Developer will be required to notify Hall County Engineering to inspect formwork and subgrade prior to pouring and again after pouring and finishing.

- D. The following items will need to be shown on the final plat:
1. The plan and profile of sidewalks as shown in Plate 3A of the Hall County Subdivision Regulations. The curb ramp detail from Plate 3A does not need to be shown.
 2. The typical road section for residential streets with sidewalks as shown on Plate 1A of the Hall County Subdivision Regulations.
 3. A note that reads as follows:

"This development will utilize a sidewalk system throughout the project. The sidewalks will be installed on a lot-by-lot basis. Therefore, property owners of parcels shown on this plat are required to construct sidewalks along the road frontage of their property. Said sidewalks will comply with the Hall County Subdivision Regulations. The entire sidewalk system must be completed prior to release of the maintenance bond and/or before the elapsing of two years."

Option 3: Install all sidewalks as a unit within two years after final platting.

- A. Upon the elapsing of two years after final platting the entire sidewalk system will need to be constructed as one unit.
- B. Sidewalk inspections will be performed by Hall County Engineering. Developer will be required to notify Hall County Engineering to inspect formwork and subgrade prior to pouring and again after pouring and finishing.
- C. The following items will need to be shown on the final plat:
1. The plan and profile of sidewalks as shown in Plate 3A of the Hall County Subdivision Regulations. The curb ramp detail from Plate 3A does not need to be shown.
 2. The typical road section for residential streets with sidewalks as shown on Plate 1A of the Hall County Subdivision Regulations.
 3. A note that reads as follows:

"This development will utilize a sidewalk system throughout

the project. The sidewalk system will be installed within two years after final plat approval. Said sidewalks will comply with the Hall County Subdivision Regulations. The entire sidewalk system must be completed prior to release of the maintenance bond."

All sidewalks will conform to the following standards:

- A. The preliminary engineering plans for sidewalk subdivisions will need to depict the necessary cross-section, shoulder width, and right-of-way to accommodate the sidewalks.
- B. For sidewalk installation after final platting, the developer is responsible for ensuring that driveways and yards have the necessary slope to accommodate the approved sidewalk cross-section. Driveways poured incorrectly will need to be demolished and reconstructed. Yards that have been graded as to not permit the proper construction of the sidewalk cross-section will need to be regraded.
- C. Upon receiving the 45-day punch-list letter, the developer will be required complete the construction of the sidewalks and correct any problems with the sidewalks as noted within said notice letter.
- D. Sidewalk system will be completed prior to release of maintenance bond.
- E. All sidewalks shall comply with the American's with Disabilities Act and the Georgia Accessibility Code.
- F. Once sidewalks are started in a development, sidewalks will be continued throughout the development.
- G. Sidewalks will be constructed on both sides of the street.
- H. When new sidewalks are placed next to existing sidewalks, a smooth transition will be required.
- I. Expansion joint shall be placed between existing and new sidewalks.
- J. Sidewalks shall not be used as part of the driveway.
- K. Disturbed areas resulting from sidewalk construction will be back-filled, grassed, and mulched.
- L. Overhead obstructions shall be removed prior to completion of sidewalk construction.

- M. Handicap ramps will be installed by developer during curb and gutter installation prior to final plat approval.
- N. Sidewalks along common areas must be placed prior to final plat approval.
- O. Sidewalks will be:
 - 1. 4' Wide
 - 2. 4" Thick Minimum
 - 3. Compacted Subgrade (95% Standard Proctor)
 - 4. Class "A" Concrete (3000 psi)
 - 5. ¾" Grooved Joint 10' O. C.
 - 6. Expansion joint (Material) 40' maximum and at catch basins, driveways, roads, etc.
 - 7. Broom Finish.
 - 8. ¼" per foot cross slope in sidewalk.

For specific construction requirements and utility locations for streets with sidewalks see Plates 1A, 3A, and 4A in Appendix "B".

6.34. Sidewalk repair and maintenance requirements.

Sidewalks on county right-of-way will be inspected by Hall County Road Maintenance Division on a periodic basis, and as directed by citizen concern, to see that the sidewalks are in a safe and suitable condition for public use and travel.

Whenever a sidewalk is determined by the Hall County Road Maintenance Engineer to be in an unsafe or unsuitable condition for public use or travel, a notification letter will be sent to the adjoining landowner. The landowner is responsible for the financial obligations of the cost of the repair work necessary to bring the sidewalk back to a safe and suitable condition, and the notification letter will indicate such.

Upon receiving the notification letter, the landowner has three options in repairing the sidewalk:

- A. The landowner may repair the sidewalk. Hall County Engineering will inspect the sidewalk repair work, and any inconsistencies with the sidewalk specifications will need to be corrected. Sidewalks not repaired within 60 days of receiving the notification letter will be repaired by Hall County as provided in 6.34 (C).

- B. A subcontractor hired by the landowner may repair the sidewalk. Hall County Engineering will inspect the sidewalk repair work, and any inconsistencies with the sidewalk specifications will need to be repaired. Sidewalks not repaired within 60 days of receiving the notification letter will be repaired by Hall County as provided in 6.34 (C).
- C. The landowner may choose to allow Hall County or its representatives to repair the sidewalk. Charges will be assessed to the landowner, and the cost of the repairs will be as per the most current Georgia Department of Transportation *Item Mean Summary*, or in accordance with actual Hall County contractual bid prices. The landowner may choose to make a payment to Hall County directly at the time repairs are complete, or money may be collected from applicable landowners using a special tax district as provided in Section 6.35.

6.35. Special tax district for sidewalk repair and maintenance.

- A. Ratification of existing district: The governing authority of Hall County, Georgia, does hereby ratify its action creating a special taxing district for the cost of sidewalk repair and maintenance performed by Hall in unincorporated areas of Hall County as shown by the records in the office of the Hall County Engineer to which reference is hereby made for a full and complete description of the district hereinbefore created.
- B. Responsibility for costs: The cost of sidewalk repair and maintenance completed by Hall County on sidewalks in the existing taxing district, and in the areas hereinafter added to the taxing district, shall be borne by the property owners whose lot or property lies in the boundary of said district.
- C. The charge assessed to the applicable property owner whose sidewalk has been repaired or maintained by Hall County or its representatives shall be as per the most current Georgia Department of Transportation *Item Mean Summary*, or in accordance with actual Hall County contractual bid prices.
- D. Payment date, delinquencies: The due date for the payment of sidewalk repair and maintenance charges herein provided for shall be the same date of each year as tax bills are due to the Hall County Tax Commissioner. Failure to pay shall subject the responsible party to the same liens and penalties provided for failure to pay other real estate taxes and will result in the delinquency of the entire account and not be deemed paid until all real estate taxes are paid in full.
- E. Responsibilities of revenue collections department: The billing, accounting, collecting, and receiving of the money herein provided for is hereby declared the responsibility of the Finance and Tax Commissioners Departments of Hall County, Georgia.

**SECTION 7 WATER, SEWER SYSTEM, AND STORM WATER REQUIREMENTS
(Ref. Ch 16.80)**

7.01. Water system generally.

Water systems in subdivisions shall meet the following requirements in Sections 7.02 and 7.03.

7.02. Public water systems.

Should the subdivider have installed a public (i.e., municipal- or county-owned) system, the design and flow characteristics of the owner of that system shall apply.

7.03. Community water systems.

- A. All main lines of a community system shall be eight inches in diameter. Individual connection shall be made to each lot, and pipe sizes shall not be less than three-fourths of an inch in diameter.
- B. Systems constructed in subdivisions shall have an average pressure of 30 pounds per square inch at each lot and shall meet the requirements of Table 4, Section 7.04, and the "Standard Construction Practices for Water and Wastewater Systems, Hall County, Georgia."
- C. The system shall be designed by an engineer licensed in the State of Georgia.

**Table 5
Instantaneous Water Demands For Community
Water Systems**

Total Number of Lots Served	GPM per Lot
5	8.0
10	5.0
20	4.3
30	3.8

Total Number	GPM per Lot
--------------	-------------

of Lots Served	
40	3.4
50	3.0
60	2.7
70	2.5
80	2.2
90	2.1
100	2.0
150	1.6
200	1.3
300	1.2
400	0.9
500	0.8
750	0.7
1,000	0.6

Source: Ameen, Joseph S., Community Water Systems Source Book, p. 50, Technical Proceeding, High Point, N.C., 1965.

7.04. Fire hydrants and valves.

Fire hydrants shall be required for all subdivisions with water systems. Fire hydrants

shall be located no more than 1,000 feet apart and at least six feet behind the curb or ditch line. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other water supply improvements, shall be installed before any base course application of a street shown on the subdivision plat. All fire hydrants shall be set plumb with outlets 18 inches above finished grade or 12 inches above a finished concrete surface. No valves shall be located within the pavement or curb area.

7.05. Sewer systems generally.

Sewer systems in subdivisions shall meet the following requirements in Sections 7.06 through 7.09.

7.06. Public sewer systems.

Should the subdivider have installed a public (i.e., municipal- or county-owned) system, the design characteristics of the owners of that system shall apply.

7.07. Community sewer systems; construction standards.

Community sewer systems shall be designed in accordance with the county "Standard Construction Practices for Water and Wastewater Systems" manual and approved by the Director of Engineering prior to obtaining approval from the department of natural resources.

7.08. Community sewer systems; approval of connections required.

All connections to residences, mobile homes and commercial and industrial buildings shall be approved by the county Health Department. The home of the resident manager, recreational facilities (such as a clubhouse, swimming pool, etc.) and sanitary facilities in recreational developments shall be approved by the county Health Department. No connection shall be made to any structure other than those listed above without prior approval of the county Health Department.

7.09. Community sewer systems; design by licensed engineer required.

Any sewer system shall be designed by an engineer licensed in the State of Georgia.

7.10. Water and sewer system design approval.

All water and sewer system design plans shall be approved by both the department of public health, State of Georgia, and the county Health Department. A letter of approval from the department of public health shall be submitted with the final plat. The Director of Engineering shall approve the construction of all systems. No section or part of these regulations shall be construed to abrogate any existing law or regulation of the Georgia Department of Public Health or of the county Health Department. In cases of conflict, the stricter rule or regulation shall be applied.

7.11. Storm water drainage; construction standards.

- A. The storm water drainage system and easements shall be separate and independent of any sanitary sewer system and easement.
- B. Storm sewer design hydrology shall be by the rational method for drainage areas of 500 acres or less, and by the Soil Conservation Service method for drainage areas exceeding 500 acres. Other methods require prior approval by the Director of Engineering. A copy of design computations for ten-year storms shall be submitted along with the construction plans. Inlets shall be provided so that surface water is not carried for a distance of more than 600 feet in the gutter. When calculations or street design indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point, and basins shall be used to intercept flow at that point. All turnarounds shall require standard vertical curb section for negative grades.
- C. When storm drain pipe is required, it shall extend along the right-of-way to a natural and adequate drainage way or otherwise along an easement to the rear property lot boundary, subdivision boundary, 200 feet from the right-of-way or 25 feet beyond the rear setback of the adjoining lot.
- D. The applicant will be required to carry away by pipe any spring or surface water that may exist either previously to or as a result of the subdivision. Such drainage facilities shall be located or in perpetual unobstructed easements (minimum width 15 feet), and shall be constructed in accordance with the construction standards and specifications.
- E. A culvert, cross drain, or other drainage facility, other than storm sewers as defined, shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision. The Director of Engineering shall approve the necessary size of the facility which has been designed based on a 25-year storm and on the provisions of the construction standards and specifications assuming conditions of maximum potential development density permitted by the zoning regulations.

7.12. Storm water management facility required

The following subdivision development activities will require the construction of a storm water management facility:

- A. Any subdivision development that results in the increase of peak rate of discharge by more than 1 cubic feet per second in the ten-year storm when compared to the site at the effective date of this ordinance. Subdivisions undergoing numerous small additions will require a storm water management facility when this threshold is met.

- B. Any subdivision development that results in the calculated discharge of 65 pounds per acre per year of suspended solids. The suspended solids discharge rate is to be calculated using the *Hall County Storm Water Quality Performance Review Form*, and no water quality monitoring is required to verify compliance with this suspended solids requirement. Sites undergoing numerous small additions will require a storm water management facility when this threshold is met.
- C. Any subdivision development for which the Storm Water Management Report indicates will result in adverse impacts to storm water quality and/or quantity.

7.13. Storm water management facility design criteria.

- A. All designs, calculations, and rationale must follow the principles set forth in the Hall County Storm Water Manual.
- B. Storm water runoff must be managed to control the velocity at the point of discharge so as to minimize accelerated erosion of the site and increased sedimentation of the streams. Soil erosion and sedimentation control measures, structures and devices shall be so planned, designed and constructed as to provide for a range of design flows for flood control. These design flows should be demonstrated for the 2, 10, and 25 year storm events using the procedures as outlined in the United States Department of Agriculture Soil Conservation Service's "Technical Release 55 Urban Hydrology for Small Watersheds" or other acceptable calculation procedures. All BMPs must be designed for a 25-year storm. All storm water management facilities must have outlet devices able to effectively route the 100-year storm. All disturbed land must drain to an approved BMP, and storm water runoff must be managed for the entire drainage area above the detention system or BMP.
- C. Storm water management facilities can only be located in perennial streams with strict adherence to United States Army Corps of Engineers permitting requirements. Such in-stream facilities do not include those for controlling erosion at land disturbing activities. Proper documentation demonstrating compliance with Corps requirements must be provided before Hall County will permit the in-stream storm water management facility. Additionally, a dredging plan depicting how the facility will be cleaned of silt accumulations in the future must be provided prior to permitting.
- D. After construction: Runoff from the first 1.2 inches of rainfall must be captured and released evenly over a 24-hour period. Must maintain peak flows for the 2,

10, and 25-year storm at the property boundaries equal to or less than flow under undeveloped conditions and be able to route a 100-year storm through the facility. The site must discharge no more than a *calculated* 65 pounds of suspended solids per acre per year. The suspended solids discharge rate is to be calculated using the *Hall County Storm Water Quality Performance Review Form*, and no water quality monitoring is required to verify compliance with this suspended solids requirement. Alternative best management practices and alternative modeling methods are allowed and encouraged provided the same theoretical level of storm water quality and quantity is achieved. Hall County will verify that best management practices deemed necessary by the *Hall County Storm Water Quality Performance Review Form*, or the approved alternative modeling method, are installed on site. The property owner may choose to designate additional undisturbed buffer areas to reach the targeted suspended solids discharge rate. The proper installation and maintenance of BMP's, undisturbed upland areas, and stream buffers deemed necessary by the *Hall County Storm Water Quality Performance Review Form*, or alternative modeling method, shall constitute a complete defense to any allegation of noncompliance with this paragraph regardless of the result of water quality monitoring.

- E. Storm water management facility fencing: Fences and warning signs will be required on all detention ponds, constructed wetlands, retention ponds or similar devices where the sides of the device adjacent to the water are steeper than 3:1 and the depth of the water in the pond is greater than three feet. Fences shall be five (5) feet high chain link or other approved material with a twelve (12) foot wide gate. The gate shall be locked with a Master Number 1 lock that is keyed as per the Hall County Engineer, and two keys will be provided to Hall County Engineering. Fences shall be located on the outside edge of the twenty (20) foot perimeter easement when possible.
- F. A silt gauge will be installed on all detention ponds consisting of a durable, weather-resistant post. The post will be embedded a minimum of 2 feet and extend a minimum of 5 feet above the ground. Numbers and adjacent tick marks must be on the post beginning with the number "1" at 1 foot above the ground elevation and thereafter a number and tick mark for each corresponding foot. Numbers and tick marks must be clear, readable, weather resistant, and durable.
- G. A concrete survey marker shall be placed in the near vicinity of the storm water management facility. The marker shall be a minimum of five inches by five inches in width and be embedded one foot into the ground. The marker shall have a "PK" nail embedded in the top. The marker must be placed above the high water elevation of the facility and within the drainage easement area. Alternate survey markers are allowed with prior approval from the Hall County Engineer.
- H. Outlet structures and piping for residential storm water management facilities must be constructed of concrete to be eligible for acceptance into the Hall County maintenance system.

7.14. Bonding of residential storm water management facilities.

Residential storm water management facilities must be bonded as provided Section 2.36. Bonds will not be released until all provisions of Section 7.15 are met.

7.15. Acceptance of residential systems.

A. Storm water management facilities that have been constructed in accordance with the approved plans will be inspected at the time of final platting, and a punch list will be provided at that time. Prior to final plat approval, the following items must be completed:

1. All punch list items must be properly addressed.
2. After construction and before approval of the final plat, the designer shall submit a certified field run topographic map of the detention area and a revised hydrology study using the as-built topographic map. The topographic map of the storm water management facility should include the state plane coordinates and mean sea level elevations of applicable outfalls, silt gauges, and survey markers. The as-built will be submitted in electronic form and hard copy form to Hall County Engineering Division.
3. The designer shall certify that the facility is working as it was designed and that the required detention storage and outflow rates are being provided.
4. The storm water management facility will be bonded as provided in Section 2.36.
5. All accumulations of silt need to be removed so that the grade of the bottom of the pond is at the design grade. The silt gauge should read zero upon completion.

B. Subsequently, the facilities will be inspected prior to release of bonds. At that time, any deficiencies in the facility will be noted in the 45-day letter. The facility will be accepted into the County maintenance system, provided the following items are completed:

1. All deficiencies noted on the 45-day letter must be properly addressed.
2. All accumulations of silt need to be removed so that the grade of the bottom of the pond is at the design grade. The silt gauge should read zero upon completion.
3. The entire storm water management facility needs to be stabilized with permanent vegetation as shown on the approved plans.

7.16. Drainage easements required.

Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for the purpose. Whenever possible, it is desirable that the drainage be maintained by an open channel with grassed or landscaped banks and adequate width for maximum potential volume of flow.

7.17. Storm water management facility easements.

Storm water management facility easements: The developer shall execute a twenty (20) foot drainage easement surrounding the entire perimeter of the facility. The easement boundary will be measured from the 100-year storm water ponding limits or 6" above the elevation of the overflow. Additionally, all associated piping, channels, ditches, streams or other areas that are designed for storm water to flow to and from the storm water management facility shall require a twenty (20) foot easement measured ten feet in both directions from the appropriate centerline. A twenty (20) foot easement will connect the facility to the nearest public road. The easement(s) will be in favor of Hall County to allow the county to inspect and maintain the facility as necessary. No obstruction shall be built, constructed or planted that would inhibit proper function of the facility and its associated drainage systems. No fences or planting of shrubbery shall be allowed on the access easement. No portion of the easement will be steeper than 3:1.

7.18. Dedication of drainage easements.

- A. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual unobstructed easements at least 20 feet in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements for all storm water outlets shall be indicated on the plat. Drainage easements shall be carried from the road through a natural or constructed watercourse or to other drainage facilities.
- B. The applicant shall dedicate, by drainage or conservation easement of land on both sides of existing watercourses, for a distance of ten feet on each side or wider as determined by the Director of Engineering
- C. Low-lying land along watercourses subject to flooding or overflowing during storm periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as drainage ways.

SECTION 8 STREET LIGHTING POLICY (Ref. Ch. 16.90)

8.01. Ratification of existing districts.

The governing authority of Hall County, Georgia, does hereby ratify its action creating special taxing districts for street lights in certain unincorporated areas of Hall County as shown by the records in the office of the Hall County Traffic Engineer to which reference is hereby made for a full and complete description of each and every district hereinbefore created.

8.02. Responsibility for costs; application and administrative fees; retirement of existing contracts.

- A. The cost of providing and maintaining street light service in existing street light districts, and in street light districts hereafter created, shall be borne by the residents, lot owners and property owners receiving that service regardless of whether their residence, lot or property is located within the boundaries of a particular subdivision. The charge therefore shall be a one-time application fee plus a pro-rata share of service costs charged to Hall County plus the retirement of any construction cost plus an annual fee for administrative costs. In the event of excessive vandalism to street lights within a district which results in Hall County being billed for repairs, Hall County may prorate those repair bills and add a pro-rata share of those bills to the charge.
- B. In those districts in existence upon the effective date hereof, or which may hereafter be created in which there are construction costs, the same shall be retired as per agreement or contract with the public utility or other person to whom the indebtedness is owed, and shall be billed accordingly per “tax lot or parcel.”
- C. All plats for subdivisions that utilize a street light system must show the following statement: “This subdivision has a street light system, and the property owners shall be responsible for all financial obligations of the street light system”.
- D. All subdivisions governed by covenants that utilize a street light system must reflect the following statement as one of the covenants: “This subdivision has a street light system, and the property owners shall be responsible for all financial obligations of the street light system”.

8.03. Tax lot or parcel defined; costs for nonresidential lots.

Tax lot or parcel is hereby defined as any single tract of land which falls within any of the zoning classifications, as defined by the zoning and planning ordinance of Hall County adopted on August 28, 1978, as amended, and as shown on the Hall County land lot maps; provided, however, that in areas zoned for purposes other than single-family residential, different criteria may be adopted by the board of commissioners for the payment of energy costs, application and administrative fees, and retirement of construction costs.

8.04. Payment date; delinquencies.

The due date for the payment of street lighting assessment charges herein provided for shall be the same date of each year as tax bills are due to the Hall County Tax Commissioner. Failure to pay shall subject the responsible party to the same liens and penalties provided for failure to pay other real estate taxes and will result in the delinquency of the entire account and not be deemed paid until all real estate taxes are paid in full.

8.05. Responsibilities of revenue collections department.

The billing, accounting, collecting, and receiving of the moneys herein provided for is hereby declared to be the responsibility of the finance and tax commissioners departments of Hall County, Georgia.

8.06. Conformance by subdivision developer; acceptance of public ways.

- A. The owner, developer or other person developing a subdivision shall be required to conform to all of the standards herein provided for.
- B. The Hall County Board of Commissioners may not accept any public streets or roads proposed to be dedicated until such time as the provisions hereof have been complied with.

8.07. Procedures to be followed by subdivision developers.

Street lights shall be required to be provided by the developers of all new subdivisions involving new streets, unless waived by the Hall County Board of Commissioners on recommendation of the Planning Commission. Unless so waived, the developer, at the time of submission of the preliminary plat of the subdivision, shall present a street light layout prepared by the utility company which will provide the street light service in the subdivision. At the time of and as a requirement of the submission of the final plat, unless waived by the Hall County Board of Commissioners on recommendation of the Planning Commission as herein provided, the developer shall:

- A. Submit a final street light layout prepared by the utility company which will provide the lighting service showing exact location of street lights within the subdivision. This drawing must be approved by the Hall County Traffic Engineer prior to obtaining any building permit within that subdivision. Said layout may be shown on the final plat. Fixtures and standards/poles installed or used shall be approved by the utility company which will be responsible for the maintenance of the facilities and Hall County. The fixtures shall be mounted a minimum of 16 feet above the ground, and shall have appropriate design to place the majority of the light output over the street. One light shall be located at each street intersection, and one light shall be located in each cul-de-sac within the subdivision.

- B. Pay all costs for standards/poles, fixtures, and any other related items or materials necessary for the installation.
- C. Submit proof of payment for complete installation to the Hall County Traffic Engineer.
- D. Submit a copy of an executed agreement with the utility company for complete maintenance of all installations.

Plan review comments: Street light requirements for new subdivisions involving new streets.

1. In accordance with the Hall County Street Lighting Policy street lights are required to be provided by the developers of all new subdivisions.
2. The developer shall submit a street light layout prepared by the utility company which will provide the lighting service showing exact location of street lights within the subdivision.
3. The lighting layout must be approved by the Hall County Traffic Engineer.
4. The developer must pay all costs to the utility company for poles, fixtures, and any other related items or materials necessary for the installation.

The above requirements must be met prior to obtaining any building permits for that subdivision and must be shown as a general note on the final plans.

8.08. Subdivisions with underground electric.

In subdivisions utilizing underground cable for electrical service, the developer(s) shall be required to accomplish the same items listed in the preceding section hereof.

8.09. Lighting in areas other than single-family residential.

Street lighting in districts other than single-family residential shall be permitted only:

- A. With the approval of the Hall County Traffic Engineer subject to the safety, economic and other factors involved; and
- B. Upon final approval by the board of commissioners of Hall County; and
- C. Upon compliance with the standards hereinafter provided for.

8.10. Reserved.

8.11. Installation and operation standards adopted.

In order to insure adequate illumination of public rights-of-way and promote safety and security, the "American National Standard Practice for Roadway Lighting of the Illuminating Engineering Society," as approved by the American National Standards Institute (1993), as amended, is hereby adopted as the standard for the installation and operation of lighting in the unincorporated areas of Hall County, and in addition thereto:

- A. Lighting fixtures installed within the public rights-of-way to be operated for the purpose of street illumination shall comply with these standards. The minimum average horizontal footcandle illumination level by roadway classification shall be:

**Table 6
Required Illumination Level by Roadway Classification**

Roadway Classification	Commercial Area	Intermediate Area	Residential Area
Major	1.2	0.9	0.6
Collector	0.8	0.6	0.4
Local or residential	0.6	0.5	0.3

The uniformity of illumination shall be such that the point of lowest illumination shall have at least one-third of the average horizontal footcandle required illumination level, except that on local or residential streets it may be not less than one-sixth of this average. In no case, unless extenuating circumstances exist, fixtures for residential street lighting shall be required to be closer than 200 feet together, nor fixtures for all other roadways be closer than 100-foot spacing.

- B. Any party requesting permission to install or operate lighting fixtures within public rights-of-way shall furnish plans and specifications to the Hall County Traffic Engineer for approval showing how the proposed lighting meets the standards, and no lighting shall be installed or operated without this approval. Should the Hall County Traffic Engineer disapprove the request to install or operate lighting fixtures within any public right-of-way, he/she shall communicate the disapproval in writing to the party requesting approval. The written communication shall include the specific reasons for disapproval. Any disapproval of a light or lighting system by the Hall County Traffic Engineer may be appealed to the board of commissioners. If any party desires to appeal an adverse decision by the Hall County Traffic Engineer within 30 days from the date following the written notice

of disapproval, it shall be the responsibility of the Hall County Traffic Engineer to transmit forthwith to the board of commissioners all papers and allied documents constituting the record upon which the action appealed from was taken, and to insure that the appeal is promptly placed upon the agenda of the board of commissioners for its determination. The board of commissioners may reverse or affirm, wholly or partly, or may modify, the order, requirement, decision or determination appealed.

- C. Roadway or street lighting luminaries or fixtures installed within the public rights-of-way as "security lights" or for the purpose of lighting areas other than the public streets should be mounted on the side of the pole opposite from the street, and shall be oriented in such a manner to insure that the lateral light distribution pattern is parallel to the street and the vertical light distribution, at the initial light source, is perpendicular to the street, so as to protect the users of the street from objectionable glare.
- D. Other lighting fixtures to be installed within or outside of public rights-of-way for whatever purpose shall be installed and operated in such a manner to prevent glare from being a hazard to or interfering with the normal use of the public rights-of-way.

8.12. Petition for creation of special taxing district for street lights.

- A. Any lot owner in any unincorporated area of Hall County may present a request for the creation of a special taxing district for street lights to the Hall County Traffic Engineer. Upon receipt of the request, the Hall County Traffic Engineer shall determine the appropriate boundaries for a special taxing district for street lights which will serve the lot owner presenting the request and neighboring lot owners. The Hall County Traffic Engineer shall then prepare a plat showing this proposed special taxing district for street lights, and a petition for the creation of the proposed special taxing district for street lights shall then be circulated among the lot owners in the proposed district. If 51 percent of the lot owners in the proposed district sign the petition in affirmative for the creation of a special taxing district for street lights for existing lights, the petition shall be presented to the Hall County Board of Commissioners. If 75 percent of the lot owners in the proposed district sign the petition in affirmative for the creation of a special taxing district for street lights for new lights, the petition shall be presented to the Hall County Board of Commissioners. The board of commissioners shall conduct two public hearings for the purpose of determining whether or not to create the proposed special taxing district for street lights. Safety and economic factors shall be the prime consideration in making such determination. The public hearings shall be advertised one time in the official organ of Hall County, Georgia, giving notice of the hearings, at least 15 days before the public hearings.
- B. The petition for creation of the proposed special taxing district for street lights must be returned to the Hall County Traffic Engineer and application fees must be paid at that time. The Hall County Traffic Engineer will verify the signatures on

the petition prior to advertising the public hearings.

8.13. Creation of districts under special conditions.

In areas where special conditions as to safety, security, land topography, economic and other factors may be involved, the board of commissioners may create special taxing districts for street lights and provide for special street lighting under such terms and conditions as may be determined by the board of commissioners, any other provisions of this article to the contrary notwithstanding; provided, however, that in such instances, two public hearings shall be held by the board of commissioners after advertisement in the official organ of the county one time at least 15 days before conducting such public hearings.

8.14. Authority to contract with public utilities.

The board of commissioners may contract with public utilities for the purpose of carrying out the terms of this article.

8.15. Exceptions to terms of article.

The board of commissioners may grant exceptions to the literal terms of this article where special conditions or hardships exist.

8.16. Federal, state laws to prevail in conflicts.

If any provision of this article is in conflict with any state or federal law, or with any rule, regulation or order of any state or federal agency having jurisdiction of the subject matter of this article, it is hereby deemed to be the intention of the board of commissioners that the state or federal laws or rule, regulation or order, as the case may be, shall prevail so that the remaining portion of this article shall be deemed to be in full force and effect.

8.17. Right of appeal.

Any person or agency dissatisfied with any decision or action of the Hall County Traffic Engineer shall have the right to appeal the decision to the board of commissioners of Hall County within 30 days from the date of such decision or action.

8.18. Copies, availability of provisions.

A copy of this article shall be spread upon the official minutes of the Board of Commissioners of Hall County, Georgia, and the Hall County Traffic Engineer is hereby required to post a copy of the same in the office of the Hall County Traffic Engineer, and to provide copies thereof for persons desiring the same.

SECTION 9 REQUIRED IMPROVEMENTS (Ref. Ch. 16.100)

9.01. Preliminary plat approval required before installation of improvements; minimum standards.

No improvements may be made before the preliminary plat is accepted and approved by the Planning Commission. All improvements shall meet the minimum standards set forth in this title.

9.02. Street improvements; specific standards.

Specific standards for street construction are contained in Section 6.

9.03. Street improvements; on-site inspection.

All construction may be tested following on-site inspection as determined necessary by the Director of Engineering, should the Director of Engineering determine that laboratory analysis and/or testing procedures are required to evaluate the quality and/or quantity of a particular improvement. The Director of Engineering shall be authorized to employ a recognized consultant or a recognized testing laboratory or testing service to conduct any necessary examinations. All reports shall be made in writing to the Director of Engineering, the owner of the subdivision and the Planning Commission. Following the collection of samples, the owner shall repair all damage.

9.04. Street improvements; inspection costs.

The owner of the subdivision shall bear all expense of all testing or examination of street improvements.

9.05. Street improvements; delay of installation of paving.

Paving shall be completed under one of the two options listed below:

- A. Application of the bituminous plant mix surface may be completed before the filing of a final plat;
- B. Application of the bituminous plant mix surface may be delayed because of unsuitable weather until no later than June 1 of the year following the filing of the final plat if the final plat is submitted for approval after October 1 of the first year; provided that all other required improvements, including grassing, shall be completed prior to approval of the final plat. In such case, the subdivider shall present to the Director of Engineering and the Planning Commission an improvement guarantee in the form of a signed contract with a known contractor for paving and a surety or escrow agreement payable to the county for the cost of the paving, not less in amount than the average county contract price for the paving established by the Georgia Department of Transportation or the contract

price, whichever is greater. The Director of Engineering shall approve the amount and may increase the amount for increases due to normal inflation. The Director of Engineering may require that paving be completed at the first instance of suitable weather and availability of paving materials.

9.06. Water and sewer improvements; completion.

All work on water and sewer systems except final individual service connections shall be completed prior to the filing of the final plat. All installations under the proposed pavement surface should be completed prior to the application of the base course.

9.07. Water and sewer improvements; certification.

Certification from the Department of Natural Resources, State of Georgia, in the form of an operator's permit, shall be filed with the final plat for each community water or sewer system.

9.08. Notification of utility owners prior to completion of street grading.

All utility service shall be determined by the developer prior to the completion of street grading. The developer shall notify each affected utility owner of his contracted agreement so that the utility owners may coordinate their development schedules.

9.09. Lot specifications generally.

All lots shall conform to the provisions of the county zoning regulations, specifically those provisions governing minimum area, frontage and setbacks. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with county regulations and in providing driveway access to buildings on such lots from an approved street.

9.10. Lot dimensions.

Lot dimensions shall comply with the minimum standards of the zoning regulations. All lots approved under these regulations shall front on a publicly dedicated road. Where lots are more than double the minimum required area for the zoning district, the Planning Commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the zoning regulations and these regulations. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule gives a better street or lot plan. Dimensions of corner lots shall be large enough to allow for construction of buildings, observing the minimum front-yard setback from both streets. Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, as

established in the zoning regulations.

9.11. Flag lots.

The minimum required lot frontage as established by the county zoning regulations shall be maintained as the minimum lot width for all of that portion of the lot between the front property line (frontage) and the actual building site on the lot, even if the building site is a greater distance from the front property line than the minimum required front setback.

9.12. Double-frontage lots.

Double-frontage lots shall be prohibited except where necessary to provide separation of residential development from arterial thoroughfares or to overcome specific disadvantages of topography and orientation. Double-frontage lots which are necessary shall be required to have a no-access easement across them, preventing access to arterial or collector streets.

9.13. Burying debris and waste under roadway or right-of-way.

No cut trees, timbers, debris, rocks, stones, junk, rubbish, or other waste materials of any kind shall be buried in any area of the right-of-way or under any roadway fill sections.

9.14. Preservation of natural features, historic sites and other amenities.

Existing features which would add value to residential development or to the county as a whole, such as watercourses and falls, historic sites, and similar irreplaceable assets, shall be preserved in the design of the subdivision. Any such historic sites must be listed on the National Historic Register.

9.15. Nonresidential subdivisions and planned development; general requirements.

- A. If a proposed subdivision includes land that is zoned for commercial or industrial purposes or is a planned development, the layout of the subdivision shall conform to these regulations.
- B. A nonresidential subdivision or planned development shall also be subject to all the requirements of site plan approval set forth in the zoning regulations. Site plan approval and nonresidential subdivision plat approval may proceed simultaneously at the discretion of the Planning Commission. A nonresidential subdivision shall be subject to all the requirements of these regulations, as well as such additional standards required by the Planning Commission, and shall conform to the proposed land use and standards established in the land use plan and zoning regulations.

9.16. Nonresidential subdivisions and planned development; specific standards.

In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the Planning Commission that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

- A. A preliminary plat of a planned development shall conform in all respects with the approved master development plan for the project and any conditions associated with the planned development zoning.
- B. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated.
- C. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
- D. Special requirements may be imposed by the county with respect to street, curb, gutter, and sidewalk design and construction.
- E. Special requirements may be imposed by the county with respect to the installation of public utilities, including water, sewer, and storm water drainage.
- F. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.
- G. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

SECTION 10 CONSTRUCTION SCHEDULE (Ref. Ch. 16.110)

10.01. Prerequisites for beginning construction.

No construction activity of any kind, including grading, installation of improvements, or building, shall begin on any land subject to these regulations without prior approval of the preliminary plat and construction plans. Also, a preconstruction meeting shall be required between the county and the developer after preliminary plat approval and prior to any construction activity.

10.02. Grading.

Grading or land disturbing activities may commence only after the soil erosion permit is approved.

10.03. Utilities.

Utility installation shall not occur until the Engineering Department has approved the rough grade of the street and shoulder preparation (see Sections 2.25 through 2.29).

10.04. Inspections.

Periodic inspection during the installation of the required improvements in a subdivision shall be made by the Engineering Department to insure conformity with the approved plans and specifications. The subdivider shall notify the Engineering Department when each phase of the installation is completed and ready for inspection (see Sections 2.25 through 2.29).

10.05. Recording of final plat required prior to sale or transfer of lots.

No lot or parcel of land shall be sold or transferred or a building permit issued until the final plat, of which said lot or parcel is a part, shall have been approved and recorded as provided for in these regulations.

10.06. Recording of final plat required prior to issuance of building permits.

The county building official shall not issue any permit for the construction of any building or structure to be located in any subdivision, a plat whereof is required to be recorded pursuant to the provisions of these regulations, until such plat shall have been approved and recorded as provided for in these regulations.

10.07. Completion of improvements required prior to occupancy.

Within each phase of development, no building may be occupied for dwelling or other purposes nor shall an occupancy permit be issued for any building until all streets and required utility installations, including the water supply and sanitary sewer systems, have been completed to the satisfaction of the Director of Engineering and the building official.

SECTION 11 AMENDMENTS (Ref. Ch 16.120)

11.01. Adoption.

The Planning Commission, upon referral from the Board of Commissioners, may from time to time recommend amendments to these subdivision regulations. Any amendment to this document shall be heard by the Planning Commission, who shall make a recommendation to the Board of Commissioners regarding approval or denial. Prior to acting on any proposed amendment, the board of commissioners shall hold a public hearing on the amendment, having first published a notice of the time and place of the hearing in a newspaper of general circulation in the county at least 15 days prior to the hearing.

SECTION 12 APPEALS (Ref. Ch. 16.130)

12.01. Appeals on plat approval.

Appeals from decisions of the Planning Director regarding preliminary plat approval and final plat approval shall be taken to the Planning Commission, and appeals from the Planning Commission shall be taken to the Board of Commissioners. All appeals shall be filed with the appropriate body within 30 days of a decision.

SECTION 13 MODIFICATION OF STANDARDS (Ref. Ch. 16.140)

13.01. Permitted modifications; criteria.

Where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve modifications to these subdivision regulations so that substantial justice may be done and the public interest secured; provided that such modification shall not have the effect of nullifying the intent and purpose of these regulations; and further provided that the Planning Commission shall not approve modifications unless it shall make findings based upon the evidence presented to it in each specific case that:

- A. The granting of the modification will not be detrimental to the public safety, health, or welfare or injurious to other property;
- B. The conditions upon which the request for a modification is based are unique to the property for which the modification is sought and are not applicable generally to other property;
- C. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out;
- D. The modifications will not in any manner vary the provisions of the zoning regulations.

13.02. Approval with conditions.

In approving modifications, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.

13.03. Petition for modification.

A petition for any such modification shall be submitted in writing by the subdivider at the time when the preliminary plat is filed for the consideration of the Planning Commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner and be accompanied by a plat or plan showing the proposed modification.

13.04. Review by Planning Director.

The Planning Director shall review the proposed modification and may request the review of any applicable agency.

13.05. Action by Planning Commission.

The Planning Commission shall act upon the application in regular meeting, shall enter its action into its records and shall notify the applicant in writing.

SECTION 14 FEES (Ref. Ch. 16.150)

14.01. Preliminary plat.

The fee will be \$0.10 per linear foot of new street proposed.

14.02. Final plat.

The fee will be \$5.00 per lot.

14.03. Extension of time limit on preliminary plat.

The fee for an extension of the time limit on a preliminary plat shall be \$0.10 per linear foot of new street proposed.

14.04. Appeals.

The fee for appeals to the Board of Commissioners of any Planning Commission decision on these regulations will be \$100.00.

SECTION 15 ENFORCEMENT; VIOLATION; PENALTY (Ref. Ch. 16.160)

15.01. Enforcement official.

It shall be the duty of the Planning Director, Director of Engineering, and building official to enforce these regulations and to bring to the attention of the county attorney any violations or lack of compliance herewith.

15.02. Unlawful transfer of title.

No owner, or agent of the owner, of any parcel of land located in the subdivision proposed shall transfer title to any such parcel before a plat of such subdivision has been approved by the Planning Commission, in accordance with the provisions of these regulations, and filed with the clerk of superior court.

15.03. Denial of building permit.

No building permit shall be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of the provisions of these regulations.

15.04. Civil enforcement.

Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations, to prevent unlawful construction to recover damages, to restrain, correct, or abate a violation, or to prevent illegal occupancy of a building, structure or premises, and these remedies shall be in addition to the penalties described in this chapter.

15.05. Penalty.

Any person, firm, corporation, association or partnership violating any provision of this chapter shall, upon conviction, be punished as provided in Section 1.50.020 of the Official Code of Hall County, Georgia.

SECTION 16 INSTALLATION AND MAINTENANCE OF CUSTOM SUPPORT SIGNAGE ASSEMBLIES ON COUNTY RIGHTS-OF-WAY (Ref. Ch. 16.170)

16.01. Purpose.

The purpose of this Section is to allow a duly constituted maintaining authority the privilege to install and maintain custom support traffic sign assemblies within the maintaining authority's designated subdivision. Permission shall be granted by the Hall County Department of Public Works.

16.02. Designation of maintaining authority.

During residential subdivision construction and/or prior to the legal formation of a homeowners association, the developer will be the maintaining authority.

16.03. Responsibilities of maintaining authority.

The maintaining authority will assume all costs associated with the installation and maintenance of custom support traffic sign assemblies within the maintaining authority's jurisdiction.

16.04. Liability.

The maintaining authority will fully accept any and all liability that may arise from the use of custom support traffic sign assemblies. The maintaining authority also agrees to hold harmless Hall County, Hall County Department of Public Works, and duly authorized representatives from any and all liability that may be incurred from the use of custom traffic sign assemblies.

16.05. Regulations for the installation of custom support traffic sign assemblies.

- A. The restrictive covenants of the development must express the maintaining authority's responsibilities associated with the installation and maintenance of custom support traffic sign assemblies.
- B. The final plat of the subdivision must contain a provision signed by the developer which notifies all property owners of their responsibility for the installation and maintenance of custom support traffic sign assemblies.
- C. Street name signs must utilize the standard vane height of 6 3/4 inches be of fixed length with a maximum of 48 inches. Street name signs may be installed on top of the appropriate intersection traffic control signage. The three-eighths-inch white reflective stripe on top and on bottom must remain visible.
- D. Sign poles or posts must be of "breakaway" or other design which meets the

requirements of Section 7 of the American Association of State Highway and Transportation Officials (AASHTO), "Standard Specifications for Highway Signs, Luminaries, and Traffic Signals." A list of supports which meet these standards can be obtained by contacting the Atlanta office of the Federal Highway Administration. It is the responsibility of the maintaining authority to provide documentation to the Hall County Department of Public Works of the Federal Highway Administration's approval of the proposed signage supports.

- E. A detailed plan for each sign assembly depicting typical installation, pole or post type, sign type and size, and FHWA approval must be provided to and approved by the Hall County Department of Public Works, Traffic Engineering Division, prior to installation.
- F. All signs must meet the requirements outlined for construction and installation in the current edition of the Manual on Uniform Traffic Control Devices.
- G. Prior to the installation of any signage assemblies, the locations must be marked by the maintaining authority and reviewed by the Hall County Department of Public Works, Traffic Engineering Division. Failure to have locations reviewed may result in signage relocation at the maintaining authority's expense.

16.06. Regulations for the maintenance of custom support traffic sign assemblies.

- A. The maintaining authority understands that periodically signs are damaged, vandalized, stolen, or deteriorate. The following maintenance schedule must be followed:
 - 1. Stop signs must be replaced within one day.
 - 2. Other regulatory signs must be replaced within one week.
 - 3. All other signs must be replaced within three weeks.
- B. It is recommended by the Hall County Department of Public Works, Traffic Engineering Division, that the maintaining authority stock a supply of all utilized signs, especially "Stop" signs, and poles or posts to facilitate timely maintenance.

16.07. Inspections.

Hall County will make periodic inspections for substandard signage assemblies. If found, the maintaining authority will be notified. If the maintaining authority fails to replace the defective signs and/or supports within the time constraints outlined in Section 16.06 (A), Hall County will install county standard sign assemblies and bill the maintaining authority for materials and labor.

16.08. Failure to adequately maintain the signage assemblies.

If the maintaining authority fails to adequately maintain the signage assemblies within its jurisdiction, Hall County may revoke the permit and assume maintenance of all affected signage. Once the permit has been revoked and Hall County has assumed maintenance, all custom support signage assemblies will be removed and replaced with standard signage assemblies. The cost for this process will be assessed to the maintaining authority.

16.09. Request to relinquish maintenance of custom supports and signage assemblies.

If the maintaining authority wishes to relinquish maintenance of custom supports and signage assemblies, a written request with a petition signed by 70 percent of the maintaining authority's membership shall be provided to the director of the Hall County Public Works Department. The request will be evaluated and along with a recommendation forwarded to the Hall County Board of Commissioners for consideration. If approved, Hall County will remove all custom signage support assemblies and install Hall County standard signage assemblies. The cost for this process will be assessed to the maintaining authority.

16.10. Authorization to remove signage.

Any signage that has been installed by Hall County may not be removed and/or replaced by the maintaining authority without authorization from the Hall County Traffic Engineer.

**APPENDIX A GLOSSARY OF TERMS
(Ref. Ch. 16.20)**

For the purpose of these regulations, certain numbers, abbreviations, terms, and words used herein shall be used, interpreted and defined as set forth in this chapter.

Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations"; the word "regulations" means "these regulations."

A "person," includes, but is not necessarily limited to, a corporation, a partnership, and an incorporated association of persons such as a club; "shall" is always mandatory; a "building" includes a "structure"; a "building" or "structure" includes any part thereof.

Words or phrases not defined in this chapter shall have definitions as stated in the zoning regulations or, if not defined in the zoning regulations, shall be considered to have definitions consistent with generally accepted planning principles as determined by the planning department.

Definitions:

Appeal The process by which an aggrieved party may petition for review of a decision made by an official or department of county government.

Approved Street Any street, whether public or private, meeting all applicable construction and design standards and specific actions in this title, or any accepted public streets.

Arterial Street or Major Highway A

highway, parkway, freeway, expressway or arterial street utilized primarily for high vehicular speeds or for heavy volumes of traffic on a continuous route with intersections at grade or separated.

Board of Commissioners The board of commissioners of Hall County.

Building Any structure, either temporary or permanent, above or below ground, having a roof or other covering and designed, built, or used as a shelter or enclosure for persons, animals, or property of any kind. This definition includes tents or awnings used for purposes of a building.

Building Permit A written permit issued by the building inspector authorizing construction, renovation, or repairs to a structure.

Centerline (a) The centerline of any right-of-way having a uniform width; (b) the original centerline where a right-of-way has been widened irregularly; (c) the new centerline whenever a road has been relocated.

Collector Street Any street designed and located to collect traffic from intersecting minor streets while still giving access to abutting property, and to conduct such traffic to and from a variety of destinations outside a single subdivision, neighborhood or business district.

Common Areas Those portions of a site and/or building(s) collectively owned or controlled. See **Common Land**.

Common land That land set aside for open space or recreational use for the owners of the residential lots in a subdivision, which land is conveyed by the developer in fee simple absolute title by a warranty deed to trustees whose trust indenture provides that the common land be used for the sole benefit, use and enjoyment of the lot owners, present and future. No lot owner shall have the right to convey his interest in the common land except as an incident of the ownership of a regularly platted lot.

Construction Plan The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Planning Commission as a condition of the approval of the plat.

County Hall County, Georgia.

Cross Drain The pipe system designed to accommodate a drainage basin's 25-year storm water runoff passing under a street.

Cul-de-Sac A local street with only one outlet, closed and terminated by a vehicular turnaround.

Dead End Street A street having only one end open for vehicular traffic and the other permanently terminated by an approved turnaround for vehicles.

Director of Engineering The engineer for Hall County, licensed and registered in the State of Georgia to perform the duties of engineer as herein specified.

Double-Frontage Lot A lot having frontage on two streets, as distinguished from a corner lot.

Driveway An access way connecting one or more dwelling units and/or their parking spaces with a street.

Engineer Registered, practicing engineer, licensed by the State of Georgia.

Final Plat The map or plan or record of a subdivision and any accompanying material..

Health Department The Hall County Health Department, which is duly authorized to perform health services in the county.

Improvements Street pavement, sidewalk pavement, pedestrian way pavement, water mains, storm sewers, sanitary sewers, signs, monuments, landscaping, street lights, buildings or other structures, and other similar items.

Land Use Plan A development plan or any part thereof adopted by the county which indicates the general location for the various physical classes of public works, places, and structures and depicting the general planned physical development of the county.

Lot Area The computed ground area inside the lot lines.

Modification A relaxation of the terms of these regulations where such modification will not be contrary to the public health, safety and welfare, and where, owing to conditions peculiar to the property, and not the

result of actions of the subdivider or owner, a literal enforcement of these regulations would result in unnecessary and undue hardship.

Nonresidential Subdivision A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these regulations.

Nuisance Any condition, including visual conditions, or use of any premises or building, including exterior surfaces, which is detrimental to the public health, safety, morals, or welfare or which is detrimental to the property of others, or causes or tends to cause substantial diminution in the value of property in the subdivision. Nuisance includes, but is not confined to, any of the following: garbage, trash, weeds, building materials or debris, abandoned, discarded, or unused objects, junk, or collections of equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans, boxes, or containers.

Open Space A parcel or parcels of land or an area of water or a combination of both land and water within the site designated for development, designed and intended for the use and enjoyment of residents of a development or for the general public, not including streets or off-street parking areas. Open space shall be substantially free of structures but may contain such improvements as are in the plans as finally approved and are appropriate for the benefit of residents of the development.

Owner Any individual, firm, association, syndicate, partnership, corporation, trust or any other legal entity having sufficient (51 percent) proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.

Parcel A general term including all plots of land shown with separate identification on the official tax appraisal maps.

Pavement That portion of a street having an all-weather, stable constructed surface and subsurface for the support and movement of vehicular traffic.

Pavement Width The shortest distance as measured from edge of pavement to edge of pavement exclusive of curb and gutter sections.

Planned Development A method of development described in the zoning regulations of the county.

Planning Commission The county Planning Commission.

Planning Director The director of the Gainesville-Hall County Planning Department.

Public Improvements Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the county may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which county responsibility is established.

Public Utilities Water, gas, sanitary and storm sewer, electrical, and communications lines and facilities.

Reserve Strip/Area Land which is set aside for a specific purpose.

Right-of-Way A strip of land occupied or intended to be occupied by any or all of the following: a street, crosswalk, railroad, road, electrical transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

Right-of-Way Width The distance between property lines measured at a right angle to the centerline of the right-of-way.

Road, County A street which is owned or maintained by the county.

Rough Grade Proposed finished grade plus or minus one foot as shown on the appropriate construction plans.

Shoulder That portion of a street or road from the outer edge of the paved surface or back of curb to the inside edge of the ditch or gutter or original ground surface.

Sidewalk The portion of the right-of-way which is parallel to the street or road and intended for pedestrian traffic.

Slope The rate of deviation of the ground surface from the horizontal surface, expressed as a percent.

Storm sewer The pipe system designed to accommodate the ten-year storm water runoff collected in the street.

Storm water management facility

Constructed or natural components of a storm water drainage system, designed to improve storm water quality and/or quantity, including, but not limited to, detention basins, retention basins, sediment basins, constructed wetlands, natural systems, oil/water separators, modular pavement, infiltration devices, and their associated pipes, swales, ditches, and culverts.

Storm water manual A compilation of storm water facility design and engineering criteria as approved by the Hall County Engineer as authorized by the Hall County Board of Commissioners.

Street A right-of-way for vehicular traffic, whether designated as street, highway, thoroughfare, parkway, expressway, freeway, road, avenue, drive, boulevard, lane, place, circle, or otherwise.

Street Grade The grade of the centerline of a street measured at any point along the street, expressed as a percent.

Subdivider Any person who, having an interest in land, causes it, directly or indirectly, to be divided into a subdivision.

Subdivision The division of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale, legacy, a new street, or a change in existing streets, and includes resubdivision; where appropriate to the context, subdivision also relates to the process of subdividing or to the land or area subdivided. The term shall also include the opening of a new street or road. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots meet the standards of the county subdivision regulations are not included within this definition.

Surveyor A registered, practicing surveyor, licensed by the State of Georgia.

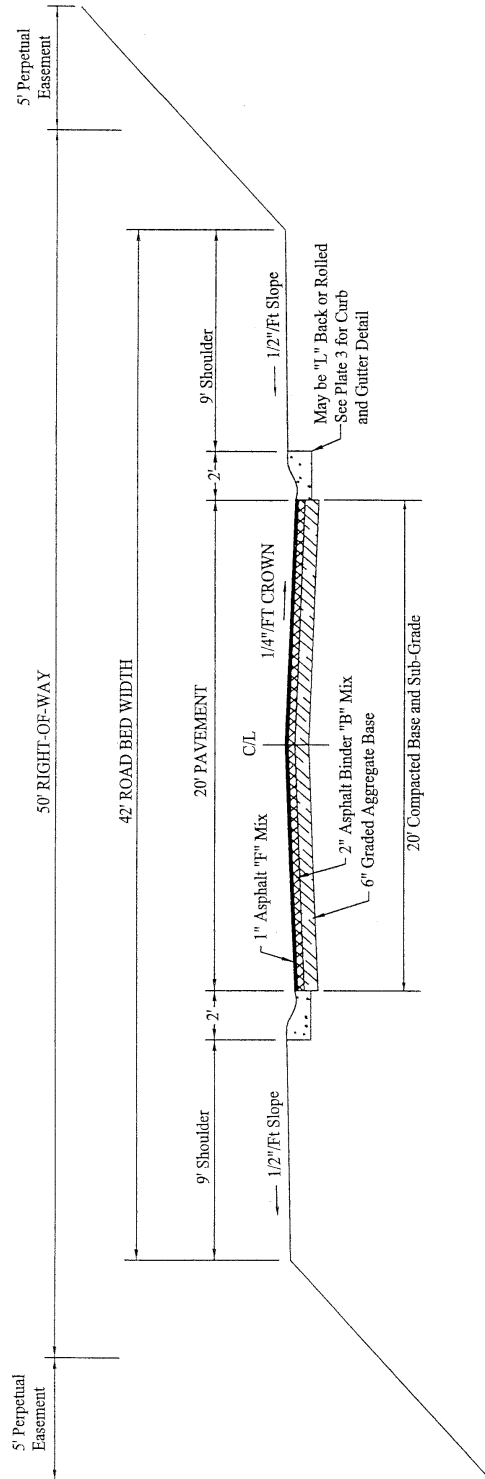
Turnaround The circular pavement at the end of a cul-de-sac.

Vicinity Map A drawing incorporated in the preliminary plans covering a one-mile radius from the proposed subdivision.

Zoning Regulations The zoning regulations adopted by Hall County, codified in Title 17.

APPENDIX B DETAIL DRAWINGS

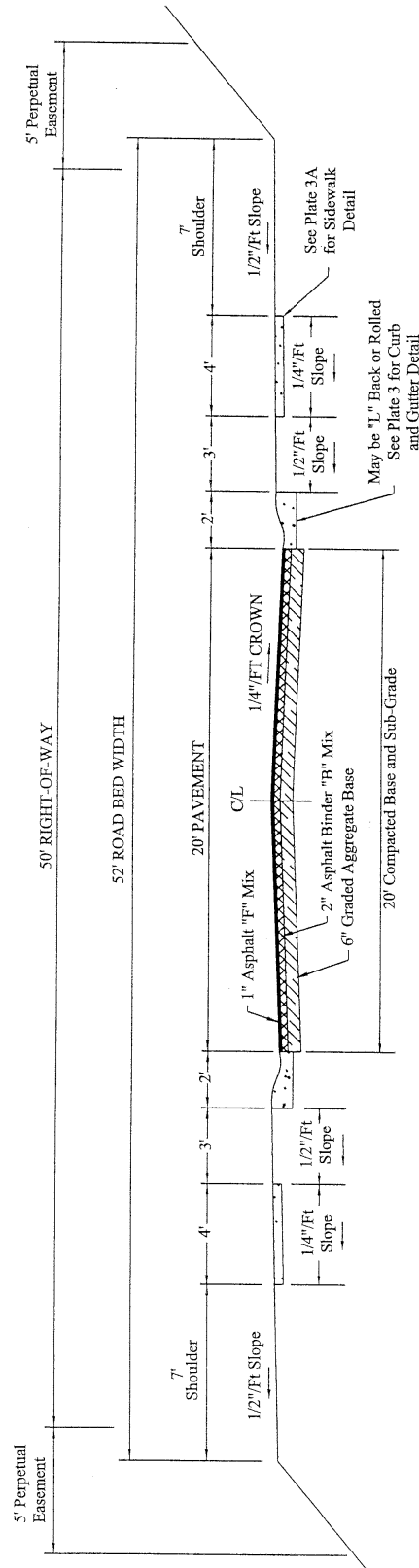
PLATE 1: CONSTRUCTION REQUIREMENT CURB AND GUTTER
TYPICAL SECTION FOR RESIDENTIAL CONSTRUCTION



NOT TO SCALE

- NOTES:
1. Maximum Cut or Fill Slope is 2H:1V
 2. Subgrade Compaction Minimum 98%
 3. Clearing Required to Top or Toe of Slope
Trees within one foot of fill or less may remain. See Section 16.70.170 for details
 4. Prime Between GAB and Asphalt Binder
 5. Tack Between Asphalt Binder and "F" Mix

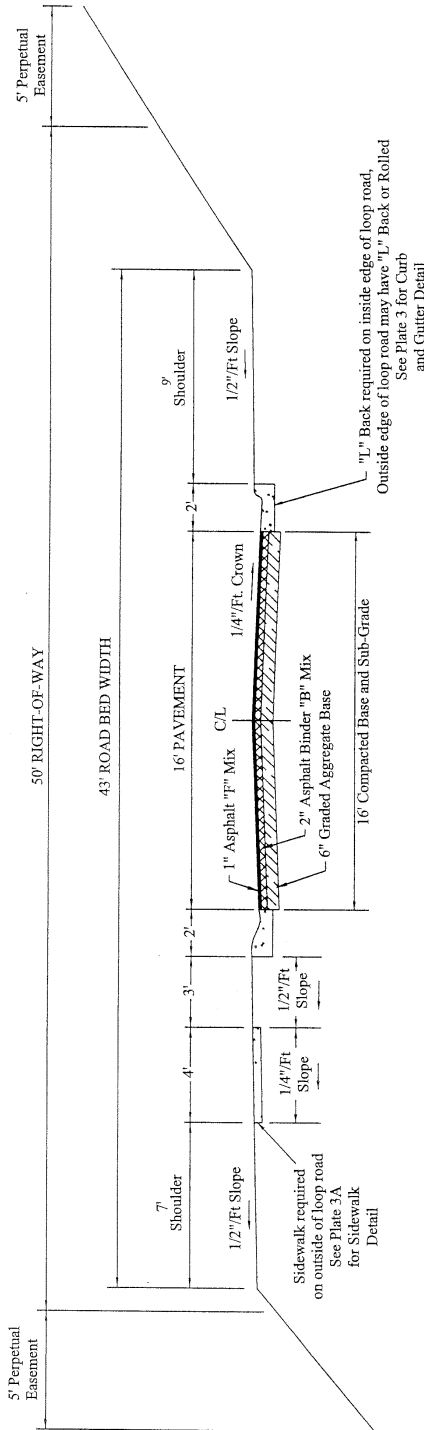
PLATE 1A: CONSTRUCTION REQUIREMENT CURB AND GUTTER WITH SIDEWALKS
TYPICAL SECTION FOR RESIDENTIAL CONSTRUCTION



NOT TO SCALE

- NOTES:**
1. Maximum Cut or Fill Slope is 2H:1V
 2. Subgrade Compaction Minimum 98%
 3. Clearing Required to Top or Toe of Slope
Trees within one foot of fill or less may remain. See Section 16.70.170 for details
 4. Prime Between GAB and Asphalt Binder
 5. Tack Between Asphalt Binder and "F" Mix

PLATE 1B: CONSTRUCTION REQUIREMENT ONE-WAY LOOP ROAD
TYPICAL SECTION FOR RESIDENTIAL CONSTRUCTION

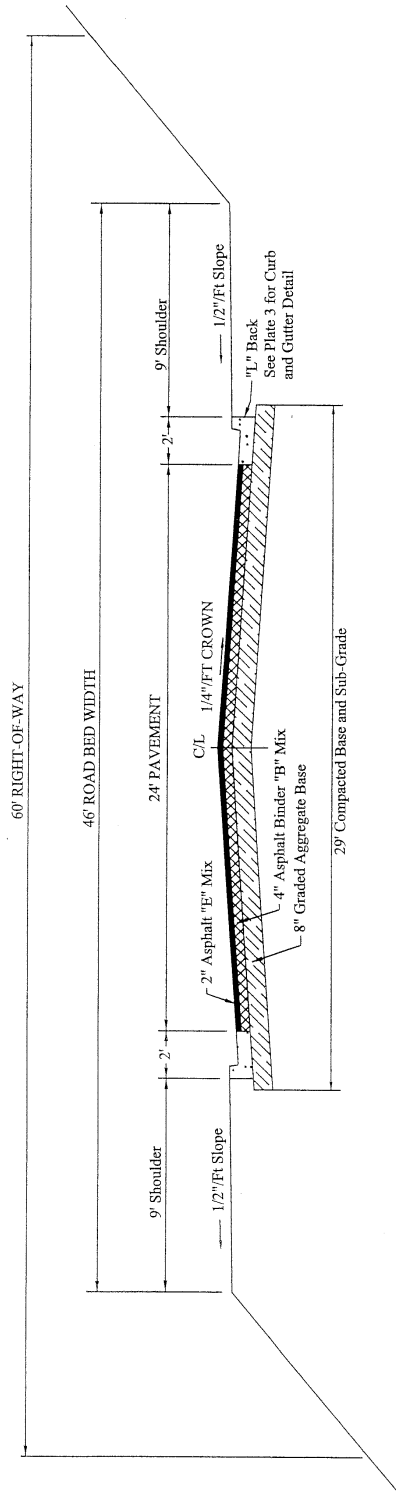


NOT TO SCALE

NOTES:

1. Maximum Cut or Fill Slope is 2H:1V
2. Subgrade Compaction Minimum 98%
3. Clearing Required to Top or Toe of Slope (trees within one foot of fill or less may remain, see Section 16.70.170 for details)
4. Prime Between GAB and Asphalt Binder
5. Tack Between Asphalt Binder and "F" Mix
6. Maximum Length of Loop Road is 400' Around Centerline

PLATE 2: CONSTRUCTION REQUIREMENT "L" BACK CURB AND GUTTER
TYPICAL SECTION FOR COMMERCIAL/INDUSTRIAL CONSTRUCTION

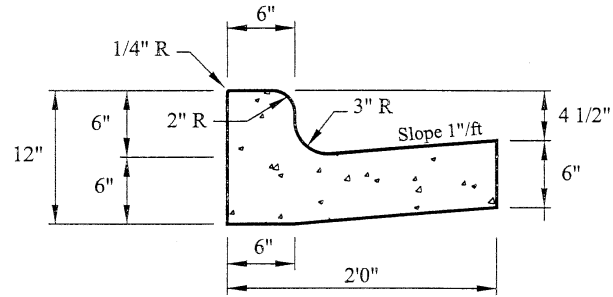


NOT TO SCALE

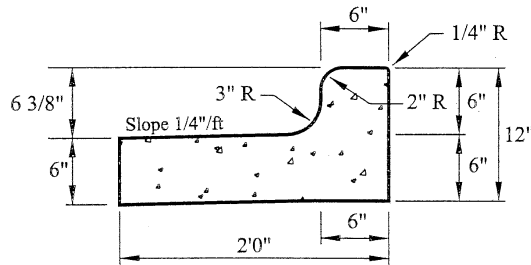
NOTES:

1. Maximum Cut or Fill Slope is 2H:1V
2. Subgrade Compaction Minimum 98%
3. Clearing Required to Top or Toe of Slope
Trees within one foot of fill or less may remain. See Section 16.70.170 for details
4. Prime Between GAB and Asphalt Binder
5. Tack Between Asphalt Binder and "E" Mix

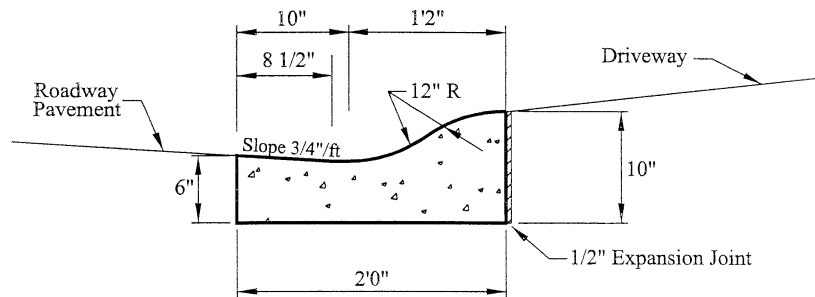
PLATE 3: CURB AND GUTTER



NORMAL GUTTER



PITCHED GUTTER

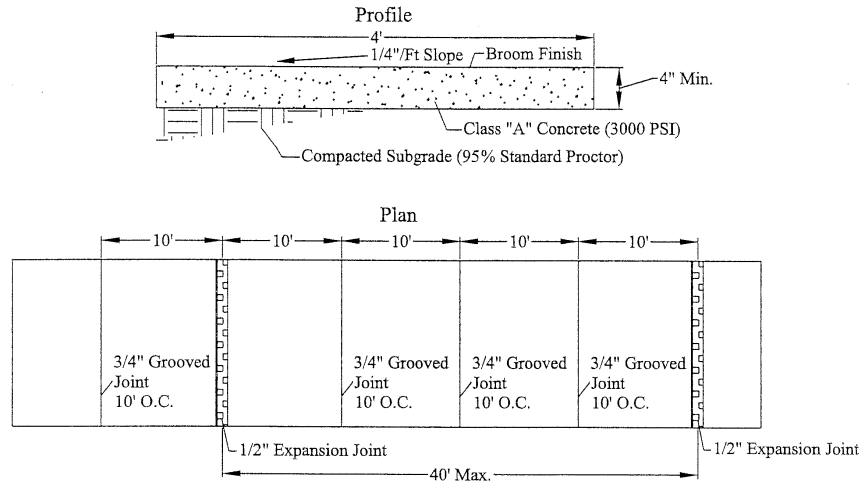


ROLLED CURB AND GUTTER

NOTES:

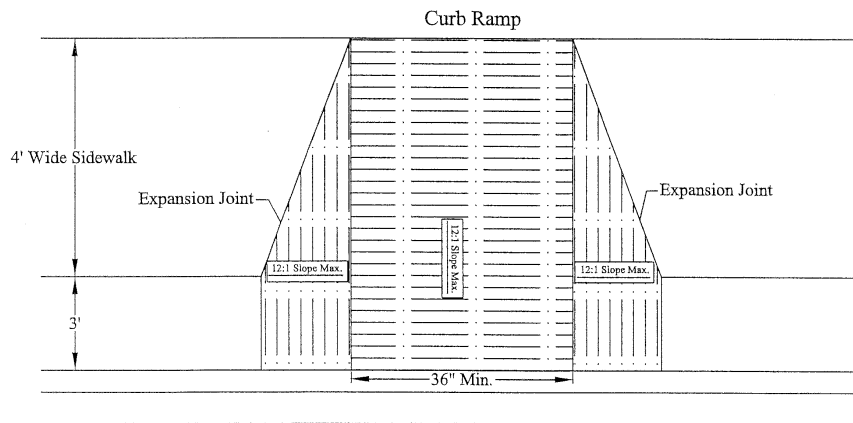
1. Curb and Gutter to be constructed of 2200 PSI concrete.
2. One-half (1/2) inch expansion joints shall be provided at intervals not to exceed fifty (50) feet, at the ends and midpoint of returns, and at any point where the new curb and gutter abuts other concrete structures. Preshaped joints every ten (10) feet.
3. Five (5) foot long transitions shall be provided between normal gutter and pitched gutter unless otherwise noted.

PLATE 3A: CONSTRUCTION DETAILS FOR SIDEWALKS



NOTES:

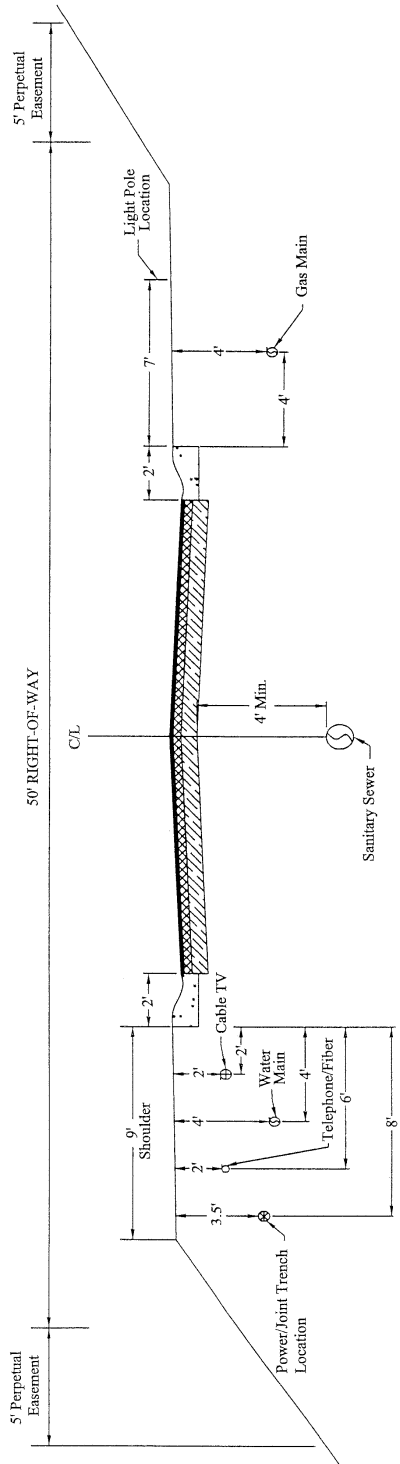
1. 4' x 4" Concrete Sidewalks
2. Class "A" Concrete (3000 PSI)
3. 3/4" Grooved Joint 10' O.C.
4. 1/2" Expansion Joint 40' Max. and at Catch Basins, Driveways, Roads, Etc.
5. Broom Finish
6. 1/4"/Ft Cross Slope



NOTES:

1. Curb ramps shall comply with ADA and the Georgia Accessibility Code.
2. Ramps will be located where sidewalks cross a curb.
3. Max slope of Ramp is 12:1.
4. Ramps will be flared and max slope of flares is 12:1.
5. Detectable warnings shall be installed on ramps and flares.

PLATE 4: UTILITY LOCATION FOR RESIDENTIAL SUBDIVISION STREETS WITHOUT SIDEWALKS

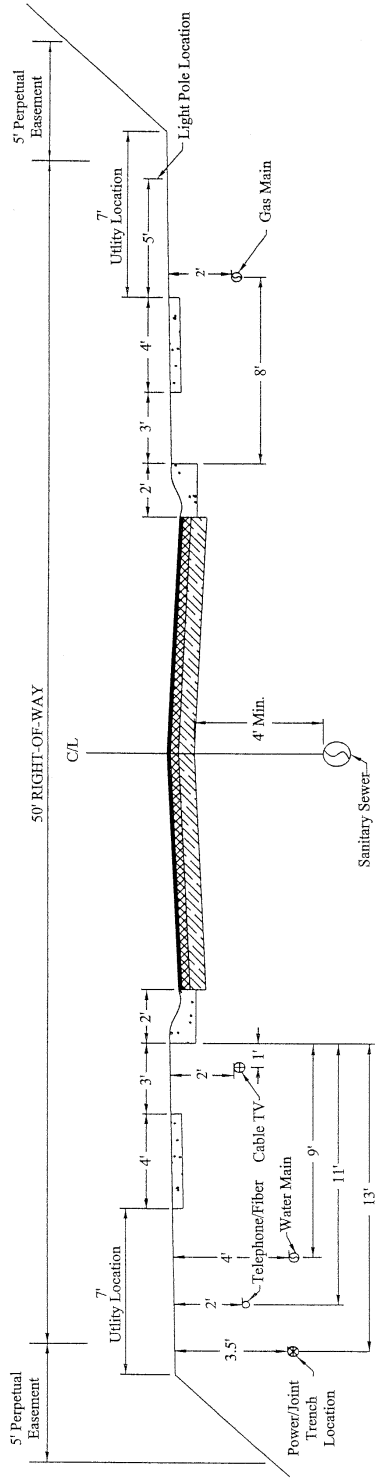


NOT TO SCALE

NOTES:

- 1) Standard detail for utility location within right-of-way of residential subdivisions.
- 2) Before any utility is installed, the entire width of the right-of-way shall be final graded, and all concrete curbing set at final grades.
- 3) In general, the deepest utilities should be installed first to minimize any possible interference with laterals or service lines.
- 4) Hall County strongly encourages the use of a joint trench for power, phone, fiber optic, and cable lines.

PLATE 4A: UTILITY LOCATION FOR RESIDENTIAL SUBDIVISION STREETS WITH SIDEWALKS

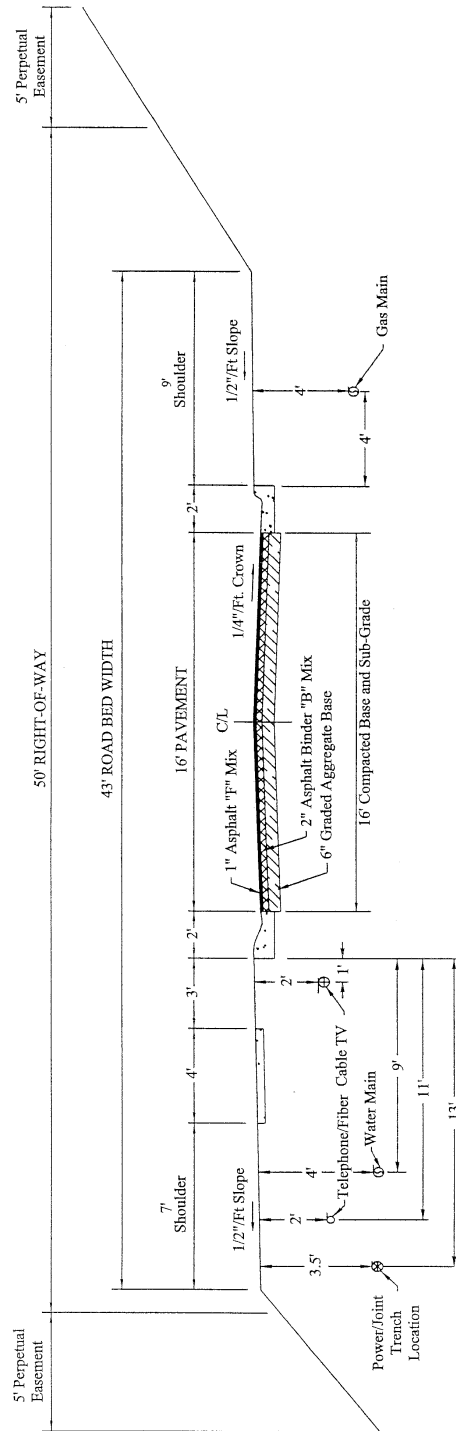


NOT TO SCALE

NOTES:

- 1) Standard detail for utility location within right-of-way of residential subdivisions.
- 2) Before any utility is installed, the entire width of the right-of-way shall be final graded, and all concrete curbing set at final grades.
- 3) In general, the deepest utilities should be installed first to minimize any possible interference with laterals or service lines.
- 4) Hall County strongly encourages the use of a joint trench for power, phone, fiber optic, and cable lines.

PLATE 4B: UTILITY LOCATION FOR ONE-WAY LOOP ROADS

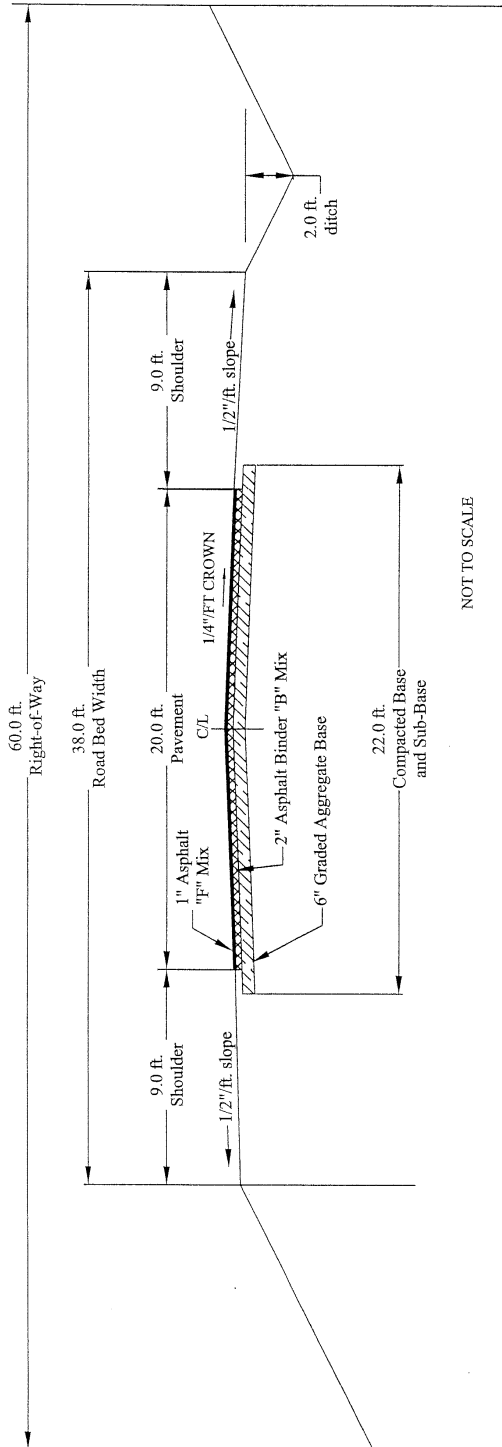


NOT TO SCALE

NOTES:

- 1) Standard detail for utility location within right-of-way of residential loop-road.
- 2) Before any utility is installed, the entire width of the right-of-way shall be final graded, and all concrete curbing set at final grades.
- 3) In general, the deepest utilities should be installed first to minimize any possible interference with laterals or service lines.
- 4) Hall County strongly encourages the use of a joint trench for power, phone, fiber optic, and cable lines.

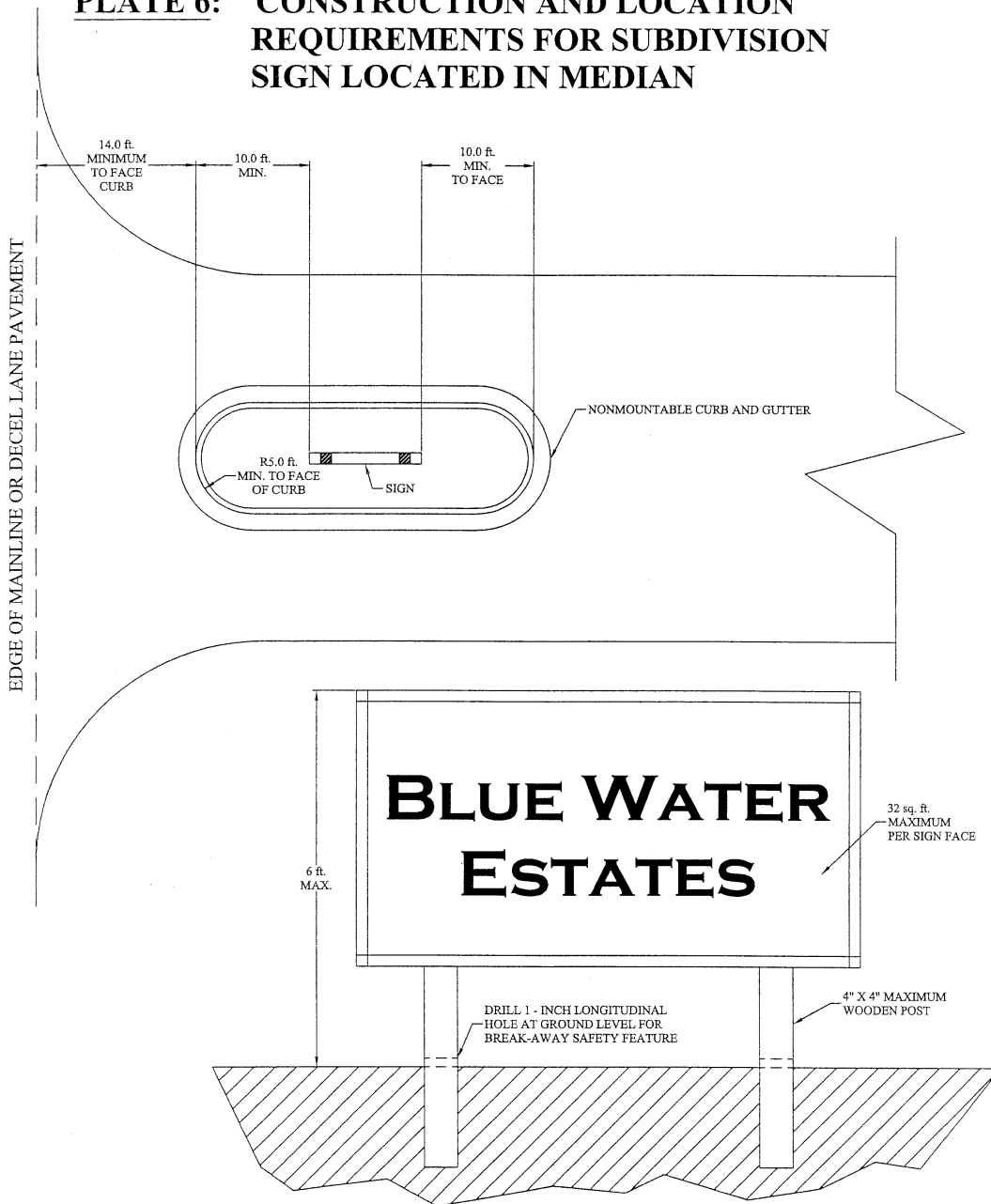
PLATE 5: CONSTRUCTION REQUIREMENT FOR NON-CURBED STREETS
TYPICAL SECTION FOR RESIDENTIAL CONSTRUCTION



NOT TO SCALE

- NOTES:
1. Maximum Cut or Fill Slope is 2H:1V
 2. Subgrade Compaction Minimum 98%
 3. Clearing Required to Top or Toe of Slope
 Trees within one foot of fill or less may remain. See Section 16.70.170 for details
 4. Prime Between GAB and Asphalt Binder
 5. Tack Between Asphalt Binder and "F" Mix

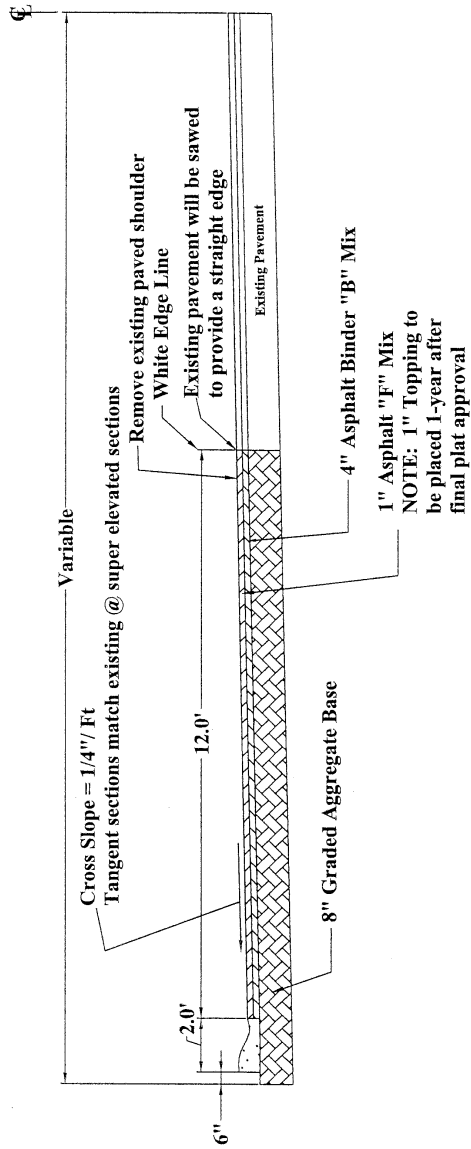
PLATE 6: CONSTRUCTION AND LOCATION REQUIREMENTS FOR SUBDIVISION SIGN LOCATED IN MEDIAN



NOTES:

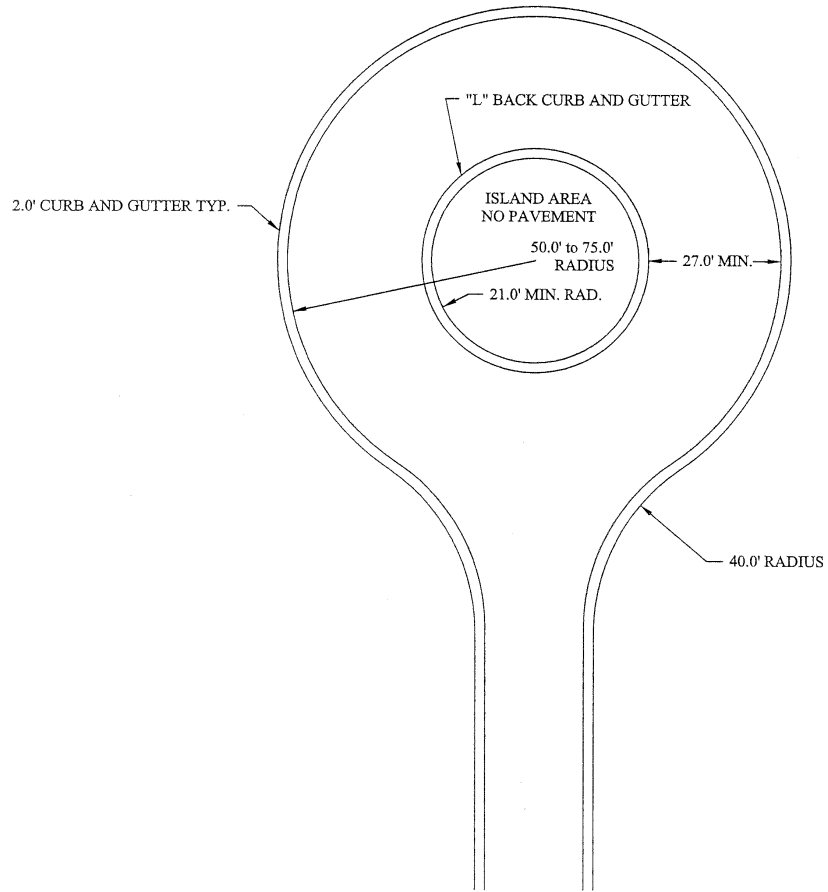
- 1) The sign shall be located at least three (3) feet from the back of the curb.
- 2) The sign shall have no more than two (2) faces.
- 3) The sign shall state only the name of the subdivision, with no additional wording or message.

**PLATE 7: TYPICAL SECTION FOR RESIDENTIAL
DECELERATION/TURN/ACCELERATION LANE**



NOTE: Graded aggregate base will extend 6" beyond the back of curb when concrete curb and gutter is used.

PLATE 8: ISLAND CUL-DE-SAC #1

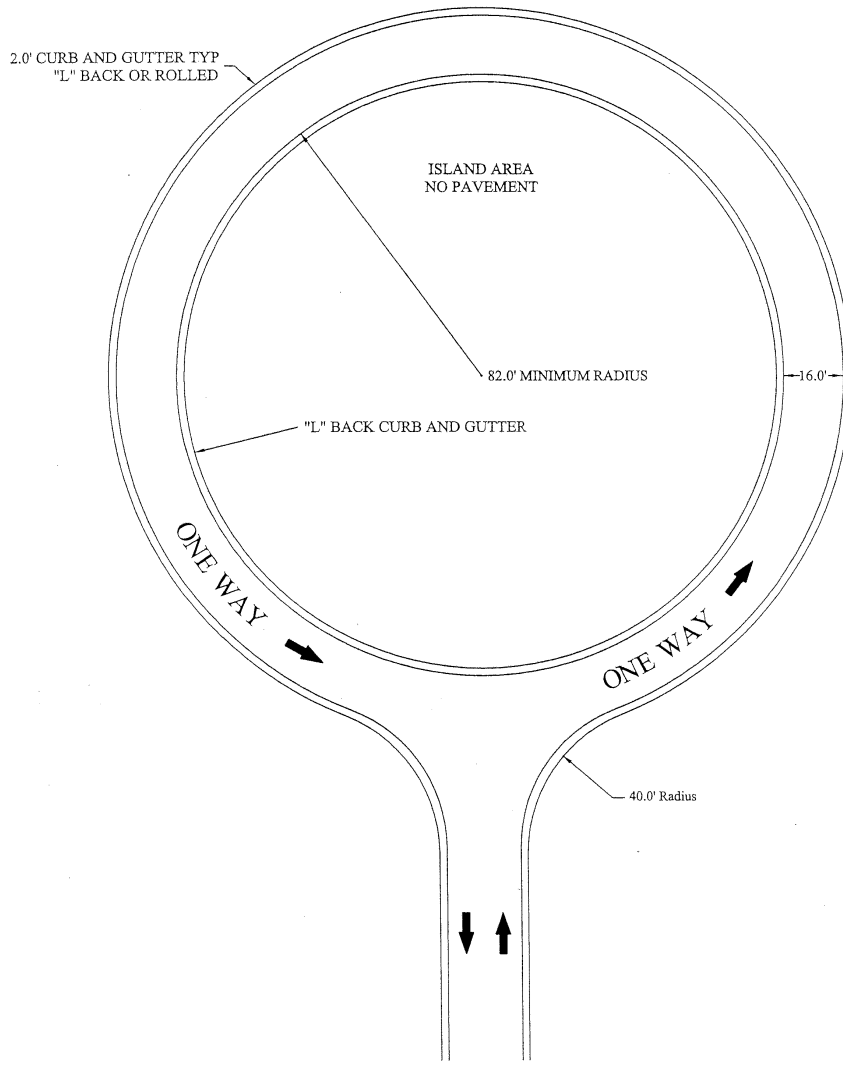


NOT TO SCALE

NOTES:

Minimum of 1,385 square feet of area in center of cul-de-sac

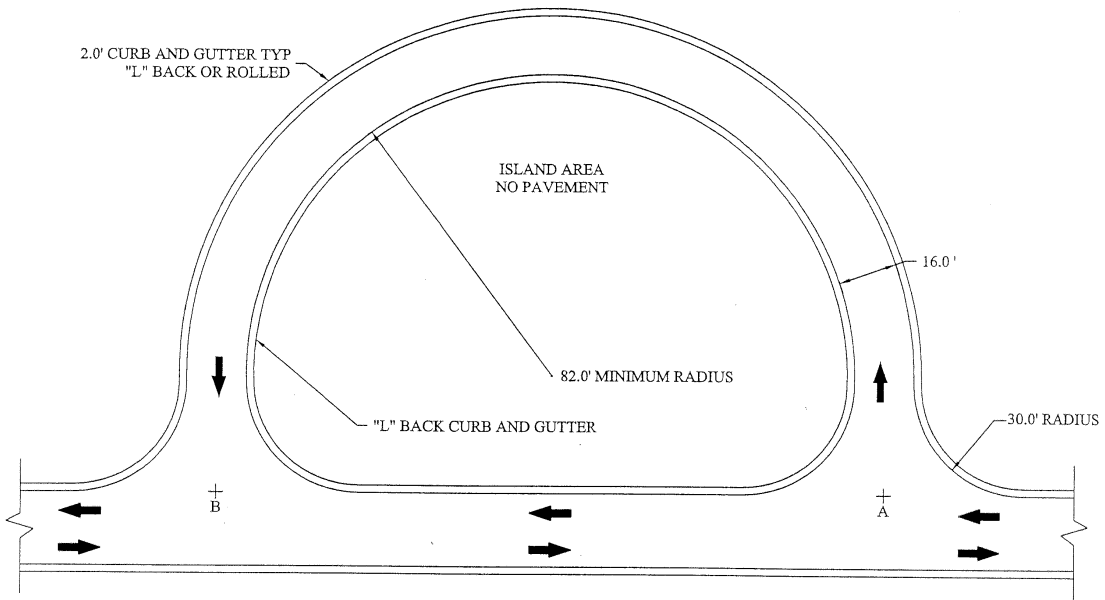
PLATE 9: ISLAND CUL-DE-SAC #2



NOTE:

Maximum length of cul-de-sac around centerline is 785'

PLATE 10: ONE-WAY LOOP STREET

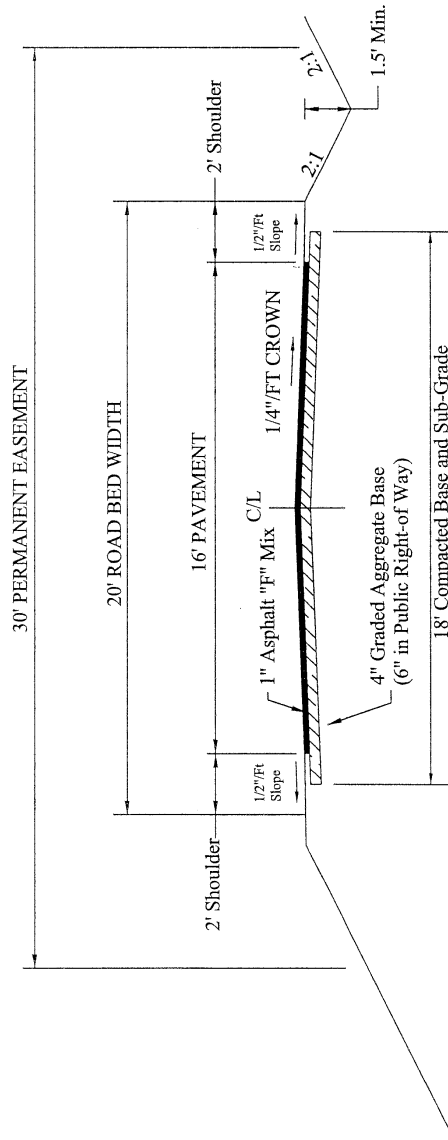


NOT TO SCALE

NOTES:

1. Maximum length of one-way loop road is 400' (distance from point "A" to point "B" measured around centerline shown above).
2. One-way loop road must begin and end with the same road.
3. No other roads may intersect with the one-way loop road.

PLATE 11: CONSTRUCTION REQUIREMENT COMMON ACCESS DRIVEWAY

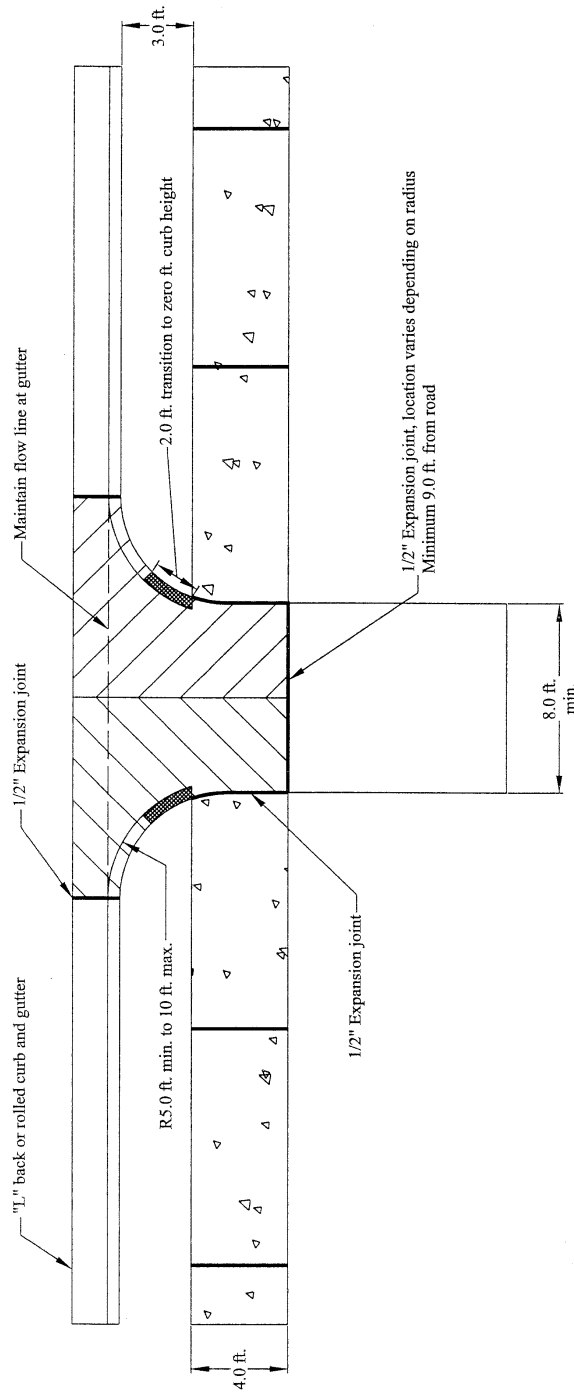


NOT TO SCALE

NOTES:

1. Maximum Cut or Fill Slope is 2H:1V
2. Clearing Required to Top or Toe of Slope
Trees within one foot of fill or less may remain. See Section 16.70.170 for details
3. Alternate Pavement - 4" Concrete (In public right-of-way concrete shall be 6")

PLATE 12: CONSTRUCTION REQUIREMENT VALLEY GUTTER, RESIDENTIAL DRIVEWAY

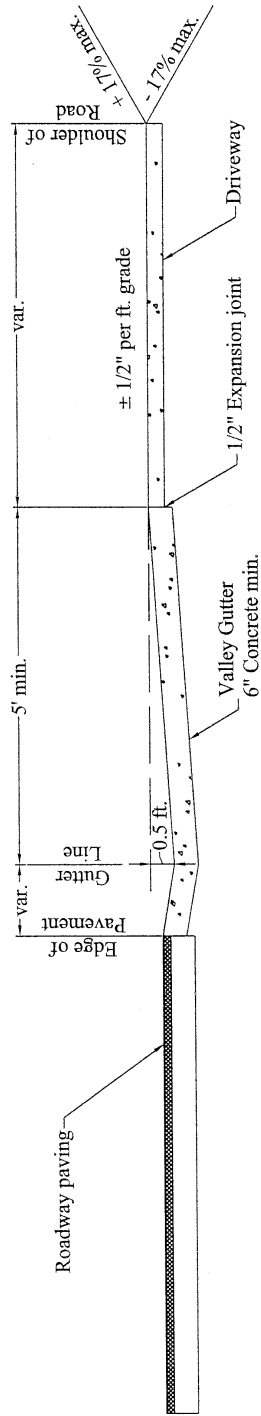


NOT TO SCALE

NOTES:

1. Sidewalk to be flush with top of valley gutter
2. Concrete in valley gutter to be 6" in depth
3. Expansion joint between valley gutter and driveway may not be in the path of the sidewalk
4. Sidewalk and curbs must be cut using saw cutting techniques

PLATE 13: CONSTRUCTION REQUIREMENT VALLEY GUTTER, RESIDENTIAL DRIVEWAY



NOT TO SCALE

NOTES:

1. Sidewalk to be flush with top of valley gutter
2. Concrete in valley gutter to be 6" in depth
3. Expansion joint between valley gutter and driveway may not be in the path of the sidewalk

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