

SUBDIVISIONS

FRANKLIN COUNTY, GEORGIA

This pamphlet is a reprint of Appendix A, Subdivisions, of the Code of Ordinances, Franklin County, Georgia, published by order of the Board of Commissioners.



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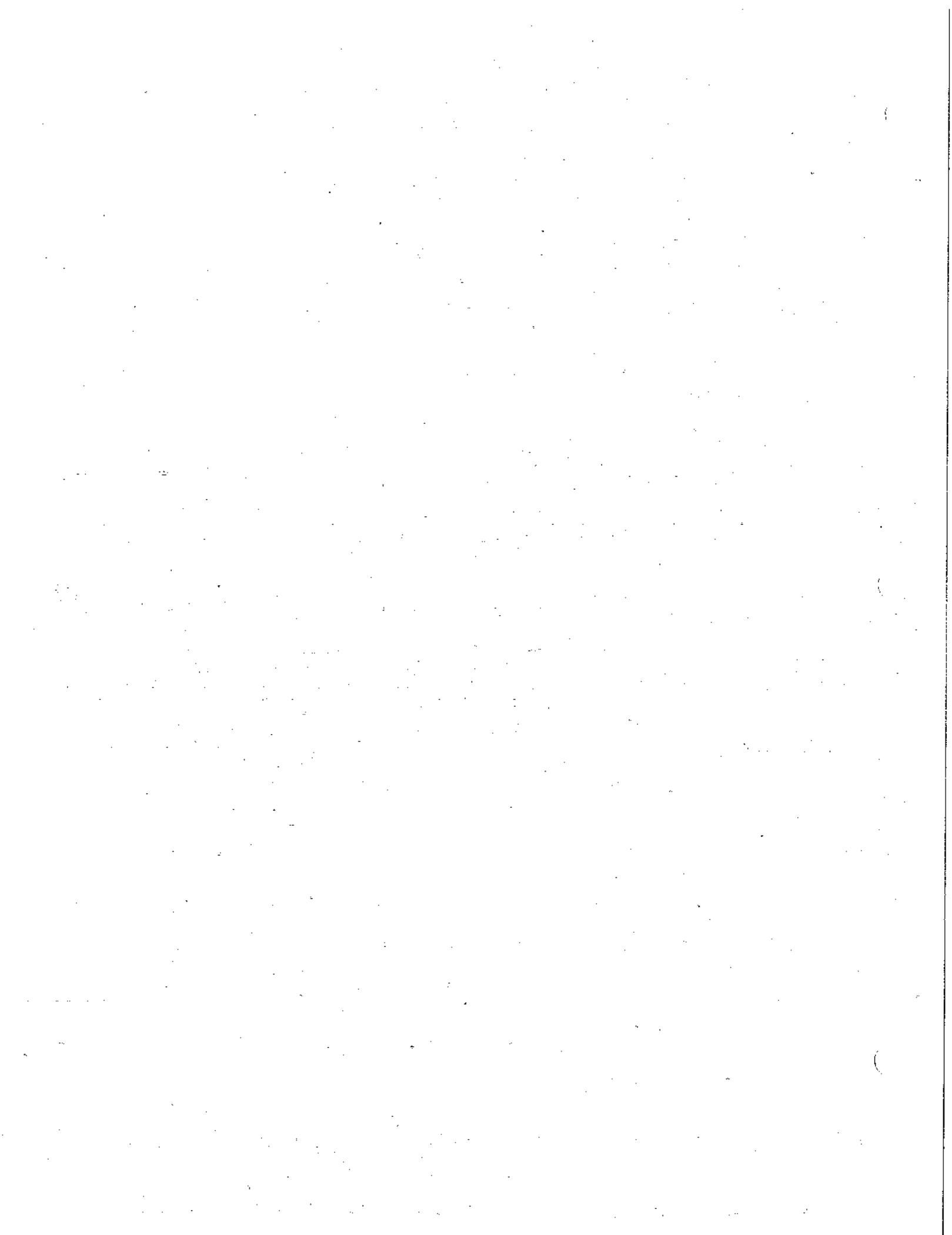
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**SUBDIVISION REGULATIONS
FRANKLIN COUNTY, GEORGIA**

**ARTICLE I. SHORT TITLE, PURPOSE
AND INTENT**

Sec. 101. Short title.

This resolution shall be known and may be cited as the "Subdivision Regulations of Franklin County, Georgia."

Sec. 102. Purpose and intent.

This resolution is enacted pursuant to the authority contained in the Constitution of the State of Georgia, as amended, for the following purposes:

- a. To encourage economically sound and stable land development;
- b. To assure the provision of required streets, utilities, and other facilities and services to land developments;
- c. To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land developments;
- d. To assure the provision of needed public open spaces and building sites in land developments through the dedication or reservation of land for recreational, educational and other public purposes;
- e. To assure wise and equitable handling of all development of land by providing uniform procedures and standards for observation and enforcement of regulations by developers and local public bodies as appropriate;
- f. To hold the interests of the county residents as a whole above all other interests in pursuing the above purposes.

Sec. 103. Similar provisions.

Whenever the provisions of this resolution and those of some other resolution or statute apply to the same subject matter, that resolution requiring the highest, or more strict, standard shall govern

except in cases where the public interest is clear; better served by one resolution or statute over another.

**ARTICLE II. APPLICATION, PLATTING
JURISDICTION AND ENFORCEMENT**

Sec. 201. Plats required.

Any subdivider proposing to subdivide land within the county shall submit to the planning commission plats of the proposed subdivision which shall conform to all requirements set forth in this regulation.

Sec. 202. New work.

No subdivider shall proceed with any construction work on a proposed subdivision before obtaining preliminary plat approval from the planning commission.

Sec. 203. Platting authority.

The planning commission shall be the official platting authority. No plat of a land subdivision shall be entitled to be recorded in the office of the clerk of the superior court of Franklin County unless it shall have the approval of the planning commission written on said plat. The filing or recording of a plat of a subdivision without the approval of the planning commission as required by this resolution is declared to be a misdemeanor. The commission is authorized to levy charges for certain actions, inspections and to cover certain direct costs. Such fees are to be used only to defray costs of the commission staff.

Sec. 204. Use of plat.

No person shall sell or transfer or agree to sell any land by reference to or exhibition of or other use of a plat of a subdivision before that plat has been approved by the Franklin County planning commission and recorded in the office of the clerk of the superior court of Franklin County. The description by metes and bounds in the instrument of transfer or other documents shall not exempt the transaction from such penalties.

Sec. 205. Opening and improving public streets.

The governing body of Franklin County shall not accept, lay out, open, improve, grade, pave or light any street or lay any utility lines in any street which had not attained the status of a public street prior to the effective date of this resolution, unless such street corresponds to the street location shown on an approved subdivision plat or on an official street map adopted by the planning commission; provided that the governing body may locate and construct, accept, lay out, open or improve any street not so platted if it first submits such proposed action to the planning commission for its review and comment.

Sec. 206. Erection of buildings.

No building permit shall be issued and no building shall be erected on any subdivision lot in Franklin County unless the lot abuts a public street or public access street or has access thereto. For purposes of this regulation, "access thereto" is defined as a driveway easement serving two or less lots and crossing two or less lots. No building permit shall be issued for any lot in any subdivision for which there is no approved and recorded final plat. As a single exception builders who are also the developer/subdivider may be granted a building permit for one model home per subdivision after preliminary plat approval.

**ARTICLE III. DEFINITION OF TERMS
USED IN THIS RESOLUTION**

Sec. 301. Definitions.

When used in this resolution, the following words and phrases shall have the meaning given in this section. Terms not defined here shall have their customary dictionary definitions where not inconsistent with the context. The term "shall" is mandatory; the word "may" is permissive. The words "structure" and "building" have the same definition. Words used in the singular include the plural and those used in the plural include the singular. Words used in the present tense include the future.

- a. *Alley or service drive.* A public way used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

- b. *Arterial road.* Used primarily for faster and/or heavier traffic and includes all federal, state and major paved county roads.
- c. *Block.* A piece or parcel of land entirely surrounded by public streets (other than alleys), river, streams or U.S. government property, regardless of size, shape, or number of lots therein.
- d. *Building setback line.* A line across a lot establishing the minimum open space required between buildings and the street right-of-way line.
- e. *Collector roads.* Used to carry traffic from minor or access roads to the major system of arterial roads and highways and promise a traffic potential greater than that of minor roads.
- f. *County.* Franklin County, Georgia.
- g. *County commissioner.* The commissioner of roads and revenues of Franklin County, Georgia, or his duly appointed representative.
- h. *Cul-de-sac.* A street having one end open to traffic, the other end being permanently terminated by a vehicular turnaround.
- i. *Dead-end road.* Road with only one end open to vehicular traffic and not provided with a vehicular turnaround at the other end.
- j. *Easement.* A recorded grant by a property owner for use by the public, a corporation, or person, of a strip of land for specified purposes.
- k. *Fee simple deed.* Deed without any liens.
- l. *Health department.* The county health department of Franklin County, Georgia.
- m. *Lot.* A portion or parcel of land separated from other portions or parcels by description on a subdivision plat or record survey map or described by metes and bounds and intended for transfer of ownership or for building development or both. For the purpose of this resolution, a lot shall not include any portion of a street right-of-way.
- n. *Lot corner.* A lot abutting upon two or more streets at their intersection.

- o. *Lot, double frontage.* A lot other than a corner lot abutting upon two or more streets.
- p. *Minor residential road.* Road used primarily for access to the abutting properties.
- q. *Planning commission* is the Franklin County planning commission, hereafter referred to as FCPC.
- r. *Plat, final.* A drawing of a subdivision showing completely and accurately all legal and engineering information and certification necessary for recording.
- s. *Plat, preliminary.* A drawing showing proposed layout of a subdivision in adequate detail to convey to the planning commission or others the concept and workability of a subdivision, but not complete in form or detail required for recording.
- t. *Road.* A way dedicated for vehicular traffic by the general public whether designated as a street, highway, parkway, road, avenue, boulevard, land, place or other similar designations.
- u. *Roadway.* The portion of a road/street within the limits of construction.
- v. *Roadbed.* The graded portion of a road/street within top and side slopes, prepared as a foundation for the pavement structure and shoulder.
- w. *Pavement.* Any finished road/street surfacing treatment.
- x. *Shoulder.* The portion of the roadway contiguous with the traveled way for accommodation of stopped vehicles, for emergency use, and lateral support of base and surface courses.
- y. *Street.* A right-of-way for vehicular traffic, whether designated as an avenue, boulevard, road, highway, expressway, lane or other way. A street shall be either a public street with right-of-way dedicated to the county, or a public access street with right-of-way dedicated to all property owners of the subdivision involved or other individuals. Possessor of the right-of-way is responsible for street maintenance including drainage, crushed stone, asphalt and concrete surface course. For the purpose of this resolution "streets" are divided into the following categories:
- (1) *Rural principal and minor arterial.* Those streets designated as such on the major thoroughfare plan of Franklin County.
 - (2) *Rural major and minor collector.* Those streets serving travel of intra-county linking the rural arterial system.
 - (3) *Rural local routes.* Streets used primarily for access to the abutting properties and serving minor travel demands.
 - (4) *Alley.* See definition.
 - (5) *Cul-de-sac.* See definition.
 - (6) *Marginal access street.* A residential street parallel and adjacent to a major thoroughfare and which provides access to abutting properties with protection from through traffic.
- z. *Subdivider.* The person, firm or corporation or other entity acting as a unit, dividing or proposing to divide land so as to constitute a subdivision as defined below, including any agent of the subdivider or combination of these.
- aa. *Subdivision.* All divisions of a tract or parcel of land into five or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, or building development, and includes all division of land involving a new street or a change in existing streets. Adjacent subdivisions are considered as one subdivision unless provided with separate and individual entrance road(s), utilities, amenities and interior road networks. Also included is resubdivision or change in location or number of roads and, where appropriate to the context, subdivision relates to the process of subdividing or to the land or area subdivided, provided, however, that the following are not included within this definition:
- (1) The combination or recombination of portions of previously platted lots where the total number of lots is not in-

creased and the resultant lots are equal to the standards of the county and no new roads or road location changes are involved;

- (2) The division of land into parcels of five acres or more where no new street/road is involved;
- (3) Separate lots cut off from a tract of land when no new street/road is involved. The total number of lots cut off within a one-year period may not exceed one; otherwise, the lots become a subdivision.

ab. *Block corner* is defined as the corner of any subdivision block where two streets intersect, or the intersection of the back lot lines of a subdivision which define the outside limits of the subdivision at points having a change of direction greater than ten degrees.

ac. *Field representative* is that person or persons appointed by the Franklin County planning commission, being assigned the responsibility for administering zoning and soil erosion ordinances and subdivision regulations of the county. The office of the field representative shall act as staff to the planning commission and shall be given full responsibility for receiving applications, fees, and filings from developers and citizens and shall report to the planning commission the ongoing status of the various activities involving soil erosion and zoning ordinances and subdivision regulations.

within the site and in its vicinity and the proposed layout and development of the subdivision and request advice and guidance concerning the project and the administrative procedures involved. No fee shall be charged for the preapplication review and no formal application shall be required.

ARTICLE IV. PROCEDURES AND REQUIREMENTS FOR APPROVAL OF PLATS

Sec. 401. Preapplication review.

Whenever subdivision of a tract of land within Franklin County is proposed, the subdivider is urged to consult early and informally with the field representative of the planning commission. The subdivider may present sketch plans (see figure 1) and data showing existing conditions

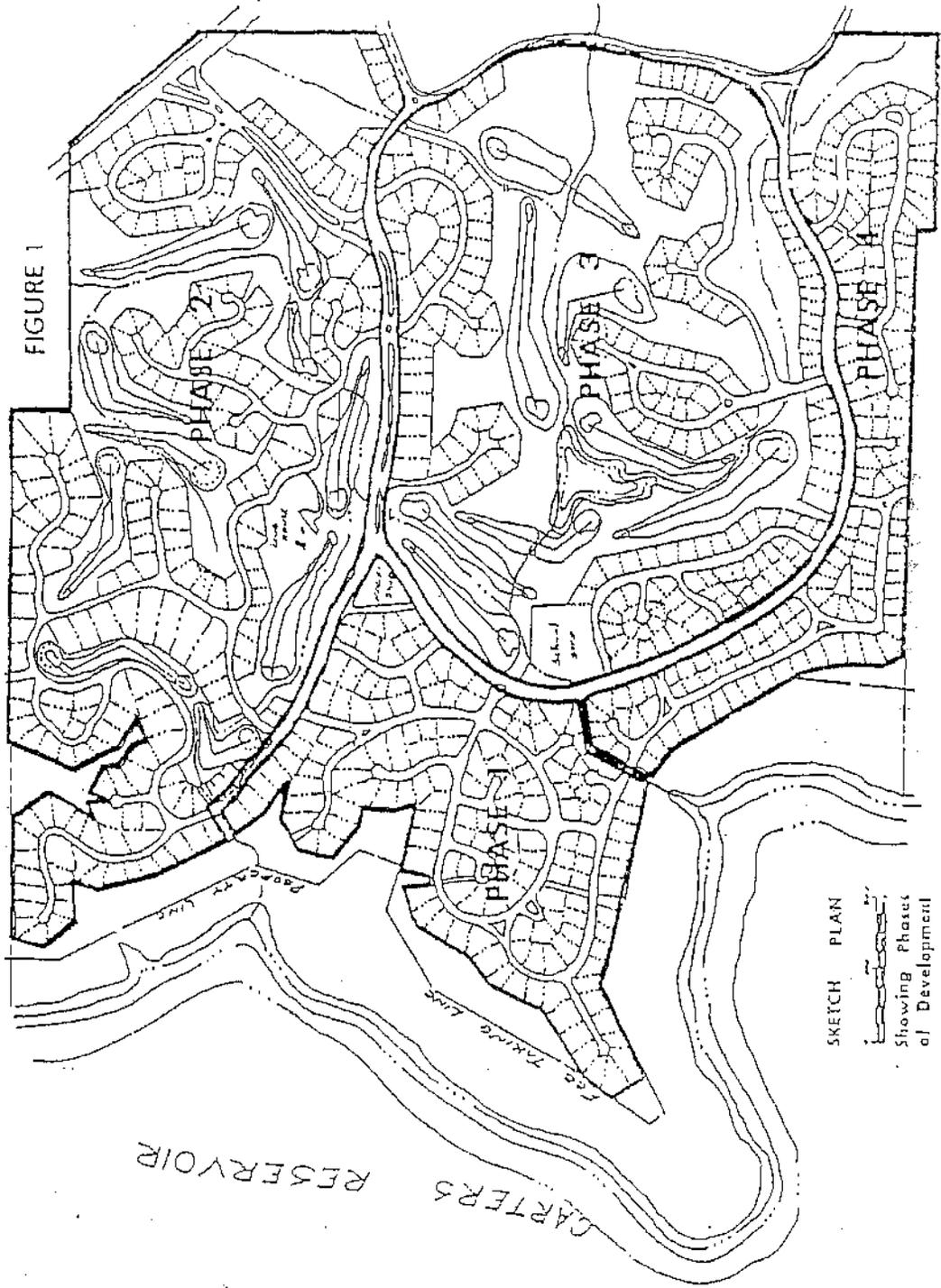


FIGURE 1

FRANKLIN COUNTY CODE

c. 402. Sequence of administrative procedures.

Listed below in normal sequential order are the generally occurring steps required to successfully complete development of a subdivision:

- a. Preapplication review session with the field representative (sketch plan and general data).
- b. Purchase a copy of Franklin County subdivision regulations.
- c. Consult with Franklin County health department to identify any possible water or sewage problems associated with the land proposed for subdividing.
- d. Consult with U.S. Soil Conservation Service for assistance in ensuring development land does not propose building sites in floodplains, flood hazard areas and that natural waterways will not be interrupted.
- e. Have land surveyed to obtain data for preliminary plat and final plat and to determine how land is to be divided.
- f. Develop preliminary plat with surveyors and submit to planning commission 15 days before meeting at which preliminary plat approval is to be sought.
- g. Be prepared to accompany field representative or commission member to development site prior to next commission meeting.
- h. Attend commission meeting at which preliminary plat approval is sought, or send competent representative who can answer questions in your name. No action will be taken by FCPC when no representative is present.
- i. Obtain grading permit from FCPC office if preliminary plat was approved.
- j. Begin initial subdivision work.
- k. Request inspection of earth work, and utility work if any, by field representative prior to applying road surface material such as gravel or pavement and before seeding required by conditions of grading permit.
- l. Complete survey work as needed.
- m. Develop final plat for submission to FCPC.
- n. Complete road, utility, and soil erosion work.
- o. Request final planning commission on-site inspection of completed required improvement work.
- p. Submit final plat to planning commission office 15 days before meeting at which approval is sought. Plat must bear all required certificates noted in the ordinance as well as all notations or changes specified by the commission when the preliminary plat was tentatively approved. (Note: If streets are intended to be public streets, a separate letter through the planning commission to the county commissioner requesting same and accompanied by required engineer's certificate must be submitted with the final plat.)
- q. Attend planning commission meeting at which final plat approval is sought. No action will be taken by FCPC when no representative is present.
- r. Record approved subdivision final plat in clerk of superior court office.
- s. Sell subdivision lots. (If phased development is involved, only lots from final plats of approved phases can be sold or shown in conjunction with any subdivision plat.)

Sec. 403. Application for preliminary plat approval.

The subdivider shall submit to the secretary of the planning commission, or his designated representative, at least 15 days prior to the next regular meeting of the planning commission, the following:

- a. A letter requesting review and approval of preliminary plat and giving the name and address of a person to whom the notice of the hearing by the planning commission on the preliminary plat shall be sent.
- b. Five copies of the preliminary plat and other documents, as may be specified.

- c. A preliminary plat filing fee as determined from time to time and listed on the fee schedule on file in the office of the clerk of the board of commissioners, available for reference during normal business hours.

(Ord. of 4-7-97, § 1)

Sec. 404. Review of preliminary plat.

a. The chairman or a designated member of FCPC shall check the plat for compliance with these and other relevant county regulations and ordinances and report findings and recommendations to the FCPC in public session.

b. No preliminary plat shall be acted upon by FCPC except in public session. Such sessions or hearings must be held at least monthly and are generally held on the second Tuesday of each month. The field representative is not empowered to act or speak for the FCPC in approving or disapproving preliminary plat requests. Not less than five days before the public hearing a notice of the time and place of the hearing shall be sent by the field representative via registered or certified mail to the person designated in the letter requesting preliminary plat review. If personal telephone contact between these parties can be made before the five day requirement, only regular mail follow-up is required.

c. FCPC shall take no action on a preliminary plat if the applicant or a designated representative is not present at the hearing, in which case the 30 day requirement in f below is automatically waived for 31 days.

d. At the public hearing the FCPC shall take one of the following actions which shall be recorded, with reason for disapproval where appropriate, in the minutes:

- (1) Approve the preliminary plat.
- (2) Approve the preliminary plat on condition that necessary modifications be made (such required modifications must be recorded on the plat and in the minutes).
- (3) Disapprove the preliminary plat.

e. The action of the FCPC shall be noted on two copies of the preliminary plat. One annotated

copy of the plat shall be returned to the subdivider or agent and one copy permanently filed in FCPC records. Both must clearly record approval or disapproval and reasons for disapproval.

f. Plats not acted on by FCPC within 30 days of request for approval shall be issued on request of the subdivider. If, however, FCPC determines that additional time is required to study a preliminary plat, an extension of time shall be requested in writing from the subdivider, who may agree to a specific time extension in lieu of a plat disapproval.

g. All preliminary plat approvals shall be limited by these qualifications:

- (1) The approval is a tentative approval only, pending submission of a final plat.
- (2) The approval is valid for only one year and shall be null and void after that date. If final plat is not received by the end of one year a new preliminary plat request shall be submitted before a final plat request can be accepted.

h. Preliminary plat approval constitutes authorization for subdivider to begin physical improvement to property being subdivided, to request grading permit(s) and building permit for one model house.

Sec. 405. Preliminary plat specifications.

The preliminary plat shall conform to the following specifications and contain the required information (see appendixes A—D):

- a. *Scale.* The preliminary plat shall be clearly and legibly drawn at a scale of either 100 feet to one inch or 200 feet to the inch.
- b. *Index map.* If the complete plat cannot be shown on one sheet, it may be shown on more than one sheet with an index map on a separate sheet.
- c. *Ground elevations.* The preliminary plat shall show ground elevations, based on the datum plane of the U.S. Coast (Coastal) and Geodetic Survey as required by the planning commission.
 - (1) For land that slopes less than approximately ten percent, spot eleva-

tions shall be shown at all breaks in grade, along all drainage channels or swales, and selected points not more than 500 feet apart in all directions;

- (2) For land that slopes more than approximately ten percent, contours shall be shown with an interval of not more than 20 feet. A tie to one or more benchmarks shall be shown.

d. *Information to be provided on preliminary plat.* The preliminary plat shall contain the following information:

- 1. Name and address of owner of record and of subdivider.
- 2. Proposed name of subdivision and its acreage.
- 3. North point and graphic scale, date and vicinity map.
- 4. Acreage of the subdivision.
- 5. Exact boundary lines of the tract by bearing and distances.
- 6. Names of owners of record of adjoining land.
- 7. Existing streets, utilities, and easements on and adjacent to the tract.
- 8. Proposed layout including streets and alleys with proposed street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, any land to be used for purposes other than single-family dwellings, and proposed provisions for maintenance of streets and other reserved/dedicated areas.
- 9. Block number and lot numbers and total land acreage for each lot. If river front lot, show water acreage separately in parentheses.
- 10. Provisions of water supply, sewerage and drainage.
- 11. Minimum front yard building setback lines.
- 12. Such street cross-sections and centerline profiles as may be required by the planning commission.

13. Provisions for open space requirements.

14. Phased development plats must also show all other phases either by an attachment or a sketch map, index map, or boundary line trace on the same sheet as the preliminary plat phase being submitted.

e. *Certification of preliminary plat approval.* A certificate of preliminary plat approval by the planning commission shall be inscribed on the plat as follows:

Pursuant to the Land Subdivision Regulations of Franklin County, Georgia, all the requirements of preliminary plat approval having been fulfilled, this preliminary plat was given approval by the Franklin County Planning Commission on _____, 19____. This approval does not constitute approval of a final plat. No property can be sold by use of this preliminary plat. This Certificate of Approval shall expire and be null and void on _____, 19____.

Date Secretary,
Franklin County
Planning Commission

Sec. 406. Developments within municipalities:

Plats of developments within municipalities where the resolution has not been adopted shall have the following certificate attached:

This plat of land within the city limits of _____ is not subject to regulation by the Franklin County Planning Commission.

Secretary,
Franklin County
Planning Commission

Sec. 407. Application for final plat approval.

After the preliminary plat of a proposed land subdivision has been given tentative approval by

the planning commission, the subdivider may, within one year from tentative approval, submit to the planning commission at least 15 days prior to the next regular meeting, the following:

- a. A letter requesting review and approval of a final plat and giving the name and address of the person to whom the notice of the hearing by the planning commission on the final plat shall be sent.
 - b. Five paper copies of the final plat and other documents, as may be specified; and the original tracing or reproducible print thereof drawn in permanent ink or equivalent on drafting cloth or film, which is to be returned to the subdivider for filing.
 - c. A final plat fee as determined from time to time and listed on the fee schedule filed in the office of the clerk of the board of commissioners, available for reference during normal business hours.
 - d. A complete disclosure on how all utilities, roads and amenities are to be maintained (including Department of Housing and Urban Development property report where appropriate), plus information requested as a result of findings during preliminary review.
 - e. A copy of all covenants associated with the subdivision.
- (Ord. of 4-7-97, § 1)

Sec. 408. Review of final plat.

- a. The chairman or a designated member of FCPC shall check the plat for conformance with the approved/conditionally approved preliminary plat and for compliance with this and other relevant county regulations and ordinances and report findings and recommendations to FCPC in public session.
- b. No final plat shall be acted upon by FCPC except in public session. Such sessions or hearings must be held at least monthly and are generally held on the second Tuesday of each month. The field representative is not empowered to act or speak for FCPC in approving or disapproving final plat requests. Not less than five days before the public hearing, notice of the time

and place of the hearing shall be sent by the field representative via registered or certified mail to the person designated in the request for final plat approval. If personal contact by telephone between these parties can be made before the five day requirement, only regular mail follow-up is required.

c. FCPC shall take no action on a final plat if the applicant or a designated representative is not present at the hearing, in which case the 30 day requirement in f. below is automatically waived for 31 days.

d. At a public hearing within 30 days of request for final plat approval, FCPC shall take one of the following actions which shall be recorded, with reasons for disapproval where appropriate, in the minutes:

1. Approve the final plat.
2. Disapprove the final plat and further notify the subdivider in writing of the specific reasons for disapproval within five days.

e. In order for FCPC to approve a final plat, all requirements of these regulations must have been satisfied, and all improvements required must have been completed not less than five work days prior to the scheduled hearing at which final plat approval is requested. All improvements shall be inspected by FCPC during this five day period.

f. Plats not acted on by FCPC within 30 days of request for approval shall be deemed approved and a certificate of final plat approval shall be issued on request of the subdivider. If, however, FCPC determines that additional time is required to study a final plat, an extension of time shall be requested in writing from the subdivider, who may agree to a specific time extension in lieu of a plat disapproval.

g. If final plat approval is requested two times and is denied both times because required improvements have not been made, FCPC shall not further consider that plat for 90 days following date of the second disapproval.

h. When all conditions for approval of the final plat have been met and such approval has been granted, the FCPC shall endorse and date the

certificate of final plat approval on the original copy of the final plat. Such approval and endorsement convey the authority to record the plat and to sell lots shown on the plat.

Sec. 409. Recording of final plat.

Upon approval of a final plat, the chairman of the planning commission or his designated representative shall have the final plat recorded in the office of the clerk of the superior court of Franklin County. The subdivider shall be responsible for the payment of the recording fee at the time of submitting the final plat as provided in the preceding section.

Sec. 410. Final plat specifications.

The final plat shall conform to and meet the following specifications and contain the required information (see appendixes A—D):

- a. *Scale.* The final plat shall be clearly and legibly drawn at a scale of either 100 feet to one inch or 200 feet to one inch.
- b. *Index map.* Where more than one sheet is required an index map shall be required.
- c. *Information to be provided on final plat.*
 - 1. Name and address of owner of record and subdivider.
 - 2. North point, graphic scale and date.
 - 3. Vicinity map.
 - 4. Bearings and distances to the nearest existing street lines or benchmarks or other permanent monuments (not less than four) shall be accurately described on the plat.
 - 5. Municipal, county and land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
 - 6. Exact boundary lines of the tract, determined by a field survey, giving distances to the nearest one-tenth foot and angles to the nearest minute, which shall be balanced and closed with an error of closure not to exceed one to 3,000.

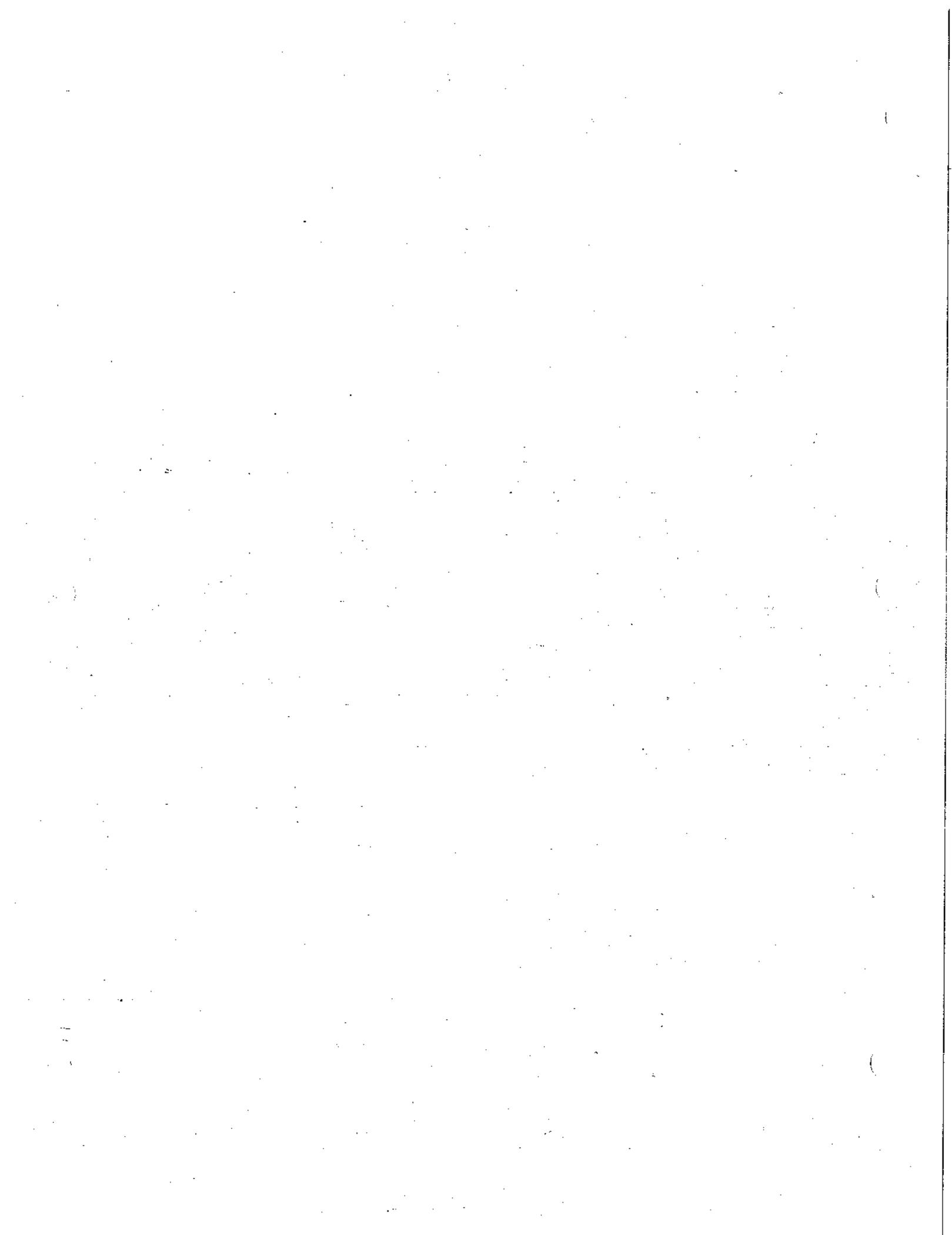
- 7. Name of subdivision; its acreage; exact location, width, and names of all street rights-of-way and alleys within and immediately adjoining the plat and description of how said streets within the subdivision are to be maintained.
- 8. Street right-of-way lines showing angles of deflection, angles of intersection, radii, and lengths of tangents.
- 9. Lot lines with dimensions to the nearest one-tenth foot and bearings.
- 10. Minimum front and side yard building setback lines.
- 11. Lots numbered in numerical order and blocks lettered alphabetically and total land acreage for each lot. If riverfront lot, show water acreage separately in parentheses.
- 12. Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for public use and boundary line notations disclosing plans for future development/phasing.
- 13. Accurate location, material, and description of monuments and markers.
- 14. A description, either directly on the plat or in an identified attached document, of any private covenants.
- 15. The following certifications:
 - a. *An engineer's or surveyor's certification.* directly on the final plat as follows:

It is hereby certified that the plat is true and correct and was prepared from an actual survey of the property 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 engineering requirements of the Subdivision Resolution of Franklin

County, Georgia, have been fully
complied with.

By: _____
Registered Prof.
Engineer Number

Registered Georgia
Land Surveyor
Number



- b. *An owner's certification*, directly on the final plat, as follows:

Owner's Certification:
State of Georgia, County of Franklin.

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey.

Agent _____ Owner _____

Date _____ Date _____

- c. *Certificate of dedication*. A certificate of dedication by the owner submitted with the final plat and in such form as approved by the county attorney which sets forth the description of the areas and improvements dedicated by the owner to the public and the extent of title which is being dedicated. When appropriate, this is to be accompanied by a letter through the planning commission to the county commissioner requesting acceptance of streets as public streets.

- d. *A certificate of approval of the final plat* by the planning commission, directly on the plat, as follows:

Pursuant to the Land Subdivision Resolution of Franklin County, Georgia, all requirements of approval having been fulfilled, this final plat was given final approval by the Franklin County Planning Commission on _____, 19____, and said plat is released for recording and for use in sale of land described hereon.

Date Secretary,
Franklin County
Planning Comm.

- e. *Copy of official action of governing body*. A copy of the resolution

adopted by the governing body accepting the streets, improvements, easements and any other property dedicated by the owner for public use as indicated on the final plat shall be attached to the final plat within 45 days after action by the governing body.

- f. [*Certification by registered professional landscape architect*.] All developments having 100 lots or more shall have certification by a registered professional landscape architect attesting to conformation to reasonable standards of curvilinear design appropriate to the site topography as follows:

It is hereby certified that this plat is a reasonable and acceptable design having features which conform to the demands of the topographic, geographic, and aesthetic characteristics of the site, and having reasonable, acceptable relationship to the known resource capabilities of the given site.

By _____
Registered Professional
Landscape
Architect Number _____

ARTICLE V. GENERAL DESIGN AND OTHER REQUIREMENTS

Sec. 501. Suitability of the land.

Land subject to flooding, improper drainage, or erosion or that is for topographical or other reasons unsuitable for residential use that will contribute to danger to health, safety, or property destruction, unless the hazards can be and are corrected. No land determined to fall in a 25 year floodplain identified by state or federal authority shall be approved for any building site. All land falling into 26—100 year flood zone must be so identified on the preliminary and final plats.

ec. 502. Name of subdivision.

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

ec. 503. Access.

Access to every subdivision shall be provided over a public street or a public access street. Access cannot be provided over private easement. No more than 50' lots in a subdivision can be dependent on a single road or segment of road for access/exit to/from the subdivision.

ec. 504. Conformance to adopted major thoroughfare and other plans.

All streets and other features of the major thoroughfare plan of Franklin County, Georgia, shall be platted by the subdivider in the location and to the dimension indicated on the major thoroughfare plan. When features of other plans such as schools or public building sites, parks, or other land for public uses are located in whole or in part in a land subdivision, such features shall be either dedicated or reserved by the subdivider or acceptance or acquisition within a reasonable time by the appropriate public agency. Upon approval of the planning commission, a comparable sum of money may be contributed in lieu of dedication of land. Whenever a plat proposes the dedication of land to public use that the planning commission finds not required or suitable for such public use, the planning commission shall refuse to approve the plat, and shall notify the governing body of the reasons for such action.

ec. 505. Innovation in large-scale developments.

A comprehensive group development, including large-scale construction of housing units together with necessary drives and ways of access may be approved by the planning commission although the design of the project does not include standard streets, lot and subdivision arrangements, if departure from the resolution can be made without destroying its intent, and if substantial evidence can be provided demonstrating the acceptable performance of the nonconformance.

Sec. 506. Easements.

Easements having a minimum width of 12 feet and located along the side or rear lot lines shall be provided, as required for utility lines, underground mains, and cables.

Where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a stormwater or drainage right-of-way of adequate width and parallel streets may be required by the planning commission. When suitable road shoulder slopes cannot be obtained within prescribed road right-of-way widths, slope easements shall be required on abutting lots.

Sec. 507. Reservation of public sites and open spaces (figure 2).

a. Where the features of the comprehensive plan, such as school sites, parks, playgrounds and other public spaces are located in whole or in part in a proposed subdivision, such features shall be reserved by the subdivider, provided, however, that no more than ten percent of the total area of the subdivision shall be required for reservation to fulfill the requirements of this section. Whenever the land required for such plan features is not dedicated to and accepted, purchased, acquired, optioned, or condemned by the appropriate public agency within a two-year period from the date of recording the subdivision or by the time that at least 75 percent of the lots are built on and occupied, whichever is sooner, the subdivider may claim the original reservation and cause it to be subdivided in a manner suitable to the subdivider, subject to the provisions of this resolution. Whenever the public body responsible for land acquisition executes a written release stating that the reserved land is not to be acquired, the planning commission shall waive the reservation requirements.

b. The planning commission shall not approve plats when such planned features, as specified by the comprehensive plan, are not incorporated into the plat.

Example of Open Space Allocation

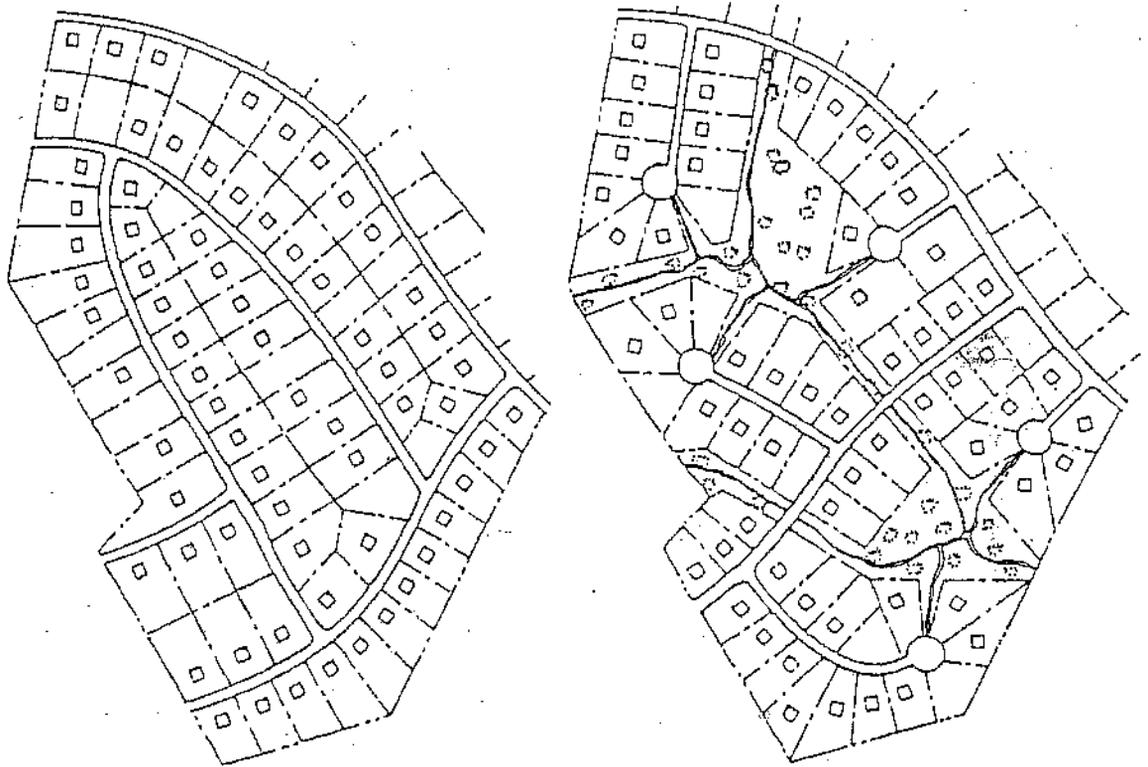


FIGURE 2

Typical Lot Layout in a Subdivision Development

Some Tract of Land Developed with Lots in Clusters Around Common Open Space

Common Open Space Areas Within A Subdivision Should Be Distributed So That It Clearly Relates To As Many Lots As is Practicable.

When a development is of such size or of a nature which will have a significant impact on community facilities, the dedication of an appropriate amount of land to meet such needs may be required by the planning commission. On approval by the planning commission a comparable sum of money may be contributed in lieu of such dedication.

d. Whenever the planning commission finds that proposed reservation of land or dedication of land for public use is not required or suitable for such public use it may require the rearrangement of lots to include such land.

Sec. 508. Community assets.

In all subdivisions due regard shall be shown for all natural features such as large trees and watercourses, as well as for historical sites and similar community assets. These, when preserved, will add attractiveness and value to the property or community.

ARTICLE VI. REQUIREMENTS FOR STREETS AND OTHER RIGHTS-OF-WAY

Sec. 601. Jurisdiction.

From and after the adoption of this ordinance, all roads proposed for subdivisions in the unincorporated portion of Franklin County, where the subdivider intends for the road to be accepted for county maintenance and does not intend for the road to remain private, shall be built by the developer proposing such road and shall be located and built in the manner and to the standards herein prescribed.

(Ord. of 9-3-96)

Sec. 602. County limited responsibility.

No road will be accepted for county maintenance unless the provisions of this ordinance have been met. The approval of the plans required by section 605 constitutes no implied responsibility on the county for any assistance in construction, either in materials, labor, or equipment, these being entirely the responsibility of the developer. Specifically, the developer will move, at his cost, all utility lines and poles, install all

required drainage facilities, install all culverts for access to abutting property, construct the roadway and improve the entire right-of-way. All roads in subdivisions of ten lots or more shall be paved.

The county's approval of the plans required by section 605 shall in no way obligate the county to pave or resurface the road at the time of construction or at a future date. Paving shall be done at the discretion of the Franklin County commissioner.

(Ord. of 9-3-96)

Sec. 603. Proposal required.

Any person, firm or corporation desiring to locate a road in a subdivision proposed for the unincorporated portion of Franklin County, where the road is intended to be accepted for county maintenance and the road is not intended to remain private, shall, prior to the beginning of any construction of such road or the offering for sale of any parcel of land not abutting an existing public roadway, prepare a sketch plan of the proposed road. Said plan must be at a scale sufficient to depict clearly all points pertinent to the proposal such as curve radii, intersections and offsets.

Existing roads immediately adjacent on all sides shall be shown on the sketch or referenced by distance. The location of existing roads less than one-half mile from the proposed street shall be dimensioned in feet, accurate to within 50 feet. The location of those between one-half mile and one mile distant shall be dimensioned in feet, accurate to within 100 feet while the location of those over one mile distant shall be dimensioned in miles and tenths of a mile, accurate to within one-tenth of a mile.

(Ord. of 9-3-96)

Sec. 604. Proposal submission.

The developer shall meet with the county commissioner, or his duly appointed representative, and the road superintendent to review the contents of the sketch plan specified above.

The requirements of this ordinance will be explained. The road superintendent will advise on location and sizing of under-the-roadway drain-

age culverts, if required, and the location and design of ditches, ditch spillways, back-slopes and drainage easements required on adjoining property.

The developer shall note the above advice and any recommendations made by the road superintendent and/or county commissioner for the purpose of preparing a final plan.

Sec. 605. Final plan.

Four copies of a final plan containing the information required in the original proposal, modified to include the suggestions of the road superintendent and the county commissioner, along with four copies of each required drainage easement, shall be submitted to the road superintendent. If, in his opinion, the plan meets all of the planimetric requirements of these regulations, he shall, within three days, note such approval on all copies and apply his initials. He shall then forward all copies to the county commissioner. The county commissioner shall within two days execute, initial, and date each copy. He shall forward one copy to the developer, retain two copies for his files and return one copy to the road superintendent. One copy shall be sent to each of the commissioners' advisory board.

Upon receiving a copy of the plan, the developer may proceed with on-the-ground location of the roadway.

All plans, as required by this ordinance, shall be approved by the Franklin County commissioner prior to the recording of any deed.

Sec. 606. Preconstruction inspection.

When the developer has adequately, through centerline stakes, right-of-way clearance or similar means, located the proposed road, he shall notify the road superintendent who shall, within two days, inspect the layout. If, in his opinion, the layout follows the approved plan, he shall so note that fact on the developer's copy of the approved plan and date the note. He shall make the same notation on his copy of the approved plan. Upon such approval and upon compliance with section 607, construction may begin.

Sec. 607. Utilities notification.

Prior to actual grading or excavation the developer or his agent (contractor, if applicable) shall notify any and all utility companies, including municipalities, that are known to have underground facilities in the area of the intention to grade or excavate.

Sec. 608. Construction; inspection and approval.

Upon completion of all construction the developer shall notify the road superintendent who shall, within three days, inspect the entire project for conformity with the approved plan and this ordinance. When he is able to so do, he shall note that approval and the date on the developer's and the commissioner's, and his own, copies of the approved plan. Upon completion of all construction, the developer shall properly seed all roadbank areas in accordance with acceptable methods approved by the Soil Conservation Service.

Any construction initiated that is in violation of the procedures and regulations of this ordinance shall cease and be enjoined immediately in accordance with proper legal procedures existing in Franklin County and shall not commence again until approval is given by the Franklin County commissioner.

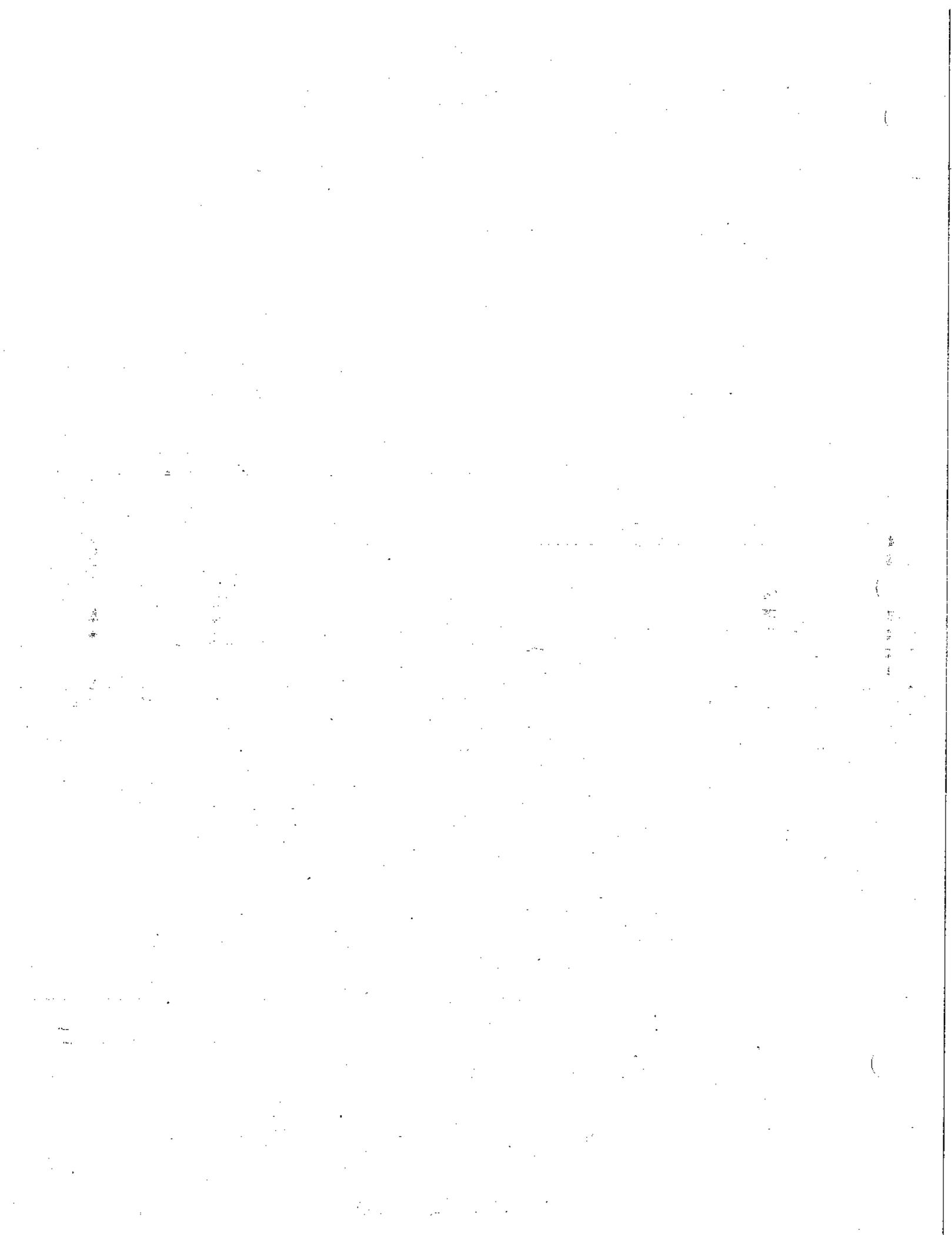
Sec. 609. Georgia department of transportation notification.

As soon as practical after construction approval the county commissioner shall, for mapping purposes, notify the district engineer's office of the Georgia department of transportation of the new road and its location.

Sec. 610. Warranty required.

While the county may on its regular schedule mow the right-of-way or drag the ditches of newly constructed roads, it shall be the responsibility of the developer to otherwise maintain the road for one year from the date of formal acceptance by the county.

The developer shall file with the county commissioner a written, notarized commitment to maintain the roadbed, shoulders, ditches,



backslopes and drainage structures or in lieu thereof may post a bond, approved by the county attorney as to form, in an amount stipulated by the county commissioner. That amount shall be sufficient to reimburse the county for any costs that it might have to assume to provide a road of the intended quality at the end of the one year warranty period.

Sec. 611. Title.

Upon the satisfactory completion of all the conditions of sections 603—611, the developer shall give a fee simple title by warranty to the county.

Sec. 612. Alignment.

Collector roads are to be aligned so as to contribute to the circulatory network of Franklin County. To achieve this objective, the road superintendent may require that they be terminated so that future rights-of-way may continue on the same alignment into other property. If land abutting a proposed or existing collector road in the vicinity of another proposed collector road is owned by the applicant, then the board of commissioners may require that the road be constructed through the property to achieve an intersection, provided the proposed land development for which a collector road is to be built is one-fourth mile or less from such intersection.

Minor residential roads are to be aligned so as to follow the contours of the existing terrain as much as possible while simultaneously considering the best land utilization by the developer.

At the city limits of incorporated places and in the urbanizing areas adjacent thereto proposed collector roads shall, wherever possible, continue the existing street patterns.

Curves on collector roads shall have a radius sufficient to achieve a sight distance of 400 feet; on minor residential roads, 150 feet.

Sec. 613. Intersections.

Block lengths shall not be less than 400 feet and where residential subdivisions are to be built, blocks shall not exceed 1,200 feet.

Intersections with collector or arterial roads shall not be located closer than 400 feet of the crest of a hill.

Each proposed road intersection shall be, if at all possible, at right angles but in no case shall any intersection angle be less than 75 degrees. If the basic alignment of a proposed road has to be deflected to achieve the required intersection angle, the sight distance from the centerline of the road in the curve to the intersection shall be at least 400 feet for a collector and 150 feet for a minor residential road.

No proposed intersection shall be offset less than 200 feet, whether the intersection is on a proposed road or between a proposed road and an existing road where the proposed new road is, in effect, a continuation of an existing road.

Sec. 614. Dead-ends and culs-de-sac.

Where a collector road is terminated as provided for in section 612, a turnaround is to be provided and if necessary, a temporary easement granted to the county for the use of undeveloped future right-of-way for that purpose. Each permanent turnaround shall have a right-of-way of 100 feet in diameter.

Minor residential roads designed so as to be permanently dead-ended or as a cul-de-sac shall terminate in a turnaround constructed to the same standards as the road and with a right-of-way as required in section 615.

Sec. 615. Dimensions.

A collector road shall have a finished trafficway surface of at least 25 feet centered within the required right-of-way.

A five-foot shoulder shall be provided on either side between the finished trafficway and the facing slope of the required drainage ditch.

The entire surface from the centerline to the facing slope of the drainage ditch shall have a slope of six inches.

The drainage ditch shall have a depth of at least 2½ feet below the crown of the road. The road superintendent may require more depth in consideration of the drainage area to be served.

The facing and back slopes of the ditches shall have a ratio of 3:1 except that, in consideration of soil stability, the back slope may be at a different angle at appropriate locations along the road when suggested or approved by the road superintendent.

Appropriate adjustments in the back slope angle are to be made at any ditch drainage spillways.

Where a road is built on a fill, the ditch requirements are not applicable but the slope of the fill shall not exceed 3:1.

The minimum width of right-of-way, measured from lot line to lot line, shall be shown on the roads plan and shall be not less than as follows:

- a. Arterial streets and highways, 80—100 feet.
- b. Collector streets, 60 feet.
- c. Commercial and industrial streets, 80 feet.
- d. Minor residential streets, 60 feet.
- e. Dead-end streets (culs-de-sac), 60 feet.

Sec. 616. Grades.

Grades on major streets shall not exceed seven percent, and grades on other streets shall not exceed 12 percent.

Sec. 617. Signs and names.

In the urbanizing areas adjacent to present incorporated places, signs shall be erected at the intersections of the rights-of-way of intersections of roads designating the road names of the intersecting roads. Size, lettering size, color, material and height shall be consistent with that of the signs used by the incorporated place or existing regulations of Franklin County. All proposed roads shall be named and shall not duplicate existing names. Proposed streets which are obviously in alignment with others already existing and named shall bear the names of existing roads. Developers are required to bear expense for signs.

Sec. 618. Paving.

Paving is required for all roads and the combination and specifications for materials including

base course, prime and surface treatment shall meet Georgia department of transportation specifications which are applicable at that time.

The base course shall extend across the finished trafficway required by section 615. Surface treatment may be one foot less in width, centered in the right-of-way.

The slope of the finished paved section from the centerline toward the ditch shall be at the rate of one-fourth inch per foot of width while the unpaved portion to the facing slope of the ditch shall be sloped one inch per foot of width.

The road superintendent shall be notified when the application of the base course is completed. He shall, within two days, inspect the work for compliance with this ordinance. Upon approval, the surface treatment may be applied. Prior to acceptance by the county the road superintendent shall certify that the work has been completed in compliance with this ordinance.

In making the necessary inspections, the road superintendent with the approval of the county commissioner may seek the advice of qualified personnel of the Georgia department of transportation if and when available.

Sec. 619. Application [for variance].

When an owner or developer believes that the strict adherence to these regulations imposes an undue hardship, written application for a variance may be filed with the county commissioner at least ten days prior to any regular commission meeting. The application shall cite the section from which a variance is desired, the alternative that is being proposed, and the reason for the request.

The county commissioner will confer with the road superintendent and a recommendation shall be prepared.

The applicant or his/her agent may appear before the county commissioner in person at its regular meeting to further explain the request.

If, in the opinion of the county commissioner, the request is valid and granting it will not

substantially affect the public welfare, it may approve the request or negotiate an acceptable alternative.

Sec. 620. Recording.

If the approved variance substantially affected the prepared plans required by section 605, the plans shall be modified and reapproved as provided for in that section.

If the variance is approved prior to the submission of required plans, a note stating "includes variance(s) approved by county commissioner on (date)" shall be included in submitted plans.

If plans have been approved as provided for in section 605 and the variance(s) granted are minor, the road superintendent shall note and initial the approved variance(s) on each of four copies of the approved plan.

Sec. 621. Continuation of existing streets.

Existing streets shall be continued at the same or greater width, but in no case less than the required width.

Sec. 622. Development along major thoroughfares, limited access highway or railroad right-of-way.

Where a subdivision abuts or contains a major thoroughfare, a limited access highway, 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 the intervening land, with a nonaccess reservation suitably planted. Due regard should be given [to] requirements for approach grades and future grade separations in determining distances. Lots shall have no access to major thoroughfare (or limited access highway) but only to access street.

Sec. 623. Alleys.

Alleys may be required at the rear of all lots used for multifamily, commercial, or industrial developments but shall not be provided in one and

two family residential developments unless the subdivider provides evidence satisfactory to the planning commission of the need for alleys.

Sec. 624. Additional width on existing streets.

Subdivisions that adjoin existing streets shall dedicate or reserve right-of-way to meet the above minimum street width requirements.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the street.
- b. When the subdivision is located on 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.

Sec. 625. Horizontal curvature.

The minimum radii of centerline curvature shall be as follows:

- a. Rural principal and minor arterial streets, as indicated on the major thoroughfare plan, but in no case less than 800 feet.
- b. Minor collector and rural major streets, 300 feet.
- c. Rural local streets and dead-end streets and alleys, 100 feet.
- d. Exceptions may be granted based on proven performance for special site requirements.

Sec. 626. Tangents.

Between reverse curves, there shall be tangent having a length not less than the following:

- a. Rural principal and arterial streets, 200 feet.
- b. Minor collector and rural major streets, 100 feet.
- c. Rural local streets, 25 feet.

Sec. 627. Vertical alignment.

Vertical alignment shall be such that the following requirements are met:

- a. Rural principal and arterial streets shall have a sight distance of at least 500 feet at six feet above ground level.

- b. Rural major and minor collector streets shall have a sight distance of at least 200 feet at six feet above ground level.
- c. Local rural routes [shall have a sight distance of] 75 feet at five feet above ground level.

Sec. 628. Curblin radii.

Property lines at street intersections shall be rounded with a curb radius of 20 feet. Where the angle of intersection is less than 75 degrees, the planning commission may require a greater radius. The planning commission also may permit comparable cutoffs or chords in place of rounded corners.

Sec. 629. Steep slope development.

Street alignments are subject to performance standards as are appropriate to Franklin County and state construction requirements as may be adjusted to any given site limitations.

Sec. 630. Single entry road restriction.

In no case shall more than 50 lots in any subdivision be dependent on a single road or interval of road for entry/exit to/from the subdivision.

ARTICLE VII. DESIGN STANDARDS FOR BLOCKS AND LOTS.

Sec. 701. Block lengths and widths.

Block lengths and widths shall be as follows:

- a. Blocks shall be not greater than 1,800 feet nor less than 600 feet in length, except in unusual circumstances.
- b. Blocks shall be wide enough to allow two tiers of lots, except where fronting on major thoroughfares, limited access highways, or railroads, or prevented by topographical conditions or size of property. In these cases the planning commission may approve a single tier of lots of minimum depth (see section 808) to include a buffer zone.

Sec. 702. Lot sizes and proportions.

a. Residential lots shall meet the lot width and lot area requirements of any existing zoning ordinance and/or those specified for lot size based on slope in section 708.

b. Residential lots shall have a depth of not less than 120 feet and width of not less than 100 feet. Lots served by septic system and private well must be at least one acre in area.

c. Commercial and industrial lots shall be adequate to provide service areas and off-street parking suitable to use intended.

d. Residential corner lots shall have adequate width to meet building setback requirements from both abutting streets.

Sec. 703. Adequate building sites.

Each lot shall contain an adequate building site not subject to flooding and outside the limits of any existing easements or building setback lines required by this resolution and any existing zoning resolution.

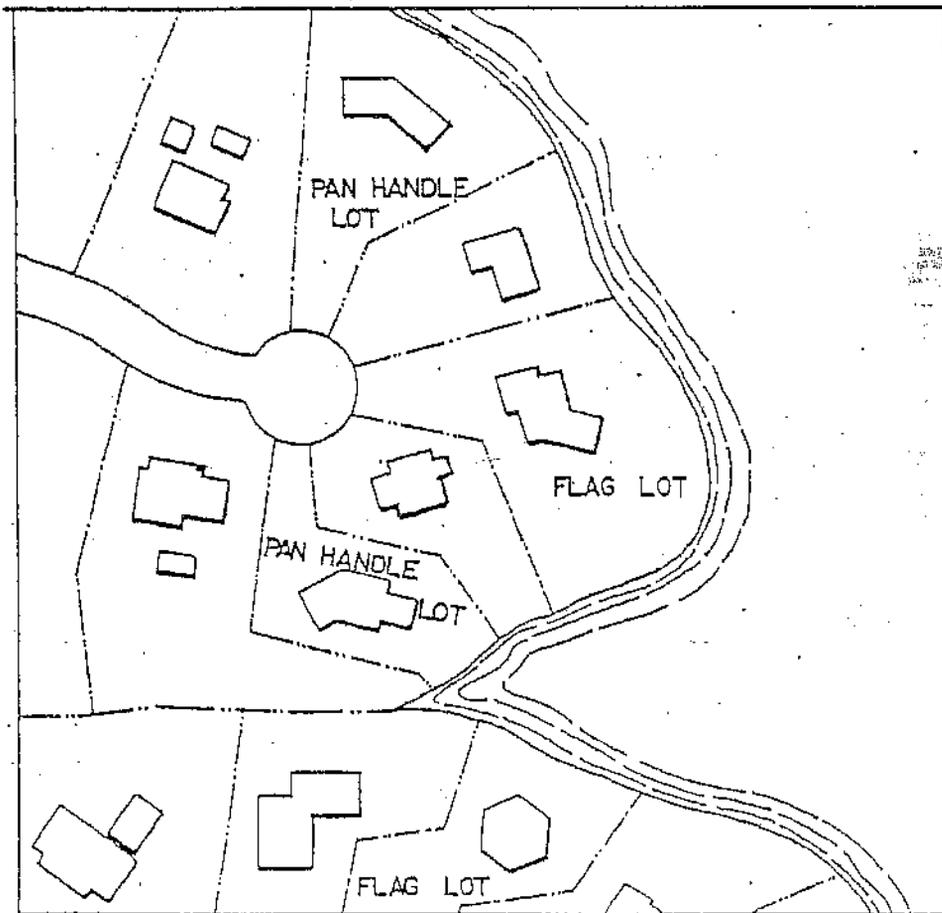
Sec. 704. Lot line arrangements and access to streets.

When practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall front for at least 30 feet upon, or have access to, a dedicated public street or dedicated public access street. For this purpose, "access to" is defined as a driveway easement serving no more than two lots and crossing no more than two lots.

Sec. 705. Panhandle or flag lots.

"Panhandle" or "flag" lots of required width and area may be allowed where terrain makes standard design or frontage impossible or impractical. Where such lots are allowed, the street frontage of each panhandle access shall not be less than 30 feet wide, and the panhandle access shall be not more than 200 feet long. Not more than two such panhandle access points shall abut each other. All such access points or combinations thereof shall be separated from each other by the frontage of a standard lot required under the other provisions of this resolution. (See figure 3.)

FIGURE 3
FLAG & PAN HANDLE LOTS



Sec. 706. Building setback lines.

a. Building setback lines shall be indicated on each plat. The minimum setbacks shall be as follows:

1. Minor cul-de-sac and loop street:
 - [(a)] Right-of-way, 40 to 42 feet.
 - [(b)] Building setback, 30 feet.
2. Rural local:
 - [(a)] Right-of-way, 40 to 50 feet.
 - [(b)] Building setback, 30 feet.
3. Minor collectors and rural major:
 - [(a)] Right-of-way, 60 feet.
 - [(b)] Building setback, 40 feet.
4. Rural principal:
 - [(a)] Right-of-way, 80 feet.
 - [(b)] Building setback, 50 feet.
5. Corner lot setbacks shall conform to each right-of-way on which the lot fronts.

b. In the case of electric transmission lines where easement widths are not definitely established there shall be a minimum building setback line from the center of the transmission line as follows:

<i>Voltage of line</i>	<i>Minimum building setback</i>
12kv—46kv	37½ feet
46kv—69kv	50 feet
69kv—161kv and over	75 feet

Sec. 707. Double frontage lots.

Double frontage lots should be avoided except where essential to provide separation of residential development from major traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.

Sec. 708. Minimum lot size based on slope.

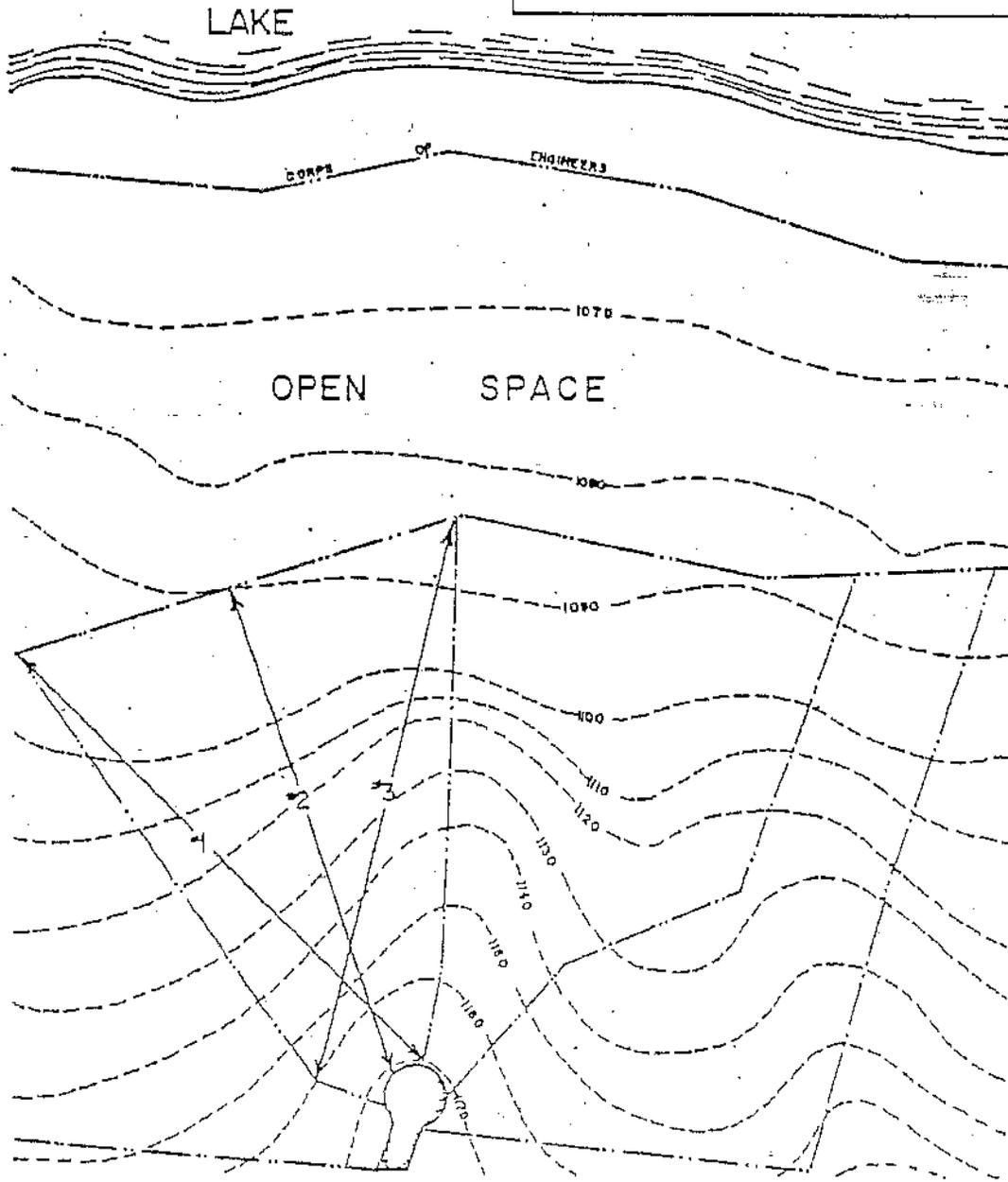
The following table shall be used to determine the minimum lot size which shall be permitted. In using said table, interpolation shall be permitted. (See figure 4.)

<i>Topography slope average</i>	<i>Minimum area (sq. ft.)</i>	<i>Minimum average width (ft.)</i>	<i>Minimum average depth (ft.)</i>	<i>Ground surface to remain in its natural state (no cut or fill)</i>	<i>Minimum side yards (ft.)</i>
0—10%	22,000	100	120	50%	15
10—15%	22,000	100	120	60%	15
15—20%	22,000	100	120	65%	20
20—25%	28,000	100	120	70%	20
25—30%	35,000	100	150	75%	25
30—35%	44,000	120	175	80%	25
35—40%	66,000	150	200	85%	30
40—50%	66,000	175	250	90%	35
50—70%	88,000	200	300	95%	40
70—100%	Not less than five acres.			95%	50
Over 100%	No lot development permitted.			100%	—

708.1 The subdivider shall submit a slope map with the preliminary plat, showing by color or shading the areas of the tract lying within each slope category. No such map need be submitted if the average slope of the entire tract is 15 percent or less.

FIGURE 4
DETERMINATION OF AVERAGE SLOPE FOR LOTS

#1	$\frac{7}{8}$ AC	19% Slope
#2	$\frac{9}{16}$ AC	23% Slope
#3	$\frac{7}{8}$ AC	19% Slope
3		61% Approx. 20% Ave. Slope

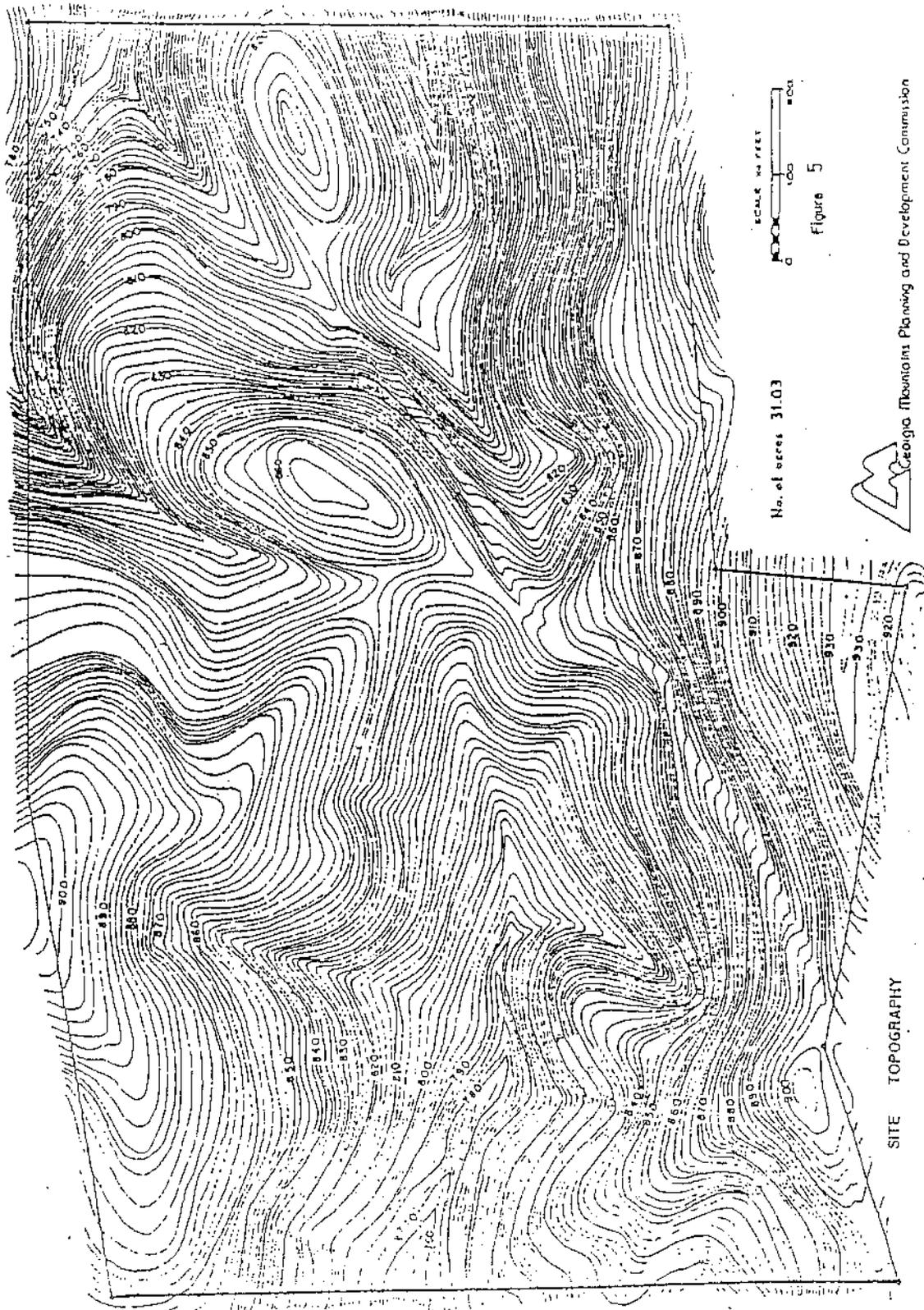


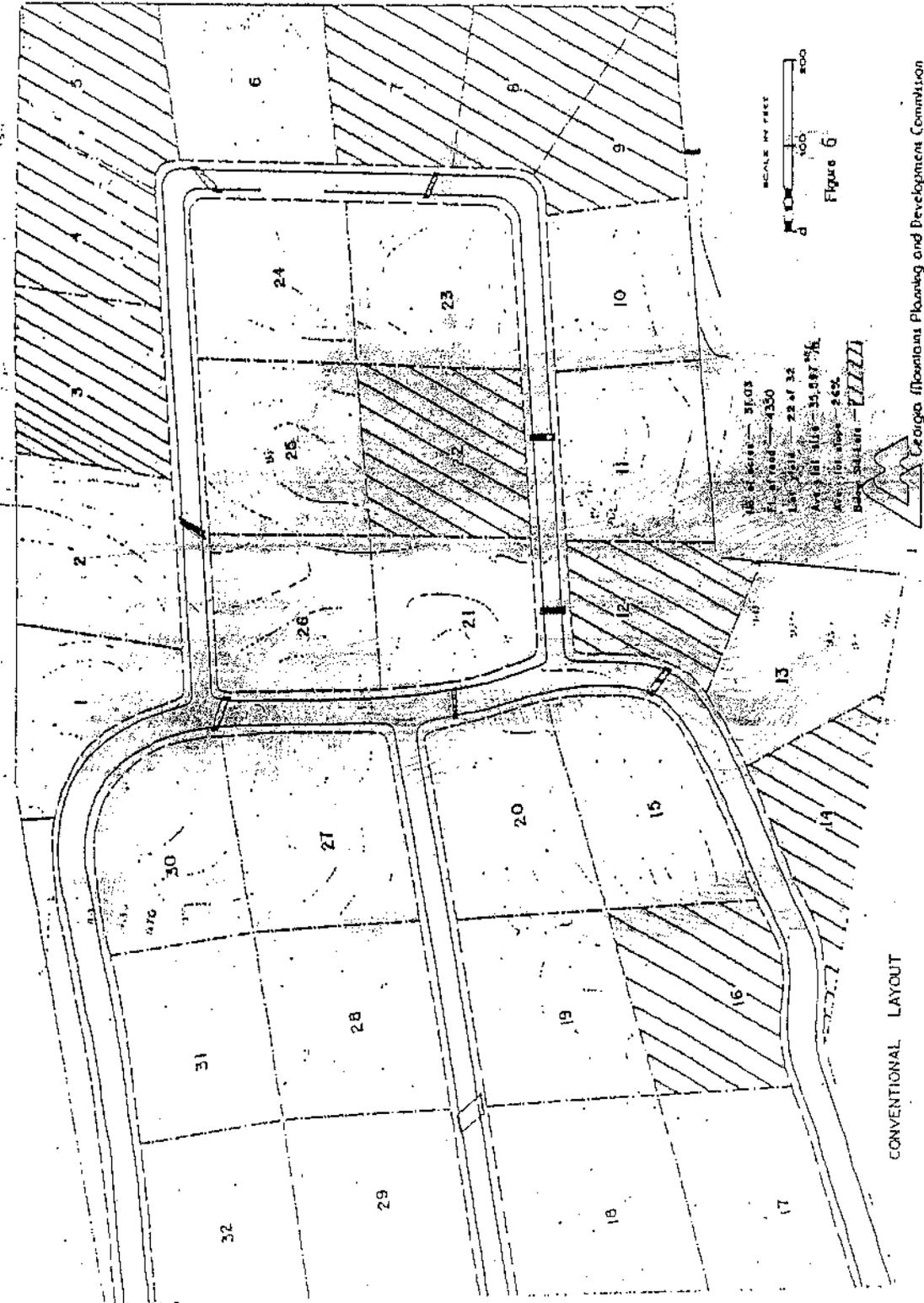
Sec. 709. Lot sizes based on type and improvements required.

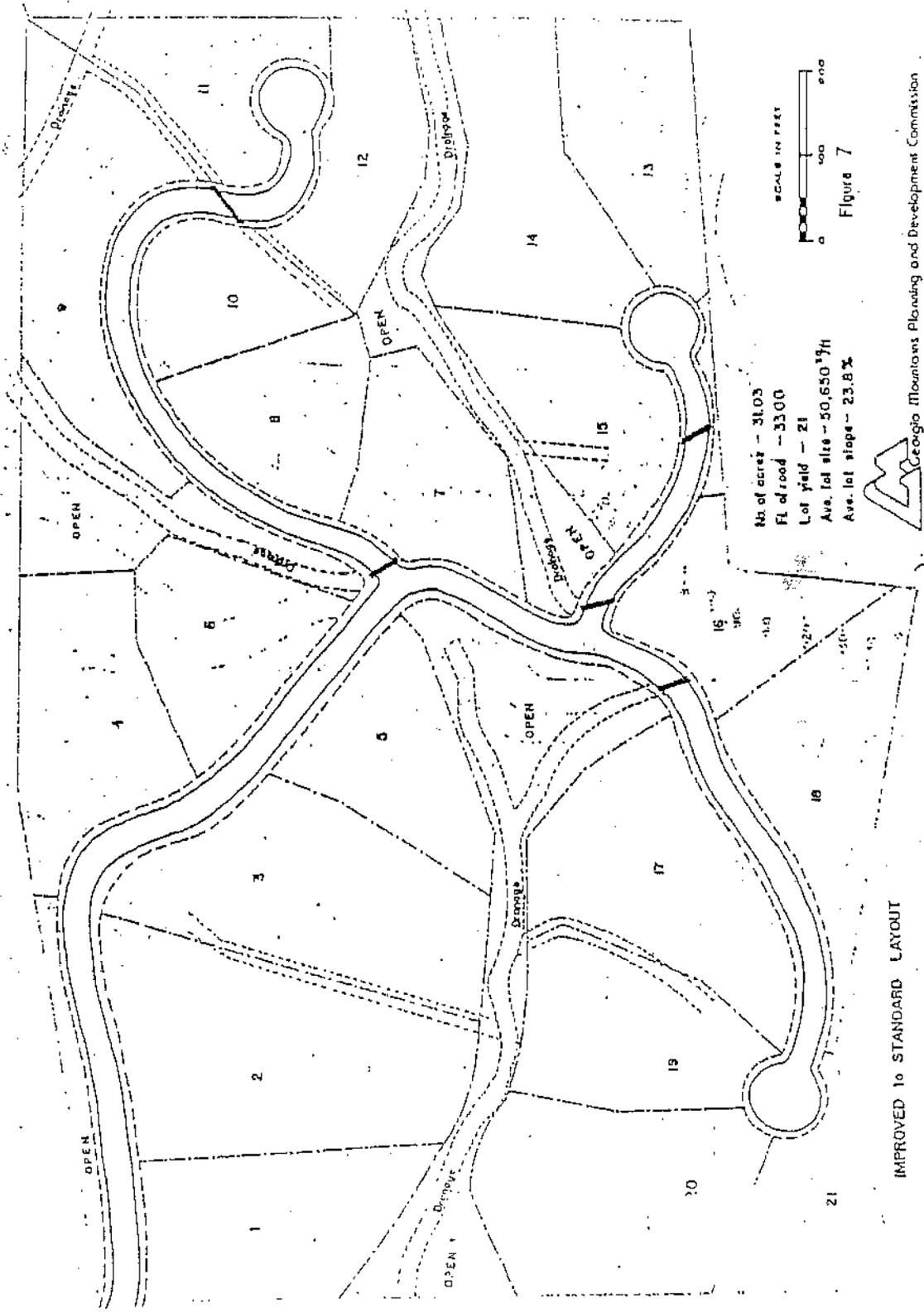
709.1. Definitions.

Hillside areas: A hillside area as referred to herein is defined as one with an average slope of 15 percent or more. The standards under section 710 (general regulations and design) apply to all hillside areas with the added provision that areas with a cross slope of 35 percent or greater are considered to be extremely rugged and the development of this terrain is limited to lot size type IV as defined below (see figures 5, 6, and 7):

- (a) Lots being served by community sewer systems may be granted variances appropriate for lot size on each slope/lot size gradient.
- (b) Slope alterations shall not exceed five percent of the total lot size on any lot having an average slope greater than 15 percent.
- (c) Type III: Lot area to one acre or more: In this classification are subdivisions in which 80 percent of all lots have an area of one acre or over.
- (d) Type IV: Lot area 1.5 acres or over: Eighty percent of all lots in this classification shall be 1.5 acres or over, and the average area of all lots in the subdivision shall be 1.5 acres or over. All type IV lots (areas) are restricted in that building permits will not be issued until building site is approved by county health department.







No. of acres - 31.03
 Fl of road - 23.00
 Lot yield - 21
 Ave. lot size - 50,650 sq ft
 Ave. lot slope - 23.8%

Georgia Mountains Planning and Development Commission

IMPROVED to STANDARD LAYOUT

Sec. 710. Lot sizes by type and improvements required.

Lots	Type I	Type II	Type III	Type IV
Area, average min.*	22,000 sq. ft.*	22,000 sq. ft.*	one acre*	1.5 acre
Frontage, min.*	100 ft. except 50 ft. at end of cul-de-sac	100 ft. except 50 ft. at end of cul-de-sac	100 ft. except 50 ft. at end of cul-de-sac	100 ft. except 50 ft. at end of cul-de-sac
Depth, avg. min.	120 ft.	120 ft.	120 ft.	120 ft.
Street design	See article VI			
Conc. curb and gutter (if required)	6 in. vert. concrete curb and concrete gutter	6 in. vert. concrete curb and concrete gutter	Concrete Miami rolled gutter	Concrete Miami rolled gutter
Sidewalks (if used)	No requirement	No requirement	No requirement	No requirement
Slope, maximum cross slope on which this type is permitted†	Up to 25%	Up to 30%	Up to 35% on approval of planning commission	Over 35% on approval of planning commission

* All lots served by individual septic and water systems must be at least one acre in land area.

† Grading restrictions, not more than ten percent of area of lot to be left in slope steeper than original ground or steeper than 25 percent, whichever is greater.

ARTICLE VIII REQUIRED IMPROVEMENTS

Sec. 801. Performance and specifications.

Every subdivider shall be required to make the improvements outlined in this article in accordance with the specifications herein or otherwise adopted by Franklin County. The necessity for storm drainage on each site will be determined by inspection.

Sec. 802. Monuments.

a. Monuments shall be placed at all block corners, and at intermediate points as required by the planning commission. Monuments shall be of reinforced concrete with dimensions of at least four inches by four inches by 24 inches with metal center pins of one-quarter-inch diameter and four-inch length. After installation the top of the monument shall be six inches above the finished grade.

b. Lot corners shall be marked with solid steel rods not less than five-eighths-inch in diameter and 24 inches in length and driven so as to be six inches above the finished grade.

Sec. 803. Grading.

All streets, roads, and alleys shall be graded by the subdividers so that pavements and sidewalks can be constructed to the required cross section. The minimum width of grading shall be the pavement width as specified in section 808, plus eight feet on each side. Deviation from the above will be allowed only when due to special topographical conditions.

- a. *Preparation.* Before grading is started, that part of the right-of-way consisting of the area to be paved plus the shoulders, shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
- b. *Cuts.* All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.
- c. *Fill.* All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the roadway. The fill shall be spread in layers not to exceed six inches

loose and compacted by a sheepsfoot roller. The filling of utility trenches and other places not accessible to the roller shall be mechanically tamped.

- d. *Subgrade.* The subgrade shall be properly shaped, rolled and uniformly compacted to conform with the lines, grades, and typical cross-sections as shown on drawings approved by the planning commission. Un-suitable materials shall be excavated and replaced with acceptable compacted material.

Sec. 804. Storm drainage.

An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross-drains shall be provided to accommodate all natural waterflow, and shall be of sufficient length to permit full width roadway (roadway is defined as the portion of a road or street within the limits of construction) and the required slopes. The size of pipe to be provided shall be engineeringly determined, but in no case shall the pipe diameter be less than 15 inches.

804.1. A storm drainage plan shall be submitted at the request for grading permit stage and shall contain the following information:

- a. Location of proposed drainageways, streams and sediment ponds within the development.
- b. Location, size, and invert elevations of proposed drainage structure including culverts, bridges, pipes, drop inlets and top elevations of head-walls, diversion ditches, etc.
- c. Area of land contributing runoff to each drainage feature.
- d. Location of easements and right-of-way for drainageways and maintenance accesses therefor.
- e. Typical improvement around drainage features and culverts, if any.
- f. Direction of water flow throughout the subdivision and computed velocities at those points deemed necessary by the review agency staff.

- g. Detailed engineering drawings on all impoundment structures, dams, sediment ponds, etc.

804.2. Certificate executed as shown below:

STORM DRAINAGE SYSTEM CERTIFICATION

I, (Developer's Engineer), a Registered Civil or Hydrological Engineer, certify that the storm drainage system shown on this drawing is properly designed to serve the subdivision shown thereon, as well as being adequate both in size and design to serve the entire drainage area, above each structure or feature, whose storm drainage waters would normally be carried through this subdivision on a 25-year floor frequency and/or three inches per hour peak rainfall. It is further certified that the information shown hereon is true and correct and all data has been checked in the field. All drainage easements have been provided, where necessary.

Date	Developer's Engineer
	Registration No. _____

Sec. 805. Installation of utilities and driveways.

After grading is completed and approved and before any base is applied, all of the underground work, water mains, gas mains, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

Sec. 806. Water supply system.

Water mains within the subdivision must be provided with connections to each lot if a community or public water system is used. Minimum diameter of water pipes shall normally be six inches except that pipe of lesser size may be used if properly looped and/or adequate water pressure is maintained in accordance with standards established by the Southeastern Fire Underwriters Association. Pipe of less than four inches shall not

be used except in unusual cases. Fire hydrants must be provided at not less than 1,000 feet intervals whenever community or public water system is used.

If a municipal water supply is not available to the subdivision at the time of development of the subdivision, then the developer should provide an adequate water source and an adequate water storage facility. This shall be accomplished by the use of individual wells for each housing unit or by a community water system. Individual wells are the responsibility of the lot purchaser, however, the community (subdivision) water system shall provide a minimum flow of 400 gallons per day per lot, shall be sanitary, and shall have a minimum adverse pressure of 30 pounds per square inch at each lot in the subdivision. The community water system shall be approved by the Franklin County health officer and a letter of approval from the Georgia department of natural resources, water supply section, shall accompany the recording permit application.

806.1. Water distribution plan. A water distribution plan shall be provided for all developments providing a community water supply system. It shall contain the following information:

- a. Location and size of water distribution system including pipes, valves, fittings, hydrants, high pressure pumping equipment, pressure reducing valves, etc., complete to individual lots.
- b. Location and size of all wells, storage tanks and lift stations.

806.2. The following certificate shall be attached:

WATER SUPPLY

The water supply system proposed for (Name of Development or Subdivision) meets all

design requirements for an acceptable water supply system based on the appropriate codes of the State of Georgia.

Date	(Designated Official)
	Division of Environmental Protection Section, Department of Natural Resources, State of Georgia

Sec. 807. Sanitary sewers.

If the sewage disposal facilities cannot be connected to a trunkline sewer at the time of the development of the subdivision, septic tanks, an oxidation pond, or another approved method of treatment of sanitary sewerage shall be installed by and at the expense of the subdivider or lot purchaser for interim use in conformity with the requirements of the county health department.

807.1. A sanitary sewer plan shall be provided for those developments offering such service and shall contain the following information:

- a. Location of all proposed and existing treatment facilities and information concerning present and projected capacities.
- b. Location and size of all existing and proposed sewer lines in the development and tie points to other systems. Location of all sewer laterals.
- c. Direction of flow of each sewer line and average slope as built.
- d. Location of each manhole and other sewerage system appurtenances including lift stations, oxidation ponds, and treatment plants.
- e. Profile of sewerage system.

807.2. Sewage collection system certification:

I, (Developer's Engineer), a Registered Engineer, certify that the Sanitary Sewerage System shown on this drawing is properly designed; meets all local and state specifications; and is adequate both in size and established depth to serve the drainage area whose sewerage would normally be

carried through this development or subdivision system, whether or not the total area to be served is within this subdivision. It is further certified that the information shown hereon is true and correct.

Date (Developer's Engineer)
Registration No. _____

SEWER SYSTEM AND SEWAGE TREATMENT FACILITY

I, (Appropriate Official), hereby attest to the fact that this sewer system and treatment plant is satisfactory and meets all requirements of the State of Georgia, Department of Natural Resources, Environmental Protection Division.

Date (Appropriate Official)
Environmental Protection
Division, Department of
Natural Resources

Sec. 808. Street pavement widths.

Street pavement widths shall be as follows:

- a. Rural major and minor collector streets, 22 feet.
- b. Rural local streets and dead-end streets, 18 feet.
- c. Turnarounds, 29 feet paved radii (58 feet).
- d. Alleys, 16 feet.

Sec. 809. Street and alley improvements.

a. Required streets shall be either public streets or public access streets, all platted with right-of-way specified in section 607. All streets whether public or public access must be paved to meet specifications in [subsections] d.1 and d.2 below in order to qualify for final plat approval by the planning commission or acceptance for maintenance by the county governing body as public streets. Public access streets shall be maintained by possessor of the street right-of-way (homeowners' association, group, developers, etc.) and will not be maintained by the county. Plats for

subdivisions using public access streets shall indicate such and specify/pinpoint responsibility for street maintenance, as shall covenants for such subdivision.

b. Asphalt paving required. All streets within residential subdivisions shall be paved with asphalt per [subsection] d. below.

c. Street name markers required. Each street at each street intersection, shall be marked with street name markers of single pole design not greater than four by four inches and standing not shorter than six feet or taller than nine feet. Marker plates may be metal or wood, must be weatherproofed, at least four inches high and lettered with two-inch-high or larger letters and attached not lower than ten inches from pole top. Letters to be black in color on white or natural wood color plates, or white on green plates.

d. Paving required. All streets must be prepared according to the following methods or by equivalent methods that are acceptable to the planning commission:

1. *Base.* The base shall consist of crushed stone or other approved material having a minimum thickness after being thoroughly compacted of six inches on all collector and residential streets that will be paved with the triple surface treatment or in developments with 51 or more lots. However, if the development has 50 lots or less, a base having a minimum thickness after being thoroughly compacted of four inches will be allowed, provided that the wearing surface is an approved plant mix composed of aggregate and bituminous material having a minimum compacted thickness of 1.5 inches.

a. All materials shall be secured from an approved source and shall generally conform to minimum acceptable standards of the Georgia department of transportation, highway division, for this area.

b. All materials shall be mixed to the extent necessary to produce a thoroughly pulverized and homogenous mixture.

- c. As soon as the base material has been spread and mixed, the base shall be brought to approximate line, grade and cross-section and then rolled with a sheepsfoot or other approved roller until full thickness of the base course has been compacted thoroughly. Defects shall be remedied as soon as they are discovered.
- d. The base course shall be maintained under traffic and kept free from ruts, ridges and dusting, true to grade and cross-section until it is primed.
- e. No base material shall be deposited or shaped when the subgrade is frozen or thawing or during unfavorable weather conditions.

2. *Pavement.* Wearing surface shall conform to mixes found suitable by the Georgia department of transportation, highway division, or an independent testing laboratory and shall be applied after prime coat. Unless otherwise approved by the planning commission, pavement shall be constructed as follows:

- a. Prime coat shall be cut-back asphalt or cut-back asphalt emulsion applied on a clean slightly damp surface in the amounts of from 0.10 to 0.30 gallons/sq. yd., depending on the nature and condition of the surface.
- b. Wearing surface shall consist of either an approved plant mix prepared in a central plant and composed of aggregate and bituminous material having an in-place minimum compacted thickness of 1.5 inches, or a triple surface treatment consisting of the following materials per square yard as shown in the following table:

<i>Application</i>	
Stone sizes	#5 #7 #89
1st Appl. bit. matls. (gal./sq. yd.):	
AC-10	.21—.35

Application

RS-2h, CRS-2h, CRS-3	.25—.40
1st Appl. stone (cu. ft./sq. yd.) size #5	.41—.53
2nd Appl. bit. matls. (gal./sq. yd.):	
AC-10	.17—.30
RS-2h, CRS-2h, CRS-3	.20—.32
2nd Appl. stone (cu. ft./sq. yd.) size #7	.18—.26
3rd Appl. bit. matls. (gal./sq. yd.):	
AC-10	.15—.25
RS-2h, CRS-2h, CRS-3	.20—.30
3rd Appl. stone (cu. ft./sq. yd.) size #89	.14—.18
Total bit. matls. (gal./sq. yd.):	
AC-10	.53—.90
RS-2h, CRS-2h, CRS-3	.65—1.02
Total stone (cu. ft./sq. yd.)	.73—.97

Seasonal limitation: The dates between which bituminous surface treatment can be placed are May 1—October 1.

Weather limitation: Asphalt cement (AC-10) shall be applied to a wet surface or when the temperature at the time of application is below 65 degrees F. Emulsions shall not be applied on any day when the temperature at the time of application is below 55 degrees F.

- 3. [*Sealing of joints.*] Care and precaution shall be taken that all joints between the surface mixture and such structures as manholes and curbs are well sealed.

Public streets shall be paved in accordance with the above specifications. In the alternative public access streets may be approved as graded and graveled at the option of the planning commission; but in such an event a statement shall be included on the final plat and, in the records of the planning commission minutes, that such streets are to be maintained by the possessor of the street right-of-way. As graveled roads, such streets shall not be accepted as public streets unless and until they are owner-improved to public street standards. It shall be the duty of the subdivider, realtor or other agents involved in transacting

sales within the development to make such statements which are summarized on the final plat, known to each prospective purchaser of a lot.

make such repairs as are reasonably necessary, and recover the cost thereof from the bond issuer.

Sec. 810. Guarantee against faulty material.

Final approval of public street improvements shall be granted and streets accepted for maintenance by the county only upon separate written request by the subdivider through the planning commission to the governing body and in accordance with one of the following provisions:

- a. If the Georgia department of transportation inspects subdivision roads at the time of construction and finds they are built to state specifications, the county may accept them immediately.
- b. Said street improvements shall have been completed and in place for a period of one year and shall, upon inspection, following such period of time, be found to be free from defective workmanship or material and free from sinkholes or other settling.
- c. Following otherwise satisfactory completion of such work, the subdivider shall post with the county a guaranty bond or other surety as approved by the governing body in an amount equal to ten percent of the street and utility improvement cost for the street for which acceptance is sought. Said bond will guarantee the county that the street has been installed in a workmanlike manner, that it is free from defects caused by faulty material or workmanship, and that the street will remain in acceptable condition for a period of at least one year. This bond shall be effective for a period of at least one year. At the end of one year, if the street is found to have settled or be otherwise unacceptable because of faulty workmanship or material, the defective street shall be repaired at the cost of the subdivider up to the amount of the bond. Upon his failure or refusal to do so within 90 days after demand is made upon him by the governing body, then the county shall

ARTICLE IX. VARIANCES

Sec. 9.1. Hardship.

Where the planning commission finds that extraordinary hardships may result from strict compliance with these regulations due to unusual topographic or other conditions beyond the control of the subdivider, upon due consideration, may vary the regulations so that substantial justice may be done and the public interest secured; provided, however, that such variance will not have the effect of nullifying the intent or purpose of the development regulations. Any variance thus authorized is required to be entered in writing in the minutes of the first planning commission meeting following issuance of the variance and the reason which justified the departure set forth.

Sec. 9.2. Experimental subdivisions.

The planning commission may waive, vary, or modify the standards and requirements of these regulations if, in its judgment, an unusual or experimental subdivision might prove of considerable merit toward:

- 1) The use of unusual materials in constructing required improvements.
- 2) A new or untried design concept in the area which appears promising.

Special attention may be given to experimental subdivisions which are related to low cost housing design in an effort to provide housing for lower income families. The planning commission shall require the subdivider to provide a written proposal stating the nature of the experiment, and cost-benefit study following the implementation of same.

Sec. 9.3. Comprehensive group housing development.

- 1) A comprehensive group housing development to be constructed on a plot of ground of at

least four acres, including construction of two or more buildings, together with the necessary drives and accessways, and which is not subdivided into the customary lots, blocks and streets, may be approved by the planning commission if, in the opinion of the commission, departure from the foregoing regulations can be made without destroying the intent of the regulations.

2) Plans for all such developments shall be submitted to be approved by the planning commission whether or not such plat is to be recorded. No sales permits shall be issued until such approval has been given.

Sec. 9.4. Conditions.

In granting variances, modifications, and approval for experimental subdivisions, the planning commission shall require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied, modified, or approved. They shall include, without being limited to: personal, surety, performance, or maintenance bonds; affidavits, covenants, or other legal instruments.

Sec. 9.5. Justification for variances.

The burden of proof and/or justification of a need for a variance from these standards shall be provided by the developer in the form of written documents and/or supporting graphics. The appropriate request for variance forms must be completed and attached. No variances shall be permitted which would nullify the intent of these standards and the adopted policies of the Franklin County planning commission. Variance requests must be submitted before any work to accomplish variance related or noncompliance improvements begins.

ARTICLE X. JURISDICTION FOR ENFORCEMENT

The boundaries of the area of jurisdiction of this resolution shall be the boundaries of Franklin County, excluding that land which lies within the boundaries of any municipality within the county. The land within these municipalities may be included under this resolution only after legal

action is taken by the individual governing bodies of these municipalities to lawfully adopt this resolution.

ARTICLE XI. AMENDMENTS

This resolution may be amended. Before enacting an amendment to this resolution, the planning commission of Franklin County shall hold a public hearing thereon, notice of which shall be published at least 15 days prior to such hearing in a newspaper of general circulation in Franklin County, Georgia.

ARTICLE XII. LEGAL STATUS PROVISIONS

Sec. 12.01. Validity.

Should any section, clause or provision of this resolution be declared by a court of competent jurisdiction to be invalid, such adjudication shall not affect the validity of these regulations as a whole or any part thereof other than the part so declared to be invalid, each section, clause, and provision thereof being declared severable.

Sec. 12.02. Repeal of previous resolutions.

All previous resolutions adopted for the same purpose are hereby repealed.

Sec. 12.03. Effective date.

This resolution shall take effect and be in force from and after its adoption, the public health and welfare demanding it.

ARTICLE XIII. REMEDIES

If any Franklin County land is used in violation of this resolution, the planning and zoning commission, the commissioner of Franklin County, the county attorney acting for either, or any adjacent property owners who would be damaged by such violation, in addition to other remedies, may institute injunction or other appropriate action in proceeding to stop the violation in the case of such land use.

ARTICLE XIV. PENALTIES FOR VIOLATION

Any person violating any provision of the resolution shall be guilty of violating a duly adopted resolution of Franklin County. Upon conviction of violation of any provision of this resolution of Franklin County, the offender shall be punished as for a misdemeanor. Each day such violation continues shall constitute a separate offense.

ARTICLE XV. ADMINISTRATIVE PROCEDURES

The FCPC may supplement these regulations as necessary with administrative procedures so that the regulations may be more effectively and consistently applied. These administrative procedures must be explicitly recorded in the minutes of FCPC and entered into a booklet entitled "Administrative Procedures of FCPC."

ARTICLE XVI. BOARD OF APPEALS

Sec. 1601. Establishment, jurisdiction.

A board of appeals consisting of three members is hereby established and it shall be known as the Franklin County planning board of appeals. Such board shall be appointed by the Franklin County commissioner for three year terms, except that the initial appointment shall be for staggered terms of one, two and three years; and having been appointed, shall have full and complete jurisdiction as provided by law.

Sec. 1602. Meetings; officer to administer oaths and compel attendance of witnesses; minutes required and filed as public record.

Meetings of the board of appeals shall be held at the call of the chairman, and at such other times as the board may determine. The chairman, or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses.

The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating

such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.

The board may appoint a secretary who shall maintain all records and perform all service required by the board to fulfill its responsibilities.

Sec. 1603. Appeals—How taken.

Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board, or bureau of the city and/or county affected by any decision of the planning commission. Such appeals shall be taken within a reasonable time, as provided in the rules of the board, by notifying the officer from whom the appeal is taken and filing with the secretary of the board of appeals a notice of the appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the secretary of the board all papers constituting the record upon which the action appealed from was taken. Only planning commission decisions which affect the density or use of specific parcels within a subdivision may be subject to appeal. Variances on specific standards can only be granted by the county commission based on sound evidence that the variance will result in an improved performance level for that development feature.

Sec. 1604. Same—Notice of hearing.

The board of appeals shall fix a reasonable time for the hearing of the appeal or other matters referred to it, and give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon a hearing any party may appear in person or by agent or by attorney.

Sec. 1605. Same—Stay of proceedings; exception.

Any appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the board of appeals, after the notice of the appeal shall have been filed with him, that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life and property.

In such case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board of appeals or by a competent court on application, on notice to the officer from whom the appeal is taken, and on due cause shown.

Sec. 1606. Powers enumerated.

[1.] The board of appeals shall have the following powers:

- a) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of this chapter [resolution].
- b) To hear and decide special exceptions to the terms of this resolution upon which such board is required to pass under this chapter [resolution].
- c) To authorize upon appeal in specific cases such variance from the terms of the chapter [resolution] as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the chapter [resolution] will in an individual case result in practical difficulty or unnecessary hardship, so that the spirit of the resolution shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of practical difficulty or unnecessary hardship upon a finding by the board of appeals that:

- 1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and
- 2) The application of the standards to this particular piece of property would create practical difficulty or unnecessary hardship; and
- 3) Such conditions are peculiar to the particular piece of property involved; and

- 4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution.

[2.] In order to make a variance permissible, certain conditions shall be shown:

- a) There must be a proven hardship by showing beyond a doubt the inability to make a reasonable use of the land if the development regulations were applied literally.
- b) The hardship cannot be self-created; e.g., it cannot be claimed in terms of prospective sales, loss of time, economic losses due to market conditions, financial losses or gains, etc.
- c) No variance shall be granted which would result in an increase in public cost for maintenance or damages in the foreseeable future.

Sec. 1607. Use variance.

No variance may be granted for a use of land or building or structure that is prohibited by this or other resolutions of this county.

Sec. 1608. Action on appeal.

In exercising its powers, the board of appeals may, in conformity with the provisions of this chapter [resolution], reverse or affirm, wholly or partly, or may modify the order, requirements, decisions or determination, and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the approval of a subdivision or other land development proposal.

APPENDIX A. ITEMS TO BE SUBMITTED FOR REVIEW WHEN REQUESTING A CERTIFICATE OF APPROVAL

- 1. Letter requesting review and check for review fees as assessed.
- 2. Sketch plan for total development of all holdings showing relationship of current development proposal being submitted.

APPENDIX A—SUBDIVISIONS

	Vicinity sketch map (scale one inch to 800 feet)	Preliminary plat	Final plat
3. Topographic map on all holdings to be developed:			
a. Spot elevations at 500-foot intervals on all land averaging less than ten percent slope.	Boundaries, approximate dimensions, and acreage of site	X	X
b. Twenty-foot contours on all land with ten percent slope or more.	Major traffic arteries and utilities	X	X
	Community facilities	X	X
4. Plat conforming to preliminary or final plat specifications as set out in this ordinance.	Subdivision plan (scale one inch to 100 feet or one inch to 200 feet)		
5. Map showing all designated open space, parks and public areas within development if appropriate.	Name and location	X	X
	Owner and designer	X	X
6. Name of recorded owners of all adjacent property.	North point, graphic scale, date	X	X
	Street, right-of-way and easement layout	X	X
7. Descriptive statement on roadway system discussing fully the construction standards to be followed. Map showing grades on both primary and secondary roads.	Street plans and profiles		X
	Street names	X	X
	Typical street cross-section		X
8. Profile on all streets having a grade greater than ten percent as requested by reviewing agency.	Block and lot lines	X	X
	Block and lot numbers		X
	Setback lines	X	X
9. Typical cross-section roads and local streets showing right-of-way and paving widths.	Existing utilities and possible connections	X	
	Proposed improvements requested of the county or city	X	
10. All utilities to be provided, easements to be reserved.	Proposed utility plans	X	X
	Proposed culverts	X	
11. Proposed drainage system for entire development.	Dimensions (lots, roads)		X
	Angles and bearings, monuments		X
12. Descriptive statement on all soil erosion and sediment control standards being followed. Letter from local soil conservation officer testifying to effectiveness of approach used.	Contours at 20-foot intervals	X	
	Present zoning	X	
	Adjoining property names	X	
	Certificates as required		X
13. All appropriate deed restrictions and/or covenants.	Location of proposed open spaces	X	
	Areas of periodic inundation	X	X

APPENDIX B. REQUIREMENTS FOR PLATS TO BE SUBMITTED

Vicinity sketch map (scale one inch to 800 feet)	Preliminary plat	Final plat
Name and location	X	X
Owner and designer	X	X
North point, graphic scale, date	X	X

APPENDIX C. PRELIMINARY AND FINAL PLAT REVIEW AND APPROVAL FORM

General requirements:

Name of Subdivision _____

Name of Owner(s) _____

Date submitted _____ Checked by _____

Required number of copies of plat submitted _____

Topographic map required: Yes _____ No _____

Location of subdivision (Section, Range, Tier) _____

Has plat been prepared at the appropriate scale: Yes _____ No _____

Present zoning classification of area _____

General platting requirements:

	Preliminary plat		Final plat	
	Yes	No	Yes	No
1. Is the subdivision laid out to conform with the approved master plan of the area?	_____	_____	_____	_____
2. Does the street pattern discourage through traffic?	_____	_____	_____	_____
3. Do the streets intersect at as nearly 90 degree angles as possible?	_____	_____	_____	_____
4. Are the number of streets converging at one point kept to a minimum?	_____	_____	_____	_____
5. Have provisions been made for principal local streets to be continued in adjacent subdivisions without creating hazardous jogs or angles in the thoroughfare pattern?	_____	_____	_____	_____
6. If culs-de-sac are shown, do they:				
a. Have adequate turnaround facilities (58 feet diameter minimum)?	_____	_____	_____	_____
b. Remain a conventional length of not more than 800 feet?	_____	_____	_____	_____
7. Are blocks a normal size (approximately 1,000 feet in length)?	_____	_____	_____	_____

Required physical improvements:

Has due consideration been given by the subdivider regarding dedication of that portion of land necessary for public use? (school sites, park sites, etc.) _____

		<i>Preliminary plat</i>		<i>Final plat</i>	
		<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>
2.	Have all necessary easements for utilities been checked to determine whether they meet the requirements of the utility company?				
3.	Have the locations, widths, and other dimensions of proposed streets, alleys, lots, easements, and other open spaces been clearly shown?				
4.	Are all blocks and lots properly numbered?				
5.	Do all streets and courts shown on the plat bear tentative names?				
6.	List of the names of streets, courts, or boulevards shown on the plat.				
	a. _____				
	b. _____				
	c. _____				
	d. _____				
	Do any of the tentative names listed conflict with any existing street names?				
7.	Is the accurate location and description of all monuments clearly shown? (Permanent monuments of natural stone or concrete should be set at such critical points as will enable any skilled surveyor to lay out correctly any lot in the subdivision.)				
8.	Has the length of lines of all lots, the length and bearing of the lines of all streets, alleys, and easements, the length of all arcs and radii, the points of curvature, and the tangent bearings in the case of curved lines been certified by the surveyor?				
9.	Do all necessary signatures appear on the plat?				
10.	Is the north point, date, vicinity map, scale, and name of the firm which designed the plat clearly shown?				

	<i>Preliminary plat</i>		<i>Final plat</i>	
	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>

Zoning ordinance requirements (as appropriate):

- | | | | | | |
|----|--|-------|-------|-------|-------|
| 1. | Does the zoning classification of all parcels of land appear on the plat? | _____ | _____ | _____ | _____ |
| 2. | Are all lots delineated of adequate size to meet the requirements of the appropriate zoning classifications? | _____ | _____ | _____ | _____ |
| 3. | Will a performance bond be required? | _____ | _____ | _____ | _____ |
| 4. | Performance bond set at \$ _____ | _____ | _____ | _____ | _____ |

Approval recommended:

- | | | | | | |
|----|-------------------|-------|-------|-------|-------|
| 1. | Preliminary plat: | _____ | _____ | _____ | _____ |
| 2. | Final plat: | _____ | _____ | _____ | _____ |

List of all suggested revisions or changes:

1. _____
2. _____
3. _____
4. _____

APPENDIX D. SPECIAL CERTIFICATES WHICH MAY BE REQUESTED

Form 1. Owner's certificates.

OWNER'S CERTIFICATE AND DEDICATION. We, the undersigned (name of owner) do hereby certify that we are the owners of and the only person having any right, title, or interest in the land shown on the Plat of (name of subdivision), and the Plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets as shown on said plat. The easements as shown on the plat are created for the installation and maintenance of public utilities. We hereby guarantee a clear title to all lands so dedicated from ourselves and our heirs or assigns forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

RESTRICTIONS: (if any, follow here)

Witness _____ hand _____ day of _____ 19 _____

Witness _____

Form 2. Certification of the approval of water and sewerage systems.

I hereby certify that the water supply and sewage disposal utility systems installed or proposed for installation in the subdivision plat entitled _____ fully meet the requirements of the Georgia Department of Human Resources, Health Division, and are hereby approved as shown.

_____, 19 _____

County Health Officer or his Authorized Representative

Form 3. Certification of the approval of streets and utilities.

I hereby certify: (1) that streets, utilities, and other improvements have been installed in an acceptable manner according to county specifications in the subdivision entitled

_____ or, (2) that a sec bond in the amount of \$ _____ has posted with the Local County Planning Commission to assure completion of all req improvements in case of default.

_____, 19 _____

Certified Civil Engineer

Form 4. Performance bond.

KNOW ALL MEN BY THESE PRESENTS.

That we, _____ as Princi and the undersigned Surety, are held and firm bound into _____, Georg hereafter called County, in the full s _____ DOLLA (\$ _____), for the payment of which, w and truly to be made, we, and each of us, bi ourselves jointly and severally, by these p sents.

Dated this _____ day of _____ A.D., 19 _____.

The conditions of this obligation are such th WHEREAS, PRINCIPAL has submitted to t Local County Planning Commission a preliminar plat for subdivision of a tract of lar described as follows:

AND, WHEREAS, PRINCIPAL has, pursuar to the Development Regulations of the Count of _____, elected to file th bond in lieu of actual completion of improvments and utilities in the above subdivision.

Now, THEREFORE, if the PRINCIPAL shal within one year from the date of approval of th final plat of the subdivision, faithfully instal complete improvements and utilities in th subdivision according to requirements or ordi nances, approved plans, specifications, subdivi sion rules and regulations of the county and pay all bills for contractors, subcontractors, labor and materials incurred in completion thereof and shall hold harmless and indemnify the governing body and all interested property own- ers against liability, loss or damage by reason of

failure of PRINCIPAL to faithfully perform the conditions hereof, then this obligation shall be null and void, otherwise to remain in full force and effect; PROVIDED, however, that actions upon this bond by contractors, subcontractors, laborers or materialmen shall be limited to six months from and after completion of the improvements and utilities above referred to.

Signed, sealed and delivered the day and year first above written.

Principal

ATTEST

Secretary By: _____

ATTEST:

Secretary By: _____

Approved as to form and legality this _____
day of _____ A.D., 19____.

Attorney

Approved by the _____ this
_____ day of _____ A.D., 19____.

ATTEST:

Form 5. Acceptance of public dedication.

Be it Resolved by the County Commission of _____, Georgia that the dedication shown on the attached plat of (name of subdivision) are hereby accepted.

Adopted by _____, Georgia,
this _____ day of _____, 19____.

ATTEST:

Clerk of County Court