

Chapter 17

SUBDIVISIONS*

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***Cross references**--Administration, Ch. 2; buildings, construction and related activities, Ch. 5; floodplain regulations, Ch. 8; historic preservation, Ch. 9; public utilities systems, Ch. 13; sewage, Ch. 14; solid waste management, Ch. 15; streets and sidewalks, Ch. 16; trees and landscaping, Ch. 20; zoning, Ch. 22.

State law reference--Authority to adopt plans and exercise the power of zoning, Ga. Const. art. 9, sec. 2, par. 4.

Section 17-0A **ARTICLE I. IN GENERAL**

Section 17-1 **Short title.**

This chapter shall be known and may be cited as the "Land Subdivision Ordinance of the of Thomasville."
(Code 1958, § 20A-101)

Section 17-2 **Purpose and intent.**

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This chapter is enacted pursuant to the authority contained in the General Planning and Zoning Enabling Act of 1957 (1957 Georgia Laws, p. 240), for the following purposes:

- (1) To encourage economically sound and stable land development;
 - (2) To assure the provision of required streets, utilities, and other facilities of land developments;
 - (3) To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land developments;
 - (4) To assure the provision of needed public open spaces and building sites in land developments through the dedication or reservation of land for recreational, education and other public purposes; and
 - (5) To assure that land is developed in conformity with the master plan of the city.
- (Code 1958, § 20A-102)

Section 17-3 Ordinances requiring highest standard to govern.

Whenever the provisions of this chapter and those of some other ordinance or statute apply to the same subject matter that ordinance requiring the highest, or more strict, standard shall govern.
(Code 1958, § 20A-103)

Section 17-4 Definitions.

The following words, terms and phrases, when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Lot means a portion or parcel of land separated from other portions or parcels by description as on a subdivision plat or record of survey map or as described by metes and bounds and intended for transfer of ownership or for building development. For the purpose of this chapter, the term does not include any portion of a dedicated right-of-way. A lot must have a minimum width and square footage as specified in the zoning ordinance. All legal lots must front on a public street.

Planning commission means the Thomasville Planning and Zoning Commission.

Street means a way for vehicular traffic, whether designated as an avenue, boulevard, road, highway, expressway, lane, alley, or other way, and for the purposes of this chapter "street" is divided into the following categories (see Illustration 1 on file in city, Ordinance Book 5, page 22):

- (1) *Major streets* means those streets designated on the street and traffic plan of the city as regional thoroughfares, major thoroughfares, secondary thoroughfares and collector streets.
- (2) *Collector street* means a street within a subdivision used to carry traffic from the minor streets to the major streets and includes the principal entrance and circulation streets of a subdivision, and those streets designated as collector streets on the street and traffic plan of the city.
- (3) *Minor street* means a street used primarily for access to the abutting properties.
- (4) *Alley* means a minor way used for service access to the back or side of properties otherwise abutting on a street.
- (5) *Cul-de-sac* means a minor street with only one (1) outlet, sometimes called a dead-end street.
- (6) *Marginal access street* means a minor street parallel and adjacent to major streets and which provides access to abutting properties with protection from through traffic.

Subdivider means the person having such a proprietary interest in the land to be subdivided as will authorize the maintenance of proceedings to subdivide such land under this chapter, or the authorized agent of such person for the purpose of proceeding under this chapter.

Subdivision means all divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, and includes resubdivision and, where appropriate to the context, relates to the process of subdividing or to the land or area subdivided; provided, however, that the following are not included within this definition:

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- (1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the municipality;
- (2) The division of land into parcels of five (5) acres or more where no new street is involved;
- 3) The division of land into three (3) parcels or fewer where no new street is involved and the resultant lots are equal to the standard of the municipality or county in which the division of land is being made, provided sufficient land has been deeded to the city to provide an adequate right-of-way on the existing street involved according to the standards of the city's street and traffic plan.

(Code 1958, § 20A-201; Ord. of 8-12-91, § II; Ord of 12-27-00; Ord of 2-11-02)

Cross reference--Definitions and rules of construction generally, § 1-2.
(2002-17-4, Amended, 02/11/2002; 2000(17-4), Amended, 12/27/2000)

Section 17-5 17-5--17-20. Reserved.

Section 17-20A ARTICLE II. PLATS

Section 17-20D DIVISION 1. GENERALLY

Section 17-21 Platting authority.

From and after the passage of the ordinance from which this chapter derives. the city council shall be the official platting authority, and no plat of a land subdivision shall be entitled to record in the office of the clerk of the superior court of the county unless it shall have the approval of the planning commission and the city council inscribed thereon. The filing or recording of a plat of a subdivision without the city's approval as set forth by this chapter shall be punishable as other offenses against the city under the terms of section 1-6. Further, any violation of the provisions of this chapter are hereby declared to be a misdemeanor and punishable upon conviction therefor, all as provided by the laws of this state.

(Code 1958, § 20A-301)

Section 17-22 Recording and approval required.

The transfer of, sale of, agreement to sell, or negotiation to sell land by reference to or exhibition of, or other use of a plat of a subdivision that has not been given final approval by the city council and recorded in the office of the clerk of the superior court of the county is prohibited, and the description by metes and bounds in the instrument of transfer or other document shall not exempt the transaction from such penalties.

(Code 1958, § 20A-302)

Section 17-23 Opening and improving public streets.

The city council shall not accept, lay out, open, improve, grade, pave or light any street or lay any utility lines in any street which has not attained the status of a public street prior to the effective date of the ordinance from which this chapter derives, unless such street corresponds to the street location shown on an approved subdivision plat or on an official street map, provided that the city council may accept, lay out, open and improve any street not so platted if it first submits such proposed action to the planning commission for its review and comment.

(Code 1958, § 20A-303)

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Section 17-24 Compliance with regulations required.

(a) No new street or alley shall be accepted by the city for the upkeep and maintenance or for the installation of public utilities thereon or therein until and unless the following regulations are complied with and the opening of any such streets or alleys without the compliance with such regulations is hereby prohibited.

(b) No subdivision, or building area plan shall be approved by the city council, until the subdivision or building area plan as shown on a plat has been approved by the planning board.

(c) Before approval and acceptance of a plat of a subdivision or building area, the following shall be done:

- (1) The plat submitted shall be prepared by and bear the seal of a registered engineer or land surveyor. The plat shall show the layout of streets, lots and drainage and shall be accompanied by profiles showing finished grades and drainage of streets.
- (2) All lots shall comply with zoning of area in which subdivision, or building area, is located.
- (3) Street right-of-way shall be sixty-foot minimum width, consistent with the provisions of section 17-138 and section 17-188 of this chapter.
- (4) Grading of streets shall be done by the developer. Roadway shall be graded to a minimum width of thirty-two (32) feet. Shoulders, parkways and sidewalk areas shall be graded in accordance with street grades. All dead-end streets shall have a turnaround sufficiently large to accommodate fire apparatus and shall extend to a boundary of the subdivision.
- (5) Where proposed subdivisions or building areas adjoin existing subdivisions or building areas, the street system of the proposed subdivision or building area shall be laid out to join the existing street system.
- (6) Adequate storm drainage pipes and catch basins shall be installed by the developer in accordance with standards of the city and as approved by the city engineer. The city council shall also require that sanitary sewers be installed prior to the acceptance of any new streets or roadways in accordance with standards adopted and prescribed by the city engineer. All the costs of such installations are to be borne by the developer. However, the city council reserves the right to waive this requirement when in its sole discretion, the costs of such construction are prohibitive to the developer. The city council shall also have the authority to formulate such methods of assisting developers in financing such new sewers as shall be required, from time to time, in order to serve the best interest of orderly land development in the city.
- (7) All block and lot corners and all changes in alignment shall be adequately monumented and marked with permanent markers and monuments.
- (8) After approval by the planning board of the plan submitted by the developer and completion of requirements of subsections (4), (6) and (7), the developer shall then submit to the city deeds to the streets proposed to be accepted by the city and four (4) copies of the approved plat as recorded.

(Code 1958, § 20-1; Ord. of 6-23-93, § II)

Section 17-25 Erection of buildings.

No building permit shall be issued and no building shall be erected on any lot in the city unless the street giving access thereto has been accepted as a public street in accordance with this chapter, or unless such street had attained the status of a public street prior to the effective date of the ordinance from which this chapter derives, or unless the lot is on a street accepted by the city council.

(Code 1958, § 20A-304)

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Section 17-26 17-26--17-40. Reserved.

Section 17-40 DIVISION 2. PRELIMINARY

Section 17-41 Preapplication review.

Whenever the subdivision of a tract of land within the city is proposed, the subdivider may submit to the city engineer sketch plans and data showing existing conditions within the site and in its vicinity and the proposed layout and development of the subdivision, including proposed restrictions if any. No fee shall be charged for the preapplication review and no formal application shall be required.

(17-41, Amended, 03/22/2004)

Section 17-42 Application for preliminary plat approval.

Following the preapplication review of a proposed subdivision plat, the subdivider shall submit to the city engineer-the following:

(1) A letter requesting review and approval of a preliminary plat and giving the name and address of the owner or owner's representative.

(2) Five (5) copies of the preliminary plat and other documents, as specified in sections 17-44 through 17-48.

(17-42, Amended, 03/22/2004)

Section 17-43 Review of preliminary plat.

(a) The city engineer shall check the plat for conformance to the rules and regulations of this chapter and shall give tentative approval or disapproval to the preliminary plat. A notation of the action shall be made on two (2) copies of the preliminary plat, including a statement of the reasons for disapproval if the preliminary plat is disapproved. One (1) copy shall be returned to the subdivider or his agent and one (1) copy added to the records of the City Engineer.

(b) Tentative approval of a preliminary plat does not constitute approval of a final plat. It indicates only approval of the layout as a guide to the preparation of the final plat. Tentative approval shall expire and be null and void after a period of thirty-six (36) months, unless an extension of time is approved by the City Engineer.

(17-43, Amended, 03/22/2004)

Section 17-44 Scale.

The preliminary plat shall be clearly and legibly drawn at a scale not smaller than two hundred (200) feet to one (1) inch.

(Code 1958, § 20A-601)

Section 17-45 Sheet size.

If the complete plat cannot be shown on one (1) sheet, it may be shown on more than one (1) sheet with an index map on a separate sheet of the same size.

(Code 1958, § 20A-602)

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Section 17-46 Ground elevations.

The preliminary plat shall show ground elevations, based on the datum plane of the U.S. Coast and Geodetic Survey (or a datum plane approved by the city engineer):

- (1) For land that slopes less than approximately two (2) percent, show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points as necessary to show drainage.
- (2) For land slopes more than approximately two (2) percent, show contours with an interval of not more than five (5) feet.

(Code 1958, § 20A-603)

Section 17-47 Information to be provided on preliminary plat.

- (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 and date;
- (4) Exact boundary lines of the tract by bearings and distances;
- (5) Names of owners of record of adjoining land;
- (6) Proposed layout including existing and proposed streets with proposed street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single-family dwellings;
- (7) Block numbers and lot numbers;
- (8) Provisions for the required improvements including drainage and a copy of the design calculations of each in preliminary form;
- (9) Minimum building front yard setback lines;
- (10) Such street cross-sections and profiles as may be required by the city engineer. The minimum requirement shall always be a profile of existing center line and proposed profile of proposed street; and
- (11) Location with respect to a coordinate system when required by state law.

(Code 1958, § 20A-604)

Section 17-48 Certificate of tentative approval.

A certificate of tentative approval of the preliminary plat by the City Engineer shall be inscribed on the plat as follows:

"Pursuant to the Land Subdivision Regulations of the City of Thomasville, Georgia, all the requirements of Tentative Approval having been fulfilled, this Preliminary Plat was given Tentative Approval by the City Engineer on _____, 20__.

"This Tentative Approval does not constitute approval of a Final Plat. This Certificate of Tentative Approval shall expire and be null and void on _____, 20__.

Date

City Engineer

(17-48, Amended, 03/22/2004)

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Section 17-49A 17-49--17-65. Reserved.

Section 17-65D DIVISION 3. FINAL

Section 17-66 Application for final plat approval.

After the preliminary plat of a proposed land subdivision has been given tentative approval by the City Engineer, the subdivider may, within thirty-six (36) months from tentative approval, submit to the City Engineer:

- (1) A letter requesting review and approval of a final plat and giving the name and address of the owner or owner's representative.
- (2) Five (5) copies of the final plat and other documents, as specified in other articles of this chapter, and the original sealed final plat.
- (3) Prior to the hearing for final plat, a subdivision processing fee shall be paid by the developer at the rate of one hundred dollars (\$100.00) per lot with a maximum fee of five hundred dollars (\$500.00).
- (4) An affidavit, by the subdivider or by an authorized representative of the subdivider, which has been properly signed and notarized, stating that the subdivider is the owner of all the property in the subdivision for which final plat approval is sought; that all improvements required for the subdivision of the property have been completed; that no one except the subdivider has any claim of title to the property to be subdivided; that there are no unpaid bills of any kind or nature, either for labor or materials, for any improvements that have been or may have been placed on property proposed to be subdivided within ninety days of the execution of the affidavit; that there are no fixtures installed on the property to be subdivided that have not been paid for in full; and that there are no debts or claims outstanding against the property to be subdivided, except for city and county ad valorem taxes and any notes and security deeds to any mortgage lenders, which shall be specified in the affidavit.

(2006 (17-66)(3), Amended, 03/13/2006; 2004 (17-66), Amended, 03/22/2004; 2001 (17-66), Amended, 12/26/2001, (added subsection 4))

Section 17-67 Review of final plat.

(a) The city engineer shall check the final plat for conformance with the tentatively approved preliminary plat and with the rules and regulations of this chapter and report his findings and recommendations to the planning commission, which shall afford a hearing on the final plat, notice of the time and place of which shall be sent by the city engineer by registered or certified mail to the person designated in the letter requesting final plat review and approval, not less than five (5) days prior to the date of the hearing.

(b) Thereafter, the planning commission shall tentatively approve or disapprove the final plat and forward such plat to the city council for its final approval. A notation of the action by the planning commission shall be made on two (2) prints of the final plat, including a statement of the reasons therefore if the final plat is disapproved. If action on a final plat is not taken by the planning commission within thirty (30) days of the date of the submittal, the final plat shall be considered approved by the planning commission and the plat shall be forwarded to the city council for action. However, the applicant for approval may waive this requirement and consent to an extension of time.

(Code 1958, § 20A-702)

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Section 17-68 Recording of final plat.

(a) Upon approval of a final plat, the developer shall have the final plat recorded in the office of the clerk of the superior court of the 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.

(b) Upon recording of the approved final plat, the original tracing or a permanent reproducible of the final plat with all certificates endorsed thereon shall be provided by the subdivider for the records of the city.

(Code 1958, § 20A-703)

Section 17-69 Specifications required in addition to those on preliminary plat.

The final plat shall conform to and meet the specifications of the preliminary plat, with the following additions: The final plat shall be clearly and legibly shown on a permanent transparency at a scale not smaller than one hundred (100) feet to one (1) inch. Sheet sizes shall be 18 x 24 inches, and where more than one (1) sheet is required an index map shall be required. The final plat shall show:

- (1) Bearings and distances to the nearest existing street lines or bench marks or other permanent monuments shall be accurately described on the plat.
- (2) 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 three thousand.
- (3) Name of subdivision, exact locations, right angle widths and names of all streets within and immediately adjoining the platted area.
- (4) Street centerlines showing angles of deflection, angles of intersection, radii, and lengths of tangents.
- (5) Lot lines with dimensions to the nearest one-tenth foot and bearings.
- (6) Lots numbered in numerical order and blocks lettered alphabetically.
- (7) Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for public use.
- (8) Accurate location, material, and description of monuments and markers.
- (9) A statement either directly on the plat or in an identified attached document, of any private covenants.
- (10) That all improvements required by sections 17-186 through 17-189 of this chapter have been provided and meet with the approval of the city engineer.
- (11) The following certifications:
 - a. *Surveyor's Certification*, directly on the final plat as follows:

"It is hereby certified that this 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 surveying requirements of the Land Subdivision Ordinance of the City of Thomasville, Georgia, have been fully complied with.

"By:
Registered Georgia Land Surveyor No.
 - b. *An Owner's Certification*, directly on the final plat, as follows:

"Owner's Certification:
State of Georgia, County of Thomas

"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 all state, city and county taxes or other assessments now due on this land have been paid.

"Agent

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Date
Owner
Date _____"

- c. *Certificate of dedication.* A certification by the owner setting forth the description of the areas and improvements he dedicates to the public and the extent of the title which he is dedicating should be attached to the final plat.
- d. *A certificate of approval of the final plat* by the planning commission and the city council, shall be placed directly on the plat as follows:

"Pursuant to the Land Subdivision Ordinance of the City of Thomasville, Georgia, all the requirements of approval having been fulfilled, this Final Plat was given Final Approval by:
"The Thomasville Planning and Zoning Commission on _____ day of _____, 20__.

Date

Secretary
Thomasville Planning and Zoning Commission

"City Council for the City of Thomasville on _____ day of _____, 20__.

Date _____

_____ Clerk"

(Code 1958, § 20A-801) (17-69(11a), Amended, 02/24/2003)

Section 17-70 17-70--17-85. Reserved.

Section 17-85A ARTICLE III. ALTERNATE METHOD OF APPROVAL FOR SUBDIVISIONS ON EXISTING STREETS

Section 17-86 Purpose of this article.

This article provides for an alternate method of approval for the division of large lots less than one (1) block in size into smaller parcels that are on streets that exist as usable public streets at the date of this chapter.

(Code 1958, § 20A-901)

Section 17-87 Application for plat approval for subdivisions on existing streets

Any person having a lot as described above which can be divided and meet the zoning requirements may use this method for approval. After he has the following enumerated information in hand, he shall submit to the city engineer at least seven (7) days prior to the next regular meeting of the planning commission the following:

- (1) Five (5) copies of the plat of survey (prepared by a registered land surveyor) of the property showing the proposed divisions and any existing buildings and their locations.
- (2) A letter requesting the approval of the plat as a final plat and giving the name and address of a person to whom the notice of the hearing by the planning commission shall be sent.
- (3) A subdivision processing fee shall be paid by the developer at the rate of one hundred dollars (\$100.00) per lot with a maximum fee of five hundred dollars (\$500.00).
- (4) A plat showing all the other pertinent information that is required on other final plats as required

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in section 17-69.
(Code 1958, § 20A-902) (Ord. 2000 (17-87), Amended, 12/27/2000; 2006 (17-87)(3), Amended, 03/13/2006)

Section 17-88 Review of plat.

(a) The city engineer shall check the plat for conformance to the rules and regulations of the planning commission, which shall afford a hearing on the plat, notice of the time and place of which shall be sent by the city engineer by registered or certified mail to the person designated in the letter requesting plat review and approval, not less than five (5) days prior to the date of the hearing.

(b) Thereafter the planning commission shall give final approval or disapproval of the plat. A notation of the action shall be made on two (2) prints of the plat, including a statement of the reasons therefore if the plat is disapproved. If action on the plat is not taken by the planning commission within thirty (30) days of the date of the submittal, the plat shall be considered approved and a certificate of approval shall be issued on demand. However, the applicant for approval may waive this requirement and consent to an extension of time.

(Code 1958, § 20A-903)

Section 17-89 Recording of the plat.

(a) The subdivider shall be responsible for the recording and the payment of the recording fee at the time of submitting the plat as provided in the preceding section.

(b) Upon recording of the approved plat, the original tracing or a permanent reproducible of the plat with all certificates endorsed thereon shall be provided by the subdivider for the records of the city council. No subdivider shall be entitled to record an approved plat unless and until it shall have inscribed thereon: a certificate of approval of the final plat by the planning commission and the city council, which shall be placed directly on the plat as follows:

"Pursuant to the Land Subdivision Ordinance of the City of Thomasville, Georgia, all the requirements of approval having been fulfilled, this Final Plat was given Final Approval by:

"The Thomasville Planning and Zoning Commission on _____ day of _____, 20 ____.

Date

Secretary

Thomasville Planning and Zoning Commission

"City Council for the City of Thomasville on ___ day of _____, 20 ____.

Date

Clerk"

(Code 1958, § 20A-904)

Section 17-90 Street improvements.

No street improvements shall be required for property subdivided under this article. (Code 1958, § 20A-905)

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Section 17-91 17-91--17-105. Reserved.

Section 17-105A ARTICLE IV. GENERAL DESIGN REQUIREMENTS

Section 17-106 Suitability of land.

Land subject to flooding, improper drainage, or erosion or that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use nor for any other use that will continue or increase the danger to health, safety, or property destruction unless the hazards can be and are corrected. All lots are to be platted in such a manner that each lot will be suitable for building by including any unsuitable land in a lot with suitable land adjoining or by correcting the problem that makes the land unsuitable.

(Code 1958, § 20A-1001)

Section 17-107 Name.

The name of the subdivision must have the approval of the planning commission. The name shall not duplicate nor closely approximate the name of an existing subdivision.

(Code 1958, § 20A-1002)

Section 17-108 Access.

Access to every subdivision shall be provided over a public street. (Code 1958, § 20A-1003)

Section 17-109 Large-scale developments.

The requirements of this chapter may be modified in the case of a large-scale community or neighborhood unit, such as a housing project or shopping center which is not subdivided into customary lots, blocks, and streets if the development is approved by the planning commission and if it is in conformity with the purpose and intent of this chapter.

(Code 1958, § 20A-1004)

Section 17-110 Conformance with street and traffic plan.

(a) All streets and other features of the street and traffic plan of the city shall be platted by the subdivision in the location and to the dimension indicated on the major street plan adopted by the planning commission. When features of other plans adopted by the planning commission (such as schools or other 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 for acquisition within a reasonable time by the appropriate public agency.

(b) 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 city council of the reasons for such action.

(Code 1958, § 20A-1005)

Section 17-111 Street layouts to comply with planning standards.

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All street layouts are to be according to recognized planning standards to provide for connection of adjoining areas, traffic circulation, utility connections and to facilitate normal municipal functions such as garbage pickup.

(Code 1958, § 20A-1006)

Section 17-112 17-112--17-130. Reserved.

Section 17-130A ARTICLE V. GENERAL REQUIREMENTS FOR STREETS AND
OTHER RIGHTS-OF-WAY

Section 17-131 Continuation of existing streets.

Existing streets shall be continued at the same or greater width but in no case less than the required width. (See Illustration 2 on file in city, Ordinance Book 5, page 32.)

(Code 1958, § 20A-1101)

Section 17-132 Street names.

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

(Code 1958, § 20A-1102)

Section 17-133 Street jogs.

Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted. (See Illustration 3 on file in city, Ordinance Book 5, page 32.)

(Code 1958, § 20A-1103)

Section 17-134 Cul-de-sacs.

Except where topographic or other conditions make a greater length impracticable, cul-de-sacs, or dead-end streets, shall not be greater in length than eight hundred (800) feet. They shall be provided at the closed end with a turnaround having a property line radius of at least fifty (50) feet with an outside pavement radius of at least forty (40) feet. (See Illustration 4 on file in city, Ordinance Book 5, page 32.)

(Code 1958, § 20A-1104)

Section 17-135 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-family and two-family residential developments unless the subdivider provides evidence satisfactory to the planning commission of the need for alleys.

(Code 1958, § 20A-1106)

Section 17-136 Reserve strips.

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Reserve strips controlling access to streets, alleys, and public grounds shall not be permitted unless their control is placed in the hands of the city council, under conditions approved by the city council.
(Code 1958, § 20A-1107)

Section 17-137 Easements.

Easements having a minimum width of fifteen (15) feet and located along the side or rear lot lines shall be provided as required for utility lines, and underground mains and cables, and pipe for drainage from street to watercourse along lot lines, and for sanitary sewer lines as required according to the terms and conditions of subsection (6) of section 17-188.
(Code 1958, § 20A-1108)

Section 17-138 Street right-of-way widths.

The right-of-way width shall be the distance across a street at right angles from property line to property line. Minimum street right-of-way widths shall be as follows:

- (1) Regional thoroughfares, eighty-six (86) feet; major thoroughfares, eighty (80) feet; secondary thoroughfares, seventy (70) feet; and collector streets, sixty (60) feet as given in the street and traffic plan of the city.
- (2) Minor streets and dead-end streets, sixty (60) feet with curb and gutter, and seventy (70) feet without curb and gutter.
- (3) Alleys, twenty (20) feet, where allowed.

(Code 1958, § 20A-1201)

Section 17-139 Street pavement widths.

Street pavement widths shall be as follows:

- (1) Regional thoroughfares, sixty-eight (68) feet; major thoroughfares, sixty-four (64) feet; secondary thoroughfares, fifty-two (52) feet; and collector streets, thirty-four (34) feet as given in the street and traffic plan of the city. This is not intended to prevent the city through its city council from using stage development to accomplish the final conformance with these standards;
- (2) Minor streets, thirty-two (32) feet if curbs are to be used; twenty-four (24) feet without curb and gutter;
- (3) Cul-de-sac or dead-end streets, twenty-eight (28) feet if curbs are to be used; twenty-four (24) feet without curb and gutter; and
- (4) Alleys, sixteen (16) feet.

(Code 1958, § 20A-1202)

Section 17-140 Street grades.

Maximum and minimum street and ditch grades shall be as follows:

- (1) Regional thoroughfares, major thoroughfares, secondary thoroughfares as shown on the street and traffic plan of the city, not in excess of seven (7) percent;
- (2) Collector streets, not in excess of ten (10) percent;
- (3) Minor streets and dead-end streets and alleys, not in excess of fourteen (14) percent;
- (4) No street grade shall be less than one-half of one (1) percent.

(Code 1958, § 20A-1203)

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Section 17-141 Horizontal curvature.

(a) The minimum radii of centerline curvature shall be as follows:

- (1) Regional thoroughfares, major thoroughfares, secondary thoroughfares as shown on the street and traffic plan of the city, eight hundred (800) feet;
- (2) Collector streets, two hundred (200) feet;
- (3) Minor streets and dead-end streets and alleys, one hundred (100) feet.

(b) Whenever a change in alignment occurs in the street except at street intersections, curves shall be required.

(Code 1958, § 20A-1204)

Section 17-142 Tangents.

Between reverse curves, there shall be a tangent having a length not less than the following (see Illustration 6 on file in city, Ordinance Book 5, page 34):

- (1) Regional thoroughfares, major thoroughfares, secondary thoroughfares as shown on the street and traffic plan of the city, two hundred (200) feet.
- (2) Collector streets and minor streets, one hundred (100) feet. (Code 1953, § 20A-1205)

Section 17-143 Street intersections.

Street intersections shall be as nearly at right angles as possible. No street intersections shall be at an angle of less than sixty (60) degrees unless required by unusual circumstances. (See Illustration 7 on file in city, Ordinance Book 5, page 34.)

(Code 1958, § 20A-1207)

Section 17-144 Curblin radius.

The curblin radius at street intersections shall be at least fifteen (15) feet. Where the angle of street intersection is less than ninety (90) degrees, a longer radius may be required. (Code 1958, § 20A-1208)

Section 17-145 17-145--17-160. Reserved.

Section 17-160A ARTICLE VI. DESIGN STANDARDS FOR BLOCKS AND LOTS

Section 17-161 Block lengths and widths.

Block lengths and widths shall be as follows (see Illustration 8 on file in city, Ordinance Book 5, page 35):

- (1) Block lengths shall be not greater than one thousand eight hundred (1,800) feet nor less than six hundred (600) feet, except in unusual circumstances.
- (2) Blocks shall be wide enough to provide two (2) tiers of lots of minimum depth, except where abutting upon major streets, limited-access highways, or railroads or where other situations make this requirement impracticable.

(Code 1958, § 20A-1301)

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Section 17-162 Lot sizes.

(a) Residential lots shall meet the lot width and lot area requirements of the zoning chapter.

(b) Where individual septic tanks are used, the chief building official shall prescribe minimum lot sizes to conform to health standards; provided, however, that lots shall never be less than the minimum size prescribed by the zoning chapter. Commercial and industrial lots shall be adequate to provide service areas and off-street parking suitable to use intended. (See Illustration 9 on file in city, Ordinance Book 5, page 35, and parking requirements of the zoning chapter.)

(c) Residential corner lots shall have adequate width to meet building setback requirements from both abutting streets. (See Illustration 10 on file in city, Ordinance Book 5, page 35.)
(Code 1958, § 20A-1302)

Section 17-163 Lot lines.

All lot lines shall be perpendicular or radial to street lines unless not practicable because of topographic or other features. (See Illustration 11 on file in city, Ordinance Book 5, page 36.)
(Code 1958, § 20A-1303)

Section 17-164 Building lines.

A building line meeting the front-yard setback requirements of the zoning ordinance shall be established on all lots.
(Code 1958, § 20A-1304)

Section 17-165 Lots abutting public streets.

Each lot shall abut upon a dedicated public street.
(Code 1958, § 20A-1305)

Section 17-166 Double and reverse frontage lots.

Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) 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. (See Illustration 11 on file in city, Ordinance Book 5, page 36.)
(Code 1958, § 20A-1306)

Section 17-167 17-167--17-185. Reserved.

Section 17-185 ARTICLE VII. REQUIRED IMPROVEMENTS

Section 17-186 Improvements to bear seal of registered professional engineer.

After the preliminary plat approval, the plans and specifications for the following improvements shall bear the seal of a registered professional engineer. The engineer is invited to consult with the city engineer for design criteria. The plans and specifications must be approved by the city engineer prior to

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the beginning of any work on improvements.

Editor's note--This section derives from the preamble to article XIV of chapter 20A of the 1958 Code. The preamble did not have a section number.

Section 17-187 Construction of improvements.

Construction of improvements shall not commence until the preliminary plat has been approved and plans and specifications for the improvements have been prepared by the subdivider's engineer and approved by the city engineer.

(Code 1958, § 20A-1401)

Section 17-188 Improvements installed by subdivider.

The subdivider shall be required to install at his expense the following improvements:

(1) *Monuments*. Concrete monuments at least thirty (30) inches in length and four (4) inches square with a suitable center point shall be provided at all intersections or rights-of-way at street intersections and changes of direction in streets and metal markers one-half inch in diameter and thirty (30) inches long at all lot corners.

(2) *Clearing and grubbing of street right-of-way*. Clear and grub the entire street right- of-way.

(3) *Paving with curbs and gutters*. The subdivider shall grade, pave and construct street paving, with curb and gutter, in accordance with current city specifications. All plans shall be drawn and paving done in accordance with a typical section approved by the city engineer. All paving work is to be inspected during all phases of the work by an official representative of the city engineer. The construction staking shall be done by the subdivider's engineer and at the subdivider's expense. Standard paved drives and all necessary street drainage, including storm sewers outside the street right-of-way, shall be constructed by the subdivider, at his expense, in accordance with city regulations and standards, as determined by the city engineer.

(4) *Strip paving*. When, in the sole judgment of the city council, unusual conditions exist that make the cost of construction of streets with curb and gutter exorbitant or clearly not in the public interest, then, and only then, may the city council permit the subdivider to construct strip paving in lieu of construction required by subsection (3) of section 17-188.

(5) *Storm drainage*. Adequate drainage shall be provided by the subdivider. The plan for such drainage shall bear the stamp of a registered professional engineer. The plan must be approved by the city engineer and shall be based upon the following criteria:

a. Storm sewers and/or ditches shall be designed to carry not less than the storm- water from a rainfall expected to occur once in twenty-five (25) years with a runoff factor of eighty-five (85) percent for pavements and buildings, twenty (20) percent for sandy soil, and forty (40) percent for soil with clay subgrade or surface. Storm drainage design shall be based upon the rational formula.

b. All drainage calculations shall accompany the street profiles and shall be in a form easily checked.

c. Where stormwater must be drained from the street across private property to natural drains, same shall be piped from the street one hundred (100) feet toward the natural drains. A drainage easement shall be provided fifteen (15) feet wide for maintenance. Where storm sewers cannot be covered, a concrete ditch will be provided of sufficient capacity to handle the water expected as outlined in a.

d. All pipes installed shall be class III reinforced concrete pipe, except where pipes larger than thirty-six (36) inch diameter are required; approved corrugated metal culverts or bridges may be installed. No wood bridge will be allowed. Corrugated metal pipe shall be asphalt coated and invert paved and be the gauge as recommended by the manufacturer for installation involved.

e. Endwalls or inlets, whichever is appropriate, shall be constructed on the ends of all pipes installed under the provisions of this article. The endwalls and inlets shall be placed and constructed in

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accordance to the then current city standards used in the design and the construction of other street improvements projects (street paving).

f. Wherever streets are strip paved, all ditches that are over three (3) feet deep (with reference to the shoulder) will be culverted and catch basins installed not more than one hundred (100) feet apart in accordance with city engineer requirements.

g. All ditches shall be dug with a minimum grade of five-tenths percent, and a maximum of six (6) percent.

h. Ditch bottoms shall be constructed according to typical section as provided by the city engineer. (See Illustration 12 on file in city, Ordinance Book 5, page 38.)

i. Front and rear slopes of all ditches shall be sloped uniformly from the bottom of the ditches on a slope not to exceed two (2) feet horizontally to one (1) foot vertically.

j. Where a subdivision is traversed by a watercourse, drainage way, natural channel or stream, there may be required an easement or right-of-way conforming substantially to the limit of such watercourse, plus additional width to accommodate future needs as requested by the city engineer.

k. Ditches shall be dug to a minimum depth of eighteen (18) inches where driveway culverts will be replaced. The construction will be supervised by the city engineer and must be approved by him.

(6) *Sanitary sewers.* The subdivider shall install sanitary sewers in accordance with standards adopted and prescribed by the city engineer; however, the city council, in its sole discretion, may waive the requirement that sewers be installed when it is the judgment of the city council that such installation is prohibitively costly to the subdivider. In instances where the city council waives the installation of sanitary sewers, the subdivider, as a condition precedent to the acceptance of the subdivision by the city, must provide easements for the later installation of sanitary sewers. Extension of the sanitary sewer system within a new development will be the expense of the developer. Extensions to the development that may result in other service opportunities may be credited or provided by the City as evaluated for each new development. Whenever a private sewage-disposal system or septic tank or both shall be constructed for the securing of any establishment, such construction shall be performed to meet the requirements of Chapter 290-5-26, On-site Sewage Management Systems, of the Rules of the Georgia Department of Human Resources, in effect at the time of construction.

(7) *Water mains and fire hydrants.* The subdivider shall install water mains and fire hydrants in accordance with standards adopted and prescribed by the city engineer. Extension of the water system within a new development will be the expense of the developer. Extensions to the development that may result in other service opportunities may be credited or provided by the City as evaluated for each new development.

(8) *Gas mains.* The subdivider may elect to install gas mains, in accordance with standards adopted and prescribed by the city engineer. Extension of the natural gas system within a new development will be the expense of the developer. Extensions to the development that may result in other service opportunities may be credited or provided by the City as evaluated for each new development.

(9) *Improvements or bond.* Before consideration of a final plat of a subdivision, the planning commission must be satisfied that all improvements required by this chapter have been constructed. In lieu of the completion of the improvements, the applicant shall file with the city a surety bond conditioned to secure the construction of the improvements required by this chapter in a manner satisfactory to the city and within a period of time not to exceed one (1) year from date of approval of the final plat, provided, however, that the planning commission shall have authority to extend such period of time not to exceed three (3) years. The amount of the bond shall be in an amount equal to one hundred ten (110) percent of the estimated cost of the construction of the improvements required by this chapter, such estimate to be made by the city engineer. The surety will be subject to the condition that the required

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improvements will be completed within twelve (12) months after approval of the final plat, and if they are not completed, the city may proceed with the work and hold the applicant and the surety jointly and severally responsible for the costs thereof. Such bond shall be executed by a corporate surety company authorized to do business in the state, holding a certificate of authority from the Secretary of the Treasury of the United States as acceptable sureties on federal bonds, and executed and issued by a resident agent licensed and having an office in the state, representing such corporate surety. As an alternative to the surety bond, the applicant may deposit with the city a certified check made payable to the City of Thomasville or issue a letter of credit to the City of Thomasville from a financial institution approved by the city manager, such letter of credit to be in a form approved by the city attorney. The amount of the certified check or letter of credit shall be the same as would otherwise be required for the surety bond as set forth above.

(Code 1958, § 20A-1402; Ord. of 9-22-86(2); Ord. of 7-11-94; Ord. of 12-13-99 § I; Ord. of 9-9-02)

Section 17-189 Improvements to be installed by the city.

(a) *Street name markers.* One (1) street name marker shall be provided at the corner of all street intersections.

(b) *Power transmission lines.* Adequate overhead power transmission lines will be installed prior to the paving. The subdivider must see that the Thomasville Utilities is informed in time to coordinate this portion of the work.

(Code 1958, § 20A-1403; Ord. of 12-13-99)