

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 17-185 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 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 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 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. of12-13-99)