Chapter 19

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ARTICLE I. GENERAL

Division 1. General Provisions.

Section 19.1 Short Title.

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

Section 19.2 Authority.

This resolution is adopted under authority of Georgia General Act. No. 358, 1957, as amended.

Section 19.3 Jurisdiction.

These regulations shall govern all subdivision or resubdivision of land within the incorporated areas of Blakely, Georgia.

Section 19.4 Purpose and Intent.

The public health, safety and general welfare require the harmonious, orderly and progressive development of land within Blakely, Georgia. In furtherance of this goal this resolution is adopted for the following purposes among others:

a. To encourage the development of economically sound and ecologically stable communities.

b. To assure the provision of required streets, utilities, other facilities and services to new land developments.

c. To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments.

d. To assure the provisions of needed public open spaces and building sites in new land developments for recreational, educational and other public purposes; and

e. To assure, in general, the wise development of new areas, in harmony with the master plan of the community.

Section 19.5 Effective Date.

This ordinance shall be effective on the date of its adoption.

Section 19.6 Definitions.

For the purpose of this resolution certain words used herein are defined as follows:

Planning Commission is the Blakely Planning Commission duly appointed by their respective governing body.

The word *"shall"* is always mandatory.

Subdivision means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, and includes all division of land involving a new street or a change in existing streets, and includes resubdivision and, where appropriate to the context, relates to the process 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 are not increased and the resultant lots are equal to the standards of the city;

2. The division of land into parcels of five acres or more where no new street is involved.

The term *"street"* means a way dedicated for vehicular traffic by the general public whether designated as a street, highway, parkway, road, avenue, boulevard, lane, place, or other similar designations.

1. *Arterial Streets and Highways* are those which are used primarily for fast or heavy traffic and includes all Federal, State and paved county roads.

2. *Collector or Feeder Streets* are those which carry traffic from minor or access streets to the major system of arterial streets and highways and promise a traffic potential greater than that of minor streets.

3. *Minor Streets* are those which are primarily for access to the abutting properties.

4. *Cul-de-Sacs* are short minor streets with only one end open to vehicular traffic and being permanently terminated at the other end by a vehicle turn-around.

5. *Dead End Streets* are those streets with only one end open to vehicular traffic and being permanently terminated at the other end by a vehicle turn-around.

6. *Marginal Access Streets* are minor streets which are generally parallel and adjacent to arterial streets and highways, and which provide access to abutting properties and protection from through traffic.

7. *Alleys* are minor ways which are used primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.

Lot, tract, or *plat*, or any area with a similar designation all mean the same for the purposes of these regulations.

1. *Outlots* are parcels of land lying within the boundaries of a platted subdivision but not included as a numbered lot.

2. *Easement* is a grant by a property owner of the use, for a specific purpose (or purposes), of a piece of land by the general public, a corporation or a person or persons.

3. *Building Lines* are such lines as are established in a plat or by recorded restrictive covenants for the purpose of prohibiting construction of any

portion of a building or structure between such line and any easement, right-of-way, or minimum permissible width.

Performance Guarantees are any securities including performance bonds, escrow agreements, and other similar collateral or surety agreements, which may be accepted by the City Council as a guarantee that required subdivision improvements will be made by the developer.

Sections 19.7 - 19.10 Reserved.

Division 2. General Requirements.

Section 19.11 Plats Required.

After the effective date of these regulations or revisions thereof, no person shall subdivide land within the legal jurisdiction of the incorporated areas of Blakely or commence construction of any buildings or public improvements on such subdivided land prior to the approval of the preliminary plat of such land in accordance with the provisions hereof. No real property within the incorporated areas of Blakely shall be divided and offered for sale until a final plat thereof is approved by the Planning Commission and recorded in accordance with the provisions hereof.

All preliminary and final plats shall bear the seal of a surveyor or engineer registered in the State of Georgia in order to verify the standards followed and accuracy of the plat.

Building permits shall not be issued for structures located in a subdivision created subsequent to the adoption of this resolution unless a final plat of such subdivision has been approved and recorded as provided herein.

In the event that no improvements are made to land approved for subdivision within 12 months, the Planning Commission may require resubmission of preliminary and final plats.

Section 19.12 Conformance to Standards.

Whenever any persons shall construct a road or street or alley to be used by the public generally, he shall first comply with all provisions of these subdivision regulations pertaining to the development of roads and streets and alleys, and shall construct same in accordance with the standards fixed by these regulations.

Section 19.13 Erection of Buildings.

No building permit shall be issued and no building shall be erected on any lot within the City of Blakely unless the street giving access thereto has been accepted as a public street in accordance with this resolution, or unless such street had attained the status of a public street prior to the effective date of this resolution, or on a street accepted by the Blakely City Council.

Section 19.14 Flood Hazard Requirements.

a. When a proposed subdivision site is located in a flood hazard area, any new construction or substantial improvements (including prefabricated and mobile homes) must:

1. Be designed or modified and anchored to prevent flotation, collapse, or lateral movement of the structure, and

2. Use construction methods and practices that will minimize flood damage, and

3. Use construction materials and utility equipment that are resistant to flood damage.

b. The building official shall review subdivision proposals and other proposed new developments to assure that:

1. All such proposals are consistent with the need to minimize flood damage, and

2. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage, and

3. Adequate drainage is provided so as to reduce exposure to flood hazards.

c. The building official shall require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

d. The permit shall be denied unless the required plans have been endorsed by a registered engineer stating that all feasible actions have been taken to minimize flood damage.

No building permit shall be issued to anyone in a flood hazard area until the applicant meets the aforementioned criteria.

Sections 19.15 - 19.20 Reserved.

ARTICLE II. PLATTING PROCEDURE

Division 1. Pre-application Procedure.

Section 19.21 Procedure.

Previous to the filing of an application for the approval of a preliminary plat, the subdivider or his engineer shall consult with the Building Inspector to determine existing conditions within the site and its vicinity. The subdivider or his engineer shall review his proposed methods of sewage disposal, drainage, street improvements, and source of water for the proposed subdivision with the City Engineer. The subdivider shall prepare and present a proposed disposal method for sewage waste prior to proceeding further with the preparation of plans or improvements for the subdivision.

The City officials may require further detailed plans for review by the Planning Commission at the time a preliminary plat is presented for approval.

Section 19.22 Required Data.

a. General subdivision information which shall describe or outline the existing conditions of the site and the proposed development is necessary to supplement the drawings required below – this information shall include data on existing covenants, land characteristics including drainage patterns, sub-marginal lands and available community facilities and utilities and information describing the subdivision proposed, such as number or residential lots, typical lot width and depth, business areas, proposed protective covenants and proposed utilities and street improvements.

b. A vicinity map at a scale of one inch to ½ mile and of four inches in height and length shall be prepared and shall show the relationship of the proposed subdivision to existing community facilities serving or influencing it, to include development name and location; main traffic arteries, public transportation lines; shopping centers, elementary and high schools; parks and playground; other community features such as railroad stations, churches; title, scale, north arrow and date.

c. A sketch plan which shall show in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions - the sketch plan may be a free hand pencil sketch made directly on a print of the boundary survey and shall include some of the existing data listed in Article II, Division 2, Section 19.27 as a Preliminary Review Board determines necessary for consideration of the proposed sketch plan.

Sections 19.23 - 19.25 Reserved.

Division 2. Preliminary Plat.

Section 19.26 Procedure.

After consulting with the appropriate officials, the subdivider shall present a preliminary plat to the Planning Commission together with improvement plans and other supplemental material required during the informal review of the subdivision, as specified in Article III.

a. At least ten (10) days prior to the meeting at which it is to be considered, four (4) copies of the preliminary plat and any required supplemental material shall be submitted to the Building Inspector together with a written request for conditional approval which shall also specify a request for any variances from the regulations along with material to support his claim for relief from appropriate sections. (If no request for variance from sections in Articles II and III is received, it shall be deemed that the subdivision shall be improved and platted in accord to at least the minimum standards required in Articles II and III.)

b. Copies of the preliminary plat shall be distributed to the City Engineer, the Early County Board of Health and the Mayor for review and recommendation to the Planning Commission.

c. Within forty-five (45) days after submission of the preliminary plat, at its regular meeting, the Planning Commission shall review it and, based on negotiations and recommendations by the City Engineer, the County Board of Health and the Mayor express its approval, disapproval, or approval subject to listed modifications as a basis for the preparation of the final plat and for initiating required improvements within the subdivision.

d. The action of the Planning Commission shall be noted in the official minutes of the meeting, copies of which shall be sent to the subdivider or his engineer, the City Engineer and the County Sanitarian.

e. Conditional approval shall not constitute approval of the final plat. Rather it shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the preparation of the final plat. The final plat will be submitted for approval and if accepted, approved by the Planning Commission for recording upon fulfillment of the requirements of these regulations and the terms of the conditional approval, if any.

Section 19.27 Required Data.

a. Topographic maps will be required on all land subdivisions, the scale and contour interval being determined by the City Engineer. This requirement may be waived if deemed appropriate by the Planning Commission and the Engineer. Other topographic data, when required as a basis for the preliminary plat, shall include existing conditions as follows, except when otherwise specified by the Planning Commission.

1. Boundary lines, bearings, and distance.

2. Easements, location, width, and purpose.

3. Streets on and adjacent to the tract, name and right-of-way width and location, type, width and elevation of surfacing, any legally established center line elevations, walks, curbs, gutters, culverts, etc.

4. Utilities on and adjacent to the tract, location, size and invert elevation of sanitary and storm sewers, location and size of water mains, location of gas lines, hydrants, electric and telephone poles and street light: if water mains and sewers are not on or adjacent to the street, indicate the direction and distance to and size of nearest ones, showing invert elevation of sewers.

5. One soil percolation test hole per acre where the subdivision is not to be served by a public sewerage system and, if required by the Planning Commission, other subsurface and soil condition studies of the tract as specified by the Board of Health or the City Engineer.

6. Other conditions on the tract, water course, marshes, wooded areas, isolated preservable trees one foot or more in diameter, houses, barns, shacks, and other significant features.

7. Other conditions on adjacent land: character and location of buildings, railroads, power lines, towers, and other nearby non-residential land uses or adverse influences; name of owners of adjacent unplatted land and owners of platted land by name, subdivision name, recordation date, and number.

8. Proposed public improvements: highways or other major improvements planned by public authorities for future construction on or near the tract.

9. Key plan showing location of the tract with distance to intersections or other obvious geographical locations.

10. Present tract designation according to official records, title under which proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow, datum, bench marks, certification of registered land surveyor, date of survey.

b. All preliminary plats shall include the following specific data concerning proposed improvements unless waived by the Planning Commission:

1. Streets: Names, right-of-way and roadway widths; similar data for alleys, if

any.

2. Other rights-of-way or easements; location, width and purpose.

3. Location of utilities, if not shown on other exhibits.

4. Lot lines, lot numbers, and block numbers.

5. Sites, if any, to be reserved or dedicated for playgrounds or other public uses.

6. Sites, if any, for multiple family dwellings, shopping centers, churches, industry, or other non-public uses exclusive of single family dwellings.

7. Minimum building set back lines.

8. Site data, including number of residential lots, typical lot size, and areas in parks, etc.

9. Title, numerical scale, graphic scale, north arrow, date.

10. Existing zoning classification.

c. When required by the Planning Commission, the preliminary plat shall be accompanied by profiles showing existing ground surface and proposed street grades, including extensions for a reasonable distance beyond the limits of the proposes grading, roadway and sidewalk; and preliminary plan of proposed sanitary and storm water sewers with grades and sizes indicated. All elevations shall be based on sea level datum plan approved by the City Engineer.

d. Draft of protective covenants, whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development.

Sections 19.28 - 19.30 Reserved.

Division 3. Final Plat.

Section 19.31 Procedure.

a. At least fourteen (14) days prior to the regular meeting of the Planning Commission, the subdivider shall submit to the Chairman or Secretary of the Planning Commission, an original tracing drawn on linen, or equivalent, and four (4) copies of the final plat and other exhibits. The final plat shall conform substantially to the preliminary plat as approved and, if desired by the subdivider, it may constitute only that portion of the preliminary plat which he proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these

standards.

b. The original shall be drawn on acceptable material to a scale of one inch equals two hundred (200) feet as a minimum and shall correspond to plat book dimensions. (Where possible, a scale of one (1) inch equals one hundred (100) feet is still desirable.) Plats may be a maximum size of twenty (20) by twenty-four (24) inches. Should a design and required information necessitate more space, multiple sheets shall be required with an appropriate index map as the first such sheet.

c. Copies of the final plat shall be submitted to the County Sanitarian, the City Engineer and Mayor for review prior to final action by the Planning Commission.

d. The Planning Commission shall approve or disapprove this final plat within forty-five (45) days after its submission to the body at its regular assembled meeting. Failure of the Planning Commission to act on this final plat within these forty-five (45) days shall be deemed approval of it. If the plat is disapproved, the grounds for disapproval shall be stated upon the records of the Planning Commission and in a letter to the engineer and developer.

e. When the plat has been approved, the original will be returned to the developer with the approval of the Planning Commission certified thereon for recording in the plat books of the County, one copy will be returned to the developer for his records, the reproducible linen will be forwarded to the City Engineer's office, one copy will be forwarded to the Building Inspector of Blakely.

f. At the time a final plat is presented, and prior to its review by the Planning Commission, the subdivider shall also present performance and/or maintenance bonds providing for and securing to the city the actual construction and installation cost of such improvements within a period specified by the City Council and stated in the Bond. The bond shall be with a surety company entered and licensed to do business in Georgia. Such bond shall be made payable to the City of Blakely in an amount equal to no less than 100 percent of the improvement and installation cost.

g. Approval of the final plat by the Planning Commission shall not constitute acceptance by City of Blakely for the dedication of any streets or public way or ground for public use or maintenance.

h. At the time a final plat is approved, the terms under which the city will accept maintenance of streets, drainage systems, and sewerage systems will be provided by the developer. When all conditions have been met, the City of Blakely shall then pass appropriate resolutions authorizing the acceptance of improvements and their maintenance and shall authorize the City Clerk to sign a certificate on the final plat denoting City Council's approval.

i. The subdivider, at the time an approved final plat is presented, shall also pay unto the City of Blakley a fee of twenty-five ($25.00) dollars for each residential lot to be platted and fifty

dollars ($50.00) for each acre to be platted for commercial or industrial purposes: such fees shall be used to partially defray the city's cost of investigating subdivision plats including investigations of sanitary conditions, street construction, and other detailed investigations of plats by city officials and the Planning Commission.

Section 19.32 Required Data.

a. The final plat shall be drawn in ink or tracing cloth or other acceptable material, on sheets no larger than 20 by 24 inches and shall be drawn to a minimum scale of 200 feet to one inch. Where necessary, the plat may be drawn on several sheets accompanied by an index sheet showing the entire subdivision. The final plat shall show the following:

1. Primary control points and bench marks with necessary descriptions and locations of such control points, including all dimensions, angles, bearings, and similar data necessary for proper location.

2. Tract boundary lines, right-of-way lines of streets, easements and other right-of-way and property lines of residential lots and other sites; with accurate dimensions, bearings of deflection angles, and radii, area and central angles of all curves.

3. Name and right-of-way width of each street or other right-of-way.

4. Location, dimensions, and purpose of any easements.

5. Number or letter to identify each lot and block.

6. Purpose for which sites, other than residential lots are dedicated or reserved.

7. Minimum building set-back lines on all lots and other sites.

8. Location and description of monuments.

9. Names of record owners of adjoining unplatted land.

10. Reference to recorded subdivision plats of adjoining platted land by record, name, date, and number.

11. Certification by surveyor or engineer certifying to accuracy of survey and plat.

12. Certification of title showing that applicant is land owner.

13. Title, numerical scale, graphic scale, north arrow, date.

14. Statement by owner dedicating streets, right-of-way and any sites for public uses, similar to the following:

"The undersigned hereby acknowledges this plat and allotment to be _____ free act and deed and hereby dedicates to public use as streets, alleys, easements, parks, and open spaces forever all areas so shown or indicated on said plat."

Signed _____

15. Forms for the endorsement of the Planning Commission similar to the following:

"Approved, with respect to acceptance of the dedication of the improvements and land grants as listed:

a.
b.
c.

Signed_____
Chairman of Planning Commission

b. Restrictive covenants in form for recording.

c. Other data: Certificates, affidavits or endorsements from the County Board of Health and the City Engineer indicating that all required improvements and installations required by these regulations have been completed in accordance with these standards; or a performance bond or certified check has been provided by the developer to satisfy the requirements of this resolution.

Sections 19.33 - 19.35 Reserved.

Division 4. Variances.

Section 19.36 Hardships.

Where the Planning Commission finds that because of topographic or other conditions peculiar to the site, literal enforcement of a provision of this resolution may result, in an individual case, in unnecessary hardship to the developer, it may vary the regulations where, in the opinion of the Planning Commission such variation will not have the effect of nullifying the intent and purpose

of these regulations. Any variance shall be recorded in the minutes of the Planning Commission meeting together with the reasoning used to justify it.

Section 19.37 Conditions of Variance.

In granting variances and modifications, the Planning Commission may require such conditions as will secure substantially the objectives of the standards or requirements so varied and modified.

Sections 19.38 - 19.40 Reserved.

ARTICLE III. DESIGN STANDARDS AND IMPROVEMENTS.

Division 1. Provision of Improvements

Section 19.41 Requirements of Developer.

Unless otherwise stated herein, the developer of each subdivision will be required to provide all improvements described within Article III.

Section 19.42 Conformance to City Specifications.

All proposed subdivisions shall conform to any existing or hereafter adopted standards of improvements for streets, grading, utility provisions, or drainage. Before final acceptance of the required improvements by the filing and recording of any approved and signed subdivision plat, the City Engineer or his authorized representative shall inspect the improvements and shall certify his approval to the subdivider and the Planning Commission.

Sections 19.43 - 19.45 Reserved.

Division 2. Improvements Design

Section 19.46 Monuments.

a. Monuments shall be placed at all block corners angle points, points of curves in streets, and at intermediate points as required by the City Engineer. Monuments shall be of reinforced concrete with dimensions at least 4 inches x 24 inches with bronze or aluminum center pins of 1/4 inch diameter and 4 inches length and the top 6 inches below the finished grade.

b. Lot corners shall be marked with solid steel rods not less than 5/8 inches in diameter and 24 inches in length and driven so as to be flush with the finished grade.

Section 19.47 Blocks.

a. The length, width, and shape of blocks shall be determined with regard to:

1. Provision of adequate building sites suitable to the special needs of the type of use contemplated.

2. Zoning requirements as to lot sizes and dimensions.

3. Needs for convenient access, circulation, control, and safety of street and pedestrian traffic.

4. Limitations and opportunities of topography.

b. Block length, whether within or at the exterior of a subdivision, shall not exceed 1,200 feet or be less than 400 feet except where topography or other conditions peculiar to the site make such decisions impracticable in the opinion of the Planning Commission.

Section 19.48 Lots.

a. Lot dimensions shall conform to the requirements of the Comprehensive Zoning Ordinance except that residential lots not served by central water supply and sewage disposal and requiring both individual water supply and sewage disposal shall be no less than 100 feet wide at the building line and no less than (1) acre in area. Residential lots served by either a central water supply or a central sewerage disposal system shall be 100 feet wide at the building line and no less than ½ acre in size.

b. Corner lots for residential use shall have extra width to permit appropriate building setback from an orientation to both streets.

c. Each lot shall have access to an existing public street and in no case less than 30 feet of street frontage.

d. Double frontage and reverse frontage lots shall be avoided except where desirable to provide separation of residential development from traffic arteries or to overcome specific disadvantage of topography and orientation. A planting screen easement of at least 10 feet, across which there shall be no right-of-way access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.

e. Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines unless the subdivider can show for reasons of terrain or natural features that such lot line requirements lessen the desirability of the resulting lots.

f. A planting screen easement of appropriate size and location may be required by the Planning Commission to separate different types of land use.

Section 19.49 Setback Lines.

The minimum depth of building setback lines shall conform to the requirements of the Blakely Zoning Ordinance (Article VIII of Comprehensive Zoning Ordinance).

a. The minimum depth of building setback lines for commercial and/or industrial lots shall be sufficient to provide two rows of off-street parking space and sufficient access thereto provided, however, none of such off-street parking space is on an existing or proposed right-of-way. Setback lines shall be shown on preliminary and final plats. The required setback may be waived

by the Planning Commission if the subdivider can demonstrate the feasibility of alternate proposals which would provide adequate off-street parking space and loading and unloading areas and which would be in harmony with existing or proposed developments nearby.

b. Minimum setback lines for accessary structures including billboards and signs of more than two feet in height shall be the same as the required building setback line for principal buildings provided, however, that one advertising sign or structure advertising or identifying the type of business located on roads platted or used for commercial or industrial purposes may be located between the required minimum setback line and the right-of-way line provided such structure is located a minimum horizontal distance of 20 feet from the edge of the right-of-way and such structure does not in any way affect sight distance on the adjacent street.

Section 19.50 Easements.

a. Except where alleys are permitted for the purpose, the developer shall provide easements across lots or centered on rear or side lot lines for utilities; such easements shall be at least 20 feet wide.

b. Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith.

c. Pedestrian easements of at least five feet in width may be required within blocks measuring more than 800 feet in length. Pedestrian easements shall also be provided and improved to grant access to recreational areas and school sites when in the opinion of the Planning Commission sufficient access is not provided by proposed streets. Such easements may also be used for utilities and shall be paved with a suitable permanent surface.

Section 19.51 Public or Reserved Recreation Areas.

a. Recreation land, facilities, and improvements shall conform to those standards of the Comprehensive Development Plan.

b. (Preliminary Plan for Recreation Areas) In subdivisions of more than 30 acres in size, the subdivider shall discuss the tentative lot arrangement with the recreation official or person so designated by a local government to determine the location of land to be reserved for recreation with the following limitations: (1) such land shall be well drained, usable tracts, suitable for recreation pursuits, landscaping, and beautification, (2) such land shall not be used for drainage channels, holding ponds, or other purposes which will destroy its usefulness for recreation, and (3) necessary, pedestrian easements.

Section 19.52 Streets.

a. The arrangement, character, extent, width, grade and location of all streets shall conform to the street and highway plans of the Planning Commission, the state, and the City of Blakely respectively.

b. Where such is not shown in any street or highway plan, the arrangement of streets in a subdivision shall either:

1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas by extending to the boundaries of the proposed subdivision, or

2. Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographical or other conditions make continuance for conformance to existing streets impracticable.

c. Where a subdivision abuts or contains an existing or proposed arterial or collector street, the Planning Commission may require marginal access streets, reverse frontage with a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

d. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Planning Commission may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in appropriate districts. Such distances shall be determined with due regard for the requirements of approach grades and future divisions shall be held to a minimum and, if possible and practical from the standpoint of subdivision development, be limited to major streets so designated on street and highway plans of the Planning Commission.

e. Private streets shall be prohibited. Every lot in subdivided property shall be served from a publicly dedicated street.

f. On intersecting streets with their center lines offset, where it is impossible to obtain continuous pavement alignment (by offsetting the pavement within the right-of-way), the minimum center line offset shall be 150 feet.

g. When a deflection in the alignment of street occurs, the street shall be connected by a curve with a radius adequate to insure a sight distance of not less than four hundred feet for arterial and collector streets, and not less than 150 feet for minor streets.

h. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle less than 75 degrees. Where possible, four-way intersections should be eliminated from a subdivision design in favor of three-way or T intersections.

i. Property lines at street intersection shall be rounded with a curb radius of 20 feet. The Planning Commission may permit comparable cut-offs or chords in the place of rounded corners.

j. Minimum street right-of-way widths shall conform to the following:

Street Type	Right of Way In Feet	Minimum Paving Width
Marginal Access	24	20'
Minor Residential	50 - 60	20 - 24'
Collector (Depending on Traffic Potentials)	60 - 90	24'
Arterial	150 or More	24 - 48'

(Note: Right-of-way in excess of 90 feet shall be acquired through normal right-of-way acquisition procedure.)

k. Half width streets shall be prohibited. All public streets, except marginal access streets, within subdivisions which give direct access to the residential lots shall be platted and dedicated to a minimum right-of-way of 50 feet. If drainage courses for streets extend beyond the existing or proposed right-of-way, adequate drainage easements shall be dedicated.

l. Subdivisions that adjoin existing streets shall dedicate additional right-of-way if needed to meet the above minimum street width requirements. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, shall be provided.

m. Dead-end streets, designed to be so permanently, shall be no longer than 800 feet, including the diameter of the turn-around, shall be provided at the closed end with a turn-around having an outside roadway diameter of at least 100 feet. Where, in the opinion of the Planning Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property and provided with a temporary paved turn-around having a roadway diameter of at least 80 feet.

n. No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to the approval of the Planning Commission. Additionally, street names shall not duplicate approved or official names already existing in the county or adjacent counties or municipalities within the county, unless such street extends existing

streets or roads.

o. Minimum grades on improved streets shall be 0.3 (three tenths) percent. Road shoulders and slopes shall be improved at the limits of rights-of-way of streets serving residential lots and the slope of created front lots within a subdivision shall be improved to eliminate major erosion. Improved driveways and access points, constructed to appropriate grades of drainage ditches shall be required if lot or street drainage is not controlled by curbs and gutters or other means approve by the Planning Commission. Lot access points shall be provided with adequately sized culverts set at a grade to prevent undue flooding. Such lot access points shall be improved to a minimum width of 18 feet and shall be furnished with a pipe no smaller than 15 inches in size. A larger pipe shall be furnished if required to meet normal rainfall runoff.

Section 19.53 Street Improvements.

a. Marginal access streets shall be paved within their entire right-of-way. All other streets dedicated to the Governing Body shall be constructed according to the street cross sections of the Georgia State Highway Department.

1. All streets shall have a minimum of 6 inches sand, clay or soil cement base thoroughly compacted according to Section 201 and 203 of the Georgia Highway Specifications of May 1, 1956, which sections are hereby made a part hereof to the same extent as herein set out in full.

2. All streets shall have a prime coat MC-1 as specified in Section 312 of the Georgia Highway Specifications of May 1, 1956, which section is hereby made a part hereof to the same extent as herein set out in full.

3. The subgrade of all streets shall be prepared in accordance with Section 120 of the Georgia Highway Department Specifications of May 1, 1956, which section is hereby made a part hereof to the same extent as herein set out in full.

4. All streets shall have a single surface treatment MC-5 or MC-6 stone type as specified in Section 324 of the Georgia Highway Department Specifications of May 1, 1956, which section is hereby made a part hereof to the same extent as herein set out in full.

5. All streets shall be sealed with a 1 inch hot plant mis, type E, or triple surface treatment as specified in Section 350 of the Georgia Highway Department Specifications of May 1, 1956, which section is hereby made a part hereof to the same extent as herein set out in full.

6. All shoulders and drainage slopes within rights-of-way shall be sprigged and

prepared as specified in Section 701 of the Georgia Highway Department Specifications of May 1, 1956, which section is hereby made a part hereof to the same extent as herein set out in full.

b. The Planning Commission upon the recommendation of the City Engineer may require additional street improvements for highly traveled streets or streets receiving the traffic from or within industrial and commercial subdivisions. Such street improvements shall be drawn in accordance with the standards and specifications of the Georgia Highway Department Specifications Volume 1 and 2, adopted on May 1, 1956.

c. All sidewalks are to be a minimum of four feet in width, four inches in thickness of 2000# concrete.

d. The following proposed improvements in proposed subdivision shall be paved at sufficient width and to meet minimum standards of improvements:

1. The proposed common parking area of areas of group housing projects.

2. Alleys and loading and unloading areas in commercial or industrial districts.

Section 19.54 Approval of Street Plans and Profiles.

a. No street or alley grading shall be done on any land being subdivided until:

1. Acceptable plans and profiles have been submitted to the City Engineer, and

2. A construction permitted approving street and utility plans including drainage has been issued by the City Engineer.

Section 19.55 Curb Radii Required.

All streets with curbs and gutters shall be provided with 24 foot turnout curb radii and all alleys shall be provided with 10 foot turnout.

Section 19.56 Street Markers.

There shall be placed at least one standard reflectorized street name sign at every intersection and two diagonally opposed when deemed necessary by the Planning Commission.

Section 19.57 Drainage Facilities.

All drainage structures and facilities shall be designed and sized to meet the runoff of the drainage area which they serve.

In the event curbs and gutters are placed in the subdivision, all necessary storm sewers, bath basins, and manholes shall be built to meet State Department of Transportation Specifications and standards.

Section 19.58 Alleys.

a. Alleys shall be provided in commercial and industrial districts, except that the Planning Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed.

b. The width of an alley shall be not less than 20 feet for residential subdivisions and not less than 30 feet for industrial and commercial areas.

c. Alley intersections and sharp changes in alignment shall be avoided, but, where necessary, corners shall be cut off sufficiently to provide an inside turning radius of at least 20 feet. Dead-end alleys are prohibited and all alleys must extend from one approved and dedicated street to another such street.

Section 19.59 Alley Improvements.

All alleys shall be graded to a full 20-foot width and provided with paved aprons at all street intersections. All alleys shall be properly drained.

Section 19.60 Conformance to Utilities Master Plan.

All proposed subdivisions shall conform to the storm drainage and sanitary sewer master plans and development policies in effect at the time of submission of the Planning Commission. Land subject to flooding, as specified by the City Engineer, shall not be platted for residential occupancy or for other uses as will increase the danger to health, life, and property unless such land is not to be used as a building site. (See Section19.49.)

Section 19.61 Water Services.

Water sources for individual lots shall meet the standards of the Georgia Department of Natural Resources. A water system for an entire subdivision shall also conform to such health standards. When considered feasible by the City Engineer, new subdivisions may connect to public water with costs borne by the developer.

In the event that the Planning Commission approves the installation of utilities within street right-of-way, the developer shall be required to complete all underground work for such utilities including the provision of adequate service connections to each lot within the subdivision prior to the paving of such subdivision roads.

Section 19.62 Sewerage.

When the subdivision is located within the service area of an existing public sewerage system, sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system. Where lots cannot be economically connected with a sewerage system or where such a system cannot be feasibly developed, they must contain adequate area for the installation of approved septic tank and disposal fields and must be approved in writing by the Early County Board of Health.

For the purpose of this resolution, it shall be considered economically feasible to develop a sewerage system when the total cost per lot for sanitary sewers does not exceed the cost per lot for septic tanks by more than 100 percent. In such event a lot and providing for a primary treatment facility including among other methods a properly constructed sewerage lagoon, shall be provided.

All materials, equipment, labor, and other matters relating to the sanitary sewerage system shall be provided by the developer who shall be responsible for the maintenance of a private system. When considered feasible by the City Engineer, new subdivisions may connect to public sewerage with costs borne by the developer.

Section 19.63 Utility Installation.

It is the intent of these regulations to secure utility provision within alleys or along rear easements. In the event a developer wishes to place utilities within street right-of-way, he should so request a variance from these requirements and submit written justification to the Planning Commission. If no request for variance from this requirement is made by the developer, it shall be deemed that utilities will be provided in all alleys or rear easements.

Sections 19.64 - 19.65 Reserved.

Division 3. Planned Unit Development

Section 19.66 Large Scale Development.

The standards and requirements of these regulations may be modified in the case of a plan and program for a complete community or neighborhood unit which in the judgment of the Planning Commission provides adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed, and which shall have an area of at least 20 acres. Plans for such developments shall be submitted to and approved by the Planning Commission whether or not such plat is to be recorded and no building permits shall be issued until such approval has been given.

Section 19.67 Mobile Home Developments.

Mobile home developments, shall be submitted to the Planning Commission whether such lots are to be recorded as a subdivision or not. Proposed mobile home parks or courts shall meet the minimum requirements of existing City Mobile Homes, Trailer and Park Regulations.

Sections 19.68 - 19.70 Reserved.

ARTICLE IV. AMENDMENT, VALIDITY AND ADOPTION.

Division 1. Amendment.

This resolution may be amended to increase the effectiveness of these regulations or to expedite the approval of subdivision plats. Such amendments shall be considered by the Planning Commission and after due deliberation shall be forwarded to the Blakely City Council for a Public Hearing as required by law.

Division 2. 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 effect 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 serverable.

Division 3. Repeals and Adoption.

Any and all resolutions or regulations by whatever authority resolved or ordained are hereby repealed to the extent of any conflict herewith.