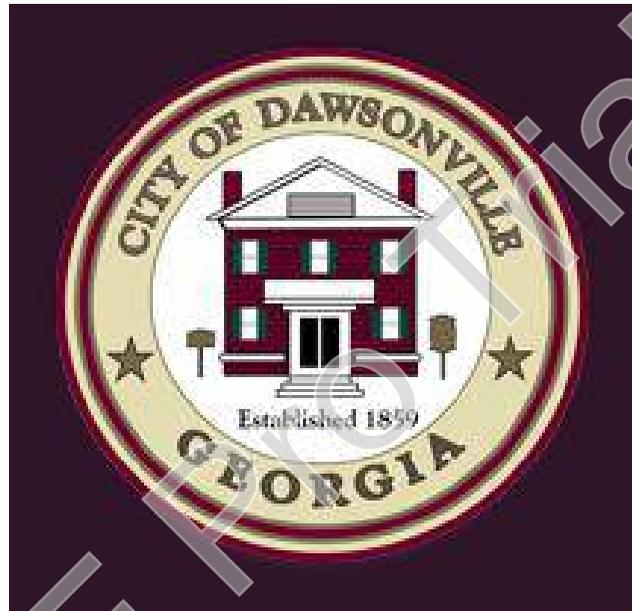


SUBPART B
LAND DEVELOPMENT REGULATIONS
CHAPTERS 109 TO 113



CITY OF DAWSONVILLE, GEORGIA

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LAND DEVELOPMENT REGULATIONS
CHAPTERS 109 TO 113

CITY OF DAWSONVILLE, GEORGIA

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CHAPTER 109 – STREET STANDARDS

ARTICLE I – GENERAL PROVISIONS

Sec. 109-1. -Reserved.

Sec. 109-2.- Applicability.

- (a) Streets, whether abutting or internal, existing or new, shall be constructed or improved under those circumstances and to the standards as established in these Regulations.
- (b) In the event that a development has access to a substandard street and if that substandard street provides the primary means of access to the development, the substandard street, except as indicated below, shall be fully upgraded along the entire property frontage and continuing to the nearest standard paved road along the route of primary access. In the event that a development has access to a substandard street and if that substandard street is other than the primary means of access to the development, the substandard street, except as indicated below, shall be fully upgraded only along the entire property frontage and shall be paved on the both sides of the road.

The upgrading of substandard streets used for access will not be required if any of the following conditions are met:

- (1) The development consists of a single one or two family residence on an existing recorded lot within the City;
 - (2) Total traffic on the substandard street is less than 200 vehicles per day including projected traffic volume from the development; or
 - (3) The development is a small business with ingress/egress of less than 100 vehicles per day.
- (c) For any development which abuts a State or Federal highway, improvements to the highway and the location and design of any street or driveway providing access from the highway shall comply with the standards and requirements of the Georgia Department of Transportation. A copy of the approved Georgia DOT permit shall be provided to the City prior to issuance of building permits.

Sec. 109-3-109-16. -Reserved.

Sec. 109-17. -Road Classification and Design Speed.

Road classifications and design speeds shall be requested by the Developer and will be reviewed by the City during review of the Preliminary Plat.

Road Classification	Classification Code	Design Speed
Arterial – Primary	R010	50
Arterial – Secondary	R010	50
Collector – Primary	R020	45
Collector – Secondary	R030	40
Local – Non-Residential	R040	30

Local – Non-Residential Cul-de-sac	R080	N/A
Local – Residential	R040	20
Local – Residential Cul-de-sac	R080	N/A

Sec. 109-18. -Design Requirements.

The engineer shall design roadways to meet practices set forth in AASHTO's A Policy on Geometric Design of Highways and Street, latest edition. Some of the practices are detailed below but this does not relieve the engineer from meeting other practices specified by A Policy on Geometric Design of Highways and Street, latest edition.

ARTICLE II – DEFINITIONS

Sec. 109-19-109-29. Reserved.

ARTICLE III – RIGHT OF WAY AND ROADWAY WIDTHS

Sec. 109-30. –Minimum Requirements.

On any existing street having a right-of-way less than the minimum which abuts a property being developed, one-half of the required width of right-of-way, measured to the centerline of the existing right-of-way, shall be dedicated at no cost to the City along the entire property boundary abutting the existing street.

Additional street right-of-way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, islands, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate these improvements.

Minimum widths for construction (new streets or widening sections) are specified in the table below. Roadway width dimensions are back of curb to back of curb.

Road Classification	Minimum Right of Way Width	Minimum Roadway Widths
Arterial – Primary	100'	66'
Arterial – Secondary	100'	52'
Collector – Primary	60'	52'
Collector – Secondary	60'	42'
Local – Non-Residential	60'	28'
Local – Non-Residential Cul-de-sac	120'	50' R
Local – Residential	50'	30'
Local – Residential Cul-de-sac	100'	40' R

Sec. 109-31. -Street Widening

When property fronting on an existing City street is to be developed and when the property is to be accessed from the existing City street, roadway improvements (pavement, curb and gutter and drainage) are required along the existing road across the entire property frontage. Required improvements shall not be less than provided in these Regulations for the designated street classification. Road widening, curb, gutter, and drainage shall be provided from the centerline of the existing roadway along the side of the road upon which the property abuts. The developer shall be responsible for the cost of relocating existing utilities to outside the new pavement if the required street improvements will pave over utilities currently outside pavement.

Sec. 109-32. –Extension of Existing Streets

If an existing street is extended, the proposed portion of the street shall be at least as wide as the existing street and in no case less than the width required by the Planning Director. The proposed portion of the street shall have the same name as the existing street.

Sec. 109-33. –Reserved.

ARTICLE IV – ACCESS

Sec. 109-34. -Dead-End Streets and Cul-de-sacs

The maximum length of dead end streets and streets terminating in cul-de-sacs shall be 1,500 feet.

Sec. 109-35. -Private Roads

Private Roads must be built to public street standards and shall have blue signs designating the street name.

Sec. 109-36. -Access to Public Roads

Access to every subdivision shall be provided over and through a public or private street built to public street standards based on the following minimum requirements:

- Subdivisions with 1 to 50 contiguous lots must have at minimum a single means of street access.
- Subdivisions with 51 to 124 contiguous lots must have at minimum two means of street access. Traffic study may be required by the director of public works. Traffic study may require additional street access points.
- Subdivisions with 125 or more contiguous lots must have at minimum two means of street access and perform a traffic study. Traffic study may require additional street access points.

Reserve strips controlling access to public streets shall not be permitted.

Sec. 109-37. –Entrance Monuments.

All street entrances to subdivisions with more than four lots must be landscaped per plans submitted to and approved as part of the Subdivision Plans. Entrance monuments must abide by the sign ordinance (Chapter 105). The proposed location of street entrance monuments must be shown on the final plat. Street entrance monuments must be setback ten feet from the right-of-way and

shall not obstruct sight distance. Entrance monument landscaping must be in place prior to the approval of a final plat.

Sec. 109-38. –Curb Cuts.

Curb cuts shall be located as far as practical from intersections. Curb cuts shall not be located within 100 feet of an intersection involving a non-local road. The distance for curb cuts to intersection shall be measured from the beginning of the curb cut to the closest travel lane edge.

ARTICLE V – ALIGNMENT

Sec. 109-39. -Street Jogs.

Street jogs with centerline offsets of less than 125 feet shall not be permitted.

Sec. 109-40. -Street Gradients.

(a) *Minimum Gradient.* The minimum street gradient shall be (1%) one percent without special approval from the Mayor and Council. A minimum street gradient of one half percent to one percent may be approved by the Mayor and Council, based on adequate engineering designs provided by the subdivider's engineer, where at least one percent cannot reasonably be achieved due to topographical limitations imposed by the land.

(b) *Maximum Gradient.* The maximum street gradient for roads are specified in the table below.

Road Classification	Maximum Street Gradient
Arterial – Primary	8%
Arterial – Secondary	10%
Collector – Primary	10%
Collector – Secondary	10%
Local – Non-Residential	10%
Local – Non-Residential Cul-de-sac	6%
Local – Residential	14%
Local – Residential Cul-de-sac	6%

Grades between 12 percent and 14 percent shall not exceed a length of 150 feet measured as the tangent length between points of vertical curvature.

Sec. 109-41. -Vertical Street Alignment.

All changes in street profile grades having an algebraic difference greater than one percent shall be connected by a parabolic curve having a minimum length (L) equal to the product of the algebraic difference between the grades in percent (A) and the design constant (K) assigned to the street according to its category (i.e., $L = A * K$).

(K) values shall be greater than or equal to the values specified in the table below for each road classification, but shall in no case be lower than the minimum K values in AASHTO's A Policy on

Geometric Design of Highways and Street, latest edition for height of eye at 3.5 ft and height of object at 0.5 feet and the design speed. The AASHTO values can be found on Exhibit 3-76, pg. 274; Exhibit 3-77, pg. 276; and Exhibit 3-79, pg. 280 of A policy on Geometric Design of Highways and Streets, 2001.

Road Classification	Minimum K Value on Crest Vertical Curves	Minimum K Value on Sag Vertical Curves
Arterial – Primary	110	90
Arterial – Secondary	90	70
Collector – Primary	60	60
Collector – Secondary	60	60
Local – Non-Residential	30	40
Local – Non-Residential Cul-de-sac	20	30
Local – Residential	20	30
Local – Residential Cul-de-sac	20	30

Sec. 109-42. -Horizontal Street Alignment.

All new streets shall conform to the horizontal centerline curvature and super elevation criteria specified in Exhibit 3-14, Minimum Radius for Design of Rural Highways, Urban Freeways, and High-Speed Urban Streets Using Limiting Values of e and f, AASHTO, A policy on Geometric Design of Highways and Streets, 2001 or latest edition. The minimum radius for local streets shall be 110 feet. The maximum superelevation on all streets shall be 6%.

Tangents between reverse horizontal curves shall not be less than those specified in the table below.

Road Classification	Minimum Tangent Length Between Reverse Horizontal Curves
Arterial – Primary	125
Arterial – Secondary	100
Collector – Primary	100
Collector – Secondary	75
Local – Non-Residential	50
Local – Non-Residential Cul-de-sac	50
Local – Residential	50
Local – Residential Cul-de-sac	50

Sec. 109-43. -Stopping Sight Distance.

All new streets shall have adequate stopping sight distance as specified in AASHTO’s A policy on Geometric Design of Highways and Streets, 2001, Exhibit 3-1, page 112; and Exhibit 3-2, page 115; or latest edition. The stopping sight distance shall be based on a breaking reaction time of 2.5 seconds and wet pavement for the design speed.

Sec. 109-44. -Street Intersections.

(a) *Intersection Angles.* Intersecting streets shall meet at approximately a right angle and shall not be at an angle of less than 80 degrees unless approved by the City.

(b) *Approach Length.* Street intersections, including approaches, shall have a maximum vertical grade of five percent. The minimum approach length (distance from extended outer edge of the nearest through lane of the intersecting street to the point of vertical curvature in the approaching street) shall be provided in accordance with the table below.

Road Classification	Minimum Approach Length
Arterial – Primary	100'
Arterial – Secondary	100'
Collector – Primary	75'
Collector – Secondary	75'
Local – Non-Residential	50'
Local – Non-Residential Cul-de-sac	50'
Local – Residential	50'
Local – Residential Cul-de-sac	50'

(c) *Intersection Radii.* Intersection radii for streets, measured at the back of the curb, and for rights-of-way shall be as shown in the table below. For intersecting streets of different classifications, the larger radii shall be provided. In all cases, sufficient right-of-way shall be provided to maintain at least ten feet from the back of curb. For intersecting rights-of-way, lines may be joined by either an arc having the minimum radius shown in the table below or by a chord connecting the end points of an arc having the minimum radius shown in the table below. Larger radii may be required for streets intersecting at angles less than 90 degrees.

Road Classification	Minimum Back of Curb Radius	Minimum Right of Way Radius
Arterial – Primary	40	29
Arterial – Secondary	40	29
Collector – Primary	40	29
Collector – Secondary	40	29
Local – Non-Residential	40	29
Local – Non-Residential Cul-de-sac	50	18
Local – Residential	25	18
Local – Residential Cul-de-sac	50	18

Sec. 109-45 –Islands.

In general use of raised traffic islands is discouraged in favor of painted islands supplemented with traffic buttons or other devices manufactured for traffic control. Where requested by the Mayor, traffic islands shall conform to the design guidance of the latest edition of "A Policy on Geometric

Design of Highways and Streets", published by the American Association of Highway and Transportation Officials. Improvements on islands within rights-of-way shall be limited to traffic control devices.

Sec. 109-46. -Turning Lanes.

Turning lanes shall be required by the City to meet projected traffic demand and/or safe operations. When provided, turning lanes shall meet the following criteria:

- (a) Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
- (b) Provide taper lengths of not less than 50 feet.
- (c) Longer storage and taper lengths may be required when traffic projections indicate they are justified.

Sec. 109-47. -Cul-de-Sac Streets.

Cul-de-sac streets shall be designed to meet requirements of International Fire Code (IFC2015), Appendix D, including circular turn around.

Sec. 109-48. -Shoulder Widths.

All streets shall have a shoulder, measured from the outer edge of the paved surface or back of curb to the inside edge of the ditch that is a minimum of 11 feet wide. The shoulder shall have a maximum slope of 6%.

Sec.109-49. -Acceleration/Deceleration Lanes

Except as indicated, acceleration and deceleration lanes shall be provided for new street and driveway connections to existing streets. The lanes will not be required if any of the following conditions are met:

- (a) The driveway is for a one or two family residence;
- (b) Total traffic on the existing roadway is less than 200 vehicles per day (count of existing traffic must have been made within one year of the development plan submittal date);
- (c) The driveway is for a small business with ingress/egress of less than 10 vehicles per day

ARTICLE VI – PAVEMENT INSTALLATION

Sec. 109-50. -Specifications

Unless otherwise specifically set forth herein, all of the materials, methods of construction, and workmanship for street construction shall conform to the latest edition of the Georgia Department of Transportation Standard Specifications for Road and Bridge Construction including all amendments and the latest edition of the City of Dawsonville Standard Specification for Roadway and Drainage Systems and the latest edition of the City of Dawsonville Standard Details. The Standard Specifications and Details can be obtained as a separate document from the City website (www.dawsonville-ga.gov) or from the City Department of Planning and Zoning.

Street and alley subgrade shall be constructed in accordance with the following Georgia DOT specification sections:

- a. Section 201- Clearing and Grubbing Right-of-Way
- b. Section 205 - Roadway Excavation
- c. Section 208 - Embankments
- d. Section 209 - Subgrade Construction.

Street and alley bases shall be constructed in accordance with the following Georgia DOT specification sections:

- a. Section 300 – General Specifications for Base and Subbase Courses
- b. Section 310 - Graded Aggregate Construction

Street and alley surface and binder asphaltic paving courses, including prime, shall be constructed in accordance with Georgia DOT Specification Section 400 - Hot Mix Asphaltic Concrete Construction.

Sec. 109-51. –Alternate Materials

In the event the developer desires to utilize base or paving materials or systems not included in these Regulations, the developer shall provide an engineering study prepared by a Georgia registered professional civil engineer comparing the proposed material or system to the appropriate system which is included in these Regulations. The engineering study shall include a pavement structural design based on the AASHTO "Guide for Design of Pavement Structures" and suggested specifications for the materials and construction of the proposed system. The City will treat the developer's request through the appeals process described elsewhere in these Regulations.

Sec. 109-52. -Curb and Gutter

- (a) All new streets or street widening sections shall be provided with curb and gutter, except as provided herein. All gutters shall drain smoothly with no areas of ponding. In lieu of installation of curbs and gutters and/or related improvements, the developer must have presented to and received approval by the City for a Street Improvements and Stormwater Drainage Plan for the development and its affected environs. Said plan must provide for adequate stormwater drainage, and will further address, as a minimum, street grading, paving, and curbs and gutters, and or other innovative provisions for said drainage. This plan must conform to the applicable standards and specification established by the City and be prepared, signed, and sealed by a Georgia registered professional civil engineer.
- (b) In residential developments, the developer may use either a standard curb and gutter section or a roll back curb and gutter section. In other developments, the developer shall use a standard curb and gutter section. Both sections are shown in the City of Dawsonville Standard Details.

Sec. 109-53. –Sidewalks.

- (a) If the proposed sidewalk will be an extension of an existing sidewalk the proposed sidewalk shall be at least as wide the existing sidewalk and be at minimum 5 feet wide.
- (b) Sidewalks shall be provided along both sides of all roads within residential developments and along the entire length of the property where a road entrance is constructed. Sidewalks shall be provided along public streets for all multi-family, commercial, and industrial

developments, and in such other locations as deemed necessary by the city for safe pedestrian movement.

- (c) The sidewalks must be constructed to conform to the Georgia DOT Sidewalk Standards.
- (d) Sidewalks shall be five foot wide and 4 inches thick.
- (e) Sidewalks shall have ADA compliant ramps and warning pads at intersections. The warning pads shall be screwed down and thermal coated.

Sec. 109-54. –Driveways.

All structures erected in the City must be served with access from a public street by an appropriate driveway in accordance with the specifications below. “Residential” shall apply to all residentially zoned property and “Commercial” shall apply to all non-residentially zoned property including, but not limited to, all industrial, highway business, institutional and commercially zoned properties.

All driveways shall have a landing. The landing is defined as the portion of the driveway that connects to the public street.

	Residential	Commercial
Minimum Width	9'	12' (one way entry/exit) 24' (two way entry/exit)
Apron Width Minimum	3' on each side	3' on each side
Slope Maximum	10%	5%
Minimum Landing Length	20'	30'
Maximum Landing Slope	5%	4%

All driveways shall be constructed at a minimum of 3.5" or more of 3,000 psi concrete or 2" or more of asphalt on a compacted base. All culverts under driveways shall be 12" or more in diameter and covered with a minimum of 4" of gravel.

All driveways shall be setback at least 6' from the side property line and shall meet the same elevation at the existing (or to be constructed) sidewalk. There shall be at least 20' between the entrances for a U-shaped or similar driveway located on a single lot.

Sec. 109-55. -Traffic Control Devices.

Traffic control devices consisting of street name signs, traffic control signs, traffic markings, and traffic signals shall be provided by the developer as appropriate to serve each development. All traffic control devices and installation thereof shall conform to the Manual on Uniform Traffic Control Devices, ANSI D6.1e. For residential developments, minimum traffic control devices shall consist of street name signs on each street intersection, stop or yield signs at each intersection, one speed limit sign per block, school or pedestrian crossing signs where appropriate, no parking where applicable, and limited pavement marking such as crosswalk lines for school or pedestrian crossings. Minimum traffic control devices for non-residential developments shall include those devices for residential developments and lane and centerline markings, stop lines, including fire lane and no parking, and parking space markings. Additionally, appropriate other signs and signals shall be provided by the developer.

Sec. 109-56. -Street Lighting

The developer shall provide a street light at each street intersection and at intervals not exceeding 150 feet along streets and within amenities.

ARTICLE VII – PLAN REQUIREMENTS

Sec.109-57 -Preparation of Street Improvement Plans

Street improvement plans for all new streets, street widenings, and existing street upgrades shall be prepared by a Georgia registered professional civil engineer.

- (a) Information to be shown on the plans shall consist of not less than the following:
- (1) Profiles of existing ground levels along street centerlines and each right-of-way. Field determined elevations shall be indicated at intervals not exceeding 100 feet. Where cross sections are provided at least every 100 feet, only centerline elevations need be shown on the profile.
 - (2) Existing facilities and features within and adjacent to rights-of-way which affect or could be affected by street improvement construction. Items include, but are not limited to, streets, rights-of-way, buildings, parking lots, driveways, fences, and tree lines.
 - (3) All drainage ways, lakes, streams, creeks, channels, wetlands, and drainage facilities.
 - (4) All existing utilities and appurtenances within and adjacent to rights-of-way which affect or could be affected by street improvement construction. The utility type, size, depth, material and location in relation to street improvements must be indicated.
 - (5) Existing and proposed property and easement lines, land lot, and land district lines intersecting street rights-of-way.
 - (6) Limits of new construction.
 - (7) New road improvements, including but not limited to, curbs and gutters, sidewalks, pavements, driveways, wheel chair ramps, traffic control devices, and street lights (if any).
 - (8) Profiles of each pavement edge or line of curb and gutter with new finished grade elevations at intervals not exceeding 100 feet.
 - (9) Horizontal and vertical street geometry including street centerline angles of deflection, radii, degree of curvature, design speed, tangent lengths, arc lengths, bearings, street grades, and lengths of vertical curves. Stations for all points of curve, points of tangency, points of intersection, both horizontal and vertical, must be shown.
 - (10) Benchmarks for vertical control.
 - (11) Name of the development, names, addresses, and telephone numbers of developer and developer's engineer, engineer's seal, north arrow, scale, and date.
- (b) Plans shall be prepared in conformance with the following:
- (1) Where specific design guidance is not given, in these regulations or other regulations, rules, ordinances, of the City, the AASHTO publication "A Policy on Geometric Design of Highways and Streets", latest edition, shall be followed.
 - (2) All elevations shall be based on and tied to U.S. Coast and Geodetic Survey mean sea level datum.

- (3) Plan drawings shall be at a scale of at least 1 inch equals 50 feet. In developed or congested areas, a scale of 1 inch equals 20 feet or less shall be utilized.
- (4) For profile drawings, the horizontal scale shall be the same as that used for associated plan drawings. The vertical scale shall be at least 1 inch equals 10 feet. A 1 inch equals 10 feet vertical scale is often necessary to properly depict grade changes in flat areas.
- (5) The desired drawing size is 24 inches by 36 inches. In no case shall drawings be larger than 30 inches by 42 inches nor smaller than 11 inches by 17 inches.

Sec. 109-58-109-78. -Reserved.

CHAPTER 110 - WATER AND SEWERAGE SYSTEMS

ARTICLE I – GENERAL PROVISIONS

Sec. 110-1-110-18. -Reserved.

ARTICLE II – DEFINITIONS

Sec. 110-19-110-29. Reserved.

ARTICLE III – DESIGN REQUIREMENTS

Sec. 110-30. -Design Requirements

Water and sewerage systems shall be designed and installed in accordance with the City of Dawsonville Standard Specifications and Details for Water and Sewerage Systems, latest edition. The Standard Specifications and Details can be obtained as a separate document from the City website (www.dawsonville-ga.gov) or from the City Department of Planning and Zoning.

Sec. 110-31. -Fees Paid by Developer

The Developer is responsible for all costs incurred by the City associated with the proposed development. These costs include:

- a. Feasibility Study and Capacity Modeling
- b. Engineering Plan Review
- c. Regulatory Agency Application and Review Fees
- d. Meter and Backflow Installation
- e. Connection to Existing City of Dawsonville Water and Sewer Lines
- f. Inspection
- g. Testing

Sec. 110-32. -Looping Easement Requirements

The overall distribution plan adhered to by the City requires looping of water lines. This looping provides adequate fire flow protection while eliminating dead ends and stagnated water. It is the City's policy to require 20 foot wide utility easements between lots in new subdivisions where a loop cannot be installed to connect to another subdivision or main line in the future. The design engineer should determine the location of possible future development around the proposed

subdivision, consider the ease of construction of a loop to the future development, and discuss these with the City. All easements must be shown on the plans and on the final recorded plat as 20 foot utility easements dedicated to the City of Dawsonville. The Developer must lay the water line along the entire length of each required easement to the adjoining property with a dead-end gate valve at the end. No dead-end lines allowed over 1,000 feet unless approved by the City Engineer.

Sec. 110-33. -Permit Requirements

Contractors and subcontractors are required to possess a business license to work within the applicable jurisdiction. Proof of said license and all other applicable permits (Erosion Control, DOT, etc.) shall be on the job site. The Contractor shall have the state utility license.

Sec. 110-34. -Insurance Requirements

The Contractor shall submit proof of insurance to the City with a minimum general liability of \$1,000,000. The Contractor shall purchase and maintain such insurance as will protect him from claims set forth below which may arise out of or result from the Contractor's execution of the work, whether such execution be by himself or by any Subcontractor or by anyone directly or indirectly employed by any of them or by anyone for whose acts of them may be liable:

- (a) Claims under workmen's compensation, disability benefit and other similar employee benefit acts.
- (b) Claims for damages because of bodily injury, occupational sickness or disease or death of his employees.
- (c) Claims for damages because of bodily injury, sickness or disease or death of any person other than his employees.
- (d) Claims for damages insured by usual personal injury liability coverage which are sustained (1) by any person as a result of an offense directly or indirectly related to the employment of such person by the CONTRACTOR, or (2) by any other person.
- (e) Claims for damages because of injury to or destruction of tangible property including loss of use resulting therefrom.
- (f) Insurance shall be written with a limit of liability of not less than \$500,000 for all damages arising out of bodily injury, including death, at any time resulting therefrom, sustained by any one person in any one accident and a limit of liability of not less than \$500,000 aggregate for any such damages sustained by two or more persons in any one accident. Insurance shall be written with a limit of liability of not less than \$200,000 for all property damage sustained by any one person in any one accident; and a limit of liability of not less than \$200,000 aggregate for any such damage sustained by two or more persons in any one accident.

Sec. 110-35. -Wastewater Pre-Treatment

The following wastewater pre-treatment infrastructure is required:

- (a) Sand traps and oil separators with sample station manholes shall be installed in all sanitary sewer service lines from service stations, garages, and similar operations. Domestic sewage shall not pass through sand traps or oil separators.

- (b) Grease traps and sample station manholes shall be installed in process waste lines of all sanitary service sewers for commercial, industrial, and institutional establishments with food preparation areas.
- (c) If dumpster pad drains are to be tied onto the sanitary sewer, a grease trap and sample station manhole shall be placed between the pad and the City sewer. Domestic wastewater shall be excluded from the trap. Food process waste streams may utilize the same trap if sized appropriately.
- (d) Rainwater shall be prevented from entering the sanitary sewer at all dumpster pad locations. Method must be detailed on drawings.
- (e) Grease trap and oil separator details shall appear on the project drawings and shall be approved prior to installation.
- (f) Oil separators shall be sized to handle two (2) times the expected flow rate.
- (g) Grease traps shall be sized as necessary with the minimum allowable size being 1,000 gallons. If a dumpster pad is tied into the grease trap the minimum size is 1,500 gallons.
- (h) Sample station manholes may be required on all commercial, industrial, and institutional sanitary service sewers.

CHAPTER 111 - GRADING AND DRAINAGE

ARTICLE I – GENERAL PROVISIONS

Sec. 111-1-111-3. -Reserved.

Sec. 111-4. -Design References

Site grading shall be done in accordance with the finished grades shown on the approved Subdivision Plans. Soil erosion and sediment control measures shall be provided as required in the Soil Erosion and Sediment Control Ordinance (Chapter 106). Stormwater control shall be provided as required in the Stormwater Management Ordinance (Chapter 107) and in accordance with Georgia Stormwater Management Manual and the Georgia Department of Transportation Manual on Drainage Design for Highways.

Sec. 111-5-111-18. -Reserved.

ARTICLE II – DEFINITIONS

Sec. 111-19-111-29. Reserved.

ARTICLE III – DESIGN REQUIREMENTS

Sec. 111-30. –Maximum Slope

Site grades shall direct surface drainage away from buildings without causing adverse impact on adjacent properties. The maximum slopes for soil cut or fill shall be three feet of horizontal run for each foot of vertical rise or fall except for stable rock slopes. If actual soils encountered require a flatter slope for stability, the lesser slope shall be used.

Sec. 111-31. -Culverts and Piped System Design Criteria

- (1) Culverts are to be designed for a 50 year frequency flood event. The area inundated by the design event is to be contained in a drainage easement.
- (2) Piped storm drainage systems are to be designed for a 25 year frequency storm event in non-residential areas and for a 10 year frequency storm event in residential areas.
- (3) Catch basins are to be spaced so that the maximum gutter spread is six feet or less for the design storm event.
- (4) The minimum pipe size to be used as a culvert or in a piped system is 18inch diameter.

- (5) The minimum velocity in a pipe flowing full is to be 2.0 feet per second. The maximum velocity in a pipe flowing full is to be 12.0 feet per second. The exit velocity of culvert and pipe systems is to be controlled and modified to prevent channel erosion or scour.
- (6) The absolute minimum clearance between the bottom of the paving base or subbase and the exterior crown of the storm drain pipe or culvert is to be 1.0 foot. A clearance of 2.0 feet is considered more desirable and should be achieved if possible.

Sec. 111-32. –Drainage Piping under Roads

All stormwater and drainage piping under roads shall be reinforced concrete pipe that is at least 18 inches in diameter.

Sec. 111-33. –Access Points

The maximum distance between stormwater piping manholes or daylight shall be 300 linear feet.

Sec. 111-34. -Specifications for Drainage Construction

Grading and drainage systems shall be installed in accordance with the City of Dawsonville Standard Specifications Roadways and Drainage Systems, latest edition and the City of Dawsonville Standard Details, latest edition. The Standard Specifications and Details can be obtained as separate documents.

Sec. 111-35. -Preparation of Grading and Drainage Plans

Grading and drainage plans for all developments except individual one and/or two family dwelling units, shall be prepared by a Georgia registered professional engineer or landscape architect and submitted as part of the Subdivision Plans.

- (1) Information to be shown on the plans shall consist of not less than the following:
 - (a) Topographic map of the existing conditions for the development showing existing facilities and features which affect or could be affected by grading and drainage improvements. Utilize a contour interval of not greater than two feet with spot elevations as necessary to define existing ground surfaces.
 - (b) All drainageways, lakes, streams, creeks, swales, ditches, channels, wetlands, and drainage facilities.
 - (c) All existing utilities and appurtenances which affect or could be affected by grading and drainage improvements. The utility type, size and location in relation to grading and drainage improvements should be indicated.
 - (d) All existing and proposed drainage basins
 - (e) Existing and proposed property and easement lines and land lot and land district lines intersecting or bounding grading and drainage improvements.
 - (f) Finished grades depicted by finished contours and/or spot elevations as necessary to define finished grade surfaces.
 - (g) New drainage improvements including, but not limited to, pipes, culverts, catch basins, area drains, drop inlets, junction boxes, headwalls, berms, dikes and detention basins with outlet works. The drainage areas tributary to each drainage structure, design flow, and time of concentration shall be indicated.

- (h) Profiles of storm drains showing existing and finished ground surfaces, pipes, drainage structures with top and flow line elevations, distances from centerline to centerline of drainage structures, pipe and ditch grades, crossing utilities, and limits of special construction.
 - (i) Benchmarks for vertical control.
 - (j) Name of the development, names, addresses and telephone numbers of developer and developer's design professional, design professional's seal, north arrow, scale, and date.
- (2) Plans shall be prepared in conformance with the following:
- (a) All elevations shall be based on and tied to U.S. Coast and Geodetic Survey mean sea level datum. Date for mean sea level datum must be provided.
 - (b) Plan drawings shall be at a scale of at least 1 inch equals 100 feet. In developed or congested areas, a scale of 1 inch equals 20 feet or less shall be utilized.
 - (c) For profile drawings, the horizontal scale shall be the same as that used for the associated plan drawings. The vertical scale shall be at least 1 inch equals 10 feet. A 1 inch equals 5 feet vertical scale is often necessary to properly depict drainage conditions.
 - (d) The desired drawing size is 24 inches by 36 inches. In no case shall drawings be larger than 30 inches by 42 inches nor smaller than 11 inches by 17 inches.
 - (e) Drainage construction may be shown on street or utilities improvements plans provided the resulting drawings are clear, legible and plainly show all necessary information.

CHAPTER 112 - LOT AND BLOCK STANDARDS

ARTICLE I – GENERAL PROVISIONS

Sec. 112-1-112-2. -Reserved.

Sec. 112-3. –Conformance to Zoning

All lots shall conform to the requirements of the City of Dawsonville Zoning Ordinance. Minimum lot sizes, widths, and setbacks are specified in the City of Dawsonville Zoning Ordinance.

Sec. 112-4. –Special Notation Required

The City requires a final plat notation stating that a site plan must be approved prior to issuance of a building permit for lots which include any of the following:

- (1) particular or unusual difficulties to meet minimum setback limits
- (2) unusual building sites due to easement configuration
- (3) possible floodplain encroachment
- (4) storm water detention facilities
- (5) zoning imposed buffers
- (6) unusual or severe topographic features

Sec. 112-5-110-18. -Reserved.

ARTICLE II – DEFINITIONS

Sec. 112-19-112-29. Reserved.

ARTICLE III – LAYOUT

Sec. 112-30. –Length to Width Ratio

In general, lots should be designed such that they are no more than four times as deep as they are wide at the building set back line.

Sec. 112-31. -Side Lot Lines

In so far as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front for at least thirty (30) feet on a dedicated public street unless the lot upon which the building permit is requested is an approved lot in an approved Planned Unit Development.

Sec. 112-32. –Property Markers

Iron pins (1/2 inch in diameter) shall be installed by a registered land surveyor at all lot corners. The iron pins shall be shown on the Final Plat.

Sec. 112-33. -Corner Lots

Corner lots shall have extra width to permit prescribed set-back limits from all streets on which the lot has frontage.

Sec. 112-34. -Double Frontage Lots

Double frontage lots other than corner lots shall be required for residential subdivisions along arterial or primary collector streets where internal access can be provided. When approved by the Planning and Zoning Commission, double frontage lots can be used.

To properly separate residential subdivisions employing double frontage lots from traffic arteries, the Planning and Zoning Commission will require a planted buffer of ten foot minimum width along the lot line abutting the traffic artery. The easement for the buffer will be required to deny right of access to the lot on which it is located.

Sec. 112-35. -Panhandle or Flag Lots.

Panhandle or Flag lots, of required width and area, may be allowed where terrain makes standard design or frontage impossible or impractical. Where such lots are allowed, the street frontage of each panhandle access shall not be less than 30 feet wide, and the panhandle access shall not be more than 200 feet long. Not more than two (2) such panhandle access points shall abut each other, and if so combined the width of each panhandle may be reduced to not less than twenty four (24) feet. All such access points or combinations thereof shall be separated from each other by the frontage of a standard lot required under the applicable provisions of these Regulations.

Sec. 112-36. –Lot Remnants.

Lot remnants are not permitted. All lots less than minimum lot size which are left over after the subdividing of a larger tract, must be added to adjacent lots, rather than allowed to remain as unusable parcels. However, the lot remnants may be used for a specific purpose such as a detention pond, provided appropriate maintenance and ownership are clearly designated and abide by regulations set forth in Subpart B - LAND DEVELOPMENT REGULATIONS APPENDIX A - ZONING ARTICLE XIV. - PCS, PLANNED CONSERVATION SUBDIVISION DISTRICTS for open space. The remnant lots shall have access to a roadway through right of way or permanent easement.

Sec. 112-37. –Subdivision Buffers.

Each parcel that is being subdivided into more than 4 parcels shall have a minimum 20-foot wide vegetation buffer, where natural vegetation exists. Where no natural vegetation exists, a landscape strip with evergreen trees and a solid wooden fence of six feet in height shall be installed and maintained around the entire perimeter of the original parcel.

Sec. 112-38. –Drainage Easements.

Each proposed lot shall have a 10' drainage easement on all sides of the lot.

Sec. 112-39. –Blocks.

- (a) The lengths, widths, and shapes of blocks shall be determined with regard to:
 - (1) Maximum length of block shall be 1,800 feet.

- (2) Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - (3) Applicable zoning requirements as to lot size and dimensions.
 - (4) Needs for convenient access, circulation, control and safety of vehicular and pedestrian traffic.
 - (5) Limitations and opportunities of topography.
- (b) The Planning and Zoning Commission may, when existing or proposed pedestrian/bicycle circulation patterns or public gathering places so justify, require pedestrian/bicycle ways or access easements through blocks.

Sec. 112-40. –Street and Subdivision Names.

Proposed streets in alignment with an existing street shall have the same name as the existing street. New streets and subdivisions shall not duplicate or closely approximate an existing street or subdivision name within Dawson, Forsyth, Cherokee, Hall, Lumpkin, Fannin, Gilmer and Pickens Counties. Street and subdivision names must be approved by Dawson County 911 and the City prior to the approval of Subdivision Plans.

CHAPTER 113 -PLAT SPECIFICATIONS

ARTICLE I – GENERAL PROVISIONS

Sec. 113-1-113-3. -Reserved.

Sec. 113-4 –Approval Process.

All construction involving any of the following:

- (a) the subdivision of land
- (b) construction of new buildings that require a building permit
- (c) construction of new roads
- (d) construction of new water or sewer lines

must go through an approval process as required by the Planning and Zoning Office.

Sec. 113-5-113-18. -Reserved.

ARTICLE II – DEFINITIONS

Sec. 113-19-113-29. Reserved.

ARTICLE III – PRELIMINARY PLAT

Sec. 113-30. –Drawing Scale.

The Preliminary Plat for a subdivision shall be clearly and legibly drawn at a scale of not less than 100 feet to one inch unless special approval is given. The sheet size shall not exceed 24 inches by 36 inches. The minimum sheet size shall be 11 inches by 17 inches.

Sec. 113-31. –Contents

The Preliminary Plat shall contain the following:

- (a) Proposed name of the subdivision.
- (b) Names, addresses and telephone numbers of the property owner of record and the developer or subdivider.
- (c) All contiguous property under Developer's control
- (d) Name, address and telephone number each professional firm associated with a Preliminary Plat.
- (e) Date of survey, north point and graphic scale.
- (f) Subdivision location including land lot(s) and land district(s), area in acres, internal and abutting zoning, proposed number of lots with minimum lot size, and proposed phasing, if any.
- (g) A location sketch or vicinity map positioning the subdivision in relation to the surrounding area with regard to recognized permanent landmarks. The location sketch scale shall be not greater than 2,000 feet to the inch.
- (h) Boundary lines of the overall property perimeter showing bearings in degrees, minutes and seconds and distances in feet and hundredths of a foot along all lines and the bearing and distances to an existing street intersection or other recognized permanent landmark. The source of boundary information shall be shown.
- (i) Topography with mean sea level contours at intervals no greater than five feet. The source of topographic information shall be shown for ground run of aerial only.
- (j) Natural features such as lakes, ponds, streams, creeks, State waters, wetlands, 100 year flood plains and other significant features. The source of flood plain information shall be shown.
- (k) Cultural features such as rights-of-way, easements, pavements (including widths), bridges, culverts and storm drains, utility lines, appurtenances and structures, City and County jurisdictional limits, land lot and district lines, zoning districts and limits and other significant features.

- (l) Proposed layout including lot lines with preliminary dimensions, lot numbers, block letters, street rights-of-way with names and widths, easements, public use facilities, facilities exclusively for subdivision uses, and all relevant conditions of zoning.
- (m) Location of all existing or previous landfills.
- (n) Proposed method of sewage disposal and water distribution.
- (o) The following certification shall be shown and signed on the Preliminary Plat
 - I hereby submit this Preliminary Plat as authorized agent/owner of all property shown thereon, and certify that all contiguous property under my ownership or control is included within the boundaries of this Preliminary Plat, as required by the Subdivision Regulations. Signature of Authorized Agent/Owner Date
- (p) The following approval statement shall be shown with space provided for the City of Dawsonville Planning Director to sign.
 - This Preliminary Plat has been reviewed and approved for general compliance with the Zoning Ordinance, Land Development Regulations of the City of Dawsonville, Georgia. Signature of Planning Director Date

Sec. 113-32. -Supplemental Information

In addition to the Preliminary Plat, the following information shall be provided to the Planning Commission with each Preliminary Plat submittal:

- (a) A written summary of the proposed subdivision giving information as to the overall development plan including, as appropriate, the types and square footage's of structures, number of housing units, types of land uses, anticipated traffic generation, and other pertinent information so that the effects of the subdivision can be fully considered by the Planning and Zoning Commission.
- (b) Description of the anticipated utility systems required to serve the proposed subdivision including projected average and peak demands or flows for potable water, fire protection, sewerage, and electrical power.
- (c) Description of proposed stormwater management practices for the subdivision including the ownership and proper maintenance provisions of all stormwater detention facilities within the subdivision.
- (d) Such additional information as may be reasonably required to obtain an adequate understanding of the subdivision.

ARTICLE IV – SUBDIVISION PLANS

Sec. 113-33. –Drawing Scale.

The Preliminary Plat for a subdivision shall be clearly and legibly drawn at a scale of not less than 100 feet to one inch unless special approval is given. The sheet size shall not exceed 24 inches by 36 inches. The minimum sheet size shall be 22 inches by 34 inches.

Sec. 113-34. –Contents

Subdivision development plans shall conform to the approved Preliminary Plat and may constitute only that portion of the Preliminary Plat which the developer or subdivider proposes to construct at one time as a single unit or phase, provided that such portion conforms to these regulations.

A number of sets as required by the Planning Director of subdivision plans consisting of not less than the following shall be submitted to the City:

- (a) Erosion/Sediment Control Plan prepared in accordance with the City's Soil Erosion and Sediment Control Ordinance.
- (b) Grading and Drainage Plans prepared in accordance with the City's Development Regulations.
- (c) Stormwater Plans prepared in accordance with the City's Development Regulations.
- (d) Street Improvement Plans prepared in accordance with the City's Development Regulations.
- (e) The layout of all streets planned for future phases
- (f) Utility Plans prepared in accordance with the City's Development Regulations.
- (g) Landscape plan prepared by a registered landscape architect for all areas except residential lots (e.g. amenities, entrances, islands and open spaces).
- (h) Other plans as requested by the City.
- (i) Where construction is proposed on adjacent property, an encroachment agreement or easement shall be submitted to the City.
- (j) The Subdivision plans shall bear the following notes:
 - (1) The City of Dawsonville shall be notified 24 hours prior to any water or sewer line construction or repair. Call City Hall at (706) 265-3256.
 - (2) All water main and sanitary sewer materials and workmanship shall be in accordance with the City of Dawsonville Design Criteria.
 - (3) The Contractor shall be responsible for maintaining a marked-up set of design drawings showing "as-built" conditions. These "record drawings" shall be made available to the designer and/or the City Inspector upon request. The mark-ups shall be at the site at all times and shall be utilized to develop final record drawings.

Sec. 113-35. -Supplemental Information

In addition to the Subdivision plans the following shall be provided to the City:

- (a) City of Dawsonville Water Distribution / Sanitary Sewer Addition Submittal Form
- (b) Performance and Payment Bonds for 110% of Erosion Control, Street Improvements, Drainage System, Water and Sewerage Systems
- (c) Hydrology Study
- (d) Infrastructure Impact Study
- (e) Maintenance Plan for Stormwater Infrastructure
- (f) Maintenance Plan for Streets
- (g) Maintenance Plan for Water and Sewerage Systems
- (h) Maintenance Plan for Amenities

ARTICLE V – FINAL PLAT

Sec. 113-36. –Drawing Scale.

The Final Plat shall be clearly and legibly drawn in black ink on suitable permanent reproducible material. The scale of the Final Plat shall be 100 feet to one inch or larger. Sheet size shall not exceed 24 inches by 36 inches. The minimum sheet size shall be 8 & 1/2 inches by 11 inches.

Sec. 113-37. –Contents.

The Final Plat shall be based on a certified boundary survey delimiting the entirety of the property contained within the Final Plat, and tied to a point of reference with the same degree of accuracy as the boundary itself. The survey shall have an accuracy of no less than 1 in 10,000, and shall meet all requirements of Georgia Law regarding the recording of maps and plats.

The Final Plat shall substantially conform to the approved Preliminary Plat and it may constitute only a portion of the approved Preliminary Plat which the subdivider proposes to record at any one time, provided that such portion conforms to the requirements of these regulations, and said portion is not inconsistent with the health, safety, or welfare of the public. Any substantial deviation from the approved Preliminary Plat shall require that a revised Preliminary Plat be submitted to and approved by the Planning and Zoning Commission.

Three (3) hard copies, one (1) .pdf copy and one (1) .dwg file of the final plats and as-builts shall be submitted for review.

The Final Plat shall contain the following:

- (a) Name of the subdivision and unit or phase number, if any.
- (b) Rezone # and associated conditions
- (c) Subdivision density
- (d) Lot square footage
- (e) Minimum street frontage, lot width and lot size
- (f) Lot addresses that have been approved by 911
- (g) Names, addresses and telephone numbers of the property owner of record and the developer or subdivider.
- (h) Name, address and telephone number each professional firm associated with the portion of the subdivision depicted on the Final Plat.
- (i) Engineer's stamp and signature
- (j) Surveyor's precision / accuracy statement
- (k) Date of plat and survey, north point and graphic scale.
- (l) Subdivision location including land lot(s) and land district(s), area in acres, internal and abutting zoning, and number of lots, abutting property owner names, plat book number and plat book page number.
- (m) A location sketch or vicinity map positioning the subdivision in relation to the surrounding area with regard to recognized permanent landmarks. The location sketch scale shall be not greater than 2,000 feet to the inch.
- (n) Boundary lines of the subdivision property perimeter showing bearings in degrees, minutes and seconds and distances in feet and hundredths of a foot along all lines and the bearing

and distances to an existing street intersection or other recognized permanent landmark. The boundary information shall be tied and related to the State Plane Coordinates System, 1983 North American Datum, Georgia, West zone.

- (o) Municipal or county jurisdictional lines tied to the lines of the subdivision by distance and angles when such lines traverse or adjoin the subdivision; land lot or land district lines traversing or adjoining the subdivision shall also be indicated.
- (p) Locations, widths and names of all streets within and immediately adjoining the plat and all other public or utilities easements or rights-of-way.
- (q) Lot lines with complete dimensions to the nearest one-hundredth of a foot and bearings to the nearest second, and radii, arc and chord lengths, and chord bearings of rounded corners.
- (r) Building setback lines with dimensions. When lots are located on a curve or when side lot lines are at angles other than ninety degrees, the lot width at the building line shall be shown.
- (s) Lots numbered in numerical order and blocks lettered alphabetically.
- (t) Location, material and size of all drainage pipes, location and type of all drainage system appurtenances such as catch basins, headwalls and inlets, location and extent of detention ponds with 100 year event level noted, the location, material and size of all City water mains, the location of all fire hydrants, and the location, width and purpose of any easements, including slope easements.
- (u) Location of any areas to be reserved, donated, or dedicated to public use with notes stating their purpose and limitations. Location of any areas to be reserved by private deed covenant for common use of all property owners, or dedicated to a homeowner's association.
- (v) A statement of private covenants, if any, and if they are brief enough to be put directly on the Final Plat; otherwise, if covenants are separately recorded, a statement as follows: "This plat is subject to the covenants set forth in the separate document(s) attached hereto dated _____, which hereby become a part of this plat, and which were recorded on _____."
- (w) Accurate location, material and description of property corner or line monuments or markers. All monuments and markers shall be in place prior to approval of the Final Plat.
- (x) Extent of the 100-year floodplain within the subdivision. When floodplain is present, a chart giving the areas within and outside of the floodplain for each lot containing any portion of the floodplain shall be on the Final Plat. The origin of the floodplain data shall be indicated.
- (y) Individual lots which are deemed by the Mayor as requiring site plans shall be designated in a readily identifiable manner.
- (z) The Final Plat shall contain a tabulation of the areas of street rights-of-way, stormwater easements, sanitary sewer easements, potable water easements, and other public facilities to be dedicated to the City.
- (aa) The final plat shall contain any special construction requirements
- (bb) The following certifications shall be shown and signed on the Final Plat:
 - (1) It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in feet and an angular error of per angle point, and was adjusted using rule. This plat has been calculated for closure and is found to be accurate within one foot in

feet, and contains a total of acres. The equipment used to obtain the linear and angular measurements herein was .

Georgia Land Surveyor _____ Date _____

- (2) The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, street rights-of-way, sanitary sewers and appurtenances, sanitary sewer easements, potable water mains and appurtenances, potable water easements, storm drains and appurtenances within street rights-of-way, and other public facilities and appurtenances thereon shown for the purposes therein expressed.

Owner _____ Date _____

- (3) The lots shown hereon have been reviewed by the Dawson County Health Department and with the exception of lots are approved for development. Each lot is to be reviewed by the Health Department and approved for septic system installation prior to the issuance of a building permit.

Health Department Official _____ Date _____

- (4) This subdivision has been reviewed by the Planning Commission and the City and found to be in compliance with the Zoning Ordinance, Development Regulations and Subdivision Regulations. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations.

Mayor _____ Date _____

City Engineer _____ Date _____

Sec. 113-38. -Supplemental Information

In addition to the Final Plat the following shall be provided to the City:

- (a) Letter from registered professional engineer certifying that all improvements have been constructed
- (b) Letter from Developer describing how all utilities, roads, stormwater infrastructure and amenities will be maintained
- (c) A performance bond for those required improvements not yet completed (e.g., pavement topping), if such delay in completion of required improvements is permitted by the administrative officer. The performance bond shall be:
 - (1) Conditioned upon the faithful performance by the subdivider or developer of all work required within a specified time;
 - (2) Payable to, and for the indemnification of, the city;
 - (3) In an amount equal to the cost of construction of the required improvements not yet completed, plus an additional ten percent of said costs, as calculated by the city engineer;
 - (4) With surety by a company entered and licensed to do business in the state; and
 - (5) Approved as to form and content by the city attorney.
- (d) A maintenance bond, cash deposit, escrow account or other guarantee/instrument of financial security as approved by the city attorney to ensure maintenance of required improvements in the subdivision for a period of one year, payable to the city and in the amount of ten percent of the city engineer's estimate of actual construction cost. If, upon being notified of failure of required improvements, the subdivider does not correct the

deficiency or commence work within ten days of notice, it shall be deemed to be a failure on the bond, and the city shall have the right to make the necessary repairs, either by public work or by private contract, and the bond or instrument of financial security shall be liable for the full amount of the cost of said repairs, as determined by the city engineer.

(e) As-built Record Drawings that shall include the following:

- (i.) A .shp file showing the location of all stormwater inlets, stormwater pipes, stormwater detention basins, stormwater headwalls, sanitary sewer manholes, sanitary sewer pipes, sanitary sewer pumping stations, sanitary sewer force main, water lines, valves and fire hydrants;
- (ii.) A .pdf file of the complete set of construction drawings showing as-built conditions for all grading, roadways, water lines, sanitary sewer lines, storm sewer lines, pumping stations, lighting and landscaping;
- (iii.) Three (3) printed sets of the complete construction drawings showing as-built conditions for all grading, roadways, water lines, sanitary sewer lines, storm sewer lines, pumping stations, lighting and landscaping. Sets shall be printed on 24" x 36" sheets of paper.