

TITLE XV:
LAND USAGE

Chapter 155

Subdivisions

CHAPTER 155: SUBDIVISIONS

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General Provisions

§ 155.01 TITLE

This chapter shall be known and may be cited as “The Pike County Subdivision Regulations.” (Ord. passed 6-16-89)(Am. Ord passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.02 DEFINITIONS

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

- (A) ADMINISTRATIVE OFFICIAL. The County employee appointed by the Board of Commissioners to administer subdivision regulations. Unless otherwise specified, the ADMINISTRATIVE OFFICIAL shall be the appointed ZONING ADMINISTRATOR for Pike County (usually the Director of the Planning and Development Department).
- (B) ALLEY. A private secondary way which affords access to the side or rear of abutting property or structures.
- (C) BLOCK. A piece or parcel of land entirely surrounded by public highways or streets, other than alleys.
- (D) BUILDING. Any structure having a roof and intended for shelter, housing or enclosure of persons, animals or property of any kind. Includes the word STRUCTURE.
- (E) BUILDING SETBACK LINE. A line establishing the minimum allowable distance between the nearest portion of any building, excluding steps, gutters and similar fixtures, and the road centerline or the deeded right-of-way line of the abutting street on which the building faces.
- (F) COMMUNITY FACILITIES PLAN. That section of the Pike County Comprehensive Plan that analyzes existing community facilities and future needs for such facilities and proposes a plan for meeting these future needs.
- (G) COMPREHENSIVE PLAN. A plan prepared by or for the Planning Commission which analyzes existing social and physical conditions and proposes a plan for action to meet the future needs of the community adopted by the Board of Commissioners as the official plan of the community.
- (H) COUNTY COMMISSION. The elected governing body of Pike County, Georgia.
- (I) CUL-DE-SAC. A local street or court with only one outlet; sometimes called a dead-end street.
- (J) EASEMENT. The right or privilege of using another’s property for purposes such as constructing and maintaining sanitary sewers, water mains, electric lines, telephone lines, storm sewers, gas lines, bicycle paths, drive ways, pedestrian ways, or other purposes.
- (K) ENGINEER. A registered professional engineer in good standing in the State of Georgia.

- (L) HEALTH DEPARTMENT. The Pike County Environmental Health Department.
- (M) LOCAL STREET. A street used primarily to serve the abutting property and not part of the Pike County Thoroughfare Plan.
- (N) LEGAL LOT OF RECORD. A nonconforming lot or parcel which meets any one of the following conditions:
1. Lots in existence prior to zoning. Any lot, the contract or deed to which was recorded in the office of the Clerk of Superior Court for Pike County, Georgia prior to June 14, 1989, and has not been changed since the effective date of the official adoption of the Pike County Zoning Code; or
 2. Residual parcels. Any residual parcel that was reduced from a lot on a single deed that was legally recorded in the office of the Clerk of Superior Court for Pike County, Georgia prior to June 14, 1989, and was created by a taking or dedication for a public right-of-way or public purposes, or was reduced pursuant to a court order; or
 3. Enlarged parcels. Any parcel that was enlarged from a lot on a single deed that was legally recorded in the office of the Clerk of Superior Court for Pike County, Georgia prior to June 14, 1989, voluntarily or pursuant to a court order or other legal requirement; or
 4. Bisected lot. Any lot that was legally recorded in the office of the Clerk of Superior Court for Pike County, Georgia prior to June 14, 1989, and remains as a single lot but is rendered nonconforming by a taking or dedication for a public right-of-way or public purposes; or
 5. Lots legally permitted under prior ordinances. Any lot legally created under ordinances in effect prior to the adoption of this Ordinance.
- (O) LOT. A parcel of land occupied or capable of being occupied by one or more buildings and customarily incidental accessory buildings or uses, including such open spaces as are required. For the purpose of these regulations, the term does not include any part of a dedicated right-of-way.
- (P) LOT WIDTH. The distance between side lot lines measured at the front building line; if a corner lot, the distance between lot lines measured along the front building line which parallels or more nearly parallels the rear lot line.
- (Q) MAJOR THOROUGHFARE. A street designed and built to move traffic at high speeds over long distances; such streets are designated as MAJOR THOROUGHFARES in the Thoroughfare Plan. All U.S. highways are MAJOR THOROUGHFARES.
- (R) MARGINAL ACCESS STREET. A local street parallel and adjacent to a major or minor thoroughfare which provides access to abutting properties with protection from through traffic.
- (S) MINOR THOROUGHFARE. A street designed and built to take traffic to and from major thoroughfares and to move traffic from one part of the county to another and designated as a MINOR THOROUGHFARE in the Thoroughfare Plan. All state highways that are not also U.S. highways are MINOR THOROUGHFARES unless shown on the Thoroughfare Plan as major thoroughfares.
- (T) PERSON. A firm, association, organization, partnership, trust, company or corporation as well as an individual.
- (U) PLANNING COMMISSION. The local planning agency; in this case the Pike County Planning Commission.

- (V) PLAT. A map, plan or layout of a county, city, town, section or subdivision indicating the location and boundaries of properties. When the PLAT proposes to divide a lot, tract or parcel of land into more than two lots, tracts or parcels, then the proposed division becomes a subdivision, and the subdivision requirements of these regulations will apply.
- (W) ROADWAY. That portion of the street between the regularly established curb lines or that portion of a street devoted to vehicular traffic.
- (X) SHALL. This term is always mandatory.
- (Y) STREET. The full right-of-way of a public thoroughfare which affords the principal means of access to abutting property.
- (Z) STREET, PRIVATE. A road or street that has not been accepted for maintenance by Pike County, and that is not owned and maintained by a state, county, city, or another public entity.
 - (1) Private Street Permitted. The Board of Commissioners may upon application, permit private streets within major subdivisions, subject to the requirements of this section. The Board of Commissioners at the time of preliminary plat approval shall consider applications for approval of private streets. Following a recommendation by the Planning Commission to authorize private streets in a major subdivision, the Board of Commissioners shall consider the application and may impose conditions on the approval of private streets to ensure various public purposes and to mitigate potential problems with private streets. No final plat involving a private street shall be approved unless said final plat conforms to the requirements of this section.
 - (2) Maintenance. Pike County shall not maintain, repair, resurface, rebuild or otherwise improve streets, signs, drainage improvements or any other appurtenances within general-purpose public access and utility easements established for private streets. A private maintenance covenant recorded with the County Clerk of the Superior Court shall be required for any private street and any other improvements within general-purpose public access and utility easements established for private streets. The covenant shall specifically include the following terms:
 - (a) The Covenant shall establish minimum annual assessments in an amount adequate to defray costs of ordinary maintenance and procedures for approval of additional needed assessments. The Covenant shall also specify that the funds from such assessments will be held by a homeowners or property owners association in cases of a subdivision of six or more lots fronting on a private street.
 - (b) The Covenant shall include a periodic maintenance schedule.
 - (c) The Covenant for maintenance shall be enforceable by any property owner served by the private street.
 - (d) The Covenant shall establish a formula for assessing maintenance and repair costs equitably to property owners served by the private street.
 - (e) The Covenant shall run with the land.
 - (f) The Board of Commissioners may, at its discretion, as a condition of approving private streets, require a performance bond and/or maintenance bond be submitted by the subdivider and held by a homeowner or property owners association.
 - (g) The Covenant shall require that the private street be closed to traffic for a period of one day. This requirement shall be enforced at least once in every seven years.

- (Z) **SUBDIVIDER.** Any person, as defined by this Chapter, who undertakes the subdivision of land, and any person having such a proprietary interest in land to be subdivided as will authorize the maintenance of proceedings to subdivide such land under this Chapter, or the authorized agent of such person. For the purpose of this Chapter, the term ‘subdivider’ shall also include ‘developer’.
- (AA) **SUBDIVISION.** The division of a lot of record at the time of enactment of this chapter 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 divisions of land involving a new street or a change in existing streets. The word “subdivision” includes re-subdivision and when appropriate to the context, relates either to the process of subdividing or to the actual land or area which is subdivided.
- (BB) **SUBDIVISION-MINOR.** A subdivision of four or fewer lots, which does not involve the construction of a new public or private street. Because minor subdivisions do not involve the construction of a new public or private street, they are processed administratively by the Administrative Official as final plat applications that do not require preliminary plat approval.
- (1) **Purpose.** Minor subdivisions provide certain advantages, such as a shorter application process and less public scrutiny, that tend to favor their use over the filing of major subdivision parcel via consecutive and/or contiguous minor subdivisions instead of filing for a major subdivision. It is the intent of this Chapter and the Board of Commissioners to prohibit the practice of “chain” subdivisions where the same land owner subdivides land and then files minor subdivision applications on common contiguous parcels, which collectively total more than four lots. It is also the intent of this Chapter to prohibit minor subdivisions adjacent to each within a three-year time period, in cases where part of an original tract of land is now owned by another person or entity and was transferred or sold to another owner with the apparent intent to circumvent the major subdivision process.
 - (2) **Common Contiguous Parcels Shown or Minor Subdivision Plats.** Contiguous common parcels, as defined by this Chapter, shall be referenced on all applications for minor subdivisions. Contiguous common parcels shall be considered part of any application for minor subdivision, for purposes of determining whether or not the division of land proposed is a major subdivision or a minor subdivision. Common contiguous parcels shall not be counted as lots in the case of a minor subdivision.
 - (3) **Limitations.** Land within a minor subdivision, including all contiguous parcels owned by the subdivider, shall not be further divided for a period of three years unless a preliminary plat application is filed and approved as a major subdivision pursuant to the requirements of this Chapter. If property proposed to be subdivided was part of an original tract, and if the property proposed to be subdivided abuts land that has been divided as a minor subdivision in the last three years, then minor subdivision of said property shall be prohibited. This provision shall not be construed to prohibit the approval of two contiguous minor subdivisions under separate ownership. However, this provision is intended to be construed liberally so that one property owner does not develop a minor subdivision on part of an original tract and transfer or sell another part of the original tract for the purposes of minor subdivision within a three-year period. It is the intent that land abutting a minor subdivision that was owned by the subdivider of

the abutting minor subdivision shall not be subdivided as a minor subdivision for a period of three years, regardless of ownership.

- (CC) SUBDIVISION-MAJOR. The division of a tract or parcel of land into five or more lots which may or may not involve the construction of a new public or private street; or any subdivision that involves the construction of a new public or private street or any change to existing public or private street. Because major subdivisions may involve construction of a new public or private street or the upgrade of an existing private access way to Pike County standards; construction plans and land disturbance permits are required. Major subdivisions are therefore processed in multiple steps including preliminary plat approval, approval of construction plans, issuance of land disturbance permits, and final plat approval.
- (DD) THOROUGHFARE SYSTEMS PLAN. That section of the Pike County Comprehensive Plan that analyzes the existing thoroughfares system and future needs for thoroughfares and proposes a plan for meeting these future needs.
- (EE) USED or OCCUPIED. As applied to any land or building, shall be construed to include the words INTENDED, ARRANGED OR DESIGNATED TO BE USED OR OCCUPIED.
(Ord. passed 6-16-89; Am. Res. passed 3-17-98; Am. Res. passed 7-14-99)
(Ord. Passed 08-10-05)(Am. Ord. Passed 12-01-05) (Am. Ord. passed 12-12-12)

§ 155.03 PLATTING AUTHORITY

- (A) Subdivision plats. From and after the passage and amendment of these regulations, the Pike County Board of Commissioners shall be the official major subdivision platting authority of Pike County. No major subdivision final plat shall be recorded in the Clerk of Superior Court of Pike County unless it has been approved by the Board of Commissioners and bears the approval of the body on all copies to be recorded. Any plat previously approved that is submitted for alterations or changes to lot lines, lot sizes, or total number of lots shall be submitted to the Pike County Board of Commissioners for approval.
- (B) No minor subdivision final plat shall be recorded in the Clerk of Superior Court of Pike County unless it has been reviewed and approved by the Administrative Official and bears the approval of the Administrative Official on all copies to be recorded.
(Ord. Passed 6-16-89; Am. Res. Passed 7-14-99)(Am. Ord. passed 08-10-05)(Am. Ord. Passed 12-01-05) (Am. Ord. passed 12-12-12)

§ 155.04 TRANSFER OF LAND OWNERSHIP

- (A) No person, firm, partnership, association, corporation, estate, trust, developer or any other agent or owner shall transfer title or attempt to record the title to any land in unincorporated Pike County, and no building permit may be issued on the land unless:
- (1) Said land existed as a single parcel of ownership, recorded as such in its entirety and present boundaries with the Clerk of Superior Court of Pike County prior to the adoption of this chapter;
 - (2) Said land is shown in its entirety and present boundaries of a plat of survey recorded with the Clerk of Superior Court of Pike County on or before July 14, 1999 (the date of adoption of this amendment), provided that:
 - (a) Said land meets the applicable zoning district requirements of the Zoning Code of Pike County for lot area, width and street frontage; or
 - (b) The land was granted a variance by the Pike County Board of Appeals in accordance with the Zoning Code section for lot width or street frontage; or

- (3) The land is shown in its entirety and present boundaries on a final plat as approved (under these or any applicable regulations) and duly recorded with the Clerk of Superior Court of Pike County.
- (B) No person, firm, partnership, association, corporation, estate, trust, developer or any other agent or owner shall transfer title to any property by reference to, exhibition of or any other use of any map or plat illustrating the division (or subdivision) of land without a plat (or a final plat) of the land showing the property first having been duly approved under the procedures of these regulations on any applicable regulations and recorded with the Clerk of Superior Court of Pike County.
- (Ord. passed 6-16-89; Am. Res. passed 7-14-99) (Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.05 OPENING AND IMPROVING PUBLIC STREETS

The governing authority of the county shall not accept, layout, open, improve, grade, pave or light any street or lay any utility lines in any street which had not attained the status of a public street prior to the effective date of these regulations, unless such street corresponds to the street location shown on an approved subdivision plat or on an official street map adopted by the Planning Commission; provided that the governing authority may accept, layout, open and improve any street not so platted if it first submits such proposed action to the Planning Commission for its review and comment.

(Ord. passed 6-16-89) (Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.06 ERECTION OF BUILDINGS

No building shall be erected on any lot in the county unless the street giving access thereto has been accepted or opened as a public street in accordance with these regulations, unless such street has attained the status of a public street prior to the effective date of these regulations or unless such street has been accepted by the governing body of the county.

(Ord. passed 6-16-89) (Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.07 PRE-APPLICATION REVIEW

- (A) Whenever the subdivision of a tract of land within Pike County, Georgia, is proposed, the subdivider shall consult early and informally with the Administrative Official, or other person or persons designated by the Planning Commission, and the Pike County Environmental Health Department before taking formal application to the Planning Commission. The subdivider may submit sketch plans and data showing existing conditions within the site and in its vicinity and the proposed layout and development of the subdivision. No fee shall be charged and no formal application shall be required. The Administrative Official shall review the proposed subdivision with the Planning Commission as soon as possible or not later than the next meeting of the Planning Commission.
- (B) After said review, the Administrative Official shall make an immediate determination whether a subdivision preplanning conference or application would be required under these regulations. If required, then the Administrative Official shall proceed to review the proposed subdivision with the Planning Commission and to arrange for a formal application. If such preplanning conference is not required, then the Administrative Official shall issue a

written determination to that effect, filing the preliminary plat for record in his or her files and making no charge for his or her administrative determination.
(Ord. passed 6-16-89) (Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

Preliminary Plat

§ 155.20 APPLICATION FOR PRELIMINARY PLAT APPROVAL

- (A) Prior to submitting any subdivision plat to the Planning Commission for real property that abuts upon a state highway, the property owner shall first submit three copies of the plat of the proposed property to the Administrative Official, who shall then submit the three copies to the Department of Transportation's District Office in Thomaston, Georgia for Department of Transportation approval. No subdivision plat of property abutting upon a state highway shall be approved until Department of Transportation approval has been secured.
- (B) Following the pre-application review of a proposed subdivision, the subdivider shall submit to the Administrative Official, at least 20 days prior to the next regular meeting of the Planning Commission, the following:
 - (1) A letter requesting review and approval of the preliminary plat and giving the name and address of a person to whom the notice of the hearing by the Planning Commission on the preliminary plat shall be sent;
 - (2) Six copies of the preliminary plat;
 - (3) Where applicable, a statement from the Pike County Environmental Health Department stating the soil analysis requirements for the well and septic systems for the proposed subdivision.
 - (4) A statement from the Pike County Water and Sewer Authority stating the possible availability of water and sanitary sewer lines in the proximity of the proposed subdivision. Subdivisions meeting the proximity standards to water lines set forth in Section 50.03 shall be required to tie onto said water lines and follow the permitting procedures of the Pike County Water and Sewer Authority.

(Ord. Passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. Passed 12-12-12) (Am. Ord. Passed 2-10-16)

§ 155.21 REVIEW OF PRELIMINARY PLAT

- (A) The Administrative Official or other person and persons designated by the Planning Commission shall check the plat for conformance to these regulations, confer with the subdivider as necessary and report his or her findings and recommendations as well as those of other county officials to the Planning Commission. The Planning Commission shall hold a hearing on the preliminary plat, notice of time and place of which shall be sent by the Administrative Official by registered or certified mail to the person designated in the letter requesting preliminary plat review and approval of less than seven days prior to the date of the hearing. The Planning Commission shall give recommendation of tentative approval or disapproval of the preliminary plat; and the application shall be forwarded by the Administrative Official to the Pike County Board of Commissioners.
- (B) Before any plat that proposes more than four (4) new parcels is presented to the Planning Commission and the Board of Commissioners, the Administrative Official will present said plat to the appropriate persons at the Pike County School Board, the Pike County Sheriffs Department, the Pike County Fire Department and the Road Department of Pike County

Public Works. A letter from each entity verifying review shall be attached to the plat for submission and further processing. If the separate entity of Pike County does not respond to the developer within 30 days, then the plat will be considered as if reviewed by that entity.

- (C) The Pike County Board of Commissioners shall hold a hearing on the preliminary plat, and the notice of time and place of the hearing shall be sent by the Administrative Official (via registered or certified mail) to the person designated in the letter requesting preliminary plat approval. The notice shall be sent no less than seven days prior to the date of the hearing. The Board of Commissioners shall give tentative approval or disapproval of the preliminary plat. A notation of the action shall be made on two copies of the preliminary plat. One copy shall be returned to the subdivider or his or her agent and one copy shall be added to the records of the Planning Commission. In the case of a disapproval, a statement of the reasons for such disapproval shall accompany these copies.
- (D) Approval of the preliminary plat does not constitute approval of a final plat. It indicates only approval of the layout as a guide to the preparation of the final plat. The subdivider may begin installing improvements at this time under the supervision of the Administrative Official and subject to final approval by the Pike County Board of Commissioners. Tentative approval shall expire and be null and void after a period of one year, unless an extension of time is approved by the Board of Commissioners. Any subsequent final plat must not exceed the proposed total number of subdivided lots found on the approved preliminary plat and must agree substantially with the design intent and scope of the approved preliminary plat. At the discretion of the Board of Commissioners, any final plat not meeting the previously described criteria may be required to submit a completely new preliminary plat and undergo the entire preliminary plat review process again.
- (E) If action on a preliminary plat is not taken by the Planning Commission within 45 days of the date of referral by the Pike County Planning Commission, the preliminary plat shall be considered approved and a certificate of approval shall be issued on demand. However, the applicant for approval may waive this requirement and consent to an extension of time.
- (F) To begin installing improvements, the developer shall, remit six (6) copies of an engineered plan of development for review. The plan will be forwarded to the Towaliga Soil and Water Conservation District for technical review. The plan will also be forwarded to the Director of Pike County Public Works for his review and inspection during development. The plan will also remain on file at the office of Planning and Development.
- (G) Approved plans will be forwarded to Three Rivers Regional Commission for Development of Regional Impact studies as required by state standards.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.22 SCALE

The preliminary plat shall be clearly and legibly drawn at a scale not smaller than 100 feet equals 1 inch.

(Ord. passed 6-16-89) (Am. Ord. passed 12-12-12)

§ 155.23 SHEET SIZE

Extremely large subdivisions may be shown on more than one sheet, provided that match lines and an index map showing the street and lot patterns are shown. In no case shall the maximum sheet size for a preliminary plat exceed 30 inches by 42 inches.

(Ord. passed 6-16-89) (Am. Ord. passed 12-12-12)

§ 155.24 INFORMATION TO BE PROVIDED ON PRELIMINARY PLAT

The preliminary plat shall contain the following information:

- (A) Proposed name of subdivision, including any unit or phase numbers.
- (B) Date of plat.
- (C) Name of plan preparer.
- (D) Land lot and district.
- (E) Provide revision block area.
- (F) Written scale and graphic scale (Scale shall not be less than 1" = 100').
- (G) North arrow; North point shall be identified as magnetic, true, or grid north.
- (H) Names, addresses, and pertinent telephone and fax numbers of owner(s) or record and of subdivider(s).
- (I) Names, addresses, and pertinent telephone and fax numbers of engineer and/or surveyor, registered in Georgia, who prepared plat.
- (J) Vicinity map showing subdivision and surrounding existing streets, sufficient enough to accurately locate project on county maps.
- (K) Appropriate legend of symbols used on plat.
- (L) Exact boundary lines of the property with a heavy line, accompanied by bearings (degrees, minutes, seconds) and distances (to one-hundredths place).
- (M) Names of owners of record and current zonings of all properties adjacent to proposed subdivision.
- (N) In general notes section, list total acreage and current zoning of subdivided property, and tax parcel identification number(s) of parent tract(s). Verify whether or not parent tract is currently within a CUVA tax classification.
- (O) In general notes section, list proposed number of subdivided lots.
- (P) In general notes section, calculate net and gross densities for proposed development, if applicable for the subdivided property's zoning.
- (Q) In general notes section, list minimum lot area and minimum lot width at building line required for subdivided property.
- (R) In general notes section, list front building setback (from right-of-way), as well as side yard and rear yard setbacks required.
- (S) Show all yard setbacks with dashed lines for all subdivided lots within development; show representative labels and dimensions for all yard setback types at certain intervals throughout the development.
- (T) In general notes section, list source of boundary and right-of-way information, and date of survey.
- (U) In general notes section, list source of topographic information and datum.
- (V) In general notes section, list current FEMA Flood Insurance Rate Map Community Panel Number(s), with effective date, for property. If floodplain occurs on site, show limits of 1% annual chance flood for proposed development, based on current FEMA Panel and/or independent engineering study.
- (W) Statement whether or not state waters and/or wetlands occur on the subdivided property. If they do occur, show their field location with all required buffers.
- (X) Statement whether or not the subdivided property lies within any established Pike County Watershed Protection District.

- (Y) In general notes section, list total length of centerline of road for proposed development, and breakdown of total length of centerline of road of individual proposed streets.
 - (Z) In general notes section, list total impervious surface calculations for proposed development in applicable zonings, and for those developments that lie within established Pike County Watershed Protection Districts.
 - (AA) Show topographic contours within and adjacent to subdivided property at vertical intervals of not more than two (2) feet where a new street is involved in a subdivision; label representative contours at certain intervals.
 - (BB) Show soil conditions on the property, as per USDA manual.
 - (CC) Show locations of any natural features on the property – water bodies, water courses, tree lines, orchards, exceptional topography, and significant rock outcroppings.
 - (DD) Show any railroads and railroad rights-of-way on or adjacent to proposed subdivision.
 - (EE) Show any existing bridges, buildings, and drives on or adjacent to proposed subdivision.
 - (FF) Show any existing storm and sanitary sewers, water mains, drains, culverts, and other underground facilities or utilities within easements or rights-of-way on or adjoining the subdivided property.
 - (GG) Show layout of all proposed lots, with sequential lot numbers and scaled dimensions; show utility easements with width and use.
 - (HH) Show layout of all proposed streets and other access ways with right-of-way and pavement widths, as well as proposed street names. Show sidewalks and ADA ramps if required per the subdivided property’s zoning. (if applicable)
 - (II) The cross section of proposed streets showing width of roadways and location of sidewalks; (if applicable)
 - (JJ) Show open space area and open space calculations for proposed development, if required per the subdivided property’s zoning. Show all parcels of land intended to be dedicated for public use or reserved.
 - (KK) Show layouts, methods and standards to be used for providing potable water, sanitary sewerage, and storm drainage facilities to each subdivided lot.
 - (LL) Preliminary plats initially submitted after the ratification dates of other future Pike County Ordinances shall abide by the requirements of those ordinances.
- (Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.25 CERTIFICATE OF TENTATIVE APPROVAL

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

- (A) Pursuant to the Pike County Subdivision Regulations, all the requirements of tentative approval having been fulfilled, this preliminary plat was given tentative approval by the Pike County Planning Commission on _____, 20____. This tentative approval does not constitute approval of a final plat. This certificate of tentative approval shall expire and be null and void on _____, 20____
Date _____ Chairman _____.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

Final Plat

§ 155.35 APPLICATION FOR FINAL PLAT APPROVAL

After the preliminary plat of a proposed subdivision has been given tentative approval by the Planning Commission, the subdivider may, within one year of preliminary approval, submit the following to the Planning Commission:

- (A) A letter requesting review and approval of a final plat and giving the name and address of the person to whom the notice of the hearing by the Planning Commission on the final plat shall be sent;
- (B) Five copies of the final plat;
- (C) Where applicable, a statement from the Pike County Environmental Health Department approving the water supply and sewage disposal systems, as installed; a statement from the Pike County Water and Sewer Authority approving the water supply and sewer disposal system if applicable.
- (D) Where applicable, a statement from the County Manager that all improvements have been made as required by this chapter or that an adequate bond has been posted to cover the cost of the unfinished improvements as provided in this chapter.

(Ord. Passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. Passed 12-12-12) (Am. Ord. Passed 2-10-16)

§ 155.36 REVIEW OF FINAL PLAT

- (A) The Administrative Official or other person or persons designated by the Planning Commission shall check the final plat for conformance with the tentatively approved preliminary plat and with the requirements of these regulations and report his or her findings and recommendations to the Planning Commission. The Planning Commission shall hold a hearing on the final plat. Notice of the hearing shall be sent by registered or certified mail to the person designated in the letter requesting final plat review and approval not less than five days before the date of the hearing.
- (B) After the hearing, the Planning Commission shall approve or disapprove the final plat. Record of recommendation of the Planning Commission shall be forwarded to the Pike County Board of Commissioners.
- (C) The Pike County Board of Commissioners shall hold a hearing on the final plat. Notice of the hearing shall be sent by registered or certified mail to the person designated as the person of responsibility not less than five days before the date of the hearing. The Board of Commissioners shall approve or deny the final plat. A notation of the action shall be made on the original tracing and two of the prints. If the final plat is disapproved, a statement of the reasons for such disapproval shall accompany the same original and print. If action on a final plat is not taken within 30 days of the date of the submittal, the final plat shall be considered approved and a certificate of approval shall be issued on demand. However, the applicant for approval may waive this requirement and consent to an extension of time.

(Ord. passed 6-16-89; Am. Ord. passed - -)(Am. Ord. Passed 05-10-05) (Am. Ord. passed 12-12-12)

§ 155.37 ACCEPTANCE OF DEDICATIONS

After approval of the final plat by the Planning Commission and before recording the plat, the final plat shall be forwarded to the County Commission for review and acceptance of the

dedication of all public lands and rights-of-way shown thereon. If land is proposed to be disposed of to another public agency, such as the Pike County Board of Education, a similar procedure shall be followed.

- (A) A statement from the office of the County Manager that all improvements have been made and that a bond equal to the amount of the base and pavement costs of the paved improvements has been posted. This bond to stand for the duration of a two year period of time, during which time the developer shall be held responsible for any and all maintenance requirements.
 - (B) The developer shall at this time present the deed transferring ownership of all roadways and rights-of-ways for roadways as installed in the developed subdivision.
 - (C) If any property other than rights-of-ways is to be dedicated to any entity of Pike County, the deed transferring property shall be presented at this time.
- (Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.38 RECORDING OF FINAL PLAT

- (A) Upon approval of a final plat by the Pike County Board of Commissioners, and after action by the appropriate public authority or agency, the Administrative Official shall have the final plat recorded in the office of the Clerk of the Superior Court of Pike County. The subdivider shall be responsible for the payment of the recording fee at the time of submitting the final plat, as provided in the preceding section.
 - (B) Upon recording of the approved final plat, the original tracing or a reproducible linen print or, with the approval of the Board of Commissioners, some other high quality reproducible print, of the final plat with all certificates endorsed thereon shall be provided by the subdivider for the records of the Board of Commissioners and filed at the Planning and Development Department.
- (Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.39 FINAL PLAT SPECIFICATIONS

- (A) The final plat shall conform to and meet the specifications of the preliminary plat, with the following additions.
- (B) The final plat shall be clearly and legibly drawn in permanent ink on tracing cloth or other high quality reproducible material. Sheet sizes shall be as required by the Superior Court of Pike County, and where more than one sheet is required, an index map shall be required on the same size sheet. The final plat shall show the following:
 - (1) Direction and distance from points of reference to points on the boundary of the subdivision and other additional data that may be required to relocate the boundary points from the points of reference. All points of reference shall be monumented positions which can be relocated by reference to maps, plats or other documents on public record;
 - (2) Municipal, county and land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision;
 - (3) Exact boundary lines of the tract, determined by a field survey, giving distance to the nearest one-hundredth foot and angles to the nearest minute and second which shall be balanced and closed with an error of closure not to exceed 1 to 5,000;
 - (4) Name of subdivision and exact locations, widths and names of all streets and alleys within and immediately adjoining the plat;

- (5) Street centerlines showing angles of deflection, angles of intersection, radii and lengths of tangents;
- (6) Lot lines, with dimensions to the nearest 1/100 foot, and bearings to the nearest minute and second;
- (7) Lots numbered in numerical order and blocks lettered alphabetically;
- (8) Location, dimensions and purposes of any easements and any areas to be reserved or dedicated for public use;
- (9) Accurate location, material and description of monuments and markers;
- (10) A statement, either directly on the plat or in an identified attached document, of any private covenants;
- (11) All lots shall be numbered or lettered and all streets should bear tentative names;
- (12) North point, graphic scale and date;
- (13) List current FEMA Flood Insurance Rate Map Community Panel Number(s), with effective date, for property. If floodplain occurs on site, show limits of 1% annual chance flood for proposed development, based on current FEMA Panel and/or independent engineering study.
- (14) For subdivided lots within or adjacent to any established 1% annual chance flood limits on the property, show a minimum finished floor elevation for each lot. All proposed structures within or adjacent to the limits of the 1% annual chance flood shall have a minimum finished floor elevation 3 feet above the elevation of the limits of the 1% annual chance flood.

(13) The following certifications:

(a) An engineer's or surveyor's certification directly on the plat, as follows:

- (1) It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future," and their location, size, type and material are correctly shown, and that all engineering requirements of the Pike County Subdivision Regulations have been fully complied with.

By: _____ Registered Georgia Civil
Engineer No.

or

Registered Georgia Land
Surveyor No.

(b) An owner's certification, directly on the plat, as follows:

Owner's Certification

- (1) State of Georgia, County of Pike
The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all state and County taxes or other assessments now due on this land have been paid.

Agent _____ Owner _____
Date _____ Date _____

(c) A dedication certification, directly on the plat, similar to the following, to the proper public authority or agency:

(1) Dedication Certification

State of Georgia, County of Pike

It is hereby certified that the lands and improvements shown on this plat and designated as being “dedicated to public use” are hereby dedicated to Pike County, Georgia, for public use.

Owner

Date

(d) A copy of the resolution adopted by the County Commission of Pike County, Georgia, accepting the streets, improvements, easements and other property dedicated by the owner for public use, as indicated on the final plat, shall be attached to the final plat before recording.

(e) A certificate of approval of the final plat by the Planning Commission, directly on the plat, as follows:

(1) Pursuant to the Pike County Subdivision Regulations, all the requirements for approval having been fulfilled, this final plat was given final approval by Pike County Planning Commission on _____, 20____.

Date

Secretary

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

General Design Requirements

§ 155.50 SUITABILITY OF LAND

Land subject to flooding, improper drainage or erosion or that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use or any other use that will continue or increase the danger to health, safety or property, unless the hazards can be and are corrected.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.51 NAME OF SUBDIVISION

The name of the subdivision must have the approval of the Planning Commission. The name shall not duplicate nor closely approximate the name of an existing subdivision in Pike County.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.52 ACCESS

Access to every subdivision shall be provided over a public street or private street as approved by the Board of Commissioners. All ‘private streets’ shall be developed as per development requirements as set forth in this Chapter and approved by the Pike County Board of Commissioners.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.53 CONFORMANCE TO ADOPTED THOROUGHFARES AND OTHER PLANS

(A) All streets and other features of the Thoroughfare Plan of Pike County, Georgia, shall be platted by the subdivider in the location and to the dimensions indicated in the Thoroughfare Plan adopted by the Planning Commission.

- (B) When features of other plans adopted by the Board of Commissioners (such as schools or other public building sites, parks, rights-of-way or other land for public uses) are located in whole or in part in a land subdivision, such features shall be either dedicated or reserved by the subdivider for acquisition within a reasonable time by the appropriate public agency.
 - (C) Whenever a plat proposes the dedication of land to a public use that the Planning Commission finds not required or not suitable for public use, the Planning Commission shall recommend not approving the plat and shall notify the Board of Commissioners of the reasons for such action.
- (Ord. passed 6-16-89)(Am. Ord. passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.54 LARGE SCALE DEVELOPMENTS

The requirements of these regulations may be modified by the Board of Commissioners in the case of a large scale planned community or neighborhood having a long range plan of development which in the judgment of the Board of Commissioners provides adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated and which also provides such covenants or other legal provisions as will assure conformity to and achievement of the Plan and provided such plan of development is in conformity with the purposes and intent of these regulations and meets the appropriate requirements of the Pike County Zoning Code.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.55 CONTINUATION OF EXISTING STREETS

Existing streets shall be continued at the same or greater width, but in no case less than the required width given in § 155.64.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.56 STREET NAMES

Street names shall require review and approval first by the Emergency 9-11 Department and then by the Board of Commissioners. Streets that are obviously in alignment with streets already existing and named shall be given the name of the existing street. Names of new streets shall not duplicate or closely approximate those of existing streets.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.57 STREET JOGS

Street jogs with centerline off-sets of less than 125 feet shall not be permitted. Wherever possible, proposed street centerlines shall be aligned directly with existing street centerlines.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.58 CUL-DE-SACS

- (A) Permanent dead-end street length is unrestricted; however, the street shall provide a paved turn around having a 45-foot inside radius at the cul-de-sac.
- (B) Pavement requirements for cul-de-sacs shall meet requirements as set forth in Sections 155.64, 155.65, and 155.66 of this Chapter.
- (C) If the subdivision has 30 or more lots and is located on a cul-de-sac, then in addition to the above requirements the street shall provide at least two lanes for the purpose of exiting the subdivision. The left hand lane shall be marked “left turn or thru traffic only” and the right

hand lane shall be marked either “straight ahead and/or right turn.” In addition to the foregoing, if 30 or more lots are located on a cul-de-sac, then and in such event the developer shall be responsible for constructing acceleration and deceleration lanes of such length as the Board of Commissioners may require.

(Ord. passed 6-16-89; Am. Res. passed 3-17-98)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.59 DEVELOPMENT ALONG THOROUGHFARES, LIMITED ACCESS HIGHWAYS OR RAILROAD RIGHT-OF-WAYS

This section was omitted upon adoption of the 08-10-05 minutes ordinance.
(Am. Ord. passed 12-12-12)

§ 155.60 ALLEYS

Alleys may be required at the rear of all lots to be used for multi-family, commercial or industrial developments. Alleys shall not be required in one or two-family residential developments, unless the subdivider provides evidence satisfactory to the Board of Commissioners of the need for alleys.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.61 RESERVE STRIPS

Reserve strips controlling access to streets, alleys and public grounds shall not be permitted unless their control is placed in the hands of the Board of Commissioners under conditions approved by the governing body.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.62 EASEMENTS

Easements having a minimum width of 15 feet, and wherever possible located along the side or rear lot lines, shall be provided as required for utility lines, underground mains and cables.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.63 DEVELOPMENT STANDARDS FOR DRAINAGE PIPING AND STRUCTURES

- (A) Watercourse and drainage easements. Where a proposed subdivision is traversed by a watercourse, drainage way or stream, appropriate provisions must be made to accommodate storm water and drainage through and from the proposed subdivision. Such an easement must conform substantially with the lies of the watercourse and be wide enough and of adequate construction to be satisfactory for the purpose.
- (B) Storm drainage. An adequate drainage system, including necessary open ditches, pipes, culverts, interjectional drains, drop inlets, bridges and the like must be provided for the proper drainage of all surface water. Cross-drains, drop inlets, bridges and the like must be provided for the proper drainage of all surface water. Cross-drains must be provided to accommodate all natural water flow and must be extended to 30 feet behind the front-yard setback. All such facilities must be shown in plan and profile, including pipe sizes and invert elevations. Outfall ditching must follow property lines on a 20-foot easement to rear property line or natural drainage course.

- (C) Piping. Storm drainage piping within county rights-of-way (except under residential driveways) shall be reinforced concrete pipe or fully bituminous coated corrugated steel pipe meeting current Department of Transportation specifications. All piping shall be at least 18 inches in diameter.
- (D) End structures/headwalls. Headwalls flared end, vertical wall with wing walls or other end treatments are required on all culverts (except under residential driveways) and at the ends of all piped collection systems. Headwalls are to be pre-cast concrete or stone masonry with reinforced concrete footings or poured in-place reinforced concrete with reinforced concrete footings.
- (E) Storm drain structures. All storm drain structures are to be designed to safely pass the Base Flood Evaluation, as determined by acceptable design practices. Pipe size and material, the contributing drainage area, runoff co-efficient, times of concentration, maximum water surface elevations or computed peak flow rates with storm water elevations are to be shown on the construction plans.
- (F) Roadways. All roadways are to be constructed so as not to encroach on the flood plain limit and must be designed to be not less than three feet above the projected Special Flood Hazard Evaluation.
- (G) Storm drain length. Storm drains shall not exceed 500 feet of continuous length between an inlet, manhole or junction box access. In residential subdivisions, outfall piping from catch basins shall, at a minimum, extend from the street to a point 30 feet behind the front building setback line or to the Special Flood Hazard Evaluation.
- (H) Culverts. Culverts carrying streams or ditch flow under a street shall be sized so that the Base Flood Evaluation head water height, or shoulder height where there are no curbs and gutters, does not exceed the curb height of 12". Calculations determining the headwater elevation for the Base Flood Evaluation and Special Flood Hazard Evaluation shall be provided by the design engineer. The backwater area computed for the Special Flood Hazard Evaluation shall be shown and delineated on the final plat.
- (I) Easements. Drainage easements for improved ditches and pipe construction shall be cleared, opened and stabilized at the time of development to control surface water run-off. Drainage easements shall be provided according to the following minimum requirements and shall conform to county standards:

Easement Types	Easement Requirements
For pipes and conveyance structures at curb depth of 0 to 5 feet from surface	20-foot minimum
For pipes and conveyance structures cut with below 5 feet from surface	20 feet plus 10 feet added to every 2 feet of cut depth

- (J) Ditches. Drainage ditches shall have minimum bottom width of two feet and shall have 3:1 side slopes or greater. Erosion and sedimentation considerations shall be covered in the Erosion and Sedimentation Control Plan.
 - (K) Streams and Creeks. Where streams or creeks exist within the development, provision shall be made to limit the adverse effects of any increased development.
- (Ord. passed 6-16-89; Am. Ord. passed 3-17-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.64 STREET DESIGN REQUIREMENTS

Except as otherwise specified by the Board of Commissioners, all streets shall meet the following design requirements.

- (A) Lots of subdivisions fronting on existing Pike County roads whether it is improved or unimproved shall have right-of-way dedication so as to provide for an 80’ right-of-way for said road. This is to provide for future roadway improvements.

	Type of Street			
	Major Thoroughfare	Minor Thoroughfare	Local	Alley
Right-of-way	100 feet or as shown on Thoroughfare Plan	80 feet or as shown on Thoroughfare Plan	60 feet	24 feet
Pavement Width	48 feet or as shown on Thoroughfare Plan	48 feet or as shown on Thoroughfare Plan	22 feet	20 feet
Maximum Street Grade	9%	12%	15%	15%
Minimum Street Grade	1.0%	1.0%	1.0%	1.0%
Minimum radius of centerline curvature, horizontal curves	800 feet	300 feet	200 feet	100 feet
Minimum length of tangent between radius curves	200 feet	100 feet	None	None
On vertical curves minimum sight distance at 4.5 feet above ground level	500 feet	200 feet	None	None
Street Intersections	All street intersections shall be as nearly at right angles as possible. No street intersection shall at an angle of less than 60 degrees, unless required by unusual circumstances and approved by the Board of Commissioners.			
Curb-line radius at street intersections	40 feet	35 feet	25 feet	15 feet
	(Where angle of intersection is less than 90 degrees more may be required)			

(Ord. Passed 6-16-89; Am. Res. Passed 5-14-97)(Res. Am. Passed 02-09-05)(Am. Ord. Passed 08-10-05)
(Am. Ord. passed 12-12-12)

§ 155.65 CONSTRUCTION STANDARDS FOR STREETS

All must be prepared and paved according to the following methods or by equivalent methods approved by the Pike County Board of Commissioners. Development standards as following:

- (A) Subbase. The subbase must consist either of sand, clay or other approved material. The subbase course shall consist of placing subbase material in layers of maximum thickness of eight inches of compacted material over subgrade surface to support a pavement base course. Specific standards for the subbase are as follows:
 - (1) Satisfactory soil materials shall be those complying with ASTM D2487 soil classification grips GW, GP, GM, SM, SW and SP;

- (2) All subbase materials shall be compacted to a minimum 98% maximum density standard proctor (ASTM D698);
 - (3) Where subbase material must be moisture conditioned before compaction, uniformly apply water to surface or subbase layer. Apply water in minimum quantity as necessary to prevent free water from appearing on surface. Remove and replace or scarify and air dry soil material that is too wet to permit compaction to specified density;
 - (4) Subbase material must not be deposited or shaped when subgrade conditions are freezing, thawing or otherwise unfavorable for stability;
 - (5) Provide quality control testing in accordance with ASRM D1556 (soil care method) or ASTGM D2167 (rubber balloon method). Field density tests shall be performed as directed by the Director of Public Works. If, in the opinion of the Director of Public Works, based on testing service reports and inspection, subgrade or fills that have been placed are below specified density, the contractor shall perform additional compaction and testing until specified density is achieved.
- (B) Base. The base must consist of graded aggregate base having a minimum thickness after being thoroughly compacted as stipulated in the roadway classification standards identified as § 155.66. The base must be constructed on a prepared subbase in accordance with these specifications and in conformity with the lines, grades and typical cross-section as shown in the approved construction plans. Specific standards for the base are as follows:
- (1) All materials must be of an approved type;
 - (2) As soon as the base material has been spread and mixed, the base must be brought to the approximate line, grade and cross-section and then rolled with a sheep's foot roller or bigertor roller until the roller walks out. Then the base material must be rolled with a pneumatic tire or general purpose roller until full thickness of the base course has been compacted thoroughly. Defects must be remedied as soon as they are discovered. A representative of Pike County shall measure for proper thickness, line, grade and cross-section prior to placement of any prime coat application;
 - (3) Base course shall be compacted to 100% maximum dry density;
 - (4) The base course must be maintained under traffic and kept free from ruts, ridges and dustings. It must be kept true to the approved cross-section until it is primed;
 - (5) Base material must not be deposited or shaped when subgrade conditions are freezing, thawing or otherwise unfavorable for stability.
- (C) Pavement. Wearing surface must conform to mixes found suitable by the Georgia Department of Transportation. Wearing surface must be applied after a prime coat. Unless otherwise approved by the Administrative Official and Director of Public Works, pavement must be constructed as follows:
- (1) The prime coat must be cut-back asphalt or cut-back asphalt emulsion applied on a clean, slightly damp surface in an amount of from 0.15 to 0.30 gallons per square yard, depending upon the nature and condition of the surface;
 - (2) The tack coat must be cut-back asphalt or cut-back asphalt emulsion applied on a clean surface in an amount from 0.15 to 0.30 gallons per square yard, depending upon the nature and condition of the surface;
 - (3) The binder surface must consist of any approved plant mix, type "B" modified, prepared in a central plant and composed of aggregate and bituminous materials having an in-pace minimum compacted thickness as described in the roadway classification standards identified in § 155.66;

(4) The wearing surface must consist of an approved plant mix, type “E,” prepared in a central plant and composed of aggregate and bituminous material having an in-place minimum compacted thickness as described in the roadway classification standards identified in § 155.66.

(D) Seals. Care and caution must be taken that all points between such structures as manholes and curbs and the surface mixture are well sealed.

(Ord. passed 6-16-89; Am. Res. passed 3-17-98)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.66 ROADWAY CLASSIFICATION STANDARDS

(All specifications to Georgia Department of Transportation, unless otherwise noted.)

	Arterial Highway	Major Collector	Minor Collector	Local	Cul-de-Sac
Surface Tapping	2” type “E”	2” type “E”	2” type “E”	1.5” type “F”	
Intersections*				2” type “E” or “F”	
Tack Coat	0.20 gal/s.yd	0.20 gal/s.yd	N/A	N/A	0.20 gal/s.yd.
Intersections*				0.20 gal/s.yd	
Binder	3” type “B” mod.	2” type “B” mod.	N/A	N/A	2” type “B” mod
Intersections*				2” type “B” mod.	
Prime Coat	0.25 gal/s.yd.	0.25 gal/s.yd.	0.25 gal/s.yd..	0.25 gal/s.yd.	0.25 gal/s.yd.
Curb and Gutter	L-back	L-back	Rolled Back	Rolled Back	Rolled Back
Base Course	8” GAB	8” GAB	6” GAB	6” GAB	8” GAB
Intersections*				8” GAB	
Max. Street Grade	5%	8%	10%	12%	12%
Min. Street Grade	1.0%	1.0%	1.0%	1.0%	1.0%
Max Street Design	55	45	35	25	25
Min. Horizontal Degree of Curvature	1260	675	350	200	100
Tangents Between Horizontal Curves	Per GA DOT Specs.	100	50	50	50
*Intersections	Defined as 100 linear feet from center of intersection on local roads				
	Defined as first 200 linear feet of local road when intersecting with existing major or minor thoroughfare				

(Am. Res. passed 3-17-98)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

Design Standards and Improvements

§ 155.80 BLOCK LENGTHS AND WIDTHS

Block lengths and widths shall be as follows:

- (A) Blocks shall be not greater than 1,800 feet nor less than 600 feet in length, except in unusual circumstances;
- (B) Blocks shall be wide enough to provide two tiers of lots of minimum depth, except where abutting on major streets, limited access highways, railroads or where other situations make this requirement impractical.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.81 LOT SIZES

- (A) Lot sizes shall meet the requirements of the Pike County Zoning Code.
- (B) In any case where individual sewage disposal systems or water supply systems are used, the Pike County Environmental Health Department shall prescribe minimum lot sizes in excess of the above provisions.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.82 LOT LINES

All lot lines shall be perpendicular or radial to street lines, unless not practical because of topographic or other features.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.83 FRONT YARD SETBACKS

Front yard setbacks shall be as required in the Pike County Zoning Code.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.84 LOTS ABUTTING PUBLIC STREETS

Each lot shall abut upon a dedicated public street or private street as reviewed by the Planning Commission and approved by the Pike County Board of Commissioners. The developer must develop all private streets as set forth in development standards described in this Ordinance.

(Ord. passed 6-16-89)(Res. Am. Passed 02-09-05)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.85 DOUBLE AND REVERSE FRONTAGE LOTS

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

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.86 REQUIRED IMPROVEMENTS

(A) Every major subdivider shall be required to have installed by the county at his or her own expense or, with the approval of the county, to install the following street improvements and utilities:

- (1) Street paving and curbs and gutters; provided that in the case of a major thoroughfare, the major subdivider shall only be responsible to install local street improvements or to pay the cost that would be incurred in the construction of a minor thoroughfare;
 - (a) Any major subdivider, upon approval of the Pike County Planning Commission and by the Pike County Board of Commissioners, that divides property into parcels of not less than 87,120 square feet {2 acres} would be able to develop streets without the requirement of curb and gutter, provided that a plan of construction detailing proper sloped right of ways and drainage of storm water runoff be provided for technical review. This technical review would be advised to occur during the preliminary plat approval stage of the subdividing process. This effectively allows

for development of parcels without curb and gutter requirements, provided that all of the above listed conditions apply.

- (b) No major subdivision shall be approved whose entrance(s) do not front a paved road. For major subdivisions proposed on an existing dirt or gravel road, the subdivision developer (at his or her own expense) shall pave the existing dirt or gravel road from the limits of the closest existing paved road to an extent determined by the Planning Commission at the time of the preliminary plat review.
 - (c) Interior streets completely contained within a proposed major subdivision shall require paving and curb and gutter.
 - (d) All roads shall be paved to County specifications and shall conform to all County bonding requirements.
 - (e) Pike County requirements for public or private streets that would not require curb and gutter would be required to slope all shoulders in the following manner:
 - (i) All slopes for right-of-ways of public streets not requiring curb and gutter must be designed to have a slope of no more than 4 to 1 for the front slope and no more than 3 to 1 for the back slope.
 - (ii) All roads would require a shoulder width of five (5) foot minimum.
 - (iii) All drainage ditches shall have a minimum depth of two (2) feet and shall have a minimum of two (2) feet flat bottom.
 - (2) Sanitary sewer lines and manholes; provided that if the required sewer lines cannot be connected to a trunk-line sewer at the time of the development of the subdivision, septic tanks shall be installed by and at the expense of the subdivider or lot purchaser for interim use in conformity with the requirements of the Pike County Environmental Health Department. No part of an individual sewage disposal system shall be within 100 feet of a well or ten feet of an adjoining property lane. Where individual sewage disposal systems are proposed to be used, the County Sanitation Officer may require percolation tests to be performed. The subdivider may be required by the Planning Commission to install any sewer lines which may be needed in the future before the street is paved in order to avoid future destruction of the pavement;
 - (3) Storm drainage facilities;
 - (4) Concrete monuments and markers;
 - (5) Water mains within the subdivision with connections to each lot, whenever a public or community water supply is available, and a plan of construction development has been submitted and approved by the Pike County Water and Sewer Authority.
 - (6) Street name signs subject to the approval of the County Commission.
 - (B) All required street improvements, utilities and monuments shall be designed, graded and built to standards specified by the County Commission. All utilities installed in the streets shall be placed and compacted prior to paving.
- (Ord. passed 6-16-89)(Res. Am. Passed 04-13-05)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)

§ 155.87 IMPROVEMENTS BOND

- (A) The Board of Commissioners may allow the subdivider to post a bond in lieu of completion of all the improvements as required by this chapter. The bond shall be made payable to Pike County, and shall be of an amount equal to actual costs to assure completion of all required improvements, plus twenty (20) percent. The bond shall be approved and held by the county

until all improvements have satisfactorily been completed or until a specified reasonable length of time for completion has passed after which the bond may be cashed and the improvements installed by the county.

- (B) The Board of Commissioners shall require that the developer post a bond to cover any completion or maintenance of any roadway installed by said developer in the subdivision. The bond shall be made payable to Pike County and shall be of an amount equal to or greater than the cost of the base and paving of the improved road. This bond will have a two-year time of duration, at which time the Pike County Public Works Department will have a final inspection of the roadway in question. Any failure of inspection will be the responsibility of the developer or the bond may be cashed and maintenance requirements will be completed by the county.

(Ord. passed 6-16-89)(Am. Ord. Passed 08-10-05) (Am. Ord. passed 12-12-12)