

ARTICLE I - GENERAL

Exhibit 2

SECTION 101 - SHORT TITLE

This resolution is to be known and referred to as the **ROAD AND SUBDIVISION REGULATIONS OF THOMAS COUNTY.**

SECTION 102 - PURPOSE AND INTENT

These rules and regulations are intended to serve the following purposes, among others:

1. To protect and promote the health, safety, and general welfare of the residents of Thomas County.
2. To encourage economically sound and stable land developments.
3. To assure the adequate provision of required streets, utilities, and other facilities and services to new land developments in conformance with public improvement plans of Thomas County, Georgia.
4. To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments.
5. To assure the provision of needed open spaces and greenways in new land developments through dedication or reservation of land for recreational, educational, and other purposes.
6. To assure equitable handling of all subdivision plans by providing uniform procedures and standards for the subdivider.

SECTION 103 – DEFINITIONS

Except as specifically defined herein, all words used in these regulations have their customary dictionary definition. Words in the present tense include the future; words in the singular include the plural number, and words in the plural include the singular; the word "building" includes the word "structure"; the word "shall" is mandatory and not directory. The word "may" is permissive.

1. *Acre:* For the purpose of these regulations, the term "acre," in addition to its customary and ordinary meaning, shall include any lot, tract, or parcel of land or portion thereof which is 43,560 square feet in size. A half-acre shall include any lot, tract, or parcel of land or portion thereof which is 21,780 square feet in size.
2. *Alley or service drive:* A minor, permanent, vehicular service access to the back or the

side or properties otherwise abutting on a street.

3. *Appeal*: The process by which an aggrieved party may petition for review of a decision made by an official or department of county government.
4. *Applicant*: Any person submitting an application for development.
5. *Application*: The presentation of a plan or plat of a proposed development.
6. *Block*: A piece of parcel of land entirely surrounded by public streets, other than alleys.
7. *Board*: The Board of Commissioners of Thomas County, Georgia.
8. *Buffer*: That portion of a given lot, not covered by buildings, pavement, parking, access and service areas, established as landscaped open space for the purposes of screening and separating properties with incompatible land uses, the width of which is measured from the common property line and extending the developed portion of the common property line. A buffer consists of trees, shrubs and other natural vegetation undisturbed by grading or site development and replanted where sparsely vegetated or where disturbed for approved access, utility crossings and other approved purposes.
9. *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 right-of-way of the abutting street on which the building faces.
10. *County*: Thomas County, Georgia. Unless otherwise specified, these rules and regulations refer to all land lying within the unincorporated portion of Thomas County as now or hereafter established.
11. *Comprehensive plan*: A comprehensive plan, which may consist of several maps, data, and other descriptive matter, for the physical development of the county or any portion thereof, including any amendments, extensions, or additions thereto reviewed by the County Planning Commission and adopted by the Board of Commissioners, indicating the general location for major streets, parks or other similar information.

The comprehensive plan, of which the transportation or thoroughfare plan is a part, shall be based upon and include appropriate studies of the location and extent of present and anticipated population, social and economic resources and problems, and other useful data. The comprehensive plan shall be officially described as the "The Comprehensive Plan for Unincorporated Thomas County Georgia.

12. *Conservation easement*: A non-possessory interest of a holder in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property; assuring its availability for agricultural, forest, recreational, or greenspace use; protecting natural resources; maintaining or enhancing air or water quality; or preserving the historical, architectural,

archeological, or cultural aspects of real property.

13. *Construction plans:* A set of plans that must be formally submitted to the Technical Review Committee for review and approval following the approval of a preliminary plat on residential subdivisions or the approval of a preliminary plan for a nonresidential development project. Such plans shall include, but not be limited to, grading plans, soil erosion and sediment control plans, hydrology studies, transportation plans, water plans, sanitary sewerage plans, on-site sewer plans and public safety plans.
13. *Cross walk:* An area intended primarily for pedestrians and from which motor propelled vehicles are excluded.
14. *Cul-de-sac:* A street having one end open to traffic and being permanently terminated within the plat by a vehicular turn-around.
15. *Department:* Thomas County Technical Review Committee (henceforth the Technical Review Committee), Thomas County, Georgia. This Committee consists of County personnel assigned to assist developers with the implementation of development and subdivision standards and policies.
16. *Design Engineer:* The professional engineer/engineering firm charged with the design of a project or development, also known as the engineer of record.
17. *Detention basin:* A manmade or natural water collector facility designed to collect surface and subsurface water in order to impede its flow and to release it gradually at a controlled rate into natural or manmade outlets. This basin is normally dry.
18. *Developer:* The legal or beneficial owner of a tract or land included in a proposed development; also the holder of an option or contract to purchase, or any other person having enforceable proprietary interest in such land.
19. *Director:* The person charged with the implementation of various polices/ordinances set forth by the Board of Commissioners of Thomas County, example – Planning and Zoning Director, Public Works Director, etc...
20. *Easement:* A grant by the property owner for the use by the public, a corporation, or an individual's use of a strip of land for specified purposes.
21. *Engineer:* A professional engineer holding license to perform services within the State of Georgia.
22. *Final plat:* A finished drawing of a subdivision showing completely and accurately, all legal and engineering information and certifications necessary for recording.
23. *Grant of a greenspace easement:* A grant by an instrument whereby the owner relinquishes to the community or public in perpetuity the right to preserve greenspace

upon the land except as may be expressly reserved in the instrument and which contains a covenant with the county, land trust, or other appropriate entity, running with the land in perpetuity or for a term of years, not to construct or permit the construction of any improvements, except as such right is expressly reserved in the instrument and except for public service facilities installed for the benefit of the land subject to such covenant or public service facilities installed pursuant to an authorization by the governing body of the county. Any such reservation shall be consistent with the purposes of the greenspace objectives of this chapter and shall not permit any action which will materially impair the open space character of the land.

24. *Greenspace easement:* Any right or interest in perpetuity in greenspace land acquired by a county, land trust, or nonprofit organization where the deed or other instrument granting such right or interest imposes restrictions which, through limitation of future use, will effectively preserve for public use or enjoyment the natural or scenic character of such open space land. An greenspace easement shall contain a covenant with the county, land trust, or nonprofit organization running with the land in perpetuity that the subdivider shall not construct or permit the construction of improvements except those for which the right is expressly reserved in the instrument provided that such reservation would not be inconsistent with the purposes of the greenspace and this chapter and which would not be incompatible with maintaining and preserving the open space or scenic character of the land. Any such covenant shall not prohibit the construction of either public service facilities installed for the benefit of the land subject to such covenant or public service facilities installed pursuant to an authorization by the governing body of the county.

25. *Greenspace land:* Any parcel or area of land or water which is an improved amenity or unimproved and devoted to a greenspace use as defined in this section, as any of the following:
 - A. Greenspace for permanently protected land and water, including agricultural and forestry land whose development rights have been severed from the property, that is in its undeveloped, natural state or that has been developed only to the extent consistent with, or is restored to be consistent with, one or more of the following goals:
 - (1) Wetlands protection;
 - (2) Reduction of erosion through protection of steep slopes, areas with erodible soils, and stream banks;
 - (3) Protection of riparian buffers and other areas such as marsh hammocks that serve as natural habitat and corridors for native plant and animal species;
 - (4) Areas required for ecologic and other scientific study purposes
 - (5) Scenic protection;
 - (6) Protection of archeological and historic resources; and
 - (7) The preservation of natural resources.

- B. Greenspace used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; grazing land suitable for grazing or browsing of livestock, areas required for recharge of ground water basins; bays, estuaries, rivers and streams; and areas containing major mineral deposits, including those in short supply.
 - C. Greenspace for outdoor improved recreation, including but not limited to any amenity package, which may include but not be limited to a common, swimming pool, tot lot, playground, clubhouse, tennis, handball, volleyball, basketball, sidewalks, bike and pedestrian paths and benches, areas which include fields for competitive sports, and capital improvements needed to support such facilities, such as parking lots and buildings; sewer-line rights-of-way, riparian buffer; and the surface area of manmade water bodies.
 - D. Greenspace for outdoor unimproved recreation, including but not limited to areas of outstanding scenic, historic and cultural value, areas particularly suited for park and recreation purposes, including boating, hiking, fishing, running, jogging, biking, walking, riding horses, observing or photographing nature, picnicking, playing non-organized sports and access to lakeshores and rivers and streams; and areas which serve as links between major recreation and greenspace reservations, including utility easements, banks of rivers and streams, trails, and scenic corridors.
 - E. Greenspace for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as unstable soil areas, flood plains, watersheds, areas presenting fire risks, areas required for the protection of water quality.
26. *Greenway:* A greenway corridor must connect separate parcels of wildlife habitat, between which some species could not travel unless the greenway remains intact. If these areas are also suitable for human use, they should connect populations of users (for example, towns or neighborhoods) with sites which offer desired recreational opportunities (for example, parks or wildlife management areas).
27. *Environmental Health Department:* The Thomas County Environmental Health Department and the Thomas County Board of Health, or authorized representative thereof.
28. *Historic site:* A historic or archeological resource which meets most or all of the following conditions; it has been designated or is under official study by the National Park Service as a national historic landmark; is listed or eligible for listing in the national or state registers of historic places; has been designated or is under final evaluation by the state department of community affairs as a regionally important resource; has been designated by national organizations such as the National Trust for Historic Preservation or the Archaeological Conservancy as threatened and/or endangered,

and/or worthy of protection; or has been designated as a locally significant historic resource and has protection by a local preservation committee; and contains historic, archeological or cultural traditions that have the potential for preservation and interpretation to the public.

29. *Intersection*: The point or line where two or more streets meet or cross. An intersection is also the point or line where a driveway, easement of egress or ingress, private road, curb cut, alley, or point of access meets a street.
30. *Land disturbance permit*: An official authorization issued by the Environmental Protection Division or the US Corp of Engineers, allowing defoliation or alteration of the site or the commencement of any construction activities. The land disturbance permit may be a timber permit; clearing and grubbing permit; or grading permit. This permit shall go into effect after all County requirements are met.
31. *Lot*: A unit of real property that is created by being platted and designated exclusively for constructing or installing improvements thereon. A lot is portion of a subdivision intended as a unit for transfer of ownership. In determining the area and dimensions of a lot, no part of the right-of-way of a road, drainage easement, or crosswalk may be included.
32. *Lot, corner*: A lot abutting upon two or more streets.
33. *Lot, double frontage*: A lot other than a corner lot abutting upon two or more streets through which access is intended to be had from a minor street having the lowest functional classification.
34. *Lot, unconventional*: A lot that is irregular in shape and feature, lacks compactness, or is not proportionally equal to the dimensional features of other lots within the subdivision. An unconventional lot is also referred to as a flag lot.
35. *Maintenance of greenspace*: The performance of all acts and doing of the things necessary to care for, conserve, improve, protect, and, if appropriate, limit the future use of greenspaces and areas within the development, and to reduce the hazards of fire, erosion, and flooding in such areas.
36. *Natural area*: A site for a protected species of plant or animal, or it must have a significant natural community of plants and animals.
37. *Nonprofit organization*: Any organization qualifying under section 501(c)(3) of the Internal Revenue Code in the preceding tax year, and which includes the preservation of greenspace as a stated purpose in its articles of incorporation. Such qualification shall be demonstrated by a letter of determination from the Internal Revenue Service.
38. *Park*: The property should be scenic, including good views of the landscape and large trees. Parks may be private, have associational ownership, or upon approval by the

Board of Commissioners of Thomas County, county-owned.

39. *Permanently protected land and water.* Land and water which is:
- A. Owned by a qualified nonprofit organization and designated for recreation, conservation, or natural resource protection by a conservation easement that ensures that the land will be maintained as greenspace; or
 - B. Owned by a qualified nonprofit organization and dedicated as a Preserve (examples include wildlife management areas, parks, natural areas, and historic sites) by a conservation easement that ensures that the land will be maintained as greenspace; or
 - C. Owned by a local unit of government, authority and subject to one of the following:
 - (1) A conservation easement that ensures that the land will be maintained as greenspace;
 - (2) A restrictive covenant in favor of a federal governmental entity;
 - (3) Any other method that ensures the greenspace will remain in uses which further the goals of Georgia's Greenspace Program.
 - D. Owned by any person or not-for-profit or for-profit entity, subject to a conservation easement that ensures that the land will be maintained as greenspace.
40. *Phasing or phases of development:* Generally considered a portion of a subdivision which has uniform zoning and will be built in stages.
- The subdivider shall submit a conceptual plan that shows the entire subdivision and identifies the phase proposed for development. Each phase shall require the subdivider to submit the necessary documents and plans according to the preliminary plat approval process. The subdivider shall comply with the regulations adopted by the Board of Commissioners at the time that each preliminary plat is submitted for consideration.
41. *Plat:* A map indicating the subdivision or re-subdivision of land, intended to be filed for record.
42. *Preliminary plat:* A drawing which shows the proposed layout of a subdivision in sufficient detail to indicate unquestionably its workability, but is not in final form for recording, pursuant to these regulations.
43. *Quality control supervisor.* Qualified personnel charged with inspecting all infrastructure installations certifying that all material and workmanship, installation methods, and

testing is adhered to. This person works under the direct supervision of the design engineer and must be licensed and insured to perform such services.

44. *Retention basin:* A pond, pool or basin used for the storage of water runoff. This basin retains water but allows excess drainage off gradually at a controlled rate.
45. *Right-of-way:* An area or strip of land occupied or intended to be occupied by a street, railroad, electric transmission, oil or gas line, water main, sanitary or storm sewer, or other special use.
46. *Staff:* The County Engineer, Public Works Director, Building Officials, County Planning and Zoning Director, or their respective designees.
47. *Street/Road:* A dedicated and accepted right-of-way for vehicular traffic whether designated as highway thoroughfare, lane, road, boulevard, or otherwise.

Street/Road definitions: Following are definitions intended to distinguish between different categories of streets. The director shall differentiate between major and minor and arterial and collector by traffic count and other relevant criteria.

- A. *Major arterials:* High capacity roads that are used primarily for fast or heavy traffic, and may provide controlled access to abutting properties and have interchanges at specific locations with major and minor collector streets.
- B. *Minor arterials:* Medium capacity roads that are used primarily for fast or heavy traffic, and may provide controlled access to abutting properties and have interchanges at specific locations with major and minor collector streets.
- C. *Major and minor collector:* Collector streets are those which carry traffic from subdivision streets to the system of major and minor arterials.
- D. *Commercial subdivision streets:* Intended generally, but not exclusively, to provide service through nonresidential areas for business and commercial development related use through non-residential areas. These streets shall be designed so that their use by through traffic will be discouraged.
- E. *County road:* Any public road or portion thereof, not located wholly within the boundaries of an incorporated municipality and not now, or as of the particular time of inquiry in the future, part of a state road or urban road as defined in paragraphs (12) and (15), respectively, of O.C.G.A. § 32-10-1, as amended. A county road is intended to carry traffic from subdivision streets to the system of state and federal highways.
- F. *Cul-de-sac:* Dead end streets designed to have one end permanently closed. These streets should be no more than 1,500 feet in length. The Technical Review Committee may approve additional length necessitated by topography or property configuration.

- G. *Minor streets:* Loop streets, cul-de-sacs, subdivision streets, and parallel streets that are used primarily for access to the abutting properties and expected to carry low traffic volumes comparable to collector streets and used to channel through traffic movements within a development to collector streets and/or arterials.
 - H. *Parallel collector street:* Interior streets that are parallel to and adjacent to arterial and collector streets; and which provide access to abutting properties, which typically have double frontage, and protection from through-traffic street.
 - I. *Private street:* A street or way or lane or place in private ownership and used for vehicular traffic by the owner and those having express or implied permission from the owner, but not intended for use by the public. A private street is not intended for acceptance or has not been accepted for maintenance by the county and not owned and maintained by the state, county, or municipal corporation. Private roads are required to meet the requirements of the Thomas County Land Use Standards Ordinance, and may be granted a variance on design and approval by the Thomas County Board of Commissioners.
 - J. *Residential subdivision streets:* Intended generally, but not exclusively, to provide service through residential areas. These streets shall be designed so that their use by through traffic will be discouraged.
 - K. *State road:* Any public road or portion thereof which is part of the state highway system as provided by law and is owned and maintained by the state.
 - L. *Unimproved public road:* An unpaved county maintained road.
 - M. *Entrance road:* Carry traffic from arterial roads into a subdivision entrance - 100' wide for distance of 100', subject to Technical Review Committee.
48. *Subdivider:* Any person, individual, firm, partnership, association, corporation, estate, or trust, or any other group or combination acting as a unit dividing or proposing to divide land so as to constitute a subdivision as herein defined, including any agent of the subdivider. The term, developer, is used interchangeably with the term subdivider throughout these regulations.
49. *Subdivision:* Any tract of land divided into two (2) or more lots, building sites or other division for the purpose, whether immediate or future, of sale, legacy, or building development. However, the following are not included in this definition:
- A. The division of land into parcels twenty-five (25) acres or larger where no new street is involved and meets the requirements of the Thomas County Land Use Standards Ordinance. Lot, tract or any area with a similar designation, all mean the same for the purpose of these regulations.

- B. Outlots are parcels of land lying within the boundaries of a platted subdivision but not included as a numbered lot.
 - C. Building Lines are lines established in a plat or by recorded restrictive covenants for the purpose of prohibiting construction of any portion of a building or structure between such line and any easement, right-of-way, or other public area.
 - D. Reserve Strips are (a) strips of land in a subdivision proposed to be extended by future platting or (b) strips which extend along the length of a partial width street proposed to be widened by future platting, to the minimum permissible width.
50. *Technical Review Committee:* A group of persons charged with the implementation of the County's development ordinances, including various utility providers, Thomas County Planning and Zoning, Thomas County Public Works, Thomas County Public Health and others. This committee works with the subdividers, developers, and engineers to ensure quality developments in Thomas County.
51. *Variance:* A waiver from compliance with a specific provision of this chapter granted because of particular difficulties of unnecessary hardship that would be imposed by the strict application of that provision of this chapter.

SECTION 104 - JURISDICTION

Upon the adoption of this Resolution all roads proposed for public use in the unincorporated portion of Thomas County, except for through streets and roads that are included in the Federal, State, County or Municipal road systems, shall be built by the landowner or developer proposing such road and shall be located and built in the manner and to the standards herein prescribed. From and after the adoption of this Resolution, all subdivisions shall be planned and developed by the landowner or developer proposing such subdivision in the manner and to the standards herein prescribed.

ARTICLE II - PROCEDURES FOR CONVENTIONAL SUBDIVISIONS

SECTION 201 - COUNTY LIMITED RESPONSIBILITY

The approval of the plans constitutes no implied responsibility on the County for any assistance in construction, either in materials or labor or equipment, these being entirely the responsibility of the developer. Specifically, the developer will move at his cost all utility lines and poles, install all required drainage facilities, construct and pave the roadway and improve the entire right of way. Upon acceptance for County ownership, all culverts for access to individual building lots shall be installed by the County, as requested by the lot owner, at such cost as the Commission may set to apply County wide from time to time. (See Minutes June 8, 1982)

SECTION 202 - REQUIREMENTS FOR SUBDIVISION DEVELOPMENT

1. Preapplication conference

Whenever any subdivision of a tract of land is proposed, the subdivider shall present to the Planning and Zoning Director, a request to meet with the Thomas County Technical Review Committee, preliminary documents and graphic exhibits to permit early evaluation of the subdivider's intentions and coordination with the comprehensive plan of the county. The conference should provide the subdivider with the necessary rules, regulations, and information to properly determine if the project is feasible. If it is determined the project is feasible, the developer/subdivider may proceed with the preliminary plat/plan process. See preliminary plat specifications.

2. Preliminary plat/plan approval

- A. Preliminary plat specifications are found in Appendix # B.
- B. Application requests for preliminary plat review shall be submitted to the Planning and Zoning Director who shall present to the Thomas County Technical Review Committee, proof that all taxes owed are paid, and existing or proposed covenants and restrictions. All plans shall be prepared by a registered professional engineer, land surveyor, or landscape architect, pending what level of certification is warranted.
- C. The subdivider/developer shall attend a Technical Review Committee meeting scheduled within 30 days after presenting the preliminary plat to the Planning and Zoning Director to discuss the preliminary plat. The developer and all persons involved with the plat review shall be notified of the time and place of the meeting.
- D. The subdivider/developer shall provide in writing any variance requests prior to approval by the Technical Review Committee.

- E. The Technical Review Committee, the Planning and Zoning Director, and the Public Works Director shall within 30 working days after the plat/plan application has been received to indicate on the plat or by a written memorandum attached thereto all comments related to compliance with these regulations, the county zoning resolution, conditions of zoning, the regulations of other county departments and state agencies, as appropriate. The subdivider shall submit a revised application in response thereto. Time may be extended for good cause shown.
- F. The subdivider shall be responsible for the satisfaction of all of the comments of the county departments, state agencies, and Thomas County Technical Review Committee prior to the resubmission of the revised application. The revised plat or plan shall be submitted to the Technical Review Committee and shall consist of eight (8) copies.
- G. When the Technical Review Committee has determined that all of the comments have been satisfactorily addressed, the Planning and Zoning Director and the Public Works Director shall issue a certification stamp of preliminary plat/plan approval along with their signatures which shall be affixed to each copy of the plat/plan. The subdivider must request to be placed on the Board of Commissioners agenda 10 days prior to the second meeting of the month, at which time the subdivider will be allowed to present the plat/plan to the Board of Commissioners for approval. Once approved, the subdivider may proceed with the construction authorization process.
- H. Should the Board of Commissioners not approve the plat, or directs otherwise, the developer may request that the review process be repeated, or take such other action as may be available to him under current County, State, or Federal laws or legislation. Such action will be taken within thirty (30) days of the date of receipt of the developer's request. The review process will not be repeated more than one (1) time.
- I. Construction of the project must begin within one year of construction plan approval. If the time limit is exceeded, the project shall be void and subject to re-application to the Technical Review Committee.
- J. Subdivider/developers shall be responsible for damage and maintenance of previously accepted streets when undergoing construction on staged developments. When construction traffic of new stages/developments impact severely on existing county streets, as determined by the Public Works Director and the developer fails to take necessary corrective action, permits may be voided or withheld until proper repairs have been made. The developer's maintenance bond may be used for these off site repairs and maintenance, as stated in section 202-4-E.

- K. Preliminary plat shall show phases of development.
- L. No preliminary plat shall be recorded.
- M. Greenspace - If a conventional subdivision received conditional zoning requiring greenspace lands, the subdivider shall provide the information on the preliminary plat.

3. Pre-construction conference and construction authorization

- A. Following the approval of the preliminary plat and while the certificate of preliminary plat approval is in effect, final engineering plans and soil sedimentation and erosion control plans shall be submitted for approval prior to any defoliation or alteration of the site or the commencement of any construction activities. Said plans shall be in compliance with all design standards and erosion control regulations as adopted by Thomas County, and shall include a grading plan, construction plans, and such other engineering documents as may be required by the Technical Review Committee including, but not limited to, a hydrological study, soil sedimentation and erosion controls while the project is under development, and provision for water detention/retention and the method of continuing maintenance of these facilities if required.
- B. A complete set of construction plans shall be made available to all government agencies, utility providers, and other parties that may be involved in the completion of the development. Such parties must provide a letter of approval for the design of their prospective interest.
- C. Prior to any defoliation or alteration of the site or the commencement of any construction activities and following the approval of construction plans, soil sedimentation plans and approval on receipt of other such plans or documents as maybe required by state and federal agencies.
- D. Prior to the commencement of any work and as a prerequisite for construction to begin, it is to be established that the design engineer or his assignee will be the quality control supervisor. Said quality control supervisor shall be under the direct supervision of the design engineer of record or engineering firm. The design engineer and or engineering firm shall be licensed and insured to cover the responsibilities of the quality control supervisor.
- E. A pre-construction meeting with the developer, subdivider, design engineer, quality control supervisor, and the contractor shall be held prior to any construction activities. This meeting should address all required licenses, certificates, and qualification to successfully complete the project.
- F. Construction Inspection and Approval

- (1) It shall be the responsibility of the developer, design engineer, and the quality control supervisor to keep the Public Works Director and other agencies that may be requested to accept responsibility and/or maintenance of various aspect of the development informed and ensure that all construction methods, practices, materials, and testing are done in accordance with the Georgia Department of Transportation Standard Specifications, Construction of Roads and Bridges. All testing reports, certifications, and material verifications shall be provided to the Director of Public Works.
- (2) Thomas County personnel shall perform inspections throughout the construction process.
- (3) Failure to comply with quality construction practices as stated above could result in the development not being accepted until all requirements and conditions of the approved plat/plan has been met and forfeiture of Maintenance/warranty bond.

4. Final inspection and approval process

- A. The application for final plat review shall be a letter submitted to the Thomas County Technical Review Committee, Planning and Zoning Director and Public Works Director requesting inspection and acceptance of the development. The directors shall as soon as possible after receipt of the application determine whether all of the required documents are included with the application. If the director determines that the application is incomplete, the director shall notify the subdivider of the items necessary to complete the application. All further processing shall cease until the Technical Review Committee has received a complete application.
- B. If the director determines that the application is incomplete, he shall indicate on the application or by a written memorandum attached thereto all comments related to compliance with these regulations, the county zoning resolution, the regulations of other county departments, and state agencies as appropriate.
- C. When the director has determined that all of the comments have been satisfactorily addressed, the subdivider will then be allowed to proceed with final plat approval
- D. The subdivider must submit a legal document containing a final subdivision covenant, including restrictions and associational requirements.
- E. Maintenance/Warranty Bond (See Appendix # A for sample bond)

This bond is required for any development intended for County ownership and to ensure that all material and construction standards are adhered to. If the

infrastructure improvements are not properly installed, constructed, or maintained to the satisfaction of the County, the bond may be used to correct deficiencies within the development's infrastructure. The bond shall remain in effect for a period of 24-months from the date of final inspection and approval of the streets by the Public Works Director. The bond may be extended for an additional 12-months or other time as required to correct deficiencies within the development's infrastructure.

All of the drainage structures, roadways, streets, curbing construction, and other items that are or may be under the responsibility of Thomas County required for approval of the final plat have been completed and a maintenance/warranty bond shall be filed by the subdivider in the office of the director prior to or coincidental with the filing of the final plat application which maintenance/warranty bond shall:

- (1) Be dated not more than five (5) days prior to the date of approved final plat;
- (2) Be payable to, and for the indemnification of the county;
- (3) The bond amount shall be calculated by the Director of Public Works based upon an approved percentage by the Board of Commissioners;
- (4) The construction cost will be made available by the design engineer. A percentage of that cost shall determine the bond amount. Construction cost shall consist of roadway construction, including base, paving, grading, striping, signage, curb & gutter, drainage and grassing. Bond percentage may increase if there are noted deficiencies during construction;
- (5) Be with surety by a company entered and licensed to do business in the state;
- (6) Be approved by the director or the county attorney, or
- (7) Be approved by the Board of Commissioners and the County attorney to accept other instruments for warranty (ex., cash bond).

- F. Upon completion of the improvements required by these regulations and prior to the approval of the final plat by the director, the subdivider shall present to the director eight (8) final plats and two (2) complete sets of the construction plans and drawings with each page of the set sealed by the appropriate professional registered in the state showing the subdivision and it's improvements have been completed according to approved plans. These final plats and plans shall be submitted on paper and on computer disc. These drawings and plans shall include the following:

- (1) As-built plans of all streets and alleys showing the planned and actual location of all utility lines
 - (2) As-built centerline profile of all streets where final grades vary from the approval plans.
 - (3) As-built horizontal and vertical alignment including profiles and invert elevations of all storm and sanitary sewer lines.
 - (4) As-built volumes and elevations of all detention facilities and all other information required by the plat and plan specifications.
 - (5) Letter of acceptance of all utilities. The subdivider must submit a letter from the utility providers verifying the provider's acceptance of the subdivision's water, sewer, and other utilities. The letter shall verify the authority's acceptance of subdivision's water and/or sewer lines and other utility construction.
- G. Environmental health department priority. Nothing contained in these regulations shall be construed as preventing the environmental health department, after study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision shall not be built upon, or that the minimum lot sizes set forth in these regulations are inadequate and must be increased to insure the protection of public health.
- H. Upon the Technical Review Committee's approval of the plat, and other affected departments and agencies of government as required have certified compliance that all requirements have been met. The final plat shall be submitted to the Board of Commissioners for their approval. Once approved, the directors and the Board Commission Chairman shall certify by their signatures on the original plat that all of the requirements of these regulations, the county zoning resolution, and the conditions of zoning approval have been met.
- I. Having so certified, the Public Works Director shall record same with the Clerk to the Superior Court of Thomas County. Thomas County will be responsible for recording all properties deeded to Thomas County, Georgia.
- J. Upon final unconditional approval, the developer shall provide a deed to the road right of way for acceptance by the County.
- K. All private developments shall be first approved by the Board of Commissioners, and shall be the responsibility of the developer for recording. It shall be the developer's responsibility to provide Thomas County with a copy of the approved plat with the recording information of the deed book and page number.

5. Revised Final Plat

When it becomes necessary to revise a recorded final plat due to some error, required or desired adjustment, the developer shall confer with the staff to verify that such proposed revision will comply with the requirements of the zoning ordinance and these regulations and shall confer with the environmental health department to verify that such proposed revision will comply with the state's health regulations.

- A. If it is established that such a revision is appropriate and feasible, the subdivider shall have such subdivider's surveyor make the corrections of that portion of the subdivision involved. The subdivision name, date, and book and page number of the original recording shall be noted on the new plat. Revisions and a notation explaining the revisions shall also be shown on the revised plat.
- B. Plat revision. An existing lot line forming the boundary between two conforming platted lots located within the same subdivision or a lot line between lots or parcels that have merged to form one building lot may be removed or eliminated through final plat revision process. In the case no final plat applies to the subject lots or parcels, a boundary survey and plat depicting all lots involved in the lot combination shall be required to be approved by the director and recorded. Such combination plat shall be titled with the same name as that of the original subdivision and shall indicate thereon that the revision is for the purpose of removing the lot lines between specific lots.
- C. Application for revised final plat. The subdivider shall submit eight copies of the revised plat to the department.
- D. The Technical Review Committee shall as soon as possible after receipt of the application determine whether any appropriate documentation is included with the application. If the Technical Review Committee determines that the application is incomplete, the director shall notify the subdivider of the items necessary to complete the application. All further processing shall cease until the Technical Review Committee has received a complete application.
- E. If the Technical Review Committee determines that the application is incomplete, the Committee shall indicate on the application or by a written memorandum attached thereto all comments related to compliance with these regulations, the county zoning resolution, the regulations of other county departments, and state agencies as appropriate.
- F. If approved, the subdivider will be required to pick up one of the approved plats and provide the department with additional number of copies as required by the Technical Review Committee, approved and stamped final plat. Approved revised plats will be the responsibility of the subdivider to record. It shall be the developer's responsibility to provide Thomas County with a copy of the approved plat with the recording information of the deed book and page number.

SECTION 203 - RESERVED

SECTION 204 – RESERVED

SECTION 205 – RESERVED

SECTION 206 – RESERVED

SECTION 207 - GEORGIA DEPARTMENT OF TRANSPORTATION NOTIFICATION

Any new subdivision or development that will effect state right of ways or state properties for the purpose of ingress, egress, storm drainage, sewer, water, or any other utilities, the Georgia Department of Transportation shall be notified by the developer or the subdivider. A letter of approval from the Georgia Department of Transportation must be presented to proceed with preliminary plat approval.

As soon as practical after the Board of Commissioners makes final plat approval, the Public Works Director, shall, for mapping purposes, notify the District Engineer's Office at the Georgia Department of Transportation of the new roads and their location.

SECTION 208 - RECORDING

The Clerk of the Superior Court of Thomas County, Georgia, shall not accept for recording any subdivision plat as defined herein which has not been approved by the Commission as provided in Section 202-4-I, J, K. Said County approval must be noted on each subdivision plat in writing and signed by appropriate County Officials.

SECTION 209 - TITLE

Upon the satisfactory completion of all the conditions of this Resolution, the Commission shall accept the road and the developer shall give fee simple title by warranty to the County.

SECTION 210 - REQUIRED STANDARDS OF CONSTRUCTION

1. Alignment
 - A. Collector roads are to be aligned so as to contribute to the circulatory network of the County. To achieve this objective, the County Public Works Director may require that they be terminated so that future rights-of-way continue on the same alignment into other property. If land abutting a proposed or existing collector road in the vicinity of another proposed collector road is owned by the applicant, then the Commission may require that the road be constructed through the property to achieve an intersection, provided the proposed land development for which a collector road is to be built is one-fourth mile or less from such intersection.
 - B. Minor residential roads are to be aligned so as to follow the contours of the existing terrain as much as possible while simultaneously considering the best land utilization by

the developer.

- C. At the city limits of incorporated places and in the urbanized areas adjacent thereto proposed collector roads shall, wherever possible, continue the existing street patterns.
- D. Curves on collector roads shall have a radius sufficient to achieve a sight distance of 400 feet; on minor residential roads, 150 feet.

2. Intersections

- A. Block lengths shall not be less than 400 feet where residential subdivisions are to be built.
- B. Intersections with collector or arterial roads may be located at the crest of a hill but shall not be located with less than 400 feet of sight distance, unless otherwise approved by the Technical Review Committee.
- C. Each proposed road intersection shall be, if at all possible, at right angles but in no case shall any intersection angle be less than 75 degrees.
- D. If the basic alignment of a proposed road has to be deflected to achieve the required intersection angle, the sight distance from the centerline of the road in the curve to the intersection shall be at least 400 feet for a collector and 150 feet for a minor residential road.
- E. No proposed intersection shall be offset less than 200 feet, whether the intersection is on a proposed road or between a proposed road and an existing road where the proposed new road is, in effect, a continuation of an existing road.

3. Cul-de-sacs

- A. Where a road is terminated as provided for in Section 210-2-A a turnaround is to be provided, if necessary, a temporary easement granted to the County for the use of undeveloped future right of way for that purpose. Cul-de-sacs shall have a paved minimum radius of 40 feet. Larger radius shall be required for different road classifications and density.
- B. A cul-de-sac shall mark the termination of the right of way of each street. Unless a final plat specifically reserves land within a subdivision as right of way for egress and ingress, or a future roadway that is part of a phased development project, no new street or extensions thereof shall be allowed through any cul-de-sac or lot that is shown on a final plat.
- C. No obstacles, landscape islands, planters, or other type of impediment shall be constructed or installed in any cul-de-sac. The Technical Review Committee may

determine, in their discretion, that a landscape island or planter may be constructed and installed in a cul-de-sac after the diameter of the cul-de-sac is increased to allow for safe or unimpeded transport of emergency vehicles and school buses.

4. Right of Way

Dimensions (typical sections of each road design are available at office of Public Works Director and Planning Director)

Right of way widths and paving widths shall be dedicated based on the zoning, road classification, topographical conditions, utility encroachments, drainage requirements, and safety concerns. The anticipated need for future right of way for widening may be a determining factor as to the required right of way widths.

- A. An arterial road shall have a right-of-way of at least 100 feet.
- B. A collector road shall have a right-of-way of 70' - 80' and a finished base course of at least 25 feet centered within the required right-of-way.
- C. A minor road shall have a minimum right-of-way of at least 50' curb and gutter or 70' open ditches, depending upon utility design.
- D. A minor residential road shall have a finished base course of at least 25 feet centered within the required right-of-way.
- E. A private road shall have a 50' right-of-way with utility easements.
- F. A five (5) foot shoulder shall be provided on either side of the pavement when an open roadway ditch is approved.
- G. The roadway ditch shall have a depth of at least 2½ feet below the finished shoulder of the road. The County Public Works Director may require more depth in consideration of the drainage area to be served. The facing and back slopes of the ditches shall have a ratio of 3:1 except that, in consideration of soil stability, the back slope may be at a different angle at appropriate locations along the road when suggested or approved by the County Public Works Director.
- H. Appropriate adjustments in the back slope angle are to be made at any ditch drainage spillways.
- I. Where a road is built on a fill of more than 2½ feet, the ditch requirements are not applicable but the slope of the fill shall not be steeper than 3:1.
- J. Paving shall be one foot less in width than the base course on all roads.

- K. Street trees and other shrubbery that maybe retained or planted shall be placed or retained so as not to obstruct sight distances at street intersections. Trees that have sprawling root systems will not be allowed. Any trees or shrubbery planted or retained shall be approved by the Technical Review Committee and a landscape plan must be provided.

- L. Project access improvements – When property that abuts upon an existing or proposed county road that is to be developed or redeveloped as a single family residential or duplex subdivision, multi-family or nonresidential development and the county road will provide access to the property, the following access improvements to the county road (deceleration lanes, turn lanes, etc...) shall be provided by the developer as required.
 - (1) A deceleration lane shall be required at each project driveway or subdivision street entrance, which provides street access. In the event a street has an existing or proposed median, and the developer desires to construct a median break to serve the development, a left turn lane heading to the median break shall be required by the developer and shall meet the latest standards of the Georgia DOT.
 - (2) Additional right of way to accommodate the deceleration lane and a minimum of a seven foot shoulder shall be dedicated to the County at no cost.
 - (3) Other project access improvements may be required by the County in order to ensure adequate site access, pedestrian access, convenience and safety to the motoring public.
 - (4) The developer shall be responsible for the relocation of public or private utilities and drainage structures, as may be required by the project access improvements.
 - (5) Conditions that will determine whether an excel/decel lane is necessary will be:
 - (a) Site distance
 - (b) Traffic count
 - (c) Housing density
 - (d) Speed limit

5. Grades

- A. Cuts and fills shall be made so that the vertical alignment allows safe passing and stopping sight distance as required for a 30 MPH speed design.

B. The Public Works Director may require additional erosion control measures above standard EPD requirements in certain situations.

6. Paving - Sub Grade, Sub Base, Base, Prime, Pavement, and Drainage

A. Sub grade construction will be in accordance with Georgia Department of Transportation specification book, Section 209.

B. Sub base and base construction will be in accordance with Georgia Department of Transportation specification book, Sections 300 and 301.

C. Base will be 6" in depth, class "C" soil or better, cement stabilized with 6% to 10% cement depending on the soil analysis. If a certified lime rock base is used, it must be 8" depth and compacted to 98%.

D. In place material, if suitable, may be used for base.

E. Bituminous prime is required and may be applied only after the County Public Works Director has approved the sub grade and base.

F. Pavement shall be asphaltic concrete "E", "F" or "H" mix meeting Georgia Department of Transportation designs. The County Public Works Director may require such inspection and analysis of materials as he deems necessary. All asphaltic concrete material must come from a Georgia DOT approved plant.

G. All testing shall be the responsibility of the developer will be done by a certified testing laboratory and will be performed in accordance with Georgia Department of Transportation standard specifications and AASHTO procedures. The developer/contractor shall provide all invoices to assure proper quantities have been applied.

H. The following tests will be made and reports submitted to the County Public Works Director:

(1) Base soil analysis, including sample PSI breakage reports

(2) Base compaction 98% Min.

(3) Base course depth 6" to 8" Min.

(4) Percent cement in base 6% to 10% Min.

(5) Asphaltic concrete will be tested for compaction and course depth

(6) When 8" aggregate base is used for subgrade, subgrade compaction tests will be

required as per Georgia Department of Transportation specification book, Section 209.

In the event of base compaction failure, core samples may be taken and accepted with 300 psi. or better compression. If below 300 psi. and above 92% compaction, additional asphalt surface will be required as determined by the Public Works Director. If core samples fail and additional asphalt will not bring the road into compliance, the base course shall be reconstructed and/or replaced with materials that shall meet compliance.

I. Minimum pipe specifications

Pipe located within the street right of way, drainage easement, or detention/retention facility shall be:

1. Minimum class III reinforced concrete pipe, water tight polyethylene double wall pipe, and other type pipe must be approved by the Technical Review Committee.
2. Class III reinforced concrete pipe shall be used under any portion of the roadway.
3. Reinforced concrete pipe, corrugated aluminum pipe and water tight polyethylene double wall pipe shall be bedded and backfilled in the same manner. All corrugated pipes shall have neoprene joint seals and other water tight banding apparatus.
4. Installation, backfilling and compaction shall be done in accordance with the Georgia DOT standards.
5. Headwalls or other end treatments are required on all culverts and at the outlet of all piped collection systems according to Georgia DOT and Thomas County Public Works standards.
6. Headwalls maybe placed on cross drain pipes that run under the roadway, and other as approved by the Technical Review Committee.

7. Signs

Street and safety signs shall be placed at all appropriate locations at the developer's expense. Thomas County does not contract with developers for their initial signage needs. Poles, signs, and mounting hardware may be custom-designed but must meet DOT safety designs. Should replacement hardware and signs be needed, Thomas County shall replace them with standard issue signs. The subdivision home owner's association may purchase custom replacements signs at their expense.

Replacement signage for private roads shall be the responsibility of the subdivision home owner's association. Private road name sign replacements only maybe purchased from Thomas County.

8. Turf Establishment

All shoulders and drainage slopes, front and back, shall have a well established ground cover of a type of perennial grass approved for the location.

- A. Nothing contained in this section shall be misconstrued as approval to disregard the regulations of erosion and sediment control responsibilities.
- B. May be conditionally approved under Section 206, provided the developer submits to the Commission a properly executed document under which he, the developer, agrees to establish the required permanent ground cover within twelve (12) months of the date of conditional approval and to repair any erosion on shoulder or slopes and any damage to paving that may occur prior to the ground cover being established and accepted, and a bond posted as stated in Section 202-4-E. Should the developer fail to establish an acceptable stand of grass in a twelve (12) month period, no future building permits will be issued until the developer complies, as per EDP requirements. The maintenance/warranty bond may be used in whole or part to establish and acceptable stand of grass.

9. Utilities

- A. Any utilities placed with the right of way or areas of Thomas County's responsibility shall have a valid utility permit from the Thomas County Board of Commissioners.
- B. Before any utilities are placed on any subdivision roads, the Utility Company shall furnish the County a drawing of the proposed construction. The developer and utility companies shall develop a combined plan so as to minimize the number of trenches for all utilities.
- C. All utilities crossing the right-of-way underground shall be encased in suitable conduit within the road bed structure and shall be placed according to code or 3-feet below the engineer's designed ditch bottom. Those running parallel with the right-of-way or roadway shall be placed in the outer five (5) feet of the right-of-way at a minimum depth of 2½ feet. All trenching shall be wide enough to ensure the proper compaction. Narrow trenches will be accepted provided flowable backfill is used. Compaction tests shall be provided upon request.

Any utilities, such a sewer, which are to be placed parallel with and under the existing roadbed, shall only be allowed if all utility taps or stub outs are installed to each lot prior to the completion of the basing and paving. No tapping or additional stubs shall be allowed after the completion of the pavement.

- D. Electric utility and/or cable TV poles shall be located not more than five (5) feet inside the right-of-way line, pending right of way width.
- E. Overhead wire or cable crossings will be so constructed as to provide at least twenty (20) feet of clearance above the road surfaces, pending right of way width.
- F. Ground level utility fixtures, such as meter boxes, shall not be located more than five (5) feet inside the right-of-way line and may not extend above the ground surface, pending right of way width.
- G. Telephone pedestals and cross boxes shall be located on or outside of the right-of-way line, pending right of way width.

10. Solid Waste Collection

The developer must provide Thomas County with a solid waste collection plan. The storage, collection, and disposal of refuse in the subdivision shall be so conducted as to prevent health hazards, rodent harborage, or insect breeding areas.

Various options are as follows:

- A. Subdivider shall provide on-site disposal collection area. This area must be constructed accordingly:
 - (1) Area on which container sits must be concrete with a leacha control method, as designed by the engineer.
 - (2) The area must be a sufficient size to accommodate service vehicles.
 - (3) Access area and road to site must be paved.
 - (4) The area must be screened with methods such as walls or landscaping.
 - (5) Maintenance and upkeep of the collection site shall be under associational responsibilities or private ownership.
- B. Subdivider may choose a curb-side service from an approved source. The developer may choose a combination of both on-site collection for debris/household garbage disposal and curb-side service for household garbage.

11. Variances

- A. If, before or during construction, an owner or developer believes that the strict adherence to these regulations imposes and undue hardship, written application for a

variance may be filed with the Commission at least ten (10) days prior to any regular Commission meeting. The application shall cite the Section from which a variance is desired, the alternative that is being proposed, and the reason for the request.

- B. The County Manager will confer with the Technical Review Committee and a recommendation shall be prepared for the Commission.
- C. The applicant or his/her agent may appear before the Commission in person at its regular meeting to further explain the request.
- D. Where the Commission finds that because of conditions peculiar to the site, or the nature of the development, literal enforcement of any provision of this Resolution may result, in an individual case, in unnecessary hardship to the developer, it may vary the regulations where, in the opinion of the Commission such variation will not have the effect of nullifying the intent and purpose of these regulations. Any variance shall be recorded in the Minutes of the Commission meeting together with the reasoning used to justify it.
- E. In granting variances and modifications, the Commission may require such conditions as will secure substantially the objectives of the standards or requirements so varied and modified.
- F. If the approved variance affects an approved plan, the plans shall be so modified and resubmitted to the Technical Review Committee for approval. A note stating "includes variance(s) approved by the Commission on (date)" shall be attached to all copies of the plan.
- G. If the variance is approved prior to the submission of required plans, a note stating "includes variance(s) approved by the Commission on (date)" shall be included on the submitted plans.

12. Private Roads/Streets

- A. These regulations are not intended to prevent a developer, or property owners in a subdivision, from limiting access to the subdivision through whatever security measures may be deemed desirable or necessary.
- B. Private streets may be permitted upon application to the Planning and Zoning Director and the Technical Review Committee in gated communities, condominium projects, town houses, commercial development, shopping centers or other developments, subject to the requirements of this section. Applications for approval of private streets shall be considered by the director only after approval of a sketch plat. The directors may impose conditions on the approval of private streets to ensure the health, safety, and welfare of the general public and to mitigate potential problems with private streets. A private street shall not be permitted or approved when it is proposed as a future public

street.

General Provisions

- (1) It shall be unlawful for any person, firm, or corporation to construct a new private street or alter an existing private street or to cause the same to be done without first obtaining a land disturbance permit for such construction or alteration from the governing federal and state agencies.
- (2) All private streets shall be constructed to current County specifications and all standards for public streets as required by this chapter. A proposed private street shall be in conformity with standards and requirements for public streets and the provisions of this chapter and the proper land disturbance permits shall be issued from the governing federal and state agencies.
- (4) All provisions of this article regarding public streets, including the design, submittal of plans, required improvements, etc..., shall apply to all private streets approved pursuant to this section.
 - (a) *Street names and right of ways for private streets.* Private streets shall be named and are subject to approval by the E-911 Addressing Office Director. Right of ways for private streets shall be designated on final plats as general public access. Said right of way shall be of the same width as that required for the right of way of a public street. Right of ways for private streets shall not be included in any calculation of minimum lot size or density limitations. The right of way for a private street shall be drawn as its own discrete parcel to be dedicated to a private homeowners association (i.e., not shown to be a part of any lot).
- (5) Maintenance. The 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 other improvements within general purpose public access and utility easements established for private streets. The covenant shall set out the distribution of expenses, remedies for noncompliance with the terms of the agreement, rights to the use of easements, and other pertinent considerations. The covenant shall specifically include the following terms:
 - (a) The covenant for maintenance shall be enforceable by any property owner served by the private street upon approval by the association.
 - (b) The covenant shall establish a formula for assessing maintenance and repair costs equitably to property owners served by the private streets.

- (c) The covenant shall run with the land.
- (d) The Planning and Zoning Director, Public Works Director, with approval of the Board of Commissioners, may, at their discretion, as a condition of approving private streets, require a warranty/maintenance bond to be submitted by the subdivider or developer and held by a homeowners or property owners association. The directors may require that the subdivider pay an amount of money into an escrow account for the maintenance and repair of private streets and stormwater management improvements, to be drawn from by the homeowners or property owners association as maintenance and repair needs may arise. See sample warranty/maintenance bond in Appendix # A.
- (e) *Requirement for purchaser's acknowledgement of private responsibilities.* Prior to the sale or as a condition of the closing of a real estate transaction involving any lot served by a private street in the County, the subdivider or seller of said lot shall execute a notarized purchaser's acknowledgement of private street construction and drainage maintenance responsibilities set forth below. A copy of the purchaser's acknowledgement shall be retained by the purchaser and shall be required to be submitted as a condition of a building permit for a principal building on said lot:

Purchaser's Acknowledgement of Private Street and Drainage
Maintenance Responsibility

(I) (We) have read the Declaration of Covenant which pertains to the lot that is the subject of this real estate transaction _____ (insert address or attach legal description). (I) (We) understand that the Declaration of Covenant applies to the lot that (I am) (we are) purchasing and requires (me) (us) to provide a specified percentage or amount of the financing for the maintenance of any private street and drainage facilities serving the lot which (I am) (we are) purchasing. (I) (We) further understand that the County has no obligation to assist with the maintenance and improvements of the private street, drainage facilities, and other appurtenances within the general purpose public access and utility easement for the private road servicing the lot in question. (I) (We) understand that a copy of this purchaser's acknowledgement shall be required as a condition of the issuance of a building permit for a principal building on the lot (I am) (we are) purchasing.

Purchaser

Purchaser

- C. No final plat involving a private street shall be approved unless said final plat conforms to the requirements of this chapter.
- D. Any subdivision developed under these regulations, Thomas County shall have unlimited access for the purpose of providing utility and public safety services.

13. Storm Drainage

Subdivision storm drainage facilities shall be properly designed by a professional engineer certified in the State of Georgia to facilitate adequate drainage. The Technical Review Committee shall approve the design and size of the drainage facility based on anticipated runoff from a storm with mathematical possibility of occurring once every 25 years. 25-year longitudinal drainage, 50-year cross drainage design, and 100-year live stream design shall be required. Flood prone areas shall not be developed for building purposes. Areas of any subdivision which may include an area determined to be flood prone shall be designated on the subdivision plat as "Flood Prone Area". The flood prone area shall have the latest high-water elevation history can provide.

14. Storm Water Management

Definitions

Detention Basin - A manmade or natural water collector facility designed to collect surface and subsurface water in order to impede its flow and to release it gradually at a controlled rate into natural or manmade outlets. This basin is normally dry.

Retention Basin - A pond, pool or basin used for the storage of water runoff. This basin retains water but allows excess drainage off gradually at a controlled rate.

Activities Requiring Review and Approval

- A. Any development activity which would increase the rate of runoff (more than 10 percent above existing conditions) of storm water. Such activities include, but are not necessarily limited to, the following:
 - (1) Construction of structure or addition to existing structure;
 - (2) Paving a portion of land; and
 - (3) Subdividing land.
- B. Separate approval is required for subdivision plat approval and approval may be

necessary for sedimentation and erosion control as required by resolution of Thomas County.

General Requirements

- A. The discharge hydro graph produced for the developed or redeveloped site shall not exceed by more than ten (10) percent, in terms of peak flow, the hydro graph produced by conditions existing before development or redevelopment for a twenty-five (25) year frequency storm. 25-year longitudinal drainage, 50-year cross drainage design, and 100-year live stream design shall be required.
- B. When a proposed detention/retention facility is planned within a flood plain identified in the Flood Insurance Study for Thomas County, the design of the dam and outlet device shall provide for the safe passage of the one-hundred-year flood.

Dam Standards

- A. Any land disturbing activity that involves a property that is proposed to contain a dam shall comply with the provisions of these regulations:
 - (1) All dams associated with any subdivision must be designed by a professional engineer and meet all state and federal requirements.
 - (2) New dams which become subject to the requirements of the Georgia Safe Dams Act and rules for Dam Safety, which are proposed to be 25' or more in height or proposed to have an impounding capacity of 100 acre-feet or more at maximum water storage elevation or otherwise defined by the Georgia Safe Dams Act shall be subject to the following:
 - (a) If a developer proposes the construction of any new dam where development exists within the proposed breach zone, the new dam shall be subject to the requirements of the Georgia Safe Dam Act and Rules for Dam Safety adopted by the state department of natural resources. The developer shall obtain necessary approvals and permits from the environmental protection division of the state department of natural resources for the project and the dam prior to securing the approval from the Board of Commissioners.

Design Standards

- A. Design of the water retention or detention facilities and control flow release device shall be designed according to recognized engineering standards and the Georgia Storm Water Management Manual. The form and content of the plan and design information submitted is subject to the approval of the Technical Review Committee.

- B. The plan and calculations (including the as built plan) for parcels of land shall be done, sealed and signed by a professional engineer registered in the state of Georgia.

15. Sidewalks

Sidewalks must be built to the following standards:

- A. Construction shall be four inches thick and 3,000-lb. mix concrete
- B. Compactions shall be a minimum of 95 percent
- C. Width of sidewalk may vary from four feet to six feet
- D. Sidewalks shall be so located that there will be a minimum of 4 feet of width between the outside edge of the curb and the leading edge of the sidewalk
- E. All sidewalks and curb ramps at intersections shall meet the current rules and regulations established by the Americans with Disabilities Act

16. Removal of debris

To protect and preserve potential building sites, areas suitable for the installation of wells, septic tanks, and drain fields, and for other purposes, all stumps and other tree parts, brush, weeds, excess or scrap building materials, or other debris shall be removed from the subdivision site and disposed of in accordance with law. No tree stumps, or other portions of tree trunks or limbs shall be buried. All dead or dying trees standing or fallen shall be removed from the site.

- A. Burning of debris may be allowed if all permits and regulations are adhered to by the developer and the contractor.

ARTICLE III - SUBDIVISIONS

SECTION 301 - PLAT

1. Subdivision developers will submit a plat clearly designating all proposed lots. This may be included on the plat required under Section 202 provided the scale is such that all required information can be entered legibly.
2. Lots shall be drawn to scale and the dimensions and accuracy shall meet the current Georgia plat law.
3. The subdivision plat will be submitted in the same manner as the Road and Street proposal and will be reviewed and submitted to the Commission as provided in Section 202.

SECTION 302 - THOMAS COUNTY BOARD OF HEALTH – RULES & REGULATIONS

Under authority of OCGA 31-3-5 (b) and the Georgia Department of Human Resources, Division of Public Health, relating to the Rules and Regulations for On-Site Sewage Management Systems

1. Soils

The design sewage flow of an on-site sewage management system shall be determined from the Health Department's most current edition of "Manual for On-Site Sewage Management Systems" (henceforth referred to as the "Manual").

The Board of Health shall review proposed development for the suitability of soils, minimum lot sizes and minimum lot widths for the location of private septic tanks, private wells, or on-site sewage disposal systems.

The County environmental health specialist shall issue on-site sewage management systems permits on sites deemed suitable by soil evaluations conducted in accordance with the Department's requirements.

Georgia statute OCGA 31-3-5 (b) (2) refers to Table MT-1 for establishing minimum lot sizes, minimum lot widths, and maximum allowable sewage flow for the type of water supply system. Sub-paragraphs 1A through 1F of the Table MT-1 section may be applicable to some lot sizes.

2. Water Supply, Septic Systems, Alternate Sewage Systems

- A. The Thomas County Board of Health shall review plans and/or sites for the proposed private well, private septic tank, or on-site sewage disposal systems.
- B. Community sewage systems may be reviewed and approved by the Thomas County Board of Health.

- C. Community sewage systems with a capacity of more than 10,000 gallons per day shall require the approval of the Georgia EPD.
- D. The Engineer/Developer shall submit plans and specifications for a public water system and/or public sewage disposal system for the development.

3. Plans

- A. All engineering plans shall be prepared and sealed by a Professional Engineer registered in the State of Georgia.

All soil reports conducted in accordance with the Department's requirements established in Section C of the "Manual" shall be performed by a registered soil scientist.

- B. All development plans or specifications for any utilities of water or sewer systems shall be reviewed and approved by the Technical Review Committee prior to submitting plans or specifications to any other private company or governmental agencies.
- C. A plan of the community water system shall be approved by the Georgia Department of Natural Resources and shall be submitted with the subdivision plat.

SECTION 303 - THOMAS COUNTY UTILITY INSTALLATION REQUIREMENTS

- 1. All construction and installation shall be performed by a licensed "utility contractor" by the State of Georgia. A registered Professional Engineer licensed by the State of Georgia shall prepare all plans.
- 2. On existing county roads, all water or sewer systems, whether public (government) or private (franchise), shall be located entirely within the right of ways or new permanent acquired easements dedicated to Thomas County.
- 3. For all new county roads or new subdivision streets, all water or sewer systems, whether public or private, shall be located outside the right of ways on dedicated easements of each proposed lot.
- 4. Location for public or private water and sewer systems are subject to road or street types or design proposed. The location, design, installation and construction of utilities shall be reviewed and approved by the Director of the Thomas County Public Works Department.
- 5. Permits for right of way encroachments on Thomas County roads and streets for public or private utilities are subject to the approval of the Director of the Thomas County Public Works Department.

SECTION 304 – COMMUNITY FACILITIES AND SERVICES

The mapping of the service areas and/or levels of services for the future needs of the community relating to public facilities and infrastructure to accommodate future development in Thomas County requires consistency in agreements with the “Service Delivery Strategy” and governmental entities providing the facilities and services (City of Thomasville, a public provider).

The major public facilities and services are:

- Water supply and treatment, both distribution and treatment systems, whether publicly or privately operated
- Sewage system and wastewater treatment, both collection and treatment systems, whether publicly or privately owned

1. Sewage

The Thomas County Land Use Ordinance provides for the creation of a “district” boundary in Thomas County, known as the “Suburban District” and to provide that subdivisions developed in the suburban district be required to provide a sewage collection system which delivers all sewage collected in the proposed subdivision to an EPD approved treatment facility.

An EPD approved facility for treatment shall be required as a condition for approval of a subdivision.

Centralized Collection and Treatment of Sewage:

All plans for development of subdivisions in the Suburban Service District must have included in the plans submitted for Technical Review and final plat approval, a completely designed sewage collection system which provides for collection of all sewage from each lot located in the subdivision and delivery of the sewage to an EPD approved treatment facility.

Where septic tanks are approved as a “conditional” installation for development, the design engineer shall design a “dry pipe” sewage collection system and the developer shall install the approved piping system in all future subdivision development in the suburban district. When public sewer or water service systems become available near the subdivision, all lots shall connect at the developer’s cost or deed restriction. A clearly defined legal document shall be executed and enforceable against the property owners when applicable.

These requirements may be applied to “other” districts in Thomas County as feasibility or future “master plans” for networking of water and sewer are designed.

2. Water Supply

A water supply system includes the water supply, the treatment facilities, transmission lines,

and the local distribution network.

Adequate pressures are necessary for fire fighting and general service of potable water service to the residents.

The water utility company shall be responsible for the water quality and operation of the distribution system. A water utility can be a public entity or a privately owned utility, providing potable water for a profit.

The private utility company's design shall be reviewed by the Thomas County Technical Review Committee to ensure conformance with local standards. The design analysis must also include fire flow requirements.

Whether the water supply company is public or private, the design must comply with the County Health Department, State of Georgia DNR, and EPD Standards for approval of a public water system.

- A. All construction plans shall be prepared and sealed by a professional engineer registered in the State of Georgia.
- B. All engineered plans shall be reviewed and approved by the Thomas County Technical Review Committee prior to the developer/engineer submitting plans to any other governmental agencies.
- C. The location, design, and construction of public water systems shall comply with Thomas County's "Technical Standards Manual" (future TBA).
- D. All construction and installation of public water systems shall be performed by a licensed "utility contractor" by the State of Georgia.
- E. All distribution water systems, public or private, may be located entirely within right of ways or private property permanent recorded easements, and be subject to approval of the Public Works Director.
- F. If an adequate public/private water supply is within 1,000' of the subdivision, the subdivider shall install a system of water mains, fire hydrants, and connections to serve each lot in the development.

Where public/private water lines are unavailable, the non-public water system shall be approved by the Department of Natural Resources, EPD drinking water division.

SECTION 305 – DESIGN REQUIREMENTS

1. Design Requirements – For water main sizing, distribution lines, pressure requirements, and water flow for fire protection.

(FUTURE) Refer to “Thomas County Technical Standards Manual” for design specifications and standards relating to installation of sewage systems and water systems.

2. Procedures for acceptance and/or approval of water systems and sewage systems

The Technical Review Committee shall have powers and duties to review, modify, and approve development plans or subdivision plats and prepare its findings for submission to the Thomas County Board of Commissioners for final approval. The Technical Review Committee shall provide the coordinated review and approvals to determine district boundaries, new or existing, public water and sewer service areas or private/franchise areas of public water and sewer service areas.

The Technical Review Committee shall assist in the development of a “Master Plan” of water and sewer systems that will connect, extend, or continue to create a network of adequate infrastructure for future expansion. The water and sewer “Master Plan” shall be a document approved by the Board of Commissioners, prepared by a consulting firm, engineers, and the Technical Review Committee.

3. Other Design Requirements

Fire Protection: The Chief of the Thomas County Fire Department shall review all subdivision plans to assure compliance with the specifications and design requirements for water main sizing, fire flow, and hydrant spacing.

A. Minimum size of water mains and spacing of fire hydrants for future construction and development

- (1) In single-family approved subdivisions, at least an 8” pipe shall be installed, except within 300’ of a cul-de-sac. Water flow in those lines shall provide a minimum flow of water at 750 gallons per minute. Fire hydrants shall be spaced not to exceed 500’. Three-way hydrants shall be installed in all areas of the county.
- (2) In multi-family approved subdivisions or multi-family apartment complex, at least an 8” or larger pipe shall be installed, except within 300’ of a cul-de-sac. Water flow in those lines shall provide a minimum flow of water at 1,000 gallons per minute. Fire hydrants shall be spaced not to exceed 500’. Additional fire hydrants may be required to permit all portions of buildings to be reached by hose lays of not more than 400’ by road travel. Three-way hydrants shall be installed in all areas of the county.
- (3) In approved industrial and commercial areas, including, but not limited to, motels, hotels, nursing homes, hospitals, education buildings, office buildings and other structures not listed elsewhere at least an 8” or larger pipe shall be installed to

provide a minimum flow of water at 1,000 gallons per minute. A larger flow of water may be required pursuant to fire flow calculations. Fire hydrants shall be spaced not to exceed 300'. Additional fire hydrants may be required to permit all portions of buildings to be reached by hose lays of not more than 400' by road travel. Three-way hydrants shall be installed in all areas of the county.

- (4) In approved mobile home parks at least an 8" pipe shall be installed, except within 300' of a cul-de-sac. Water flow in those lines shall provide a minimum flow of water at 750 gallons per minute. In areas of the county where county water is not available, water supplies for fire department operations shall be provided by the owner or developer to permit the effective operation of 2 - 1 $\frac{3}{4}$ " hose streams on any fire in a mobile home or elsewhere in the mobile home park. A flow of 100 gallons per minute with 50 pounds per square inch nozzle per line minimum will be required. Three-way hydrants shall be installed.
- (5) Prior to any preliminary plat approval, the fire chief, or his designee, shall review, and if the standards are satisfied, he shall approve the spacing of hydrants, main size, and water flows.

B. Location of hydrants and hydrant specifications

- (1) Water mains and fire hydrants shall be installed under water pressure and ready for firefighting before any sheathing may be installed on walls and roofs of buildings, unless said sheathing is of fire resistive construction.
- (2) Hydrants, fittings, valves and fire department connections shall be of standard and accepted make approved by the county water and fire departments. Fire department connections on the fire hydrant shall not be less than 18" or more than 36" above the level of the adjoining ground or paving. The thread of such connections shall be uniform with that used by the county fire department.
- (3) Hydrants shall meet the requirements of NFPA No. 24, *Fire Hydrants for Outside Protection*, and have not less than 6" connection with the water mains. For average conditions, hydrants should be placed at least 50' from the buildings protected. Where it is impossible to place them at this distance, they may be put nearer, provided they are set in locations where the chance of injury by falling walls is small, and from which men are not likely to be driven by smoke or heat while attempting to hook up.
- (4) The size and shape of the operating nut, as well as the direction the hydrants stem operates, shall be uniform with hydrants in the county water distribution system specifications.
- (5) Where possible, all hydrants shall be placed on the right side of a road or street.

C. Private fire mains and hydrants

- (1) Water mains on private property for fire protection purposes shall be designed and installed in accordance with public mains. Size of mains and water flows shall be adequate for the protection of the property served by said mains in accordance with Georgia State Minimum Standard Fire Prevention Code, latest edition, as adopted by the state, in its entirety including all applicable appendices. Hydrants shall meet local governing specifications and be located as required by the fire chief or his designee. Engineered details plans shall be submitted to the fire chief for his approval. The fire chief will perform an inspection to assure compliance with the location requirements.

APPENDIX A

MAINTENANCE AND WARRANTY BOND

NOTE: Date of Bond must not be more than five days prior to date of approved final plat but not to exceed thirty days from date of approved final plat. If Contractor is Partnership, all partners should execute Bond. Surety Companies executing Bonds must appear on the Treasury Departments most current list (Circular 570 as amended) and be authorized to transact business in the State where the Project is located.

MAINTENANCE & WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS: that _____,

a Corporation, hereinafter called Principal, and _____
(Name of Surety)

(Address of Surety)

a Corporation of the State of _____, and a surety authorized by law to do business in the State of Georgia, hereinafter called Surety, are held and firmly bound unto

Thomas County Board of Commissioners
110 North Crawford Street, Thomasville, Georgia, 31792

hereinafter referred to as Obligee, are held and firmly bound unto said Obligee and all persons maintaining and warranting infrastructure improvements hereinafter referred to, in the penal sum of \$ _____ in lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such, as whereas the Principal is obligated to maintain and warrant for the street, storm drains, storm water management facilities, or other improvements (hereinafter referred to collectively as the "infrastructure improvements"), some of which may be dedicated to Thomas County, unless expressly authorized, in connection with the development of _____ (project name).

The bond period shall remain in effect until all infrastructure improvements from all phases are complete and maintained for twenty-four (24) months after a final inspection is approved. The Principal shall notify the Director of Public Works that all infrastructure improvements are complete and request a final inspection. If the Director of Public Works approves the final inspection, the twenty-four (24) months of maintenance shall begin. At the end of the 24-month period of maintenance, the County shall either:

1. Accept the bonded infrastructure improvements and release the bond.
2. Require an additional bond period of up to 12 months, if the infrastructure improvements are not properly maintained to the satisfaction of the County. In that case, the undersigned, prior to the expiration of this bond, shall be required to provide an additional bond for an additional 12 month period with a federal secured lending institution or this bond will be forfeited and the proceeds shall be paid in full to the Thomas County Board of Commissioners.
3. Call the bond and hold the bond proceeds if the infrastructure improvements are not properly maintained to the County's satisfaction or call the bond and use the bond proceeds to properly maintain the infrastructure improvements using the bond proceeds.

NOW, THEREFORE THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall well, truly, fully and faithfully maintain and warrant the infrastructure improvements according to the preliminary plat, construction plans, maintenance plan, and final plat during the period from its issuance and any twelve month extension that may be required by the Obligee, with or without notice to the Surety, and during the life of any infrastructure improvement required to be maintained and warranted under the preliminary plat, construction plans, open space plan, and final plat, and shall also well and truly maintain and warrant all the undertakings, maintenance, terms, and conditions of any and all duly authorized modifications of said infrastructure improvements that may hereafter be made, then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED FURTHER, that said Surety to this Bond for value received, hereby stipulates and agrees that no change, extension of time, alterations, or additions to the infrastructure improvements or to the Work to be performed there under shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alterations, or additions to the infrastructure improvements or to the work to be performed there under.

PROVIDED, FURTHER, that Principal and Surety agree and represent that this bond is executed pursuant to and in accordance with the applicable provisions of the Official Code of Georgia Annotated, as Amended, including, but not limited to, O.C.G.A. §§ 13-10-1, et seq. and §§ 36-82-101, et seq., and is intended to be and shall be construed as a bond in compliance with the requirements thereof.

Notification of forfeiture or the need for an additional bond period shall be made by certified mail at least 30 days prior to the expiration of this instrument.

IN WITNESS WHEREOF, this instrument is executed in two (2) counterparts, each one of which shall be deemed and original, signed, sealed, and dated this _____ day of _____ A.D., 20_____.

ATTEST:

Principal (Signature & Title)

Principal (Print name & Title)

Principal Address

Surety (Signature & Title)

Surety (Print name & title)

Principal Address

SAMPLE

APPENDIX B

PLAT SPECIFICATIONS

1. Preliminary plat specifications.
 - A. The submittal to the Technical Review Committee shall consist of a number as required by the director of black or blue line prints on white background, and such other documents in number of copies as required by the director as are necessary to meet the requirements of these regulations.
 - B. The preliminary plat shall be clearly and legibly drawn at a scale of not greater than 100 feet to one inch. The recommended maximum dimensions of the sheet size are 48 by 36 inches and the minimum dimensions of 17 by 22 inches; however, the engineer may approve other sheet sizes and scales as appropriate.
 - C. The proposed name of the subdivision and proposed street names shall not duplicate or too closely approximate, phonetically, the name of any other subdivision or street in the county. If shown to the contrary, the staff may refuse to accept such subdivision and street names.
 - D. The preliminary plat shall contain general information, existing conditions, and proposed conditions as shown below:

GENERAL INFORMATION

- Show name of project and date of submittal.
- Show the name, address and phone number of the developer. Show seal and signature of professional engineer or qualified plan preparer.
- The minimum scale for preliminary plats shall be 1" = 100' unless otherwise approved by the Technical Review Committee.
- Plats shall be drawn on no larger than a 24-inch by 36-inch sheet of paper.
- Plats shall include north arrow and show land lot lines and district.
- Provide a tie point to the nearest intersection.
- Plats shall include a location/vicinity map with land lot lines: minimum scale 1" = 2000'.
- Show plat certificates.

EXISTING CONDITIONS

- State the present zoning of the property.
- Note the zoning case number, date of approval and all variances and conditions of zoning (if applicable).
- Show the zoning of adjacent properties including property owner's name, subdivision name, lot numbers, land uses, etc.
- Show any jurisdictional (city or county) boundary lines.
- Show topography by contours at vertical intervals of not more than two (2) feet.
- Show location of streams, lakes, swamps and land subject to flooding as determined from past history of flooding or hydraulic engineering calculations of existing conditions.
- Show all structures, both above and below ground, that might interfere with the proposed construction.
- Show name, location, right-of-way, and dimension from centerline, pavement width and surface type of all streets and roads on or adjacent to the property to be subdivided.
- Show location of right-of-way and easements, railroads, and other utilities on or adjacent to the property.
- Show the size and location of existing water mains, drains, culverts and all other facilities and structures, both above and below ground, within the tract or within the right-of-way of streets or roads adjoining the tract.
- Identify the watershed basin(s) within which the proposed development is located.
- Identify the acreage of each drainage area affecting the proposed subdivision.

PROPOSED CONDITIONS

- State the total number of acres and number of lots.
- Show the layout of all lots, including front, side and rear building setback lines, scaled dimensions on lots and utility easements with width and use.
- Note the minimum lot size requirement and square footage area of each lot.
- Show the proposed unit division or stage development, if any.

- Identify all land to be reserved or dedicated for public use.
- Show all require buffers (if applicable).
- Show and state names, right-of-way, dimension from centerline, pavement width and surface type of all proposed roads.

If the construction plans propose residential development, it shall contain the preliminary plat, general requirements, engineering for grading/storm drainage, engineering for site hydrology study, engineering for soil erosion and sediment control, transportation information, environmental health department information, and general notes as shown below:

If the Preliminary Plat proposes residential development, it shall contain the following additional information (Construction Specifications):

GENERAL REQUIREMENTS

- Include a copy of the approved preliminary plat.
- Show project name and date of submittal.
- Show developer's name, address and phone number.
- Show owner's name, address and phone number if other than developer.
- Show Engineer/Designer's name, address and phone number.
- Plans shall have a Professional Engineer/Landscape Architect/Surveyor's seal with signature.
- Show any jurisdictional (city or county) boundary lines.
- Show location/vicinity map with lot lines; minimum scale 1" = 2000'.
- Show graphic scale, north arrow and date. The north point shall be identified as magnetic, true or grid point.
- Show land lot lines, corner and district.
- Plans shall be drawn to a scale of not less than one (1) inch equals 50 feet, unless otherwise specified herein.
- Show closed property boundary with bearings and distances of all property lines.

- State the total acreage of the project.
- Show all existing conditions, structures, pavement widths, etc.
- Include a 24-hour emergency contact name and phone number in bold type (No smaller than 20 point type) on cover sheet, sediment and erosion control plan and grading plan.

ENGINEERING FOR GRADING/STORM DRAINAGE PLANS

- Topographic layout of the development must be at two (2) foot contour intervals based on Mean Sea Level datum (existing and proposed contours).
- Identify the location, size and length of existing drainage structures with drainage area.
- Show drainage calculations stating how drainage structures were sized. Calculations must be sealed by a Professional Engineer or Landscape Architect. Indicate outlet velocity at all pipe outlets.
- Show location and design criteria of accessory drainage structures (headwalls, drainage ditches, catch basins, junction boxes, drop inlets, retention areas and retention outlet controls).
- Include street profiles with all cross drain pipes located.
- Show profile of storm drainage pipes.
- Indicate drainage at intersections using flow arrows on plan or profile sheet.
- State and show the 100-year flood plain limits and elevations, or note absence. Indicate Community Panel Number and date of panel referenced.
- State and show all areas that are subject to flooding due to High Water Line or Dam Break Zone of any proposed or existing lake(s) (if applicable).
- Show ingress/egress easement to storm water detention structure and sufficient maintenance easement to include the surface area inundated by the 100-year storm event.
- Show easements for all storm water directed across property lines and piping system. All easements shall be a minimum of twenty (20) feet.
- Provide detail of outlet control structure.

- Show cross section through the detention pond dam.
- Show/note all storm structures per GA DOT/Public Works Dept. standards.
- Show/note all pipe gauge/class per GA DOT/Public Works Dept. standards.
- Show design/detail of all drainage ditches.

ENGINEERING FOR SITE HYDROLOGY STUDY

- Hydrology study must be prepared and stamped by a Professional Engineer.
- Include narrative explaining the rationale and method used in design.
- Include a drainage area sketch showing all drainage basins and sub-basins. Drainage basins shall be clearly labeled and correlate to basin identifiers used in the study.
- Include a drainage area sketch showing the direction of flow and acreage of drainage area for storm water entering and exiting the site.
- Give a summary of pre-development and post-development flows.
- Allowable discharge from the site depends upon downstream conditions. Explain impact on lower adjacent properties. Describe the conditions of the downstream receiving the concentrated discharge from the site.
- Identify off-site drainage.
- Identify drainage areas that bypass detention in a developed state. Demonstrate how these flows are managed to a pre-development rate.

ENGINEERING FOR SOIL EROSION AND SEDIMENT CONTROL

1. Site Plan Requirements

- A. Show graphic scale and north arrow.
- B. Existing and planned contours shall be shown with contours lines drawn with an interval in accordance with the following:

Map Scale	Ground Slope	Contour Interval, feet	
1 inch = 100 ft. or larger scale	Flat Rolling Steep	0--2% 2--8% 8%	0.5 or 1 1 or 2 +2, 5 or 10

- C. Give location of erosion and sediment control practices, using uniform coding symbols from the *Manual for Erosion and Sediment Control in Georgia*, Chapter 6, with legend.
- D. Delineate all state waters and wetlands located on or within 200 feet of the project site. If no state waters and/or wetlands are located on or within 200 feet of the project site, provide statement in bold print -- "No state waters or wetlands are located on or within 200 feet of this project."
- E. If the project contains or appears to contain wetlands, the following note must be provided in bold-face type: "This site contains wetlands. The applicant will first obtain approval and the proper permit from the Corps of Engineers prior to disturbing any jurisdictional wetlands."
- F. Delineate the 25-foot undisturbed buffers of state waters and 50-foot buffer along designated trout streams. Where encroachment into buffers is proposed, provide documentation that appropriate variances have been obtained.
- G. Delineate all wetlands and provide regulatory documentation permitting any proposed impacts.
- H. Delineate contributing drainage areas both on and off site.
- I. Include soil series and their delineation.
- J. Show neighboring areas such as streams, lakes, residential areas, etc. that might be affected by the proposed subdivision.

2. General Notes

- A. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source. Contractors are responsible for all soil & erosion sedimentation control requirements, including a certified person on the job site at all times.
- B. Additional erosion and sediment control devices to be used as required by Thomas County.
- C. Disturbed areas left idle for two to four weeks, and not to final grade, will be established with temporary mulch and/or vegetation (Ds1) (Ds2). Disturbed areas left idle for four weeks or more will be established to permanent vegetation (Ds3). All areas to final grade will be established to permanent vegetation within two weeks.

- D. When hand planting, mulch (hay or straw) should be uniformly spread over seeded area within 24 hours of seeding.
- E. During unsuitable growing seasons, mulch will be used as a temporary cover. On slopes that are 4:1 or steeper, mulch will be anchored.
- F. Duplicate of all state and federal permits must be made available to Thomas County prior to state and federal land disturbance.
- G. Erosion and sediment control devices must be checked by the developer/operator after each storm event. Each device is to be maintained or replaced if sediment accumulation has reached one half the capacity of the device.
- H. Include the statement in bold letters that, "The escape of sediment from the site shall be prevented by the installation of erosion control measures and practices prior to, and concurrent with, land disturbing activities."
- I. It is the subdivider/developer's responsibility to establish erosion control for all drainage patterns created at various stages during any phase of construction. Any difficulty in controlling erosion during construction shall be reported to the design engineer immediately.
- J. The subdivider/developer is responsible for obtaining any permits that may be required for wetlands or streamside buffers encroachments.

3. Other Information

- A. Provide name, address and phone number of developer/owner.
- B. Provide name and phone number of 24-hour local contact that is responsible for erosion and sediment controls.
- C. Include signature and seal of qualified plan preparer.
- D. Identify the size, in acres, of project or phase under construction. Note the disturbed area in acres.
- E. Provide detailed construction activity schedule - show anticipated starting and completion dates for project events, including vegetation/mulching.
- F. Provide a minimum of 67 cubic yards per acre sediment storage. Include specific design information and calculations for all structural measures on site, such as temporary sediment basins, retrofitted detention ponds and sediment traps.

- G. Show storm drain pipe and weir velocities and demonstrate how receiving area will accommodate discharge without erosion.
- H. For all temporary and permanent vegetation practices, include species, planting dates, and seeding, fertilizing, lime and mulching rates. Vegetation plan shall be site specific for appropriate time of year that seeding will take place and for this geographic region of Georgia.
- I. Include detailed drawings for all structural practices. Specifications must, at a minimum, meet guidelines set forth in the *Manual for Erosion and Sediment Control in Georgia*.

TRANSPORTATION

- 1. General Information. Provide assurance that all Georgia DOT permits (if applicable) have been obtained. Add note: "Construction equipment shall not be parked in right-of-way, and must be stored within site."
- 2. Typical Sections
 - A. Include paving and base elements on typical sections. Label each layer as to the thickness or spread rate, and type of material to be used.
 - B. Express cross slopes of roadway pavement, shoulder surfaces and sidewalks as percentages. Show outer slopes by ratio, horizontal to vertical (e.g., 3:1).
 - C. Show right-of-way widths.
 - D. Label curb and gutter or typical sections per Georgia DOT and/or County standards.
 - E. Show sidewalk or typical sections with width and cross slope (if applicable)
 - F. Show all existing and proposed utilities.
- 3. Road Profiles
 - A. Profiles shall have a horizontal scale of not more than 1:100 and a 1:10 vertical scale.
 - B. Profiles shall show existing ground and the proposed profile grade for the mainline, side road or streets and driveways.
 - C. Profiles and plan views shall have corresponding stations.

- D. Show grades for all tangent stations.
- E. Vertical curves shall include the Point of Vertical Curvature (PVC), Point of Vertical Tangency (PVT) and each Point of Vertical Intersection (PVI).
- F. Show and label all intersecting streets. This shall include the street name and station on the mainline.
- G. Show the existing ground profile along the same horizontal alignment. This profile should depict the ground as it existed prior to the proposed construction, including ditches, creeks, etc., which may be intersected by the horizontal alignment.

4. Intersection Details

- A. Intersection detail sheets are required if additional details necessary for proper construction of items at road intersections cannot be clearly shown on the regular roadway plan sheets.
- B. Typical information that may be found on intersection detail sheets include edges of pavement, locations or elevations, dimensions, channelizing curbs and raised median locations, along with handicap ramps, drainage structures, traffic signal poles and utility poles.
- C. Indicate elevation along edges of pavement in the area of the intersection by listing the elevation at regular intervals or by using contours.
- D. Provide intersection grading plans where necessary to properly detail cross slope transitions and drainage requirements.
- E. Dimension and station all intersection details, including pavement widths, curb and median radii, radius returns, horizontal location of raised medians, center of median and/or channelization openings, lane tapers, etc.
- F. Show all existing and proposed traffic control devices and stripping.

HEALTH DEPARTMENT INFORMATION

- 1. A soil analysis overlaying the preliminary plat.
- 2. The soil analysis must be a comprehensive soil analysis showing soil classification, predicated and/or measured seasonal high ground water levels and perched water table.

3. Provide the signature and seal of an engineer registered in the State of Georgia who is practicing geotechnical engineering meeting the requirements established in the Health Department's current Manual for On-site Sewage Management Systems.
4. The report shall also include wetland delineation and any soil features or conditions which may affect the property function of subsurface sewage disposal, including absorption rates at specific depths.

GENERAL NOTES (SUBDIVIDER SHALL PROVIDE ON SEPARATE COVER SHEET)

1. Name of Development; Subdivider's name, address, and telephone number; 24 hour contact telephone number and name; location & vicinity map.
2. Acceptance of these plans by the County does not relieve permit holder from meeting all requirements of the "Thomas County Zoning Ordinance", the "Georgia Stormwater Management Manual", the "Soil Erosion and Sedimentation Control Ordinance", the Rules and Regulations of the Thomas County Health Department, the US Army Corps of Engineers and any other local, state, or federal law or regulation as it relates to the development in Thomas County.
3. The location of erosion and sediment control devices may have to be altered from that shown on the accepted plans due to changes in drainage patterns created during construction. It is the owner/developers responsibility to accomplish erosion and sediment control for all drainage patterns created at various states and phases during construction. Any difficulty in controlling erosion or sediment during any phase of construction shall be reported to the project engineer immediately. Failure to properly install, operate or maintain all erosion and sedimentation control measures may result in all construction being stopped until such measures are corrected to the satisfaction of the Thomas County inspector.
4. Erosion control measures will be inspected in accordance with all EPD requirements.
5. Detention/sediment pond(s) and diversion ditches shall be installed immediately after clearing for roadway construction. Detention pond(s) shall be retrofitted for siltation control. Engineer shall immediately follow-up with as-built certification for design compliance prior to acceptance of final plat.
6. Owner agrees by implementation of these plans that all land clearing, construction, development and drainage activities will be done according to these accepted plans or previously accepted revisions. Owner acknowledges that acceptance of plans by the County in no way relieves owner of responsibility not to adversely impact downstream property regarding any land disturbing activity, erosion and sediment control measure and/or stormwater management activity during or after construction. Owner acknowledges that the acceptance of these plans and the issuance of this land disturbance permit does not in any way suggest that all other requirements for the legal

or appropriate operations for this activity, which may require additional permitting or approvals may be necessary if any to operate from this point in an appropriate and legal manner. Plan acceptance or permit issuance does not absolve the applicant from complying with all applicable laws, policies, standards or other permits which may be required for this project.

7. Any and all land disturbance permits may be revoked at any time if the construction of project is not in strict accordance with accepted plans.
8. Drainage easements will be provided along all concentrated drainage paths a minimum width of 20'. Wider easement widths may be required for high volume drainage (i.e., pond overflows and spillways). Required widths and locations will be referenced and shown on final plat. Proposed drainage ditches will be provided with privately owned easements and are to be maintained and protected by associational property owners. Notice of same shall be included on final plat and subsequent deeds of conveyance from the developer to the individual lot owners. Open drainage shall be 4:1 side slopes or flatter and fall entirely within easement. Residential fences and other flow obstructions are not allowed within drainage easements. Where platted subdivisions are developed with associational control, drainage easements shall not be a part of any lot, but under associational responsibility for maintenance.
9. The performance of all storm water drainage systems including detention facilities have been checked using the 100 - year storm (developed condition) for evaluation of local flooding and possible flood hazards to adjacent structures and/or property. The cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community.
10. Acceptance of these plans does not constitute approval by Thomas County of any land disturbing activity within wetland areas. It is the owner's responsibility to contact the appropriate regulatory agency for approval of any wetland area disturbance.
11. It is the owner's responsibility to ensure that all residential lots have sufficient grade and adequate drainage to prevent flooding of proposed structures and pertinent improvements such as on-site septic systems. Developer shall notify builder of any special conditions relating to lot drainage and flooding potential.
12. Owner/developer is responsible for maintaining control of silt on-site at all times. Developer is also responsible for control of silt that is tracked onto County R/W or subdivision streets by builders, contractors, subcontractors, utility companies or any others during construction until street has been accepted by the Thomas County Board of Commissioners.
13. Maintain a minimum 2' of cover over storm pipes.

14. Debris fills are strictly prohibited at all construction sites or within any development. All waste and construction debris generated from construction must be properly disposed of in an appropriate landfill.
15. All street and stop signs must be installed prior to issuance of any building permits.

If the construction plans propose nonresidential development, it shall contain the preliminary plat, general requirements, engineering for grading/storm drainage, engineering for site hydrology study, engineering for soil erosion and sediment control, transportation information, environmental health department information, and general notes as shown below:

If the Preliminary Plat proposes nonresidential development, it shall contain the following additional information:

TRANSPORTATION

1. **General Information**
 - A. Provide assurance that all Georgia DOT permits (if applicable) have been obtained.
 - B. Provide overall site plan with building location and size, on-site parking, traffic circulation and all access locations.
 - C. Show all proposed and existing traffic control devices and striping.
 - D. Show distance from one corner of the property, along the right-of-way line, to the right of way of the nearest intersecting street.
 - E. Show posted speed limit.
 - F. Provide the width of existing roadway pavements, lane widths and direction of travel (using directional arrows) within the lanes.
 - G. Show the total length of frontage of the property owned and, if different, the length of the frontage being developed under this application.
 - H. Show the distance from the edge of pavement to the center of the side ditch and direction of flow of water within the ditch.
 - I. Show proposed driveways width, measured either from face of curb to face of curb, or from edge of pavement to edge of pavement.
 - J. Show proposed acceleration/deceleration lane(s), including length of lane, length

of taper and width of lane (measured from edge of existing travel lane to edge of pavement or to the face of curb).

- K. Provide radii for all proposed driveways.
- L. Provide stopping sight distance measurements at all proposed driveways.
- M. Provide traffic control devices and striping plans.
- N. Add note: "Construction equipment shall not be parked in right-of-way, and must be stored within site."