CITY OF DALLAS

SUBDIVISION REGULATIONS AND DEVELOPMENT SPECIFICATIONS

REVISED
DECEMBER 2008

CHAPTER 16

SUBDIVISION REGULATIONS

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CHAPTER 16

SUBDIVISION REGULATIONS

Sec. 5-1600 PURPOSE

The public health, safety, morals and general welfare require that the harmonious, orderly and progressive development of land within the City of Dallas, Georgia. In furtherance of this purpose, these regulations are adopted to:

(a) Encourage the development of economically sound and stable communities;

(b) Assure the provision of required streets, and where practical, utilities and other facilities and services to new land development;

(c) Assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land development;

(d) Assure the provision of needed open space and building sites in new land developments, through the dedication or reservation of land for recreational, educational and other public purposes;

(e) Assure, in general, the wise development of new areas, in harmony with the comprehensive plan of the community as it now exists or may hereafter be established.

Sec. 5-1601 AUTHORITY

These subdivision are adopted under general state law and the authority granted by the Charter of the City of Dallas, Georgia as issued by the Georgia General Assembly.

Sec. 5-1602 DEFINITIONS

When used in this Ordinance, the following words and phrases shall have the meanings given in this section. Terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context. The term "shall" is mandatory. When not inconsistent with the context, words in the singular include the plural and those used in the plural number include the singular. Words used in the present tense include the future.

(a) "Arterial Road (Major)" - A road intended to move through traffic to and from major areas of activity and/or as a route for traffic between communities or large areas.

(b) "Arterial Road (Minor)" - A road intended to collect and distribute traffic in a manner similar to Major Arterial Roads, except that these roads service major activity centers, and are designed to carry traffic from collector streets to the major arterials.

(c) "Block" - A piece or parcel of land entirely surrounded by public highways or streets or by a combination of streets and public parks, cemeteries, railroad, rights-of-way, shorelines, or municipal boundary lines.

(d) "Building Codes" - The minimum state and city construction and building codes as required and defined in Chapter 3 of the Code of Ordinances of the City of Dallas, Georgia.

(e) "Building Setback Line" - A line beyond which no foundation wall or part of the structure of any building shall project, with the exception of roof overhang, and the subsurface projection of footings.

(f) "City" - The incorporated areas of the City of Dallas, Georgia.

(e) "City Manager" - The City Manager of the City of Dallas, Georgia or his/her designated representative or agent.

(h) "Collector Streets" - Streets or roads which carry traffic from minor streets to the system of arterial streets or highways, including the principle entrance streets of a residential development and circulation streets within such subdivision.

(i) "Construction Plans" - The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements for plat approval.

(j) "Council" - The Mayor and Council of the City of Dallas, Georgia.

(k) "County" - The unincorporated areas of Paulding County, Georgia.

(l) "County Commission" - The Board of Commissioners of Paulding County, Georgia.

(m) "Cul-de-sac" - A street having one (1) end open to traffic and the other end permanently terminated in the minimum right-of-way and paved turnaround specified in these regulations. Cul-de-sacs shall be no longer than sixteen hundred (1600) feet in length with the distance to be measured from the center point of the cul-de-sac turnaround to the nearest intersection with a through street.

(n) "Developer" - The owner of the land proposed to be subdivided or his authorized agent or representative.

(o) "Development Plans" - The preliminary drawing(s), described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Planning Commission for approval.

(p) "Easement" - Authorization by a property owner for the use by another for a specified purpose, of any designated part of his property.

(q) "Final Plat" - A plat of a tract of land which meets the requirements of these regulations for recording in the office of the Clerk of Superior Court of Paulding County.

(r) "Frontage" - That side of a lot measured along the street right-of-way line abutting on a street or way and ordinarily regarded as the front of the lot, but it shall not be considered as the ordinary side of a corner lot.

(s) "Health Department" - The Paulding County Health Department

(t) "Land Use Plan" - An element of the Comprehensive Plan adopted for Paulding County and the City of Dallas which may consist of several maps, data and other descriptive matter for the physical development of the City and/or County or any portion thereof. This includes any amendments, extensions or additions thereof recommended by the Planning Commission or City Council indicating the general location for major roads, parks, historic districts, public spaces, public building sites, routes for utilities, zoning districts, etc.

(u) "Lot" - A portion of a subdivision intended as a unit for transfer of ownership or for development or both. In determining the area and

dimensions of a lot, no part of the right-of-way of a road, crosswalk, or sidewalk may be included. The word "lot" includes the word "plot" or the word "parcel".

(v) "Lot Width" - The width of a lot at the building line measured parallel to the street right-of-way, or in the case of a curvilinear street, parallel to the chord of the arc between the intersection of the side lot lines and the street right-of-way line.

(w) "Minor Commercial Subdivision" - A private subdivision of four (4) lots or less which uses private streets to provide lot access for ingress or egress and intended for commercial/industrial use.

(x) "Minor Residential City Subdivision" - The subdivision of a tract or parcel of land into no more than three (3) lots for the purpose of sale, legacy, or building development intended for residential use where no new public streets are involved.

(y) "Owner" - Any person, group of persons, firm or firms, corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be subdivided under these regulations.

(z) "Planning Commission" - The City of Dallas Planning Commission.

(aa) "Private Street" - A drive serving as the exclusive access for lots not fronting on a city or county maintained street or road, and which is not owned or maintained nor intended to be owned or maintained by the City and lies within a right-of-way of sixty (60) feet. Private easements cannot be used to meet this requirement. Private streets must intersect with a city or county maintained street or road and must be built to prohibit through traffic.

(bb) "Private Subdivision" - A development that provides for the subdivision of property and for the private ownership, operation, and maintenance of all improvements, including streets, utilities, common areas, parking areas, etc., within its defined boundaries. For example, a mobile home park, an industrial complex, duplex rental subdivision, etc.

(cc) "Residential or Local Street" - A road or street intended to provide access to other road or streets from individual properties.

(dd) "Resubdivision" - A change in map of an approved or recorded subdivision plat if such change affects any street layout on such map or areas reserved for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of this Ordinance; or if it increases the number of lots approved in the original plat.

(ee) "Right-of-way" - A strip of land occupied or intended to be occupied by a public use.

(ff) "Single lot subdivision" - The subdivision of a tract or parcel of land into two lots, of which one lot is for the purpose of sale, legacy or building development and where no new public streets or public facilities are involved.

(gg) "Soil Erosion and Sedimentation Control Plan - As required and defined in Chapter 17 of the Code of Ordinances of the City of Dallas, Georgia.

(hh) "Streets" - The word "street" means, and shall relate to and includes streets, avenues, boulevards, roads, highways, expressways, lanes, drives, courts, ways that are on the official City and/or the Georgia Department of Transportation Street/Road Map.

(ii) "Subdivider" - Any person, corporation, or duly authorized agent who undertakes the subdivision of land as defined herein.

(jj) "Subdivision" - The term "subdivision" means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy or building development and includes all division of land involving a new street, or a change in existing streets, and includes re-subdivision and, where appropriate to the context relates to the process of subdividing or to the land or area subdivided. Provided, however, that the following are not included within the definition of a subdivision:

(1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the City of Dallas.

(2) Any subdivision of land provided that no lots thereby produced contain less than five (5) acres each; have a minimum frontage width of two hundred (200) feet or more; and where no new streets, roads, lanes, drives or other public rights-of-way, not already on the official city or county street/road maintenance map, are involved.

(3) A division or sale of land among heirs by judicial decree, provided however the number of lots does not exceed the number of heirs named in the decree and where no new streets, roads, lanes, public drives or other public rights-of-way, not already on the official city or county street/road maintenance map, are involved.

(4) The sale or exchange of a parcel of land between owners of adjoining properties, provided that additional lots are not thereby created.

(5) Any subdivision of land among family members including mothers, fathers, sons, daughters, sisters, brothers and grandchildren is exempt from meeting the requirements of this subdivision ordinance as long as the resultant lots meet health regulations, building codes, minimum lot sizes and other city codes that affect any single building lot. All such resultant lots must either front on a city or county maintained street/road or must have recorded a thirty (30) foot private access (either in the form of an easement or fee simple title) from the nearest city or county street/road and any structure must have a thirty (30) foot setback from said access.

(kk) "Zoning Ordinance" - The zoning regulations of the City of Dallas as defined in Chapter 18 of the Code of Ordinances of the City of Dallas, Georgia.

Sec. 5-1603 PLATTING JURISDICTION; ENFORCEMENT

(a) PLATTING JURISDICTION

These regulations shall govern all subdivision of land within the limits of the City of Dallas, Georgia as now or hereafter established.

(b) PLATTING AUTHORITY

From and after the passage of this Ordinance, the City of Dallas Planning Commission shall be the official platting authority, and no plat of a land subdivision as defined under this Ordinance shall be entitled to be recorded in the office of the Clerk of the Superior Court of Paulding County unless it shall have the approval of the Planning Commission inscribed thereon. The filing or recording of a plat of a subdivision without the approval of the Planning Commission as required by this Ordinance is declared to be a misdemeanor and shall be cited as such.

(c) USE OF PLAT

The transfer of, sale of, agreement to sell or negotiate to sell land, by reference to or exhibition of, or other use of a plat of a subdivision that has not been given final approval by the Planning Commission and recorded in the office of the Clerk of the Superior Court of Paulding County is prohibited, and the description by metes and bounds in the instrument of transfer or other document shall not exempt the transaction from such penalties imposed upon violations herewithin.

(d) OPENING AND IMPROVING PUBLIC STREET; INSTALLING UTILITIES

Prior to making any improvements, or installing any utilities, the subdivider shall submit to the Planning Commission, through the Dallas City Manager, a development plan of the proposed subdivision prepared in accordance with the provisions of these regulations.

(e) ERECTION OF BUILDINGS

No building permit shall be issued and no buildings shall be erected on any lot in the city unless access has been established in accordance with this Ordinance. No building permits shall be issued before approval of the final plat and the final plat has been recorded.

(f) SUITABILITY AND CHARACTER OF LAND

Land which the Planning Commission finds to be unsuitable for subdivision or development due to flooding, poor percolation for septic tanks, improper drainage, steep slopes, rock formations, or other features which will be reasonably harmful to the health, safety, and/or general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Commission to solve the problems created by the unsuitable land conditions. If not, such land shall be set aside for such uses as shall not involve such a danger.

(g) VARIANCES

Variances may be required from time to time from the requirements of these regulations in order to accomplish the overall aims of these regulations. In recognition of this fact, the following criteria are established for consideration by the developer and the Dallas Planning Commission when a request for a variance arises:

(1) Whether the parcel is irregular, unusually narrow or shallow in shape, and the condition existed at the time of the adoption of these regulations or was created by natural forces or governmental action for which no compensation was paid;

(2) Where financial hardship may occur due to a change of regulations during the active construction of a subdivision. Active construction is defined as actual work in the installation or construction of road base, drainage, and/or utilities. Variances for financial hardship may only be granted to that phase, section, units, etc. of the approved subdivision that is under active construction at the time of the change in regulations.

(3) Variances for deviations or changes in construction or building codes, utility location and installation, street preparation and construction, soil erosion and sedimentation control plans, and other technical items cannot be granted until reviewed by the Dallas City Manager and recommended for approval.

In those cases where the Planning Commission fails to grant the variance, then the subdivider or developer may petition the Dallas City Council for an appeal of the decision of the Planning Commission or said subdivider, or developer may ask the Council to amend this Ordinance so as not to require a variance for the circumstance involved.

Sec. 5-1604 PROCEDURES FOR DEVELOPMENT APPROVAL

(a) GENERAL PROCEDURES

(1) Pre-application Review. Whenever a subdivision of a tract of land within the jurisdiction of this Ordinance is proposed, the subdivider is urged to consult informally with the Dallas City Manager in a pre-application review. The subdivider shall submit sketch plans and data showing existing conditions within the site and its vicinity, as well as the proposed layout and development of the subdivision to include streets, number of lots, lot sizes, and location to existing utilities that must be extended.

(2) Submit Development Plans. The subdivider shall submit to the Planning Commission development plans of the proposed subdivision prepared in accordance with the provisions of this Ordinance and all other applicable City ordinances.

(3) Submit Final Plat. After completion of the physical development, or proper arrangements for same, of all or part of the area shown on the development plans as approved by the Planning Commission, a final plat together with the required certificates shall be submitted to the Planning Commission for approval. This final plat, when approved by the Planning Commission and duly signed, shall become the instrument to be recorded in the office of the Clerk of the Superior Court of Paulding County.

(4) Submit As-builts. After completion of the physical development, the developer shall provide to the City record as-built Drawings of the water, sanitary sewer, and stormwater improvements. The drawings shall be submitted in both electronic and paper formats. The developer must also submit a video of the sanitary sewer and storm sewer lines.

(5) Subdivisions Not Requiring New Streets, Facilities:

(A) A subdivision which does not involve the platting, construction or opening of new streets, sewer or water facilities or the improvement to same, as determined by the Dallas City Manager, shall be accepted by the Planning Commission in the form of a final plat.

(B) Minor residential subdivisions involving no more than four (4) lots which do not involve the platting, construction or opening of new streets, sewer or water facilities or improvement to same, as determined by the Dallas City

Manager, shall be accepted by the Planning Commission in the form of a final plat, provided however, that if public sewers are not available, then a certification from the Health Department must be on the plat showing that a private sewerage system is approved for the lots. Such subdivisions must meet the requirements of all other applicable City ordinances.

(C) Single lot subdivision can be exempt from the final plat requirements upon review and approval of the Dallas City Manger where there are no new public streets or other public facilities involved. Certification by the Health Department is required for private sewerage facilities prior to review by the Dallas City Manager.

(D) F.H.A. Approval. In the event the subdivider plans to secure approval of this subdivision layout by the Federal Housing Administration, it is suggested that such approval be secured prior to the submission of a development plan to the Planning Commission.

(b) DEVELOPMENT PLAN REQUIREMENTS

Following the pre-application review of a proposed subdivision, the subdivider shall submit on or before noon of the second Monday of the month, ten (10) copies of the development plans and supporting data.

The development plans, prepared by a registered land surveyor or civil engineer, shall meet the higher minimum standards of design set forth in this Ordinance and/or those required by O.C.G.A. 44-3-3 as now or hereafter amended and shall include the following information:

(1) General

(A) Proposed name of Subdivision.

(B) Name and address of person to be notified of action.

(C) Date of survey, north point and graphic scale, source of datum, date of plat drawing and space for revision dates.

(D) Location sketch map showing the relationship of the subdivision to the surrounding area.

(E) Location (land lot and district) and gross acreage of tract.

(F) Exact boundary lines of the tract indicated by a heavy line giving lengths and bearings. The boundary lines shall include the entire tract to be eventually subdivided and data as required herein shall apply to the entire tract. In the event that the entire tract to be developed is not submitted, the Planning Commission may require additional data to support immediate development in order to ensure proper overall planning.

(G) The development plan shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet on a sheet or equal sized sheets. If the complete development plan cannot be shown on one sheet, then several sheets with an index map on each sheet shall be used. In no case shall sheet size be smaller than eight and one/half (8}) inches by eleven (11) inches.

(H) Name of former subdivision if the development has been previously subdivided.

(I) Water and Sewer availability in accordance with local and state regulations.

(2) Existing Conditions:

(A) Topography by contours shall be required as follows:

(aa) On land with less than approximately 2% slope, show contours at intervals of not more than two (2) feet;

(bb) On land with slopes greater than approximately 2%, show contours with an interval of not more than five (5) feet;

(cc) Contours shall be based on the datum plane of the U.S. Coast and Geodetic Survey.

(B) Zoning district classifications of land to be subdivided and classifications of adjoining properties.

(C) Recorded deed names of adjoining property owners or subdivisions.

(D) In case of resubdivision, a copy of existing plat with proposed resubdivision super-imposed thereon.

(E) Location of significant features, streams (including applicable state and local stream buffers and setbacks), wetlands, ponds, lakes, swamps and land subject to floods, including any area having an elevation below the one hundred (100) year flood plain. Where lots contain some areas with an elevation below the one hundred (100) year flood plain, a showing of a viable homesite above such flood plain elevation. (Any lot having no such viable homesite shall be properly filled to provide same before final plat approval and must be in accordance with U. S. Corp of Engineer's requirements.)

(F) Location of existing adjoining property lines and buildings on the property to be subdivided.

(G) Location, names, and right-of-way of streets, roads, railroads and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or rights-of-way and show location of poles or towers.

(H) Size and location of existing sewers, water mains, storm sewers, drains, culverts and location of easements for other underground facilities within the tract or within the right-of-way of streets or roads adjoining the tract. Grades and elevations of sewers are to be shown.

(I) The acreage of each drainage area affecting the proposed subdivision.

(J) All elevations shall refer to the mean sea level datum where public water and/or public sewers are to be installed.

(K) Preliminary soil erosion and sedimentation control plan in accordance with the specifications and requirements of the City Soil Erosion and Sedimentation Control Ordinance, if applicable.

(3) Proposed Conditions

(A) Plan and profile of streets, roads and sidewalks showing widths, road names, and a typical road section

inclusive of sidewalks where required.

(B) Topography by contours of proposed streets, drainage ditches and other improvements as provided in (a) (1) above.

(C) Layout of all lots, including building setbacks lines; scaled dimensions on lots; utility easements with width and use; acreage of each lot; lot numbers and block numbers; and drainage. No lot numbers shall be duplicated.

(D) Plan and profile of sanitary sewers (if applicable) with grade, pipe size, material, and point of discharge. If a private on-site sewerage system is proposed for any lot(s), then a certification from the Health Department must be attached to the plan showing every lot that meets the Health Departments requirement for a private system.

(E) Plan and profile of storm sewer system with grade, pipe size, material, and location of outlets, inlets, and stormwater management facilities.

(G) Plan of water supply system with pipe sizes and location of hydrants. Water system shall be designed to furnish a minimum of 25 p.s.i. and maximum demand flow of 15 gal./min. to each building. All water mains shall be a minimum of six (6) inches in diameter.

(H) Designation of all land to be reserved or dedicated for private and/or public use.

(I) Proposed phase division or stage development, if any, as proposed by the subdivision developer.

(J) Site grading plan with soil sediment control structures, as required.

(K) A plan of street lighting must be shown as determined by the utility power company serving the area.

(4) Certificates

Each development plan submitted shall carry the following certificates printed or stamped thereon as follows:

(A) PRELIMINARY SURVEYING CERTIFICATES

I HEREBY CERTIFY THAT THIS PROPOSED DEVELOPMENT PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE CITY OF DALLAS SUBDIVISION REGULATIONS, CITY OF DALLAS CODE OF ORDINANCES, CHAPTER 16, AND CORRECTLY REPRESENTS DATA COMPILED OR VERIFIED THROUGH A SURVEY COMPLETED BY ME ON _____ , 20___ , OF PROPERTY SHOWN AND DESCRIBED.

BY _____,
REGISTERED GEORGIA LAND SURVEYOR

NO._____

DATE:_____

(B) DEVELOPMENT PLAN APPROVAL CERTIFICATE

ALL REQUIREMENTS OF THE CITY OF DALLAS, GEORGIA SUBDIVISION REGULATION RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PLAN HAVING BEEN FULFILLED, APPROVAL OF THIS PLAT IS HEREBY GRANTED SUBJECT TO FURTHER PROVISIONS OF SAID REGULATIONS. THIS CERTIFICATE SHALL EXPIRE ON_____.

_____ _____
SECRETARY, PLANNING COMMISSION DATE

(5) Development plan review and approval.

Within forty-five (45) days after the submission of the development plan, the Planning Commission shall review and approve, conditionally approve, or disapprove the plan. One (1) copy of the plan shall be returned to the developer with notice of the approval, conditional approval or disapproval with the reasons thereof.

(6) Effective period of development plan approval.

(A) Approval of the development plan shall lapse unless a final plat of all or part of the area shown on the development plan is submitted within two (2) years from the date of approval by the Planning Commission, unless an extension of time is requested by the developer and approved by the Planning Commission.

(B) Approval of the development plan shall lapse and have no force and effect unless actual construction of required improvements have been commenced within twelve (12) months of the approval by the Planning Commission.

(C) Notwithstanding the provisions of this Ordinance, a developer operating under a previously approved preliminary plan may continue to submit final plats in conformance therewith, provided that the approved preliminary plan is an active preliminary plan. Preliminary plans may be deemed inactive if a final plat for a portion thereof has not been submitted to the Planning Commission within the past two (2) years of adoption of this Ordinance.

(7) Hearing.

No development plan shall be acted upon by the Planning Commission without affording a public hearing thereon. Notice of the time and place of said public hearing shall be published in a local newspaper of general circulation at least fifteen (15) days prior to the date of the hearing. The developer shall also be notified of the date and time of the hearing.

(8) Land disturbing permit.

Upon approval of the development plan by the Planning Commission, a land disturbing permit may be issued, upon request, by the Dallas City Manager to cover the following construction phases, provided that all soil erosion and sedimentation control structures are in place,:

(A) grading, clearing and grubbing;

(B) storm drainage construction;

(C) water and sewer line construction;

(D) curbing construction;

(E) base and paving construction.

(9) Environmental compliance.

Prior to issuance of a land disturbance permit by the City, the owner shall provide to the City proof of compliance with other applicable state and federal environmental regulations including Notice of Intent for the Georgia Environmental Protection Division NPDES General Permit and Preconstruction Notification to the U.S. Army Corps of Engineers.

(10) Restrictive covenants.

If the owner places restrictive covenants on any land or use thereof within the subdivision greater than those required by the Ordinances of the City of Dallas, such restrictive covenants, or reference thereto, may be required to be indicated on the final plat, or the Planning Commission may require that the restrictive covenants be recorded with the deeds as filed with the Clerk of the Superior Court of Paulding County in a form approved by the Dallas City Attorney.

(11) Filing Fee.

In order to process the application, **a filing fee in an amount as set forth in a rate schedule determined by the Dallas City Council and amended periodically** shall be submitted with each development plan. Said fee is to defray the cost of advertising, meetings, review process, and site visits as examples of expenses.

(c) FINAL PLAT REQUIREMENTS

(1) Submission Procedures.

Any developer desiring approval of a final plat must submit to the Dallas City Manager the original and ten (10) copies of the final plat and other supporting data required with the approval of the development plan. The developer shall also submit an electronic copy of the plat in a format approved by the City Manager. The City Manager shall review the final plat and data for compliance with this Ordinance, other City Ordinances and any requirements placed upon the development during the approval of the development plan. If compliance is satisfactory, then the City Manager will secure the City Clerk's signature upon the final plat

and said plat shall be ready for recording.

(2) Conformance and phasing.

The final plat shall conform to the development plan and it may constitute only that portion of the approved development plan which the subdivider proposes to record and subdivide at this time, provided that such portion conforms to the phase established in the development plan procedure and to the requirements of this Ordinance.

(3) Final plat required information.

The final plat shall be prepared in accordance to all applicable requirements of the development plan and Section (b) above and in addition, the following information:

(A) "Final Plat" shall be identified in the title.

(B) All maps or plats shall show the direction and distance from a point of reference to a point on the boundary of the individual survey, and such additional data as may be required to relocate the boundary point from the point of reference with the same degree of accuracy required of the parcel surveyed. The point of reference shall be an established, monumented position which can be identified or relocated from maps, plats, or other documents on public record.

(C) All maps or plats of boundary surveys or subdivision surveys shall show bearings of all lines or angles at all corners and angle points of the boundary or lot lines, and distances of all boundary or lot lines, and area of the parcels expressed in acres or square feet.

(D) All maps or plats of boundary surveys shall show the closure precision of the field surveys as the ratio of one (1) foot to the traversed distance in which an error of one (1) foot would occur and a statement as to the method of adjustment. The closure may be stated as follows:

"THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____FEET, AND AN ANGULAR ERROR OF _____PER ANGLE POINT, AND WAS ADJUSTED USING _____RULE."

(E) All maps or plats of boundary surveys shall show the closure precision of the data shown on the map or plat. The closure may be stated as follows:

> "THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN _____ FEET".

(F) All maps or plats shall show the width and the former widths, if pertinent, of all rights-of-way adjacent to or crossing the property or adjacent to any point of reference.

(G) All maps or plats shall show easements and apparent encroachments, if pertinent.

(H) Curve data shall be required for all curves of greater than ten (10) degrees on new roads. Pertinent data including radius, central angle, and tangent distance must be given for regular curves. Chord distances and directions shall be given for irregular curves on pre-existing streets or roads.

(I) All land lot lines, land district lines, land section lines, and city/county boundaries intersection or adjacent to the surveyed property shall be indicated by lines drawn upon the map or plat with appropriate words and figures.

(J) All corner markers and markers of pertinent reference points shall be fully described and indicated as to their material or types and shall be constructed of a permanent material such as iron, steel, concrete, or stone. When applicable, monuments that are to be placed after final street improvements shall be designated as "future".

(K) An arrow shall be shown on the map or plat to indicate the principal meridian, and a notation shall be made as to the reference of bearings to magnetic north, astronomic north, or grid north. A grid north reference shall indicate the zone.

(L) All linear distances shown on maps or plats shall be horizontal and all dimensions to the nearest one hundredth (1/100th) of a foot.

(M) All linear distances shown on maps or plats shall be

represented in degrees, minutes and seconds. All angular directions shall be referenced to the principal meridian.

(N) A statement shall be shown on the map or plat to indicate the type of equipment used to obtain the linear and angular measurements used in the preparation of the map or plat.

(O) All maps or plats shall show the state plane coordinates of at least two (2) permanent monuments thereon, when a National Geodetic Survey monument is within five hundred (500) feet of any point on the property mapped or platted, or any point of reference shown thereon.

(P) Variances, if any, and date approved by the Planning Commission and/ Mayor and Council.

(3) Certifications.

Each final plat submitted shall carry the following certificates printed or stamped thereon as follows:

(A) Surveyor's Acknowledgment

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND AND HAS BEEN MADE UNDER MY SUPERVISION, THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF DALLAS, GEORGIA SUBDIVISION REGULATIONS.

_____
GEORGIA REGISTERED LAND SURVEYOR

[S E A L]

_____
R.L.S. NUMBER

_____
Date

(B) Certificate of Ownership and Dedication

THE OWNER OF THE LAND SHOWN ON THIS PLAT,

WHO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, AND PUBLIC PLACES, AS HEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

_____ _____
AUTHORIZED SIGNATURE DATE

(C) City of Dallas Certification

IT IS HEREBY CERTIFIED THAT THE STREETS, UTILITIES, EASEMENTS, AND OTHER REQUIRED IMPROVEMENTS IN THIS SUBDIVISION, HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO THE APPROVED PLANS OR SURETY HAS BEEN PROVIDED IN AN AMOUNT TO INSURE THEIR INSTALLATION, AND THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF THE CITY OF DALLAS SUBDIVISION REGULATIONS.

_____ _____
CITY MANAGER, DATE
CITY OF DALLAS

_____ _____
City Clerk, DATE
CITY OF DALLAS

(D) Certification for surety

I HEREBY CERTIFY THAT A SECURITY BOND, OR CERTIFIED CHECK, AND/OR AN IRREVOCABLE LETTER OF CREDIT FROM A LOCAL LENDING INSTITUTION IN THE AMOUNT OF $_____ TO EXPIRE ON_____, 19_____, HAS BEEN RECEIVED TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE SUBDIVISION, AS SHOWN HEREON, IN THE EVENT OF DEFAULT BY THE DEVELOPER.

_____ _____
CITY MANAGER, DATE
CITY OF DALLAS

(E) Health Department Certification

The Health Department must certify that the water and/or sewerage systems installed, or proposed to be installed, meet the requirements of Georgia Health standards and regulations. (This certification may be submitted on a separate form as specified by the Health Dept.) The Health Department certification statement shall include written notice that each lot not on public sewer, must have an individual septic tank permit approved before any building permit is issued. For developments with public sewerage and public water, this certification shall be omitted.

(4) Final Plat Review and Approval.

The Dallas City Manager shall review the final plat and verify that all final plat requirements have been met. Within thirty (30) days after submission of the final plat together with all required supporting data and certifications, the City Manager shall review and approve, or disapprove, the plat and state the reasons therefore if disapproved. The Developer shall have the right to appeal any disapproval of the final plat to the Mayor and Council. Approval of the final plat by the City of Dallas shall not be deemed to constitute or effect an acceptance by the City of Dallas of the dedication of any street or other ground shown upon the plat.

(5) Record Final Plat.

The final plat shall be recorded by the office of the Clerk of the Superior Court of Paulding County within three (3) days after the necessary signatures have been placed on it unless the developer requests an extension of time. A mylar positive of the recorded plat is retained by the Dallas City Manager and the original returned to the developer, or his authorized representative.

(6) Sale of Lots.

The subdivider may begin to sell lots after recording the final plat.

(7) Status of Streets and Improvements.

After approval of the final plat by the City Manager and the completion of all the improvements required by these regulations, the subdivider may request the City of Dallas to accept such streets

and/or other improvements.

(e) Private Subdivisions
(non-dedicated streets, utilities, etc.).

(1) Development Plan Required.

Individual lots may only be sold after a development plan has been approved by the City of Dallas Planning Commission.

(2) Documents Required within Plan.

As part of any development plan, the following documents must be filed for approval with the Dallas Planning Commission as a part of the preliminary development plan:

(A) The form of all agreements between the developer and property owners relative to development standards; property ownership and common area ownership; maintenance of joint use areas and other covenants along with a written statement from the Dallas City Attorney that he has reviewed the items.

(B) The form of all agreements between and among individual property owners relative to the ownership and maintenance of privately owned properties and common areas with a written statement from the Dallas City Attorney that he or she has reviewed this document and feels that it is protective of the owners interests. The cost of the review by the Dallas City Attorney of the documents required in this paragraph and also in 1 above shall be paid by the developer.

(C) Certification by the Dallas City Manager that all improvements have been installed in accordance with the submitted plans or certification by the developer of the existence of surety in favor of the individual property owners sufficient to assure the completion of the submitted plan.

(3) Compliance with City Codes.

All City of Dallas Zoning regulations, construction building codes, water and sewer regulations, sanitary and health requirements , and all other local, state or federal codes, regulations or requirements that are applicable must be complied with.

(4) Ingress and Egress.

Ingress and egress from public streets shall be minimum or sixty (60) feet in width.

(5) Radius of Cul-De-Sacs.

All cul de sacs must be designed with a minimum thirty-five (35) foot turning radius.

(6) Distance between Buildings

For purpose of providing fire protection, at least twenty-five (25) feet must be maintained between all buildings within the subdivision.

(7) Sign Identifying Private Streets.

A sign at the entrance to the private subdivision coming off a publicly maintained street/road which notes that the streets/roads serving the private subdivision are private streets.

(8) Procedures for Approval of Private Subdivision.

(A) Pre-application review by the Dallas City Manager is required.

(B) A development plan shall be drawn up which includes the following:

(aa) Names of the Subdivision, owner(s), agent(s), developer(s) and the registered land surveyor or engineer who did the site plan with their RLS or PE Seal affixed.

(bb). North arrow and scale.

(cc). Boundary line of the tract to be developed. (drawn accurately to scale)

(dd). Location map.

(ee). Contours with a minimum vertical intervals of five (5) feet to be shown for both existing and proposed topography. This contour requirement is only required for subdivisions consisting of more than

four (4) lots.

(ff). Utility and drainage plans in accordance with City Ordinances.

(gg). Boundary development setback lines.

(hh). Location of designated common areas, if applicable.

(ii). Street design and public parking, if applicable. Label all streets as "private streets" on the plat.

(jj). Soil Erosion and Sedimentation Control Plan.

(kk). Public and/or Private supplies for water and sanitary waste disposal systems to serve the lots shall be noted on the plans.

(ll). The following language shall appear on the covenants for all private subdivision plats to be recorded:

REQUIRED NOTICE TO ALL SUBSEQUENT PROPERTY OWNERS:

THE GRANTEE HEREIN RECOGNIZES THAT ANY AND ALL MEANS OF INGRESS AND EGRESS TO THE PROPERTY CONVEYED HEREBY WHICH IS PROVIDED BY THE GRANTOR OR HIS SUCCESSORS OR ASSIGNS ARE CONSIDERED BY THE GOVERNING AUTHORITY OF THE CITY OF DALLAS, GEORGIA TO BE PRIVATE WAYS NOT MAINTAINABLE BY THE CITY OF DALLAS. THEREFORE, THE PROPERTY OWNER(S) HEREBY AGREES THAT HE OR SHE WILL BE RESPONSIBLE FOR HIS/HER SHARE OF THE UPKEEP AND MAINTENANCE OF SAID PRIVATE WAY, HOLDING COMPLETELY HARMLESS THE GOVERNING AUTHORITY OF THE CITY OF DALLAS, GEORGIA OF ANY NECESSITY FOR SUCH UPKEEP AND MAINTENANCE.

Copies of covenants shall be provided to the Dallas City attorney for review.

(mm). The application and approval process for a private subdivision shall follow all final plat procedures and schedule of approval dates.

(f) Procedures for approval of a Minor City Subdivision.

(1) Up to three (3) lots shall be allowed with the approval of the Health Department, if applicable, and the Dallas City Manager.

(2) The drive serving as the access to the maximum three lots is to be called a "private City Street" and will be required to have a sixty (60) foot right-of-way which meets the approval of the Dallas City Manager. Said drive shall be posted with a black and white sign at its intersection with a City street denoting that it is a private street. The words "private street" will also be required to appear on the plat to designate the drive as private.

(3) The private street cannot serve as a connecting street between two other public or private streets/roads and must end in a cul-de-sac and shall not exceed sixteen hundred (1600) feet in length. At the end of each private street, a cul-de-sac of at least thirty-five (35) feet radius is required. Each private street is required to intersect with a city or county maintained street/road.

(4) In order to request approval of a Minor City Subdivision, the applicant must supply the Dallas City Manager with five (5) copies of the plat along with copies of any deed restrictions or covenants and/or street maintenance agreements affecting the property to be subdivided. The plat will be required to be labeled "Private City Subdivision". In addition, the language in (e) (8) (B) (ll) above will be required in all deeds and so stated on the plat to be recorded.

(5) Any modification(s), change(s), or amendment(s) to the approved plat or document shall be submitted to the City of Dallas Planning Commission for approval.

(g) Surety for Completion of Improvements and Surety for Warranty. (Ord. Amend. 05-22, Adopted 07/11/05)

In lieu of the completion of the required improvements in a subdivision, and/or previous to the final approval of a plat, the Dallas City Manager may accept security in an amount, and with surety and conditions satisfactory to him, providing for and securing to the City of Dallas the estimated cost of construction and/or installation of such improvements and utilities, and within a period of time agreed to between the City and the developer as expressed specifically in the bond. In the event that the

required improvements cannot be completed within the specified time period, such time period may be extended for good cause shown, if agreeable by the City.

(1) Requirements.

To assure the construction and installation of all required improvements, as specified in sec. 5-1606 of this Ordinance, the subdivider shall deliver to the City a certified check, surety bond, irrevocable letter of credit or other acceptable security in such amount as is required for the estimated cost of construction and installation of all public improvements which are the responsibility of the subdivider as specified herewithin. The subdivider shall also submit a statement enumerating the cost of construction and installation of all required improvements to be reviewed and approved by the City Manager.

(A) Pre-Construction Surety for the City of Dallas shall be 100% of the estimated total construction and installation costs.

(B**) Warranty Surety shall be a cash deposit which shall be equal to 15% of the actual construction and installation cost and shall be held by the City of Dallas for a minimum period of twenty four (24) months. The 24 month time period shall begin after the Final Plat is approved by the City and recorded**.

(C) If a subsequent phase of a multi-phased subdivision or a new subdivision requires that construction traffic must travel through a street or streets that have been accepted by the city and released from warranty, then the cash deposit for the new phase(s) or the new subdivision shall include an amount to repair any possible damage that may occur upon any previously accepted streets. The required cash deposit shall be based on an amount computed at a rate of $25.00 per linear foot of the existing street or streets that shall be subject to the construction traffic.

(2) Conditions.

Bonds, **Cash Deposits**, or other surety posted shall be written so as to be payable upon default to the City of Dallas, Georgia and provide that the subdivider, his heirs, successors, and/or assignors and their agents or servants will comply with all applicable terms,

conditions, provisions, and requirements of these regulations and any other applicable requirements; will faithfully perform and complete the work of constructing and installing the facilities and/or improvements in accordance with these regulations and any other applicable requirements; and that the subdivider shall be responsible to the City for any unnecessary expense incurred through the failure of the subdivider, his heirs or successors, and assignors, or their agents or servants to complete the work of the construction and installation in an acceptable manner and from any damages growing out of negligence in performing or failing to perform the construction and installation.

(3) Duration and Release.

Bonds, Cash Surety and/or other surety posted pursuant to these regulations shall be released or returned as the case may be, at such time as the facilities guaranteed hereby have installed, maintained for a minimum of twenty four (24) months, and accepted by the City of Dallas, if applicable (Ord. 04-08, effective August 1, 2004). Acceptance by the City shall be by resolution of the Mayor and Council of the City of Dallas and shall accurately identify the specific improvements covered. Utilities, streets, and/or other facilities shall not be accepted until they conform to the City's specifications and standards.

(4) Default.

In the event that construction, installation and/or maintenance of any improvements or facilities for which a bond or other surety is posted **or deposited**, are not completed within the time stipulated; or is installed but not properly maintained or repaired under warranty; or if the construction or installation is not in accordance with applicable standards, the City may proceed to construct, maintain and/or repair the improvements or facilities using the proceeds from such surety to pay for such work. Such work may be done under contract or with City employees, whichever is appropriate to the case. In the event that any portion of a required cash escrow or surety is not required or used, the excess shall be rebated to the person or corporation making the surety.

Sec. 5-1605 Minimum Design Standards.

(a) Relationship to Comprehensive Plan for the City of Dallas.

In considering any development plan or final plat, the Planning Commission shall give consideration to the City of Dallas Comprehensive Plan, as adopted or amended, as well as any existing land use plans that may have been approved by the Mayor and Council of the City of Dallas, that may affect the area in which the subdivision is to be located.

(b) Streets.

The location and width of all streets and roads shall conform to this Ordinance, the City of Dallas Zoning Ordinance, the City of Dallas Comprehensive Plan and any other adopted transportation plan that the City of Dallas has adopted or will adopt in the future. All streets established in connection with the development of a subdivision shall comply with the following requirements:

(1) Continuation of Existing Street Pattern.

Whenever topography will permit, the arrangement of streets in a subdivision shall provide for the alignment and continuation or projection of adjoining areas at the same or greater width, but in no case, less than the required minimum width.

(2) Access Restrictions.

(A) When a subdivision fronts on an arterial street or highway, the City Manager may limit access on double frontage lots to an interior street with no access to the arterial street. The subdivider must consult and receive approval from the Georgia Department of Transportation for any access upon any street or road that is on the Georgia D.O.T. Road System. The subdivider must consult and receive approval from the Paulding County Department of Transportation for any access upon any street or road that is subject to County jurisdiction.

(B) Where, in the opinion of the Planning Commission, it is essential to provide for street access to an adjoining tract or parcel of land, street right-of-way shall be extended to the boundary of such tract or parcel of land.

(C) Every lot established shall front or abut on a street which is to be dedicated to the public and/or conforms to the provisions of this Ordinance. When land is subdivided into

larger parcels than ordinary building lots [larger than one (1) acre] such parcels shall be arranged so as not to landlocked any parcel.

(3) Private Streets.

Private streets are only permitted within a private subdivision as defined herewithin this Ordinance.

(4) Cul-de-sac Requirements.

Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of one hundred (100) feet in diameter and a paved turnaround with a minimum outside diameter of eighty (80) feet. Maximum street length with a cul-de-sac shall not be greater in length than sixteen hundred (1600) feet from the center line of the access street to the point of radius, unless topographic conditions necessitate no alternative for access. A variance on any additional length of a cul-de-sac must be approved by the Planning Commission.

(5) Temporary Dead-end Streets.

Temporary dead-end streets which extend for a distance greater than the depth of one (1) abutting lot shall be provided with a paved temporary turnaround having a diameter of eighty (80) feet, or other suitable turn-around.

(6) Half Streets.

Half streets are prohibited. Whenever a street is planned adjacent to the proposed subdivision tract boundary, the entire street right-of-way shall be platted within the proposed subdivision.

(7) Split Level Streets and One Way Streets.

Streets which are construed so as to have two (2) traffic ways, each at a different level within the right-of-way, shall provide a paved traffic surface of at least twenty (20) feet on each level and a slope between the two (2) traffic ways of not less than three to one (3:1).

One-way streets and split level streets will be allowed when:

(A) topographic conditions are so that alternatives to the typical street design and construction would be more desirable;

(B) shape and size of the parcel could be more efficiently developed.

In either case, approval must be obtained from the Planning Commission with assistance from the City Manager or a qualified engineer.

(8) Alleys

Alleys shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the Planning Commission of the need for alleys. Where alleys are permitted, they shall be graded and surfaced to specifications approved by the Dallas City Manager.

(9) Intersections.

(A) The center line of no more than two (2) streets may intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible to right angles (90 degrees) and no street shall intersect any other street at an angle of less than sixty (60) degrees. The angle of intersection is to be measured at the intersection of the street center lines. Curved streets shall have a minimum tangent of one hundred (100) feet at intersections as measured from the center line of the cross street.

(B) Whenever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corners shall be round or otherwise setback sufficiently to permit sidewalk construction.

(C) Islands at intersections shall be subject to individual approval by the Dallas City Manager. In no case shall anything extend more than three (3) feet above the back of the curb within the right-of-way of the intersecting street.

(D) Adjoining street intersections shall be spaced at least two hundred (200) feet apart measured from edge of right-of-way to edge of opposing right-of-way. Street jogs at intersections shall have a center line offset of not less than one hundred fifty (150) feet.

(10) Street Grade and Curve Design.

Horizontal and vertical curve design shall be consistent with the City of Dallas Standard Design Specifications contained in this Ordinance.

(11) Street Names and Property Address.

(A) Streets or roads that are extensions of, or obviously in alignment with, existing named streets shall bear that same name. The names of new streets and roads, except in the same subdivision, shall not duplicate or be similar in sound to existing names, irrespective of the use of the suffix street, avenue, circle, way, boulevard, drive, place or court, or however otherwise designated.

(B) All street names are subject to the approval of the Dallas City Manager and/or the Dallas Post Office.

(C) Property address numbers shall be provided by the Dallas City Manager or Paulding County GIS department and recorded on final plats.

(12) Additional Right-of-Way.

Subdivisions which include an existing platted street or road that does not conform to the minimum right-of-way requirements of these regulations shall provide additional width along one or both sides of such street or road so that the minimum right-of-way required by these regulations is established, but only if the individual lots along said right-of-way have not been constructed upon. Subdivisions abutting only one (1) side of such a street or road shall provide a minimum of one-half (1/2) measured from the center of the existing right-of-way, of the right-of-way required by these regulations.

(13) Minimum Right-of-Way and Pavement Widths.

Minimum right-of-way and pavement widths shall be as follows.

MINIMUM WIDTHS IN FEET			
ST. CLASS.	ROW	WITH CURB AND GUTTER	WITHOUT CURB AND GUTTER
Residential/Local	50	24*	
	60		22
Minor Collector St.	60	26*	24
Major Collector St.	80	30	28
Major/Minor Art.	100	48	**

* Measured between face of the curbs.
** To be determined by anticipated traffic loading

(14) Pre-existing Right-of-Way.

Pre-existing rights-of-way of at least thirty (30) feet, either recorded in the Paulding County Clerk's Office or maintained by the City of Dallas, Georgia, are accepted as meeting the minimum width requirements of streets under this Ordinance. All other criteria for the roadway shall be met. This applies only to that portion of the tract from a public roadway to the main body of the property where the property on each side of the access is owned by a different individual and not the subdivider.

(c) Blocks

The Planning Commission shall examine every proposed subdivision as to its compliance with the following provisions:

(1) Non Residential Blocks.

Blocks for other than residential use shall be of such length and width as may be suitable for their prospective use, including adequate provision for off street parking and service.

(2) Residential Block Length.

In order that there may be convenient access between various parts of a subdivision and between the subdivision and surrounding areas, and in order to help prevent traffic congestion and undue

inconvenience, and to serve the efficient use of land or desired features of street patterns; the length of blocks hereafter established shall not exceed eighteen hundred (1800) feet nor be less than six hundred (600) feet. Provided, however, such length requirements may be granted a variance by the Planning Commission when appropriate due to the topography or physical shape of the property being subdivided.

(3) Residential Block Width.

The width of any residential block shall be sufficient to permit two (2) tiers of lots of minimum depth except where prevented by topographical conditions or size of the property, in which case the Planning Commission may approve a single tier of lot of minimum dimensions.

(d) Lots

All lots which shall hereafter be established in connection with the development of a subdivision, shall comply with the following design standards:

(1) Authority of the Health Department If Public Sewers Are Not Available.

Nothing contained in these regulations shall be construed as preventing the 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 the public health. The developer is encouraged to consult with the health department regarding lot sizes prior to submitting a development plan.

(2) Building Lines.

All building lines and setbacks distances shall conform to the City of Dallas Zoning Regulations.

(3) All Lots Within City Limits.

Lots shall not be divided by corporate boundary lines.

(4) Corner Lots.

Corner lots shall be sufficiently large to permit the location of

buildings so as to conform with the building lines on both streets. All corner lots, regardless of zoning, shall have not less than one hundred (100) feet of road frontage on each street. The street side yard shall not be less than twenty five (25) feet measured from the street right-of-way line. No driveway shall be located within sixty (60) feet of the street intersection.

(5) Side Lot Lines.

Insofar as practical, side lot lines shall be at right angles (± ninety (90) degrees) to straight street lines and radial to curved street lines on which the lot faces. Side lot lines shall be radial to the radius points of all cul-de-sacs.

(6) Minimum Lot Dimensions and Area.

Minimum lot dimensions and areas shall in conformity with the City of Dallas Zoning Regulations.

(7) Health Requirements

Percolation tests and/or soil data as provided by a registered soil scientist shall be required and shall be approved by the Health Department, which may require additional lot area depending on soil and slope conditions. The minimum lot size for a septic tank sewer system shall be one-half (1/2) acre. No septic tank sewer system will be allowed if public sewer can be made available with reasonable cost to the developer. All dwellings shall connect to public sewer if such sewer is within three hundred (300) feet of the property being subdivided. The cost of providing public sewer to the property shall be negotiated between the developer and the appropriate utility owner.

(8) Minimum Frontage on Five Acre or More Tracts.

Lots that contain more than five (5) acres or more, must have a minimum frontage width of sixty (60) feet upon a publicly maintained street or road. The Dallas City Manager must certify that the topography of this sixty (60) feet is suitable for the construction of a public road.

(9) Flood Damage Prevention.

Each lot must have a suitable homesite that is above the 100 year flood plain. The final plat must have a certification from the proper authority that this provision is complied with.

(e) Easements.

Easements shall be required as in the table at the end of this section (e) for the following purposes:

(1) Utility Easements.

When it is found to be necessary and desirable to locate public utility lines in other than street right-of-ways, easements shall be shown on the plat for such purposes. The easements shall not be less than fifteen (15) feet in width and, whenever possible, shall be centered on rear and side lot lines.

(2) Watercourse and Drainage Easements.

(A) Where a proposed subdivision is traversed by a watercourse, drainage way, stream or channel, drainage easements shall be made to accommodate storm water and drainage through and from the proposed subdivision.

(B) Drainage easements shall conform substantially with the lines of said watercourse(s) and shall be of sufficient width or construction to be adequate for the purpose and as necessary to accommodate future construction as recommended by the Dallas City Manager. Drainage easements may be altered within the proposed site, but shall conform to points of discharge to and from the site upon approval of the City Manager, the Soil Erosion and Sedimentation Plan, and the post-development stormwater management plan.

(C) Drainage easements shall be opened at the time of development to control surface water run-off.

(D) Drainage easements off the street right-of-way shall be clearly defined on the plat and deed of the individual property owner and said property owner shall keep the easement free of obstructions and maintain that part of the easement within the property owner's boundary line so that free and maximum flow is maintained at all times.

(E) Stormwater management facilities and associated easements must be clearly identified on the final plat. Stormwater management facilites must be located on a lot or greenspace completely separate from any other residential

lot. Stormwater management facilities may be included as a component of a commercial lot.

(3) Water and Sanitary Sewer Easements.

Permanent water and sanitary sewer easements shall be a minimum of twenty (20) feet in width and shall be provided for necessary lines. Sewer easements shall be ten (10) feet on each side of the sewer main.

(4) Overlapping Easements.

Easements for water and sanitary sewer easements and drainage purposes shall not overlap unless approved by the Dallas City Manager.

(5) Easements; Clearing and Cover

All easements shall be cleared of debris, excess dirt, and other materials. The ground shall be smoothed down and grassed within ten (10) days of completing construction work. The use of Sediment Control measures may be required to protect the area until a vegetative cover is obtained.

(6) Easements identified.

All easements shall be noted on the development plan, preliminary and final plats.

EASEMENT TABLE

TYPE	MINIMUM WIDTH	PURPOSE
UTILITY	15 FT.	TO ALLOW FOR LOCATION OF PUBLIC UTILITIES OUT OF PUBLIC ROW
DRAINAGE-PIPED	15 FT	SURFACE WATER RUNOFF
DRAINAGE-OPEN DITCH	20 FT	SURFACE WATER RUNOFF
WATER/SANITARY SEWER	20 FT	ELIMINATION OF SEPTIC TANKS AND WELLS

(f) Innovative Land Developments.

(1) General.

Recognizing that beneficial change often comes from experimental design and developer's response to consumer demand, the Mayor and Council of the City of Dallas and the Dallas Planning Commission will consider innovative subdivision proposals which may deviate from approved subdivision regulations and Standard Design Specifications as adopted by the City of Dallas. The purpose and intent is to provide developers the flexibility of meeting consumer demand through innovative land developments and to insure that the City of Dallas remain competitive with other development markets.

(2) Requirements.

(A) Pre-Application Review.

Prior to the submittal of a development plan for an innovative subdivision, the developer shall meet with the Dallas City Manger for a review of the location, scope and nature of the proposed development. The developer shall submit sketch plans showing how the property is to be developed.

(B) Review of Plats.

The procedures of plat review shall be the same as outlined in this Ordinance for any development plan.

(C) Water and Sewer.

All innovative land development proposals shall have public water and sanitary sewers available.

Sec. 5-1606 REQUIRED IMPROVEMENTS

(a) Subdivider's Responsibility

A well-designed subdivision means little to a prospective lot buyer until he/she can see actual physical transformation of raw land into lots with all necessary improvements provided. Likewise, a well-designed subdivision is not an asset to the community until the necessary improvements have been installed. In order that prospective lot purchasers may get usable products and new subdivisions may be an asset rather than a liability to the community, the subdivider shall install and/or pay for the improvements required by these regulations necessary to serve his subdivision.

(b) Monuments

Concrete monuments with aluminum or brass marking shall be placed at all corners of the exterior boundaries of the subdivision being developed and shall be set flush or up to six (6) inches above finished grade. Existing permanent monuments, which in the professional opinion of a registered land surveyor, or the City Manager, are of sufficiently durable construction may be maintained in lieu of a new concrete monument as described above. All other street or lot corners or at angle points and points of curve in each street shall be marked with an iron pipe or surveyor's marker at least twenty-four (24) inches long and driven no less than one (1) inch nor more than six (6) inches above the finished grade. All such monuments shall be properly set in the ground and approved by a registered land surveyor prior to the time of final plat approval by the Planning Commission.

(c) Water Supply

Where public water is available at the property being subdivided, the subdivider shall install water mains and fire hydrants according to plans and specifications approved by the Dallas City Manager and/or other local, state, or federal regulations, specifications, or agencies. Fire protection systems shall be installed to current Georgia Insurance Services Office specifications and requirements. When the water main is located in the street right-of-way and it will be necessary to cut into the street surface to serve the abutting lot, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the street.

(d) Sanitary Sewerage

Where public sewerage is available within three hundred (300) feet of the property being subdivided and the topography is such that extension is feasible, the subdivider shall install public sanitary sewers to plans and specifications approved by the City Manager and/or other local, state or federal agencies. When the sewer is located in a street right-of-way and it will be necessary to cut into the street to serve the abutting lots, a connection shall be stubbed out to the property line (terminating with a clean out that will be set at finish grade upon landscaping) to serve each lot prior to surfacing the street.

(e) Private Sewer Disposal Systems

Prior to the construction of any private community sewage disposal system such as an oxidation pond, land application system, or other type facility, the location, size, plans and specification must be approved by the City Manager and the Georgia Department of Natural Resources, Environmental Protection Division.

(f) Sidewalks, Curb and Gutter (Ord. 01-06 adopted 03/2001)

Sidewalks with a minimum width of five (5) feet shall be installed along all subdivision streets to provide a safe and convenient means for pedestrian movement. Sidewalks shall be located along both sides of subdivision streets. Developers shall also be required to construct sidewalks along existing public streets adjacent to the development property for residential and/or commercial development.

Curb and Gutters shall be installed on all subdivision streets within the City of Dallas.

(g) Street Grading and Surfacing

Streets shall be graded and surfaced according to plans and specifications approved by the City of Dallas. **Streets shall be initially surfaced with two inches of Modified Asphalt Binder Type B (as specified by the City of Dallas Public Works Superintendent) and the final surfacing, Asphalt Type E, shall not be applied until the 60 days preceding the end of the warranty period. (Ord. Amend. 05-22, Adopted 7/11/05)**

(h) Storm Drainage and Utilities

An adequate drainage system, including necessary open ditches, pipes, culverts, storm sewers, intersectional drains, drop inlets, bridges and other necessary appurtenances shall be installed by the subdivider and shall conform to the Standard Design Drawings and Specifications as contained in this Ordinance. The storm drainage system shall be designed in conformance with all applicable City ordinances and the Georgia Stormwater Management Manual. All maintenance of stormwater management facilities on private property and not taken over by the City shall remain the responsibility of the property owner or home owners association and not the responsibility of the City of Dallas as specified in a maintenance agreement with the City.

(i) Street Name Signs

Street name signs shall be installed at all intersections within a subdivision. The location and design of such signs shall be approved by the City Manager. Signs shall meet current Georgia Department of Transportation standards.

(j) Utility Strips

The street right-of-way shall be graded at least six (6) feet measured from the back of the curb or edge of pavement, on both sides of the street, to provide space for installation of utilities, to prevent the encroachment of driveways into the street surface, to provide walkways off the paved vehicular surface, and to provide space for the future installation of sidewalks.

(k) Street Trees

The planting of street trees is generally not required, but may be required by other City ordinances and is encouraged. .If the subdivider chooses to plant trees along the street to enhance the appearance of a subdivision, such trees shall not be planted on any street right-of-way to insure that there will be no future conflict with utility lines either above or below the ground surface. Certain trees, however, are permitted on right-of-way subject to approval by the City Manager if such species demonstrate growth characteristics which will not interfere with utilities and are in compliance with the City Tree Preservation ordinance.

(l) Street Addresses

Numerals or letters indicating the official street address of each principal residence or business (as shown on the final plat), shall be installed by the subdividers of any subdivision either on a mailbox, mailbox post or other prominent place on the property so as to be visible to any emergency response unit trying to locate said residence or business. The numerals/letters shall be made of a durable reflective material, shall contrast in color with the background, and be at least three (3) inches high for residences and four (4) inches high for businesses. (Ord. Amend. 96-18)

(m) Street Lights

Prior to the sale of the first residence/business within any phase of the subdivision, there shall be street lights installed by the subdividers of any subdivision or by the electric utility company for that area and the installation costs as well as the monthly charges shall be borne by the subdivider until Fifty Per Cent (50%) of the total residences/business within that phase have been sold. At that time the subdivider shall so notify the City of Dallas City Manager who will in turn notify the respective electric utility company and transfer responsibility for payment to the City of Dallas for that particular phase. (Ord. Amend. 96-18)

(n) Two Year Warranty and Final Inspection

Developer(s) of non-private subdivisions within the City of Dallas shall provide the City of Dallas with a two (2) year warranty on the infrastructures (Streets, Curb & Cutter, Water, Sanitary Sewer, Storm Sewers and Stormwater Management Facilities, Signage, etc.) that is required to be installed by the City of Dallas Subdivision Ordinance.

The developer(s) shall be required to compensate the City of Dallas for the cost of performing a final acceptance and public dedication inspection of the above infrastructure improvements. The compensation shall be based on a fee of Fifty Dollars ($50.00) per lot with a minimum fee of Two Thousand Five Hundred Dollars ($2,500.00) and must be paid prior to the final acceptance and dedication inspection. The City of Dallas shall have the right to use its own employees or to hire a certified engineering firm to perform the final acceptance and dedication inspection. (Ord. 04-08, effective August 1, 2004)

Sec. 5-1607 VIOLATIONS, PENALTIES, AMENDMENT AND LEGAL STATUS

(a) Violations and Penalties

Any violations of any provision of these subdivision regulations shall constitute a misdemeanor and be punishable as provided by law.

(b) Prosecution by City

Whenever it shall come to the attention of the City that any of the provisions of these regulations has been or is being violated within the City of Dallas, the City will issue a citation to the violator for appearance in the City of Dallas Municipal Court.

(c) Conflict with Other Standards

Whenever the provisions of these regulations impose more restrictive standards than are required in or under any other statute, ordinance or resolution, the regulations herein contained shall prevail. Whenever the provisions of any other statute, ordinance or resolution require more restrictive standards than are required herein, the requirements of such statute, ordinance or resolution shall prevail.

(d) Amendments and legal Status Provisions

(1) Amendments

The Dallas City Council may amend this Ordinance on their own motions or on recommendations of the Planning Commission, but no amendment shall become effective unless it shall have been proposed by or shall have been submitted to the Planning Commission for review, comments and recommendations. Before enacting an amendment to this Ordinance, the City shall give public notice and hold a public hearing thereon. The public hearing shall follow the same procedures as a public hearing for a Zoning Ordinance amendment including legal notice.

(2) Legal Status

(A) Repeal of Conflicting Regulations

All ordinances and resolutions regulating the subdivision of land adopted prior to these regulations are hereby repealed upon the adoption of this Ordinance.

(B) Separability Clause

If any section, clause, or portion of these regulations shall be held by a court of competent jurisdiction to be invalid or unconstitutional, such finding shall not affect any other section, clause or portion of this Ordinance.

(C) Effective Date.

These regulations shall take effect from and after their adoption, the public welfare demanding it.

Sec. 5-1620 STANDARD DESIGN SPECIFICATIONS FOR STREETS AND STORM DRAINAGE

(a) Applicability

All persons proposing construction within the public right-of-ways of the City of Dallas, Georgia or within easements that are required to conform to City standards shall perform all construction in accordance with these specifications and conforming to the most recent standard details issued by the City Public Works Department.

(b) Standards Incorporated by Reference

Unless otherwise specifically set forth herein, all of the materials, quantifies, methods of construction, and workmanship for the work covered in reference to street construction and storm drainage construction shall conform to the latest standard specifications of the Georgia Department of Transportation.

Design criteria and standards not specifically set forth herein shall conform to the edition of the AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, or its latest revision.

Construction plans for all facilities covered by this Ordinance shall conform to the City of Dallas Soil Erosion and Sedimentation Control Ordinance.

(c) Administration and Enforcement

(1) Permits Required

All phases of construction are guided by a permit process. Before obtaining a permit for the construction phases of subdivision improvement, a Development Plan must have been approved by the Planning Commission in accordance with this Ordinance. Plans for all other construction must be approved by the Dallas City Manager.

Permits will only be issued to the property owner, developer, or their authorized agent. The following types of construction are required to be reviewed:

(A) grading and storm drainage;

(B) water and sewer line construction;

(C) curb construction;

(D) base and paving construction.

One permit shall be issued at the beginning of each construction activity. After inspection and approval of each phase, the developer may proceed with each subsequent phase.

(2) Field Inspections

(A) Advance Notice to City for Inspection

Authorized representatives of the City of Dallas shall access to the work site for inspection at any time. When an inspection for approval of the work is needed, the permittee shall notify the Dallas City Manager at least twenty-four (24) hours in advance. After notification to the City and expiration of the twenty-four (24) hour period, the work may proceed with or without the inspection. However, the City reserves the right to require modifications or corrections if said work does not conform to City regulations, specifications or Ordinances.

(B) Final Inspection

Each type of construction identified in section c-1 above shall be inspected at the time of completion. In addition, each phase of construction shall be inspected before it is covered, built over, or otherwise hidden for inspection purposes by subsequent work.

For example, subgrade preparation shall be inspected before any placement of base material, and base shall be inspected prior to the laying of pavement. When all construction has been completed, the developer, or his agent, shall meet with a representative from the City on the job site. All work will be examined at this time to insure the work has been accepted and the construction plans checked against what has been constructed to insure that the work is complete and proper.

A final field inspection of all improvements shall be held before acceptance of the work. Nothing in this provision shall prevent the completion of a job pending inspection so long as the developer has given twenty-four (24) hours notice to the City that the work is to be completed at a given date and time.

(3) Letter of Acceptance

If all work has been completed and is approved, a letter of acceptance as provided in Sec. 5-1604(g)(3) above will be issued by the City Manager and/or the final plat be certified. Permits are not required when the work to be performed is by a City, County or State Agency.

(4) Stop Work Order

Any work not having the proper permit or not conforming to the requirements of this Ordinance or any other City or State requirement must be brought into compliance. Should the work not be permitted or corrected after notification by the City Manager, a STOP WORK ORDER shall be issued by the City Manager. Further failure by the property owner or developer to comply shall make him/them liable for a five Hundred Dollar ($500.00) per day fine and charges of a misdemeanor.

(c) Earthwork

(1) Clearing and Grubbing

The entire area within the typical grading section shall be cleared and grubbed of all trees, bushes, stumps and debris. Such debris shall be disposed of in a satisfactory manner.

(2) Grading

Grading shall be accurately done to the lines and grades shown on the approved plans. Embankments shall be placed in uniform layers not to exceed six (6) inches and compacted to a density of ninety-five (95) percent of the maximum dry weight per cubic foot as determined by an approved method. Proof-rolling shall be accomplished prior to placement of embankments to detect soft spots.

SLOPES IN CUT OR FILL SECTIONS

Depth of cut or fill	Slopes (Maximum)
Two (2) feet or less	Four (4) to One (1)
Two (2) to five (5) feet	Three (3) to One (1)
Over five (5) feet	Two (2) to One (1)

The depth of cut referenced in the table above shall be construed to be the maximum cut or fill occurring in any one section of cut or fill. The slope on cut or fill shall be uniform throughout for each section of cut or fill. When a cut is made in rock that requires blasting, slope may be changed to vertical slope upon the written approval of the City Manager.

(3) Subgrade

After the earth work has been completed, all storm drainage and other underground utilities have been installed under the roadbed, and the backfill in all ditches thoroughly compacted, the subgrade shall be brought to the lines, grades and cross section shown on the plans.

(A) If any sections of the subgrade are composed of unsuitable or unstable material, such material shall be removed to the depth directed by the City Manager and replaced with suitable, thoroughly compacted material.

(B) When the street is to be used for construction traffic before the paving work is completed, a layer of No. 5 stone can be laid as a traffic surface if the developer desires under the following provisions:

(aa) This material shall not be used as part of the base material;

(bb) It may be worked into the subgrade or it shall be removed before the base course is set up for paving;

(cc) Provision shall be made to drain low points in road construction when the final paving surface is delayed.

(d) Storm Drainage

(1) Standards to be used in designing system:

(A) Storm Water Discharge Rate

The development shall comply with the current best management practices for Storm Water Management as contained in the Georgia Storm Water Management Manual, latest edition as required by the Dallas City Ordinance for Post-Development Stormwater Management For New Development and Re-development

(B) Size and Location of Drainage Structures & Facilities

Sizing and Location of all drainage structures and facilities shall be the responsibility of a registered professional engineer subject to the approval of the Dallas City Manager.

Stormwater management facilities and controls shall be designed in accordance with the requirements set forth in the Dallas City Ordinance for Post-Development Stormwater Management For New Development and Re-development.

(C) Minimum Velocity

Storm drainage pipes shall be sloped so as to maintain a minimum velocity of three (3) feet per second so that sediment will not collect.

(D) Design Storm

Stormwater drainage systems shall be designed using the 25 year design storm, with the 100 year design storm used to evaluate local flooding.

(E) Drainage Easement

Drainage Easements shall be a minimum of twenty (20) feet wide when used as an open ditch. Piped storm drainage shall have a minimum easement width of fifteen (15) feet.

(F) Street Water

Street water shall be limited to a maximum distance as follows:

Zero (0) up to Seven
(7)% grade.....four hundred (400) feet maximum

Seven (7) up to Ten
(10)% grade.....three hundred (300) feet maximum

Over ten
(10)% grade.....two hundred fifty
(250) feet maximum

Or spaced to limit the gutter spread for the 25-year design storm to 8 feet, whichever is more stringent.

(G) Subdrainage

Subdrainage will be installed to control the surplus ground water by intercepting sidehill seepage or by lowering or regulating the ground water where such conditions exist.

(H) Bridges

Bridges shall be designed on a 100 year storm frequency.

(2) Cross Drain Pipes

(A) Size

Cross Drain Pipes shall be not less than eighteen (18) inches in diameter when under streets and not less than fifteen (15) inches in diameter when under a driveway.

(B) Headwalls

Cross Drains shall have headwalls of an approved type on inlet and outlet ends of the pipes.

(C) Shoulder

All streets shall maintain full shoulder width across all cross drains as the minimum length.

(D) Maximum Length

Maximum continuous length of cross drains shall be three hundred (300) feet.

(E) Catch Basins and Junction Boxes

Junction boxes and Catch basins having access to the pipe shall be constructed to meet the most current standards as set forth by the Georgia Department of Transportation and subject to final approval by the City Manager.
All pipe junctions shall have junction boxes. Junction boxes and catch basins shall have metal manhole frames and lids for access.

(3) Materials

Any change in material type must take place at a junction box or manhole structure.

Georgia Department of Transportation Standard 1030D (or most current) shall be used in determining class (concrete) or gauge of pipe under fill, method of backfilling and pipe installation, unless otherwise specified and approved by the City Manager.

(A) Concrete Pipe

Concrete pipe shall be reinforced within the right-of-way but may be plain pipe outside the right-of-way. Flat Bottom and circular pipe sections shall be laid in a prepared trench with the socket ends pointing upstream. Sections shall be joined in accordance with manufacturer's recommendations.

(B) Metal Pipe

All metal pipes shall be fully coated with bituminous coating.

(C) Corrugated Aluminum or Steel Pipe

Corrugated aluminum or steel pipe and pipearches sections shall be laid in prepared trenches with outside laps of circumferential joints pointing upstream and with longitudinal joints at the sides. Coupling Bands, fastened by two or more bolts, shall join the sections. The space between adjoining sections shall be not more than the width of one corrugation. All damaged spots in galvanized coating
that expose the base metal shall be repaired before the structure is backfilled. All damaged spots in bituminous coating that expose the base metal shall be recoated with asphalt before the pipe is backfilled.

(D) Elongation

Elongation of metal pipe shall be as shown on the plans. The contractor shall order the elongation of the vertical axis of the pipe to be done in the fabrication shop. Corrugated metal pipe shall be shipped with wire-ties in the pipe ends. Wire-ties shall be removed as soon as possible after the fill is completed.

(4) Traffic and Erosion

Before any traffic over a storm drain is allowed, the developer shall provide an adequate depth and width of compacted backfill to protect the structure from damage or displacement. Any debris or silt that constricts the flow through a pipe shall be removed by the developer as often as necessary to maintain drainage. All pipe structures shall be cleaned before the work is accepted. Any damage or displacement that may occur due to traffic or erosion shall be repaired or corrected at the developer's expense. The developer's obligation to clean and repair pipes ceases after acceptance by the City.

(5) Minimum Clearance

Minimum clearances are one (1) foot between the bottom of the roadway base and the exterior crown of the culvert. A minimum of one half (.5) foot between underground utilities and the exterior crown of culverts.

(6) Trench Construction

Trench construction for storm drainage pipes shall be in accordance with the standard drawings contained herein.

(e) Streets

(1) Street Design Criteria

Street design criteria for proposed streets, and the redesigning of existing streets, shall conform to the following specifications:

(A) Minimum grade on Cul-de-Sacs.

The minimum grade on cul-de-sacs shall be one and one half (1 1/2) per cent to maintain one (1) per cent in curb line.

(B) Maximum design speeds and grades.

Maximum design speeds and maximum grades allowable by street classification shall be as follows:

STREET TYPE	MAX. GRADE	MAX. CURVE	MAXIMUM DESIGN SPEED
Arterial	8%	10 degrees	55 MPH
Major Collector	10%	15 degrees	50 MPH
Minor Collector	15%	20 degrees	45 MPH
Local or Res.	18%	25 degrees	25 MPH

(C) Sight distance requirements.

Sight distance requirements at intersections and crests of hills shall be in accordance with AASHTO's Policy on Geometric Design of Highways and Streets, latest edition.

(2) Curb and Gutter

Curb and gutter shall be required on all subdivision streets within the City of Dallas as specified in Sec. 5-1606 (F) of this Ordinance and shall be vertical type having the section and dimensions as shown in the standard drawings herewithin.

(A) Residential Curbing

Concrete shall have a minimum strength of Two Thousand Five Hundred (2,500) PSI at 28 days. Vertical faced curbing only.

(B) Industrial or Commercial Curbing

Concrete shall have a minimum vertical strength of Three Thousand (3,000) PSI at 28 days. Vertical faced curbing only.

(C) Construction Methods

(aa) Line and grade shall be set by developer's engineer or surveyor.

(bb) One-half inch expansion joints of pre-molded bitumastic expansion joint material shall be provided at all radius points and at intervals not to exceed fifty (50) feet in the remainder of the curb and gutter.

(cc) Special curbing designs (center islands, etc.) shall individually be approved by the Dallas City Manager.

(dd) Curb and gutter shall be set true to line and grade and finished by skilled workers to the section shown on the plans.

(ee) Inferior workmanship or construction methods resulting in unsightly curb and gutter will be cause for rejection of the finished work.

(ff) All curbing shall be backfilled and landscaped.

(3) Residential and Industrial Streets

Residential and industrial streets shall be built to the standards as shown in the standard design drawings herewithin and applicable Georgia D.O.T. standards.

(4) Roadway Surfaces

After the prime has cured for twenty-four (24) hours, been accepted and inspected, the roadway or street shall receive the appropriate surface course. Two (2) inches of asphalt concrete is required on all public city streets. All asphalt concrete will be mixed in an asphalt plant which meets the latest requirements of the Georgia Department of Transportation.

(5) Street Cuts

All utility street cuts within the City of Dallas shall be by permit of the City Manager and shall meet all standards contained herewithin.

(A) All trenches shall be backfilled and compacted the same day the trench is opened, or provide for a steel running plate to cover the trench.

(B) Trenches under the paving shall be returned to ninety-five (95) per cent compaction as determined by appropriate inspection.

(C) Trenches elsewhere shall be returned to ninety (90) per cent compaction as determined by appropriate inspection.

(D) See the standard drawings for detail of approved trenches.

(6) Sidewalks

Sidewalks, will be built in accordance with the standard drawings herewithin and the following conditions:

(A) In single-family residential areas, concrete sidewalks shall be a minimum of five (5) feet wide and four (4) inches thick. (Ord 01-06 adopted 03/2001)

In commercial areas, sidewalks shall be a minimum of five (5) feet wide and four (4) inches thick.

(B) Concrete shall be two thousand (2,000) PSI at 28 days strength.

(C) Sidewalks will normally be located on both sides of the streets.

(D) Sidewalks shall be backfilled and landscaped.

(7) Street Markers

Street markers shall be reflectorized green background with white legends mounted on posts meeting current Georgia Department of Transportation standards. Developer shall supply approved markers or purchase from the City.

(8) Traffic Signs

Traffic signs shall be supplied by the developer (may be purchased through the City) and installed as directed by the plans or the City Manager.

(9) Underground Utilities

All utilities beneath pavement shall be installed and the ditches backfilled and thoroughly compacted before any pavement or base is installed.

(A) All utility manholes and valve boxes shall be brought to the finished grade within the roadway section.

(B) All utility locations shall correspond to the typical layout as shown by the standard drawings herewithin.

(10) Foreign Material on Streets

The developer and/or builders shall be responsible for keeping dirt, mud, building materials, concrete, gravel, trash, etc. off of the pavement and curbing during construction of buildings in all developments within the City of Dallas, Georgia

(11) Removal of Trash before Acceptance

Before streets are accepted by the City, all litter, construction debris, and/or trash shall be removed from the dedicated right-of-ways.