

AN ORDINANCE PROVIDING

PLATTING PROCEDURES AND GENERAL
PRINCIPALS
ALONG WITH MINIMUM DESIGN AND
CONSTRUCTION STANDARDS

FOR SUBDIVISIONS LOCATED WITHIN THE
UNINCORPORATED AREA OF PULASKI COUNTY

Adopted May 1, 2006

TABLE OF CONTENTS

CHAPTER 1: GENERAL	5
Section 1.1 Purpose	5
Section 1.2 Applicability	5
Section 1.3 Short Title	6
Section 1.4 Jurisdiction	6
Section 1.5 Interpretation	6
Section 1.6 Administration	6
Section 1.6.1 Hardship Variances	6
Section 1.7 Approval Process	6
CHAPTER 2: DEFINITIONS OF TERMS USED	8
Section 2.0 Definitions	8
CHAPTER 3: PROCEDURES FOR SUBMISSION AND SPECIFICATIONS FOR PRELIMINARY PLANS AND PLATS	21
Section 3.0 Preliminary Plat	21
Section 3.1 Pre-Application Review	21
Section 3.2 Procedure for Preliminary Plat Approval	21
Section 3.3 Preliminary Plat Specifications	23
Section 3.4 Additional Documentation to Accompany the Preliminary Plat	25
Section 3.4.1 Vicinity Map	25
Section 3.4.2 Overall Plan	25
Section 3.4.3 Site Data	25
Section 3.5 Certificate of Preliminary Approval	26
Section 3.5 Installation of Site Improvements	26
Section 3.6 Development Plan	26
Section 3.6.1 Content of the Development Plan	27
Section 3.7.2 Certificate Development Plan Approval	29
CHAPTER 4: PROCEDURES FOR SUBMISSION AND SPECIFICATIONS FOR FINAL PLANS AND PLATS	30
Section 4.0 Final Plat	30
Section 4.1 Review of Final Plat	32
Section 4.2 Recording of Final Plat	33
Section 4.3 Distribution of Final Plat	33
Section 4.4 Contents of Final Plat	34
Section 4.5 Certifications Required for Final Plat	35
Certification of Security Bond	36
Certification of Final Approval for Recording	37
Section 4.5.1 Notifications	37
Section 4.6 Dedication of Rights-of-Way and Easements	38
Section 4.7 Revisions	38
Section 4.8 Resubdividing	38
CHAPTER 5: CONFORMANCE WITH COMPREHENSIVE PLAN, IMPROVEMENTS REQUIRED, DESIGN AND CONSTRUCTION STANDARDS FOR ALL SUBDIVISIONS	39
Section 5.0 Conformance with Comprehensive Plan and Other Regulations	39
Section 5.0.1 Conformance with the Comprehensive Plan	39
Section 5.0.2 Other Regulations	39

Section 5.0.3 Suitability of Land	39
Section 5.1 Improvements Required	39
Section 5.1.1 Required Design Standards	39
Section 5.1.2 Streets	40
Section 5.1.3 Utilities	40
Section 5.1.4 General Improvements	41
Section 5.2 Construction Standards	41
Section 5.2.1 Drainage	41
Section 5.2.2 Monuments	42
Section 5.2.3 Lots	42
Section 5.2.4 Slopes	42
Section 5.2.5 Streets	43
Section 5.2.5.1 Private Streets	43
5.2.5.1.1 Allowed Locations	44
5.2.5.1.2 Design Standards	44
5.2.5.1.3 Construction Standards	44
5.2.5.1.4 Right-of-Way and Easement Requirements	44
5.2.5.1.5 Maintenance Provisions	45
5.2.5.1.6 Owner's Release	45
5.2.5.1.7 Other Standards	46
Section 5.2.6 Shoulder Requirements	46
Section 5.2.7 Street Construction Standards	46
Section 5.2.7.1 Sub-Surface Drainage Systems	46
Section 5.2.7.2 Backfill, Finish Grading, & Grassing	47
Section 5.2.7.3 Signage	47
Section 5.2.7.4 Construction Standards	47
Section 5.2.7.5 Cuts, Fills, and Subgrade	47
Section 5.2.8 Drainage System Construction	48
Section 5.2.8.1 Materials	49
Section 5.2.8.2 Joints and Installation	49
Section 5.2.8.3 Endwalls	49
Section 5.2.8.4 Catch Basins and Storm Sewer Structures	49
Section 5.2.9 Base Course Construction	50
Section 5.2.9.1 Materials	50
Section 5.2.9.2 Surfacing and Paving	50
Section 5.2.10 Construction Methods-Roadways	51
Section 5.2.10.1 Preparation of Subgrade	51
Section 5.2.10.2 Placing and Rolling Aggregate	51
Section 5.2.10.3 Testing	51
Section 5.2.10.4 Bituminous Plant Mix Paving	52
Section 5.2.10.5 Curb and Gutter	52
Section 5.2.10.6 Utilities and Subgrades	52
Section 5.2.11 Responsibilities During Construction	53
Section 5.2.12 Selection Guidelines for Storm Sewer Piping	55
Section 5.3 Design Standards	56
Section 5.3.1 Alleys	56
Section 5.3.2 Blocks	56
Section 5.3.3 Lots	56

Section 5.3.4 Names	57
Section 5.3.5 Reserve Strips	57
Section 5.3.6 Slopes	57
Section 5.3.7 Streets	57
Section 5.3.7.1 Private Roads	59
Section 5.3.8 Requirements for Flag Lots	60
Section 5.3.9 Additional Design and Construction Considerations	61
Section 5.3.10 Installation of Utilities	62
Section 5.3.11 Slopes and Shoulder Improvements	63
Section 5.3.12 Base Load Testing	63
Section 5.3.13 Pavement Breaks for Utility Services	63
Section 5.3.14 Grassed Medians	63
Section 5.3.15 Sidewalks and Street Signs	63
Section 5.4 Utilities	64
Section 5.5 Driveways	65
Section 5.6 Street Maintenance	65
Section 5.7 Standards for Storm Water Management	65
Section 5.7.2 Permit	67
CHAPTER 6: MANUFACTURED AND MODULAR HOUSING	68
Section 6.0 Location	68
Section 6.1 Additional Standards for Land-Lease Communities	68
CHAPTER 7: DEDICATION AND RESERVATION	70
Section 7.0 Streets	70
Section 7.1 Drainage Easements	70
Section 7.2 Utility Easements	70
CHAPTER 8: CONSTRUCTION SCHEDULE	71
Section 8.0 Prior Approval	71
Section 8.1 Grading	71
Section 8.2 Construction Observations	71
Section 8.3 Sale and Transfer	71
Section 8.4 Building Permits	71
Section 8.5 Occupancy	71
CHAPTER 9: VIOLATIONS, PENALTIES, AND AMENDMENTS	72
Section 9.0 Violations	72
Section 9.1 Penalty	72
Section 9.2 Amendments	72
CHAPTER 10: APPEALS	73
Section 10.0 Appeal to the Sole County Commissioner	73
Section 10.1 Appeal from the Sole County Commissioner	73
Section 10.2 Hardship Variances	73
CHAPTER 11: LEGAL STATUS PROVISIONS	75
Section 11.0 Repeal	75
Section 11.1 Separability	75
Section 11.2 Conflict with Other Regulations	75
Section 11.3 Legal Form and Sufficiency	75
Section 11.4 Effective Date	75
APPENDIX A	76

CHAPTER 1: GENERAL

Section 1.1 Purpose

The Sole Commissioner of Pulaski County finds and declares that the public health, safety, morality, and general welfare require harmonious, orderly, and progressive development of land. The purpose of this ordinance is:

- To encourage the design and construction of economically sound and stable subdivisions and other related structures so as to help conserve and protect the natural, economic, and scenic resources of Pulaski County, Georgia;
- To assure the provisions of the required streets, drainage, utilities, and other facilities and services in new land developments help prevent and reduce traffic congestion and hazards;
- To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, and to help ensure that all building lots will be accessible to firefighting equipment and other emergency and service vehicles;
- To encourage the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, and other public purposes;
- To help eliminate the costly maintenance problems which develop when streets and lots are laid out without proper consideration being given to the drainage characteristics of the tract of land at the time when the land is being subdivided into streets and lots;
- To assure proper legal description, identification, monumentation, and recordation of real estate boundaries; and
- To provide secure equitable handling of all subdivision plans, specifications, and plats by providing uniform standards and procedures.

Section 1.2 Applicability

These procedures and standards shall apply to all land subdivisions located in the unincorporated area of Pulaski County, Georgia not recorded with the Clerk of Superior Court in Pulaski County as of the adoption date of this Ordinance.

These regulations bear no relation to any private easement, covenant, agreement, or restriction, and the responsibility of enforcing such private easement, covenant, agreement, or restriction is not implied herein to any public official. When these regulations call for more restrictive standards than those required by private contract, the provisions of these regulations shall apply.

Furthermore if any property defined as a subdivision, as it pertains to this Ordinance, has been recorded as such, but no building permits have been issued for any lots within the subdivision as of the effective date of this Ordinance, evidence must be presented to the Enforcement Officer by the owner or agent of the subdivision that the development is in compliance with existing Pulaski County Health Department rules, as well as County Land Disturbance Activity provisions and County Road Policies, within one hundred eighty (180) days of the effective date of this Ordinance, or the development shall be considered a new subdivision subject to the standards of this Ordinance.

Section 1.3 Short Title

This Ordinance shall be known and may be cited as “The Subdivision Ordinance for Pulaski County.”

Section 1.4 Jurisdiction

The regulations contained in this Ordinance shall control the subdivision and/or development of land within the unincorporated portions of Pulaski County, Georgia.

Section 1.5 Interpretation

The provisions of these regulations shall be the minimum requirements for subdivision, preparation, and recording of all plans and plats. Words used in the present tense include the future tense, except where the natural construction of this Ordinance indicates otherwise; words in the singular number include the plural number, and words in the plural include the singular; “shall” is mandatory and not discretionary; “may” is permissive. Where in the text of this Ordinance reference is made to a day or days, this shall be construed as a calendar day as opposed to a business day as defined in this Ordinance.

Section 1.6 Administration

The Sole Commissioner for Pulaski County, or the duly authorized representative thereof, is hereby delegated to administer this Ordinance.

Section 1.6.1 Hardship Variances

The Sole Commissioner for Pulaski County is authorized to grant variance from the literal requirements of this Ordinance in cases where the shape or topography of a parcel prevents it from being designed to conform to these Regulations.

Section 1.7 Approval Process

In general, the process for subdivision permitting and approval shall be as follows:

1. The developer shall submit a preliminary plat of the proposed subdivision to the Enforcement Officer.
2. Upon approval of the preliminary plat, the developer shall submit development plans and approved soil erosion and sedimentation control plans to the subdivision to the Enforcement Officer.
3. Upon completion of subdivision construction, the developer shall submit the final plat to the Enforcement Officer.
4. Upon approval of the final plat, the final plat shall be recorded with the Pulaski County Clerk of Court.

No clearing, grading, or other land disturbance activities associated with the subdivision construction shall be conducted until the preliminary plat, development plans, erosion and sedimentation control plans, and on-site waste disposal plans have been approved by Pulaski County.

CHAPTER 2: DEFINITIONS OF TERMS USED

Section 2.0 Definitions

The following words, terms, and phrases, when used in this Ordinance, shall have the meanings respectively ascribed to them in this section, except in those instances where the context clearly indicates a different meaning:

Access: A way or means of approach to provide physical entrance to a property.

Applicant: A property owner or their authorized representative who has petitioned Pulaski County for approval of a variance, conditional use, development permit, building permit, interpretation or appeal, or any other authorization for the use or development of their property under the requirements of this Ordinance.

Application: A petition for approval of a variance, conditional use, development permit, building permit, interpretation or appeal, or any other authorization for the use or development of a property under the requirements of this Ordinance.

Basement: That portion of a building having its floor subgrade (below ground level) on all sides.

Berm: A mound of earth, or the act of pushing earth into a mound.

Block: An area of land within a subdivision that is entirely surrounded by public streets, public lands, railroad rights-of-way, watercourses, or other well-defined and fixed boundaries.

Buffer: An area of natural vegetation or manmade construction that is intended to provide a visual and dimensional separation between dissimilar land uses.

Buffer, Natural: A visual screen created by vegetation of such density so as to present an opaque visual separation when viewed from one side to the other throughout the year.

Buffer, Structural: A visual screen created through construction of a solid wooden fence, decorative masonry wall, earthen berm, or combination of fence or wall with an earthen berm, which may be supplemented with vegetation, so as to present an opaque visual separation when viewed from one side to the other throughout the year.

Buildable Area of Lot: That portion of a lot bounded by, and interior to, the required rear, side, and front building setback lines.

Building: Any structure, either temporary or permanent, above or below ground, having a roof or other covering and designed, built or used as a shelter or enclosure for persons, animals, or property of any kind including tents or awnings used for purposes of a building.

Building Code: The technical codes adopted or adopted as amended by Pulaski County.

Building Permit: A written permit that allows construction issued by the Code Enforcement Officer for Pulaski County, Georgia.

Building, Principal: A building in which the primary use of the lot on which the building is located is conducted.

Center Line: That line connecting the succession of midpoints between the identifiable limits of any improvements on the ground or of any easement.

Clerk of the Superior Court: The Clerk of the Superior Court of Pulaski County, Georgia.

Condominium: Individual ownership of units in a multi-unit structure or structures, combined with a joint ownership of common areas and/or facilities of the buildings and grounds.

Construction, Existing: Any structure for which the start of construction commenced before the effective date of this Ordinance.

Construction, New: Any structure for which the start of construction commenced after the effective date of this Ordinance.

Construction, Start of: For other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-3-18), includes substantial improvements, and means the date the building permit was issued, provided the actual start of construction repair, reconstruction, or improvement was within one hundred eighty days (180) of the permit date. The actual start of construction means the first placement of permanent construction of a building, including a manufactured home, on site, such as the pouring of slabs or footing, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets or walkways; the excavation for a basement, footings, piers or foundations, or the erection of temporary forms; or the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main building.

Contractor: The developer or subdivider or his authorized representative, whether doing work on a contract basis or working directly for the developer or subdivider.

County Commissioner: The Sole Pulaski County Commissioner.

County Health Officer: The Pulaski County Health Department officer responsible for approval of on-site sewage disposal systems.

Curb Break or Curb Cut: Any interruption or break in the line of a street curb for the purpose of connecting a driveway and a street, or otherwise to provide vehicular access to an abutting property.

Cut: A portion of land surface or area from which earth has been removed or will be removed by excavation, the depth below original ground surface to excavated surface, also known as excavation.

Day, Calendar: One of the numbered twenty-four (24)-hour periods into which a week, month, or year is divided.

Day, Business: The calendar days of Monday through Friday, except for those days on which a State or Federal Holiday occurs.

Developer: Any person who undertakes the subdivision of land as defined in this Ordinance.

Development: Any manmade change on improved or unimproved real estate including, but not limited to, buildings, structures, mining, dredging, filling, grading, paving, excavation, drilling, or permanent storage of materials or equipment.

Development Permit: The authorization necessary to initiate and conduct a land-disturbing activity and to carry out the planned development of land and structures.

Development/Construction Plans: A set of plans, details, and technical specifications for the construction of site improvements to a commercial, office, industrial, or multi-family lot that includes, but is not limited to, building footprints, drives, parking, drainage systems, utilities, buffers, landscaping, parking lot lighting, embankments, signage, soil erosion control devices and measures, and all other improvements required for the subdivision of land.

DOT: Georgia Department of Transportation.

Drainage Structure: A device composed of a virtually non-erodible material such as concrete, steel, plastic, or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for storm water management, drainage control, or flood control purposes.

Driveway: A travelway improved for vehicular access to a property for the primary purpose of providing access between a street and automobile parking facilities or truck-loading areas on the property, or for providing a connection between distinct parking and loading areas on the property.

Dwelling: A building or portion of a building arranged or designed to provide living quarters for one (1) or more families.

Dwelling, Multi-Family: A residential building exclusively designed for or occupied by three (3) or more families in separate dwelling units living independently of each other

on a single lot, and meeting or exceeding the standards for single-family and two (2)-family dwellings contained in this Ordinance.

Dwelling, Single-Family: A residential building, whether site-built or a manufactured home or an industrialized building, designed for or occupied exclusively by one (1) family and meeting or exceeding the standards for single-family and two (2)-family dwellings contained in this Ordinance.

Dwelling, Two-Family: A residential building designed for or occupied exclusively by two (2) families in separate dwelling units living independently of each other on a single lot, and meeting or exceeding the standards for single-family and multi-family dwellings contained in this Ordinance.

Dwelling Unit: One (1) or more rooms connected together and constituting a separate, independent housekeeping establishment for use on a basis involving owner occupancy or rental or lease on a weekly, monthly, or longer basis, with provisions for cooking, eating, and sleeping, and physically set apart from any other rooms or dwelling units in the same structure.

Easement: A grant by a property owner of the use of land for a specific purpose or purposes by the general public, a corporation, or a certain person or persons.

Enforcement Officer: The official or his/her designate as appointed by the Sole Commissioner and charged with the administration and enforcement of this ordinance.

EPD: The Environmental Protection Division of the Department of Natural Resources.

Erosion: The process that wears land surface away by the action of wind, water, ice, or gravity.

Erosion and Sedimentation Control Plan: A plan for the control of soil erosion and sedimentation resulting from a land-disturbing activity.

Erosion and Sedimentation Control Practices, Structural: Measures for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating, or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sedimentation control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures, sediment traps, and land grading, etc. Such measures can be found in the publication, *Manual for Erosion and Sediment Control in Georgia*.

Erosion and Sedimentation Control Practices, Vegetative: Practices for the stabilization of erodible or sediment-producing areas by covering with:

- Permanent seeding, sprigging, or planting, producing long-term vegetative cover; or

- Temporary seeding, producing short-term vegetative cover; or
- Sodding, covering areas with turn of perennial sod-forming grass.

Such practices can be found in the publication, *Manual for Erosion and Sediment Control in Georgia*.

Family: An individual or two (2) or more persons living together as a household.

Fence: An artificially constructed barrier of wood, wire, wire mesh, or decorative metal erected to enclose, screen, or separate portions of a lot.

Fill: A portion of land surface to which soil or other solid material has been added; the depth above the original ground.

Final Plat: A complete and exact subdivision plat prepared for official recording as required by this Ordinance.

Finished Grade: The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of tidal waters and/or the unusual and rapid accumulation of runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): An official map of a community, on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Floor: The top surface of an enclosed area in a building including basement, i.e., top of slab in concrete construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

GAEPD: The Environmental Protection Division of the State of Georgia Department of Natural Resources.

Grading: Altering the shape of ground surfaces to predetermined condition; this includes stripping, cutting, filling, stockpiling, and shaping, or any condition thereof, and shall include the land in its cut or filled condition.

Ground Elevation: The original elevation of the ground surface prior to cutting or filling.

Hardship Variance: A dispensation permitted on individual parcels of property as a method of alleviating unnecessary hardship by allowing a reasonable use of the building, structure, or property, which, because of unusual or unique circumstances, is denied by the terms of the applicable development regulations.

Health Department: The Pulaski County Health Department.

Home, Manufactured: A single-family house constructed entirely in a controlled factory environment, and built to the federal Manufactured Home Construction and Safety Standards (better known as the HUD Code). May be single- or multi-section, usually transported to the site whole, and usually installed on a permanent foundation.

Home, Modular: Finished housing sections, built in a factory, which are transported to the building site and joined together on a permanent foundation. This may include whole sections, such as bedrooms and living areas, chosen by the buyer and assembled such that they result in a floor plan that resembles a traditional home. Subject to state or local codes, not HUD code.

Home, Stick-Built or Site-Built: Industry term for a “traditional” home assembled piece-by-piece at the building site from rough boards and other materials delivered in bulk.

HUD Code: The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) that went into effect June 15, 1976 and sets the standards for manufactured homes. The standards regulate design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality. On-site additions such as garages, decks, and porches are built to local, state, or regional building codes.

Improvements: Those physical additions and changes to the land that may be necessary to produce usable and desirable lots.

Improvements, Public: The construction, enlargement, extension, or other construction of a facility intended for dedication to the public, including but not limited to, a street, curb and gutter, sidewalk, cross drain, catch basin, traffic control and street name sign, or other roadway appurtenance other than a driveway apron connection; domestic water supply system main, fire hydrant, valve or other appurtenance other than a supply line to a building; or sanitary sewerage main or outfall, lift station, force main, manhole or other appurtenance other than a drain line from a building.

Improvements, Substantial: Any combination of repairs, reconstruction, alteration, or improvements to a building, taking place during the life of a building, in which the cumulative cost equals or exceeds fifty percent (50%) of the market value of the building. The market value of the building should be:

- The appraised value of the building prior to the start of the initial repair or improvement; or
- In the case of damage, the value of the building prior to the damage occurring.

For the purposes of this definition, the term “substantial improvements” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of

the building. The term does not, however, include any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications that are solely necessary to assure safe living conditions.

Intersection: The place where two (2) streets cross, or the point at which the centerline of a street intersects the centerline of another street or railway.

Land Disturbance Permit: Authorization from the local or state regulatory agency to perform construction activities or land-disturbance activities in conformance with an approved soil erosion and sediment control plan and/or minimum standards as provided by law.

Land Disturbing Activity: Any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices as described in this section.

Land-Lease Community: A residential development where individual homeowners own the residence, but lease the home site from the developer or owner.

Land Use Plan, Comprehensive: The various maps, plats, charts, descriptions, explanatory material, and all textural matter approved by the Pulaski County Sole Commissioner for the purpose of guiding and shaping the growth of the unincorporated area of Pulaski County.

Land Use Plan, Future: A plan that designates the future use or reuse of the land within a given jurisdiction's planning area, and the policies and reasoning used at arriving at the decisions in the plan. The land-use plan serves as a guide to official decisions regarding the distribution and intensity of private development, as well as public decisions on the location of future public facilities and open spaces. It also serves as a basic guide for any zoning and subdivision controls, urban renewal, and capital improvement programs.

Landscape Architect: A registered, practicing landscape architect licensed by the State of Georgia.

Local Government: The governing authority of Pulaski County or any other political subdivision mentioned in this Ordinance.

Lot: A parcel occupied or to be occupied by one (1) or more main buildings and its accessory buildings and has frontage along or legal access to a public right-of-way.

Lot Area: The total horizontal area included within lot lines.

Lot, Corner: A lot abutting upon two (2) or more streets at their intersection.

Lot, Double Frontage: A lot other than a corner lot that has frontage upon two (2) or more streets that do not intersect at a point abutting the property.

Lot, Flag: A lot not fronting or abutting a public roadway and where access to the public roadway is limited to a narrow, private, right-of-way.

Lot, Interior: A lot having bounding on only one (1) street.

Lot Lines: The boundary dividing a given lot from the street, an alley, or adjacent lots.

Lot Lines, Front: In the case of an interior lot, a line separating the lot from a street or place; and in the case of a corner lot, a line separating the narrowest frontage of the lot from the street.

Lot Lines, Rear: (1) The lot line that is opposite and most distant from the front lot line; (2) The rear lot line of an irregular, triangular, or gore lot shall, for the purpose of this Ordinance, be a line entirely within the lot at least ten feet (10') long and parallel to and most distant from the front lot line.

Lot Lines, Side: (1) Any lot line not a front lot line or a rear lot line; (2) A side lot separating a lot from a street is a street lot line; (3) A side lot line separating a lot from another lot is an interior side lot line.

Lot of Record: A lot which is part of a subdivision approved in accordance with land subdivision requirements, a plat of which has been lawfully recorded in the records of the Clerk of the Pulaski County Superior Court; or a parcel of land, the deed of which was lawfully recorded in the same office prior to the adoption date of this Ordinance.

Lot, Reverse Frontage: A double frontage lot that abuts two (2) public streets but is not allowed to have vehicular access to one (1) of them.

Lot Width: The distance between side lot lines measured at the front line of the building located or intended to be located on the lot.

Official Land Use Maps: Official maps of Pulaski County that shows the location of streets, public building sites and public open spaces therefore existing and established by law as public streets, public building sites or public open spaces. This may include mapped boundary lines of future streets, public building sites, public park playgrounds or other public open space areas or of existing sites or areas that are to be expanded.

Opaque: Impenetrable to view, or so obscuring to view that features, buildings, structures, and uses become visually indistinguishable.

Open Space: A parcel or parcels of land or an area of water or a combination of both land and water within the site designated for development and designed and intended for the use and enjoyment of residents of the development or for the general public, not including streets or off-street parking areas. Open space shall be substantially free of structures, but may contain such improvements as are in the plans as finally approved and are appropriate for the benefit of residents of the development.

Owner: Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.

Parcel: A general term including all plots of land shown with separate identification on the Official Tax Appraisal Maps for Pulaski County. Parcels may or may not be lots, depending upon whether or not such parcels are created as herein provided.

Person: Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of the State, any interstate body, or any other legal entity.

Plat, Final: The plat submitted to the Enforcement Officer for final approval and, subsequently, to be recorded with the Clerk of Superior Court of Pulaski County.

Plat, Preliminary: A tentative subdivision plat, indicating the approximate proposed layout of subdivision as a basis for consideration by the Enforcement Officer before preparation of the final plat and construction drawings and specifications.

Professional Engineer: An engineer duly registered or otherwise authorized by the State of Georgia to practice in the field of civil engineering.

Project: The entire proposed development project regardless of the size of the area of land to be disturbed.

Protective Covenants: Contracts made between private parties as to the manner in which land may be used, with the view toward protecting and preserving the physical and economic integrity of any given area.

Publicly Dedicated: Land or improvements that has or have been transferred by plat or deeded to and accepted by Pulaski County or the City of Hawkinsville for public use and maintenance.

Public Utilities: A service or services provided by a public utility company or a private entity which provides such service or services, and all equipment and structures necessary to provide such services.

Pulaski County Future Land Use Plan: The land use plan created by the citizens of Pulaski County and adopted by the Sole County Commissioner.

Registered Land Surveyor: A surveyor duly registered or otherwise authorized by the State of Georgia to practice in the field of land surveying.

Reserve Strip: A strip or tract of land reserved for the purposes of controlling or limiting access from properties to abutting streets.

Right-of-Way: Access over or across particularly described property for a specific purpose or purposes.

Security Bond: A type of subdivision improvement guarantee in the form of a bond, secured by the subdivider from a bonding company, in an amount specified by the Sole Commissioner to cover costs of required improvements and payable to the County. The County may call in the security bond in the event the subdivider defaults on required improvements.

Sediment: Solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site by origin of air, water, ice, or gravity as a product of erosion.

Sedimentation: The process by which eroded material is transported and deposited by the action of water, wind, ice, or gravity.

Setback: The shortest straight line distance between a street right-of-way or lot line and the nearest point of a structure or building or projection there from.

Setback Line, Accessory Structure: A line delineating the minimum allowable distance between a property line or the right-of-way line of an abutting street and an accessory structure or building on a lot.

Setback Line, Front Building: The minimum allowable distance between the right-of-way line of any abutting street and any part of a principal building on a lot. The front setback distance is applied along the full length of the right-of-way line and is parallel to it.

Setback Line, Principal Building: A line delineating the minimum allowable distance between a property line or the right-of-way line of an abutting street and a principal building on a lot.

Setback Line, Rear Building: The minimum allowable distance between a rear lot line and any part of a principal building on a lot. The rear-building setback extends along the full length of the rear lot line.

Setback Line, Side Building: The minimum allowable distance between a side lot line and any part of a principal building on a lot. The side-building setback extends along the side lot line between the front building setback and a rear-building setback.

Sewerage, Public: A sanitary sewerage system for the collection of water-borne wastes complete with a sewage treatment plant that is owned and operated by a public agency or authority.

Shoulder: The portion of a street or road measured from the outer edge of the paved surface or the back of curb to the inside edge of the ditch or gutter or original ground surface.

Sidewalk: The portion of a street or road available exclusively for pedestrian traffic.

Stabilization: The process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sedimentation by wind, water, ice, or gravity.

Storm Water Retention Measures: Any measure designed by a licensed professional and approved by the local government to retain water to control the flow of storm water.

Storage: The placement, keeping, or retention of vehicles, equipment, materials, goods, or products on a temporary basis for intermittent use or subsequent distribution or transfer.

Street: A public or private thoroughfare, which affords the principal means of access to abutting property, roadway, highway, and land.

Alleys: Public or private thoroughfares used primarily as a secondary means of access to the rear or side of properties otherwise abutting on a street.

Arterial Streets: Medium-speed, medium-capacity roadways that provide intra-community travel and access to the countywide highway system. Access to community arterials should be provided at collector roads and local streets.

Collector Streets: Relatively low-speed, low-volume streets that provide circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Cul-de-sac: A dead-end street of limited length having a primary function of serving adjoining land and constructed with a turn-around at its end.

Dead End: A street connected to another street at only one (1) end.

Expressways/Freeways: Divided highways of four (4) lanes or more that provide a high degree of service to through traffic, designed with no direct access to individual uses on abutting properties that may contain some intersections at grade with traffic controls.

Frontage Roads: Streets adjacent to freeways, expressways or arterial streets separated there from by a dividing strip and providing access to abutting properties and adjacent areas, and for control of access. Sometimes also referred to as “marginal access streets.”

Minor or Local Commercial and Industrial Streets: Those, which are primarily for access to the abutting properties.

Minor or Local Residential Streets, including Cul-de-sac: Those, which are primarily for access to the abutting properties.

Street, County: A street that is owned or maintained by Pulaski County.

Street Grade: The grade of the curb or centerline of a street measured at any point along the street.

Street Jog: An incidence where two (2) streets or two (2) portions of a single street are separated by a relatively short distance, usually at their intersection with another street.

Street, Private: A road or street that has not been accepted for maintenance by the County and that is not owned or maintained by a State, County, City, or other public entity.

Structure: Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, structures include but are not limited to buildings, driveways, parking lots, walls, fences, signs, and swimming pools.

Structure, Accessory: A subordinate structure detached from but located on the same lot as a principal building. The use of an accessory structure must be incidental to the use of the principal building. Accessory structures include garages, decks, storage buildings, and fences.

Subdivision: Any division of a tract or parcel of land into two (2) or more lots, building sites, or other divisions of and for the purpose, whether immediate or future, of sale, legacy, or building development, and includes all division of land involving a new street or a change in existing streets, and includes resubdivision, and, where appropriate, to the context, relates to the process of subdividing or to the land or area subdivided; provided, however, that the following are not included in this definition:

1. The division of land into parcels of five (5) acres or more where each lot has at least one hundred fifty feet (150') of frontage on an existing public road or street and no new street is involved; or
2. The division of space into condominium units in accordance with O.C.G.A. § 44-3-70, et. seq., not involving any division or separate ownership of land.

Tangent: The straight-line distance between the ending on one (1) curve of a line (centerline of a street) and the beginning of another curve of the same line (centerline).

Use: The purpose for which land or a building or other structure is designed, arranged, or intended or for which it is or may be occupied or maintained.

Utility or Utility System: Any person engaged in the transmission of energy, including electricity, gas, and water.

Variance: A departure from any provision of this Ordinance for a specific parcel, except use, without changing this Ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same district.

Wall: Any structure or device forming a physical barrier that is constructed so that the vertical surface is closed, thus preventing the passage of light, air, and vision in a horizontal plane. The material of which a wall is constructed may be of masonry, brick, concrete, metal, wood, or other similar materials. Measurement of height shall be from the high ground.

Wall, Breakaway: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portions of the building or the supporting foundation system.

Water System, Public: A potable water supply and treatment system other than an individual or community water system owned by a unit of government.

Waters of the State: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the State which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

Watercourse: A channel in which a flow of water occurs, either continuously or intermittently. Such flow must be in a definite direction and cover a prescribed area. Watercourses may be either natural or artificial, and both may occur either on the surface or underground.

Wetlands: Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Yard: An area that lies between the principal building on a lot and the nearest lot line.

Yard, Front: A yard situated along any public street right-of-way or private street easement.

CHAPTER 3: PROCEDURES FOR SUBMISSION AND SPECIFICATIONS FOR PRELIMINARY PLANS AND PLATS

Section 3.0 Preliminary Plat

The Sole Commissioner of Pulaski County shall be the official platting authority. As the official platting authority, the Sole Commissioner of Pulaski County hereby delegates to the Enforcement Officer the power to approve or deny all preliminary plats in accordance with the standards set out in this Ordinance. The Enforcement Officer must first approve a preliminary plat for a subdivision prior to the issuance of a land disturbance permit or initiation of any land-disturbing or construction activities.

Section 3.1 Pre-Application Review

Whenever the subdivision of a tract of land is proposed, the subdivider may, at his or her discretion, consult early and informally with the Enforcement Officer for advice and assistance. The subdivider may submit sketch plans and data showing existing conditions within the site and in its vicinity and the proposed layout and development of the subdivision. If the tract of land is not to be initially subdivided in its entirety, the subdivider should provide sketch plans for the entire tract and indicate the proposed unit divisions or staged development boundaries.

No fee shall be charged for the pre-application review, and no format application shall be required.

Section 3.2 Procedure for Preliminary Plat Approval

Prior to the cutting or grading of any street or the making of any street improvements or the installation of utilities, the subdivider shall submit to the Enforcement Officer a preliminary plat, prepared by either an engineer or surveyor licensed by the State of Georgia, of the proposed subdivision in accordance with the following procedure:

Application for Preliminary Plat Approval: Following any pre-application review of the proposed subdivision, the subdivider shall submit a complete application requesting review and approval of a preliminary plat to the Enforcement Officer in accordance with the schedule published by the Sole County Commissioner. If the proposed subdivision includes or abuts on any part of the State Highway System, two (2) copies of the preliminary plat shall be forwarded by the Enforcement Officer to the appropriate office of the Georgia Department of Transportation for recommendation and approval as provided in O.C.G.A. §32-6-151.

Not less than six (6) copies of the preliminary plat shall be submitted to the Enforcement Officer who shall distribute one (1) copy each to the County Road Superintendent and the County Health Officer. The Enforcement Officer shall retain the remaining copies of the preliminary plat for review.

Review of Preliminary Plat: The Enforcement Officer shall check the plat for conformance to the rules and regulations set forth in this document. The County Health Officer shall review the proposed method of sewage disposal and water supply for the subdivision and express its written approval, disapproval, or approval subject to listed modifications to the Enforcement Officer. The County Health Officer has thirty (30) days following submission of the preliminary plat to notify the Enforcement Officer of its findings. If the County Health Officer has made no finding within the thirty (30) days, a statement must be provided to the Enforcement Officer from the County Health Officer as to why no action has been taken. The County Road Superintendent shall review the preliminary plat for compliance with all State and County regulations and express his or her written approval, disapproval, or approval subject to modifications to the Enforcement Officer. The County Road Superintendent must notify the Enforcement Officer of these findings within the thirty (30) days following submission of the preliminary plat or submit in writing to the Enforcement Officer his or her reasons for not being able to produce any finding.

Preliminary Approval: Following review of the preliminary plat and other related material, the Enforcement Officer may approve, disapprove, or approve with conditions within sixty (60) days of the submission of the preliminary plat. If the Enforcement Officer issues an approval or approval with conditions, a Certificate of Preliminary Approval will be issued noting the conditions of such approval on four (4) copies of the preliminary plat with one (1) copy being returned to the subdivider, one (1) copy to the County Health Officer, one (1) copy to the County Roads Superintendent, and one (1) copy to be added to the records of the Enforcement Officer. If review and approval was required by the GDOT, the Certificate of Preliminary Approval shall be noted on one (1) additional copy of the preliminary plant and shall be returned to the GDOT.

Approval of a preliminary plat does not constitute approval of a Final Plat. It indicates only approval of the layout as a guide to the preparation of the Final Plat. The subdivider is responsible for compliance with all codes, regulations, and any other requirements including those stated in any conditional approval. The Enforcement Officer shall not approve any preliminary plat that shows a lot or situation that would clearly require a variance in order to be reasonably usable.

Expiration of Time: If the Enforcement Officer takes no action within sixty (60) days of preliminary plat submission, then the preliminary plat is approved. In the event that the GDOT recommends rejection or it fails to act within thirty (30) days from submission, then the deadline for approval or disapproval of the plat by the Enforcement Officer shall be no more than five (5) working days after the receipt of the GDOT's action or the expiration of the thirty (30) days without action, whichever is later. Preliminary approval shall expire and be of no further effect twelve (12) months from the date of the preliminary approval unless the Enforcement Officer extends this deadline with due cause.

Disapproval: The Enforcement Officer may find reasons detrimental to the public safety, health, and general welfare, or in conflict with any adopted plans of Pulaski County, which would cause disapproval of the preliminary plat. A statement of the reasons for disapproval shall be made on four (4) copies of the preliminary plat with one (1) copy being returned to the subdivider, one (1) copy to the County Health Department, one (1) copy to the County Road Superintendent, and one (1) copy being added to the records of the Enforcement Officer. The applicant may reapply for preliminary plat approval in accordance with Section 3.7 herein.

Section 3.3 Preliminary Plat Specifications

The preliminary plat, plainly marked as such, shall be submitted to the Enforcement Officer showing the information listed below:

1. **Proposed Subdivision Name.** The name of the subdivision shall not duplicate or closely approximate the name of an existing subdivision located within the unincorporated areas of Pulaski County.
2. **Title.** Title should state that this plat is only the preliminary plat and is not for final recording with the Clerk of Superior Court in Pulaski County.
3. **Scale.** The preliminary plat shall be clearly and legibly drawn at a scale not smaller than two hundred feet (200') to one inch (1"). The scale should be represented both graphically and numerically.
4. **Date of Plat Preparation.**
5. **North Arrow.** North arrow should indicate both magnetic and true north.
6. **Sheet Size.** The preliminary plat shall be drawn in ink on suitable permanent reproducible material, on sheets not to exceed 24 x 36 inches nor be less than 8.5 x 11 inches. If the complete plat cannot be shown on one sheet, it may be shown in sections on more than one sheet with an index map drawn at a reduced scale. For all sheets larger than 11 x 17 inches, applicant shall also submit one copy reduced to 11 x 17 inches.
7. **Ground Elevations.** The preliminary plat shall show ground elevations, based on the datum plane of the U. S. Coast and Geodetic Survey, with a contour interval of ten (10) feet (or less if determined necessary by the Enforcement Officer).
8. **A Vicinity Map.** The preliminary plat shall also include a map showing the location of the tract with approximate distances to obvious geographic locations.
9. **Present Tract Designation.** The designation of the tract of land at time of purchase according to official records shall be included on the preliminary plat, along with the following: title under which proposed subdivision is to be recorded

with names and addresses of owners and any mortgagor or holder of an encumbrance on the property to be subdivided, name and address of subdivision designer, notation stating acreage to be subdivided, benchmarks, certification of registered land surveyor, date of survey.

10. Deed record names and addresses or adjoining property owners of subdivisions.
11. **Other Conditions on Adjacent Land.** The character and location of buildings, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences.
12. Boundary Lines, Bearings, and Distances of Perimeter Boundaries of the Property.
13. **Existing Streets.** All existing streets on and adjacent to the tract along with name, right-of-way width, and roadway width.
14. **Utilities.** The location of those utilities that shall be located on and adjacent to the tract to be subdivided shall be indicated on the preliminary plat. If water mains and sewers are not on or adjacent to the street, indicate the direction and distance to and size of nearest ones, showing invert elevation of sewers (if use of public sewers is proposed).
15. A statement as to the source of domestic water supply, and a statement as to the provision for sanitary sewage disposal.
16. **Other Conditions on the tract of land to be subdivided.** Conditions such as houses, barns, shacks, all water courses, the one hundred (100) year floodplain as identified by the Flood Insurance Rate Maps (FIRM), and other significant features.
17. If the tract has been previously subdivided and the applicant is requesting a re-subdivision of the property, a copy of existing plat with proposed changes superimposed thereon.
18. **Proposed Streets.** Layout, including the locations, width, purpose, and ownership of streets showing right-of-way and roadway widths, road names, or designations along with any other proposed rights-of-way or easement.
19. **Proposed Layout.** Layout of all lots, approximate lot dimensions, utility easements with width and use on all lots, lot numbers and block numbers, and a listing of lot areas (which may be submitted as separate document).
20. Proposed subdivision entrance sign location(s) and elevations drawings.
21. Approximate location of proposed storm water retention facilities.

22. **Areas for Public Use.** Designation of all land to be reserved or dedicated for public use and storm water retention areas, together with their purpose, and limitations or conditions of such reservations or dedications, if any.
23. Sites, if any, for multiple family dwellings, shopping centers, churches, industry or other nonpublic uses exclusive of single-family dwellings on the tract to be subdivided.
24. **Phased Developments.** The preliminary plat drawing shall include all phases of the proposed subdivision with phase boundaries clearly marked, provided however that payment of plat application fees and Enforcement Officer approval may be accomplished one phase at a time.
25. Minimum setback lines for all buildings within the proposed development.
26. Such additional information as may be reasonably required to permit an adequate evaluation of the development activity proposed in the subdivision.

Section 3.4 Additional Documentation to Accompany the Preliminary Plat

Section 3.4.1 Vicinity Map

A location or vicinity map tying the subdivision into the present road system and relating the subdivision to its surrounding area shall be submitted to the Enforcement Officer along with the preliminary plat.

Section 3.4.2 Overall Plan

General plan for the entire tract ultimately suitable for development shall be submitted to the Enforcement Officer in addition to the more detailed data for the specific section of the tract to be considered immediately.

Section 3.4.3 Site Data

1. Acreage in total tract.
2. Acreage in park, streets, and other land usage.
3. Average lot size.
4. Minimum lot size.
5. A statistical summary of development factors such as density, number of lots or dwelling units, and minimum unit sizes, as may be pertinent to the development.
6. Conditions of approval, if any, associated with any variance, or other County approval applicable to the property.

Section 3.5 Certificate of Preliminary Approval

A Certificate of Approval of the Preliminary Plat by the Enforcement Officer shall be inscribed on the plat as follows:

In that all the requirements of preliminary approval have been fulfilled (and with consideration to any conditions noted below), this subdivision plat was given preliminary approval on _____, _____.

The preliminary approval does not constitute approval of the final plat. This Certificate of Preliminary Approval shall expire and be null and void on _____, _____.

Date: _____
_____ Enforcement Officer

NOT FOR FINAL RECORDING

Section 3.5 Installation of Site Improvements

After receiving a Certificate of Approval for the development plans and land disturbance permit, the subdivider may then proceed to grade the streets and install all improvements required under this Ordinance and any other applicable regulations of the County, subject to meeting the requirements of the County Ordinance providing for minimum design and construction standards for subdivisions. In lieu of the completion of all improvements prior to submission of the final plat, the subdivider shall post a security bond with the County in an amount equal to one hundred fifty percent (150%) of the cost of providing such improvements, providing for and assuring to the Sole Commissioner the actual construction and installation of such improvements within the period of time specified by the Sole Commissioner stated by the bond.

Section 3.6 Development Plan

Upon obtaining approval of the preliminary plat, the subdivider shall submit development plans to the Enforcement Officer. These development plans shall be prepared in accordance with the current Pulaski County Comprehensive Plan, as per Section 5.0 of this Ordinance. The Enforcement Officer must first approve the development plan, including all streets, storm sewers, sidewalks, and other required improvements showing the proposed plans, profiles, and applicable cross-sections of each subdivision development prior to the issuance of a land-disturbance permit or initiation of any land-disturbing or construction activities.

1. The subdivider shall have a registered engineer or registered surveyor prepare the development plan. The plans shall be prepared from an actual engineering field or survey, and show along with all proposed new improvements all existing applicable improvements. The subdivider shall submit the development plan to the Enforcement Officer for review.

2. Not less than four (4) copies of the development plan, plus one (1) copy reduced to 11 x 17 inches, shall be submitted to the Enforcement Officer who shall retain one (1) copy for review and submit one (1) copy to the Pulaski County Health Department, and one (1) copy to the Pulaski County Road Superintendent. The Pulaski County Health Department and Road Superintendent shall provide written comments regarding compliance with these regulations. One (1) copy of the approved or modified site plan shall be returned to the owner, and one shall be filed in the office of the Enforcement Officer with the date of said approval or disapproval noted thereon.

The development plans shall be accompanied by a complete application requesting review and approval of the preliminary site plans to the Enforcement Officer in accordance with the schedule published by the Sole County Commissioner.

3. The development plan shall be approved, disapproved, or approved with conditions within sixty (60) days of submission to the Enforcement Officer complete in all details and as required under these regulations. If action is not taken within the stated time, then the site plan shall be considered approved and certified as approved on demand. However, the subdivider may waive this requirement. Approval of a preliminary site plan shall not constitute approval of site development and/or construction plans. Rather it shall be deemed an expression of approval to the general layout submitted on the preliminary site plan as a guide to the preparation of the construction plans that shall be submitted for County approval of fulfillment of the requirements of these regulations.
4. The subdivider is responsible for compliance with all codes, regulations, and requirements and for the satisfaction of all the noted and written comments.
5. The Enforcement Officer shall not approve any development plan that shows a situation that would clearly require a variance in order to be reasonably usable, whether due to the presence of floodplain, unusual configuration, lack of public utilities, or for any other reason.

Section 3.6.1 Content of the Development Plan

The development plan shall show the following information:

1. Indicate date, scale, and direction of north.
2. Indicate proposed development name.
3. Indicate street layout with right-of-way line, centerline, departing lot lines, lot numbers, subdivision limits and limits of construction.
4. Indicate approved street name(s).

5. Indicate stations at every one hundred feet (100') at even stations on centerline. Indicate stations at point of curve and tangent at the beginning and end of all returns, at centerline intersection and at subdivision or section limits.
6. Indicate the width of right-of-way and relation to centerline.
7. Indicate State route number on all existing streets to which connection is to be made when applicable.
8. Indicate all existing or proposed drainage easements.
9. Indicate all storm sewers and appurtenances. Identify storm sewer appurtenances by type and number. Each station on the plan must conform to stations shown on profile. Headwalls must be provided and shown.
10. Indicate the contributing area, in acres, at all culvert pipe, curb inlets, and other entrances.
11. Indicate the location of all or any springs either within or draining to street right-of-way and indicate proposed treatment of such springs. All springs will be capped and piped as required by the Enforcement Officer.
12. Indicate location of all streams or drainage ways related to the street construction.
13. Indicate proposed drainage ditches for the full length in all easements. Furnish detailed typical section and type of stabilization to be provided.
14. Indicate proposed stream locations or relocation. Show existing and proposed locations. Furnish detailed typical section and type of stabilization to be provided. Stone or concrete riprap will be used where stream velocity exceeds six feet (6') per second.
15. Indicate size and type or class of pipe to be installed both in right-of-way and outside right-of-way.
16. Indicate traffic barricades and any applicable signs.
17. Indicate the size of all driveway entrance culvert pipes, e.g., eighteen inches (18") or twenty-one inches (21") according to computed size, for each lot.
18. Indicate protection of ends of curb and gutter by providing for erosion control.
19. Indicate typical paving section designation.
20. Add any notes that may be necessary to explain the intent and purposes of the plan or profile.

21. Indicate the Pulaski County Health Department status of each lot as defined by the Health Department in regards to on-site sewage disposal usage when public sewer is not applicable. Include Health Department approved legend and footnotes as needed to explain applicability and usage of on-site sewage disposal systems.
22. Provide layout and location of all proposed utilities, storm drainage and roadways. Show profiles of proposed storm sewerage, sanitary sewerage, and roadways.
23. Provide storm water management calculations and design, in compliance with Sections 5.3.9 and 5.7 of this Ordinance.
24. Show existing and proposed ground elevations based on the datum plane of the U.S. Coast and Geodetic Survey, with contour intervals of two feet (2').
25. Show all proposed lots, dimensions, and building setbacks.

Section 3.7.2 Certificate Development Plan Approval

A Certificate of Approval of the Development Plan by the Enforcement Officer shall be inscribed on the plat as follows:

In that all the requirements of Preliminary Approval have been fulfilled (and with consideration to any conditions noted below), this subdivision site plan was given preliminary approval on _____, _____.

This Certificate of Preliminary Approval shall expire and be null and void on _____, _____.

Date: _____

Enforcement Officer

NOT FOR FINAL RECORDING

CHAPTER 4: PROCEDURES FOR SUBMISSION AND SPECIFICATIONS FOR FINAL PLANS AND PLATS

Section 4.0 Final Plat

The final plat shall conform to the preliminary plat, as approved by the Enforcement Officer, except where special conditions make compliance to the preliminary plat impractical, and if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he proposes to record and develop at that time, provided, however, that such portion conforms to all requirements of these regulations and to approved phasing lines shown on the preliminary plat.

If the proposed water or sewerage system for a subdivision requires the approval of the Georgia Department of Public Health and/or the Georgia Water Quality Control Board, Georgia Environmental Protection Division or other government agency, this approval shall be obtained prior to making application to the Enforcement Officer for approval of the final plat. This approval shall be in writing and shall accompany the application for approval to the Enforcement Officer.

Unless a final plat is filed with the Enforcement Officer within twelve (12) months after approval of the preliminary plat or within an approved extension of time not to exceed twelve (12) additional months, the preliminary plat shall thereupon become void and the subdivider shall be notified in writing. Not less than six (6) copies of the final plat shall be submitted to the Enforcement Officer.

The final plat, if found to be in conformity with the requirements of law and of these regulations, shall be approved by the Enforcement Officer and other appropriate government entities within a reasonable period of time, not to exceed thirty (30) days, following the submission of such plat. If the subdivider desires to submit a final plat that does not conform to the preliminary plat, the Enforcement Officer shall have the Sole Pulaski County Commissioner review the final plat request.

An approved final plat shall be filed for recording with the office of the Clerk of Superior Court within sixty (60) days after final approval thereof. Otherwise, such approval shall be withdrawn and the plat marked void and returned to the owner. **No Clerk of the Superior Court shall file or record a plat of a subdivision until such plat has been approved by the Enforcement Officer or Sole Commissioner of Pulaski County in accordance with these regulations.**

The recording of plats of subdivision of land may operate to transfer, in fee simple, to Pulaski County those portions of such plat set apart for streets, alleys, wells, well lots, rights-of-way, or other public uses or for future street widening. This recording may also operate to transfer to Pulaski County, any easement indicated on such plat to create a public right of passage over the same. The approval of a plat by Pulaski County shall not be deemed to constitute or affect acceptance by Pulaski County of any street or other ground shown on the plan.

If subdivision construction plans are required, the subdivider shall provide one of the following relative to the installation of required improvements (streets, utilities, drainage, etc.):

1. A report prepared by an engineer or land surveyor registered in the State of Georgia, certifying that all improvements meet the requirements of these regulations shall include the following:
 - a. A copy of any inspection/observation reports performed by the design professional of record or designated representative.
 - b. A copy of any material testing/inspection reports performed by the design professional of record or designated representative.
 - c. A summary of all design and field changes made to the approved construction plans.
 - d. Two (2) sets of plans reflecting the “as-built” condition of all improvements and easements.
 - e. A copy of all approvals required in Chapter 3 of this Ordinance or statement of “not applicable”.
 - f. As-built or planned location of water, gas, electric, telephone, and cable utilities including appurtenances (transformers, pedestals, poles, etc.).
 - g. Summary of actual (or estimated if security bonded) construction costs by item utilized as the basis for the computation of maintenance and other bonds.
 - h. Certification by a surveyor registered in the State of Georgia that all lot corner pins have been set, marked, and verified.
 - i. Certification that the storm water management and drainage systems are in substantial conformance with the approved construction plans.
 - j. Signed and sealed “Design and Construction” certification by the design professional of record as contained in Chapter 5 of this Ordinance.
 - k. The Pulaski County Health Department status of each lot as defined by the Health Department in regards to on-site sewage disposal usage when public sewer is not available, with County Health Department approved legend and footnotes as needed to explain applicability and usage of on-site sewage disposal systems.
2. A security bond from a surety bonding company authorized to do business in the State of Georgia. The bond shall be payable to Pulaski County and shall be equal to one hundred fifty percent (150%) of the cost of providing the specified

improvements as estimated by the subdivider and approved by the Sole Commissioner or authorized representative, of installing all required improvements. The duration of the bond shall be for at least one (1) year.

3. A deposit of cash, or other instrument readily convertible into cash at a face value, either with Pulaski County or in escrow with a bank. The amount of the deposit shall be equal to one hundred fifty percent (150%) of the cost of providing the specified improvements as estimated by the subdivider and approved by the Sole Commissioner or authorized representative, of installing all required improvements.

That in the case of failure on the part of the subdivider to complete the specified improvements within the required time period, the bank or lending institution shall pay to Pulaski County immediately, and without further action, such funds as necessary to finance the completion of those improvements, up to the limit of the deposit of cash.

If bonds or cash deposits are provided, then the engineer's report required in 1 above shall be provided prior to the release of the bonds or cash deposits.

Section 4.1 Review of Final Plat

The Enforcement Officer shall check the final plat for conformance with the approved preliminary plat, and with these regulations. The Enforcement Officer shall forward the plat to the Sole County Commissioner, County Roads Superintendent, County Health Department, and any other appropriate agency for review. If found to be in conformance with the approved preliminary plat and applicable regulations, the Enforcement Officer shall take one of the following actions:

1. Recommend Approval of the final plat;
2. Recommend Approval of the final plat with conditions; or
3. Recommend Disapproval of the final plat.

If the Enforcement Officer recommends final approval and all conditions specified by the Enforcement Officer have been met, the final plat will be forwarded to the Sole County Commissioner for final approval. Upon final approval by the Sole County Commissioner, he or she shall sign a Certificate of Approval on five (5) copies of the final plat with one (1) copy being returned to the subdivider, one (1) copy to the County Health Officer, one (1) copy to the County Roads Superintendent, one (1) copy to be added to the records of the Enforcement Officer, and one (1) copy sent to the Clerk of Superior Court for filing. If review and approval was required by the GDOT, the Certificate of Preliminary Approval shall be noted on one (1) additional copy of the preliminary plant and shall be returned to the GDOT.

If the Enforcement Officer finds the Final Plat in conflict with the tentatively approved preliminary plat or with this Ordinance, he or she shall recommend disapproval of the final plat. A statement of the reasons for disapproval shall be placed on five (5) copies

of the Final Plat with one (1) copy being returned to the subdivider, one (1) copy to the County Health Department, one (1) copy to the County Roads Superintendent, one copy sent to the County Commissioner, and one (1) copy being added to the Enforcement Officer's files. If review and approval was required by the GDOT, the Certificate of Preliminary Approval shall be noted on one (1) additional copy of the preliminary plat and shall be returned to the GDOT.

In the case of disapproval the original plat and the additional copies shall be returned to the subdivider. The final plat may be resubmitted as a new application for final plat approval after the corrections noted by the Enforcement Officer are made.

If no action is taken by the Enforcement Officer or Sole Commissioner within sixty (60) days after submission of the final plat complete in all details required under this Ordinance, the final plat shall be considered approved and a Certificate of Approval shall be issued on demand subject to other certifications that may be required by this Ordinance. However, the subdivider may waive this requirement and consent to an extension of time.

Section 4.2 Recording of Final Plat

No subdivider shall sell any lot in a proposed subdivision by reference to or exhibition of or by any other use of a plat of such subdivision, until such plat has been given final approval by the County Commissioner, as certified thereon, and recorded in the Office of the Clerk of the Superior Court of Pulaski County. If any subdivision plat is filed without approval of the Enforcement Officer or the Sole Commissioner, it will not be considered a legal subdivision plat until all the requirements of this Ordinance have been fulfilled.

Section 4.3 Distribution of Final Plat

Seven (7) prints shall be submitted to the Enforcement Officer with any additional materials that may be required to complete the final plat. After approval, two (2) prints shall be returned to the owner or proprietor of the subdivision for recordation in the precise form as approved. Five (5) prints with recording information included thereon, shall be retained and distributed as follows:

1. Tax Assessor, one (1) print.
2. Clerk of Superior Court, one (1) print.
3. Enforcement Officer, one (1) print.
4. Roads Superintendent, one (1) print.
5. County Health Department, one (1) print.

Section 4.4 Contents of Final Plat

The final plat shall be clearly and legibly drawn on suitable permanent reproducible material. The scale shall be two hundred feet (200') to one inch (1") on sheets not larger than eleven inches (11") by seventeen inches (17"). If the complete plat cannot be shown on one sheet of this size, it may be shown in sections on more than one (1) sheet with an index map at a reduced scale. The final plat shall conform to and meet the specifications of the preliminary plat with the following additions:

1. Bearings and distances to the nearest existing street lines or benchmarks or other permanent monuments.
2. Municipal, County, and land lot lines accurately tied to the lines of the subdivision by distances and angles when such lines traverse or are reasonably close to the subdivision.
3. Exact boundary lines of the tract, determined by a field survey.
4. Name of subdivision, exact locations, widths, and names of all streets and alleys within and immediately adjoining the plat.
5. Lot lines with dimensions to the nearest one-hundredth foot (0.01') and bearings to the nearest second.
6. Lots numbered in numerical order and blocks lettered alphabetically.
7. Location, dimensions, and purpose of any easements and any areas to be reserved or dedicated for public use, along with any building setback lines.
8. Location, description, and material of monuments and markers.
9. A statement placed either directly on the final plat or attached in a separate document, of any protective covenants or deed restrictions.
10. Purpose of which sites, other than residential lots are dedicated or reserved.
11. Recorded names of adjacent property owners.
12. Reference to recorded subdivision plats of adjoining platted land by record, name, date, and number.
13. A complete listing of the deviations from the conditionally approved preliminary plat.
14. Notation of the necessary certifications as specified in Section 4.5 of this Ordinance.

Section 4.5 Certifications Required for Final Plat

All required professional certifications should be placed directly on the final plat as follows:

Surveyor’s Certification

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by myself or an individual under my supervision, that all monuments shown hereon actually exist or are marked as “future,” and their location, size, type, and material are correctly shown.

By _____
Registered Georgia Land Surveyor No. _____

Date _____

Design and Construction Certificate

I hereby certify that all improvements have been designed and constructed in strict accordance with the approved construction plans, prepared by myself or an individual under my supervision, in full compliance with the Subdivision Ordinance of Pulaski County, Georgia, latest edition, and any amendments thereto and/or usual and customary professional practice.

By _____
Professional Registration No. _____
P.E. ____ R.L.S. ____ (Check One)

Owner’s Certification

Owner’s Certification: State of Georgia, County of Pulaski

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

Agent

Date

Owner

Date

improvements in this subdivision in the event of default by the developer, in accordance with the requirements of the Subdivision Regulations of Pulaski County, Georgia.

Sole County Commissioner

Date

Certification of Final Approval for Recording

I hereby certify that the subdivision shown hereon has been found to comply with the Subdivision Ordinance of Pulaski County, Georgia and that it has been approved by the Sole County Commissioner for recording in the office of the Clerk of Superior Court of Pulaski County, Georgia.

Sole County Commissioner

Date

Section 4.5.1 Notifications

The following notifications shall be placed on the final plat as required:

Private Driveways and Streets

Any driveway, street, or common use easement platted or constructed shall be clearly marked or noted as such on a survey plat filed for recording and used in the description of said property. When more than two parcels are involved, a sign shall be posted at the public road where said driveway intersects stating clearly that said road is private and not maintained by Pulaski County. Said sign shall be of the quality and design approved by the County Roads Superintendent and shall have lettering of no less size than signs identifying County-maintained roads.

Notice of Private Driveway Status

The private access drive (private road) shown on this plat shall be maintained by the lot owners, having ingress/egress rights over the same, and not by Pulaski County. Said private drive is platted and shall be maintained in accordance with those Subdivision Regulations of Pulaski County that are applicable to private access drives.

Notice of Private Street

The streets designated as "private streets" on this plat are owned and maintained by the homeowners' association, or other agency designated for maintenance, of this development and are not owned or maintained by Pulaski County. No public funds of Pulaski County are to be used to build,

repair, or maintain these private streets. The owner, purchaser, lender, heirs, assigns, or other parties taking title to or otherwise procuring an interest in any portion of this property are hereby notified of this fact.

Section 4.6 Dedication of Rights-of-Way and Easements

The subdivider shall provide clear title option satisfactory to the Sole Pulaski County Commissioner from the subdivider's attorney for all dedicated rights-of-way and easements associated with the development.

Section 4.7 Revisions

No change, erasure, or revision shall be made on any preliminary or final plat, nor on accompanying data sheets after approval of the Enforcement Officer or the Sole County Commissioner has been endorsed in writing on the plat or sheets, unless the Sole County Commissioner has granted authorization for such changes in writing. In no case shall the Sole County Commissioner approve a revision thereof unless a statement of such revisions is clearly placed on the amended plat.

Section 4.8 Resubdividing

Parcels, which are combined or returned to acreage as shown on the official tax appraisal maps, shall not be resubdivided except in conformance with all provisions of these regulations.

CHAPTER 5: CONFORMANCE WITH COMPREHENSIVE PLAN, IMPROVEMENTS REQUIRED, DESIGN AND CONSTRUCTION STANDARDS FOR ALL SUBDIVISIONS

Section 5.0 Conformance with Comprehensive Plan and Other Regulations

Section 5.0.1 Conformance with the Comprehensive Plan

Approval of proposed subdivisions shall be considered in the context of conformity with the Comprehensive Land Use Plan, the Future Land Use Plan, the Subdivision Ordinance, and other development policies in effect at the time of submission to the Enforcement Officer. **These policies include the establishment of a minimum lot size of two (2) acres in Section 5.4 of this Ordinance.**

All highways, streets, capital improvement projects, infrastructure improvements, and other features of the Comprehensive Land Use Plan shall be considered and incorporated into the subdivision design. Where State and/or Federal road or rights-of-way controlled by State and Federal agencies are affected, the review and approval of the Georgia Department of Transportation shall be required by Pulaski County.

Section 5.0.2 Other Regulations

Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in other official regulations, resolutions, or ordinances, the most restrictive shall apply.

Section 5.0.3 Suitability of Land

Whenever a preliminary or final subdivision plat proposes the dedication of land to public use and the Enforcement Officer finds that such land is not required or suitable for public use, the Enforcement Officer may either recommend to disapprove said plat or recommend approval with conditions including the rearrangement of lots to include such land.

Land subject to flooding, improper drainage, and erosion, and any land deemed to be unsuitable for development shall not be platted for any uses as may continue such conditions or increase danger of health, safety, life, or property unless steps are taken to eliminate the above-mentioned hazards.

Section 5.1 Improvements Required

Section 5.1.1 Required Design Standards

All applicable subdivision design and improvement standards set forth in these regulations shall be included on all plats which are required to be approved by the Sole Commissioner.

Section 5.1.2 Streets

Subject to the provisions of Chapter 1, Section 1.2 of this Ordinance, the following street improvements shall be installed and provided by the subdivider and shall be indicated and conveyed or transferred and title shall vest in Pulaski County upon acceptance unless otherwise indicated on the plat.

1. Storm sewer piping, drainage structures, curb and gutter, ditches, and related easements and appurtenances as needed to provide proper drainage and grading of the streets.
2. Street paving.
3. Street name signs of the quality and design used and approved by Pulaski County.
4. All traffic control signs, devices, and striping as specified by Pulaski County.

Section 5.1.3 Utilities

Subject to the provisions of Chapter 1, Section 1.2 of this Ordinance, the improvements listed below are required. Where installed upon property within the unincorporated areas of Pulaski County at the time of construction, and as approved by the appropriate entity, all such improvements shall be dedicated and conveyed or transferred to and the title shall vest in Pulaski County unless otherwise indicated on the recorded plat of subdivision. Nothing contained in this Section is in any way intended to affect matter of litigation pending between Pulaski County and/or any designated agencies at the time of enactment of this Ordinance before courts of competent jurisdiction relating to the ownership of improvements required by this Section.

1. Sanitary sewer system with service connections to the property line for each parcel and lot; except in cases where septic tanks are approved. When a public sewer line and adequate treatment capacity is available within fifteen hundred feet (1,500') of said subdivision by gravity flow, the subdivision system shall be connected to said public sewer system provided, however, that residential subdivision lots may be served by adequate on-site sewage management systems under regulations of the Pulaski County Health Department until such time as public sewer is available within two hundred feet (200') of the subdivision. The provisions of this paragraph are further subject to any sewer use priority policies adopted by the Sole County Commissioner from time to time.
2. Water supply and/or distribution system in accordance with any standards for water and wastewater that have been or will be adopted by the Sole County Commissioner.

3. All potable water systems shall be subject to the current “Rules for Safe Drinking Water: Chapter 391-3-5, Revised June 1989, Georgia Environmental Protection Division” and applicable Pulaski County regulations, policies, and construction standards.
4. The subdivider shall provide sanitary sewer or septic capacity, fire protection lines and necessary flows for the project as required by the applicable codes. Said capacity shall be demonstrated to the satisfaction of the Enforcement Officer prior to issuance of land disturbance and building permits.
5. The subdivider shall be responsible for providing and paying for any needed water and sewer extensions, including any additional capacity that may be required to serve the development.

Section 5.1.4 General Improvements

Whenever and wherever conditions, as are caused or aggravated by reason of the subdivision of land hereunder, adversely affect the proper use or drainage of streets, highways, pedestrian ways, slopes or natural watercourses, or adversely affect the public health, safety, or welfare, one or all of the following improvements shall be required to be provided and installed by the subdivider:

1. On-tract and/or off-tract drainage or drainage structures necessary for the proper use and drainage of slopes, streets, highways, and pedestrian ways, or for public safety.
2. Erosion control planting and/or structural controls.

Section 5.2 Construction Standards

All public improvements shall conform to standard specifications as set forth in these regulations and in the applicable regulations of Pulaski County, and/or other State and Federal regulations. In case of conflict, the more stringent standards shall apply.

Section 5.2.1 Drainage

Natural drainage channels, ditches, swales, and drainage patterns existing within a subdivision shall be retained and improved by the subdivider, unless otherwise approved by the Sole County Commissioner. Off-site drainage shall be adequately transported through the proposed development. Post-development storm water runoff shall not exceed pre-development conditions for the two (2), five (5), ten (10), twenty-five (25), and fifty (50) year storm events. For developments which are in the lower one-third ($\frac{1}{3}$) of a defined major watershed, and which discharge directly to the one hundred (100)-year floodplain, these requirements may be waived at the discretion of Pulaski County, provided that applicant demonstrates adequate protection of the water quality by use of filter berms, stilling basins, velocity control, and other approved methods. Such demonstration shall include supporting data that definitely indicates that adequate protection of the water quality is provided.

Section 5.2.2 Monuments

Right-of-way and property line monuments shall be placed in each subdivision in accordance with the following:

Property Line Monuments: A twenty-four inch (24") iron pin imbedded into the ground shall be required at each lot corner and each point where the property line changes direction. Such iron pin shall be at least one-half inches (0.5") in diameter.

Section 5.2.3 Lots

The subdividing of the land shall be such as to provide each lot with direct abutting access to an existing local street or to a street contained within the proposed subdivision. Lots may access private drives as provided for in Section 5.2.5.1 of this Ordinance.

Insofar as is practical, side lot lines shall be perpendicular to radial or street lines.

The size, shape, and orientation of every lot shall be subject to the approval of the Enforcement Officer for the type of development and use contemplated based on slopes, drainage, soil types, exposure, and other such relevant considerations. However, no lot shall be smaller than two (2) acres and have a minimum of one hundred and fifty feet (150') of frontage at the building line.

Double frontage lots, unless approved by the Enforcement Officer, shall be prohibited except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages associated with topography, orientation, and property size. A planting screen reservation of at least ten feet (10') in width, or equivalent natural buffer, may be required along the property line of lots abutting such a traffic artery or other incompatible use. The planted buffer shall form and constitute a no access easement unless otherwise approved by the Enforcement Officer.

Corner lots shall have extra width to permit appropriate building setback from and orientation to both streets. In no case shall this be less than the minimum front yard setback required.

Lot remnants (lots below minimum area or width left over after subdividing tracts of land) shall be prohibited. Such remnant areas shall be added to adjacent lots, rather than remain as unusable parcels.

Section 5.2.4 Slopes

The ratio for all fill or cut slopes in the public right-of-way and/or slope easements shall not exceed three (3) horizontal units to one (1) vertical unit, unless otherwise approved by the Sole Commissioner based on topographic conditions. This is the maximum allowable slope and should not be considered the norm. If grading plans

indicate cut or fill slopes outside of the right-of-way, then the construction plans and final plat shall indicate slope easements for the required grading.

All fill slopes created for the purpose of street or home construction shall have a compaction of not less than ninety-five percent (95%) as determined by the established engineering practices.

All slopes created or existing within the subdivision or as a result of the subdivision development shall be planted or otherwise protected from erosion and failure.

Section 5.2.5 Streets

The improvement of all streets, including existing streets incorporated into the subdivision, shall conform to the following minimum standards:

1. Street rights-of-way and pavement width shall conform to Section 5.3.7 herein.
2. Base and paving shall be installed for each class of street as indicated in Sections 5.2.9 and 5.2.10 of this Ordinance.
3. Concrete curbs and gutters shall be constructed with three thousand pounds (3,000 lbs.) per square inch at twenty-eight (28)-day breaking strength, Highback Type, six inches (6") by twenty-four inches (24"), or Hollywood Type, four inches (4") by twenty-four inches (24"). A tool joint spaced every ten feet (10') and an expansion joint spaced every two hundred and fifty feet (250') is required for all curb and gutter.

New local residential streets (without curb and gutter)

Grassed shoulders and waterways (ditches) are required. The aggregate road base shall be extended one foot (1') beyond the edge of pavement and the shoulders and ditch sections shall be constructed in accordance with Pulaski County's typical cross section for unpaved roadways. In no instance shall the shoulder be less than five feet (5'). Shoulders shall be graded to no more than one-half inch (0.5 ") per foot.

Storm water conveyance structures may include, but are not limited to, culverts, storm drainage pipes, catch basins, drop inlets, junction boxes, and headwalls, and shall be provided for the protection of public rights-of-way.

Section 5.2.5.1 Private Streets

Private streets are available for use in the case of developments that wish to utilize entry gates, mixed forms of property ownership, new urbanist design standards, or other non-traditional public road design requirements. These private streets will be owned and maintained by a homeowners' association, or other comparable entity, and not by Pulaski County. Neither private nor public

streets are necessary in a development that does not have separate lots, but only units, such as an apartment or condominium development.

5.2.5.1.1 Allowed Locations

Private streets are permitted in any subdivision development located in the unincorporated areas of Pulaski County, at the discretion of the developer, but are mandatory for all manufactured home land-lease communities.

5.2.5.1.2 Design Standards

Private streets (other than private access drives), if approved by Pulaski County, do not have to meet the minimum geometric design requirements per International Fire Codes, or those of the American Association of State Highway and Transportation Officials' (AASHTO) design standards for that road's posted speed but in no case shall the design speed be less than 15 miles per hour.

Where private streets intersect public streets, private streets shall meet the requirements of public streets including intersection offset requirements, deceleration and acceleration lanes, intersection gradients, and other applicable design and construction requirements of these regulations.

If at any time the owner wishes the private road to be accepted by Pulaski County, such road shall have to conform to all standards imposed upon public roads. The owner shall pay for any improvements or modifications required to bring the road to those standards.

5.2.5.1.3 Construction Standards

Private streets (other than private access drives), if approved by Pulaski County, shall meet all construction requirements and standards that apply to all public streets.

5.2.5.1.4 Right-of-Way and Easement Requirements

Private streets shall be located within a separate parcel of land, no less than thirty feet (30') wide. The width shall include the private street, any drainage structures, sidewalks, or utilities. Private streets may not be located in an easement over multiple lots.

The developer shall grant an exclusive and irrevocable access and utility easement to Pulaski County that is located on the private right-of-way.

Pulaski County may require additional easements for any utilities not located on the private right-of-way. All easements shall meet the minimum sizes required by Pulaski County.

5.2.5.1.5 Maintenance Provisions

Pulaski County will not maintain roadways, signs, or drainage improvements on private streets. A homeowners' association, or other comparable entity, shall provide all maintenance activities and related actions to ensure compliance with Pulaski County's National Pollutant Discharge Elimination System (NPDES) permit for storm water discharges.

As part of the homeowners' association or other comparable entity, covenants are required for any lots on a private street. Provisions for maintenance shall be included in these covenants. The covenants shall set out the distribution of expenses, remedies for non-compliance with the terms of the agreement, right of use easements, and other considerations. The covenants shall run with the land and not be dissolved or modified in any way as to conflict with these regulations. The covenants shall include the following items:

1. Minimum annual assessments in an amount adequate to defray costs of ordinary maintenance and procedures for approval of additional needed assessments.
2. A periodic maintenance schedule.
3. Provisions stating that all maintenance regulations shall be enforceable by any property owner served by the road or by the homeowners' association established by the covenants.
4. Establishment of a formula for assessing maintenance and repair costs equitably to property owners served by the private road.
5. Definition of "maintenance" that includes, but is not limited to, road surfacing, shoulders, signs, storm drainage facilities, and vegetation control.
6. A notice that no public funds of Pulaski County are to be used to build, repair, or maintain the private roads within the subdivision or land-lease community.

5.2.5.1.6 Owner's Release

At the time of purchasing property that is served by a private street, upon any sale or resale of the property, the purchaser shall acknowledge by execution of a release that the street is private and not maintained by Pulaski County, and that maintenance of the street is the responsibility of a separately identified agency other than Pulaski County.

The final subdivision plat shall provide notification that all properties served by the private street are perpetually subject to the provisions of these regulations regarding the owner's release upon any sale or resale of the property.

5.2.5.1.7 Other Standards

A subdivision or land-lease community with private streets shall meet all other requirements and standards that apply to subdivisions with public streets, such as storm water runoff and detention requirements, the provision of utilities, sidewalks, and traffic and street name signs.

Private streets shall be denoted as such on the street name signs for each such street. Proposed streets, which are extensions of, or in alignment with, existing or other proposed streets, shall have the same name. Street names shall not duplicate or be phonetically similar to existing street names. Pulaski County requires a different color than the standard color for a public street name sign, and requires that an additional sign be affixed to the street name sign pole indicating that the street is “private” or “not maintained by Pulaski County.” The developer is responsible for obtaining the street signs and installing them to County specifications at the developer’s expense.

Any gate placed across a private street that limits access to a subdivision or development shall provide for unimpeded access by emergency vehicles, governmental vehicles on official business, and delivery services including the United States Postal Service. Accessibility to such gated communities shall comply with all standards and requirements of Pulaski County for access activation, and shall be of breakaway or other construction acceptable to Pulaski County.

Section 5.2.6 Shoulder Requirements

The street right-of-way shall be graded at least five feet (5’), measured from the back of the curb and gutter sections or the edge of the uncurbed sections 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 proper sight distances in curved roadway sections.

Section 5.2.7 Street Construction Standards

This Subdivision Ordinance requires that all public streets be built to minimum standards of material and construction. Several materials and types of construction shall be used, as set forth herein.

Section 5.2.7.1 Sub-Surface Drainage Systems

Sub-surface drainage installations may be required by the Pulaski County Roads Superintendent to provide a stable sub-surface and base for frills and base course construction over wet weather springs, soft spots, swamps, and other unsuitable soils. The Pulaski County Roads Superintendent shall require the

owner to have a soil analysis and drainage design performed by the design professional of record if such conditions are encountered.

Section 5.2.7.2 Backfill, Finish Grading, & Grassing

Shoulders shall be sloped and backfilled as necessary following paving and curb and gutter installation as required by the County Roads Superintendent. All curbs and gutter shall be backfilled according to the designs in these regulations. All eroded areas shall be reconstructed to the original final grade. Re-grass shall be required for bare spots, areas of insufficient stand, and reconstructed areas.

Section 5.2.7.3 Signage

The subdivider, per Georgia DOT Manual on Uniform Traffic Control Devices and County Standards, shall accomplish sign installation. Signs, striping, and traffic control devices shall be installed prior to final plat approval or issuance of the Certificate of Occupancy (for site developments).

Section 5.2.7.4 Construction Standards

All materials, construction, and definitions shall conform to the current GA DOT "Standard Specifications for the Construction of Roads and Bridges," latest edition, and any amendments thereto, unless otherwise stated herein.

Section 5.2.7.5 Cuts, Fills, and Subgrade

Cuts, fills, and subgrades shall be subject to the approval of the County Roads Superintendent. The County Roads Superintendent may vary the required slope. The County Roads Superintendent shall specify any improvements necessary to protect community assets and to reduce the potential undue deterioration of street improvements. The developer will be guided by the following requirements:

1. Slope maximums shall be at a ratio of three feet (3') horizontal distance to one-foot (1') rise (3:1). No slope line shall extend closer than five feet (5') to back of curb or five feet (5') to edge of pavement on uncurbed sections.
2. All slopes shall be adequately planted with approved vegetation. A suitable mulch of straw, hay, etc. shall be used.
3. The developer shall be responsible for any erosion that might occur until the expiration of maintenance bonds.
4. Compaction shall be ninety-eight percent (98%) by Standard Proctor Density Test. Subgrade compaction will be field tested through the use of a "Roll Test", as specified herein.

5. All organic and other suitable materials located within the proposed roadbed and two feet (2') on either side of the back of curb or edge of pavement shall be removed prior to subgrade preparation.
6. Backfill behind curbs shall be free of organic material (roots, trunks, etc.), stone, broken concrete, etc. Topsoil and other similar unsuitable soil types removed from the roadbed may be utilized for shoulder construction outside of the two-foot (2') buffer.
7. Cuts and fills shall be extended beyond the right-of-way as required, but a slope easement must be provided for maintenance purposes. Trees outside of the graded right-of-way with drip lines extended into the right-of-way shall be removed at the direction of the Pulaski County Roads Superintendent or Enforcement Officer.
8. Sub-base stabilization may be required by the Pulaski County Roads Superintendent as specified herein if necessary to allow safe access of construction vehicles and equipment.
9. The owner shall accomplish shaping and backfilling of shoulders, ditches, and slopes to final grade lines following the installation of underground utilities. Care shall be taken to fill and compact settled or eroded areas.
10. Grassing of all cleared portions of the shoulders and slopes shall be accomplished immediately following the achievement of final grade lines. If limitations require the application of temporary vegetative cover, the owner shall make contractual provisions for regressing with permanent cover. Requirements for grass species, mixture, fertilizer, and application methods in each individual subdivision shall be in accordance with the Soil Conservation Services standards for critical areas.
11. Conduits for utility crossings shall be installed before subgrade inspection. Said conduits shall be indicated on the construction plans. No bores will be allowed for utility distribution/transmission systems after subgrade inspections or paving operations without prior approval of the Sole County Commissioner.

Section 5.2.8 Drainage System Construction

All pipe sizes shall be approved by the County Roads Superintendent to meet the drainage conditions of the watershed and area of the potential runoff, per current design standards and requirements. The minimum cross drain diameter shall be eighteen inches (18"). Minimum cover shall be twelve inches (12"). In all instances, depth requirements shall meet or exceed manufacturer's guidelines.

Section 5.2.8.1 Materials

Pipe materials shall be determined based on type of installation, as set forth in “Selection Guidelines for Storm Sewer Piping”, incorporated herein. All pipe shall be new and unused.

The gauge or class of pipe used shall be determined by acceptable methods using H-20 highway loading, and shall meet GADOT specifications. The County Roads Superintendent or his/her duly appointed representative shall inspect the pipe before installation to assure that it is free of cracks or damage. All damaged, used, or “second” quality used pipe shall be refused and immediately removed from the job site.

Section 5.2.8.2 Joints and Installation

Reinforced concrete pipe joints must be properly constructed, to prevent exfiltration. The use of O-rings or sealants may be required, depending on pipe design. All storm sewer piping shall be constructed in a linear approach, with no vertical or horizontal variance from the approved design. High-density polyethylene (HDPE) and corrugated metal pipe (CMP) shall be joined by manufacturer’s recommended pipe banding materials. All trench lines shall be thoroughly compacted, prior to pipe installation. HDPE pipe will require special bedding and installation as directed by the County Roads Superintendent.

Section 5.2.8.3 Endwalls

All culverts shall have endwalls or flared end sections constructed in accordance with GADOT specifications and GADOT Manual on Drainage Design for Highways. All flared end sections under or adjacent to roadways with a posted speed in excess of 25 mph shall be safety end sections per GADOT standards.

Section 5.2.8.4 Catch Basins and Storm Sewer Structures

All catch basins and storm sewer structures shall be designed and constructed in compliance with GADOT Specifications and shall be GADOT Standard 1033D, 1034D, or 1019. The use of a Standard 1019 shall be excluded from turnarounds and the low point of sag vertical curves draining more than three hundred feet (300’) of gutter. Drainage calculations and design data are required for the use of a Standard 1019. All drainage structures shall be constructed of reinforced precast concrete, four-foot (4’) diameter or larger. All 1033D and 1034D drainage structures shall require a reinforced precast “Round to Square” adapter, for additional support. All junction boxes shall include precast adapters and heavy-duty traffic rated ring and covers. All junction boxes shall include approved steps, spaced twelve inches (12”) o.c. vertically, to allow safe access by maintenance personnel. All storm sewer structures shall be reinforced precast or pored in place reinforced concrete. Masonry structures are not allowed unless authorized in writing by the County Roads Superintendent. No length of pipe shall exceed three hundred feet (300’) without intermediate structures.

In certain instances where rolled or “Hollywood” curb is utilized, the County Roads Superintendent may require the use of 1033F and 1034F catch basins.

All structures shall have poured inverts to minimize accumulation of water and sediment in the structure.

Section 5.2.9 Base Course Construction

The base course shall consist of graded aggregate of a minimum compacted thickness of six inches (6”) placed on stabilized subgrade in accordance with these specifications and in conformity with the lines, grade, and typical cross-section as shown on the drawings approved by the County. Tolerance is +/- one-tenth of a foot (0.10’). Base course depth requirements vary based on estimated traffic volumes and street classification.

Section 5.2.9.1 Materials

All materials shall be secured from GADOT approved sources.

Graded aggregate shall consist of hard, durable particles of fragments of stone, and stone mortar and shall be graded as follows:

Sieve Size Designation	Percent by Weight Passing Square Mesh
2 inches	100%
1.5 inches	95%-100%
0.75 inches	60%-100%
No. 10	30%-45%

Material Passing No. 10 Sieve	Percent
Passing No. 10 Sieve	100%
Passing No. 60 Sieve	15%-70%
Passing No. 200 Sieve	3%-25%
Siltless Clay	9%-25%

Section 5.2.9.2 Surfacing and Paving

For a minor residential street, minimum pavement width shall be twenty-four feet (24’) and minimum pavement thickness shall be two inches (2”) asphalt.

For all other streets, the County shall determine pavement width and thickness as required by the intended use or function.

Section 5.2.10 Construction Methods-Roadways

Section 5.2.10.1 Preparation of Subgrade

All boulders, organic material, soft clay, spongy material, and any other objectionable material shall be removed and replaced with approved material. The subgrade shall be properly shaped, rolled, and uniformly compacted to conform to the lines, grades, and typical cross-sections as shown on the drawings approved by the County. The subgrade must pass a "Roll Test" as specified herein, prior to beginning construction of the base course. The subgrade shall be scarified to a depth of six inches (6"), and compacted to ninety-eight percent (98%) maximum dry density.

Section 5.2.10.2 Placing and Rolling Aggregate

All base course material shall be deposited and spread by means of spreader boxes, or approved mechanical equipment, or from moving vehicles equipped to distribute the material in a uniform layer. Immediately following the spreading of the course aggregate, all material placed shall be compacted to the full width by rolling with a smooth wheel power roller weighing seven (7) to ten (10) tons. Rolling shall progress gradually from the sides to the center, parallel with the center line of the street and lapping uniformly each preceding track by one-half the width of such track, and shall continue until all the surface has been rolled and has been thoroughly keyed, the interstices of the stone reduced to a minimum and until it ceases to creep or wave ahead of the roller.

Any irregularities, areas of segregation, or depressions that develop under such rolling shall be corrected by loosing the material at these places and adding or removing material until the surface is smooth and uniform. The application of water, applied uniformly over the base course, may be required to achieve adequate compaction. Shaping and rolling shall be performed alternately as required to maintain a uniform compacted base until a surface or treatment has been applied to the base. Along curbs, headers, and walls, and at all places not accessible to the roller, the base course material shall be tamped thoroughly with mechanical tampers or approved hand tampers.

Section 5.2.10.3 Testing

Prior to construction of the graded aggregate base course, the subgrade compaction shall be tested by the developer and/or design professional of record and witnessed by the County Roads Superintendent or his/her duly appointed representative. Likewise, the compaction of the base course shall be tested prior to the application of Bituminous Plant Mix paving. Compaction testing shall be accomplished by visual inspections of actual live axle loads, commonly referred to as "Roll Test." All compaction tests shall be scheduled with the County Roads Superintendent, or his/her duly appointed representative no less than twenty-four (24) hours in advance. The contractor shall also provide an adequate testing vehicle, minimum eighteen (18) ton hauling capacity, fully loaded. All areas or

sections of the subgrade and base course, which do not pass visual live load compaction testing, shall be corrected. Once the contractor makes all necessary corrections, it shall be his/her responsibility to schedule any and all subsequent roll tests.

Section 5.2.10.4 Bituminous Plant Mix Paving

Paving material shall consist of Bituminous Plant Mix only. The use of "Superpave" mix design will not be permitted.

Material, equipment, seasonal, and weather limitations, preparation of road surface, application and construction methods shall be the same as set out in the GADOT's Standard Specifications for Road and Bridges, latest edition, and any amendments thereto.

The County Roads Superintendent shall require that all work meet or exceed the above requirements.

In the case of conflict between the developer and the County Roads Superintendent, samples shall be taken and tested by a recognized testing laboratory, at the developer's expense.

Section 5.2.10.5 Curb and Gutter

Curb and gutter, when used, shall meet all current GADOT Standards for regarding placement and compressive strength. See Appendix A for details.

Concrete curb and gutter construction shall be of 3,000 PSI concrete twenty-four inches (24") wide. The curb and gutter shall be so constructed as to present a smooth, even line both vertically and horizontally, in accordance with the GADOT Standards. Maximum grade tolerance is +/- one-tenth of a foot (0.10') from grades and cross-sections shown on the construction plans. There shall be one-half inch (0.5") expansion joints placed every two hundred and fifty feet (250') and preshaped contraction joints every ten feet (10') along the curb and gutter.

Section 5.2.10.6 Utilities and Subgrades

Underground utilities, including sewer services, all water lines, and any cable conduits under the pavement shall be placed in the ground before the base material is in place.

All trenches shall be thoroughly compacted in six-inch (6") layers with mechanical compacting equipment.

All fire hydrants, utility poles, street lights, transformer boxes and pedestals shall be set at a distance not less than six feet (6') from the back of the curb.

Section 5.2.11 Responsibilities During Construction

The developer and the design professional of record have full responsibility for quality control and inspection during construction to ensure substantial conformance with the approved construction plans, County standards, County regulations, and generally accepted construction practices.

The Enforcement Officer will conduct on site inspections to intermittently check the adequacy of the developer's quality control and inspection. The owner or contractor shall make requests for inspections to the Enforcement Officer at least twenty-four (24) hours prior to when the inspection is needed. Inspections shall be conducted and passed prior to the construction of further activity or proceeding into new phases. Inspections are required of each of the following phases, as applicable to the actual work to be performed under the development permit:

- a) Prior to clearing or clearing and grubbing of the property or any portion included under the development permit, inspection of erosion and sedimentation control measures and protective devices for undisturbed areas.
- b) Upon completion of street grading, inspection and approval shall be required prior to trenching or continuation with sub-grade preparation.
- c) Upon installation of storm drainage pipe, detention, or other storm water facilities.
- d) Street curbing and gutter. Inspection shall be requested after the forms of string line have been set. Street width and vertical and horizontal alignment may be spot-checked.
- e) Sub-grade of streets. After compaction and receipt of test reports by the Enforcement Officer the sub-grade may be roll tested with an eighteen (18) ton tandem dump truck and shall pass to the satisfaction of the Enforcement Officer.
- f) Street base. After receipt of test reports by the Enforcement Officer, the base may be string-lined for depth and crown. The street base may be roll-tested with an eighteen (18) ton tandem dump truck and shall pass to the satisfaction of the Enforcement Officer.
- g) Paving. The Enforcement Officer shall be on site during the paving process to check consistency, depth, and workmanship, as applicable. For asphalt paving, the temperature of the material will be monitored and the street will be cored after completion to check thickness and density. Satisfactory test results of the cores shall be delivered to the Enforcement Officer prior to the approval of a final subdivision plat or certificate of occupancy.

Any construction issues requiring an interpretation and/or change in the plans, standards, and/or regulations are to be resolved by the design professional of record and presented to the Enforcement Officer for written concurrence or approval. Any design changes must be revised on the construction plans and issued as a change to the approved construction plans.

Failure of the developer to provide adequate quality control and inspection which results in a substantial nonconformance with the plans, standards, regulations, or generally accepted construction practices or the endangerment of the public health, safety, and welfare shall be cause for the Enforcement Officer to issue a stop work order for any or all portions of the construction in accordance with County procedures and ordinances. The order will remain in effect until the developer or design professional of record can demonstrate to the County that adequate quality control and inspection will be provided to address and correct the nonconformance and minimize the potential for further non-conformance issues or endangerment issues.

Each day of continued construction on the scope of work covered by the stop work order under this Ordinance shall be considered a separate violation of this Ordinance.

The developer controls the means, sequence, and methods of construction. As such, the developer has full responsibility for safety on the project site and compliance with all Federal, State, and local regulations pertaining to safety and environmental requirements.

Section 5.2.12 Selection Guidelines for Storm Sewer Piping

Type of Pipe Installation	Reinforced Concrete Pipe (RCP)	Corrugated Steel AASHTO M-36		Corrugated Aluminum AASHTO M-196	Plastic AASHTO M-294	Reinforced Concrete Box Culvert Per GADOT Standards
		Aluminized Type II CMP	Bituminous Coated CMP	Aluminum Alloy CMP	Corr. High Density Polyethylene Smooth Lined	
Longitudinal Grade < 10%	Yes	Yes	Yes	Yes	Yes (1)	NA
Longitudinal Grade > 10%	No	Yes	Yes	Yes	Yes (1)	NA
Cross Drain < 250 ADT	Yes	Yes	Yes	Yes	Yes (1)	NA
Cross Drain > 250 ADT	Yes	No	No	No	No	NA
Cross Drain Flowing Stream Appl.	Yes	3	No	Yes	Yes (1) (4)	NA
Cross Drain 25 Yr. Flow > 200 CFS or Fill Depth > 18 ft.	2	No	No	No	No	Yes

Conditional Uses:

1. Corrugated high-density polyethylene pipe, smooth lined type "S", must be manufactured and installed in strict compliance with the manufacturer's recommendation. Special backfill and bedding are required per the direction of the County Roads Superintendent. Prior approval of the County Roads Superintendent is required. HDPE applications shall not exceed 36" diameter.
2. Reinforced concrete box culverts are required under excessive flow and/or fill depth conditions. Approved pipe materials may be utilized in some instances, based on the County Roads Superintendent's assessment of existing conditions and future maintenance requirements.
3. The addition of Type "A" full bituminous coating, with paved invert, is required for this application. (AASHTO M-190)
4. Requires approval of County Roads Superintendent based on assessment of existing conditions and future maintenance requirements.

Section 5.3 Design Standards

Section 5.3.1 Alleys

Alleys or service drives may be required on any lots to be used for multiple-family, commercial, or industrial developments, but shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the Enforcement Officer of the need for alleys or service drives.

Section 5.3.2 Blocks

The lengths, widths, and shapes of blocks shall be determined with due regard to:

1. Provisions of adequate building sites suitable to the special needs of the type of use contemplated;
2. Needs for convenient access, circulation, control, and safety of street traffic; and
3. Limitations and opportunities of topography.

In general, residential blocks shall not be greater than two thousand feet (2,000') in length, or less than four hundred feet (400') in length. In blocks over one thousand feet (1,000') long, the Enforcement Officer may, when existing or proposed public gathering places so justify, require public crosswalks across the block.

Residential blocks shall be wide enough to provide two (2) tiers of lots, except where fronting on expressways and arterials or prevented by topographical conditions or size of the property, in which case the Enforcement Officer may require and/or approve a single tier of lots.

Section 5.3.3 Lots

Insofar as practical, side lot lines shall be perpendicular or radial to street lines. Each lot shall abut upon a public street, except as herein provided.

The size, shape, and orientation of every lot shall be subject to approval of the Enforcement Officer for the type of development and use contemplated. No lot shall be more than six (6) times as deep as it is wide at the building setback line, and each lot must be at least two (2) acres in size, with a minimum frontage from the building line of one hundred and fifty feet (150') unless approved by the Sole County Commissioner at the time of final plat review.

Double frontage, unless required by the Enforcement Officer, shall be prohibited except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography, orientation, and property size. A planting screen reservation of at least ten feet (10'), and across

which there shall be no right of access, may be required along the line of lots abutting such a traffic artery or other disadvantageous use.

Corner lots shall have extra width to permit appropriate building setback from and orientation to both streets.

Lot remnants (lots below minimum area or width left over after subdividing tracts of land) shall be prohibited. Such remnant areas shall be added to adjacent lots, rather than remain as unusable parcels.

The subdividing of the land shall be such as to provide each lot with direct abutting access to an existing public street or to a street contained within the proposed subdivision.

Section 5.3.4 Names

The name of the subdivision shall not duplicate or closely approximate the name of an existing subdivision in the unincorporated areas of Pulaski County, except in the case where the subdivision is a section or part of a larger contiguous subdivision being developed by the same subdivider in phases, sections or stages. In this case the name of the overall subdivision can be used for each phase, stage, or section, but the phase, stage, or section number must also be included as part of the name.

Section 5.3.5 Reserve Strips

Reserve strips controlling access to streets, alleys, or public grounds shall not be permitted unless the need for such reserve strip is demonstrated to and approved by the Sole County Commissioner pursuant to the variance procedures of this Ordinance.

Section 5.3.6 Slopes

No cut or fill slopes or existing unadjusted slope shall encroach closer than five feet (5') from the curb back in curbed sections or five feet (5') to the edge of pavement for uncurbed sections on any street right-of-way within the subdivision. A cut or fill slope between lots should be confined to the lower lot whenever possible so as to avoid erosion from the higher lot to the lower lot.

Section 5.3.7 Streets

The arrangements, character, extent, width, grade, and location of all streets shall conform to the Comprehensive Plan for Pulaski County and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

The name of a street shall not duplicate nor closely approximate the name of an existing street within the unincorporated areas of Pulaski County.

Where such is not shown in the Comprehensive Plan for Pulaski County, the arrangement of streets in a subdivision shall either:

1. Provide for the continuation or appropriate projection of existing streets in surrounding areas at the same or greater width, but in no case less than the required minimum width; or
2. Conform to a plan for a neighborhood approved or adopted by the Sole Commissioner to meet a particular situation where topographical or other conditions made continuance or conformance to existing streets impracticable.

Minor streets shall be so laid out that their use by through traffic will be discouraged.

Where a subdivision contains a dead-end street other than a cul-de-sac, the Enforcement Officer may require the subdivider to provide a temporary vehicle turn-around within the right-of-way for effective traffic circulation.

Where a subdivision abuts or contains an existing or proposed major street, the Enforcement Officer may require marginal access streets, double frontage lots with screen planting contained in a non-access reservation along the rear property lines, deep lots with rear service drives, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

Where a subdivision borders on or contains a railroad right-of-way, or limited access highway right-of-way, the Enforcement Officer may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or industrial purpose in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

Minimum street right-of-way widths shall be as follows:

Freeways and Expressways	200 feet
Arterial Streets and Highways	100 feet
Collector Streets	80 feet
Minor Streets:	
Residential	60 feet
Commercial and Industrial	70 feet
Cul-de-sac and Loop Streets	60 feet
Cul-de-sacs Turn-Around (diameter)	100 feet
Marginal Access or Frontage Roads	40 feet
Alleys, Service Drives, or Private Drive (excluding Private Roads)	22 feet

A proposed subdivision that includes a platted street that does not conform to the minimum right-of-way requirements of this Ordinance shall provide for the dedication of additional right-of-way along either one (1) or both sides of said street so that the minimum right-of-way required by this Ordinance can be established. If the proposed subdivision abuts only one (1) side of said street, then a minimum of one-half (1/2) of the required extra right-of-way shall be dedicated or reserved by such subdivision.

Street intersections shall be as near to right angles as possible, and no intersection shall be at an angle less than seventy-five degrees (75°). Detailed designs of intersections may be required.

Curb line radius at street intersections shall be at least twenty feet (20'), and where the angle of street intersection is less than ninety degrees (90°); the Enforcement Officer may require a greater radius.

Right-of-way radius at street intersections shall parallel the curb line radius.

Street jogs with centerline offsets of less than two hundred feet (200') shall not be permitted.

Cul-de-sac streets shall be designed so that the maximum desirable length shall be twelve hundred feet (1,200') and in no case shall exceed sixteen hundred feet (1,600') in length, including circular turn-around.

Half-streets shall be prohibited.

Section 5.3.7.1 Private Roads

The purpose of this section is to encourage orderly development to protect against the adverse effects of premature development, and to protect health and safety by encouraging a practical response time for police protection and rescue service.

A private road shall serve a maximum of five (5) lots, including lots having frontage on public roads, with the only exception being in manufactured home land lease communities where more than five (5) lots may be served by a private road. A maximum of three (3) lots will be permitted without frontage on a public road. Flag lots will not be permitted. Driveways for each lot served by the private road shall be physically located on the private road and will be constructed prior to final plat approval. Any further subdividing shall require a modification pursuant to Section 4.8 provided that the modification will be submitted to the Sole County Commissioner.

No private roads that have not been deeded or dedicated to Pulaski County shall be maintained or built by Pulaski County. **Maintenance and construction costs of these roads not deeded or dedicated shall be borne solely by the owners affected with no liability to the County.** This statement shall be

placed on each plat of record before recording by the Pulaski County Superior Court Clerk's office. Deeds to transfer title of property shall expressly state that a road that the County does not maintain provides access to the lot. A road maintenance agreement shall be required which shall be filed concurrently with the deed.

The right-of-way of all private roads shall not be less than sixty feet (60'). The road does not have to be designed in accordance with the Minimum Design and Construction Standards for Subdivisions. Construction of the private road shall be completed before final plat approval is rendered.

The subdivider shall incur the cost of installing a street name sign and any regulatory signs. A legal stop sign shall be placed and continually maintained by the developer at the intersection of a private road and a public road. The private road shall bear a sign indicating that it is a "private" road, which may be incorporated into the street name sign. Any additional costs incurred after the initial installation will be the responsibility of the property owners.

Section 5.3.8 Requirements for Flag Lots

The Enforcement Officer shall approve the platting of flag lots under the following provisions:

1. Flag lot development will not have an adverse impact upon neighboring lots.
2. Flag lots shall be allowed only under circumstances where it would be impractical or unreasonable for normal platting patterns to be followed, such as where terrain or topography or existing platting patterns preclude conventional subdivision development.
3. Flag lots shall have access to a public right-of-way by a flagpole with a minimum thirty-foot (30') of equal and uniform width constructed and maintained to allow for sanitation and emergency vehicles.
4. The flagpole shall be owned in fee simple.
5. The length of the flagpole shall not exceed two and one-half (2.5) times the average lot width, excluding the flag pole, or twice the depth of the lot whichever dimension is the lesser of the two; however, no flagpole may exceed five hundred feet (500'). The Sole Commissioner may grant a modification to the five hundred foot (500') maximum length required above provided the width of the flagpole is sixty feet (60').
6. The flagpole shall be parallel to the closest existing side lot line, unless modified by the Enforcement Officer because of unique topographical or platting conditions.
7. A flag lot shall not be double-stacked.

8. No more than two adjacent flag lots shall be created, and in no instance shall flag lots constitute more than ten percent (10%) of the total number of lots in a given subdivision.
9. The flagpole may alter course or direction provided that the change in direction will not result in confusing the address on the public road with the location of the building site for mail delivery or access by emergency vehicles.

Section 5.3.9 Additional Design and Construction Considerations

More stringent design and construction standards may be required by the County Roads Superintendent where streets cross one hundred (100) year floodplains, serve as the only means of public ingress and egress to one or more lots, cross flowing streams, cross poor soils, or encounter similar conditions.

In general, all streets, roads, and alleys shall be constructed to provide the necessary paving, roadway, drainage, and safety requirements as provided herein and by other specifications of the Sole County Commissioner.

All streets, roads, and alleys shall be graded to their full width so that pavement, shoulders, and sidewalks, where required or proposed for future installation, can be constructed on a uniform plane. The right-of-way shall be cleared of all trees. Additional trees shall be removed outside of the right-of-way if they are under the drip line of any tree in the right-of-way as directed by the County Roads Superintendent or Enforcement Officer.

Clearing, grading, or other land-disturbing activities associated with subdivision construction shall not commence until the preliminary plat, engineered construction plans, and soil erosion and sediment control plans have all been approved by Pulaski County. This shall not be construed to prohibit necessary logging or survey operations prior to approval of such plans.

An adequate system for storm drainage based upon at least a twenty-five (25)-year storm event shall be provided for the proper drainage of all surface water originating in or affecting the subdivision. Storm water inlets shall be designed and located so as to not exceed a maximum gutter spread width of six feet (6') based on flow data calculations for the ten (10)-year storm event.

The drainage system shall conform to any County storm drainage master plan which may be adopted and shall include necessary curbing, pipes, culverts, headwalls, drop inlets, bridges, swale ditches, or any other type of drainage facility need to control the flow of water in, around, or through the subdivision.

Pipe size will be determined by utilizing the Rational Method or the Soil Conservation Method (TR-55) to compute peak runoff, with all measurements conforming to all specifications set forth in Section 5.2.8 of this Ordinance. A twenty-five (25) year storm event will be used to determine all pipe sizes. All cross drains and culverts under roadways shall be sized based on a fifty (50) year storm event.

All proposed piping within a FEMA identified floodplain shall be sized to adequately convey the one hundred (100)-year frequency storm event.

Manning's equation shall be used to evaluate hydraulic capacity and velocity of flow within the storm drainage system. Required storm pipes shall be designed to maintain a water flow velocity greater than or equal to three feet per second (3'/sec.). The hydraulic analysis of culverts shall be based on Federal Highway Administration engineering practice and take into account the inlet geometry, slope, size, roughness, and approach or tailwater conditions. Storm water inlets shall be designed in accordance with Federal Highway Administration engineering practice and constructed in compliance with GADOT construction standards and shall be GADOT Standard 1033, 1034, and 1011. Drainage calculations and design data are required for all storm water conveyance systems and structures. All drainage structures shall be constructed of reinforced precast concrete, four-foot (4') diameter or larger. All 1033D and 1034 D drainage structures shall require a reinforced precast "Round to Square" adapter for additional throat support. All junction boxes shall include approved steps, spaced twelve inches (12") o.c. vertically, to allow safe access by maintenance personnel. All structures shall have paved inverts.

In certain circumstances where rolled or "hollywood" curb is utilized, the County Roads Superintendent may require the use of 1033F and 1034F catch basins.

Energy dissipation devices, such as splash pads, rip rap, stilling basins, etc., shall be provided at the outlet of every culvert and piped discharge system. The size and type of energy dissipation device to be used shall be designed in accordance with sound engineering practices and the requirements of this Ordinance.

All drainage ditches that are between building lots shall be piped a minimum of at least one hundred feet (100') from the front building line. This shall be done at the expense of the developer.

Additional requirements for storm water management and detention facilities are outlined in Section 5.7 of this Ordinance.

Section 5.3.10 Installation of Utilities

All utility crossings, service lines, conduit, or other related appurtenances shall be installed within the limits of the roadbed within two feet (2') of each side of the pavement surface, prior to the placement and compaction of the graded aggregate base course. Utilities should be installed following the installation of curb and gutter, unless the curb line is accurately staked at fifty-foot (50') intervals to insure proper utility locations as specified by the Sole County Commissioner. The developer should coordinate the location of all utilities and provide a copy of all as-built and proposed locations with the final plat.

Section 5.3.11 Slopes and Shoulder Improvements

The maximum ratio for all fill or cut slopes (including side slopes on drainage ditches) shall be three-to-one (3:1), and the minimum width for all shoulders from back edge of the curb shall be five feet (5'). Cut/fill slope lines shall be no closer than five feet (5') and five feet (5') for curbed and uncurbed sections respectively. All shoulders shall slope one-half inch (0.5") to the foot minimum. When all construction is completed, all slopes and shoulders shall be cleared of all rubbish and shall have a stand of grass, either by sprigging, seeding, or installing sod, to prevent soil erosion.

Section 5.3.12 Base Load Testing

Both the subgrade and base course will be load-tested with an eighteen (18) ton tandem dump truck, fully loaded, or an equivalent. The test shall cover the base thoroughly to assure a minimum tolerance of a one-half inch (0.5") settling and no cracking or pumping, prior to any paving. The County Roads Superintendent, Enforcement Officer, or their designee shall witness this test.

Section 5.3.13 Pavement Breaks for Utility Services

If utility services are installed after the streets have been paved (i.e., under existing streets), such utility services shall be installed by boring under the street. Note that this applies only to services and not the distribution system in the development. When it is necessary for a subdivider of any utility company to break existing base or pavement for the installation of services, or any other purpose, the subdivider or utility company shall be financially responsible for the repair of the pavement. The pavement shall be repaired with a patch in accordance with standards developed by the County Roads Superintendent and in accordance with all other specifications required herein for construction of streets.

Section 5.3.14 Grassed Medians

Vertical or rollback six-inch (6") concrete curb and gutter shall be required for a grassed median on all streets. Such medians shall be designed to slope towards the outside curb of a street or contain an adequate drainage system within the median.

Section 5.3.15 Sidewalks and Street Signs

If the installation of sidewalks within the public right-of-way is desired, the subdivider shall submit a sidewalk plan with the construction plans for the development. At the time of construction of the individual home, apartment building, commercial, or other use, sidewalks shall be installed on both sides of the street, on an individual lot basis. The developer shall install all handicap ramps and transitions as required by the County for Americans with Disabilities Act compliance at the time of development construction. The Enforcement Officer shall inspect the location and construction of the sidewalk and shall not issue a Certificate of Occupancy until the required sidewalk is properly installed.

Sidewalks shall be four inches (4") thick, with a minimum width of five feet (5') on major collector streets and higher classifications and four feet (4') on all other streets. A grass planting strip with a minimum width of three feet (3') shall be provided between the back of curb and the sidewalk, with a ten-foot (10') wide planting strip required for major collector and arterial streets. All sidewalks shall be sloped at the rate of one-fourth inch (0.25") per foot toward the street, unless otherwise approved.

The right-of-way width shall be increased by ten feet (10') if sidewalks are located within the right-of-way, with five feet (5') being added to each side of the right-of-way within the storm sewer corridor. Sidewalks shall be placed within this expanded storm sewer corridor, but shall generally not be located on top of the storm sewer or any other utility. Otherwise, sidewalks may be located outside of the right-of-way within cross easements located on the fronts of adjacent lots. The party responsible for street maintenance shall also be responsible for all sidewalks located within these easements.

All streets shall be designated by name on a metal street signpost, with such metal post having nameplates of metal set one above the other with a clearance of seven feet (7'). The post shall be so located as to be visible for both pedestrians and vehicular traffic. At cross-street intersections, two (2) signposts shall be located diagonally across the intersection from each other. Only one (1) street signpost shall be required at T-street intersections. All signs shall conform to the guidelines contained in the Manual on Uniform Traffic Control Devices. The developer shall be responsible for all costs associated with the installation of street signs. Plans shall show all street signs, speed limit signs, traffic control signs and devices, and pavement markings.

Section 5.4 Utilities

Utility lines shall be located at such location as may be approved by Pulaski County. Any underground utilities shall be installed with the surface having the same compaction as that of the paved way and marked on the plat to indicate the location of the underground utilities.

The facilities for underground utilities such as sewer, water, and gas, including sewer and water laterals to each lot line when laid in streets, shall be in place prior to surfacing of streets. All facilities for utilities shall be placed in easements provided for that purpose in the subdivision.

The subdivider shall install sewer mains, sewer laterals, water mains and services extended to the property line of each lot, in accordance with accepted engineering practices, the approved subdivision construction plans, and Pulaski County standards when such services are available.

Regardless of whether or not public water and sewer services are available, the minimum lot sizes shall be two (2) acres per single-family dwelling, or in the case of multi-family dwellings, two (2) acres per four (4) bedrooms.

Design criteria for storm drain facilities shall conform to accepted engineering practices and guidance documents. Pipe materials shall conform to all criteria set forth in the selection "Guidelines for Storm Sewer Piping," incorporated herein.

Site lighting shall be oriented to the interior of the site so as not to impose glare or objectionable light levels on the neighboring residential property.

Where public water service is available, water mains for both domestic use and fire protection shall be properly connected with the public water system, or with an alternate water supply approved by the County and GAEPD. The lines shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat. The lines shall be installed in conformance with the standards set by the Sole County Commissioner. The County will require network distribution analysis of the water distribution system for any development that the peak hour water demand is equal to or exceeds fifty gallons per minute (50 gpm).

Fire hydrant spacing shall be in accordance with the water specifications of Pulaski County. Placement of fire hydrants is subject to approval by the Pulaski County Fire Department.

Section 5.5 Driveways

Driveways shall have a slope of not more than seventeen percent (17%) for a distance of ten feet (10') measured along the driveway centerline from the intersection of the centerline of the driveway and the edge of pavement of back of curb.

Section 5.6 Street Maintenance

The subdivider shall maintain and keep in repair all streets, drainage pipes, and drainage structures constructed in the subdivision unless they are accepted by Pulaski County.

To ensure the paving and maintenance required by these regulations, at the time of acceptance of the road, or security bond, by the Sole County Commissioner for final plat approval, the subdivider shall provide a security bond, from an acceptable surety licensed to do business in the State of Georgia, payable to the County, in an amount not less than the cost, or estimated cost as approved by the Sole County Commissioner or his/her authorized representative, of said street(s) and other improvements and said bond shall continue for a period of at least two (2) years from the date of final completion and acceptance by the County of all work.

Section 5.7 Standards for Storm Water Management

A combination of storage and controlled release of storm water runoff and on-site retention shall be required when the proposed development shall increase the peak rate of runoff by more than one cubic feet per second (1.0 cfs) for a ten (10)-year frequency storm. The Rational Method or the Soil Conservation Method shall be used to determine

the runoff rate in accordance with sound engineering practice and shall be acceptable to the Enforcement Officer. Developments may be exempt from this provision if the design professional of record can demonstrate that the runoff can be adequately transmitted through existing downstream storm drain structures and will not result in increased flood heights or additional threats to public safety, will not adversely affect downstream properties, and compliance with Section 5.2.1 is demonstrated.

Should on-site retention be required, the outlet device(s) of the retention facility shall be designed to limit post-development runoff rates to less than or equal to the pre-development rates for the two (2), five (5), ten (10), twenty-five (25), and fifty (50)-year storm event.

The retention storage volume to be provided shall be calculated on the basis of the appropriate return frequency rainfall, as published by the National Weather Service or other acceptable service for the affected site. The retention volume required shall be calculated based on the appropriate hydrograph for inflow and standard reservoir routing at the approved release rates as specified above. However, the design calculations shall include the routing of the one hundred (100) year frequency storm event through the retention facility. Said calculations shall indicate that the one hundred (100) year frequency storm event can be safely routed through the facility.

The storm drainage system shall be designed in accordance with Section 5.3.9 of this Ordinance. At a minimum, the storm drainage system shall be sized to adequately convey the runoff from the fifty (50) year frequency storm event to the retention facility.

Any required retention areas shall not be developed. Appropriate vegetation shall be planted in all retention areas. Any required retention areas shall be incorporated into the common areas of the residential development or incorporated into individual lots. The local government maintains the right, but not the responsibility, to access retention areas for purposes of maintenance and inspection.

Fences a minimum of four feet (4') in height with a minimum eight-foot (8')-wide gate will be required on all retention ponds where:

1. The sides of the pond have a slope greater than three horizontal to one vertical (3:1); or
2. The depth of water in the pond is greater than three feet (3') at one hour after the duration of the storm event.

Drainage easement requirements:

The minimum easement width for open ditch where pipe is feeding into the ditch will be determined as follows:

Pipe Size	Easement
15" to 30"	10 feet
36" to 66"	20 feet
72" and greater	25 feet

Where a subdivision is traversed by a watercourse, drainage way or stream, there shall be a drainage and access easement conforming substantially with the lines of such watercourse, and such further width as will be adequate for the purpose of drainage and maintenance, taking into account possible future development of higher land in the same drainage area. Such drainage way shall be piped when the Enforcement Officer shall find that it is a hazard or that a continual maintenance problem might exist. If the drainage way is totally piped, the easement width shall be based on the associated pipe size above.

Section 5.7.2 Permit

A storm water management plan incorporated into the approved construction plans shall constitute a permit that will satisfy the requirements of this Section.

CHAPTER 6: MANUFACTURED AND MODULAR HOUSING

Section 6.0 Location

Manufactured housing, as defined in Chapter 2 of this Ordinance, shall be allowed as components of a manufactured housing land-lease community or as a part of a subdivision exclusively for manufactured housing within the unincorporated areas of Pulaski County. Manufactured housing whose age exceeds that of twenty (20) years from the date of preliminary plat submittal shall not be permitted to be located within a subdivision or land lease community within the unincorporated areas of Pulaski County. Manufactured housing already present in a subdivision or land lease community within the unincorporated areas of Pulaski County that exceeds twenty (20) years from the date of any permit application or plat review request can be relocated within the bounds of the property on which the structure is already located, but the structure may not be relocated to a different piece of property within the unincorporated areas of Pulaski County. The only circumstance that would allow the movement of manufactured housing older than twenty (20) years from the date of any permit application or plat review request within Pulaski County would be the movement of that structure outside Pulaski County for final disposal.

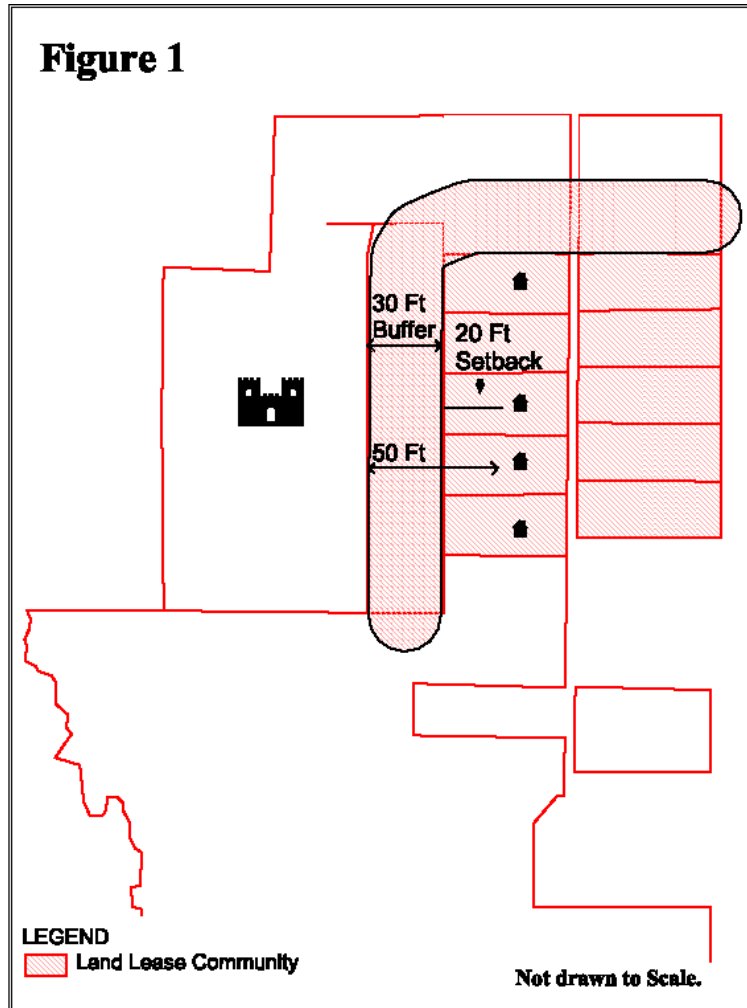
Modular housing, as defined in Chapter 2 of this Ordinance, shall be allowed as part of any subdivision within the unincorporated areas of Pulaski County.

Section 6.1 Additional Standards for Land-Lease Communities

The following standards shall apply to all manufactured housing located within a land-lease community in addition to those stated within this Ordinance:

1. All home sites within a land-lease community shall be divided into individual yards that shall be rented by an occupant for placement of a manufactured home.
2. All streets within a land-lease community shall remain private and will not be accepted by Pulaski County at any time. The owner of the land-lease community shall assume all maintenance of the streets and will transfer street maintenance to the new owners of the land lease community at the time of sale.
3. All manufactured homes will be required to have underpinning in place within thirty (30) days of placement within the land-lease community.
4. Rear setbacks for each lot within the land-lease community shall be twenty feet (20') from any primary or accessory structures located on the lot to the adjacent property line. This setback shall be in addition to the required thirty-foot (30')-buffer discussed below, for a total of fifty feet (50') (see Figure 1 below).
5. A vegetative or structural buffer shall be required along the periphery of the land-lease community. These buffers shall be located at a minimum distance of thirty

feet (30') from all rear and/or side lot lines located along the outer periphery of the land-lease community's property line (see Figure 1 below).



CHAPTER 7: DEDICATON AND RESERVATION

Section 7.0 Streets

All land designated for street purposes or street widening shall be laid out and shown on the map of the subdivision and shall have provided, therefore, rights-of-way not less than the widths specified in Section 5.3.7.

All streets that are designated as part of the general highway system of Pulaski County, or part, division, or section thereof, as amended, shall be coordinated with adjoining links in said system and dedicated at the same or greater widths.

Section 7.1 Drainage Easements

Drainage easements for improved ditches, pipe construction, and detention facilities shall be cleared, opened, and stabilized with erosion control measures at the time of development to control surface water runoff.

Drainage easements shall be provided where a development is transversed by or contains a natural or manmade watercourse, impoundment, detention pond, floodplain, natural stream, or channel. It shall conform substantially to the limits of such natural drainage feature, but shall not be less than twenty feet (20') in width.

Drainage easements outside of the street right-of-way shall be clearly defined on the final plat. The property owner will be required to keep the easement free of obstruction in such a way as to assure the maximum designed flow at all times. The property owner shall not alter any drainage improvements without the prior written approval from the County.

Drainage easements for storm drain pipes and improved ditches shall adhere to the provisions set forth in Section 5.7.2.

Section 7.2 Utility Easements

Utility easements for electric and telephone service lines, sewage lines, water lines, or other such utilities located along rear lot lines or side lot lines or passing through a lot shall be at least fifteen feet (15') wide and generally platted seven and one-half feet (7.5') on each lot when sharing a common line. No structure shall be built on such easement.

CHAPTER 8: CONSTRUCTION SCHEDULE

Section 8.0 Prior Approval

No construction activity of any kind including grading, installation of improvements, and building shall begin on any land subject to these regulations without prior approval of the preliminary plat by the Enforcement Officer.

Section 8.1 Grading

Grading and land-disturbance operations shall not begin until approval of the preliminary plat, subdivision construction plans, and soil erosion and sediment control plans have been approved.

Section 8.2 Construction Observations

Periodic observations during the installation of the physical improvements in the subdivision shall be made by a duly authorized official of Pulaski County to assure measures are being taken by the developer to insure conformity with the approved plans and specifications. The subdivider shall notify the Enforcement Officer when each phase of the installation is completed and ready for inspection as stated in Section 5.2.11 of this Ordinance.

Section 8.3 Sale and Transfer

No lot or parcel of land shall be sold or transferred or a building permit issued until the final plat, of which said lot or parcel is a part, shall have been approved and recorded as provided for in these regulations.

Section 8.4 Building Permits

The Enforcement Officer shall not issue any permit for the erection of any building or structure to be located in any subdivision, a plat whereof is required to be recorded pursuant to the provisions of these regulations, until such plat shall have been admitted to record as provided for in these regulations.

Section 8.5 Occupancy

No dwelling, including travel trailers, within the County may be occupied for dwelling purposes until all required utility installations, including the water supply and sanitary sewer systems, have been completed to the satisfaction of the County Health Department and the Enforcement Officer.

CHAPTER 9: VIOLATIONS, PENALTIES, AND AMENDMENTS

Section 9.0 Violations

In case of any violation or attempted violation of the provisions of these regulations, the Sole County Commissioner may institute any appropriate action or proceeding to prevent such violation or attempted violation.

Section 9.1 Penalty

Any owner or proprietor of any tract of land who subdivided that tract of land and who violates the provisions of these regulations shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished as provided by the law.

Any subdivision hereafter established shall be designed, developed, and recorded in accordance with the provisions of these regulations. Failure to comply with the regulations herein shall result in the following:

1. The County shall not accept the subdivision, nor shall it improve, maintain, grade, or pave any street within such subdivision unless such street shall have met the specifications described herein.
2. No public agency shall authorize the extension of water service, sewer service, or other publicly operated services into such subdivisions.

Section 9.2 Amendments

The County may amend these regulations from time to time, but no amendment shall become effective unless it shall have been proposed by or shall have been submitted by County Staff to the Enforcement Officer for review and recommendations. The Enforcement Officer shall have thirty (30) days from submittal of the proposed amendment within which to submit his/her report recommending either approval, approval with conditions, or disapproval. If the Enforcement Officer fails to submit a report within the thirty (30) days, it shall be deemed that a recommendation of approval has been submitted to the Sole County Commissioner.

Before enacting an amendment to this Ordinance, the Sole County Commissioner shall hold a public hearing thereon, at least fifteen (15) days notice of the time and place of which shall be published in a newspaper of general circulation in Pulaski County. At this public hearing the Sole County Commissioner shall hear the recommendations of the Enforcement Officer, and along with any public input, use these findings to approve, approve with conditions, or disapprove the amendment.

CHAPTER 10: APPEALS

This Chapter is established to identify the procedure whereby any aggrieved party may appeal the decision of the Enforcement Officer, Sole County Commissioner, or any other party.

Section 10.0 Appeal to the Sole County Commissioner

Any party aggrieved because of the alleged error in any order, requirement, decision, or determination made by the Enforcement Officer may appeal in writing to the Clerk of the Sole County Commissioners for and receive a hearing by the Sole County Commissioner for an interpretation of pertinent Ordinance provision. In exercising this power of interpretation, the Sole County Commissioner may, in conformity with the provisions of this Ordinance, reverse or affirm any order, requirement, decision, or determination made by the Enforcement Officer.

Section 10.1 Appeal from the Sole County Commissioner

Any party aggrieved by any decision of the Sole County Commissioner may seek review of such decision by a Court of Record, as provided by law.

Section 10.2 Hardship Variances

1. General
 - a. Relief from the application of the provisions of this Ordinance may be granted by the Sole Commissioner upon a finding that compliance with such provisions will result in a hardship to the property or owner that is substantially unwarranted by the protection of the public health, safety, or general welfare, and the need for consistency among all properties similarly developed.
 - b. Such relief shall be granted only to the extent necessary to alleviate such unnecessary hardship and not as a convenience to the applicant nor to gain any advantage or interest over similarly developed properties.
2. Standards for Approval. A hardship variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding by the Sole Commissioner that:
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its shape or topography; or
 - b. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

- c. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability.
- 3. If denied, as appeal for a hardship variance affecting the same property shall not be reconsidered for a period of twelve (12) months from the date of denial; provided, however, that the Sole County Commissioner may reduce the waiting period under extenuating circumstances or on his or her own motion.
- 4. In no case shall a hardship variance be granted for any of the following:
 - a. A condition created by the applicant, including the result of an unwise investment decision or real estate transaction.
 - b. A change in the conditions of preliminary or final plat approval.
 - c. An increase or a reduction in minimum lot size.

CHAPTER 11: LEGAL STATUS PROVISIONS

Section 11.0 Repeal

All resolutions or ordinances and parts or sections of resolutions or ordinances in conflict with this Ordinance are hereby repealed.

Section 11.1 Separability

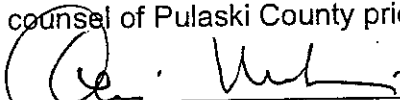
Should any sentence, section, subsection, or provision of these regulations, or application of a provision of these regulations, be unconstitutional or invalid, such declaration shall not affect or impair the validity of the remainder of said regulations despite such invalid provision.

Section 11.2 Conflict with Other Regulations

Whenever the provisions of these regulations and those of other ordinances or statutes apply to the same subject matter, that ordinance requiring the highest or strictest standard shall govern.

Section 11.3 Legal Form and Sufficiency

"This document has been approved as to its legal form and sufficiency by the legal counsel of Pulaski County prior to its adoption."



Attorney

7/3/06
Date

Section 11.4 Effective Date

This Ordinance will take effect and be in force the 3rd day of July, 2006.

BE IT ORDAINED, by the Sole Commissioner of Pulaski County that the foregoing Land Subdivision Regulations be ordained, adopted, and enacted for the unincorporated areas of Pulaski County, Georgia, pursuant to the Home Rule Power of Pulaski County granted under the Laws and Constitution of Georgia.

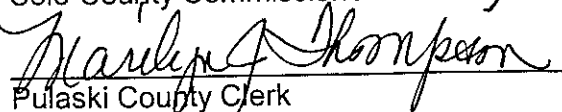
ADOPTED this 3rd day of July, 2006.

ATTEST:



Sole County Commissioner

07-03-06
Date



Pulaski County Clerk

07-03-06
Date

APPENDIX A

