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SUBDIVISION REGULATIONS
OF THE
COUNTY OF TALBOT, GEORGIA

ADOPTED JUNE 2006

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SUBDIVISION REGULATIONS

RESOLUTION NUMBER____

TITLE

A RESOLUTION REGULATING THE SUBDIVISION OF LAND IN THE UNINCORPORATED AREAS OF TALBOT COUNTY, GEORGIA REQUIRING AND REGULATING THE PREPARATION AND PRESENTATION OF PRELIMINARY AND FINAL PLATS FOR SUCH PURPOSE; ESTABLISHING MINIMUM SUBDIVISION DESIGN STANDARDS; REQUIRING MINIMUM IMPROVEMENTS TO BE MADE OR GUARANTEED TO BE MADE BY THE SUBDIVIDER; SETTING FORTH THE PROCEDURE TO BE FOLLOWED BY THE PLANNING COMMISSION IN APPLYING THESE RULES, REGULATIONS, AND STANDARDS AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS.

ARTICLE I

PREAMBLE AND ENACTMENT CLAUSE

For the purposes of promoting the health, safety, morals, convenience, order, prosperity, and general welfare of the county; to encourage economically sound and stable land developments; to assure the provision of required streets, utilities, and other facilities and services to land developments; to assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land development; and, to assure that land is developed in conformity with the Comprehensive Plan for Talbot County. The County of Talbot does ordain and enact into law the following articles and sections.

ARTICLE II

SHORT TITLE

This resolution shall be known and may be cited as the Subdivision Regulations of The County of Talbot, Georgia.

ARTICLE III

DEFINITION OF CERTAIN TERMS USED

Section 301. Definitions

When used in these Regulations, the following words and phrases shall have the meaning given in this Section. Terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context, words used in the singular number includes the plural. Words used in the present tense includes the future. The word "person" includes a "firm", "association", "organization", "partnership", "trust", "company", or "corporation" as well as an "individual". The word "building" includes the word "structure".

- a. County - Talbot County Board of Commissioners, Talbot County, Georgia.
- b. Comprehensive Plan - The Comprehensive Plan for the County of Talbot, adopted June, 1995 and subsequent amendments.
- c. Drainage Plan - shall mean any plan or element thereof, which has been approved by the Board of Commissioners and adopted by the Planning Commission.
- d. Easement - land specifically or generally designed for public and/or quasi-public utilities and facilities only, associated with requirements for sanitary sewer, potable water, storm drainage, gas, electric, telephone, cable television, ingress and egress and service.
- e. Easement Road - a private thoroughfare which affords the principle means of access to abutting property (minimum width requirement sixty (60) feet).
- f. Final Plat - shall mean a plat of a tract of land which meets the requirements of these Regulations and the Georgia Standard Plat Act, and is in the required form for recording in the Office of the Clerk of Superior Court.
- g. Lot - a portion or parcel of land separated from other portions or parcels by description as on a subdivision plat or recorded by survey map or as described by metes and bounds, and intended for transfer of ownership or for building development. For the purpose of this Resolution, the term does not include any portion of a dedicated right of way.
- h. Major Street Plan - shall mean the Major Street Plan as adopted by the Planning Commission as an element of the Comprehensive Plan.
- i. Planning Commission - is the Talbot County Planning Commission.
- j. Preliminary Plat - shall mean a tentative plan of a proposed subdivision submitted to the Planning Commission for its consideration.
- k. Private Access Drive - connects property which has no other means to connecting it to the main roads; only permitted to serve land-locked lots which were in existence prior to the enactment of these regulations (minimum width requirement sixty (60) feet).

- l. Sanitation - is the Talbot County Sanitarian. (Talbot County Health Officer).
- m. Street - is a way for vehicular traffic, whether designated as an avenue, road, boulevard, highway, expressway, lane, alley, or other way, and for the purposes of this Resolution "Streets" are divided into the following categories:
 - 1. Major or Arterial Streets - a highway or street of considerable continuity which is primarily a traffic arterial for interconnection among large areas designed to carry heavy volumes of traffic.
 - 2. Secondary or Collector Street - a street used to carry traffic from the "Minor Streets" to the "Major Streets" and includes, but is not limited to, the principal entrance and circulation streets of a subdivision.
 - 3. Minor or Local Street - a street used primarily for access to the abutting properties.
 - 4. Alley - a minor way used for the service access to the back or side of properties otherwise abutting on a street.
 - 5. Cul-de-Sac - a "Minor Street" having one end open to traffic and the other end permanently terminated with a turnaround.
 - 6. Dead End - a stub street in a subdivision which will at a later time may be continued into another portion of the subdivision.
- n. Subdivider - is the person, firm, corporation, syndicate or other entity having such a proprietary interest in the land to be subdivided as will authorize the proceedings to subdivide such land under this Resolution or the authorized agent of such person, firm or corporation for the purpose of undertaking activities covered by these Regulations.
- o. Subdivision – a described tract of land which is divided into two or more lots or parcels for the purpose, whether immediate or future, of transfer of ownership or building development. The term subdivision includes resubdivision and relates to the process of subdividing or to the land subdivided, provided however, that the following shall not be considered a subdivision and shall be exempt from the requirements of this resolution:
 - (a) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the County.
 - (b) The division of land into parcels of five acres or more where no new street is involved or no new utility improvements are required or new sanitary sewer or approval of a septic tank is required.
 - (c) The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - (d) The conveyance of parcels of land or interest therein for use of right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access.

ARTICLE IV

PLATTING, JURISDICTION, ENFORCEMENT

Section 401. Platting Authority

From and after the passage of this Resolution, the Planning Commission shall be the official platting authority, and no plat of land subdivision shall be entitled to record in the office of the Clerk of Superior Court of Talbot County unless it shall have the approval of the Planning Commission inscribed thereon. The filing or recording of a plat of a subdivision without the approval of the Planning Commission as required by this Resolution is declared to be a misdemeanor.

The Talbot County Building Inspector shall have the authority to approve subdivisions of less than four lots. If it is determined by the Talbot County Building Inspector that these lots and/or surrounding land is contemplated to be further subdivided he may require plat approval by the Talbot County Planning Commission.

Section 402. Use of a Plat

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

Section 403. Plat Approval

After this Resolution shall have been put into effect, any subdivision that fails to meet the requirements of this Resolution shall be disapproved by the Planning Commission.

Section 404. Acceptance of Streets

No public authority shall accept, improve or maintain any street not shown on an approved and recorded final plat unless such street shall have received the legal status of a public street prior to the adoption of this Resolution.

Section 405. Building Permits and Erection of Buildings

No building permit shall be issued and no building shall be erected on any lot in the unincorporated area of Talbot County unless the street giving access thereto has been accepted as a public street or as an approved easement road in accordance with this Resolution, or unless such street had attained the status of a public street or approved as an approved easement road prior to the effective date of this Resolution. Any building erected in violation of these provisions is an unlawful structure and the Building Inspector, County Attorney or other agent of the County shall enjoin such erection or cause the building to be vacated or moved.

Section 406. Penalties for Violation of Subdivision Regulations

Any person, firm, or corporation who violates any provision of the Subdivision Regulations of Talbot County, Georgia and any rules and/or regulations adopted pursuant thereto, or any permit, condition or limitation established pursuant to these regulations, rules and/or standards, or who negligently or intentionally fails or refuse to comply with any order of the county shall be liable for a civil penalty not to exceed \$1,000.00 per day. Each day such violation continues shall constitute a separate offense and shall subject such person, firm or corporation to a fine specified by this section for each offense.

ARTICLE V

PRELIMINARY PLAT REVIEW PROCEDURE

Section 501. Preapplication Review

Whenever the subdivision of a tract of land is proposed, the subdivider is urged to consult early and informally with the Planning Commission. The subdivider may submit sketch plans and data (pre-application review) showing existing conditions within the site and in its vicinity and the proposed development layout of the subdivision. The subdivider shall comply with the procedures, design standards and required improvements as set forth in these Regulations. The purpose of the pre-application review is to facilitate the subsequent preparation of plans, and no fees are charged for this review.

Section 502. Application for Preliminary Plat Approval

Following the pre-application review of a proposed subdivision and the payment fee of \$10 per lot, the subdivider shall submit to the Building Inspector, at least fifteen (15) days prior to the next regular meeting of the Planning commission, the following:

- a. A letter requesting review and approval of a Preliminary plat and giving the name and address of a person to whom the notice of the meeting by the Planning Commission of the Preliminary Plat shall be sent.
- b. Six copies of the Preliminary Plat and any other related documents to be utilized as follows:
 1. Building Inspector
 2. Planning Commission
 3. County Sanitarian
 4. County Commission
 5. County Water Department

The sixth copy shall be returned to the subdivider or his agent with a notation of the action taken by the Planning Commission.

Section 503. Information to be Provided on Preliminary Plat

The Preliminary Plat shall contain the following information:

- a. Name and address of owner of record and of subdivider.
- b. Proposed name of subdivision and its acreage.
- c. North arrow and graphic scale and date.

- d. Vicinity map showing location and acreage of the subdivision.
- e. Exact boundary lines of the tract of bearings and distances.
- f. Names of owners of record of adjoining land.
- g. Existing streets, utilities, and easements on and adjacent to the tract.
- h. Proposed layout, including streets and alleys (to be reviewed by a registered engineer), with proposed street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single-family dwellings.
- i. Block numbers and lot numbers.
- j. Provision for water supply, sewerage, and drainage (to be reviewed by the county's water department and county Environmental Health Specialist).
- k. Such street cross-sections and center-line profiles as may be required by the County.
- l. Flood plain boundaries, if applicable.
- m. Copy of covenants or deed restrictions as are intended to cover all or part of the subdivision, if such are proposed, shall accompany the plat.
- n. Ground elevations, based on the datum of the U.S. Coast and geodetic Survey (or other approved datum plane) with contour lines at intervals of not more than five (5) feet.

Section 504. Review of Preliminary Plat for Subdivision

The Planning Commission shall check the plat for conformance to this Resolution and shall afford a meeting on the Preliminary Plat, notice of the time and place of which shall be sent by the Chairman of the Planning Commission or his agent by regular mail to the person designated in the letter requesting Preliminary Plat review and approval, and the County will be notified as well, not less than ten (10) days prior to the date of the meeting.

Thereafter, the Planning Commission shall give tentative approval or disapproval to the Preliminary Plat, including a statement of the reasons for disapproval if the Preliminary Plat is disapproved. One copy shall be returned to the subdivider or his agent and one copy added to the records of the Planning Commission.

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. Preliminary Plat approval shall expire and be null and void after a period of one year or a

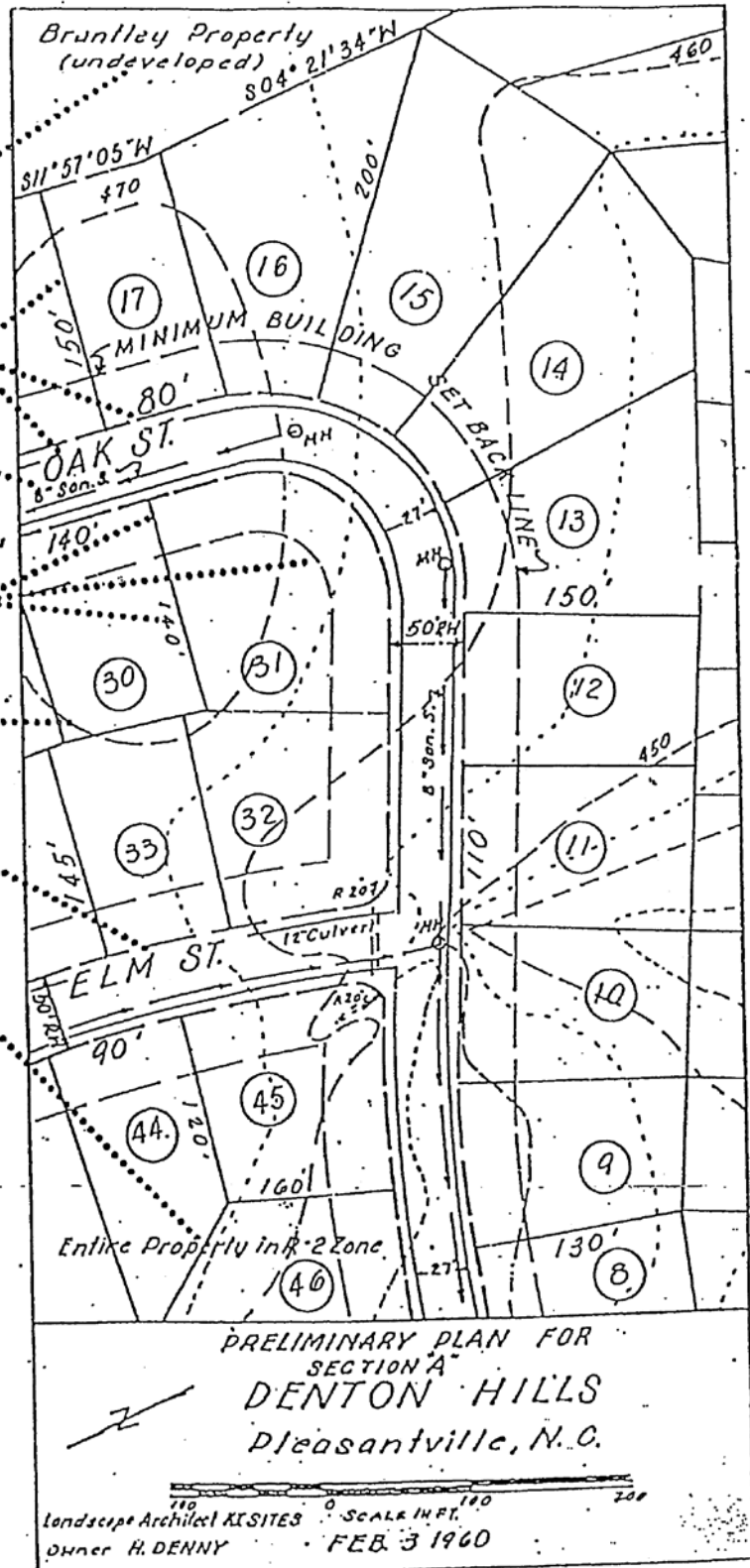
period specified by the Planning Commission at the time of approval. The Planning Commission may grant extensions to the specified period of approval upon request of the subdivider or his agent.

If action on a Preliminary Plat is not taken by the Planning Commission within sixty-five (65) days of the date of submission, the Preliminary Plat shall be considered approved and a certificate of approval shall be issued on demand. However, the applicant for approval may waive this requirement and consent to an extension of time.

ELIMINARY PLAT

- ies of adjoining
- portiles
- erty lines, roads,
- ht of ways, etc.
- posed utilities
- roximate dimensions,
- lines and setback
- os
- ntours
- reet names
- osent zoning
- lassification
- ame, location, owner
- nd designer
- ate, north point and
- raphic scale

SKETCH VICINITY MAP - SITE DATA



ARTICLE VI
PROCEDURE FOR PLAT APPROVAL

Section 601. Application and Fee

A subdivider or developer shall apply for final plat approval by submitting to the County Building Inspection office the following:

- a. Name, address and telephone number of the person to whom any notices of hearings by the Planning Commission shall be sent;
- b. Three (3) copies of the final plat;
- c. A copy of the Soil Erosion & Sedimentation Plat as drawn by a registered surveyor or engineer;
- d. A copy of the Soil Erosion & Sedimentation Permit (land disturbance permit) as issued by the certifying authority;
- e. Other related documents as may be appropriate, including, but not limited to, Environmental Impact Permit or Storm Water Control Permit; and
- f. A non-refundable application fee of \$100.00.

Section 602. Review of Final Plat

The Planning Commission shall check the Final Plat for conformance with the tentatively approved Preliminary Plat, and with the rules and regulations of this Resolution, and shall afford a meeting on the Final Plat, notice of the time and place of which shall be sent by the Planning Commission or its agent by regular mail to the person designated in the letter requesting Final Plat review and approval, not less than ten (10) days prior to the date of the meeting.

Thereafter, the Planning Commission shall approve or disapprove the Final Plat. A notation of the action shall be made on all copies of the Final Plat, including a statement of the reasons if the Final Plat is disapproved. If action is not taken by the Planning Commission within sixty-five (65) days after its submission, such Plat shall be considered approved and a Certificate

of Approval shall be issued on demand. However, the applicant for approval may waive this requirement and consent to an extension of time.

Section 603. Final Plat Specifications

The Final Plat shall conform to and meet the specifications of the Preliminary Plat. The Final Plat shall be clearly and legibly drawn. Sheet size shall not be less eight and one-half (8 1/2) by eleven (11) inches and not larger than eighteen (18) inches by twenty-four (24) inches in width, with a margin in one end of two (2) inches for binding purposes and one-half (1/2) inch margin on the other three (3) sides. If the final plat is drawn in two (2) or more sections, it shall be accompanied by a key map showing the location of the sections and their relationship to each other. All plats shall conform to the Georgia Plat Act, as amended. The Final Plat shall show:

- a. Bearings and distances to the nearest existing street lines or benchmarks or other permanent monuments (not less than three) shall be accurately described on the plat.
- b. 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.
- c. Exact boundary lines of the tract, determined by a field survey.
- d. Name of subdivision, exact locations, widths, and names of all streets and alleys within and immediately adjoining the Plat.
- e. Street centerlines showing angles of deflection, angles of intersection, radii, and lengths of tangents.
- f. Lot lines and building set back distances with dimensions to the nearest one-tenth foot and bearings to the nearest minute.
- g. Lots numbered in numerical order and blocks letter alphabetically.
- h. Location, dimensions, and purposes of all easements and all areas to be reserved or dedicated for public use.
- i. Accurate location, material and description of monuments and markers.
- j. House numbers at the center of each lot, measured and assigned in accordance with the Talbot County numbering system (if applicable).
- k. A statement, either directly on the Plat or in an identified attached document, of any private covenants.
- l. The following certification:
 1. Placement of the Surveyor's Certification, directly on the Final Plat as follows:

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

By:

Registered Georgia Land Surveyor
No. _____

2. An Owner's Certificate, directly on the Final Plat as follows:

Owner's Certification:

State of Georgia, Talbot County

"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: _____

3. Certificate of Dedication. A certification by the owner setting forth the description of the areas and improvements he dedicates to the public and the extent of the title which he is dedicating should be attached to the Final Plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION

"I (we) hereby certify that I (we) adopt this plan of subdivision, establish the minimum building setback lines, and dedicate all streets, alleys, walkways and other open spaces to public use as noted."

Date _____

Owner: _____

Owner: _____

4. Certification of Approval of Water System, directly on the Final Plat in legible handwriting as follows:

"I hereby certify that the community or public water supply and distribution system installed or to be installed, and/or the plan for private water supplies in the subdivision plat attached hereto meet the requirements of the Talbot County Health Department and/or Talbot County Water Department."

Date _____.

Health Officer: _____

Water Department: _____

5. Certification of Sewer System, directly on the Final Plat as follows:

"I hereby certify that the community or public sewerage collection and disposal system installed or to be installed, and/or the plans for private sewage disposal system in the subdivision plat attached hereto meet the requirements of the Health Department. Lot Number(s): _____ is (are) not approved for private sewage disposal systems."

Date _____.

Health Officer: _____

6. Certification of Approval of Streets and Drainage, directly on the Final Plat as follows:

"I hereby certify that the streets and drainage in this subdivision have been installed in an acceptable manner and meet all the requirements of the Land Subdivision Regulations of Talbot County."

Date _____.

Director of Public Works

7. Certificate of Approval for Recording, directly on the Final Plat as follows:

"I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Subdivision Regulations of The County of Talbot and that it has been approved by the Talbot County Planning Commission for recording in the Office of the Clerk of Superior Court of Talbot County, Georgia."

Date _____.

Chairman, Talbot County Planning Commission

Secretary, Talbot County Planning Commission

Section 604. Recording of Final Plat

Upon approval of the Final Plat, it shall be recorded in the Office of the Clerk of Superior Court of Talbot County . The owner or applicant shall be responsible for the recording of such final plat in the Office of the Clerk of Superior Court.

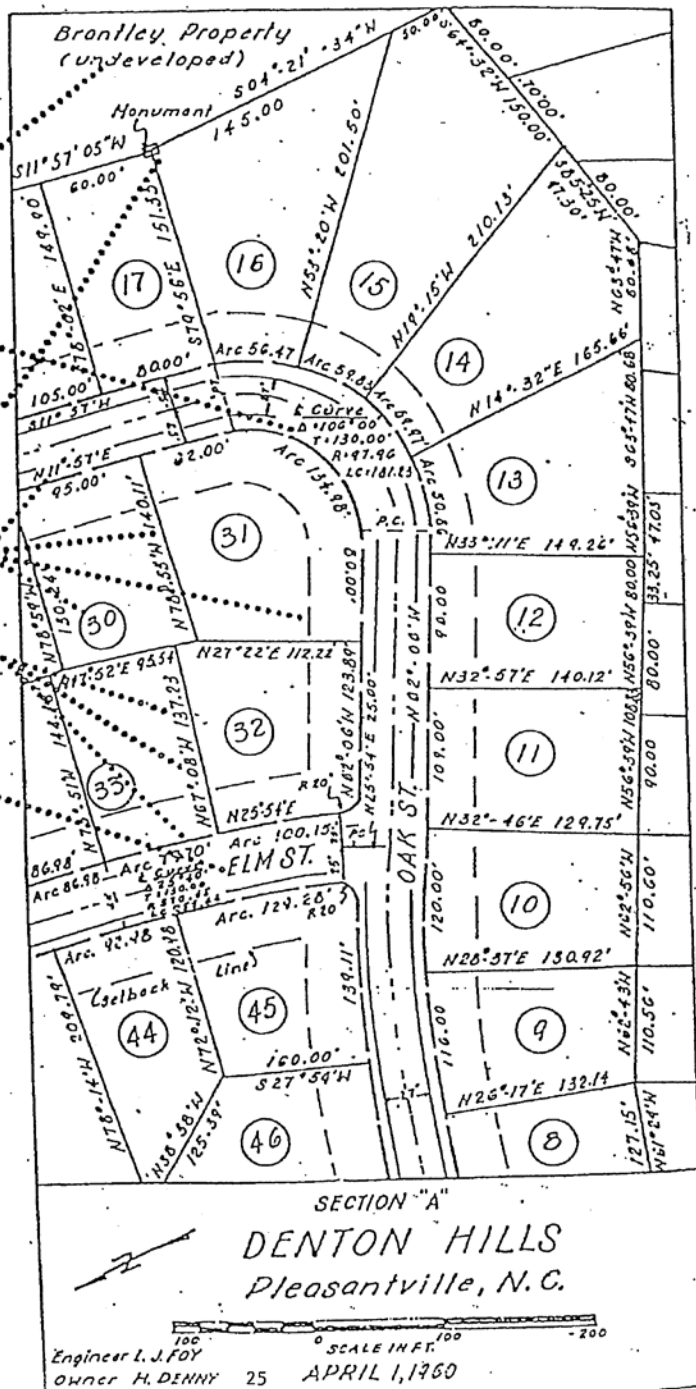
The Subdivision Plat shall include the following information:

- a. Date, north arrow, map scale, name and address of record owner and subdivider;
- b. Exact boundary lines of tract by bearings and distances, made and certified to by a licensed surveyor. The corners of the tract shall be located on the ground and marked by permanent monuments, and shall be referenced and shown on the plat;
- c. Names of record owners of adjoining land;
- d. Existing streets, utilities, easements, watercourses, and structures on tract;
- e. Number of land lot and land district in which tract is located;
- f. Location of access from existing street to parcel and width of all rights-of-ways adjacent to or crossing property;
- g. Total number of lots and acreage in proposed development;
- h. Location of flood plain or reference that parcel(s) is not in a flood zone;
- i. Subdivision name and copy of covenants or deed restrictions as are intended to cover all or part of tract, if such are proposed;
- j. Certification by the Environmental Health Specialist on the plat that the lots meet the minimum specifications for on-site sanitation and water established by the Georgia Department of Health, and
- k. A statement directly on the plat, signed by the licensed surveyor, to meet the requirements of this resolution.

FINAL PLAT

- names of adjoining properties
- sufficient engineering data to reproduce any lines on the ground
- monuments
- streets, lots, set back lines, lot numbers, etc.
- dimensions, angles and bearings
- street names
- date, title, name and location of subdivision
- graphic scale and north point

SITE DATA



ARTICLE VII

GENERAL DESIGN REQUIREMENTS

Section 701. Suitability of Land

Land subject to flooding, improper drainage, or erosion or land that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use nor for any other use that will continue to increase the danger to health, safety, or property destruction, unless the hazards can be and are corrected prior to final plat approval. No land shall be platted for use which would be in conflict with the identifiable flood plains or other zoning provisions in effect in Talbot County.

Section 702. Name of Subdivision

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

Section 703. Lot Width

Lot width shall not be less than 100 feet and shall not narrow between the right of way and building line.

Section 704. Access

Subdivisions shall be located so as to gain access over a public street. The street pattern shall be so designed, when required by the Talbot County Planning Commission, as to provide two or more means of access from a public street or streets; however, streets converging upon any one point which would tend to promote congestion shall not be permitted.

Section 705. Access to Adjacent Properties

Proposed streets shall be extended by dedication to the boundary of adjacent property where the subdivision is platted with only one access to a public street or where the adjacent property has no access to a public street. Such extension may be required in other instances where, in the opinion of the Planning Commission, it is desirable to provide street access.

Section 706. Conformance to Adopted Comprehensive Plan and Other Plans

All proposed subdivisions should conform to the current adopted Comprehensive Plan for Talbot County. All streets, thoroughfares, and other features of the Major Thoroughfare Plan of Talbot County, Georgia shall be taken into consideration by the subdivider.

When features of other plans adopted by the Planning Commission (such as schools or other public building sites, parks, or other land for public uses) are located in whole or in part in a land subdivision, such features shall be either dedicated or reserved by the subdivider for acquisition within three years of final plat approval by the appropriate public agency.

Section 707. Large-Scale Developments

The requirements of these Regulations may be modified in the case of a large scale community or planned unit development, such as a housing development or shopping center which is not subdivided into customary lots.

Section 708. Remainder of Parcel

The portion of the parcel remaining after the subdivision of new lots shall comply with all applicable zoning requirements.

ARTICLE VIII
GENERAL REQUIREMENTS FOR STREETS AND
OTHER RIGHTS-OF-WAY

Section 801. Responsibility for Building Streets

It is the responsibility of the Subdivider to construct access streets from existing streets/roads to connect with proposed subdivision. Access streets/roads shall meet Talbot County Subdivision Regulations prior to approval of Subdivision plat. (See Section 404, 405 and Article IX ***STREET DESIGN REQUIREMENTS***, Talbot County Subdivision Regulations). If subdivision approval is applied for with lots abutting public road rights-of-way of more than 1200' which are less than standard width and/or construction, the subdivider will be required to bring the road abutting his property up to a 60' right-of-way prior to final plat approval. Distance shall not be a factor.

Section 802. Continuation of Existing Streets

Existing streets adjacent to the subdivision shall be continued at the same or greater width, but in no case shall be less than the required width.

Section 803. Street Names

Street names shall require the recommendation of the Planning Commission and the approval of the Talbot County Board of Commissioners. Streets that are obviously in alignment with streets already existing and named shall be given the name of the existing street. Names of new streets shall not duplicate nor closely approximate those of existing streets within Talbot County.

Section 804. Street Jogs

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

Section 805. Cul-de-Sac

Except where topographic or other conditions make a greater length unavoidable, cul-de-sacs, or dead-end streets, shall not be greater in length than 500 feet. They shall be provided at the closed end with a turnaround having a property line radius of at least 50 feet with an outside radius of at least 40 feet. Temporary turnarounds shall be provided for dead-end streets which are scheduled to be extended at a later date; however, only that portion to be required as right-of-way when the street is continued shall be dedicated and made a public street.

Section 806. Development Along Major Street, Limited Access Highway or Railroad Right-of-Way

Where a subdivision abuts or contains a major street, a limited access highway or a railroad right-of-way, the Planning Commission shall require a street approximately parallel to and on each side of such right-of-way either as a marginal access street, or at a distance suitable for an appropriate use of the intervening land, with a non-access reservation. Due regard should be given requirements for approach grades and future grade separations in determining distances. Such lots shall not have access to a Major Street (or limited access highway), but only to the access street.

Section 807. Alleys

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

Section 808. Streets Across Dam

Where a proposed street is to be constructed across a dam, guardrails approved by the Superintendent of Public Works shall be installed on the right-of-way. All lots fronting such a street must have an alternate means of access which does not require traverse of a dam.

Section 809. Reserve Strips

Reserving strips which control access to streets, alleys, and public grounds shall not be permitted unless their control is placed in the hands of the county.

Section 810. Easements

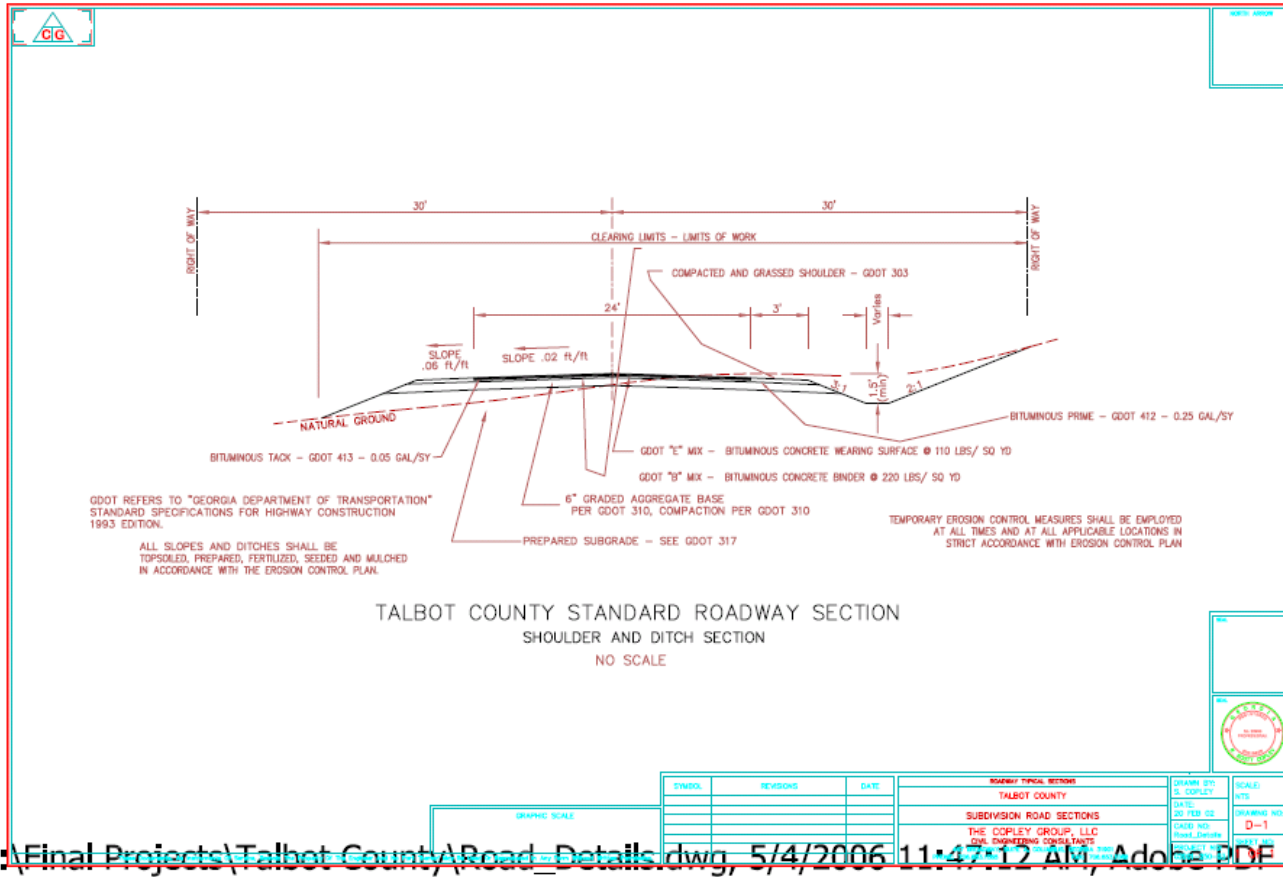
Easements shall be required in subdivisions for the following purposes:

- (a) Utility Easements. When it is found to be necessary and desirable to locate public utility lines in other than street right-of-ways, easements shall be shown on the plat for such purposes. Such easements shall not be less than twelve (12) feet in width and where possible, shall be centered on rear or side lot lines.
- (b) Watercourse and Drainage Easements. Where a proposed subdivision is traversed by a watercourse, drainage way, or stream, appropriate provisions shall be made to accommodate storm water and drainage through and from the proposed subdivision. Such easement shall conform substantially with the lines of said watercourse and be sufficient width or construction, or both, as to be adequate for the purpose.

Section 811. Private Access Drives

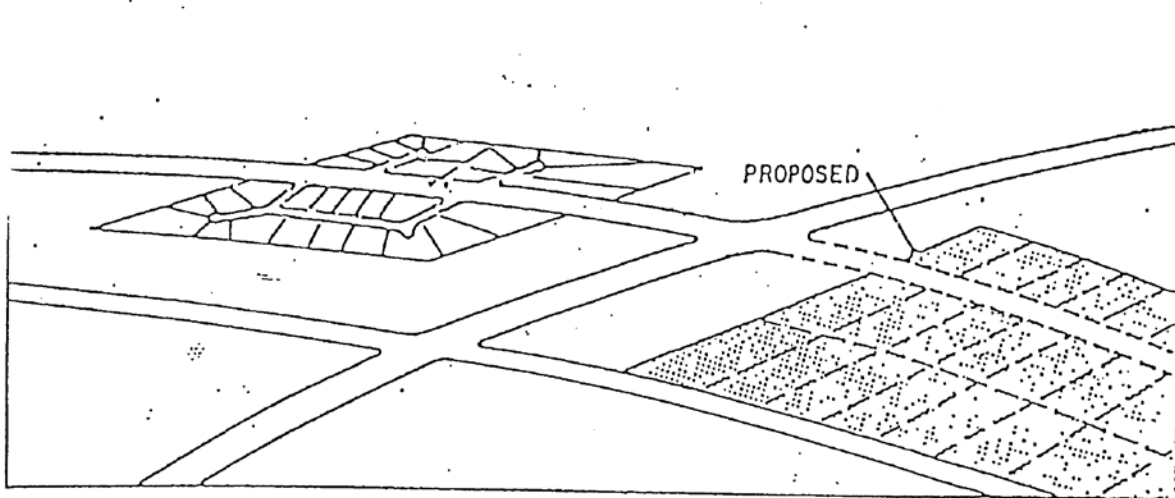
Private access drives shall be permitted to serve land-locked lots only where land-locked lots were in existence prior to enactment of these regulations, or as a result of special physical features that otherwise render the property undevelopable. Only one (1) residence per private access drive.

Example Only

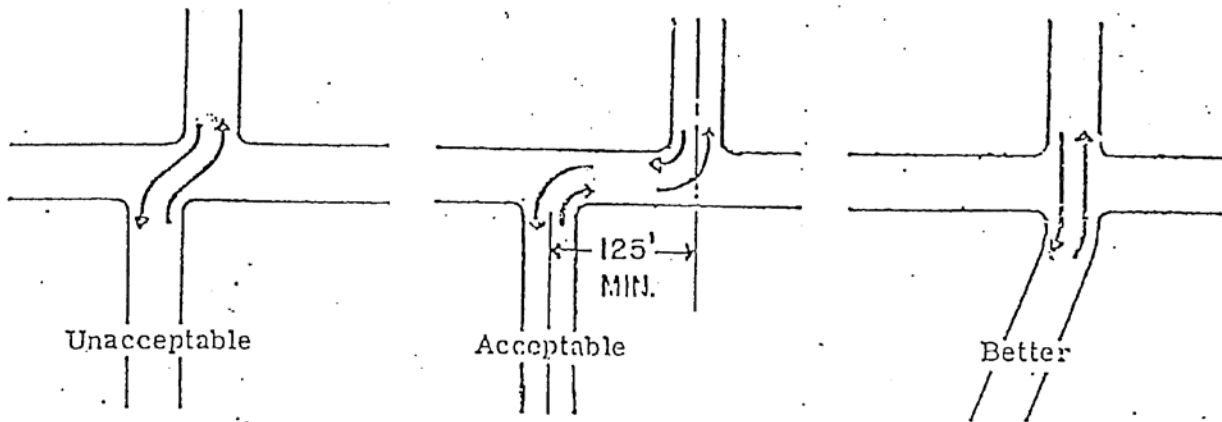


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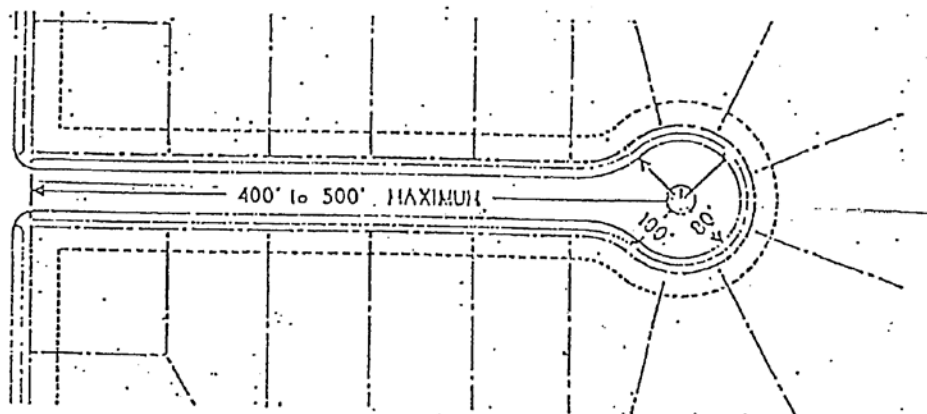
Example Only



Continuation of Existing Streets

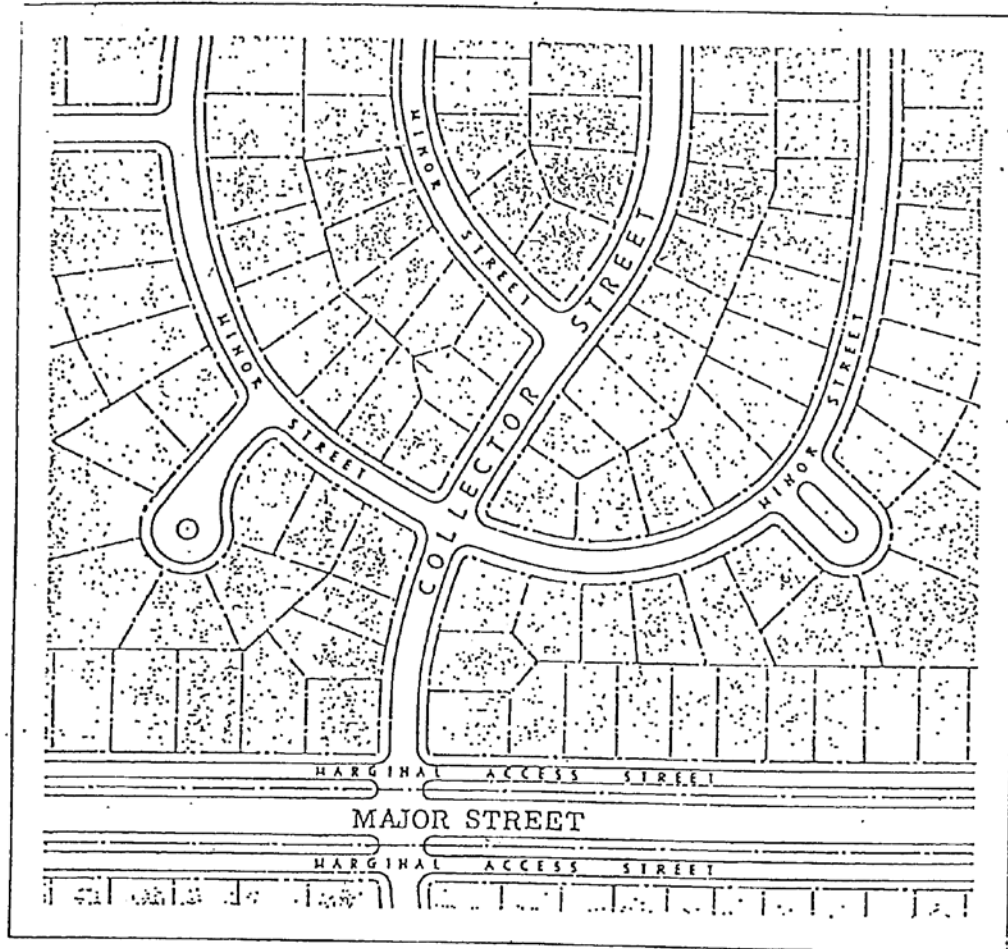


"Street Jogs"



Long and Short "Cul-de-Sac" with Turn-Arounds

Example Only



Subdivision Street Types

ARTICLE IX
STREET DESIGN REQUIREMENTS

Section 901. Street Right-of-Way Widths

The right-of-way width shall be the distance across a street from property line to property line. Minimum street right-of-way widths shall be as follows:

- a. Major street widths, 100 feet.
- b. Collector streets, 80 feet.
- c. Minor streets 60 feet.
- d. Cul-de-sacs 50 feet.

Section 902. Street Pavement Widths

Street pavement widths shall be as follows:

- a. Major street widths as required by the Georgia Department of Transportation or Talbot County, Georgia.
- b. Collector streets surface wearing width twenty-four (24) feet, with a shoulder of five (5) feet each and/or as required by the Georgia Department of Transportation or Talbot County, Georgia.
- c. Minor streets and cul-de-sacs surface wearing width twenty-two (22) feet, with a shoulder of five (5) feet each and/or as required by the Georgia Department of Transportation or Talbot County, Georgia.

Section 903. Street Grades

Maximum and minimum street grades shall be as follows:

- a. Major streets, not in excess of seven (7) percent.
- b. Collector streets, not in excess of ten (10) percent.
- c. Minor streets and cul-de-sacs, not in excess of twelve (12) percent.
- d. No street grade shall be less than one-half (0.5) percent.
- e. No street grade shall exceed twelve (12) percent unless individual site characteristics and design needs justify.

Section 904. Horizontal Curvature

The minimum radii of centerline curvature shall be as follows:

- a. Major streets, not less than 800 feet.
- b. Collector streets, 400 feet.
- c. Minor streets and cul-de-sacs, 100 feet.

Section 905. Tangents

There shall be a tangent of at least one hundred (100) feet between reverse curves unless otherwise approved by the county.

Section 906. Vertical Alignment

Vertical alignment shall be such that the following requirements are met:

- a. Major streets shall have a sight distance of at least five hundred (500) feet at six (6) feet above ground level.
- b. Collector streets shall have a sight distance of at least two hundred (200) feet at six (6) feet above ground level.

Section 907. Street Intersections

Street intersections shall be as nearly at right angles as possible. No street intersection shall be at an angle of less than sixty (60) degrees. Site distance at street intersections shall not be less than that required by the Georgia Department of Transportation.

Section 908. Curb-Line Radius

The curb-line radius at street intersections shall be at least fifteen (15) feet. Where the angle of street intersection is less than ninety (90) degrees, a longer radius may be required.

Section 909. Street Pavement Requirements

All streets shall meet the following minimum requirements:

- a. Prior to placing base, subgrade shall be tested by a registered soils/geotechnical engineer and subgrade shall be set up at a depth of six (6) inches and a width of twenty-one (21) feet. Compaction tests shall be taken every five hundred (500) feet or portion thereof in the fill area and shall be ninety-five (95) percent, or in lieu thereof, the entire subgrade shall be proof rolled under the supervision of a soils/geotechnical engineer or a county public works official.

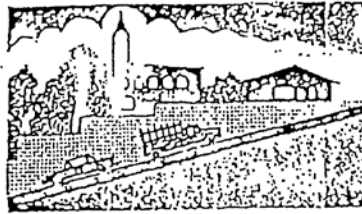
- b. Street pavement shall at a minimum have six (6) inches graded aggregate base per GDOT 310, Compaction per GDOT 310. Two inches (2") of GDOT "B" mix – bituminous concrete binder and one inch (1") of GDOT "E" mix – bituminous concrete wearing surface (see Talbot County Standard Roadway Section).
- c. Drainage ditches shall be formed with the top of the slope commencing at the outside of the above described roadway shoulder and sloping at a 2-to-1 grade to a drainage ditch or swale, and the swale shall be sufficiently wide of such a profile to carry the calculated stormwater at a velocity consistent with erosion control maintenance standards of the county. Back slopes shall be commenced outside of the bottom of the ditch or swale and also slope upward and outward to a 2-to-1 grade to a point upon or without the easement so as to permit machine maintenance and grass cutting. Soil erosion and sediment control measures shall be implemented in accordance with the "Manual for Erosion and Sediment Control in Georgia" by the State Soil and Water Conservation Commission of Georgia.
- d. Cross drains, with a minimum of eighteen (18) inch aluminized corrugated metal pipe (CMP) or concrete pipe with flared end sections; and driveway pipe, with a minimum of fifteen (15) inch pipe with flared end sections, shall be provided together with related structures sufficient to control the stormwater and preserve the right-of-way. Cross drains must be compacted to a minimum of ninety-five (95) percent compaction.
- e. All shoulders and slopes shall be covered with established bermuda or other approved grasses to prevent erosion and to permit mechanical mowing and maintenance.
- f. Water lines and other utility lines to be buried shall be placed prior to laying the base on the street at a minimum depth of thirty-six (36) inches from the surface of the street. If a utility line is to be placed after the street has been constructed, subject line should be placed under the street by boring. (Water pipe shall be placed in a steel casing).
- g. All compaction tests shall be accomplished by a certified company and/or individual and the certified readings must be furnished to the county inspector prior to final plat approval.
- h. Developer to pave road to county/state road from the edge of public paved road to right-of-way.

Section 910. Inspection Procedures

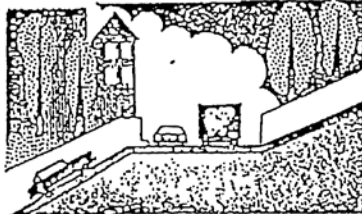
- a. All projects shall post a Land Disturbance Permit on the job site.
- b. First inspection by Talbot County Building and Zoning Department will occur after debris and timber have been cleared, burned, removed from road right-of-way, sediment and erosion control devices installed and functioning. The developer/subdivider shall notify the department when ready for the first inspection.

- c. The Talbot County Road Superintendent shall be notified not less than twenty-four (24) hours in advance of grading the right-of-way.
- d. Once cleared and graded, subgrade will be checked for compaction and approval before construction proceeds.
- e. The Talbot County Road Superintendent shall be notified forty-eight (48) hours in advance before curb and gutter installation. All storm pipes and structures are to be in place and functional. All curbing, throat, top mix to be 3,000 PSI concrete. Separate inspections must be scheduled if throats and tops are not installed during curb and gutter construction. All tops and throats to be inspected prior to pouring of concrete.
- f. The Talbot County Road Superintendent shall be notified forty-eight (48) hours in advance before base material is applied.
- g. Once the base material is applied, the Talbot County Road Superintendent shall be notified forty-eight (48) hours in advance before paving begins so base compaction can be checked and approved.
- h. Once the base is approved, paving may commence in accordance with the above material and weight specifications. Plus paving inspections will be conducted during operations, compaction will be required at ninety-five (95) percent completed under confined and temperature controlled conditions. No asphalt will be compacted less than 185 degrees F. The Asphalt Institute recommends desired compacted thickness equal to 1.25 times spreader thickness. All asphalt surfaces are to have uniform crown at catch basins, and all asphalt above gutter line on the curb and gutter.
- i. After pavement edges are back-filled, shoulders, ditch, back slopes, and all disturbed areas shall be seeded and eighty (80) percent stand shall be visible.
- j. The developer shall guarantee all work performed by him or his agent against failure for a period of two (2) years after completion of work. To insure compliance with the above, a maintenance bond in an amount determined by the county shall be posted.

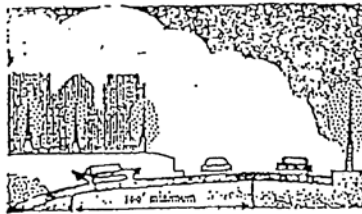
excessive grades on any street create traffic and drainage problems



steep grades at intersections reduce sight distances and hinder vehicle control

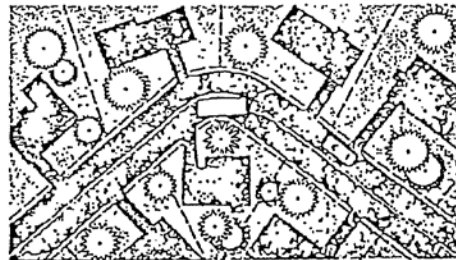


street grades should be flattened out within 100 feet of intersections

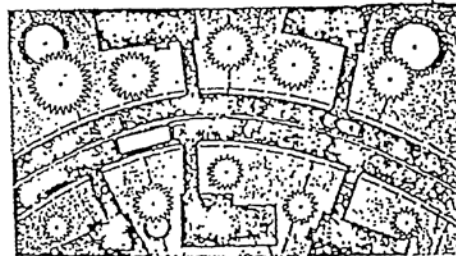


G R A D E S

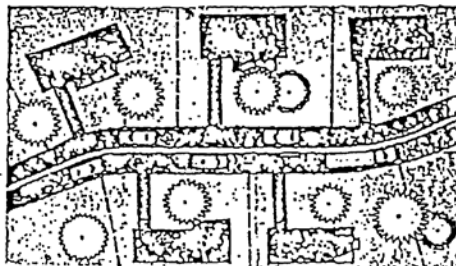
sharp curves reduce sight distances and difficult shaped lots result



proper curvature results in ample sight distances and good lotting



a tangent between reverse curves produces longer sight distances



C U R V E S

ARTICLE X

DESIGN STANDARDS FOR BLOCK AND LOTS

Section 1001. Block Lengths and Widths

Block lengths and widths shall be as follows:

- a. Blocks shall be not greater than 1,800 feet nor less than 400 feet in length, except in unusual circumstances.
- b. Blocks shall be wide enough to provide two tiers of lots of minimum depth except where abutting upon major streets, limited access highways, or railroads or where other situations make this requirement impracticable.

Section 1002. Lot Sizes

Residential lots shall meet the area requirements necessary for adequate sewer treatment and water availability and for compliance with the Talbot County Zoning Ordinance and the intent of the Talbot County Comprehensive Plan. Commercial and industrial lots shall be adequate to provide service areas and off-street parking suitable to use as intended and to meet zoning requirements. Residential corner lots shall have adequate width to meet building setback requirements from both abutting streets.

Section 1003. Lot Lines

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

Section 1004. Lots Abutting Public Streets

Each lot shall abut a dedicated public street as permitted by these regulations. Each lot shall meet the minimum driveway sight distance requirements of the Georgia Department of Transportation.

Section 1005. Lot Width

Lot width shall not be less than minimum road frontage required by zoning district (minimum is 100') and shall not narrow between the right-of-way and building line.

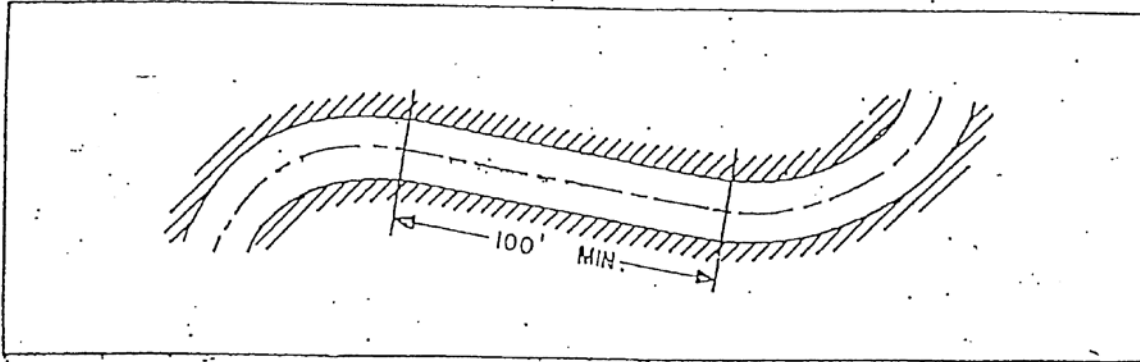
Section 1006. Double and Reverse Frontage Lots

Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

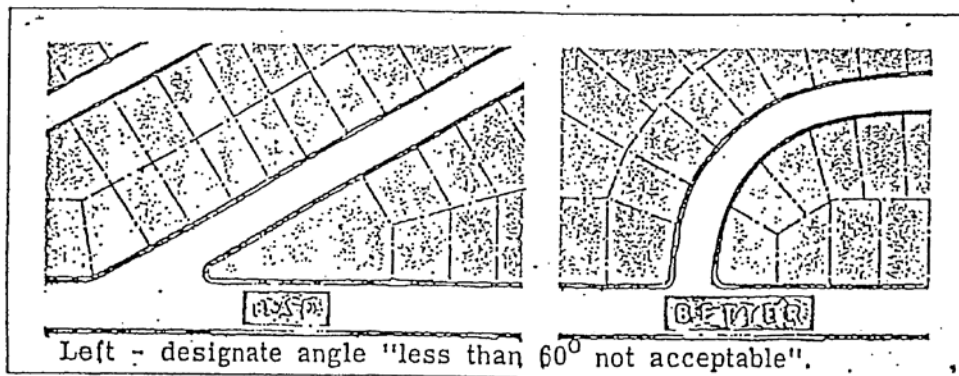
Section 1007. Building Lines

All building lines within a subdivision shall meet the zoning regulations of the required zoning district as required by the Talbot County Zoning Ordinance.

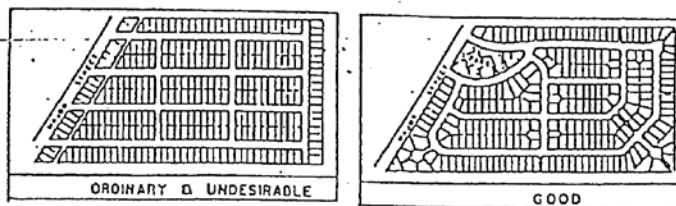
Example Only



Tangents Between Reverse Curves



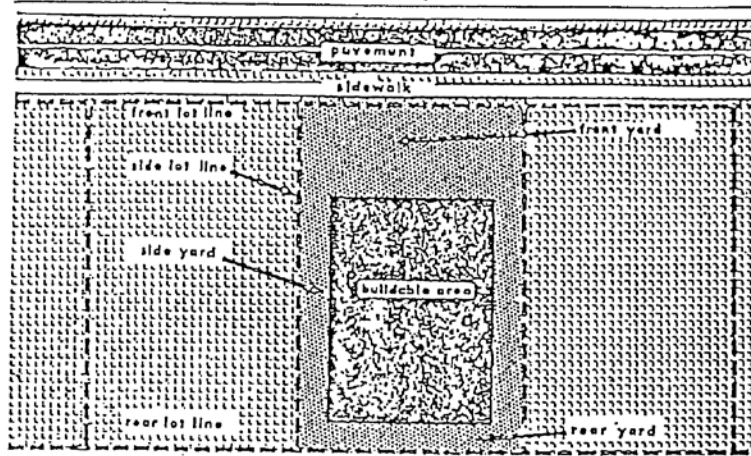
Streets Should Intersect at Nearly Right Angles



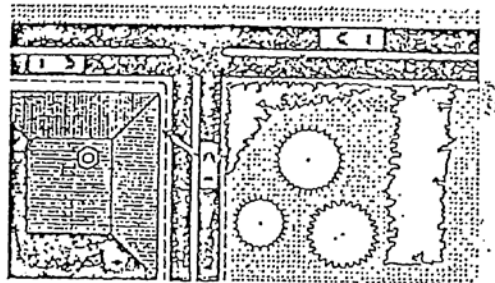
The lengths, widths and shapes of blocks should be appropriate for the topography and type of development.

Example Only

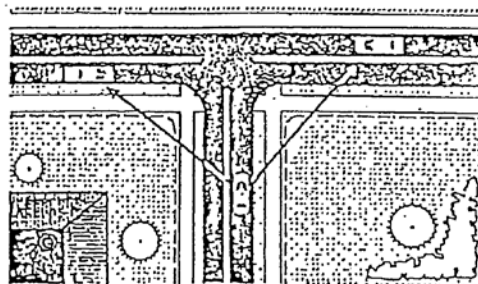
various elements
of a typical lot



Improper setback of
buildings and plantings
obstructs vision at
intersections



proper setback of
buildings and
plantings provides
good sight
distances



S
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ARTICLE XI

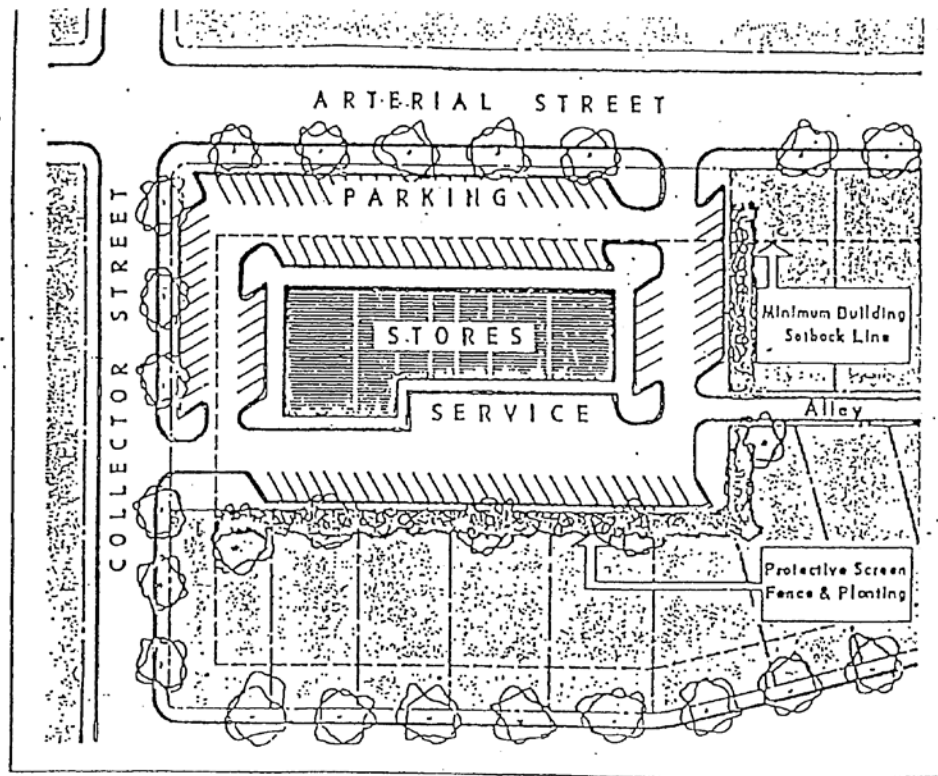
REQUIRED PROJECT IMPROVEMENTS

Section 1101. Required Infrastructure Improvements

In every subdivision the following street improvements and utilities shall be planned for and provided by the subdivider, by installation and/or payment, prior to the approval of the Final Plat:

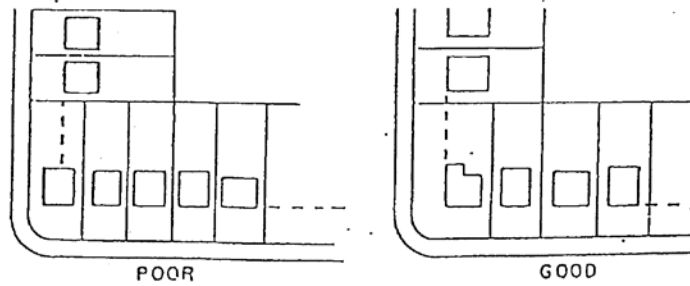
- a. Street grading and street base shall be in accordance with the Talbot County Subdivision Regulations and state requirements.
- b. Where sanitary sewers are not available, an oxidation pond, septic tank or other disposal device designed according to the County Environmental Health Specialist or the Department of Natural Resources, Environmental Protection Division [DNR E.P.D.] shall be installed and operable. If applicable, where a public sanitary sewer is within five hundred (500) feet of the subdivision at its nearest point and connection by gravity flow is feasible, the subdivider shall connect with such sanitary sewer and provide a connection for each lot. The subdivider shall be responsible for the costs of all taps, lift pump stations, manholes, and extensions to the existing facilities.
- c. Where the County's public water main is within one thousand (1,000) feet of the subdivision at its nearest point, the subdivider shall connect with such water main. The subdivider shall be responsible for the costs of all taps, fire plugs, and extensions to the county's facilities and approved by the Talbot County Water Department. Where a public water main is not reasonably accessible as determined by the Planning Commission, the subdivider shall provide a water supply as follows:
 1. A water source approved by the Talbot County Health Department shall be required for a subdivision of one to less than five acre lots.

Example Only

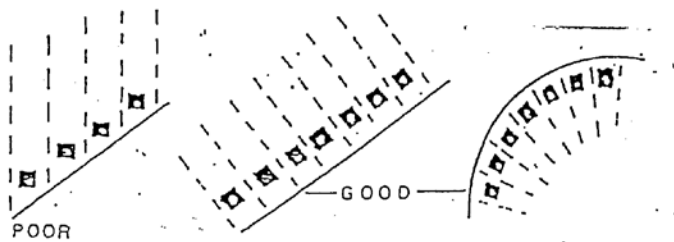


Typical Shopping Center

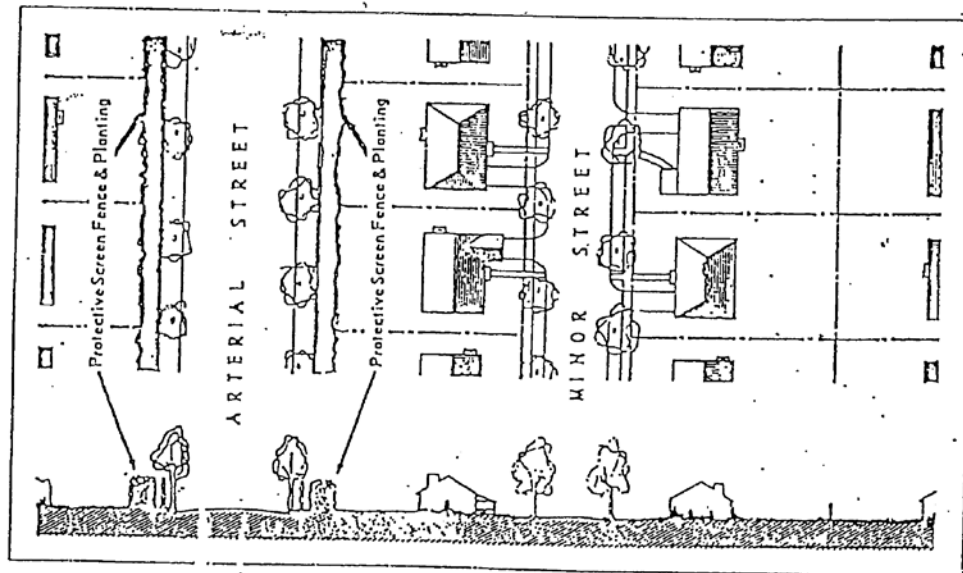
Residential corner lots should have an adequate width for building setback.



Lot lines should be perpendicular to the street line—radial on curved streets.



Example Only



Reverse Frontage with Protective Screen Easement

ARTICLE XII

SURETY FOR COMPLETION OF IMPROVEMENTS

In lieu of the completion of the required improvements in a subdivision, the subdivider may deposit surety for the completion of such improvements and present a Final Plat for approval.

Section 1201. Requirements

To assure the construction and installation of required improvements, the subdivider shall deliver to the Board of Commissioners Talbot County, Georgia, a certified check, surety bond or other acceptable security in such aggregated amount as is estimated by the governing authority to be the total cost of the construction and installation of all public improvements (plus 25% for errors) which are the responsibility of the subdivider plus one half of that amount to assure adequate funds for completion.

Section 1202. Conditions

Bonds or other surety posted shall run to Talbot County, Georgia, and provide that the subdivider, his heirs or successors and assigns, and their agents and servants, will comply with all applicable terms, conditions, provisions, and requirements of these Regulations and any other applicable requirements; will faithfully perform and complete the work of constructing and installing said facilities or improvements in accordance with these Regulations and any other applicable requirements; and that the subdivider shall be responsible to Talbot County, Georgia for any expense incurred through the failure of the subdivider, his heirs, successors and assigns, or their agents or servants, to complete the work of said construction in an acceptable manner, and from any damages growing out of negligence in performing or failing to perform said construction and installation. Before acceptance, any surety shall be approved by the Talbot County Board of Commissioners. If a bond is offered it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia.

Section 1203. Duration and Release

Bonds and/or other surety posted pursuant to these Regulations shall be released or returned, as the case may be, at such time as the facilities guaranteed thereby have been installed and accepted. Acceptances shall be in writing accurately identifying the improvements covered. Facilities shall not be accepted unless they conform to the applicable County specifications and requirements.

Section 1204. Default

If the construction or installation of any improvements or facilities for which a bond or other surety is posted is not completed within three (3) months after substantial completion of any buildings or structures which said improvements or facilities are designed to serve, or within two (2) years after the date of recording of the Final Plat, whichever is sooner, or if said construction or installation is not in accordance with the applicable specifications and requirements the county may use the proceeds from such surety deposits to pay for such work, under contract or by using county personnel and equipment. To the extent that any portion of a cash deposit is not required or used, said excess cash shall be repaid to the person making the deposit.

Section 1205. Certification of Receipt of Surety for Required Improvements

The following form shall be printed directly on the Final Plat as follows:

"I hereby certify that a security bond or certified check in the amount of \$ _____ has been received to assure completion of all required improvements in the subdivision plat attached hereto in the event of default by the developer."

Date _____, 20_____ .

Signature, Chairman
Talbot County, Georgia

ARTICLE XIII

VARIANCES AND WAIVERS

Section 1301. Variances

Where the Planning Commission finds that extraordinary and unnecessary hardships may result from strict compliance with these Regulations, it may vary the Regulations so that substantial justice may be done and the public interest secured; provided that such variations will not have the effect of nullifying the intent and purpose of the Official Map, the Comprehensive Plan, or the Zoning Resolution, if any or all of such exists.

Section 1302. Waivers

Where the Planning Commission finds that, due to the special circumstances of a particular Plat, the provision of certain required improvements is not requisite in the interest of the public health, safety and general welfare or is inappropriate because of inadequacy or lack of connection facilities adjacent or in proximity to the proposed subdivision, it may waive such requirements subject to appropriate conditions.

Section 1303. Granting Variances and Waivers

In granting variances and modifications, the Planning Commission shall require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

Section 1304. Division of Property among Heirs

The Planning Commission shall have the authority to waive the Talbot County Subdivision Regulations in special circumstances of a particular plat involving the subdividing of parcels of land where property is being divided among heirs pursuant to a last will and testament that has been duly probated. In special circumstances of this nature, there shall not be more than one dwelling house in a 5-acre or less parcel of land. Should the owner desire to construct more than one dwelling house on any portion of their property, a preliminary plat depicting their proposal shall be submitted to the Planning Commission prior to taking such action.

Section 1305. Access to Heir Property

The Planning Commission shall have the authority to grant access to land-locked property when in those circumstances, the creation of the land locked property occurred due to division of property primarily among family members (i.e. property distribution to heirs through estate settlement). This section is intended to provide the Planning Commission with flexibility in preventing the creation of land-locked property situations where property is distributed primarily among family members and not with the intention to provide an exception of the minimum requirements established by this resolution.

ARTICLE XIV

AMENDMENTS

These regulations may be amended from time to time by the Chairman and members of the Talbot County Board of Commissioners, but no amendment shall become effective unless it shall have been proposed by or shall have been submitted to the Planning Commission for review and recommendations. The Planning Commission shall have forty-five (45) days within which to submit its report. If the Planning Commission fails to submit a report within the forty-five (45) day period, it shall be deemed to have approved the amendment.

Before enacting an amendment to this Resolution, the Planning Commission, acting for the County, 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 deemed as the official organ for legal notices for Talbot County, Georgia.

ARTICLE XV

APPEALS

In the event a subdivider desires to appeal any final decision made by the Planning Commission under these Subdivision regulations, said subdivider shall first present his appeal to the Talbot County Board of Commissioners whom shall hold a hearing on the decision of the Planning Commission. Any further appeals shall be as provided by law after the aforesaid procedure has been followed.

ARTICLE XVI

LEGAL STATUS PROVISIONS

Section 1601. Separability

Should any section or provision of this Resolution be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Resolution as a whole or part thereof which is not specifically declared to be invalid or unconstitutional.

Section 1602. Repeal of Conflicting Regulations

All resolutions or parts of some other resolution, ordinance, or statute in conflict with any of the provisions of the Subdivision Regulations of Talbot, County, Georgia are hereby repealed.

Section 1603. Legal Form and Sufficiency

"This document should be approved as to its legal form and sufficiency by the legal counsel of the local government prior to its adoption."

APPROVED:

County Attorney

Date

Section 1604. Effective Date

This Resolution shall take effect and be in force from and after _____ day of its adoption, the public welfare demanding it.

Adopted and approved by the Talbot County Board of Commissioners on the _____ day of _____, 20____.

APPROVED:

Chairman, Talbot County Board of Commissioners

Attesting Officer

Title