

# Wayne County Subdivision Ordinance

BE IT ORDAINED BY THE WAYNE COUNTY COMMISSIONERS, as follows:

## ARTICLE I. AUTHORITY AND JURISDICTION

### 1.1. Authority.

The general planning authority contained in Article IX, Section 2, paragraph 4 of the 1983 Constitution, grants authority to the governing body of each county and municipality to regulate subdivisions and land development.

**State law references:** Such act is not included in the Official Code of Georgia, but planning and zoning authority is contained in the Const., art. IX § 2, para. 4.

### 1.2. Jurisdiction.

These regulations shall apply to all unincorporated land located within the boundaries of the County of Wayne

## ARTICLE II. PURPOSE AND SHORT TITLE

### 2.1. Purpose.

The public health, safety, economy, good order, appearance, convenience, morals and general welfare require the harmonious, orderly and progressive development of land within Wayne County, Georgia. In furtherance of the general intent of this ordinance, the regulation of land subdivision by county governing authorities is authorized for the following purposes, among others:

- (a) To encourage the development of economically sound and stable county;
- (b) To assure the timely provision of required streets, utilities and other facilities and services to new land developments;
- (c) To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments;
- (d) To assure 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; and

- (e) To assure, in general, the wise and timely development of new areas, in harmony with the comprehensive plan of the county.

## **2.2. Short title.**

This ordinance shall be known as and may be cited as the "Wayne County Subdivision Regulations."

## **ARTICLE III. RULES AND DEFINITIONS**

### **3.1. Rules.**

In the construction of these regulations, the rules and definitions contained in this section shall be observed and applied, except when the content clearly indicates otherwise:

- (a) Words used in the present tense shall include the future, and the words used in the singular number shall include the plural number, and the plural, the singular.
- (b) The word "shall" is mandatory and not discretionary.
- (c) The word "may" is permissive.
- (d) The masculine gender includes the feminine and neuter.

### **3.2. Definitions.**

3.2.1. *Accessory building.* A secondary building or structure subordinated to and not forming an integral part of the main or principal building on a lot or parcel, but pertaining to the use of the main building.

3.2.2. *Alley.* A narrow thoroughfare dedicated or used for public passageway up to 20 feet in width, which usually abuts the rear of the premises, or upon which service entrances or buildings abut, and which is not generally used as a thoroughfare by both pedestrians and vehicles, is not used for general traffic, and is not otherwise officially designated as a street. A way which affords only a secondary means of access to abutting property.

3.2.3. Reserved.

3.2.5. *Building.* Any structure having a roof and intended for shelter, housing or enclosure of persons, animals, or property of any kind.

3.2.6. *Building line.* A line extended along the foundation of a building from which is measured the distance that a building must be set back to meet the minimum distance from the building line to the front, rear or side property line or in some cases, to the centerline of an adjacent roadway.

3.2.7. *Building site.* The ground area of a building or buildings together with all open spaces surrounded by said building or buildings.

3.2.8. *Building inspector.* One or more persons, officers or officials or his authorized representative, whom the county administrator has appointed to administer and enforce, individually or collectively, the building code, and subdivision ordinances.

3.2.9. *Certified document.* A survey, sketch, plat, map or other exhibit is said to be certified when a written statement regarding its accuracy or conformity to specified standards is signed by the specified professional engineers, registered surveyor, architect or other legally recognized person.

3.2.12. *Engineer.* Any person being licensed by the state of Georgia as an engineer capable of determining the correct manner in which to construct roads, streets, highways, water and sewage systems, drainage system, structures or other technical related areas.

3.2.14. *Flood prone areas.* The land that is usually flooded whenever a rise in the water level of a creek, stream, river or other body of water is experienced. That land adjacent to a creek, stream, river channel, canal or other body of water that is designated as a floodplain or flood prone area by a governmental agency.

3.2.15. Reserved.

3.2.16. *Governing authority.* The board of commissioners of the county.

3.2.17. *Lot.* Parcel of land shown on a recorded plat or on the official county maps (if applicable) or any piece of land described by a legally recorded deed.

3.2.22. *Lot line, front.* In the case of a lot abutting upon only one street, the front lot line is the line separating such lot from such street. In the case of a corner lot, that part of the lot having the narrowest frontage on any street shall be considered the front lot line. In the case of any other lot, one such line shall be elected to be the front lot line for the purpose of this article; provided it is so designated by the building plans which meet the approval of the building inspector.

3.2.23. *Lot line, rear.* The rear lot line is that boundary which is opposite and most distant from the front lot line. In the case of a lot pointed at the rear, or any odd-shaped lot, the rear lot line shall be determined by the building inspector.

3.2.24. *Lot lines, side.* A side lot line is any lot boundary line not a front lot line or a rear lot line. A side lot line separating a lot from a street is an exterior side lot line. A side lot line separating a lot from another lot, or lots, is an interior side lot line.

3.2.25. *Lot, reverse frontage.* A lot having frontage on two or more public streets, the access of which is restricted to one street.

3.2.26. *Metes and bounds description.* A method of property description whereby properties are described by means of their direction and distances from an easily identifiable location or point.

3.2.27. *Manufactured home.* A dwelling unit fabricated in an off-site facility for installation or assembly at the building site, bearing a label certifying it is constructed in compliance with the National Manufactured Housing Construction and Safety Standards Act of 1974, as amended, U.S.C. § 5401, et seq. (the HUD Code, which became

effective on June 15, 1976), and meeting the development standards for the zone in which located

3.2.29.*Plat*. A map, plan or layout of a county, city, town, section or subdivision indicating the location and boundaries of properties prepared and stamped by a registered surveyor.

3.2.30., 3.2.31. Reserved.

3.2.37.*Right-of-way line*. The boundary of a strip of land designed, reserved, dedicated, or purchased for the purpose of pedestrian or vehicular access.

3.2.39.*Site*. An area designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed.

3.2.40.*Street*. A right-of-way affording primary access to abutting property. For the purposes of these regulations, the term shall also mean avenue, boulevard, road, lane and other public or private ways.

3.2.41.*Street, major*. A street of exceptional continuity that is intended to carry the greater portion of through-traffic from one area of the county to another. 80' right-of-way 24' asphalt

3.2.42.*Street, collector*. Streets which are neither minor streets nor major streets. Their location and design are such that they are of exceptional continuity, serve as routes passing through residential areas, and serve as means of moving traffic from minor streets and feeding it into major streets. 80' right-of-way 24' asphalt

3.2.43.*Street, cul-de-sac*. A short local street having but one end open for vehicular traffic, the opposite end being terminated with a permanent turn-around. 60' radius right-of-way 40' radius asphalt

3.2.44.*Street, dead-end*. A street not intersecting other streets at both ends, and distinguished from a cul-de-sac by not being terminated by a vehicular turnaround.

3.2.45.*Street, minor*. Streets which provide only access to adjacent properties and by nature of their layout serve only vehicles with either origin or destination within the area. 60' right-of-way 20' asphalt

3.2.48.*Surveyor*. A person who is licensed by the state of Georgia as a registered land surveyor.

3.2.49.*Structure*. Anything constructed or erected that requires a fixed location on the ground or which is attached to something having a fixed location on the ground.

3.2.50.*Subdivider*. Any person, firm or corporation who or which divides for sale, rent or lease or develops any land deemed to be a subdivision as herein defined.

3.2.51.*Subdivision*. The division of a lot of record which exists at the time of the enactment of the subdivision ordinance (June ,2007) into two or more lots, building sites, or other divisions for the purposes of sale, devise or development, whether immediately or in the future, except that a subdivision does not include either of the following:

- (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 at least equal to the standards of the governing authority; and

(b) The division of land into five or fewer parcels where no new street is involved; and

(c) Division of Estate for benefit of heirs; provided, however, such division shall be the minimum number of parcels necessary to effectuate such a division for the benefit of the heirs.

Plats of such exceptions shall be required to be submitted as information by the Building Inspector which shall indicate such fact on the plats.

## **ARTICLE IV. PROCEDURE FOR PLAT APPROVAL**

### **4.1 Two step review.**

The procedure for review, consideration, and approval of a subdivision plat consists of two separate steps. These are:

(a) Review of preliminary plat by the building inspector and county engineer

(b) Review of final plat by the building inspector and county engineer and approval by County Commissioners.

### **4.2. Review procedure.**

The following procedure shall be followed in the submission, review, and action upon all subdivision plats:

#### *4.2.2. Preliminary plat procedures.*

(a) Application for preliminary approval of a subdivision plat shall be submitted to the building inspector. The plat of the subdivision shall be submitted in five prints and shall be such as to meet the minimum requirements contained herein. Any preliminary plat submitted to the building inspector office shall contain the name, phone number, and address of the subdivider (or subdivider's designee); and no preliminary plat shall be approved by the building inspector without full compliance with the requirements of this ordinance. Actions by the building inspector may be appealed to the county administrator. Notice of the time and place of the hearing shall be sent by registered or certified mail to the subdivider or designee to the address listed on the plat not less than five days before the hearing date fixed. Appeals from a decision of the administrator shall be heard by the county commissioners, with the same notice of hearing provided. All appeals must be filed within 30 days of the date on which the action being appealed was taken.

(b) Additional copies of the plat and supplemental information may be requested by the building inspector. The above-mentioned copies shall be distributed as required by section 5.2.4 of this ordinance and additionally as deemed necessary by the building inspector. The person or agency to which a copy of the preliminary plat is directed shall indicate any desired

changes or comments on the plat and submit the plat to the building inspector prior to formal approval of the preliminary plat.

(c) The building inspector shall act on the preliminary plat within 30 days after formal submission, and, if approved, shall indicate in writing, stating the conditions of such approval, if any, or if disapproved, shall express in writing his disapproval and the reasons therefor. Failure of the building inspector to act within 30 days after formal submission of the preliminary plat shall be deemed to constitute approval and a certificate to that effect shall be issued by the building inspector on demand; provided, however, that the subdivider may waive this requirement and consent in writing to the extension of such period.

(d) Preliminary approval of the subdivision plat shall be noted on the plat and certified by the building inspector. Also noted shall be the date on which the building inspector granted preliminary approval and the date of written notification to the subdivider or subdivider's authorized agent. Failure of a subdivider to initiate any development within 18 months from the approval of the preliminary plat will require resubmittal of a plat plan to the building inspector for approval, unless an extension is requested by the subdivider and approved by the building inspector.

(e) Approval of a preliminary subdivision plat shall not constitute approval of the final subdivision plat. Preliminary approval shall constitute approval of the proposed widths and alignments of streets and the dimensions and shapes of lots subject to the final approval of the county health department. Application for approval of the final record plat will be considered only after the requirements for final plat approval as specified herein have been fulfilled and after all other specified conditions have been met. Upon approval of the preliminary subdivision plat by the building inspector, the subdivider may proceed to comply with the other requirements of these regulations and the preparation of the final subdivision plat.

4.2.3. *Final plat procedure.* Application for final approval of the subdivision plat shall be submitted to the building inspector after approval of the preliminary plat. Ten copies of the final plat are required. The building inspector shall examine the final plat to determine if it meets all requirements of these regulations, conforms to the approved preliminary plat, and whether all required improvements as set forth in Article VI hereof have been completed. Within thirty days of such final plat being submitted, the building inspector shall recommend approval or require the subdivider to make necessary modifications to conform to the standards required by the final plat. Upon recommendation of final approval by the building inspector, the County Commissioners shall discuss and or grant final approval of the subdivision plat. Actions of the building inspector and decisions, may be appealed under the same procedure as outlined in Section 4.2.2. If approved by the Commissioners, a plat can be recorded in the Office of the Clerk of Wayne County Superior Court upon meeting all requirements of Article 6.0 and authentication by the Wayne County Commissioners. For purposes hereof, authentication shall be in the following form, to wit: Approved for recording on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, by the Wayne County Chairman of Commissioners.

4.3. Reserved.

#### **4.4. Federal Housing Administration approval.**

In the event the subdivider plans to secure approval of the subdivision design by the Federal Housing Administration, it is suggested that such approval be secured after submission to and approval of a preliminary plat by the building inspector.

#### **4.5. Approval of subdivision in flood prone area.**

No portion of a subdivision which is subject to inundation by a flood of 100-year frequency or less shall be approved unless it conforms to local, state, and federal laws and regulations. All subdivisions must be designed to minimize flood damage; all public utilities and facilities, such as sewer, gas, electrical and water systems shall be located, elevated and constructed to minimize or eliminate flood damage; adequate drainage must be provided to reduce exposure to flood hazards; water supply systems and/or sanitary sewage systems must be designed to minimize or eliminate flood damage; adequate drainage must be provided to reduce exposure to flood hazards; water supply systems and/or sanitary sewage systems must be designed to minimize or eliminate infiltration of floodwaters into the system and discharges from the system into the floodwaters; on-site waste disposal systems must be located so as to avoid impairment of them or contamination from them during flooding.

### **ARTICLE V. PLAT REQUIREMENTS**

#### **5.1 reserved**

#### **5.2. Preliminary plat.**

The preliminary plat shall be drawn to a scale of not less than one inch equals 100 feet and meet the minimum standards of design set forth in these regulations and shall include the following information in regards to the portion of the tract to be subdivided unless otherwise noted:

##### *5.2.1. General conditions.*

- (a) Full name of subdivision.
- (b) Name, address and telephone number of petitioner and architect, surveyor, engineer or designer.
- (c) All names and addresses of all property owners of the site.
- (d) All names and addresses of all deed record owners of the land adjacent to the site.

- (e) Graphic scale, north point and date. The north point shall be identified as magnetic, true or grid north.
- (f) Vicinity map at a scale of not less than one inch equals one mile showing the relationship of the subdivision to the surrounding area.
- (g) Acreage to be subdivided.
- (h) A written legal description (metes and bounds with all bearing and distances) of the acreage to be subdivided.
- (i) Proper identification of the boundaries of the tract to be subdivided with all bearings and distances indicated. The boundary survey shall be to such a degree of accuracy that the error of closure is 1:7,500 or greater.

*5.2.2.Existing conditions.*

- (a) Topography by contours at vertical intervals of not more than one foot. A certificate from an authorized engineer or surveyor shall be required stating that the drainage from the property is adequate and will not adversely affect adjacent property owners.
- (b) In case of resubdivision, a copy of the existing plat with proposed resubdivision superimposed thereon.
- (c) Location of natural features such as streams, lakes, swamps, and land subject to flood based on a 100-year flood frequency on the property to be subdivided.
- (d) Location of existing adjoining property lines and existing buildings on the property to be subdivided.
- (e) Location and right-of-way of streets, roads, railroads and utility lines on the property to be subdivided. Specify whether utility lines are in easements or right-of-way and show location of poles or towers.
- (f) Size and location of existing sewers, water mains, drains, culverts or other under-ground facilities within the street or within the right-of-way of streets or roads adjoining the tract. Grades and invert elevations of sewers shall be shown.
- (g) The acreage of each drainage area affecting the proposed subdivision. The drainage area may extend beyond the area to be subdivided.
- (h) All elevations shall refer to mean sea level datum where public water and/or public sewers are to be installed.
- (i) Location of city limit lines and county lines (if applicable).
- (j) Location of any wetlands situated on the property to be subdivided.

*5.2.3.Proposed conditions.*

- (a) Layout of streets, roads, alleys, public crosswalks, with widths, road names, or designations, grades and cross sections.

- (b) Detailed layout of all lots, including building setback lines; scaled dimensions on lots; utility easements with width and use.
- (c) Designation of all land (if any) to be reserved or dedicated for public use.
- (d) Proposed major contour changes to areas where substantial cut and/or fill is to be done.
- (e) Total number of lots, total acreage, total length and width of new streets.

*5.2.4. Review and approval.*

- (a) The building inspector and county engineer shall review the preliminary plat for conformity of its proposed streets with adopted design standards, if any, and existing and proposed public street improvements.

**5.3. Final plat.**

If the final plat is drawn in two or more sections, each section shall be accompanied by a key map showing the location of the several sections. The final plat shall contain the following specific information:

- (a) Name of owner of record.
- (b) Name of subdivision, date, north arrow and graphic scale.
- (c) Name, registration number and seal of registered land surveyor.
- (d) Names of counties in which subdivision is located and location map.
- (e) Sufficient data to determine readily and reproduce accurately on the ground the location, bearing, length and width of every street and alley line, lot line, easement, boundary line and building line, whether curved or straight. This shall include the radius, point of tangency and other data for curved property lines and curved streets, to an appropriate accuracy and in conformance with good surveying practice.
- (f) Names of owners of record of all adjoining land and all property boundaries, watercourses, streets, easements, utilities and other such improvements, which cross or form any boundary line of the tract being subdivided.
- (g) Exact boundaries and original property lines within the tract of land being subdivided shown with bearings and distances.

(1) Parcel Identification Numbers (PINs) for each lot on the final plat as determined by the Wayne County Tax Assessors office.

Existing Parcel Identification Numbers (PINs) for all properties involved in and adjacent to the proposed subdivision.

A Physical tie to nearest county maintained road intersection.

(4) At Least one corner of each new and existing lot shall be clearly labeled with its state plane coordinate.

- (h) Streets and alleys, rights-of-way and street names.
- (i) Rights-of-way of easements; location, widths and purposes.
- (j) Lot lines and lot numbers.
- (k) Parks, school sites or other public open spaces, if any.
- (l) Location of any wetlands situated on the property to be subdivided.
- (m) All dimensions shall be to the nearest 1/100 of a foot and angles to the nearest second.
- (n) Accurate description of the location of all monuments and markers.
- (o) A final plat shall be a good legible print, white or other commercial print with a sheet size of not more than 24 by 36 inches, leaving a two-inch binding edge, with one original plat being not more than 11x17 inches for recording.
- (p) Utility easements by widths and locations to include:
  - (1) Water;
  - (2) Gas;
  - (3) Sanitary sewer;
  - (4) Storm drainage;
  - (5) Electrical lines;
  - (6) Telephone lines.
- (q) The following signed certificates shall appear on the final plat which is submitted to the building inspector by the subdivider:
  - (1). "The subdivision plat known as \_\_\_\_\_ has been found to comply with the Wayne County Subdivision Regulations and was approved by the Wayne County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_\_, for recording in the office of Clerk of Court of Wayne County, Georgia.

TABLE INSERT

Wayne County Commissioners;

SIGNATURE OF CHAIRMAN
PRINTED NAME AND TITLE
DATE

(2) *Certificate of accuracy.*

"I hereby certify that this Plat is a true, correct and accurate survey as required by the Wayne County Subdivision Regulations; and was prepared from an actual survey of the property made under my supervision, and that monuments shown have been located and placed to the specifications set forth in said regulations. seal required.

TABLE INSET:

By <u>(Registered Land Surveyor)</u>
(Signature)
(Seal Required)
(Typed Name)
Registered Land Surveyor No.
Date                   "

5.3.1. *Final plat approval.* The final plat shall be approved by the building inspector after review and approval by the following:

- (a) County board of health (when required);
- (b) County soil conservation district (when required);
- (c) County manager or his designee;
- (d) Georgia Department of Natural Resources (when required).

5.3.2. *Permanent reference points.* Prior to the approval of the final plat, all of the subdivision's permanent reference points shall have been placed in accordance with the following requirements:

- (a) *Subdivision corner tie.* At least one corner of the subdivision shall be designated by course and distance (tie) from a readily discernible reference marker. If a corner is within 2,000 feet of a U.S. Coast and Geodetic Station, U.S. Geological Survey, or Georgia Grid System coordinated monument, then this corner shall be marked with a monument so designated by computed X and Y coordinates which shall appear on the map with a statement identifying this station or monument to an accuracy of 1:10,000. When such a monument or station is not available, the tie shall be made to some permanent and readily recognizable landmark or identifiable point, physical object or structure. In subdivisions of more than ten lots, the information for this corner tie shall include elevation above sea level making it in effect a benchmark which can be used to determine if individual lots are in a flood prone area .

Digital files

! A completed digital drawing in DWG or DXF, AutoCAD version 13 format or later.

This digital format drawing shall be an exact replica of any required and/or included data represented on the submitted hard copy drawing/document. This digital drawing submittal of the Final Plat shall be provided to the Wayne County Tax Assessors Office

! An Adobe compatible PDF file of the drawing that will plot to scale must be submitted.

! This data must be provided on standard transfer media or by electronic transfer (3Y2-inch floppy disk or CD-ROM or E-mail attachment). The submitted transfer media shall be labeled with the project name (subdivision name, or accepted job name, etc.), filing date, registered land surveyor or professional engineer's name and any other established project identifier.

#### Data Standards

! All drawings will be constructed in the Georgia State Plane Coordinate System in feet using North American Datum 1983 (NAD83). These coordinates must be established within sub-meter accuracy.

! All data shall be completed using standard graphics that require no "third-party" software.

! all Plats submitted for approval in Wayne County or the City of Jesup shall conform to and meet or exceed the minimum plat requirements of the state of Georgia.

#### Optional requirements to be instituted in the future

! Digital line work must be topologically clean. Lines must be geometrically continuous and boundaries must be geometrically closed with no "undershoots" or "dangles" where boundaries intersect. The digital line work must not include "sliver polygons" (gaps or overlaps between properties). All traverse features will be "snapped" closed at intersections. Essentially, the digital version of the map must be of a high precision so that it can be easily converted to a GIS format.

! All Lots new and existing must be closed polygons (polylines)

#### Layer names, feature types, and descriptions:

1. BLDG (Polygon) - All existing building/structure footprint areas.
2. BM (Point) - All benchmark and geodetic monument locations.
3. BSL \* (Polygon) - All building setback areas (see Figure B).
4. BUFFER\* (Polygon) -All exclusion areas as required by ordinance(s) (see Figure C).
5. COMAREA \* (Polygon) - All common areas inside the subdivision (see Figure D).
6. EAS\* (Polygon) - All existing and proposed easement areas located either inside or adjacent to the subdivision (see Figure E).
7. ESBW ANNO - (Annotation) - All text describing Easements, Setbacks, Buffers, and Wetlands.

8. MISCANNO - (Annotation) - Any additional (optional) plat text not included in the other required annotation layers defined in these standards.  
Surveying and Engineering Consultants  
Digital Data and Submission Standards
9. PARCEL (Polygon) - All parcel boundary areas within the subdivision (see Figure F).
10. PARCELANNO - (Annotation) - All new PINs, lot numbers and street addresses for subdivision lots (individual or tabular).
11. ROW\* (Polygon) - All existing and new road and drainage right-of-way areas, located either inside or adjacent to the subdivision (see Figure G).
12. ROW ANNO - (Annotation) - All existing and new street names and right-of-way widths.
13. SUBDIV\* (Polygon) - Subdivision boundary areas (see Figure H).
14. SURVEY ANNO - (Annotation) - All survey data (bearings, distances, curve data, tie lines, etc.).
15. WETLAND\* (Polygon) - All existing delineated wetland areas either inside or adjacent to the subdivision (see Figure I).
- \*Note: In AutoCAD, island areas such as the one created by the example right-of-way in Figure G would be created by (3) or more polylines. Multiple polylines do not translate to (1) polygon in ArcGIS. In order to create a correct polygon of the right-of-way it is necessary to make an AutoCAD block of all the associated right-of-way polylines. Any deviation from this standards will have to have prior approval from the County/City Engineer or his/her appointee.

## ARTICLE VI. REQUIRED IMPROVEMENTS

### 6.1 Reserved

### 6.2. Required improvements.

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

6.2.2. *Water supply.* When a required water system is installed, water mains shall provide a minimum flow of water of 500 gallons per minute for four minutes or 250 gallons per minute for two hours at the furthestmost point from the tank. Fire hydrants shall be provided at distances not greater than 1,000 feet apart. The water main may be located in the right-of-way but may not be located under the pavement. Water lines three-fourths-inch in size shall be stubbed-out to the property line to serve each lot before the street is surfaced. When connection to a county water system is not available, the governing authority may make an exception to this rule. The water system shall be a permitted community water system as required by the State of Georgia Safe Water Drinking Act.

An approved, signed copy from EPD (environmental protection division) of the water system plans must be submitted prior to final plat approval. Well sites should be of sufficient size to accommodate and adequately maintain the well and storage tank provided. However, that the well shall be located no closer than 50 feet to any exterior property line of the subdivision.

6.2.3. *Sanitary sewage.* If a sanitary sewer is installed in a subdivision, sanitary sewers shall be installed to the plans and specifications approved by and in accordance with the rules and administrative regulations of the county health department. When the sewer line is located in a street right-of-way and it will be necessary to cut into the street surface to serve the abutting lots, a connection shall be stubbed-out to the property line to serve each lot prior to surfacing the street.

6.2.4. *Sewage disposal systems.* Prior to the construction of any community sewage disposal system, such as private septic tanks, an oxidation pond or other facility, the location, size, plans and specifications of such a facility shall be approved by and be in accordance with the rules and administrative regulations of the governing authority and the county health department.

6.2.5. *Curb and gutters.* If concrete curbs or paved valley type gutters are required, they shall be installed in accordance with plans and specifications prepared by an engineer, registered surveyor or architect, and approved by the county engineer or the local governing authority or its designee.

6.2.6. *Street grading and surfacing.* Street grading, base preparation, and surfacing shall be carried out by the subdivider according to plans and specifications approved by the county and the Georgia Department of Transportation.

6.2.7. *Storm drainage.* An adequate drainage system, including necessary open ditches, pipes, culverts, storm sewers, intersectional drains, drop inlets, bridges and other necessary appurtenances shall be installed by the subdivider according to plans and specifications approved by the county engineer.

6.2.8. *Street name signs.* Street name signs shall be installed at all intersections within a subdivision. The location and design shall be approved by the governing authority or its designee.

6.2.9. *Topsoil.* Topsoil shall not be removed from residential lots or used as spoil, but shall be redistributed so as to provide at least six inches of cover on the lots and at least four inches of cover between sidewalks and curbs, and shall be stabilized by seeding or planting.

6.2.10. *Paving.* In all subdivisions, regardless of size, Paving Shall Be Required for all Streets

6.2.11. Reserved.

6.2.12. *Subdivision entrances.* The building inspector shall coordinate with the county engineer with respect to entrances, driveways, or "curb cuts." Design standards on county or state roads shall be consistent with all state, federal, and local laws and applicable ordinances, including the Georgia Department of Transportation Rules and all amendments or revisions in effect as of the date of the preliminary plat approval. Safety as well as, available alternatives for reducing the number of entrances, driveways or "curb cuts" will be considered.

6.3. Final plat revisions.

If it should become necessary to revise a final plat due to a dimensional error, a revised plat shall be submitted to the county clerk of court for final recording after the chairman of commissioners has approved and signed the revised plat.

#### **6.4. Acceptance of streets by the county.**

The county shall not accept title to or assume responsibility for maintaining any street until at least one year after the street has been paved and until at least 50 percent of the lots have been built upon. At such time as streets are accepted, they will meet road specifications.

#### **6.5. Access.**

The county commissioners shall not approve a subdivision in a location where the existing roads providing primary access are inadequate to serve the additional traffic generated by the development. If the ditches on existing county roads are to be used for drainage from the subdivision, the developer will re-grade said ditches and provide an all-weather drainage outlet. All re-grading and drainage outlets shall be approved by the governing authority or its authorized representatives.

### **ARTICLE VII. DESIGN STANDARDS**

#### **7.0. Scope.**

The design standards shall conform to the minimum requirements of Wayne County ordinance and to the road construction typical sections, attached hereto and made a part of this ordinance.

#### **7.1. Streets.**

Streets shall conform to current county road construction and maintenance specifications.

(a) Subgrade shall be compacted to 100 percent of the laboratory maximum dry density. Test results must be furnished.

(b) Sand-clay base must be Class B or better and meet section 303 of the Georgia D.O.T. specifications. It should be no less than 8 inches in depth and contain 200 lbs per sq. yard of stabilizer aggregate, type 1 mixed into the top 4 inches and be compacted to 100 percent of laboratory maximum dry density.

(c) Graded aggregate base should meet section 310 of the Georgia D.O.T. specifications and be no less than 6 inches in depth. It shall be compacted to 100 percent of the maximum dry density.

(d) Soil cement base should meet section 301 of the Georgia D.O.T. specifications. It should be compacted to 98 percent of the maximum dry density.

(e) All base courses shall be primed in accordance with section 412 of the Georgia D.O.T. specifications.

- (f) Asphaltic concrete surface mixtures must be an F-mix or 9.5 mm mix and satisfy requirements of section 400 of the Georgia D.O.T. specifications.
- (g) A job mix formula for asphaltic concrete should be submitted to Wayne County at least two weeks prior to paving. Minimum thickness shall be 1 1/2 inches (approximately 165 pounds per square yard).
- (h) All base material should extend not less than 6 inches beyond the edge of pavement.
- (i) All driveway culverts must be reinforced concrete pipe with a minimum of 24 feet and minimum 15 inch diameter.
- (j) Triple bituminous surface treatment stone size 5, 7 and 89 shall meet the requirements of section 424 of the Georgia D.O.T. specifications.
- (k) Shoulders must be filled to the top edge of the pavement after paving is in place (See typical section).
- (l) All pavement shall be striped and traffic control signs placed in accordance with Georgia D.O.T. specifications.

7.1.1 *Conformity to existing maps or plans.* The location and width of all proposed streets shall (if applicable) be in conformity with official plans and maps and with existing amended plans of the county commissioners.

7.1.2. *Continuation of adjoining street system.* The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing major streets shall be extended.

7.1.3. *Access to adjacent properties.* Where it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property and a temporary turnaround shall be provided.  
Houses fronting on minor streets shall have access from minor streets only.

7.1.4. *Street names.* Proposed streets, which are obviously in alignment with other existing and named streets, shall bear the assigned name of the existing streets. In no case shall the name of the proposed streets duplicate or be phonetically similar to existing street names, irrespective of the use of suffix, street, avenue, boulevard, drive, place, court, etc. It shall be unlawful for any person in laying out any new street or road to name such street or road on any plat, by marking or in any deed or instrument, without first obtaining approval of the county manager or his designee.

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

7.1.6. *Street jogs.* Street jogs with centerline offsets by less than 125 feet shall be prohibited.

7.1.7. *Right angle intersections.* Street intersections shall be as nearly a right angle as practicable.

7.1.8. *Cul-de-sac.* Short minor street having one end open for vehicular traffic, the opposite end being terminated with a permanent turn-around. 60' radius right-of-way, 40' radius asphalt

7.1.9 *Street right-of-way widths.* Minimum street right-of-way widths shall be as follows:

MAJOR STREET- 80' RIGHT-OF-WAY 24' ASPHALT

COLLECTOR STREET-80' RIGHT-OF-WAY 24' ASPHALT

MINOR STREET-60' RIGHT-OF-WAY 20' ASPHALT

#### **7.4. Lots.**

Residential lots shall meet the minimum lot width and area requirements of the design standards of the county.

7.4.2. *Lots abutting public streets.* Each lot shall abut upon a dedicated public street not less than 30'

7.4.3.--7.4.6. Reserved.

### **ARTICLE VIII. APPLICATION OF REGULATIONS**

#### **8.1 Filing and recording**

**a. Once Requirements are met for subdivision as determined by the building inspector, the Commissioners will discuss and/or grant final approval.**

**b. Upon approval by Commissioners, the sub-divider shall file for recording the subdivision plat in the Office of the Clerk of Superior Court, Wayne County, Georgia**

**c. No lot shall be sold nor no building permits shall be issued in a subdivision until the Commissioners grant final approval of the subdivision and the plat is recorded, as set forth above.**

## **ARTICLE IX . CONSTRUCTION SCHEDULE**

### **9.1. Prior approval.**

No construction or land disturbing activity of any kind, including grading, installation of improvements, or building shall begin on any land subject to these regulations without prior approval and implementation of the preliminary plat and soil erosion and sedimentation control plan where required by local, state or federal laws or regulations.

### **9.2. Grading and land-disturbing activity.**

Where applicable, grading and land-disturbing operations may commence once approval of the preliminary plat and issuance of the land disturbing activity permit are granted. Soil erosion and sedimentation control measures prescribed in the soil erosion and sedimentation control plan must be installed prior to any land-disturbing or grading activity where applicable.

### **9.3. Utilities.**

Utility installation shall not occur until the county engineer has approved the rough grade of the street and shoulder preparation.

### **9.4 Inspections.**

Periodic inspection during the installation of the required improvements in a subdivision shall be made by the building inspector and county engineer to insure conformity with the approved plans and specifications. The subdivider shall notify the building inspector when each phase of the installation is completed and ready for inspection.

### **9.5. Sale and transfer.**

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

## **ARTICLE X. VIOLATIONS AND PENALTIES**

### **10.1. Filing or recording.**

The filing or recording of a final plat of a subdivision without the approval required by these regulations, or the filing and recording of any final plat as a "record" plat, is hereby declared to be a misdemeanor and, upon conviction, is punishable as provided by law.

### **10.2. Recording official.**

The county clerk of court shall not accept, file, or record any final plat as a "record" plat, or any final record plat involving any area subject to these regulations which has not been approved according to these regulations. Should any public official violate the provisions of this section, he shall in each instance be subject to the penalty provided in this article and the governing authority shall have such rights and remedies as to enforcement or collection as provided and may enjoin any violations thereof.

### **10.3. Transfer of lots in unapproved subdivisions.**

It shall be unlawful for the owner or agent of the owner of any land to be subdivided within the county to transfer or sell or agree to sell or negotiate to sell such land by reference to or exhibition of or by other use of a plat or subdivision of such land before such final plat has been duly approved and recorded in the office of the clerk of the court in and for the county. The description of metes and bounds in the instrument of transfer or other document used in the process of selling or transfer shall not exempt the transaction from the requirements of this subsection. The county may enjoin such transfer or sale or agreement by appropriate action.

## **ARTICLE XI. LEGAL STATUS PROVISIONS**

### **11.1. Severability of Parts of Code.**

It is hereby declared to be the intention of the Commissioners that the articles, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, section or article of this code is declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, sections, and articles of this code.

### **11.2. Repeal of Conflicting Ordinances.**

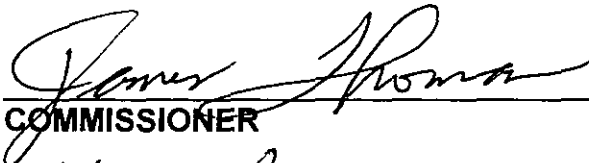
All ordinances and parts of ordinances in conflict herewith are hereby repealed.


**11.3. Effective date.**


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

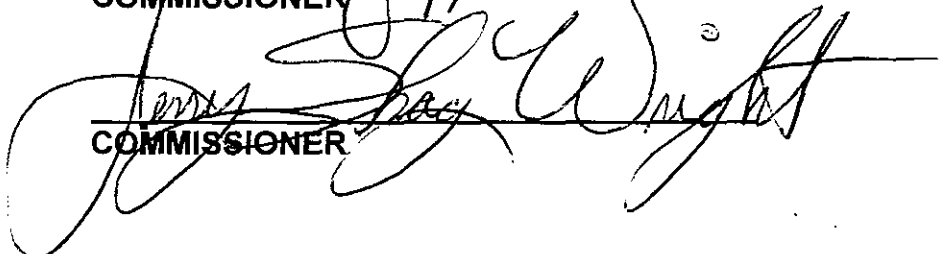
ADOPTED BY THE BOARD OF COMMISSIONERS, THIS 4<sup>th</sup> DAY OF JUNE, 2007.

  
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CHAIRMAN

  
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COMMISSIONER

  
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COMMISSIONER

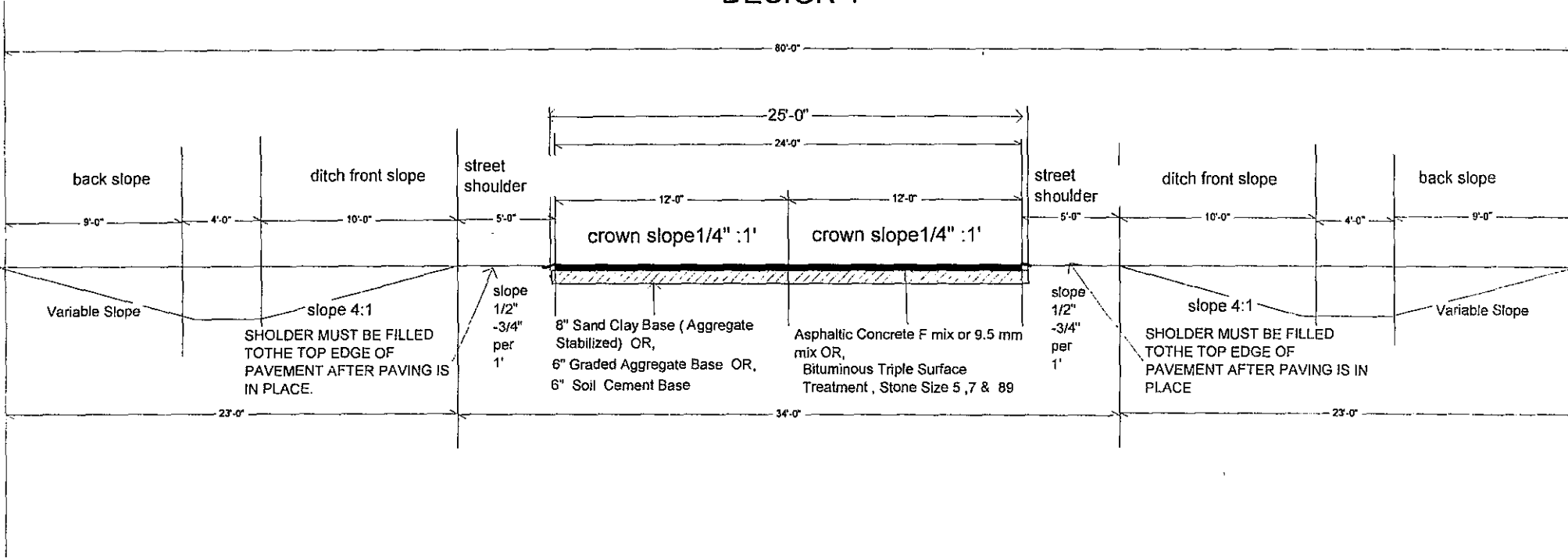
  
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ATTEST:

  
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CLERK

# WAYNE COUNTY ROAD CONSTRUCTION TYPICAL SECTION DESIGN 1



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# WAYNE COUNTY ROAD CONSTRUCTION TYPICAL SECTION DESIGN 2

