

Sec. 70-1. Consideration of various plans affecting areas to be subdivided.  
In considering any preliminary plat or final plat, the building and licensing department shall give consideration to any master plan, or segments thereof, affecting the area in which the subdivision is located.  
(Code 1979, § 45-1-1)

Sec. 70-2. Streets.  
All streets which shall hereafter be established shall comply with the design standards of this chapter.  
(Code 1979, § 45-1-2)

Sec. 70-3. Continuation of existing street pattern.  
Wherever topography will permit, the arrangement of streets in a subdivision shall provide for the alignment and continuation of projection of existing streets in adjoining areas.  
(Code 1979, § 45-1-2.1)

Sec. 70-4. Culs-de-sac.  
Culs-de-sac shall terminate in a turnaround having a minimum right-of-way of at least 100 feet in diameter and a minimum outside diameter surface width of 80 feet.  
(Code 1979, § 45-1-2.2)

Sec. 70-5. Access from a state highway.  
All developments which are proposed to be accessed from a state-maintained highway must submit plans to the state DOT office in Cartersville, Georgia, and have said plans approved before the development will be approved by the city.  
(Code 1979, § 45-1-2.3)

Sec. 70-6. Half-streets.  
Half-streets are prohibited. Whenever a street is planned adjacent to a proposed subdivision tract boundary, the entire street right-of-way shall be platted within the proposed subdivision.  
(Code 1979, § 45-1-2.4)

Sec. 70-7. Curbs.  
All streets must be curbed and guttered meeting the approval of the building and licensing department.  
(Code 1979, § 45-1-2.5)

Sec. 70-8. Street access.  
Where, in the opinion of the building and licensing department, it is essential to provide for street access to an adjoining tract, street rights-of-way shall be extended to the boundary of such property.  
(Code 1979, § 45-1-2.6)

Sec. 70-9. Intersections.

(a) Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two streets at an angle of less than 75 degrees shall not be permitted. An oblique street should be curved approaching an intersection and should be approximately at right angles for at least 100 feet therefrom. Not more than two streets shall intersect at any one point unless specifically approved by the city.

(b) Proposed new intersections along one side of an existing street shall coincide, wherever practicable, with any existing intersections on the opposite side of such street. Jogs within streets having centerline offsets of less than 150 feet shall not be permitted, except where the intersected streets have separated dual drives without median breaks at either intersection. Where streets intersect arterial or collector routes, their alignment shall be continuous. Intersections of arterial or collector streets shall be at least 800 feet apart.

(c) Minimum curve radius at the intersection of two minor streets shall be 40 feet, and minimum curve radius at an intersection involving a collector street shall be 30 feet. Alley intersections and abrupt changes in alignment within a block shall have the corners cut off in accordance with standard engineering practice to permit safe vehicular movement.

(d) Where a street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the subdivider shall cut such ground or vegetation, including trees, in connection with the grading of the street right-of-way to the extent necessary to provide adequate site distance.

(e) Intersections shall be designed with a flat grade wherever practical. In hilly or rolling areas, at the approach to an intersection, a leveling area shall be provided having not greater than a two percent grade for a distance of 60 feet, measured from the nearest right-of-way line of the intersecting street.

(Code 1979, § 45-1-2.7)

Sec. 70-10. Additional right-of-way on proposed streets.

The right-of-way widths in areas of cut or fill must be increased two feet for each one foot of material removed for the cut or added for the fill. This additional right-of-way must be added to the side where the cut or fill takes place. The minimum allowable degree of slope on a back slope shall be 1.5 to one and on a fill slope, the degree of slope shall be two to one.

(Code 1979, § 45-1-2.8)

Sec. 70-11. Plan approval required.

All street plans must be approved by the city.

(Code 1979, § 45-1-2.9)

Sec. 70-12. Street names.

Streets or roads that are extensions of, or obviously in alignment with, existing named streets, shall bear that name. The names of new streets and roads shall be subject to the approval of the city and the 911 center. The names shall not duplicate or be similar in sound to existing names, irrespective of the use of any suffix.

(Code 1979, § 45-1-2.10)

Sec. 70-13. Temporary dead-end streets.

Temporary dead-end streets which extend for a distance greater than depth of one abutting lot shall be provided with a temporary turnaround having a diameter of 80 feet, or other suitable turnaround approved by the building and licensing department.  
(Code 1979, § 45-1-2.11)

Sec. 70-14. Street dedication.

Every lot established shall front or abut on a street which is to be deeded to the city and conforms to the requirements of these regulations. The streets must be deeded to the city immediately after the approval by the building and licensing department of the paved streets.  
(Code 1979, § 45-1-2.12)

Sec. 70-15. Entrances.

In general, subdivisions with more than 40 dwellings should have multiple entrances to the subdivision. The number and location of the entrances shall be approved by the building and licensing department.  
(Code 1979, § 45-1-2.13)

Sec. 70-16. Additional right-of-way.

Subdivisions which include an existing platted street or road that does not conform to the minimum right-of-way requirements of these regulations shall provide additional width along one or both sides of such street or road so that the minimum right-of-way required by these regulations is established. Subdivisions abutting only one side of such a street or road shall provide a minimum of one-half of the right-of-way required by these regulations, measured from the center of the existing right-of-way.  
(Code 1979, § 45-1-2.14)

Sec. 70-17. Geometric design standards for streets.

TABLE INSET:

Design Item	Major	Collector	Local
Maximum horizontal curvature (degrees)	12	23	33
Maximum of grade (percent)	7	12	14
Minimum vertical sight (feet)	275	200	200
Minimum distance between reverse curves (tangent)	100	100	100
Right-of-way (feet)	60	60	60
Road surface width, not including curb and gutter (feet)	24	24	20
Width of aggregate base (feet)	30	30	26

Depth of base (feet)	10	8	6
Asphalt (feet)	DOT Standard	2 binder 1.5 finish	1.5
Curb and gutter (feet)	2	2	2

(Code 1979, § 45-1-2.15)

Sec. 70-18. Street requirements.

(a) *Storm drainage.* An adequate 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 building and licensing department.

(b) *Street name signs.* Street name signs shall be installed by the developer at all intersections within a subdivision. The location and design of such signs shall be approved by the street department.

(c) *Utility strips.* The street right-of-way shall be properly graded at least ten feet, measured from the back of the curb on both sides of the street, to provide space for installation of utilities, and to prevent the encroachment of driveways into the street surface. The building and licensing department may waive this requirement in cases where the topography of the land is such that compliance with this provision would be impractical.

(d) *Sidewalks.* Sidewalks shall be provided in the subdivision as approved by the building and licensing department.

(e) *Street trees.* The planting of street trees is not required; however, if the subdivider chooses to plant trees along the street to enhance the appearance of a subdivision, such trees shall not be planted on any street right-of-way, except in a divider strip, to ensure that there will be no future conflict with utility lines either above or below the ground surface.

(f) *Utility lines.* All utility lines shall be placed underground unless exempted by the building and licensing department. All utility lines being placed under streets or roads shall be installed before any paving is done.

(g) *Streetlights.* Streetlights shall be provided by the subdivider and meet the requirements of the city and approved by the building and licensing department. The city shall maintain the streetlights after they have been installed and approved by the building and licensing department.

(h) *Utility markers.* Permanent markers shall be placed on the curb whenever a utility line goes under a street or road (i.e., W for water, G for gas, S for sewer, etc.).

(i) *Monuments.* Concrete monuments at least four inches in diameter or square, three feet long, shall be set at all street corners, at all points where street lines intersect the exterior boundaries of the subdivision, at angle points in each street, and at points of change of direction in the exterior boundaries of the subdivision. The top of the monuments shall have an indented cross to identify the location or other type monuments approved by the building and licensing department and shall be set flush or up to six inches above the finish grade. All other lot corners, if lots exist, shall be marked with an

iron pipe at least 24 inches long and driven flush or up to six inches above the finish grade.

(j) *Fire hydrants.* Fire hydrants shall be installed in all subdivisions with the maximum interval length of 500 feet.

(Code 1979, § 45-1-3)

Sec. 70-19. Warranty.

All infrastructure installed by the developer which will be turned over to the city (streets, storm, water and sewer lines) shall have a one-year warranty by the developer from the date of acceptance by the city. In case the developer cannot repair said infrastructure in a timely manner, the city shall have the right to repair the infrastructure and bill the developer.

(Code 1979, § 45-1-4)

Sec. 70-20. Notification of utility line installation.

The developer shall notify the city building and licensing department as to the schedule of utility line installation. The city reserves the right to inspect and approve all utility installations on its right-of-way.

(Code 1979, § 45-1-5)

Sec. 70-21. Performance bond.

The city may require any developer to provide a performance bond up to ten percent of the total development cost of the project.

(Code 1979, § 45-1-6)

Sec. 70-22. Agreement of conditions.

All subdividers and or developers shall sign an agreement to these regulations before plat approval is given by the building and licensing department.

(Code 1979, § 45-1-7)

Sec. 70-23. Variances.

All variances to these regulations shall be approved by the city manager.

(Code 1979, § 45-1-8)

Sec. 70-24. Noncompliance.

Any subdivider or developer found in noncompliance with these regulations may have a stop work order placed on the subdivision or any part thereof by the building and licensing department. The decision of the building and licensing department may be appealed to the city manager and his decision may be appealed to the city council.

(Code 1979, § 45-1-9)