

Tift County Adopted Subdivision Ordinance
Adopted June 8, 1998
Amended June 12, 2000
Amended June 11, 2001
Amended May 12, 2003
Amended June 29, 2004

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- 10-1** **Effect of Invalidity of Part of Resolution.** Should any section or provision of this ordinance be decided by the courts to be invalid, such decision shall not affect the validity of this ordinance as a whole or any other part thereof.
- 10-2** **Conflict with Other Laws.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- 10-3** **Amendment.** The County Commission shall have the authority to amend this ordinance after a public hearing thereon. Notice of the time and place of such public hearing shall be published in a newspaper of general circulation in Tift County at least fifteen (15) days prior to such meetings.
- 10-4** **Variances.** In cases of undue hardship under this ordinance, any property owner may petition the Planning Commission for a variance, and where the Planning Commission concurs, it will prepare and send to the County Commissioners a recommendation for a variance when considered necessary and equitable. In case the Planning Commission fails to concur, the property owner may appeal to the County Commissioners for relief. All variance requests will require a public hearing in the same manner as an amendment. None of the items listed in Article VI, Minimum Improvements, of this ordinance shall be subject to variance.
- 10-5** **Effective Date.** This ordinance shall take effect and be in force from and after the date of adoption.

Date of Adoption

S/
Chairman, Tift County Commissioners

ATTEST:

S/
**County Clerk
(SEAL)**

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9-1 Violations.

9-1.1 It shall be unlawful to convey or improve property by the construction of buildings on lots of any land subdivision which has not been approved and recorded as provided in this ordinance, except those parcels recorded prior to the effective date of this ordinance.

9-1.2 It shall be unlawful to record a subdivision plat which has not been approved by the Tift County Planning and Zoning Commission and Signed by the secretary of that commission. It shall be unlawful to alter recorded subdivision plats without prior approval of the planning commission, Director of Roads and Public Works, and the Commissioner of Health — unless the purpose of such alteration is to combine or increase the size of existing lots.

9-1.3 **Each Day’s Violation a Separate Offense.** After due notice has been given, each and every day’s violation of any provision of this ordinance shall constitute a separate offense.

9-2 **Violation and Penalty.** Penalties for violation of this Ordinance shall be as provided in Section I-11 of the Code of Ordinances of Tift County, Georgia.

ARTICLE X

LEGAL STATUS

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- b. The County Engineer is authorized to reject any construction which fails to conform to the approved plans and specifications and this chapter.
- c. The county shall bill the subdivider the county's cost for any subsequent inspections necessitated by the subdivider's failure to construct improvements in accordance with approved plans and specifications of this chapter. Said costs shall be based on a schedule of fees established as two and one-half times the inspector's hourly rate.

8-3 **Guarantee.** The subdivider shall guarantee for one year after acceptance by Tift County all materials and workmanship. It will be the responsibility of the subdivider to make any required repairs within this guarantee period. If the subdivider fails to honor this guarantee, and Tift County has to make repairs, Tift County will collect its cost from the subdivider.

8-4 **Recording of Plat.** Upon acceptance of all improvements installed by the developer and posting of the required guarantee as provided in 7-1.1, the office of the County Administrator shall release the final plat for recording. Said plat shall be returned to the Zoning Administrator, who shall record said plat in a timely manner and distribute appropriate copies thereof in accordance with the directives of Section 4-3.11.

8-5 **Deleted.**

ARTICLE IX

VIOLATION AND PENALTIES

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8-1 **Completion of Improvements.** Before the plat is signed by the Tift County Administrator, all developers shall be required to complete, in accordance with this ordinance and to the satisfaction of the Director of Roads and Public Works, all minimum improvements as required by Article VI of this ordinance, specified on the final plat, and as approved by the planning commission, and to dedicate same to Tift County.

8-1.1 In lieu of completion of the minimum improvements as required under this ordinance prior to recording of the final plat, the developer may post an irrevocable letter of credit or a performance bond. This instrument shall be made payable upon demand to the Tift County Board of Commissioners to insure the completion of the required minimum improvements and shall be in an amount of not less than one hundred ten (110) percent of the estimated cost of all required minimum improvements. Cost estimates shall be prepared by the subdivider's registered engineer or consultant, and shall be subject to the review and approval of the County Administrator.

8-1.2 Bonds and/or cash posted pursuant to this alternative shall be released after formal acceptance of improvements by the County Commission.

8-2 **Acceptance.** Upon written notification of completion of Minimum Improvements, the County Administrator within thirty (30) days after such notice accept or reject, in writing, the completed improvements stating the deficiencies, if any.

8-2.1 The required minimum improvements shall not be accepted unless they conform to this ordinance and officially adopted county specifications.

8-2.2 a. Upon completion of construction of improvements required and/or regulated by this Chapter, the subdivider's engineer, surveyor or consultant shall deliver to the County Engineer:

1. All required test data not previously forwarded to the County Engineer.

2. Two (2) complete sets of "As Built" plans each sheet of which is clearly marked "As Built" in the lower right corner. "As Built" plans shall depict actual construction on the date of submittal of said plans. One set shall be reproducible and one set shall be prints. For the purpose of this ordinance "set" does not imply one sheet.

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use by a pumper, and in good condition.

7.9.3 CALCULATION OF NEEDED FIRE FLOW (NFFi)

$$NFFi - (Ci)(Oi)(X+P)i$$

When a wood shingle roof covering on the building being considered, or on exposed buildings, can contribute to spreading fires add 500 gpm to the Needed Fire Flow.

The Needed Fire Flow shall not exceed 12,000 gpm nor be less than 500 gpm.

The Needed Fire Flow shall be rounded off to the nearest 250 gpm if less than 2500 gpm and to the nearest 500 gpm if greater than 2500 gpm.

NOTE 1: For 1- and 2-family dwellings not exceeding 2 stories in height, the following Needed Fire Flows shall be used:

Distance Between Buildings	Needed Fire Flow
Over 100'	500 gpm
31 – 100'	750
11 – 30'	1000
10' or less	1500

NOTE 2: Other habitational buildings, up to 3500 gpm maximum.

ARTICLE VIII

**ACCEPTANCE AND GUARANTEE OF
 COMPLETED MINIMUM IMPROVEMENTS**

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Sand shall be blown into the bore hole to fill the remaining voids.

7.8.2 FIRE FLOW REQUIREMENTS

Public improvement plans for waterline projects serving development sites other than single family or duplex sub-divisions shall be reviewed for fire protection sufficiency as determined by the fire marshall for Tift County. The fire marshall shall determine the amount of water that is required for fire protection based on I.S.O. guidelines for the proposed type of structures to be built within the development. The design engineer shall obtain the flow requirement and then determine if the existing and proposed waterlines can provide this flow based on existing operating conditions. Calculations verifying that the required flows can be met shall accompany the drawings when submitted for approval.

WATER SUPPLY

7.9.0 CREDIT FOR THE WATER SYSTEM

For maximum credit in the Schedule, the needed fire flows should be available at each location in the District. Needed fire flows of 2500 gpm and less should be available for 2 hours, 3000 and 3500 gpm for 3 hours and all others for 4 hours. See the table at 7.9.3.

All AWWA standard hydrants within 1000 feet of a building, measured as hose can be laid by apparatus, are credited; 1000 gpm for hydrants within 300 feet; 670 gpm for 301 to 600 feet; and 250 gpm for 601 to 1000 feet. Credit is reduced when hydrants lack a pumper outlet, and is further reduced when they only have only a single 2 ½-inch outlet.

7.9.1 CREDIT FOR HYDRANTS

For maximum credit in the Schedule, all hydrants should have a pumper outlet, 6-inch or larger branch connection, uniform size operating nut and should operate in a uniform direction.

7.9.2 CREDIT FOR INSPECTION AND CONDITION OF HYDRANTS

For maximum credit in the Schedule, all hydrants should be inspected twice a year, the inspection should include operation and a test at domestic pressure. Records should be kept of the inspections. Hydrants should be conspicuous, well located for

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storage reservoirs or by multiple smaller reservoirs throughout the community that are linked together.

In determining the desired storage tank elevation, one can assume that every foot of head will produce 0.434 psi of pressure (1 meter of elevation will produce 9.813 kPa). Therefore to generate 65 psi (450 kPa) in the water distribution system, storage tanks must be located at an elevation of approximately 150 ft (45 m) above the service area. Adequate system pressures are generally accepted to be between 65 and 85 psi (450 and 585 kPa). Accordingly, storage tanks should be placed at elevations between 150 and 200 ft. (45 and 60 m) above serve areas.

Since most communities are not perfectly flat, there will be some variation in service pressure. While it may not be possible to establish a storage tank elevation to service most of a hilly community, it is often possible to design a system where the majority of the community falls within the 65 to 85 psi (450 and 585 kPa) range with pressures in some portions experiencing less desirable but acceptable ranges as low as 50 psi (345 kPa) and as high as 120.

7.8.0 STREET CROSSINGS

Open cutting of streets shall be allowed only where permitted by the County Engineer. At locations where open cutting is not permitted, the crossing shall be made by boring or tunneling. Crossings may be boring or tunneling shall require a casing pipe unless otherwise approved by the County Engineer. All work and materials shall be in conformity with all requirements of the technical specifications of Tift County. The diameter and length of the casing pipe to be used shall be as determined by the County Engineer.

All temporary surfacing shall consist of cold-mix asphalt at a minimum.

7.8.1 BORINGS WITHOUT CASING PIPE SHALL BE A MAXIMUM SIZE OF 2” PIPE

Borings without casing pipe is used only with the recommendation of the design engineer and approval of the County Engineer.

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- d. Current (and future) configuration of fire apparatus.
- e. Issues of clearance and visibility.
- f. Operating characteristics of the hydrants.
- g. Amount of head (static pressure) that is present in the system.
- h. Climatic conditions in the area.

Generally speaking, water supply systems in residential areas should be designed to deliver no less than 1,000 GPM (3,785 L/min) at each individual hydrant. In commercial and multi-story apartment zones, this volume should increase based on the required fire flows for the buildings being protected. IF the required fire flows are several thousand GPM, the required flow will usually have to be met by two or more hydrants flowing simultaneously.

7.7.1 DESIGN CRITERIA

While there are numerous published minimum standards, design criteria for water systems should be based upon the expected service needs over the life of a particular system. Storage and water delivery capacities should include peak domestic consumption combined with peak anticipated fire flows. Storage capacity should be sufficient to hold two days' peak domestic use plus a minimum of two hours of peak fire flow in ordinary hazard zones, and a minimum of three hours (or greater) in high hazard zones.

Calculations for pipe sizing should take into account a minimum of 50 years subsequent community growth and its increased demands on the system. Over the life of a system it is less costly to install a proper system that has sufficient capacity for future community needs than it is to remove and replace pipes every few years.

7.7.2 WATER TANKS & STORAGE RESERVOIRS

Water for fire fighting should be provided by gravity storage wherever possible. Using elevation as the means for developing proper water pressure in water mains and hydrants is reliable, not dependent on pumps that could fail or be shut down as a result of an electrical outage. Storage can be provided through one or more large

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7.6.3 VALVE, AIR RELIEF, METER AND BLOW-OFF CHAMBERS

- a. Sediment accumulations may be removed through a standard fire hydrant. In addition, compressed air and pumping may be used for dewatering mains through hydrants.
- b. At high points in water mains where air can accumulate, provisions shall be made to remove the air by means of hydrants or air relief valves. Automatic air relief valves shall not be used in areas where flooding of the manhole or chamber may occur.
- c. The open end of an air relief pipe from automatic valves shall be extended to at least one (1) foot above grade and provided with a screened, downward-facing elbow. The pipe from a manually operated valve should be extended to the top of the pit.
- d. Chambers of pits containing valves, blow-offs, meters or other such appurtenances to a distribution system, shall not be connected directly to any storm drain or sanitary sewer, nor shall blow-offs or air-relief valves be connected directly to any sewer.
- e. Such chambers or pits shall be drained to the surface of the ground where they are not subject to flooding by surface water, or to absorption pits underground.
- f. Valves are to be placed at all intersections of water mains. Valves should be located at not more than 500 foot intervals in commercial districts and at not more than one block or 800 foot intervals in other districts. Where systems serve widely scattered customers, the valve spacing should not exceed 4000 feet.
- g. Valves shall meet the current AWWA Standards.

7.7.0 FIRE HYDRANT FLOW

Aside from the general purpose of delivering water for fire fighting, the fire hydrant must be based on a number of operational elements. Some issues to consider include:

- a. How much water (GPM or L/min) is needed for fire fighting.
- b. How many and what size hose connections are required.
- c. The established hose sizes and coupling threads in the region.

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AWWA Standards. Joints shall conform to AWWA Standards C111.

- g. Ductile iron and case iron pipes shall meet the latest edition of ANSI/AWWA Standard C106 or C108 for cast iron pipes and C151 for ductile iron pipes.
- h. Pipes and fittings shall be cement lined in accordance with the latest of AWWA Standard C104.
- i. Fittings shall be ductile iron and shall conform to the latest edition of AWWA Standard C110 or C153.
- j. Concrete pipes shall meet the latest edition of AWWA Standard C300.

7.6.2 PVC PIPE (2 inch through 12 inch)

- a. PVC pipes meeting the standards set forth in AWWA C-900 (latest edition) shall be acceptable for those working pressures as designated by class. (Note that C-900 refers only to 4-inch through 12-inch pipe).
- b. The pipe shall meet all the requirements set forth in ASTM Standard D 2241. The pipe must bear the seal of approval for potable water use and for conformance with NSF Standard 61.
- c. Provisions must be made for contraction and expansion at each joint with flexible ring gaskets made from rubber or other suitable material. Gasket materials shall meet the requirements established in ASTM F477.
- d. All fittings such as tees, ells, etc. using welded joints shall be factory welded and shall meet the same specifications as the welded bell section.
- e. Lubricants shall be non-toxic, shall not promote biological growth, and shall be certified for conformance with NSF Standard 61.
- f. Solvent cemented joints are not allowed for buried pipes.
- g. Detection tape shall be placed along all PVC water mains.

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which the system is located.

- b. The product that is used for the service line must be listed as being certified for conformance with the NSF Standard 61.
- c. All new services connected to community and nontransient noncommunity water systems shall be metered. Each residence and/or commercial facility shall be metered separately. Back flow prevention shall be installed.
- d. Any pipe, solder or flux used in the installation or repair shall be lead free with not more than 8.0% lead in pipes and fittings, and not more than 0.2% lead in solders or flux.

7.6.0 MATERIALS

7.6.1 GENERAL

- a. All materials that come into contact with the drinking water during its treatment, storage, transmission or distribution shall not adversely affect drinking water quality and public health and must be certified for conformance with American National Standards Institute/National Sanitation Foundation Standard 61 (ANSI/NSF Standard 61).
- b. The pipe, fittings, valves and fire hydrants selected shall conform with the latest AWWA Standards. In the absence of such standards, pipe meeting applicable ASTM and ANSI criteria and acceptable to the Division may be selected.
- c. Special attention shall be given to selecting pipe materials which protect against both internal and external corrosion.
- d. Pipes and pipe fittings containing more than 8% lead shall not be installed.
- e. Pipes having mechanical joints or slip-on joints with rubber gaskets shall be used. Lead-tip gaskets shall not be used.
- f. In general, packing and jointing materials used must meet the latest edition of the

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- 7.3.1 GENERAL: Surface water crossings, both over and under water, may present special concerns and should be discussed with the Division before the final plans are prepared.
- a. At above water crossings, the pipe shall be adequately supported and anchored, protected from damage and freezing, and accessible for repairs or replacement.
 - b. At underwater crossings, a minimum of two (2) feet of cover shall be provided over the pipe.
 - c. The installation of ductile iron pipe with restrained push-on joints and encased in concrete, may be considered with the prior approval of the Division. Otherwise, when crossing water courses which are greater than fifteen (15) feet in width, only pipes of special construction, having flexible watertight joints shall be installed.
 - d. Valves shall be provided at both ends of water crossings so that the section can be isolated for testing or repair (valves shall be easily accessible and not subject to flooding); the valve closest to the supply source shall be in a manhole;
 - e. Sampling taps shall be installed at each end of the crossing, and permanent taps shall be made for testing and determining leaks.

7.4.0 CROSS CONNECTIONS

- 7.4.1 GENERAL – There shall be no physical connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water and other contaminating materials may be discharged or drawn into the system.
- a. The approval of the Tift County Water Department shall be obtained for interconnections between potable water supplies.
 - b. Neither steam condensate nor cooling water from engine jackets or other heat exchange devices shall be returned to the potable water supply.

7.5.0 WATER SERVICES AND PLUMBING

- a. Water services and plumbing should conform to relevant local and/or state plumbing codes, or to the Standard Plumbing Code, as applicable within the jurisdiction in

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main may be laid closer to a sewer (on a case-by-case basis) provided the water main is laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer at such an elevation that the bottom of the water main is at least eighteen (18) inches above the top of the sewer. It is advised that the sewer be constructed of materials and with joints that are equivalent to water main standards of construction and be pressure tested to assure water-tightness prior to backfilling.

7.2.5.3 CROSSINGS

- a. Water mains crossing house sewers, storm sewers or sanitary sewers shall be laid to provide a separation of at least eighteen (18) inches between the bottom of the water main and the top of the sewer. At the crossings, one full length of water pipe shall be located so that both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required.
- b. When local conditions prevent a vertical separation of eighteen (18) inches, the sewer passing over or under water mains shall be constructed of materials and with joints that are equivalent to water main standards of construction and shall be pressure tested to assure water-tightness prior to backfilling.
- c. When water mains cross under sewers, additional measures shall be taken by providing:
 1. a vertical separation of at least eighteen (18) inches between the bottom of the sewer and the top of the water main;
 2. adequate structural support for the sewers to prevent excessive deflection of joints and settling on and breaking the water mains;
 3. that the length of water pipe be centered at the point of crossing that the joints

will be equidistant and as far as possible from the sewer; and
 4. both the sewer and the water main shall be constructed of water pipe materials and subjected to hydrostatic tests, as prescribed in this document. Encasement of the water pipe in concrete shall also be considered.

7.3.0 SURFACE WATER CROSSINGS

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Residual Chlorine Concentration Mg/L	CHEMICALS Sulfur Dioxide (SO ₂)		CHEMICALS Sodium Bisulfate (NaHSO ₃)		CHEMICALS Sodium Sulfite (Na ₂ SO ₃)		CHEMICALS Sodium Thiosulfate (Na ₂ S ₂ O ₃ ·5H ₂ O)	
	lb	Kg	lb	Kg	lb	Kg	lb	Kg
1	0.8	0.36	1.2	0.54	1.4	0.64	1.2	0.54
2	1.7	0.77	2.5	1.13	2.9	1.32	2.4	1.09
10	8.3	3.76	12.5	5.67	14.6	6.62	12.0	5.44
50	41.7	18.91	62.6	28.39	73.0	33.11	60.0	27.22

7.2.5 SEPARATION OF WATER MAINS AND SEWERS

7.2.5.1 GENERAL – The following factors should be considered in providing adequate separation:

- a. materials and type of joints for water and sewer pipes;
- b. soil conditions;
- c. service and branch connections into the water main and sewer line;
- d. compensating variations in the horizontal and vertical separations;
- e. space for repair and alterations of water and sewer pipes;
- f. off-setting of pipes around manholes;
- g. water mains and sanitary or storm sewers shall not be laid in the same trench.

7.2.5.2 PARALLEL INSTALLATION

- a. Water mains shall be laid at least ten (10) feet horizontally from and existing or proposed sanitary sewer, storm sewer or sewer manhole. The distance shall be measured edge-to-edge.

When local conditions prevent a horizontal separation of ten (10) feet, the water

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necessary, until satisfactory bacteriological results are obtained.

7.2.4.1 DISINFECTION WHEN CUTTING INTO OR REPAIRING EXISTING MAINS

- a. Shall be performed when mains are wholly or partially dewatered;
- b. Shall follow the current AWWA C651 Standards, including trench treatment, swabbing with hypochlorite solution, flushing and/or slug chlorination as appropriate;
- c. Bacteriological testing shall be performed after the repairs are complete. However, depending upon the circumstances, the water main may be returned to service prior to completion of testing to minimize the time the customers are out of service.
- d. Leaks or breaks that are repaired with clamping devices while the mains remain full of water under pressure may require no disinfection.

7.2.4.2 AMOUNT OF CHLORINE NECESSARY FOR DISINFECTION

- a. Chlorine required to produce 25 mg/L concentration in 100 feet of pipe by diameter:

Pipe Diameter (inches)	100% Chlorine		1% Chlorine Solution	
	(lbs)	(g)	(gal)	(L)
4	0.013	5.9	0.16	0.6
6	0.030	13.6	0.36	1.4
8	0.054	24.5	0.65	2.5
10	0.085	38.6	1.02	3.9
12	0.120	54.4	1.44	5.4
16	0.217	98.4	2.60	9.8

Note: 1% chlorine solution may be prepared with sodium hypochlorite (contains 5% to 15% available chlorine) or calcium hypochlorite (contains approximately 65% available chlorine by weight). To prepare 1% chlorine solution using calcium hypochlorite, add one (1) pound (454 grams) of calcium hypochlorite in approximately 8 gallons of water.

- b. Amounts and types of chemicals advised to be used for neutralizing various residual chlorine concentrations in 100,000 gallons of water.

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following the disinfection shall be accomplished in accordance with the latest edition of AWWA Standard C651.

- c. The “tablet method” of disinfection which consists of placing calcium hypochlorite granules or tablets in the water main as it is being installed and then filling the main with potable water when installation is complete is not allowed.
- d. Before the main is chlorinated, it shall be filled to eliminate air pockets and shall be flushed to remove particulates. A flushing velocity of not less than 2.5 feet/second is usually maintained in pipe sizes less than 24 inches in diameter. For larger diameter mains, an alternative to flushing, such as broom-sweeping of the main, is acceptable prior to chlorinating the main.
- e. During disinfection of the water mains, an appropriate cross-connection control device, consistent with the degree of hazard, shall be provided for backflow protection of the active distribution system.
- f. The quality of the water used during the disinfection procedures shall meet the required drinking water standards.
- g. The chlorine solution used for disinfection of water mains shall have a free chlorine residual concentration not less than 25 mg/L. This heavily chlorinated water shall be retained in the main for at least 24 hours, during which time all valves and hydrants shall be operated to ensure disinfection of the appurtenances. At the end of the 24-hour period, the treated water in all portions of the main shall have a residual of not less than 10 mg/L free chlorine. Re-chlorinate if required results are not obtained on all samples.
- h. After the applicable retention period, the heavily chlorinated water must not be disposed in a manner that will harm the environment. Neutralizing chemicals, such as Sulfur Dioxide, Sodium Bisulfite, Sodium Sulfite or Sodium Thiosulfate can be used to neutralize the chlorine residual remaining in the water to be wasted.
- i. Flush all lines until residual is equal to existing system. After final flushing and before the water main is placed into service, water samples shall be collected from the main and tested for microbiological quality in accordance with the Georgia Rules for Safe Drinking Water, Chapter 391-3-5. The laboratory results must show the absence of coliform organisms in the water. Reflush and re-disinfect the lines, as

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- h. When non-metallic pipe is installed, detection tape or other acceptable means of detection shall be installed.
 - i. Any pipe, solder or flux which is used in the installation or repair of the public water distribution system shall be lead free with not more than 8.0% lead in pipes and fittings and not more than 0.2% lead in solders and flux.
 - j. Following installation, all new and repaired water lines and appurtenances shall be flushed, pressure tested and disinfected. Samples shall be collected and tested for satisfactory microbiological quality of water, prior to placing the lines into service.
- 7.2.1 ROCK EXCAVATION – Stones found in the trench shall be removed for a depth of at least six (6) inches below the bottom of the pipe.
- 7.2.2 COVER – All distribution mains shall be provided with sufficient earth and other suitable cover to prevent freezing. This shall be not less than 36 inches measured above the top of pipe.
- 7.2.3 HYDROSTATIC TESTS
- a. Pressure and leakage tests shall be performed in accordance with the latest edition of AWWA Standard C600.
 - b. The test pressure of the installed pipe shall be a minimum 1.5 times the working pressure, but not less than 150 psi, whichever is greater for a minimum time of 3 hours.
 - c. Allowable leakage shall be no greater than as calculated in $L-SD(P)^{1/2}/13,200$ where L is allowable leakage in gallons/hour, S is the length of pipe tested in feet, D is pipe diameter in inches and P is test pressure during the leakage test in pounds per square inch (psi).
- 7.2.4 DISINFECTION OF WATER MAINS
- a. All new water mains, as well as those taken out of service for inspection, repair or other activities that might lead to contamination of water shall be disinfected before they are placed in or returned to service.
 - b. Disinfection of the new mains and the disposal of the heavily chlorinated water

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- b. Where dead-end mains occur, they shall be provided with a fire hydrant, when fire flows are available, or with an acceptable flushing hydrant or blow-off for flushing purposes.
- c. No flushing device shall be directly connected to any sewer nor be subjected to flooding or plugging.

7.2.0 INSTALLATION OF MAINS

- a. Water lines must not be installed in contaminated areas such as sanitary landfill or dump areas.
- b. No water main or pipe shall pass through or come into contact with any part of a sewer or sewer manhole.
- c. A continuous and uniform bedding shall be provided in the trench for all buried pipe.
- d. Backfill material shall be tamped in layers around the pipe and to a sufficient height above the pipe to adequately support and protect pipe.
- e. Thrust restraint shall be provided at all points where hydraulic thrust may develop. This will include providing reaction blocking, tie rods or joints designed to prevent movement to all bends, tees, valves, plugs, hydrants and other points where thrust may develop.
- f. Whenever a state route or heavily traveled off-system road or a rail-road is crossed, the agency that has jurisdiction over the road or the rail-road must be notified, prior to the installation of the mains. At the crossing, a steel casing with sufficient diameter must be jacked and bored to accommodate the carrier pipe. Any free boring at low traffic city streets and county road conform to the applicable local and/or state requirements.
- g. Installation of water lines and appurtenances along highways, streets and roadways must comply with the applicable regulations of, and permits issued by the Georgia Department of Transportation, local County and Municipality with reference to construction operations, safety, traffic control, road maintenance and repair.

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flow.

- b. The minimum size of pipe for principal water mains and for water mains where fire hydrants are to be attached shall be a 6-inch diameter.
- c. All water mains, including hose not designed to provide fire protection, shall be sized after a hydraulic analysis based on flow demands and pressure requirements has been completed.
- d. The system must be designed to maintain a minimum pressure of 40 psi at each service connection and at all points in distribution system under all conditions of flow. The normal working pressure in the distribution system should be approximately 60 psi and not less than 40 psi.
- e. Wide variations in pressure above the minimum requirement of 40 psi may be inherent in the design of a distribution system but pressures no greater than 80 psi should be delivered to the customer (unless higher pressures are requested). The 80 psi maximum pressures can be met by pressure reducing valves in vicinity of each customer's source line, or by designing the distribution system to limit the maximum pressure.
- f. All assumptions and any flow data used must be clearly documented and submitted with the hydraulic analysis. If actual flow data is not available, theoretical calculations shall be based on all storage facilities half-full and the Hazen-Williams friction factor appropriate for type of pipe being used but in no case greater than 130.
- g. Water mains and distribution systems should be sized to meet instantaneous peak demand flows. When fire protection is to be provided, system design should consider

the recommendations of Insurance Underwriters organization.
- h. Fire hydrants shall meet the current AWWA Standard C502. Maximum distance between hydrants shall be 1000 feet.

7.1.2 DEAD ENDS

- a. Dead ends shall be minimized by making appropriate tie-ins whenever practical.

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least one day prior to the commencement, suspension or resumption of such work. This requirement shall not apply to work suspended due to adverse weather conditions. In the event that the subdivider or subdivider's engineer, surveyor or consultant fails to comply with this requirement, the county engineer is hereby authorized to take whatever steps maybe necessary to insure that work performed complies with the approved plans and specifications, the standards set forth in these regulations, and other applicable ordinances of the county.

6-13.6 If, in the course of construction, the subdivider wishes to modify the size, type, quality, quantity and/or location of any or all of the improvements required or regulated by these regulations, the subdivider's engineer, surveyor or consultant shall submit a written change request to the county engineer for review and written approval prior to proceeding with installation of the modified improvement.

6-13.7 Deleted

6-13.8 Tests required by these regulations shall be performed solely by independent testing laboratories, the subdivider's engineer, surveyor or consultant or qualified personnel employed by the subdivider's engineer, surveyor or consultant, and shall be performed at the subdivider's expense. The subdivider's engineer, surveyor or consultant shall direct that the results of required tests be mailed or delivered to the county engineer immediately on completion. All results must be clearly indicated as to the project and the exact location of the sample and that no test results are withheld from the county engineer.

test

ARTICLE VII

WATER DISTRIBUTION SYSTEMS

7.1.0 SYSTEM DESIGN

7.1.1 MINIMUM PIPE SIZE

- a. The water distribution system must be designed and the water lines sized to furnish at all times the instantaneous demand flow of water required under all conditions of

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be submitted.

- 6-10** **Street Lighting.** Street lighting shall be as provided in the Tift County Special Street Lighting District Ordinance.
- 6-11** **Buffer Strips.** The subdivider shall provide adequate buffer strips which consist of plantings and/or visual blinds as detailed in this ordinance.
- 6-12** **Street Signs.** The developer shall pay for all street signs required for his subdivision at actual cost, including materials and labor, to the county of providing said street signs.. These fees shall be paid to the county prior to release of the plat for recording.
- 6-13** **Installation of Improvements.** No grading, paving, or construction of any required improvements shall be permitted until the preliminary plat and improvements plan of the subdivision has been approved by the Planning Commission and/or County Commission.
- 6-13.1** Following approval of the Preliminary Plat by the Planning Commission and/or County Commission, the developer shall request approval of the construction drawings by the county engineer. Said developer can begin installation of the minimum improvements, including grading, paving, installation of utilities, etc., upon approval of the construction drawings. In all cases, sedimentation control devices, retention, detention or sedimentation ponds shall be first in order of construction.
- 6-13.2** Final plat approval by the county commission can be requested during or following the installation of minimum improvements.
- 6-13.3** Improvements required and/or regulated by these regulations shall be constructed in accordance with approved plans and specifications, the standards, requirements and regulations set forth in these regulations, and other applicable ordinances of the county.
- 6-13.4** Construction of improvements required or regulated by these regulations shall not commence until the county engineer has approved in writing the plans and specifications for said improvements.
- 6-13.5** The subdivider or subdivider's engineer, surveyor or consultant shall notify the county engineer of the commencement, suspension, or resumption of work at

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with no overflow provisions) shall be designed to accommodate the maximum water level that can be expected to occur no more often than once in twenty-five (25) years. Necessary drainage facilities including, but not limited to, culverts, rights-of-way, and easements, may be dedicated to Tift County, at no expense to the County, and at the option of the County. Areas required for maintenance shall be cleared of all trees and underbrush which would interfere with maintenance of the facility.

All drainage systems discharging into any creek, stream, or natural body of water including but not limited to wetlands as determined by the U. S. Army Corps of Engineers shall pass through an approved sedimentation or detention pond prior to such discharge.

A Master Drainage Plan shall be submitted to the County Engineer simultaneous with Preliminary Plat submittal at which time technical design criteria will be established.

6.8.1. Soil Erosion Control

A Soil Erosion Control Plan, prepared in accordance with Tift County Soil Erosion and Sedimentation Control Ordinance's latest revisions, shall be submitted to the County Engineer simultaneous with Preliminary Plat.

6-9 Utilities. The installation of utilities shall be as follows:

6-9.1 Communication Distribution Systems: All communication distribution systems installed solely for the purpose of extending communications service within a development and within the property limits of such development shall be placed as directed by the Staff Development Review Committee.

6-9.2 Electric Power Distribution Systems: All electric distribution systems installed solely for the purpose of extending electric service to a development and within the property limits of such development shall be placed as directed by the Staff Development Review Committee.

6-9.3 Easements: Developers shall allocate necessary easement with future maintenance access.

6-9.4 Location of Underground Installations: The plans submitted to Tift County will set forth the anticipated location of all underground installations. Location approval or acknowledgment by the owners of the underground installations shall

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operations would otherwise allow increased spacing. Actual location of fire hydrants shall be the responsibility of the fire chief or his representative.

6-5.3 The entire cost of extending water and sewer lines and their associated services within the subdivision shall be borne by the developer, however, should Tift County have water lines within one (1) mile of the proposed area, the developer may negotiate with the county to provide service for the subdivision. Charges will include materials and labor as set by the water superintendent and must be paid prior to installation or extension.

6-6 **Sidewalks** **(RESERVED)**

6-7 **(RESERVED)**

6-8 **Storm Water Drainage.** The subdivider shall provide adequate storm water drainage in accordance with these regulations and applicable county specifications. Where drainage conditions dictate, open ditches shall be paved. The subdivider shall also provide for adequate drainage of springs or other ground water drainage.

The drainage system for a subdivision, commercial or industrial development shall be designed in accordance with sound engineering principles and procedures such that all salable parcels included in the subdivision record plat are positively drained.

The drainage system shall be designed to accommodate drainage from adjacent lands which naturally drain to or through the lands being subdivided. The drainage system shall be

designed to not significantly affect the natural drainage onto adjacent lands unless appropriate easements are obtained by the developer from the owner of such adjacent lands concurring with the proposed drainage design. Evidence of such concurrence shall be submitted to the county engineer along with the Development Plans and Specifications.

Drainage facilities that are designed to handle flowing water (e.g., culverts, weirs, etc.) shall be hydraulically designed to function when subjected to the maximum flow rate that can be expected to occur no more often than once in twenty-five (25) years.

Drainage facilities that are designed to handle water accumulations (e.g., retention ponds

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services to the proposed lots, the subdivider shall have the services installed. Where public water and/or sanitary sewerage is available within five hundred (500) feet through extensions, the subdivider shall assure that every lot of the subdivision shall be provided with said public facilities in accordance with applicable county and/or city specifications.

6-5.2 Minimum Improvements: Standard fire hydrants of a type specified by the County Water Superintendent in the construction specifications shall be installed as a part of the water distribution system within a subdivision for single family dwellings. If public water is available to the proposed subdivision site, then all requirements must be met as stated and each lot must have individual tap and meter. A fire hydrant shall be located at each intersection and additional hydrant or hydrants installed where the distance between intersections exceed 500 feet. In no case shall hydrants be spaced greater than 500 feet and shall be sized to have a flow of 750 g.p.m. (gallons per minute) when adequate flow and pressure is available to the point of connection for the subdivision to the county system.

In multi-family and residential professional districts, fire hydrants shall be installed so that the distance from fire hydrants to the driveway entrance nearest the front of the building shall not exceed 250 feet, with a total distance not to exceed 500 feet to the extreme back of the building by way of driveways. An option provided automatic sprinklers are installed according to N.F.P.A. regulations, the spacing of hydrants may be increased to 350 feet to the driveway entrance nearest the front of the building, provided the total distance does not exceed 700 feet to the extreme back of the building by way of driveways.

In light industrial, heavy industrial and general business districts and any facility which handles or uses flammable or hazardous materials, hydrants shall be installed within 300 feet to the mid-point of the structure and equally spaced thereafter, not to exceed 300 feet between hydrants and the extreme rear of the building. The distance shall be measured along the line traveled by the fire truck. In the following zoning districts, hydrants shall be sized to have a flow capacity of not less than 1,000 g.p.m. (gallons per minute) when adequate flow and pressure is available to the point of connection for the subdivision to the county system: L-I, HI, GB and CC. As an option, provided automatic sprinklers are installed according to N.F.P.A. requirements, the spacing of hydrants may be increased from 300 feet to 500 feet.

Distance between fire hydrants shall be as specified unless fire department

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his seal. (See Section 4-2.2)

6-1.2 A certificate of approval from the proper health authority shall accompany all water and sewer plans.

6-2. **Paving and Drainage.** Within the unincorporated area of Tift County, the subdivider shall install paving with centerline striping and proper drainage, which includes ditch slopes and grassing requirements.

Proper drainage control structures which may include paved ditches and canals, and which will require established grass cover on road shoulders, front and back slopes of ditches and erosion control devices at outfall locations are required in subdivisions within the unincorporated areas of Tift County.

All streets and roads shall be paved according to standards set by the Georgia Department of Transportation Standard Specifications for Roads and Bridges. The County Engineer will determine the type of base material to be used on each and all subdivisions based on conditions and sound engineering judgment prior to beginning any grading work. These materials shall be applied according to established construction methods and shall be subject to inspection by and final approval by the Tift County Engineer prior to acceptance for public maintenance.

6-3 **Curbs and Gutter.** Where subdivision plans include installation of curb and gutter, a minimum of thirty (30) feet paving width shall be required and such curb and gutter shall be installed according to Georgia Department of Transportation standards.

6-4 **Pins.** The subdivider shall provide, through the licensed surveyor, the setting of all pins. Pins shall be a minimum of 15 inches long and ½ inch in diameter (metallic material type to be listed on plat). Pins shall be placed along the exterior boundary and interior lot intersection, on each street corner, points of curvature in each street at all points where the street lines intersect the exterior boundary of the subdivision, and where such corners lie within a stream meander (in which case reference pins shall be placed on the bank of the stream). All pins shall be set flush with the ground.

6-5 **Water Supply and Sanitary Sewerage.**

6-5.1 Every lot of a proposed subdivision shall be supplied with adequate water and sanitary facilities which shall require the approval of the Tift County Health Department. Where existing water and sewer mains are in the street, but no

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Street Classifications	Minimum Right-of-Way (In Feet)	Minimum Pavement Width (In Feet)
Major Arterial	120	48
Second Arterial	100	48
Collector	80	24
Marginal Access	70	24
Local Street	60	20
Easements	**	**

** As appropriate for the proposed development, with approval required by the Director of Roads and Public Works.

5-6.14 Additional Rights-of-way: If the subdivision boundary line lies adjacent to the right-of-way line of an existing street of less than minimum right-of-way width, the required extra right-of-way to bring the street to current standards shall be dedicated, except in those cases wherein the existing street was constructed to then current standards, all reasonable efforts shall be made to acquire such additional rights of way.

5-6.15 Provisions for Public Use: In subdividing land, due consideration should be given to suitable sites for schools, parks, playgrounds, and other common areas for public use. Such land should be located in accordance with the Comprehensive Plan. The acquisition of such land shall rest with the appropriate public authority.

ARTICLE VI

MINIMUM IMPROVEMENTS

6-1 General. The subdivider shall provide all public improvements as required by this ordinance and by applicable county specifications and requirements.

6-1.1 The design of all minimum improvements shall be under the direction of a registered consultant registered in the State of Georgia and all plans shall bear

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5-6.6 Intersections: The center line of no more than two (2) streets shall intersect at any one point. No street shall intersect another street at less than eighty (80) degrees and shall as nearly as possible intersect at ninety (90) degrees

5-6.7 Right-of-way Radius: The right-of-way radius at street intersections shall be no less than thirty (30) feet except on major arterial streets where Georgia Department of Transportation standards shall prevail.

5-6.8 Curved Streets: The centerline radius shall not be less than three hundred and fifty (350) feet for arterial streets, and one hundred twenty (120) feet for collector and local streets. Centerline tangents between reverse curves shall be not less than two hundred (200) feet for arterial streets and one hundred (100) feet for collector streets and local streets.

5-6.9 Right-of-way Extension: Where the proposed subdivision abuts undeveloped properties, it is essential that appropriate extensions of streets be left available to provide for future growth and development.

5-6.10 Street Jogs: Street jogs as intersections shall be not less than one hundred and twenty (120) feet between rights-of-way. This provision shall not negate the design intent of Section 5-6.2.

5-6.11 Street Names: The subdivider shall indicate on the subdivision plat the proposed name or number of all streets within the subdivision. Streets and roads that are obviously in alignment with and are extensions of existing previously named or numbered streets shall bear that name. The names of all new streets within the subdivision shall be subject to the review and approval of the Board of Commissioners. New street names shall not duplicate or closely resemble the names of streets already in existence within Tift County or any incorporated part of Tift County.

5-6.12 Alleys: Public alleys shall not be allowed in residential subdivisions. Privately built and maintained alleys are allowed.

5-6.13 Street Right-of-way and Pavement Width: Street rights-of-way shall be measured between lot lines and shall be prescribed in this section. The pavement width shall be as prescribed below.

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5-5 Buffer Zones.

5-5.1 Commercial Use Buffer Zones: When a portion of the subdivision is to be devoted to commercial purposes and when the commercial area adjoins residential lots, or when a portion of a proposed subdivision adjoins an area

zoned for commercial or industrial use, a buffer zone not less than twenty (20) feet in width shall be provided. Said buffer strip shall be landscaped with hedges or closely planted small trees so as to provide visual screening. No building or portion thereof may be constructed in said buffer zone. Said buffer zone shall be labeled as such on the subdivision plat and shall be planted at the time of development.

5-6 Streets. The street and road system of any subdivision shall give due consideration to the Major Thoroughfare Plan. A right-of-way will not be accepted that is determined to be limiting the growth or traffic flow of an area.

5-6.1 Access: Every lot of every subdivision shall abut a public or private street a minimum of sixty feet which is or shall be maintained by the appropriate governing body. Where the subdivision does not immediately adjoin a public street, the subdivider shall provide a public street from the subdivision to a public or private street.

5-6.2 Alignment and Continuation: Streets within the subdivision shall be so arranged as to provide for the alignment and continuation of or projection of existing public or private streets.

5-6.3 Cul-de-sacs: Cul-de-sacs shall terminate in a circular turnaround having a right-of-way of not less than one hundred (100) feet in diameter. Paving within the turnaround shall have an outside diameter of not less than seventy (70) feet. Buildings located on any cul-de-sac shall be set back from the property line the same distance as required for buildings located on the street culminating in the cul-de-sac.

5-6.4 Dead-end Streets: Dead-end streets and dead-end alleys shall be prohibited unless terminated with a cul-de-sac.

5-6.5 Half Streets: Half streets shall be prohibited. Half streets are streets and alleys with substandard rights-of-way.

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of said building shall have a minimum elevation of two (2) feet above the 100 year flood stage of streams or canals in the particular area being developed based on acceptable engineering procedure and approved by the Director of Roads and Public Works. Said minimum elevation shall be subject to approval by the Commissioner of Health. Change elevation necessary to meet this requirement will be permitted by filling within a designated flood hazard zone, only if all other applicable permits are obtained prior to any fill work being done.

(a) **Flood Prone Areas** All preliminary and final plats shall clearly delineate identified flood plain areas in conformance with the Tift County Floodplain Management Ordinance.

5-3.2 Lot Width and Lot Area Requirements: Lots hereafter established within a subdivision shall conform to the lot area and lot width requirements set forth in the zoning ordinance for Tift County or in other sections of this ordinance.

5-3.3 Corner Lots: Corner lots shall be of such size and dimensions that will permit the location of buildings so as to conform to the building setback lines as prescribed in the zoning ordinance. Corner property lines at street intersections shall have a minimum of a thirty (30) foot radius or a thirty (30) foot permanent miter easement.

5-3.4 Double and Reverse Frontage: Lots having street frontage both to the front and rear shall be prohibited (unless allowed by variance) except to provide for separation of residential development from railroad right-of-way or arterial or collector street rights-of-way. Where the aforementioned abuts or runs through any portion of the subdivision, the subdivision plan shall provide for lots backing on said railroad or right-of-way, or major or collector street right-of-way. All lots shall have a minimum depth adequate to provide for the rear yard setback, required by the respective zoning district, plus an additional 30 feet, 10 feet of which shall be a planted, non-encroachable buffer strip separating the lots from the right-of-way. The buffer zone shall be landscaped with hedges or closely planted small trees to provide a visual screen and shall be planted at the time of development. Said planted, non-encroachable buffer strip shall be clearly indicated on the final plat.

5-4 Building Lines. All building setback lines shall be as specified in the Zoning Ordinance of Tift County.

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not involve a map and parcel change must be verified by the Zoning Administrator and the Tax Assessor's office.

Any plat submitted through the normal subdivision process shall be assigned a map and parcel number by the Tax Assessors' office.

ARTICLE V

MINIMUM DESIGN STANDARD

5-1 **Blocks.**

5-1.1 Blocks shall be of such length and width as may be suitable for their respective use including adequate provision for off-street parking and maneuvering space.

5-1.2 **Crosswalks:** Rights-of-way for pedestrian crosswalks shall be provided when in the opinion of the planning commission crosswalks are necessary for direct pedestrian access to schools, shopping centers, and parks. A crosswalk right-of-way shall not be less than twenty (20) feet wide.

5-2 **Easements.**

5-2.1 **Utility:** Utility easements shall be located within the platted street right-of-way and shall be a minimum width of twenty (20) feet. Where possible (as determined by the Director of Roads and Public Works), water lines shall be located on the west and south sides of streets and sewer and gas lines shall be on the east and north sides. Wherever public utility easements are planned adjacent to the subdivision tract boundary or phase, they shall be platted within said subdivision or phase thereof.

5-2.2 **Drainage:** Drainage easements shall be provided as required by the Director of Roads and Public Works after review of the preliminary improvements plans and preliminary plat of the subject subdivision.

5-3 **Lots.**

5-3.1 **Minimum Lot Elevation:** The lot area contained within and contiguous to the building walls and for minimum distance of ten (10) feet measured from all sides

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said name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the County Land Records and the book and page number wherein plat is recorded. Revisions to a recorded plat which involve platted rights-of-way or other major changes shall be submitted as a preliminary plat.

4-3.11 Distribution: The Zoning Administrator shall make the following distribution of prints and reproducibles:

Clerk of Court (Recording copy)	One (1) print
Director of Roads and Public Works	One (1) print
County Tax Assessor	One (1) reproducible and One (1) print
County Health Department	One (1) print
E-911	One (1) print

4-3.12 Administrative Approval of Small Subdivisions and Resubdivisions: Where a proposed subdivision presents no engineering problems, no required improvements, and few, if any, planning problems, the County Administrator may waive the requirements of filing a preliminary plat and may recommend approval of the final plat to the Board of Commissioners, provided proper plat and application is submitted to the Zoning Administrator. Said plat shall conform fully to the requirements of these regulations. In addition, where located on an existing road or street, the combination or recombination of previously platted lots, where the total number of lots does not increase, and the resultant lots are equal to the current standards of the County as determined by the Staff Development Review Committee, shall also be subject to administrative approval. Such plats shall conform fully to the requirements of this ordinance. It shall be the responsibility of the Zoning Administrator to coordinate said administrative review responsibilities.

Exempt Plat Processed: Any plat submitted for recording that meets conditions for exempt status per Section 2-1hh (Subdivision) are required to be certified by the Zoning Administrator. All plats exempt from the standard review process must be assigned a map and parcel number by the Tift County Board of Tax Assessors if a new lot is being created. Five (5) prints of exempt plats must be submitted. Resurveys of existing parcels which do

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4-3.6 Coordination: It shall be the responsibility of the Zoning Administrator to insure that the respective reviews of the Director of Roads and Public Works, Commissioner of Health and Staff Development Review Committee are brought together in a timely fashion for proper presentation to the Planning Commission.

4-3.7 Review by Planning Commission: The Planning Commission shall review the final plat, giving due consideration to the reviews of the Staff Development Review Committee, the Director of Roads and Public Works and the Department of Health. The Planning Commission shall then recommend to the County Commission for final approval, conditional approval, postponement or disapproval. No plat shall be acted upon by the Planning Commission without a hearing, and due notice of the time and place of such hearing shall be provided to the applicant.

4-3.8 Review by County Commission: Final review of the proposed final subdivision plat shall be made by the County Commission at its next regular meeting. The Zoning Administrator shall be responsible for coordination of information to be brought before the County Commission, which at a minimum, shall include the recommendations of the Staff Development Review Committee, the Director of Roads and Public Works, the Department of Health, and the recommendation of the Planning Commission. The County Commission may grant final approval, conditional approval, postponement or disapproval. If the Final Plat is disapproved, the reasons therefor shall be stated in the resolution disapproving the same and the subdivider shall be so informed. The approval of a Final Plat shall not constitute an acceptance by the county of any street or other ground shown upon the plat. No plat shall be acted upon by the County Commission without a hearing, and due notice of the time and place of such hearing shall be provided to the applicant.

4-3.9 Recording a Plat: Upon satisfactory compliance with this ordinance, and after approval by the County Commission and the required guarantee has been posted, the plat shall be returned to the developer for recording and a copy of the recorded plat forwarded to the office of the Zoning Administrator for distribution and filing. After a subdivision has been recorded, the subdivider may petition the county commission for permission to remove the subdivision plat from the land records of Tift County. The county commission may permit such removal providing that no lot in the subdivision has been sold.

4-3.10 Revision to a Recorded Plat: Proposed revisions to a recorded plat which do not affect platted rights-of-way may be submitted for administrative approval in accord with the provisions of Section 4-3.12. In addition, a revision to a recorded plat shall show the

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NOTE: Distances shown are scaled.

5) Monuments: The final plat shall show the accurate location, material and description of all monuments. A permanent master bench mark shall be established (subject to the approval of the Staff Development Review Committee) within or adjacent to the site by transfer of levels, not less than third order accuracy, from the nearest approved bench mark of known mean sea level (M.S.L.) elevation showing its location on the final plat and recording its elevation on the final plat to the nearest one/one hundredth (1/100th) of a foot.

6) Easements: In addition to the requirements for the preliminary plat as set forth in Section 4-1.3d of this ordinance, the final plat will show the location and width of all public utility easements and drainage easements where required.

4-3.3 Filing Certificate: The final plat shall be deemed filed with the Planning Commission when it is filed with the Zoning Administrator. The final plat shall be prepared in accordance with this ordinance and applicable county requirements by a registered land surveyor, who is licensed under the laws of the State of Georgia. The Zoning Administrator and Director of Roads and Public Works shall have authority to reject the final plat if they find that it does not conform with the approved preliminary plat or this ordinance. If the plat is rejected, the Zoning Administrator shall provide the subdivider with a written statement specifying all the respects in which it does not conform. Filing the final plat shall be accomplished at least twenty (20) days prior to the regular planning commission meeting at which it is to be considered.

4-3.4 Approval by Individual Agencies: No final plat shall be approved unless the planning commission first obtains approval of the Tift County Health Department, and the Director of Roads and Public Works. Said agencies shall approve, with or without modification, or disapprove the final plat to the extent to which each has jurisdiction. Within ten (10) days of time of submittal, the developer will be notified of approval or disapproval. If disapproved, reasons for denial shall be noted.

4-3.5 Staff Development Review Committee: Upon receipt of the filing of the final plat, the Zoning Administrator shall prepare those materials for presentation to the Staff Development Review Committee. The Staff Development Review Committee shall review the final plan for technical compliance with the Tift County Land Subdivision Ordinance, Zoning Ordinance, Comprehensive Plan, and other county ordinances that might impact on the proposed land subdivision. The Staff Development Review Committee shall recommend in writing approval, conditional approval, postponement or disapproval.

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plat has been calculated for closure and is found to be accurate within one foot in _____ feet; monument and pin locations are correctly shown by the symbols _____ and the pins are _____ (type of metallic material and length).

Signed _____ (Seal) (Date)
Surveyor, Georgia Registration No.

- a) The surveyor must certify whether or not the property is located in a special flood hazard zone and indicate the informational source and zone of the property.
 - b) If the property is located within a flood hazard zone then the limits of the zone must be shown.
- 3) **Approval:** The following space shall be provided (as shown in Figure 1) in the form listed below for approval by all agencies having jurisdiction. Placement on plat may vary:

Approved by the Tift County Commission.

Date _____ Signed
County Administrator

4) **Surveying Data:** The final plat shall contain the location, bearing and length of every street line, lot line and boundary line whether curved or straight. A note will be made on the plat as to whether curved or straight. A note will be made on the plat as to whether curved dimensions are arc or chord distances. Easement lines (and width), land lot and land district lines will be shown.

All dimensions shall be shown in feet and decimals to the nearest one/one-hundredth (1/100th) of a foot, and all angles shall be shown to the nearest second. The error of closure shall not exceed one (1) in ten thousand (10,000), or as defined by the technical standards required by Section 15-6-67, O.C.G.A., of the Law Governing the Practice of Professional Engineering and Surveying, as amended. The final plat shall have a note listing the following:

Total Acres
Total Lots

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Georgia. No plat of a land subdivision shall be recorded unless the plat conforms to Tift County Zoning Ordinance requirements.

4-3.2 Filing: Filing the final plat with the Zoning Administrator shall include the following:

a. A copy of the agreement for providing the necessary water and sewer facilities.

b. A fee to cover the cost of investigation and review of the preliminary plan, construction plans, the final plat, and final recording costs will be charged at time of application. The fees are as set by the Tift County Board of Commissioners. Copies of applicable fees are available in Room 204, Tift County Office Building.

c. The original reproducible on plastic or linen and five (5) blueline prints of the final plat, which will include the following:

1) **Sheet Design:** The final plat shall conform to the items listed under the preliminary plat (4-1.3a, 4-1.3b, 4-1.3d, 4-1.3e, 4-1.3g) and the requirements thereof, as set forth in this ordinance and shall be drawn in black India ink on one or more sheets of linen tracing cloth or Mylar film measuring eighteen (18) inches by twenty-two (22) inches. When two or more sheets are used, a key map shall be shown on each sheet. There shall be a two (2) inch margin on the left end of the plat and a one-half (½) inch margin on the remaining three sides. A revision to a recorded plat shall be drawn in black India ink on the same type cloth or film as mentioned above.

Plat scale shall be reasonable as to size of development, and must be large enough to determine all notations. If necessary, more than one sheet may be used as long as a key map is provided to relate each sheet to the entire platted area.

2) **Surveyor Certificate:** The following certificate shall be entered on the face of the plat as shown in Figure 1. Placement of this certificate may vary as necessary:

I certify that all measurements are correct and were prepared from an actual survey of the property made under my supervision; the field data upon which this plat is based has a closure precision of one foot in _____ feet and an angular error of ____ per angle point, and was adjusted using _____ rule; the

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The improvement construction drawing shall be submitted on white background prints. The sheet size shall be twenty-four (24) inches by thirty-six (36) inches unless another size is approved by the Director of Roads and Public Works. The drawing shall include the following information:

- a. **Construction Plans.** The developer shall provide the plan and profile of each proposed street (indicating the existing ground surface elevation and proposed street grade surface elevation including extensions, except where street runs into an existing street, for a distance of one hundred [100] feet to three hundred [300] feet beyond the tract boundary) as required by the Staff Development Review Committee. Design shall be in accordance with good engineering practices.
- b. **Street-Typical Sections.** A typical section of each proposed street shall be submitted, showing the width of pavement and the rights-of-way.
- c. **Water Supply and Storm Water Drainage.** The plan and profile of proposed distribution systems, and storm drainage sewers or other drainage ways, with grade and sizes indicated is required. Storm water drainage shall be consistent with applicable county ordinances and other applicable governmental agencies. Water and sewer systems shall be approved by the staff Development Review Committee and all relevant state agencies. The plat shall not be recorded until the developer submits to the Zoning Administrator all final permits required for the construction of all improvements from other state, local or federal agencies.
- d. **Utility Service Agreement.** A developer's agreement for utilities service shall be required before final development approval is granted.
- e. **Other Public Improvements.** A plan shall be prepared for parks, recreation or other public use areas and improvements if included in the approved preliminary plan.

4-3 **Final Plat.**

4-3.1 Conformance: The final plat shall conform with the approved preliminary. If desired by the subdivider, he may submit only that portion of the preliminary plat he proposes to record and develop at that time; provided that such portion conforms to all requirements of this ordinance. The record plat is to be prepared and sealed by a registered land surveyor, licensed in the State of

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4-2.3 **Filing:** To secure formal review of his improvement plans, the developer shall file with the Zoning Administrator three (3) certified (signed and sealed by the developer's registered consultant) white background prints of the improvement plans. The Zoning Administrator will then distribute the improvements plan to the Staff Development Review Committee which shall jointly review the proposed improvement plans and shall approve or deny the proposed improvement plans, The Zoning Administrator shall notify the County Commission of the Committee's action in writing.

- a. **Approval** means the developer is now authorized to proceed with the physical improvements in the subdivision, after securing any required construction permits, and may proceed with the preparation of the final subdivision plat.
- b. **Conditional approval** means the developer may proceed as outlined in the preceding paragraph, but only after he submits three (3) certified copies of the corrected improvement plans to the Director of Roads and Public Works for his review and approval.
- c. **Denial** means disapproval of the improvement plans. For further consideration, the developer must rework his plans to conform to the requirements of this ordinance, and then submit the reworked plans to the Zoning Administrator as though they were a completely new set of plans.

4-2.4 **Plans and Data Required for Improvement Plan Submission**

The plans for the required public improvements shall be prepared for the approval by the Staff Development Review Committee and Director of Roads and Public Works prior to the construction and only after approval of the preliminary plan. Such improvement plans shall show the proposed locations, sizes, types, grades and general design features of each facility, and shall be based on reliable field data. Construction plan approvals are good for 24 months. If the subdivision is sold prior to completion and final platting, a mandatory review by the Staff Development Review Committee and Director of Roads and Public Works is required. Failure to comply may result in revocation of construction permit after notice and hearing before the Staff Development Review Committee. The developer shall receive a minimum of ten (10) days written notice of said hearing.

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2. Conditional approval by the Planning Commission or County Commission means the developer may proceed after written notice from the Zoning Administrator, as outlined under “preliminary approval” but only after he has submitted at least five (5) copies of the corrected preliminary plan to the Zoning Administrator, noting thereon the condition or changes required by the approval of the Planning Commission or County Commission.

3. Postponement by the Planning Commission or County Commission means action is delayed for specific reasons which shall be noted and transmitted in writing to the developer by the Zoning Administrator. Postponed preliminary plans may be reconsidered by the County Commission without resubmittal to the Staff Development Review Committee, the Director of Roads and Public Works, the Commissioner of Health and the Planning Commission.

4. Disapproval by the Planning Commission or County Commission means denial of the application for subdivision because the developer’s plans are not in compliance with this ordinance. For further consideration, the developer must rework and resubmit his plans as though they were a completely new preliminary plan. The specific reasons for disapproval shall be stated to allow for correction.

4-2 Improvement Plans

4-2.1 **General Requirements:** Subdivision plans receive their second official consideration as “improvement plans.” These plans shall be approved by the Director of Roads and Public Works who shall certify that the improvement plans are in conformance with this ordinance, official county specifications, and with the requirements of the approved preliminary plan. No developer shall proceed with any construction work in the proposed subdivision before obtaining approval from Staff Development Review Committee.

4-2.2 **Professional Engineer and Landscape Architect or Consultant (if applicable) Required:** Should certain design calculations be required to resolve flow problems, possible erosion or drainage problems, or other detailed design problems which might be encountered in the process of preparing the required improvement plan, the Director of Roads and Public Works shall be authorized to require the services of a professional engineer or consultant in the improvement plan design process. Should such services be required, such plans shall reflect the engineer or consultant's state registration.

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4-1.8 Review by Planning Commission: The Planning Commission shall review the preliminary plat, giving due consideration to the reviews of the Staff Development Review Committee. The Planning Commission shall then recommend to the Tift County Commission for preliminary approval, conditional approval, postponement or disapproval within thirty (30) days of submission. If after thirty (30) days the Planning Commission has failed to act, the Preliminary Plat will be forwarded to the Tift County Commissioners for their action, unless the subdivider may waive

in writing this requirement and consent to an extension of such period.

4-1.9 Review by County Commission: Final review of the proposed preliminary plat may be made by the County Commission if so desired by the developer, and/or by Staff Development Review Committee recommendation at their next regular meeting. The Zoning Administrator shall be responsible for coordination of information to be brought before the County Commission, which at a minimum shall include the recommendations of the Staff Development Review Committee, the Director of Roads and Public Works, the Commissioner of Health, and the recommendation of the Planning Commission. The County Commission may grant preliminary approval, conditional approval, postponement of disapproval within thirty (30) days of submission.

1. Preliminary approval by the Planning Commission or County Commission means that the developer is now authorized to proceed with the preparation of the required improvement plans, outlined in detail under Section 4-2. No developer shall proceed with any construction or any other work in the proposed subdivision before obtaining preliminary approval of these improvement plans in writing. Lots shall not be sold nor shall building construction begin at this time. Preliminary approval grants the developer a maximum time of eighteen (18) months within which he shall submit his improvements plan and final plat for approval unless a time extension is granted by the county commission before the expiration of the eighteen (18) month period. If such time extension is granted, it shall be for not more than twelve (12) additional months. Failure to submit improvements plan and final plat within this time period, including extension if any, shall invalidate preliminary plat approval, and require resubmission of preliminary plat. Additionally, if, in the opinion of the Staff Development Review Committee, substantial changes have been made to the approved preliminary plat, the revised plat shall be resubmitted as a new preliminary plat.

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stages with additional plats being filed with the planning commission at a later date(s), the filing of the initial plat will be accompanied by Future Tract Plan, a reasonably accurate plat in sketch form of the entire tract which will show the future street system and topography (quad sheets) for the entire tract. Once the required tract plan has been given approval by the planning commission, five (5) copies of the approved future tract plan must be provided for distribution to the various reviewing agencies and the inspections office.

- 4-1.4** **Completeness:** If any of the above required information is omitted or misrepresented on the plat, the Tift County Zoning Administrator may refuse to review the plat, and shall return the plat to the subdivider to be completed or revised.
- 4-1.5** **Approval by Individual Agencies:** No preliminary plat shall be approved by the planning commission unless it is approved by the Director of Roads and Public Works and the Commissioner of Health. Said agencies shall, with or without modification, approve or disapprove the preliminary plat to the extent that each has jurisdiction. If the plat is rejected, the respective reviewing agency shall provide the planning commission with a written statement specifying all aspects where the plat fails to comply.
- 4-1.6** **Staff Development Review Committee:** Upon receipt of the filing of the preliminary plat, the Zoning Administrator shall prepare those materials for presentation to the Staff Development Review Committee. The Staff Development Review Committee shall review the preliminary plan for technical compliance with the Tift County Land Subdivision Ordinance, Zoning Ordinance, Comprehensive Plan, and other county ordinances that might impact on the proposed land subdivision. The Staff Development Review Committee shall recommend in writing approval, conditional approval, postponement or disapproval within thirty (30) days of submission.
- 4-1.7** **Coordination:** It shall be the responsibility of the Zoning Administrator to insure that the respective reviews of the Director of Roads and Public Works and Staff Development Review Committee are brought together in timely fashion for proper presentation to the Planning Commission.

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intervals (quad sheets), mean sea level (M.S.L.). Prominent drainage features such as lakes, depressions, streams, etc. which could affect the design of the subdivision shall be shown. Engineering data showing the high water elevation and how it was established shall be submitted with the plat.

Wetlands: Wetlands shall be addressed per Section 98-32 (I) of the Tift County Code of Ordinances. Approximate location of wetlands boundaries shall be delineated on the Preliminary Plat.

All Preliminary Plats delineating wetlands shall have on the face of said Preliminary Plat the note “No fill or work shall be permitted within jurisdictional wetlands without a prior permit from the U.S. Army Corp of Engineers.”

All minimum lot areas per designated zoning classification requirements shall be calculated upland of any wetlands boundaries within or contiguous to the project. This provision shall not apply to the A-U zoning district.

- d. **Existing Features:** The plat shall show the locations and names of existing and platted property lines, streets (and its right-of-way), railroads (and its right-of-way), public and private rights-of-ways, sanitary sewer (and size), water mains (and size), bridges, culverts, storm drainage (and size), easements, lines, city limits, parks and other public open spaces, land lot and land district lines, and names adjoining property owners or subdivisions. Groups of trees and swamp areas shall also be indicated.
- e. **Location Map:** The plat shall include a small scale map of sufficient clarity so that the location of the proposed subdivision can be readily determined.
- f. **Water and Sewer:** A statement from the subdivider shall be submitted with the preliminary plat which will describe the method by which sanitary sewer and water facilities will be provided. If non-public sewer is proposed to serve a subdivision, then soils will be identified by an approved soils scientist and soils percolation test results and contour map shall accompany the preliminary plat at the time of submission. The contour map shall show location and identification of each soil class and site of each percolation test. Percolation tests shall be made in accordance with county health department requirements.
- g. **Future Tract Plan:** In cases where a subdivision is to be developed in

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for what purposes easements may be utilized for such as water, streets, power or phone maintenance. There will not be any restrictions on the use of easements. The letter of application shall contain the name and address of the developer(s) and his agent(s), the zoning of the property to be subdivided, whether or not the subdivision will be developed in phases, plans for potential annexation, and plans for serving the proposed subdivision with sewer and water facilities. The plat shall be prepared in accordance with this ordinance and with

applicable county specifications by a registered land surveyor, who is licensed under the laws of the State of Georgia. The preliminary plat shall be deemed filed with the planning commission when it is filed with the Tift County Zoning Administrator. At the time of filing, a certificate of filing shall be provided to the subdivider and shall include the time and date of filing. The Zoning Administrator, working in conjunction with the Director of Roads and Public Works, shall have authority to reject the preliminary plat if they find it does not comply with this ordinance. If rejected, the Zoning Administrator and Director of Roads and Public Works shall provide the subdivider with a written statement specifying all the respects in which the plat fails to comply. The subdivider may appeal to the Planning Commission from such rejection. Filing of the preliminary plat shall be accomplished at least twenty (20) days prior to the regular planning commission meeting at which it is to be considered. The preliminary plat shall include:

- a. **Title Block and North Arrow:** The plat will show the name of the proposed subdivision, its location, the name, address and registration number of the surveyor preparing the plat and the date of the plat. A north arrow shall be included with a notation referencing the bearings to magnetic north, astronomical north or grid north.
- b. **General Layout:** The plat shall show information as to the proposed street layout and widths, layout of lots with a notation as to the minimum size and width of lots and proposed open space if any. Any lands to be dedicated will be clearly identified. Plat scale shall be reasonable as to size of development, and must be large enough to determine all notations.

Scale, total acreage of the site and total number of lots created shall be indicated. Lot and block identification and building setback lines shall also be indicated.

- c. **Topography:** The plat shall show existing contour lines dashed and any proposed contour lines solid, both set of lines to be at minimum ten (10) foot

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Pre-application plans and data should include:

- A. Location sketch map, showing site in relation to the section of the county in which it is located.
- B. A simple sketch plan on a topographic survey (ten foot intervals, i.e. quad sheets) showing general lay-out of lots, streets, major drainage ways, and other features, including streams, creeks, wetlands or potential wetlands, in relation to existing conditions on the site and the surrounding street system.
- C. General subdivision information including data on proposed or existing covenants, wooded areas, available and proposed community facilities, and utilities, typical lot size, etc., land characteristics as defined.

The Staff Development Review Committee and other affected county agencies will review all data submitted and advise the subdivider/developer of significant items which should be considered prior to submittal of the Preliminary Plat or the Master Development Plan. Subdivisions may be officially reviewed and approved in as many as three (3) stages as follows:

4-1 Preliminary Plat.

4-1.1 Purpose: The purpose of the preliminary plat is to safeguard the subdivider from unnecessary loss of time and expense in preparation of a subdivision plat which does not conform with the specifications of the subdivision ordinance. The preliminary plat requires only approximate accuracy of scale and dimension. Public agencies having jurisdiction will review preliminary plats regarding matters within their jurisdiction. During the review process, the subdivider or his agent may be called up on for consultation.

4-1.2 Subdivisions Requiring No New Street, Water, or Sewer Facilities: All subdivisions which do not involve the platting, construction, or opening of new streets, water or sewer facilities may be accepted by the Tift County Zoning Administrator in the form of a Final Plat, provided that essential data required by the reviewing agencies to insure compliance with the intent of this ordinance is submitted.

4-1.3 Filing: Any person desiring to subdivide land shall file with the Tift County Zoning Administrator five (5) copies of the preliminary plat accompanied by a letter of application. The letter of application will describe the proposed subdivision at length and will also state

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lines in any street, which has not attained the status of a public street prior to the effective date of this ordinance, unless such street corresponds to the street location shown on an approved subdivision plat or the Major Thoroughfare Plan; provided that the County Commission may accept, lay out, open, and improve any street not so platted if it first submits such proposed action to the planning commission for its review and comment. Developers of subdivisions will be solely responsible for acquiring all rights-of-ways so that in the event Tift County needs to perform maintenance, rights-of-ways will be in place.

- 3-4 Issuance of Building Permits.** Tift County will not issue building permits for a parcel of land, lot, tract, or building site subject to this ordinance that has not been designated and recorded as required by this ordinance.
- 3-5 Zoning Ordinance Compliance.** No final plat of a subdivision shall be accepted for review which does not conform with the Tift County Zoning Ordinance. Proposed subdivisions must conform with the zoning district classification requirements applicable to the land for which it is proposed.
- 3-6 Official Interpretation.** The requirement(s) of this ordinance, as they may apply to a proposed land subdivision, shall be officially interpreted by the Staff Development Review Committee, which is officially represented by the County Administrator. In cases which the subdivider disagrees with the official interpretation of these regulations, the developer may appeal to the Tift County Commissioners pursuant to the guidelines established in Section 9-4.

ARTICLE IV

APPROVAL OF SUBDIVISIONS

Pre-application Procedure. The subdivider may visit with the Tift County Staff Development Review Committee and discuss the effect of the Major Thoroughfare Plan and other official plans on the subdivision, as well as general design standards, zoning, and related matters.

The subdivider may submit pre-application plans and data for review, advice, and assistance by the Staff Development Review Committee, county director of roads and public works, and the Tift County Health Department. Professional assistance at this early stage may save time and effort during later steps.

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- pp. Utility.** Any community service available to the public by means of an overhead or underground distribution or collection system such as electricity, telephone, water, gas, and sewage disposal.
- qq. Variance.** The relaxation of a dimensional requirement or design standard described within this ordinance as it applies to the development of a particular tract or parcel of land approved by the Greater Tift County Planning & Zoning Commission and the Tift County Commissioners on an individual basis.
- rr. Zoning Administrator.** The person or persons appointed by the Tift County Board of Commissioners to coordinate among various agencies involved in review and approval of subdivision plans and ensuring compliance of subdividers to administrative requirements of this ordinance.
- ss. Zoning Ordinance.** The zoning ordinance enacted by the Board of Commissioners of Tift County, Georgia as duly amended.

ARTICLE III

GENERAL

- 3-1 Platting Authority.** From and after the passage of this ordinance, the planning commission shall be the official platting authority, and no plat of a land subdivision shall be recorded in the office of the clerk of the Superior Court of Tift County unless it has the approval of the secretary of the planning commission inscribed thereon. The filing or recording of a plat of a subdivision without the approval of the appropriate reviewing agencies and/or authorities as required by this ordinance is declared to be a violation of this ordinance.
- 3-2 Use of Plat.** The transfer of, sale of, agreement to sell, or negotiation to sell land by reference to, exhibition of, or other use of a plat of a subdivision that has not been given final approval by the planning commission and recorded in the office of the clerk of the Superior Court of Tift County is prohibited, and the description by metes and bounds in such an instrument of transfer or other document shall not exempt the transaction from prescribed penalties.
- 3-3 Opening and Improving Public Streets.** The Board of Commissioners of Tift County shall not accept lay out, open, improve, grade, pave, or light any street, or lay any utility

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- jj. Subdivider’s Engineer/ Surveyor.** Any professional engineer or land surveyor as defined in Code Section 43-15-02 of the Official Code of Georgia Annotated, providing the services therein defined.

- kk. Subdivision.** The division of a lot, tract or parcel of land into four or more lots, tracts, parcels, or other divisions of land for the purpose, whether immediate or future, of sale or building development. The following shall not be considered subdivisions within the meaning of this ordinance.

 - A. Division in two or more lots where each lot has a minimum of three (3) acres and no streets are created.
 - B. Divisions of property upon court order, including but not limited to judgements or foreclosure.
 - C. Where the combination or recombination of portions of previously platted lots where the total number of lots, tracts, parcels, sites or plots of land is not increased and the resultant lots, tracts, parcels, sites, or plots of land are to equal to the standards of these regulations, the zoning ordinance, or other applicable regulations or ordinances as officially adopted by the Tift County Board of Commissioners.
 - D. Property owned by Federal, State, City or County (Publicly owned), shall be considered exempt subdivision.

- ll. Subdivision Plans.** Subdivision plans are interpreted to be all plans required for delineation of rights-of-way, easements, lots, preservation areas, etc., and all construction plans required for the development of all physical facilities pertaining thereto, thus meeting the intent of this Ordinance.

- mm. Tax Assessor.** The Tift County Board of Tax Assessors.

- nn. Tift County Health Department.** The Tift County Board of Health, the Tift County Health Department and/or the State of Georgia Department of Human Resources. the words “Tift County Health Department” and/or “Tift County Environmental Officer” are used in this ordinance to denote the fact that all matters pertaining to health regulations shall be directed to that official or his staff.

- oo. Tract.** A portion of land with definite and ascertainable limits or boundaries. (See definition of “Lot”.)

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way and is responsible for maintenance; a street or road is designated private when the right-of-way is owned by the developer, a homeowners association or other nongovernmental body and such owner is responsible for liability, improvement and maintenance.

Private streets or roads shall conform to all specifications included in this ordinance.

Unpaved private roads are permitted — however, such will not be constructed with intent of later transferring the deeds to the county for subsequent paving. All private roads will be noted on plats and deeds as such, including information that they will not be maintained by Tift County.

It is understood that the county will accept no substandard, unpaved roads.

1. **Major Arterial Street:** A street which is designated as such on the Major Thoroughfare plan and which is intended to provide swift and safe movement of traffic through the county.
 2. **Secondary Arterial Street:** A street which is designated as such on the Major Thoroughfare Plan and which is intended to provide easy and convenient traffic movement within the county.
 3. **Collector Street:** A street which is designated as such on the Major Thoroughfare Plan and which is intended to collect traffic from local streets and direct it safely to secondary or major streets.
 4. **Dead-end Street:** A street having only one end open for access to another street, and the other end being abruptly terminated with no turnaround.
 5. **Marginal Access Street:** A street generally parallel to and adjacent to an arterial street providing access to abutting properties and protection from through traffic.
 6. **Local Street:** A street used for local circulation in areas providing access to abutting property.
- ii. **Subdivider.** Any person, firm, corporation, association or partnership or any agent thereof who undertakes or proposes to undertake the subdivision of land so as to constitute a herein defined.

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- aa. **M.S.L.** Mean Sea Level.
- bb. **Planning Commission.** The Greater Tift County Planning and Zoning Commission.
- cc. **Plat.** A map, generally of a subdivision, showing the location, boundaries and ownership of individual properties.
 - 1. **Plat, Preliminary.** The first stage of plat or subdivision plan review, as described Section 4-1 of this ordinance.
 - 2. **Plat, Final.** The final stage of plat or subdivision plan review, as described in Section 4-3 of this ordinance.
- dd. **Private Right-of-way.** A portion of land being used or to be used as a street, road, thoroughfare, crosswalk, pipe way, drainage canal, and/or other similar uses and designated by means of right-of-way but not deeded to the governing authority.
- ee. **Public Water and Sewage Systems.** A system owned and operated by Tift County or one of its incorporated municipalities.
- ff. **Public Right-of-Way.** A portion of land being used or to be used as a public street, road, thoroughfare, crosswalk, pipe way, drainage canal, and/or other similar uses and designated by means of right-of-way deed to the governing authority.
- gg. **Staff Development Review Committee.** A committee of public employees with specific technical expertise who are officially responsible to the Tift County Commissioners for various public management functions. Under this ordinance, the staff development review committee shall assist the planning commission and county commission in the review of the numerous technical functions associated with the land subdivision process. This committee shall be chaired by the County Administrator and will include the Zoning Administrator, Director of Roads and Public Works or his designee, County Engineer, health official, utility department heads and other staff as determined by the County Administrator.
- hh. **Streets and/or Roads.** **GENERAL.** Streets and/or roads may be designated as public or private.

A street is considered public when the county, state or federal government owns the right-of-

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- s. **Exempt Subdivision:** Any subdivision that has approved zoning and has had a plat submitted for approval by the Tift County Engineer, the Greater Tift County Planning and Zoning Commission and the Tift County Commissioners prior to the adoption of this ordinance, shall be declared an **exempt subdivision**, and acted upon under the conditions of the ordinances that were in place at the time such plat was submitted. Property owned by Federal, State, City or County (Publicly owned), shall be considered **exempt subdivision**.
- t. **Hardship.** A situation arising as the result of extraneous or unique circumstances which deprives the developer of the reasonable use of his land if the strict applications of the various provisions of this ordinance are applied. (See Variance)
- u. **Improvement Plan.** The second stage of plat or subdivision plan review, as described in Section 4-2 of this ordinance.
- v. **Land Characteristics.** A soils inventory of the area proposed for development. The inventory will include a soils map and identification of soil types. This information may be obtained by request of the property owner from the local Natural Resources Conservation Service office.
- w. **Landscape Architect.** A design professional registered and currently licensed or otherwise authorized to practice landscape architecture in the State of Georgia, as defined in Code Section 43-23-1 of the Official Code of Georgia Annotated, providing the services therein defined.
- x. **Lot.** A portion or parcel of land separated from other portions or parcels by description. As on a subdivision plat or record of survey map or as described by metes and bounds and intended for transfer of ownership or for building development. For the purpose of this ordinance, the term does not include any portion of a dedicated right-of-way.
- y. **Lot, Corner.** A parcel of land at the junction of and fronting on two (2) or more streets.
- z. **Lot Width.** The distance measured straight between the side lot lines, measured at the intersection of the building line, which shall be paralleled to the street right-of-way line.

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by the planning commission and/or the County Board of Commissioners, which may consist of the Major Thoroughfare Plan, General Land Use Plan, Street and Road Classification Plan, and other maps, data, and descriptive matter for the physical

development of the county or any portions thereof, including any amendments, extensions, or additions thereto as adopted by the planning commission and/or the county commission.

- h. Consultant.** The licensed design or engineering professional or firm hired by the subdivider to oversee all aspects of the subdivision and design process.
- i. County.** Tift County, Georgia.
- j. County Commission.** The Board of Commissioners of Tift County, Georgia.
- k. County Engineer.** A public official appointed by the Board of Commissioners who has specialized training in engineering.
- l. Crosswalk.** A right-of-way within a block dedicated to public use for pedestrian use only and so designed as to provide access to adjacent streets or lots.
- m. Cul-de-sac.** A street having only one end open for access to another street, the other end being terminated by a turnaround as specified in this ordinance.
- n. Developer.** Same as Subdivider (See Section 2-1ff).
- o. Development.** The act or process of erecting buildings, structures, or of making improvements to property, or laying out and dividing land.
- p. Director/Secretary.** The Director of the Greater Tift County Planning and Zoning Commission.
- q. Director of Roads and Public Works.** The official to whom the responsibilities normally associated with this title have been delegated by the Tift County Commission.
- r. Easement.** A grant by the owner of land for the use of such land by others, including public usage, for a specific purpose or purposes.

Tift County Adopted Subdivision Ordinance
Adopted June 8, 1998
Amended June 12, 2000
Amended June 11, 2001
Amended May 12, 2003
Amended June 29, 2004

1-3 **Jurisdiction.** This ordinance shall govern the subdivision of land within the unincorporated area of Tift County, Georgia.

ARTICLE II

DEFINITIONS

2-1 **General.** When used in this ordinance 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 contest. The term “shall” is always mandatory. When not inconsistent with the context, words used in the singular number include the plural, and those used in the plural number include the singular. Words used in the present tense include the future. The Planning Commission’s interpretation shall be final as to the meaning of any definition, statement, requirement, symbol, and/or abbreviation used in connection with these regulations and/or their application.

- a.** **Abutting Property.** Any property that is immediately adjacent or contiguous to property proposed to be subdivided or that is located immediately across any road or public right-of-way.
- b.** **Alleys.** A public right-of-way, not intended to be a vehicular arterial or to provide the primary means of access to abutting property, but used for service access to the rear or side properties otherwise abutting a public street.
- c.** **Applicant.** Any person who submits subdivision plans to the county for the purpose of obtaining approval thereof.
- d.** **Architect.** A qualified person registered and currently licensed or otherwise authorized to practice architecture in the State of Georgia.
- e.** **Building Line.** A line beyond which no foundation wall or part of the structure of any building shall project, with the exception of roof overhang, walkways, and the subsurface projection of footings; provided, however, that such overhang does not exceed six (6) feet and does not encroach upon the adjacent property or right-of-way.
- f.** **Chairman.** The Chairman of the Tift County Board of Commissioners.
- g.** **Comprehensive Plan.** The Comprehensive Plan for Tift County, Georgia, approved

Tift County Adopted Subdivision Ordinance
Adopted June 8, 1998
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AN ORDINANCE REGULATING THE SUBDIVISION OF LAND IN TIFT COUNTY, GEORGIA; REQUIRING AND REGULATING THE PREPARATION AND PRESENTATION OF PRELIMINARY AND FINAL PLATS FOR SUCH PURPOSE; ESTABLISHING MINIMUM SUBDIVISION DESIGN STANDARDS; REQUIRING IMPROVEMENTS 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.

BE IT ORDAINED by the Board of Commissioners of Tift County:

ARTICLE I

SHORT TITLE, PURPOSE, AND JURISDICTION

- 1-1 Short Title.** This ordinance shall be known as the “**Land Subdivision Ordinance of Tift County, Georgia.**”
- 1-2 Purpose.** This ordinance is enacted pursuant to the authority contained in the Constitution of the State of Georgia, as amended for the following purposes:
- a. To encourage economically sound and stable land development.
 - b. To assure the provision of required streets, utilities, and other facilities and services to land developments.
 - c. To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land developments.
 - d. To assure the provision of needed public open spaces and building sites in land
 - i. developments through the dedication or reservation of land for recreational, educational and other public purposes.
 - e. To assure that land is developed in conformity with the Comprehensive Plan for Tift County.