

GRADY COUNTY
LAND DEVELOPMENT REGULATIONS



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Grady County, Georgia

LAND DEVELOPMENT REGULATIONS

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Grady County, Georgia
Land Development Regulations

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ARTICLE I GENERAL PROVISIONS

- 1-1 Short Title.** These Regulations shall be known and may be cited as the Land Development Regulations of Grady County, Georgia.
- 1-2 Authority.** These Regulations are adopted under authority of Article IX, Section 4 Paragraph 2, of the Constitution of the State of Georgia.
- 1-3 Jurisdiction.** These Regulations shall govern all division, subdivision or resubdivision of land within the unincorporated portions of Grady County.
- 1-4 Purpose and Intent.** The purpose of these Regulations shall be to promote public health, safety, morals and general welfare requiring the harmonious, orderly and progressive development of land within Grady County, Georgia. In the furtherance of this goal, these regulations are adopted for the following purposes:
- a. To protect the county's rural economic base by preserving prime forest and prime agricultural land.
 - b. To encourage the development of economically sound and stable communities.
 - c. To assure the provision of required roads, streets, utilities, and other facilities and services to new land development.
 - d. To assure the adequate provision of safe and convenient traffic access and circulation in new land developments.
 - e. To assure the provision of needed public open space and building sites and new land developments through the dedication and/or reservation of land for recreation, education and other public purposes.
 - f. To assure, in general, the wise development of new areas in harmony with the Grady County Comprehensive Land Use Plan.

ARTICLE II DEFINITIONS

- 2-1 Definitions.** For the purpose of these Regulations the following words, terms, phrases shall have the meaning given in this section. Words used in the present tense include the future; words used in the singular include the plural; words used in the plural include the singular. The word "shall" is always mandatory, while the word "may" is discretionary. The interpretation of the County Commission shall be final as to the meaning of any definition, statement, requirement, symbol, and/or abbreviation used in connection with these Regulations and/or application thereof.
- a. **Agent, Authorized.** A person in whom the owner of a property authorizes to develop or record his property.
 - b. **Agent Reviewing.** Individual or officer authorized in these regulations to review plats as stipulated in the review process.
 - c. **Building Setback Line (minimum).** A line beyond which no foundation, wall or part of the structure of any building shall project. With the exception of roof overhang, and the subsurface portion of footings, provided, however, that such overhang and footings do not encroach upon the adjacent property or right-of-way.
 - d. **County Administrator.** The official who is employed by the county for the purpose of directing county operations.
 - e. **Construction Standards.** The current edition of printed specifications and standard drawings governing construction within the County. (See Appendix)
 - f. **Community Water System.** A public water system, which serves at least 15 service connections, used by year-round residents or regularly serves at least 25 year-round residents.
 - g. **Comprehensive Land Use Plan.** The land use plan of Grady County developed in accordance with the Georgia Planning Act of 1989, which may include a thoroughfare plan, general land use plan, street and road classification plan and other maps, data and descriptive matter for the physical planned development of the County or any portion thereof, including any amendments, extensions or additions thereto.
 - h. **Easement.** A grant by the owner of land for the use of such land for a specific purpose or purposes. For a Court ordered easements see Article IX variance procedures.

- i. **Flood Hazard Area.** The channel and relatively flat area adjoining the channel of a natural stream, river, or body of water subject to flooding during major storm events. Specifically, such designation shall refer to 1) those areas within the County identified by the Federal Emergency Management Agency (FEMA) as being subject to flooding and delineated on the Flood Hazard Boundary Maps or Flood Insurance Rate maps, or 2) particular areas of the County which, based on actual observation of flooding or engineering studies, have been designated as local flood hazard areas by the Board of Commissioners.
- j. **Floodways.** The natural channel and the portion of the flood plain along the channel which must be retained solely for the passage of floodwaters to prevent an increase in flood heights upstream. Water travels at a high velocity in the floodway.
- k. **Land Disturbing Activity.** Any land change which may result in soil erosion from water or wind and the movements of sediments into State waters, or onto lands within the State, including, but not limited to, clearing, dredging, grading, excavating, transportation and filling of land.
- l. **Lot.** An undivided portion of land, which is designated as a distinct and separate tract, and identified by a tract number, or lot number on an approved plat, properly recorded which is or may in the future be offered for sale, conveyance, transfer, or improvement.
- m. **Lot, Flag.** A lot having very narrow frontage on a public road. Flag lots are not allowed in major subdivisions. The minimum road frontage requirement is thirty (30) feet on a flag lot.
- n. **Lot, Line.** A line of record bounding a lot that divided one lot from another lot or from a public or private street or any public space.
- o. **Lot Width.** The horizontal distance between the sidelines of a lot measured at right angles to its depth along a straight line parallel to the front lot line.
- p. **Original Parent Tract.** A unit of land, which the owner holds under single or unified ownership, or the owner holds a controlling interest on the effective date of this ordinance, where all land abutting said tract is separately owned by others not related to or associated by business partnerships with the owner.
- q. **Planning Commission.** Grady County Planning Commission appointed by the Grady County Board of Commissioners. The Grady County Planning Commission shall be appointed by the Grady County Board of Commissioners and shall have such specific powers and authorities as the Grady County Board of Commissioners shall declare by resolution and are contained within

the Code of Ordinances. The Board of Commissioners reserves the right to expand or diminish the duties, rights and responsibilities of the Planning Commission hereunder by resolution. The Grady County Board of Commissioners shall serve, as the Grady County Planning Commission under this Ordinance if the Planning Commission shall fail to act or for any reason shall become inactive.

- r. **Planned Unit Development (PUD).** A large single parcel of land planned to include open space and a variety of housing types, which would also permit other land uses, including multi-family structures, churches, schools and commercial activities.
- s. **Point of Beginning (P.O.B)** A real identifiable point on the subject boundary.
- t. **Point of Commencement (P.O.C.)** A real identifiable point not located on the subject boundary.
- u. **Remaining Acreage.** The residual un-platted land remaining after division of an original parent tract into lots. Said remaining acreage is not an approved lot and is not part of a newly created subdivision. Furthermore, remaining acreage must meet current Grady County Health Department standards, or be served by public or community sanitary sewer and water, before being developed.
- v. **Soil Erosion and Sedimentation Plan.** A plan for the control of soil and erosion and sediment resulting from a land disturbing activity mandated by the Georgia Erosion and Sedimentation Control Act.
- w. **Subdivider.** Any firm, person, corporation, association, or partnership, or any agency thereof, who undertakes, or proposes to undertake the subdivision of land, so as to constitute a subdivision, as herein defined.
- x. **Subdivision.** All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, or building development, and includes all division of land involving a new street or a change in existing streets, and includes re-subdivision.
- y. **Subdivision, Administrative.** The division of a tract of land, by a particular owner, into not more than four (4) lots, for which there are no roadway, drainage, or other required improvements; where each lot has frontage on a maintained public street; where there is adequate provision for potable water supply and waste water management for each lot; and where the resultant lots comply with the standards of these regulations.

- z. **Subdivision, Exempt.** Any division of land that is exempt from all or part of these regulations; refer to section (3)-(18) for details.
- aa. **Subdivision, Family.** A subdivision approved for an immediate member of a particular family. Immediate family is defined as grandparent, parent including stepparent, grandchild, brother, sister, spouse, and child including stepchild.
- bb. **Subdivision, Minor.** The division of a tract of land into more than four (4) lots (meets the Grady County Health Department's Rules and Regulations for on Site Sewage Management Systems Chapter 290-5-26) for which there are no roadway, drainage or other required improvements; where each lot has frontage on a maintained public street, where there is adequate provision for potable water supply and waste water management for each lot; and where the resultant lots comply with standards of these regulations.
- cc. **Subdivision, Major.** The division of a tract of land for which there are drainage or other improvements required; where roadway construction by the owner is necessary to provide frontage to each lot; where there is adequate provision for potable water supply and waste water management for each lot; and where the resultant lots comply with the standards of the regulation.
- dd. **Street** means a public right-of-way dedicated for vehicular traffic by the general public whether designated as a highway, street, road, avenue, lane, or circle.
 - 1. **Major Streets and Highways** are those, which are used primarily for fast or heavy traffic and include all Federal and State roads.
 - 2. **Collector or Feeder Streets** are those which carry traffic from minor or access street to the major system of arterial streets and highways and promise a traffic potential greater than that of minor streets.
 - 3. **Residential Streets** are those, which are used primarily for access to the abutting properties.
 - 4. **Cul-de-Sacs** are short minor streets with only one end open to vehicular traffic and being permanently terminated at the other end by a vehicle turnaround.
 - 5. **Marginal Access Streets** are minor streets which are generally parallel and adjacent to arterial streets and highways, and which provide access to abutting properties and protection from through traffic.

6. **Alleys or Service Drives** are minor ways, which are used primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.

ARTICLE III GENERAL REQUIREMENTS AND STANDARDS

- 3-1 Conformance to Standards.** All roads, streets, and/or alleys that are to be used by the general public shall be constructed in accordance with the standards fixed by these Regulations.
- 3-2 Plats Required.** After March 1, 1988, no person shall divide land within Grady County before filing a preliminary and/or final plat that meets the requirements of these regulations as well as those of the Georgia Plat Act (O.C.G.A. 15-6-67). The Grady County Planning Commission and/or Board of Commissioners must approve all plats, except administrative subdivision plats, and those recorded at the request of the owner as not an approved building lot.
- 3-3 Recording of Plats.** All subdivision final plats shall be recorded in the office of the Clerk of Superior court, by the Code Enforcement Official or an authorized agent thereof, within ten (10) working days of their approval.

No subdivision plat shall be submitted for recording to the Clerk of Superior Court unless it bears the appropriate stamps and signatures as required by the regulations.

- 3-4 Street, Easement Acceptance.** The acceptance, approval and certification of any public street or private drive shall be the exclusive authority of the Grady County Board of Commissioners. A plat shall not be approved for recording or development unless the public streets and private drives thereon were previously accepted, approved and certified by the County Board of Commissioners.
- 3-5 Public Street Access.** No building shall be erected on any lot within Grady County unless the street giving access thereto has been accepted as a public street or unless such street has obtained the status of a public street prior to March 1, 1988 excepting that a building may be erected on a lot having access to a private road if the said private road has been approved by the Board of Commissioners.

All lots which have ingress – egress from a public road must be located and have adequate separations to provide for safety and proper maintenance.

- 3-6 Lot, Flag.** Flag lots are not allowed in major subdivisions. They are allowed otherwise providing the required frontage on a public road is thirty (30) feet. The minimum width of a flag lot shall be one hundred and fifty (150) feet at the actual building setback line.

3-7 Lot Frontage/Access. The lot frontage/access requirement for each type of subdivision is listed below:

- a. administrative subdivisions require a minimum of thirty (30) foot frontage on a public street;
- b. minor subdivisions require a minimum thirty (30) foot frontage on a public street,
- c. major subdivisions require a minimum of one-hundred and fifty (150) foot frontage on a public street;
- d. family subdivisions require a minimum of thirty (30) foot frontage on an easement or public a street.
- e. exempt non approved building subdivisions require a minimum of thirty (30) foot frontage on an easement to a street.
- f. exempt building lots five (5) or more acres subdivisions require a minimum of thirty (30) foot frontage on a street.

3-8 Lot Elevation. The building shall have a minimum elevation of two (2) feet above the one hundred (100) year flood stage of streams in the particular area being developed based on acceptable engineering procedure and approved by the Code Enforcement Officer. Sufficient elevation for individual sewage disposal systems at/or at a higher elevation than the building elevation may be required by the Grady County Health Department.

3-9 Lot Size. All lots, not served by public or community sanitary sewer and water, must meet current Health Department Standards for minimum lot size of one (1) acre and other lot standard requirements. Except a subdivision with a septic tank and a D.N.R. permitted and bonded community water system may have lots sized at $\frac{3}{4}$ acre or more. This includes all subdivisions.

3-10 Lot Width. Per Health Department requirements PART VII section 7.03 Minimum widths of lots at the location of the absorption field shall be one-hundred feet (100 ft) for lots with D.N.R. approved community water and one-hundred fifty feet (150 ft) for lots not served by D.N.R. approved community water. For lot frontage / access see Article 3-7.

3-11 Corner Lots. Corner lots for residential use shall have extra width to permit an appropriate building setback of thirty-five (35) feet on both streets.

- 3-12 Double Frontage Lot.** A lot other than a corner lot which abuts two streets. Lots in a major, minor, private subdivision having residential frontage to the front and rear shall be prohibited except where it is essential to provide separation of residential development from railroad or major and secondary arterial rights-of-way.

Where a railroad or major arterial abuts or runs through any portion of the subdivision, the subdivision plan shall provide that each lot backing on said railroad or arterial right-of-way shall have an average minimum depth of one hundred seventy (170) feet with neither side yard line being less than one hundred twenty (120) feet which shall include a twenty (20) foot planted buffer strip separating the lots from the right-of-way.

- 3-13 Screening.** A planting screen easement buffer of appropriate size and location may be required by the Planning Commission to separate incompatible types of land use.
- 3-14 Setbacks.** The minimum building setback line shall be no closer than thirty-five (35) feet from an existing or proposed right-of-way. The minimum depth of building setback lines for commercial and/or industrial lots shall be sufficient to provide two (2) rows of off-street parking space. See Appendix for illustration.
- 3-15 Suitability of Land.** Land which is determined by the reviewing agents to be unsuitable for subdivision development due to flooding, improper drainage, topography, utility easement or other features shall not be subdivided unless adequate provisions are made for the development.
- 3-16 Building and Lot Sales:** No buildings on lots or sale of lots shall take place before final plat approval and the certified plat is recorded.
- 3-17 Re-subdivision.** Parcels of land which have been subdivided may not be re-divided into smaller than five (5) acre tracts within two (2) years unless such divisions comply with the Grady County Health Department's Regulations for subdivisions and Grady County's Land Use Regulations for minor or major subdivisions. A change in ownership does not exempt from this provision.
- 3-18 Exemptions.** Certain plats and subdivisions are exempt from all or part of these regulations as described below. It is the responsibility of the Board of Commissioners or its designee to review all plats to determine the exemption that applies in each case:

a. Any division of land not intended for building sites for residential, commercial, industrial or public uses is exempt from these regulations except frontage and access requirements are met as provided herein. If the plat is exempt for this reason, the following stamp will be applied:

EXEMPT PLAT NON APPROVED BUILDING LOTS	
<p>This plat is exempt from the Land Development Regulations of Grady County. The lots shown on this plat are NOT APPROVED AS BUILDING LOTS.</p>	
Date: _____	Owner: _____
_____	_____
Chairman, Grady County Board of Commissioners	Date

b. Any division of land of one (1) or more lots, where all lots resulting are five (5) acres or larger in area and street frontage and access requirements are met is exempt. Following review and approval by the Grady County Board of Health, the plat shall be submitted to the Board of Commissioners for review. If the plat is exempt, the following stamp will be applied:

EXEMPT PLAT BUILDING LOTS APPROVED ALL LOTS FIVE OR MORE ACRES	
<p>This plat is exempt from the Land Development Regulations of Grady County. The lots shown on this plat have been inspected by the Board of Health for on-site potable water supply and sewage disposal systems and are approved as building lots.</p>	
Date: _____	Owner: _____
_____	_____
Chairman, Grady County Board of Commissioners	Date

c. The division of property, for the purpose of conveyance by gift of the property from the owner to a member of the immediate family, is exempt from these regulations, with the exception of Article 3.7, d. Immediate family is defined as grandparent, parent including step-parent, grandchild, brother, sister, spouse, child including step-child. The plat shall be submitted to the Board of Commissioners for review. If the plat is exempt, the following stamp will be applied:

FAMILY SUBDIVISION NON APPROVED BUILDING LOT	
<p style="text-align: center;">This lot has not been approved as a building lot.</p>	
Date: _____	Owner: _____
_____ Chairman, Grady County Board of Commissioners	_____ Date

In order to convert a platted Family Subdivision lot to an approved building lot, a valid on-site sewage management system permit issued by the Grady County Board of Health must be provided to the Grady County Code Enforcement Director.

- 3-19 Subdivision, Driveway.** Superintendent of the Road Department **MUST** approve any and all pipe to be installed i.e. size, type and locations before pipe is installed on county right-of-way. Subdivision developers are to be responsible for all driveway installations in a Minor and Major Subdivision. Developer can not purchase pipe from county. County does not install pipe for the developer of a Minor and Major Subdivision. The property owner will be responsible for upkeep and repair of driveway henceforth.
- 3-20 Community Water System.** The county must receive a water source approval from D.N.R. The well must be bonded, in the amount as set by the board of commissioners or their designated agent, until a permit has been issued by D.N.R. (see definition of community water system)

ARTICLE IV
ADMINISTRATIVE SUBDIVISION
FILING AND PLATTING REQUIREMENTS, REVIEW PROCEDURES

- 4-1 Filing.** Where an administrative subdivision is proposed, the owner or his agent shall file with the Board of Commissioners or its designee an application for plat approval.
- 4-1A Monuments.** The owner shall provide and set a minimum of 5/8" rebar with a minimum of 18" long, and identifiable cap stamped with the land surveyors registration number. The top of each monument shall be set at each street corner and lot corner and at all points where the street lines intersect the exterior boundary of the subdivision, at points of curvature in each street and at every exterior corner or point of curvature of the exterior boundary, except where such corners lie within a stream meander, in which case reference monuments shall be placed on the bank of the stream. The top of the monument shall be marked in such a manner that will be properly and accurately identify the location. In situations where an 18" rebar can not be set, at the terminus point of a line, alternative monumentation may be placed using professional judgment.
- 4-2 Fees.** At the time of filing, the applicant shall pay a fee in accordance with Grady County requirements.
- 4-3 Application Requirements:** The application shall contain the following:
- a. The name, address, and phone number of the owner, or agent and a declaration of ownership.
 - b. A clean, reproducible original and five (5) copies.
- 4-4 Plat Requirements.** An administrative subdivision plat shall contain the following:
- a. Point of Commencement, point of beginning including all dimensions, angles, bearings, and similar data necessary for proper location.
 - b. Tract boundary lines; right-of-way lines of roads, streets, easements and other rights-of-way; and property lines with accurate dimensions, bearings or deflection angles, with curves noted by arc length, radii, chord bearing and distance of all curves..
 - c. Names of each street, road or other right-of-way.
 - d. Location, dimensions and purpose of any easements.

- e. Number to identify each lot.
- f. Minimum building set-back line of thirty-five (35) feet on all lots measured from the right-of-way. (See also flag lots Article 3-6).
- g. Location and description of all monuments.
- h. Names of owners with deed book and page number of adjoining land and reference to recorded subdivision plats of adjoining platted land by recorded names, date, and number.
- i. Certification by registered surveyor stating the accuracy of survey and plat.
- j. Numerical scale, graphic scale, north arrow, date, total acreage of original parcel and the acreage of each lot after subdivision, and remaining acreage.
- k. A vicinity map, shown either as an insert or on a separate sheet, at a scale of not less than one (1) inch equals one (1) mile showing the location of the proposed subdivision.
- l. A statement shall be entered directly on the plat noting any private covenant or deed restrictions.
- m. Declaration of land ownership. (See Article 6-7 item k.)
- n. Lot Frontage/Access a minimum of thirty (30) foot frontage on a public street.
- o. Lot size. (See Article 3-9)
- p. Lot width. (See Article 3-10)
- q. Monumentation. (See Article 4-1A)

4-5 Review and Approvals. The review and approval of administrative subdivisions shall be conducted as follows:

- a. Copies of the application, plats and private covenants shall be distributed to the Grady County Health Department, and the Grady County Code Enforcement Officer, and the County Road Superintendent or their designees for their review and recommendation.
- b. The reviewing agents designated herein shall complete a review within ten (10) work days from receipt of the application, covenants and plats and recommend approval or disapproval.

- c. If one (1) or more of the reviewing agents shall recommend disapproval, the plat and application shall be deemed disapproved and shall be returned with comments to the owner/agent.
- d. If one or more of the reviewing agents shall fail to complete review within ten (10) work days, the owner/agent may demand the return of his application, covenants and plats and may submit directly to the Grady County board of Commissioners for review and approval or disapproval.
- e. Upon the recommendation to approve by the Grady County Environmental Health Specialist, the County Code Enforcement Director and the County Road Superintendent or their designees, the plat shall be deemed approved and shall be signed by the Executive Secretary of the Planning Commission and the County Environmental Health Specialist. If disapproved, the application, covenants and plats shall be returned to the owner/agent with comments.

4-6 Certificate of Approval. Upon plat approval the Executive Secretary of the Planning Commission and the Environmental Health Specialist shall sign the following inscription inscribed on the plat by the applicant. The review and approval of administrative subdivisions shall be conducted as follows:

ADMINISTRATIVE SUBDIVISION PLAT	
<p>Pursuant to the Land Development Regulations of Grady County, Georgia, all requirements of approval having been fulfilled, this plat is approved by the Grady County Code Enforcement Director.</p>	
<p>Date: _____</p>	<p>_____</p> <p style="text-align: right;">Executive Secretary, Planning Commission</p>

4-7 Certificate of Approval, Grady County Health Department.

GRADY COUNTY HEALTH DEPARTMENT	
<p>Site inspected and approved for the installation of individual water supply and/or sewer management systems. Plot plans must be submitted and approved and appropriate permits obtained prior to any construction. Final approval will be give only if the Grady County Health Department's procedures and regulations are followed.</p>	
<p>Date: _____</p>	<p>_____</p> <p style="text-align: right;">Environmental Health Specialist</p>

ARTICLE V
MINOR SUBDIVISION
FILING AND PLATTING REQUIREMENTS, REVIEW PROCEDURES

- 5-1 General.** The owner or his authorized agent shall provide public improvements as required by these regulations and by applicable county specifications and requirements, however, nothing herein shall prohibit the County, at its option and in the best interest of the County, from participating in the provision of public improvements in accordance with applicable county policy and codes.
- 5-2 Pre-development review.** The property owner or agent shall schedule a pre-development review with the Code Enforcement Office to discuss the project and obtain advice on pertinent regulations.
- 5-3 Filing.** Where a minor subdivision is proposed, the owner or his agent shall file (15 working days prior to Planning Commission meeting) with the Code Enforcement Director or its designee the proposed plat and application for plat approval.
- 5-4 Monuments.** The owner shall provide and set a minimum of 5/8" rebar with a minimum of 18" long, and identifiable cap stamped with the land surveyors registration number. The top of each monument shall be set at each street corner and lot corner and at all points where the street lines intersect the exterior boundary of the subdivision, at points of curvature in each street and at every exterior corner or point of curvature of the exterior boundary, except where such corners lie within a stream meander, in which case reference monuments shall be placed on the bank of the stream. The top of the monument shall be marked in such a manner that will properly and accurately identify the location. In situations where an 18" rebar can not be set, at the terminus point of a line, alternative monumentation may be placed using professional judgment.
- 5-5 Fees.** At the time of filing, the applicant shall pay a fee in accordance with County requirements.
- 5-6 Application Requirements.** The application shall contain the following:
- a. The name, address, and phone number of the owner and a declaration of ownership.
 - b. The name of the subdivision or identifying title.
 - c. A certified copy of all private covenants or deed restrictions, if any, pertaining to land within the subdivision.

- d. A clean, reproducible original and nine (9) copies size 18" x 24".
- e. If the proposed water/sewage system for a subdivision requires the approval of the Georgia Department of Human Resources and /or the Georgia Department of Natural Resources, the approval shall be obtained **prior** to making application for approval of the final plat. The approval shall be in writing to the Planning Commission.

5-7 Plat Requirements. The lot split or informal subdivision plat shall contain the following:

- a. The name of the subdivision or identifying title and total acres.
- b. Point of Commencement, point of beginning including all dimensions, angles, bearings, and similar data necessary for proper location.
- c. Tract boundary lines, right-of-way lines of roads, streets, easements and other rights-of-way; and property lines with accurate dimensions, bearings or deflection angles, with curves noted by arc length, radii, chord bearing and distance of all curves.
- d. Names of each street, road or other right-of-way.
- e. Location, dimensions and purpose of any easements.
- f. Number to identify each lot. (Lots shall be numbered consecutively throughout the entire subdivision)
- g. Minimum building set-back line of thirty-five (35) feet on all lots measured from the right-of-way. (See also flag lots. Article 3-6).
- h. Location and description of all monuments.
- i. Names of owners with deed book and page number of adjoining land and reference to recorded subdivision plats of adjoining platted land by recorded names, date, and number.
- j. Certification by registered surveyor to accuracy of survey and plat.
- k. Numerical scale, graphic scale, north arrow, date, total acreage of original parcel and the acreage of each lot after subdivision and remaining acreage.
- l. A vicinity map, shown either as an insert or on a separate sheet, at a scale of not less than one (1) inch equals one (1) mile showing the location of the proposed subdivision.

- m. If required, a land disturbing permit and an approved Soil Erosion and Sedimentation plan as required by the Georgia Soil Erosion and Sedimentation Act must be submitted prior to plat approval.
- n. Identification of Flood Hazard Boundary areas, community ID number, panel number and zone designation.
- o. Topographic map, soil characteristic map, and erosion control map shall be superimposed on a separate plan with lot lines and lot numbers shown.

Topographic maps of all land subdivided, with scale and contour interval as required by the County Health Department. All elevations shall be based on sea level datum.

Soil characteristics map, including soil types and capabilities, frequency and evaluations of season high ground water tables, occurrence of rock, and other impervious strata where the subdivision is not to be served by a public or community sewerage system.

- p. A statement shall be entered on the plat either noting any private covenants or deed restrictions.
- q. Location of all water supplies on or off the subdivision which will bear upon the location of the on-site sewage management systems.
- r. Lot Frontage/Access a minimum of thirty (30) foot frontage on a public street.
- s. Lot size. (See Article 3-9)
- t. Lot width. (See Article 3-10)

5-8 Review and Approvals. The review and approval of minor subdivisions shall be conducted as follows:

- a. Copies of the plats (18" x 24") shall be distributed to the Grady County Health Department, the Grady County Road Superintendent, and the Grady County Code Enforcement Director or their designees for their review and recommendation. All plat requirements in section 5-7 shall be completed before an application for plat approval shall be received.
- b. With the recommendation to approve by the County Health Department, the County Road Superintendent, and the County Code Enforcement Director, the proposed plat shall be presented to the Planning Commission for its review.

- c. The Planning Commission shall approve or disapprove the proposed plat within thirty (30) days after the date of the scheduled regular Planning Commission meeting following submission of the plat. If after thirty (30) days the Planning Commission has failed to act, the minor subdivision plat shall be deemed approved and on demand the plat shall be signed by the Chairman of the Planning Commission, provided the owner or his agent may waive in writing this requirement and consent to an extension of such period. If the Planning Commission disapproves the plat, the reasons shall be stated in writing and the owner or his designated agent shall be so advised.

- 5-9 Planning Commission Certificate.** Upon approval the Chairman of the Planning Commission shall cause the following inscription to be affixed to the plat:

MINOR SUBDIVISION PLAT APPROVAL	
Pursuant to the Land Development Regulations Grady County, Georgia, all requirements of approval having been fulfilled, this plat was approved by the Grady County Planning Commission on _____.	
Date	
_____	_____
Chairman, Grady County Planning Commission	Date

- 5-10 Health Department Certificate.**

GRADY COUNTY HEALTH DEPARTMENT	
Based on soils and associated information provided by the developer and an on-site inspection, this proposed subdivision has been approved to its general suitability for the installation of water wells and/or sewage disposal systems, with any exceptions as noted. Final approval for installations can be given only if systems are built according to this Department's Regulations. This Preliminary and final plat was given approval by the Grady County Department of Public Health on this _____ day of _____, _____.	
_____	_____
Grady County Environmental Health Specialist	Date

ARTICLE VI
MAJOR SUBDIVISION
FILING AND PLATTING REQUIREMENTS, REVIEW PROCEDURES

6-1 Pre-development Review. Prior to the filing of an application for preliminary plat approval, the owner/agent shall consult with the Grady County Code Enforcement Office and other appropriate county departments for the purpose of facilitating the review process.

a. **Sketch Plan:** It is also recommended that a sketch plan of the proposed development be submitted by the owner/agent for review at this time. The sketch plan should contain the following data which may be obtained from base maps available at the County Administrator's Office, the County Tax Assessor's Office, the Southwest Georgia RDC or other agencies.

1. Approximate tract boundaries and total acreage;
2. Approximate location with respect to land lot lines;
3. Streets on and adjacent to the tract;
4. Proposed general street layout;
5. Significant topographic, physical and historic features;
6. Soil map.
7. Generalized existing vegetation; and
8. Proposed general lot layout and total number of lots.

b. **Sketch Plan Review:** As far as may be practicable on the basis of a sketch, the Planning Commission or designated staff will, without prejudice to the County, advise the owner/agent, within fifteen (15) working days of the extent to which the proposed subdivision conforms to the standards of these regulations and other applicable ordinances or statutes, and will advise what additional documents, possible plan modifications, etc., must be submitted and what review procedures must be undergone in order to obtain final plat approval.

6-2 Preliminary Plat Procedure. Any person desiring to subdivide land shall file with the office of the Grady County Code Enforcement Director appropriate copies of the preliminary plat which will be accompanied by a formal application for distribution to appropriate department/agencies. The plat shall be prepared in accordance with these Regulations and to county specifications by a registered

engineer, surveyor, and/or architect who are licensed under the laws of the State of Georgia.

- a. **Filing.** The preliminary plat shall be deemed filed with the Grady County Planning Commission when it is filed with the Grady County Code Enforcement Office. The preliminary plat shall be filed 15 working days prior to the next scheduled Planning Commission meeting.
- b. **Fees:** At the time of filling the application for preliminary plat approval, the applicant shall pay a fee in accordance with county requirements.
- c. **Application Requirements:** The application shall contain:
 1. A statement shall be entered directly on the plat noting any private covenant or deed restrictions.
 2. A copy of the agreement between the subdivider and any other political jurisdiction, if any, regarding the arrangements for providing the necessary water and sewer facilities.
 3. Nine (9) prints.
 4. Design and calculations for the storm water drainage system, including elevations and capacities of pipes and holding basins.
 5. If the proposed water/sewage system for a subdivision requires the approval of the Georgia Department of Human Resources and /or the Georgia Department of Natural Resources, the approval shall be obtained **prior** to making application for approval of the final plat. The approval shall be in writing to the Planning Commission.
- d. **Distribution and Review:** Copies of the preliminary plat shall be distributed by the Grady County Code Enforcement Office to the Health Department, the Road Superintendent, the Planning Commission, appropriate county department heads, and the Southwest Georgia RDC for review and recommendation to the Planning Commission. Prior to the Planning Commission meeting, the Code Enforcement Officer shall submit, in writing, copies of their recommendations to the Grady County Planning Commission. Recommendations from other agencies and departments may also be submitted.
- e. **Approval by the Planning Commission.** Approval or disapproval of the preliminary plat by the Planning Commission shall be accomplished within thirty (30) days after the date of the scheduled regular Planning Commission meeting following submission of the application. If, after the thirty (30) days,

the Planning Commission has failed to act, the preliminary plat shall be deemed approved and on demand, a copy shall be signed for transmission to the County Commission, provided, that the subdivider may waive in writing this requirement and consent to an extension of such period. If the Planning Commission disapproves the preliminary plat, the reasons shall be stated in the resolution and the subdivider shall be so advised.

- f. **Approval by the Board of Commissioners.** If the Planning Commission shall approve the preliminary plat, the preliminary plat shall be submitted to the Grady County Board of Commissioners for review. The Grady County Board of Commissioners shall act upon the preliminary plat within twenty (20) days after receipt of the preliminary plat, the reasons shall be stated in the resolution and the subdivider shall be so advised.
- g. **Soil Erosion and Sedimentation Plan Approval Required.** The applicant, for a major plat approval, is encouraged to meet with the Natural Resource Conservation Service (NRCS), Flint River District, with a rough draft or sketch plan of the proposed subdivision prior to submitting an application and preliminary plat. Although this step is not a requirement, it is helpful to aid these officials in advising the developer if a Soil and Sedimentation Control Plan is necessary. If a proposed new subdivision will have new roads, drainage improvements or entails a significant amount of land disturbing activity, the developer must submit an NRCS approved Soil and Erosion Control Plan prior to preliminary plat approval.

The Grady County Board of Commissioners, Code Enforcement Department administrates the requirements of the Georgia Soil Erosion and Sedimentation Act in Grady County. Developers requiring a permit and plan approval shall make application at the Grady Code Enforcement Department office. The Department of Natural Resources sends the plans to the Flint River SCS Office for review and then will approve or recommend modifications to the plan submitted. This process can take up to forty-five (45) days.

Four (4) copies of the approved Soil Erosion and Sedimentation Plan, as well as a Land Disturbing Permit application will need to be delivered to the Grady County Code Enforcement Office to be dispensed to the Health Department, Road Superintendent, Building Official, and Planning Commission for review.

No land disturbing activity, i.e., road building, land clearing, drainage installation, etc., shall be performed until after the preliminary plat has been approved. Approval of the preliminary plat is dependent upon having an approved Soil Erosion and Sedimentation Plan and Land Disturbing permit.

- 6-3 Preliminary Plat Requirements.** The preliminary plat may be a sketch of approximate accuracy and of a legible scale, made directly on a print of a boundary survey.

The plat will include the following information:

- a. Proposed subdivision name or identifying title and total acres.
- b. Name of owner of subdivision or his authorized agent, if any.
- c. The names of all owners of all adjacent land to the proposed subdivision.
- d. A vicinity map at a scale of not less than one (1) inch equals one (1) mile showing the location of the proposed subdivision.
- e. Street names, right-of-way and roadway width; similar data for alleys, if any.
- f. Location of utilities, and other types of easements.
- g. Lot lines, lot and block numbers (consecutively numbered), lot sizes, area in parks, etc.
- h. Minimum building set-back lines. (35' measured from the right-of-way).
- i. Numerical scale, graphic scale, north arrow, date.
- j. Vertical datum shall be stated on plat.
- k. Where there is major land disturbing activities, such as new roads, drainage improvements or other activities, a Soil Erosion and Sedimentation Plan is required by Georgia law. A Soil Erosion and Sedimentation Control Plan shall be reviewed and approved by Flint River SCS District. The approved land disturbing permit issued by the Grady County Code Enforcement Department must be presented prior to submittal of the preliminary plat to the Grady County Planning Commission for approval, with the preliminary plat.
- l. Location of all water supplies on or off the subdivision which will bear upon the location of the on-site sewage management systems.
- m. Topographic map, soil characteristic map, erosion control map shall be superimposed on a **separate plat** with lot lines and lot numbers.

Topographic maps of all land subdivided, with scale and contour interval as required by the Grady County Health Department. Vertical datum shall be stated on plat.

Soil characteristics, including soil types and capabilities, frequency and evaluations of seasonal high ground water tables, occurrence or rock and other impervious strata where the subdivision is not to be served by a public or community sewerage system. This should be superimposed on the plat.

These sections have been consolidated, all to be included on a separate plat.

- n. Lot Frontage/Access a minimum of one hundred and fifty (150) foot frontage on a public street.
- o. Lot size. (See Article 3-9)
- p. Lot width. (See Article 3-10), (Cul-de-sacs See Article 8-7)

6-4 Certificates of Preliminary Plat Approval. At such time as the Preliminary Plat may be approved by the Planning Commission, and subsequently, by the Board of County Commissioners, Certificates of Approval shall be inscribed on the plat to indicate such approval by these bodies.

- a. **Certificate by the Planning Commission.** Upon approval by the Planning Commission, or after the required thirty (30) days in which the Commission has failed to act on a request for approval, the Secretary of the Commission shall inscribe on the plat the following:

PLANNING COMMISSION PRELIMINARY PLAT APPROVAL

Pursuant to the Land Development Regulations of Grady County, Georgia, all the requirements for Approval having been fulfilled, this Preliminary Plat was given approval by the Grady County Planning Commission.

_____, 20____.

Chairman, Grady County Planning Commission

- b. **Certification by the Board of County Commissioners.** Upon approval by the Grady County Board of Commissioners, the Commission shall have inscribed upon the plat the following:

BOARD OF COMMISSIONERS PRELIMINARY PLAT APPROVAL

Upon review, this Preliminary Plat was given approval by the Grady County Board of Commissioners this _____ day of _____, 20_____. This approval does not constitute approval of a Final Plat.

Chairman, Grady County Board of Commissioners

Date

- c. **Certification of the Grady County Health Department.**

GRADY COUNTY HEALTH DEPARTMENT

Based on soils and associated information provided by the developer and an on-site inspection, this proposed subdivision has been approved to its general suitability for the installation of water wells and/or sewage disposal systems, with any exceptions as noted. Final approval for installations can be given only if systems are built according to this Department's Regulations. This Preliminary and final plat was given approval by the Grady County Department of Public Health on this _____ day of _____, _____.

Grady County Environmental Health Specialist

Date

- 6-5 **Construction of the Subdivision.** Construction of the subdivision may commence only after approval of the preliminary plat by the Grady County Board of Commissioners. Prior to any changes from approved preliminary plat, approval from appropriate department must be received. The developer shall arrange periodic inspections of the project by the appropriate county departments during the course of construction.
- 6-6 **Final Plat Procedure.** The Final Plat shall substantially conform to the approved preliminary plat and any deviations from the approved preliminary plat must be approved by the County. If desired by the owner/agent, the final plat may constitute only that portion (phasing) of the preliminary plat he proposes to record and develop at that time. Final plats, for all phases of the preliminary plat, must be officially recorded in the Office of the Clerk of Superior Court within three (3) years of the date of final approval of the preliminary plat; if not their approval automatically expires. Should the Planning Commission determine there have

been significant changes to the subdivision ordinance since the approval of the expired preliminary plat, the (expired) preliminary plat(s) may be required to go through the subdivision process again. **However, no construction shall begin on any individual lot until after approval of the final plat by the Grady County Board of Commissioners.**

- a. **Filing:** Following approval of the Preliminary Plat and the completion of all required improvements, the developer shall file with the Grady County Code Enforcement Office an application for final plat approval.
- b. **Fees:** At the time of filing the application for final plat approval, the applicant shall pay a fee in accordance with county requirements. Fee schedule for subdivisions involving new streets may be more than for subdivisions on existing roads.
- c. **Application Requirements:** The application shall contain:
 1. A letter of application containing the name and address of a person to who notice may be sent.
 2. A complete list of deviations, if any, from that which appeared on the approved preliminary plat.
 3. A statement shall be entered directly on the plat noting any private covenant or deed restrictions.
 4. A copy of the agreement between the subdivider and any other political jurisdiction, if any, regarding the arrangements for providing the necessary water and sewer facilities.
 5. Evidence of the posting of a surety bond, as required in Section 6-9.
 6. The original reproducible on plastic or transparent media and fifteen (15) prints of the final plat size 18" x 24".
 7. Design and calculations for the storm water drainage system, including elevations and capacities of pipes and holding basins.
 8. A plan showing the locations of all water, sewer, gas and electrical system improvements, including locations of service connections.
 9. If the proposed water/sewage system for a subdivision requires the approval of the Georgia Department of Human Resources and/or the Georgia Department of Natural Resources, the approval shall be obtained

prior to making application for approval of the final plat. The approval shall be in writing to the Planning Commission.

10. All as-built plans indicating permanent soil erosion and sedimentation control measures, storm drainage facilities, and public utilities. A copy of this plan shall be provided to the office of the Board of County Commissioners.

d. **Distribution and Review:** Copies of the final plat shall be distributed by the Grady County Code Enforcement Office, (15 days prior to Planning Commission meeting) to the Health Department, County Road Superintendent, the Planning Commission, appropriate county department heads, and the Southwest Georgia RDC for review and recommendation to the Planning Commission. Prior to the Planning Commission meeting, the Code Enforcement Officer shall submit, in writing, copies of their recommendations to the Grady County Planning Commission. Recommendations from other agencies and departments may also be submitted.

e. **Approval by the Planning Commission.** Approval or disapproval of the final plat by the Planning Commission shall be accomplished within thirty (30) days after the date of the scheduled regular Planning Commission meeting following submission of the application. If, after the thirty (30) days, the Planning Commission has failed to act, the final plat shall be deemed approved and on demand, a copy shall be signed for transmission to the Grady County Board of Commissioners, provided, that the owner/agent may waive in writing this requirement and consent to an extension of such period. If the Planning Commission disapproves the final plat, the reasons shall be stated in the resolution and the subdivider shall be so advised.

f. **Approval by the Board of County Commissioners:** If the Planning Commission shall approve the final plat, the final plat shall be submitted to the Grady County Board of Commissioners and shall act upon the final plat within twenty (20) days after receipt of the final plat. If the Grady County Board of Commissioners shall disapprove the final plat, the reasons shall be stated in the motion and the owner/agent shall be so advised.

6-7 Final Plat Requirements. The final plat shall conform to the preliminary plat and requirements therefore, as set forth in these Regulations and shall be drawn in permanent ink on one (1) or more sheets of transparent media or reproducible plastic measuring eighteen (18) inches by twenty four (24) inches.

The final plat shall show the following:

a. Point of Commencement, point of beginning including all dimensions, angles, bearings and similar data necessary for proper location..

- b. Tract boundary lines, right-of-way lines of streets, easements and other right-of-way and property lines of residential lots and other sites with accurate dimensions, bearings or deflection angles, with curves noted by arc length, radii, chord bearing and distance of all curves..
- c. Names and right-of-way of each street or other right-of-way.
- d. Location, dimensions and purpose of any easements.
- e. Number to identify each lot. (Lots shall be consecutively numbered throughout the entire subdivision)
- f. Purpose for which sites, other than residential lots, are dedicated or reserved.
- g. Minimum building set-back line of thirty-five (35) feet on all lots measured from the right-of-way.
- h. Location and description of monuments.
- i. Names of owners with deed book and page number of adjoining land and reference to recorded subdivision plats of adjoining platted land by recorded names, date and number.
- j. Certification by registered surveyor to accuracy of survey and plat.
- k. Declaration of land ownership.

OWNER DECLARATION

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, drains, easements and other public facilities and appurtenances thereon shown for the purposes therein expressed.

Dated this _____ day of _____, 20____.

By: _____, Owner

- l. Title, numerical scale, graphic scale, north arrow, date, total project acreage, total acreage of original parcel and the acreage of each lot after subdivision and remaining acreage.

- m. A vicinity map, shown either as an insert or on a separate sheet, at a scale of not less than one (1) inch equals one (1) mile showing the location of the subdivision.
- n. A statement shall be entered on the plat noting any private covenants or deed restrictions.
- o. A copy of the deeds for dedications of public areas to the governing body.
- p. Lot Frontage/Access a minimum of one hundred and fifty (150) foot frontage on a public street.
- q. Lot size. (See Article 3-9)
- r. Lot width. (See Article 3-10)

6-8 Certificates of Final Plat Approval. At such time as the Final Plat may be approved by the Planning Commission, and subsequently, by the Board of County Commissioners, Certificates of Approval shall be inscribed on the plat to indicate such approval by these bodies.

- a. **Certificate by the Planning Commission:** Upon approval by the Planning Commission, or after the required thirty (30) days in which the Commission has failed to act on a request for approval, the Secretary of the Commission shall inscribe on the plat the following:

PLANNING COMMISSION FINAL PLAT APPROVAL	
<p>Pursuant to the Land Development Regulations of Grady County, Georgia, all the requirements of approval having been fulfilled, this final plat was given final approval by: The Grady County Planning Commission on the _____ day of _____ 20____.</p>	
<p>_____</p> <p>Date</p>	<p>_____</p> <p>Chairman-Planning Commission</p>

- b. **Certification of the Final Plat by the Board of County Commissioners:**
Upon approval by the Grady County Board of Commissioners, the Commission shall cause to be inscribed on the plat the following:

BOARD OF COMMISSIONERS - FINAL PLAT APPROVAL	
All requirements for approval having been fulfilled and approved and approval having been made by the Grady County Board of Commissioners, the final plat was given final approval by the Grady County Board of Commissioners and all public roadways and easements shown hereon are hereby accepted this _____ day of _____ 20 ____.	
_____ Chairman, Board of Commissioners	_____ Date

- c. **Certificate of Final Plat Approval by the Grady Health Department**

GRADY COUNTY HEALTH DEPARTMENT	
Based on soils and associated information provided by the developer and an on-site inspection, this proposed subdivision has been approved to its general suitability for the installation of water wells and/or sewage disposal systems, with any exceptions as noted built according to this Department's Regulations. This preliminary and final plat was given approval by the Grady County Department of Public Health on this _____ day of _____, 20 ____.	
_____ Grady County Environmental Health Specialist	_____ Date

- 6-9 **Bonds and Requirements.** Post a bond, certified check, letter of irrevocable credit, or Certificate of Deposit with the Finance Director. Said bond or certified check shall provide for and secure to the County a guarantee that the actual construction and installation requirements of the County have been met. The bond shall be with a surety company licensed to do business in Georgia and acceptable to the County. It shall contain a provision indemnifying the County for the maintenance of installations and improvements required by the Regulations in the subdivision for one (1) year following the date of final approval by the Grady County Board of Commissioners. The County Administrator, Roads and Bridges Supervisor shall determine the amount of the bond which shall be adequate to cover any failures of the improvements and drainage systems. The bond shall be released after an inspection by the County Administrator indicates that all paving, drainage and other improvements have proven satisfactory and have withstood the one (1) year test period.

ARTICLE VII
MAJOR SUBDIVISION PUBLIC IMPROVEMENTS

- 7-1 **General.** The owner or his authorized agent shall provide public improvements as required by these regulations and by applicable county specifications and requirements, however, nothing herein shall prohibit the County, at its option and in the best interest of the County, from participating in the provision of public improvements in accordance with applicable county policy and codes.
- 7-2 **Streets.** The owner shall provide paved streets and improved right-of-way in accordance with these regulations.
- 7-3 **Street Name Signs.** The owner shall install street name signs specified by the County prior to the final plat approval.
- 7-4 **Traffic Control Signs.** All traffic control signs shall be installed by the County and the cost thereof paid by the owner prior to final acceptance of streets.
- 7-5 **Monuments.** The owner shall provide and set a minimum of 5/8" rebar with a minimum of 18" long, and identifiable cap stamped with the land surveyors registration number. The top of each monument shall be set at each street corner and lot corner and at all points where the street lines intersect the exterior boundary of the subdivision, at points of curvature in each street and at every exterior corner or point of curvature of the exterior boundary, except where such corners lie within a stream meander, in which case reference monuments shall be placed on the bank of the stream. The top of the monument shall be marked in such a manner that will be properly and accurately identify the location. In situations where an 18" rebar cannot be set, at the terminus point of a line, alternative monumentation may be placed using professional judgment.
- 7-6 **Storm Drainage.** An adequate drainage system, including necessary ditches, curbs, gutters, pipes, culverts, street drains, drip inlets, bridges, and other improvements shall be provided for the conducting of all surface water through the subdivision.

Drains and cross drains shall be provided to accommodate all natural water courses, as well as water flowing from the site and shall extend beyond the roadway shoulders sufficiently to protect the embankment slopes.

Pipe sizes and slopes shall be determined by acceptable engineering calculations and shall provide for not less than a ten (10) year return frequency storm. In no case shall cross drains be less than eighteen (18) inches in diameter and side drains less than fifteen (15) inches in diameter.

- 7-7 Installation of Utilities and Drainage.** After grading is completed and approved and before any base is applied, all of the underground work - electric distribution system, water mains, gas mains, sewer mains, and all service connections shall be installed completely and approved throughout the length of the road and across the flat section.

ARTICLE VIII ROAD CONSTRUCTION AND DESIGN STANDARDS

- 8-1 Roads/Streets.** The street and road system of any proposed subdivision shall give due consideration to the public road system of Grady County. Standard Plan shall conform to the current D.O.T. standard for the road construction. (See Appendix) The Grady County Road Superintendent prior the final plat approval shall approve all road construction.
- 8-2 Access.** Every lot of every subdivision shall have adequate access to a **public street** which is or shall be maintained by the County or State of Georgia. Where the subdivision does not immediately adjoin a public road, the owner/agent shall provide access from the subdivision to a public road. Private roads may be permitted only upon the terms and conditions set forth within these subdivisions regulations (Ord. 10-2-90).
- 8-3 Alignment and Continuation.** Roads within a subdivision shall be so arranged as to provide for the alignment and continuation of or projection of existing public streets, where feasible (Illustration 2 Appendix).
- 8-4 Dead-End Roads.** Permanent dead-end streets and alleys shall be prohibited. Subdivisions that are developed in phases and show streets to be completed at a later date must provide for a temporary unpaved turn-around at the end of a paved street having a roadway diameter of at least fifty (50) feet (Illustration 4 Appendix).
- 8-5 Intersections.** The center lines of no more than two (2) streets shall intersect at any one point. No street nor its center line tangent shall intersect another street at less than sixty (60) degrees and shall as nearly as possible intersect at ninety (90) degrees (Illustration 5 Appendix).
- 8-6 Curb-Radius.** The curb radius at street intersections shall be no less than twenty (20) feet except on major arterial streets where Georgia Highway standards shall prevail.
- 8-7 Cul-de-Sacs.** Cul-de-sacs shall not be greater in length than two-thousand five-hundred (2,500) feet and shall be provided at the closed end with a turn around (Illustration 3 Appendix). No more than four (4) building lots on a cul-de-sac. The set-back line must meet lot width requirements.
- 8-8 Street Jogs.** Street jogs at intersections shall be not less than one hundred and twenty-five (125) feet between center line offsets (Illustration 6 Appendix).
- 8-9 Street Names.** The Grady County Board of Commissioners shall maintain an up-to-date listing of all county roads, and streets. The owner/agent will refer to this

listing when including the proposed name or number of all streets on the subdivision plat. A name once used, shall not be repeated elsewhere within the County, even with a different suffix, i.e., Grady Street - Grady Circle - Grady Way. The names of all new streets within the subdivision shall be subject to the approval of the Planning Commission and County Commission.

- 8-10 Street Right-of-Way and Pavement Width.** Street rights-of-way shall be measured between lot lines and shall be prescribed in this section. In obtaining minimum right-of-way, the owner/agent may dedicate easements for utility construction, such that easements when added to the right-of-way equal minimum requirements shown below:

Street Classification	Minimum Right-of-Way (In Feet)	Minimum Pavement Width
Major	80	24
Collector (without curb & gutter	70	22
Collector (with curb & gutter)	60	22
Residential (without curb & gutter)	60	20
Residential (with curb & gutter)	50	20
Cul-de-sac	50 Radia	20

- 8-11 Additional Right-of-Way.** If a proposed subdivision lies adjacent to the right-of-way of an existing street of which street is less than the County's minimum right-of-way width, a minimum of one-half (1/2) the required extra width shall be dedicated by the subdivider.
- 8-12 Service Access.** Paved service access lanes shall be provided in areas designed or intended for commercial and industrial development.
- 8-13 Easements.** Utility easements for both underground and overhead services shall be a minimum width of fifteen (15) feet. Wherever public utility easements are planned adjacent to the subdivision tract boundary or phase, they should be platted within said subdivision or phase thereof. Easements, when located next to a roadway, shall be ten (10) feet in width.
- 8-14 Drainage.** Drainage easements shall be required by the County.
- 8-15 Drainage Structure and Pipe.** All drainage structures or pipe shall be of standard strength and design and of sufficient size. Eighteen (18) inch or smaller side drain pipe shall have a fill or cover not less than twelve (12) inches thick. Side drains larger than eighteen (18) inches in diameter shall have a fill or cover of not less than eighteen (18) inches. All cross drains must be eighteen (18) inches or larger and have a fill or cover of twelve-eighteen (12-18) inches. All side drains

must be fifteen (15) inches or larger and have a fill or cover of twelve-eighteen (12-18) inches.

- 8-16 Side Ditches.** Side ditches shall have the minimum depth and slopes shown on the "Standard Plan" (See Appendix).
- 8-17 Outfall Ditches.** Outfall ditches, where required, shall be approved by the County Road Superintendent.
- 8-18 Bases of Roads.** Bases of roads or streets shall be formed of suitable material containing no mulch, vegetable matter or other deleterious material and must be approved by the County Road Superintendent before the surface is paved.
- 8-19 Road, Crown, Slope Width and Ditch Depth.** The width of the road, crown, slopes and the depth of ditches shall meet the minimum requirements shown in the "Standard Plan" which are incorporated herein and copies of which are available from the County Road Superintendent.
- 8-20 Roads or Streets, Paving Required.** All roads or streets within a new subdivision must be paved.
- 8-21 Pavement Standards.** Pavement shall conform to standard practice indicated in the D.O.T. requirements "Standard Plan" and shall consist of material approved by the County Road Superintendent.
- 8-22 Base Material Inspection.** Inspection of the base material by the County Road Superintendent will be required before priming operation or depositing of paving material.
- 8-23 Grassing Required for Front Slopes and Shoulders.** The front slopes and shoulders of all roads or streets shall be planted with live sod, seeded, sprigs or turfs of Bermuda grass. The planted area shall contain a seventy-five (75) percent stand of live grass before final acceptance.
- 8-24 Width of Grassed Shoulder.** The width of grassed portion of each shoulder shall not be less than four (4) feet from margin of ditch-top front slope.
- 8-25 Wire Crossings.** Wire crossings at all bridges and culverts shall conform to the minimum measurements and pole locations as required by the County.
- 8-26 Pole Lines.** Pole lines parallel to the right-of-way road shall be located at the rear of the back slope.

- 8-27 Blocks, Non-Residential.** Blocks for other than residential use shall be of such length and width as may be suitable for their prospective use, including adequate provision for off-street parking and maneuvering space.
- 8-28 Residential.** The length of residential blocks shall not exceed two-thousand five-hundred (2,500) feet measured from interior street right-of-way lines nor less than three hundred (300) feet.

ARTICLE IX VARIANCE PROCEDURES

- 9-1 Authorization.** The Board of Commissioners may grant a variance of the development standards of this Regulation, except frontage and minimum lot area requirements, when it is in harmony with the general purpose and intent of this Regulation. A variance may only be granted in the specific instances hereinafter set forth; upon findings of fact based upon the standards hereinafter prescribed demonstrating that there are practical difficulties or particular hardships obstructing compliance with the strict letter of these regulations; and that the granting of a variance will not merely serve as a convenience to the applicant, but is necessary to alleviate some demonstrated hardship or difficulty which is unique to the property in question and not created by the applicant.
- 9-2 Applications and Submission Requirements.** Application for variances shall be filed with the Board of Commissioners upon forms provided by the Board of Commissioners, together with payment of a fee as established by the Board to cover the advertising and processing costs. A court ordered easement is exempt from the fees. The application shall contain sufficient information to allow the Board of Commissioners to make an informed decision, and shall include, at a minimum, the following:
- a. Name and address of the applicant;
 - b. The characteristics of the subject property which prevent compliance with the requirements of this Regulation;
 - c. The particular hardship which would result if the specified requirements of this Regulation were applied to the subject property;
 - d. A preliminary plat depicting the variance requested and any pertinent information necessary for the Board of Commissioners to render a decision.
- 9-3 Procedures for Consideration of a Variance.**
- a. An application for a Variance shall be filed with the Board of Commissioners at least thirty (30) days in advance of a regularly scheduled Public Hearing of the Board of Commissioners.
 - b. The Board of Commissioners shall cause to be published, at least fifteen (15), but not more than forty-five (45) days, prior to the date of the Public Hearing, within a newspaper of general circulation within the territorial boundaries of the County, a Public Notice of the Public Hearings and a Public Notice Sign on the subject property.

- c. The decision rendered by the Board of Commissioners regarding the proposed variance shall be deemed to be the final action on the application and said final action shall be completed prior to application for preliminary plat approval.

9-4 Standards for Variances. The Board of Commissioners shall not grant a variance as authorized herein unless it shall, in each case, make specific findings of fact directly based upon the particular evidence presented to it in the application and public hearing that support all of the following conclusions:

- a. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same area and is not created by an action or actions of the property owners or the applicant;
- b. The granting of the variance shall not adversely affect the rights of adjacent property owners or residents;
- c. The strict application of the provisions of this Regulation, from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in this application;
- d. The variance desired will not adversely affect the public health, safety, order, convenience or general welfare of the community.
- e. Granting the variance desired will not violate the general spirit and intent of this Regulation.

9-5 Recording of Variances. A record of every variance granted shall be kept by the Grady County Code Enforcement Office for reference. The property owner's name, address and property location as well as the individual circumstances and reasons for granting each variance shall be recorded in the variance log.

9-6 Reapplication Time Requirement. If an application for a Variance is denied by the Board of Commissioners, no application or reapplication for the same variance may be considered on the same property by the Board of Commissioners until the expiration of at least six (6) months immediately following the denial action of the application by the Board of Commissioners has occurred.

9-7 Appellate Procedure. If a variance application is denied by the Grady County Board of Commissioners, the Board of Commissioners shall send the applicant by registered/certified mail a written decision on final action including the appellate procedure. Any person or persons, who may have a substantial interest in any decision of the Board of Commissioners, may appeal said final decision to the Superior Court of Grady County, Georgia. Such appeal shall be filed with the Clerk of said court by filing a notice of appeal in writing setting forth plainly,

fully and distinctly herein such decision is contrary to law. Such notice of appeal shall be filed within thirty (30) days after the decision of the Board of Commissioners is rendered. A copy of the notice of appeal shall be served on the Grady County Clerk of the Grady County Superior Court shall give immediate notice thereof to the Grady County clerk and within thirty (30) days from the time of such notice, shall file with said Clerk of Superior Court, a duly certified copy of the minutes of the proceedings of the Board of Commissioners Public Hearing and the decision reached by the Board of Commissioners (Amended August 6, 1991).

ARTICLE X AMENDMENTS

- 10-1 Amendments.** These Land Development Regulations may be amended to increase the effectiveness of the regulations. Amendments shall be initiated by either the Grady County Board of Commissioners or the Grady County Planning Commission, but the Planning Commission shall review all proposed amendments and shall forward written comments to the Board of Commissioners on a timely basis. The official public hearing will be set and held by the Board of Commissioners and public notice will be given no less than fifteen (15) days nor more than forty-five (45) days prior to the official hearing date. Public hearing notices will be published within a newspaper of general circulation within Grady County. The public notice will state the time, place and purposes of the hearing.

ARTICLE XI VALIDITY

- 11-1 Validity.** Should any section or provisions of these Regulations be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of this Resolution as a whole or any part thereof other than the part so decided to be unconstitutional or invalid.

ARTICLE XII VIOLATIONS

- 12-1 Violations.** In case of any violation or attempted violation of these regulations, the Board of Commissioners, in addition to other remedies, may institute any appropriate action to prevent such violations, or attempted violations.
- 12-2 Separate Offense.** Each and every day's violation of any provision of these regulations shall constitute a separate offense.

ARTICLE XIII
REPEALS

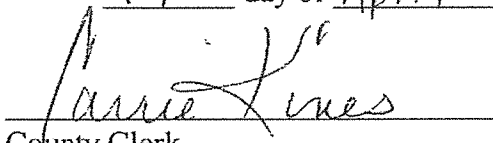
13-1 Repeals. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

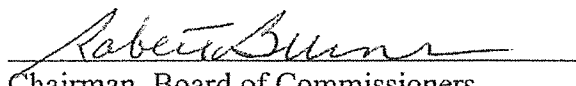
**ARTICLE XIV
EFFECTIVE DATE**

- 14-1 Effective Date.** These Regulations shall take effect and be in force from and after March 1, 1988. Subsequent amendments shall take effect and be in force from and after adoption unless otherwise stated in the resolution.

Therefore be it Resolved, that the Grady County Commission, does hereby ordain, resolve, and enact the foregoing Land Development Regulations for Grady County pursuant to the provisions of the Georgia Constitution.

Adopted the 22 day of March, 1988, and revised the
14th day of April, 2009.


County Clerk


Chairman, Board of Commissioners,
Grady County, Georgia

APPENDICES

Illustration 1.

TANGENTS BETWEEN REVERSE CURVES

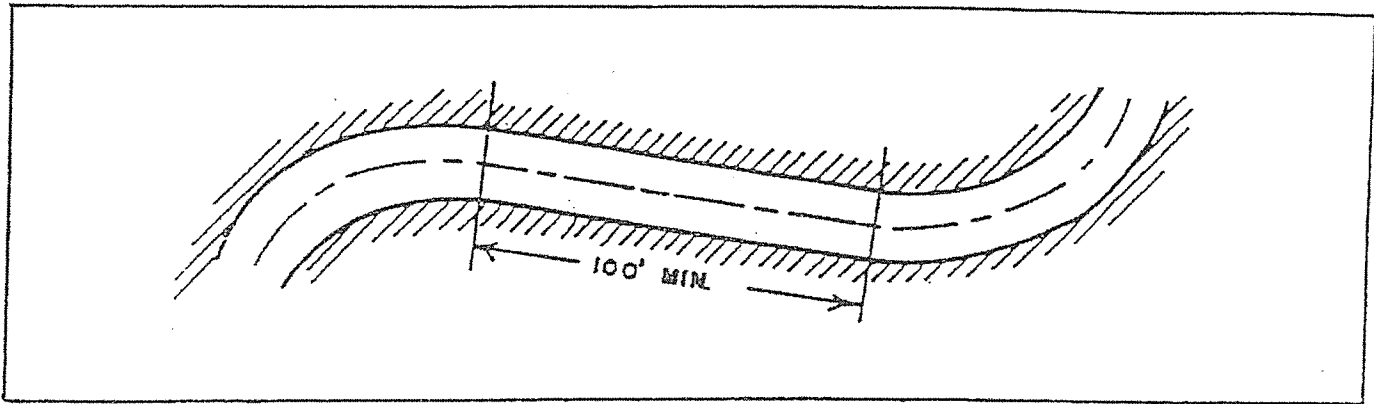
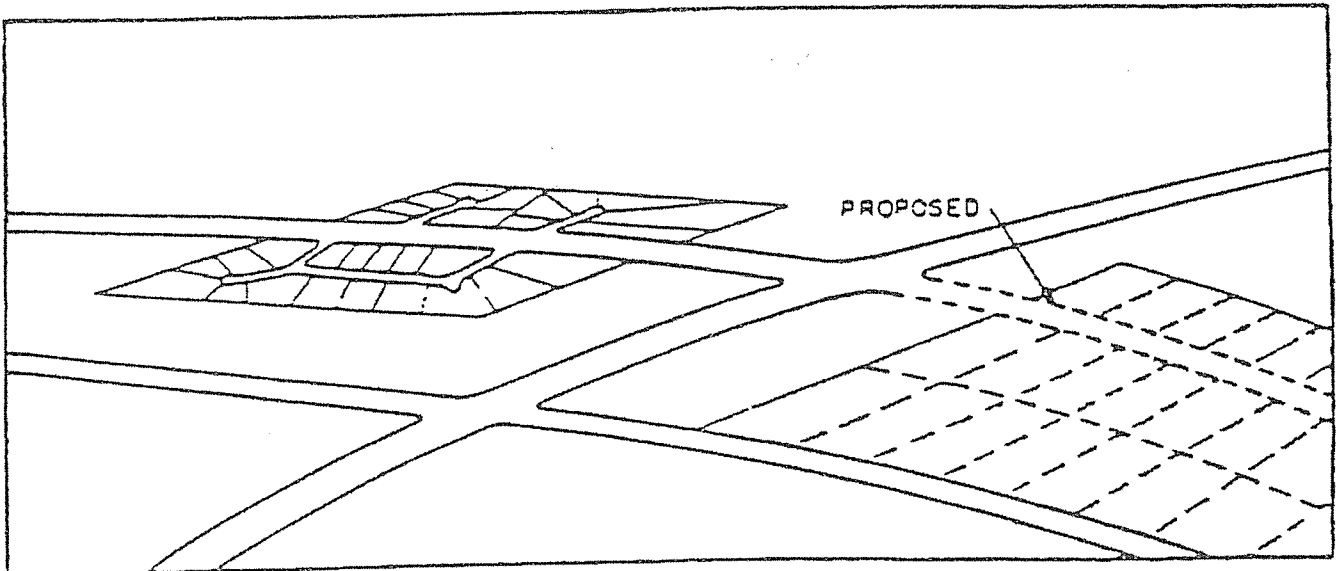


Illustration 2. Continuation of Existing Streets



"CUL-DE-SAC" WITH TURN-AROUNDS

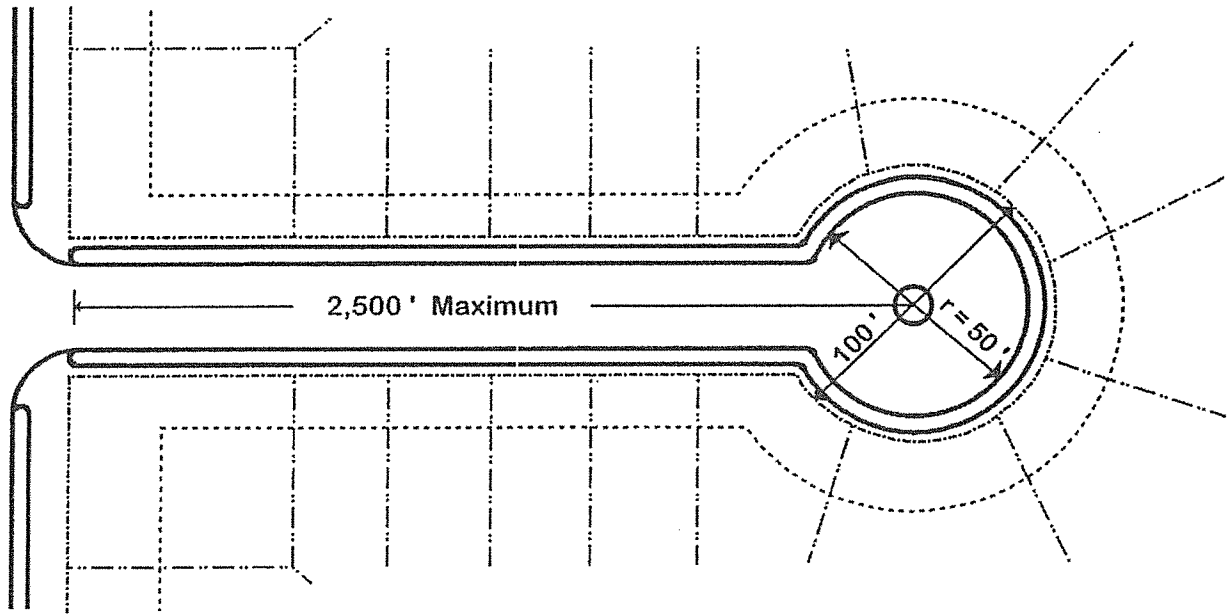


ILLUSTRATION 3. CUL-DE-SAC

ACCESS TO ADJACENT PROPERTIES

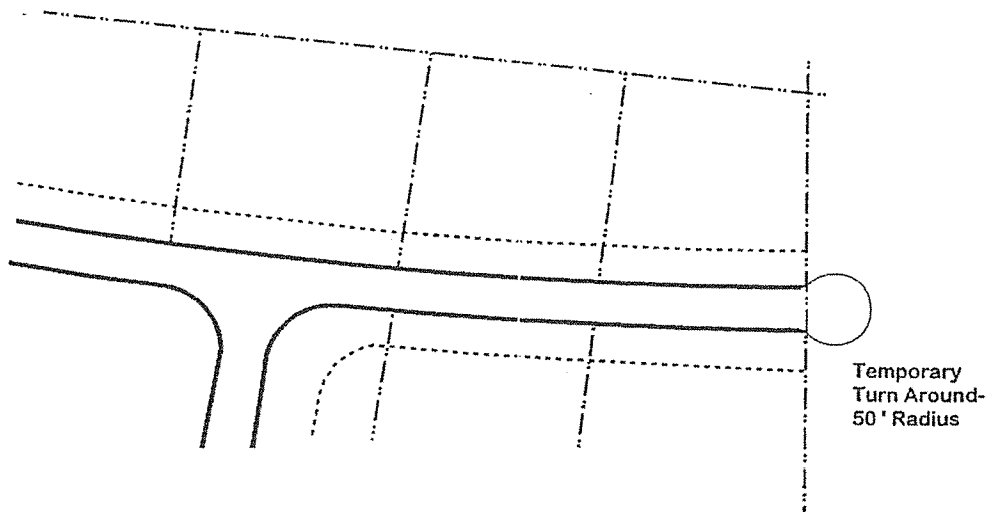
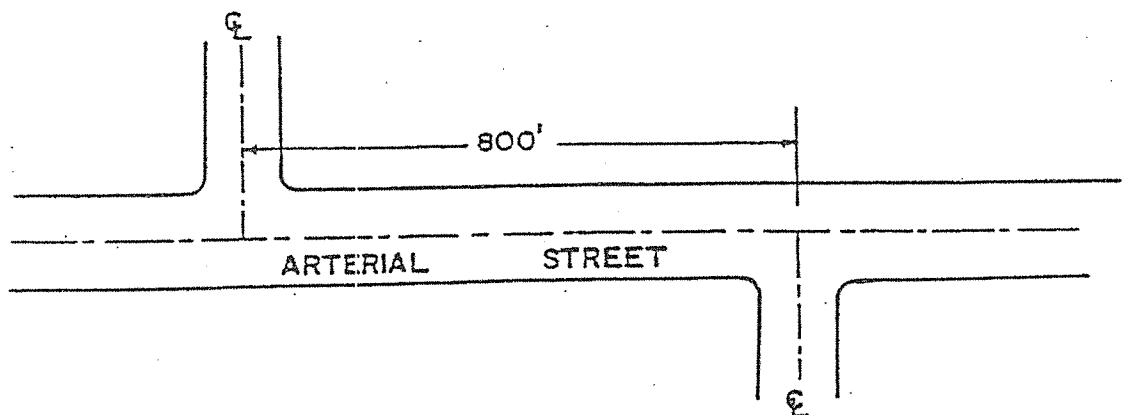
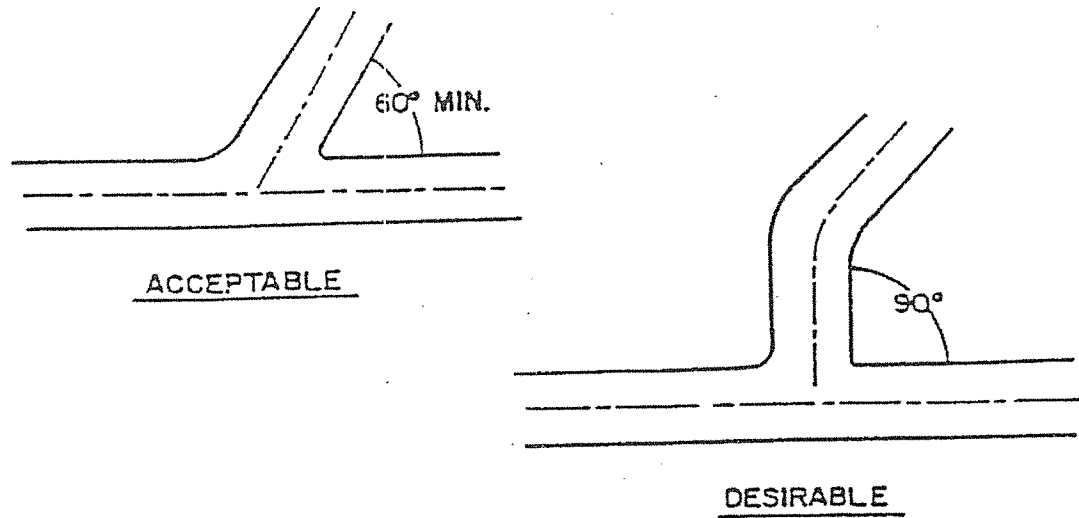


ILLUSTRATION 4. TEMPORARY DEAD-END-STREET

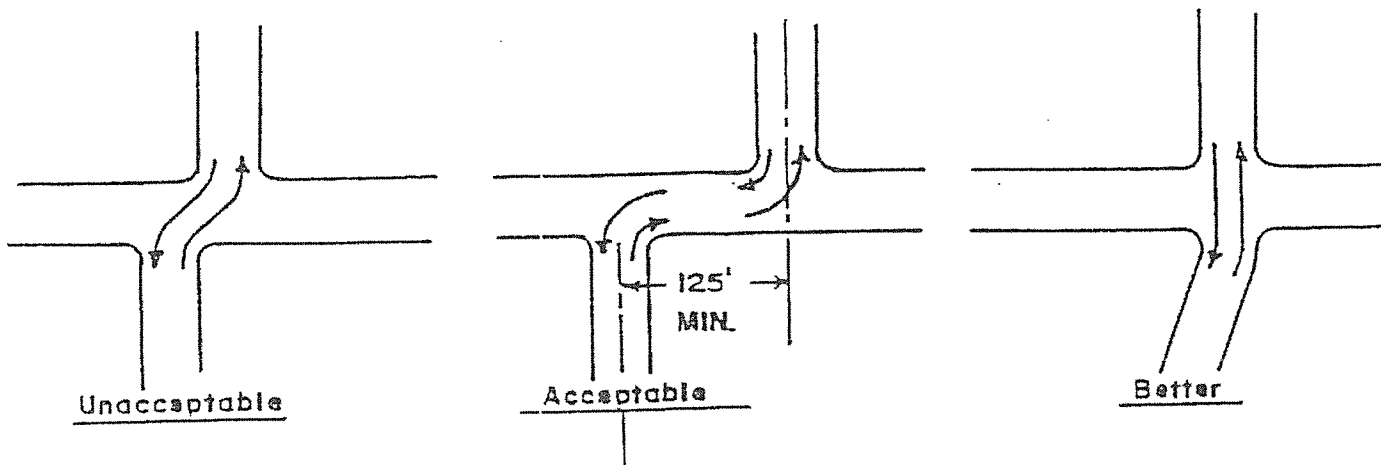
STREET INTERSECTIONS

Illustration 5. Intersections



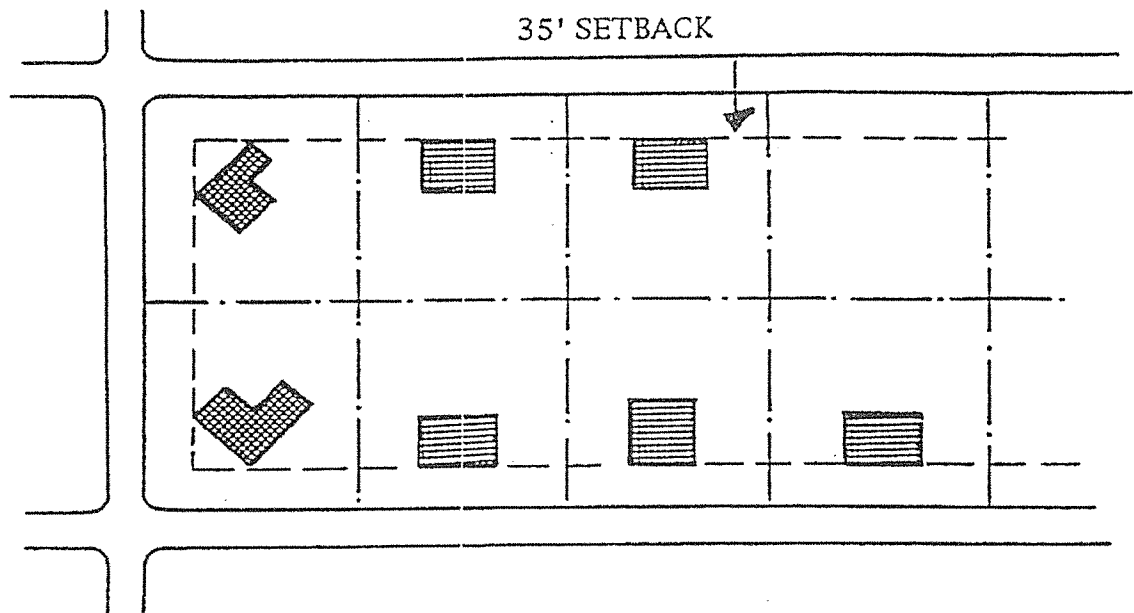
STREET JOGS

Illustration 6. Jogs



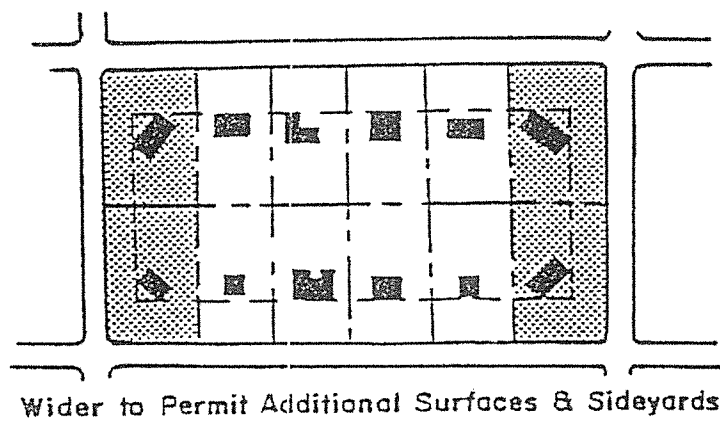
BUILDING LINES

Illustration 7. Building Set-back Lines

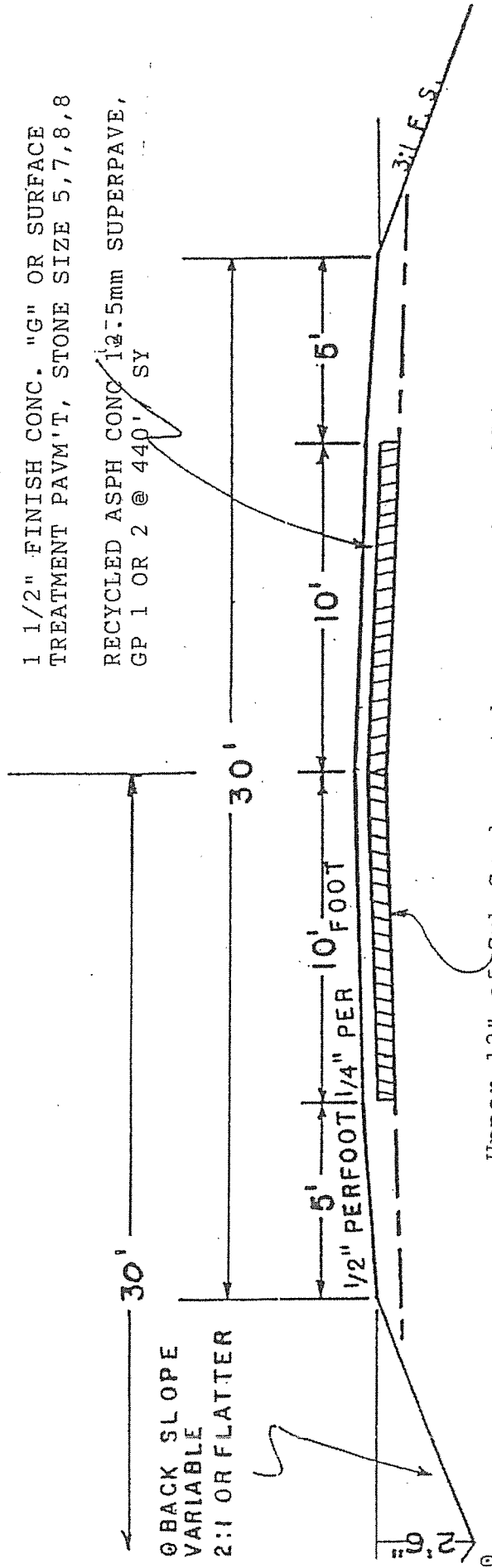


CORNER LOTS

Illustration 8. Corner Lots



TYPICAL ROAD SECTION



Upper 12" of Sub Grade must be compacted to 95%

Sand Clay Base can not exceed 25% clay in soil mix

Soil cement (6"), sand clay, lime rock base (8") must meet D.O.T. specifications

NOTE MINIMUM SIZE CROSS DRAIN- PIPE 18"

WILL NEED TO MEET WITH THE GRADY COUNTY ROAD SUPERINTENDENT AS TO WHICH METHOD WILL
BE BEST FOR YOUR ROAD.

ALL ROAD MATERIALS USED MUST MEET GEORGIA D.O.T. SPECIFICATIONS.

RULE III

ADDENDUM TO "ON-SITE SEWAGE MANAGEMENT SYSTEMS" AND SUBDIVISIONS -
RULES AND REGULATIONS, DHR CHAPTER 290-5-26, AND ON-SITE WATER SUPPLIES
RULES AND REGULATIONS

GRADY COUNTY BOARD OF HEALTH

ADOPTED DECEMBER 14, 2006

SIGNED *Bellie Williams*
Chairman, Grady County Board of Health

FOREWORD

It is well established that safe drinking water and efficient sewage disposal are essential to healthy community living. The public health sciences have demonstrated that water-borne diseases remain a continuing threat to the health of any human community, especially to those which are growing rapidly.

Experience has shown that individual wells and septic tank systems may endanger the public health and rarely provide permanent solutions to problems in sanitation. Because of this it is the responsibility of the Board of Health to establish minimum standards regulating on site water supplies and sewage disposal systems. Rule III, therefore, is designed explicitly to protect the health of the people of our communities and to promote sound environmental sanitation. Additionally, this rule includes factors of lot size and density of wells and septic tank systems as they relate to land development.

The Board believes that all population densities which approach that of the urban areas should be served by community or public water and sewage systems.

The addition of requirements for the issuance of operating permits and the maintenance of advanced treatment systems used for on-site sewage management systems is authorized in the current Department of Human Resources (DHR) Manual for On-site Sewage Management Systems. Credible research has shown that such systems must be properly maintained in order to prevent failure, which would create a public health hazard. Significant areas of land in the state of Georgia are comprised of soils poorly suited for conventional on-site sewage management systems. The Rules of DHR Chapter 290-5-26 allow the use of certain alternative systems designed for use on such soils. Therefore, development of areas considered unsuitable for conventional systems may be possible, while continuing to protect the public's health, safety and welfare. The Official Code of Georgia Annotated (OCGA) Title 31-3-5(b)(6) provides authority to the Grady County Board of Health for these additions.

In promulgating Rule III, it is the intent of the Grady County Board of Health that enforcement will be fair and reasonable and carried out in consonance with state laws, and in cooperation with other responsible state and local agencies.

Grady County Board of Health

Belle Williams
Chairman

ADDENDUM TO "ON-SITE SEWAGE MANAGEMENT SYSTEMS"
AND SUBDIVISIONS- RULES AND REGULATIONS DHR CHAPTER 290-5-26 AND
ON-SITE WATER SUPPLIES RULES AND REGULATIONS
GRADY COUNTY BOARD OF HEALTH

PART I. TITLE:

These regulations shall be known and referred to as "Rules and Regulations pertaining to "On-Site Sewage Management Systems", and Subdivisions and On Site Water Supplies for Grady County, Georgia including all incorporated and unincorporated areas."

PART II. LEGAL AUTHORITY:

- 2.01 It is incumbent on the Grady County Board of Health to enforce the provisions of the rules and regulations of the Department of Human Resources, Division of Public Health, Chapter 290-5-26 On-Site Sewage Management Systems, and the Official Code of Georgia Annotated (O.C.G.A.) Chapter 31, and to establish certain other requirements as are necessary for the orderly development of Grady County.
- 2.02 The Grady County Board of Health, pursuant to the provisions of the O.C.G.A. Chapter 31, does hereby adopt and promulgate the following rules and regulations relating to On-Site Sewage Management Systems, Subdivisions, and Water Supplies.
- 2.03 The provision of these rules and regulations are in addition to the provisions of DHR Chapter 290-5-26, On-Site Sewage Management Systems.

PART III. PURPOSE:

To establish minimum standards and requirements for on-site water supplies, on-site sewage management systems, and subdivisions: governing the design, construction and installation and inspection of such systems, and ordering issuance of permits.

PART IV. DEFINITIONS:

The following definitions shall apply in the interpretation and enforcement of this rule:

- 4.01 "ADVANCED TREATMENT SYSTEM" shall mean a system approved by DHR as meeting Class I effluent requirements as established by the most current ANSI/NSF Standard 40 testing requirements.

- 4.02 "ANNULUS" is the same as "annular space" and means any artificially-created void existing between a well casing or liner pipe and a borehole well.
- 4.03 "APPROVAL OR APPROVED" means acceptable or accepted by the Health Authority in accordance with applicable specifications stated herein or with additional criteria accepted by the Health Authority.
- 4.04 "AQUIFER" means one or more, or parts of one or more, geologic formations capable of yielding water to a well.
- 4.05 "BACK SIPHONAGE" means siphonage of water or other liquids from external sources into the water supply during times of pressure differential, whether due to improper connections or failure of devices in the system.
- 4.06 "BORED WELL" means any well excavated by an earth auger in which the casing extends from the ground surface into the aquifer.
- 4.07 "CERTIFIED WELL CONTRACTOR" means any person who:
1. Engages in the construction, repair or alteration of individual on-site drinking water supply systems, either private or semi-public;
 2. Is licensed as a well contractor in accordance with the Water Well Standards Act of 1985, O.C.G.A. Section 12-5-120 *et seq*; and its successors.
- 4.08 "COMMERCIAL DEVELOPMENT" means any land development other than residential development. It includes multiple family, retail, wholesale, commercial, office, industrial, church, and other such development.
- 4.09 "COMMUNITY WATER SUPPLY" means any public water supply which serves at least fifteen (15) service connections used by year-round residents or which regularly serves at least twenty-five (25) year-round residents.
- 4.10 "CONSTRUCTION PERMIT" shall mean a permit to begin construction and installation of an on-site sewage management system as defined in Chapter 290-5-26-.03(2).
- 4.11 "COUNTY BOARD OF HEALTH" means the County Board of Health established by Georgia Health Code (O.C.G.A. 31-3-1) or its designee or authorized representatives.
- 4.12 "CROSS CONNECTION" means any configuration whereby a potable water supply is connected with any water supply system, sewer, drain, conduit, pool, storage reservoir, plumbing fixture or other device which contains (or may contain) contaminated water, sewage or other unsafe waste or liquid which may be capable of contaminating the potable water supply.
- 4.13 "DEPARTMENT" or "DHR" means the Georgia Department of Human Resources or its successor agency.
- 4.14 "DNR" means the Georgia Department of Natural Resources or its successor agency.
- 4.15 "DRILLED WELL" means any well, whether excavated by rotary or percussion hydraulic drilling, having a casing that extends from the ground surface to an aquifer where adequate water capacity is obtained.

- 4.16 "FLOOD PLAIN" means a generally flat plain or depression susceptible to being flooded from any source, including small and intermittent water courses and coastal areas subject to intermittent tidal action.
- 4.17 "GROUND WATER" means water whose normal level is below ground level.
- 4.18 "HEALTH AUTHORITY" means the local county health board or its representative.
- 4.19 "LENGTH" means the longer dimension of a lot.
- 4.20 "MANUAL" is the current manual as provided by DHR-Public Health, Environmental Health Section regarding "On-Site Sewage Management Systems" as described in Chapter 290-5-26.
- 4.21 "MAINTENANCE CONTRACTOR" shall mean an individual or company meeting all requirements of DHR and registered with the Grady County Board of Health to service and perform maintenance on advanced treatment systems.
- 4.22 "NON-COMMUNITY WATER SUPPLY" means any public water supply which regularly serves at least fifteen (15) service connections or an average of twenty-five (25) individuals for at least sixty (60) days out of the year.
- 4.23 "OPERATING PERMIT" shall mean a permit to operate an advanced treatment system used in conjunction with an on-site sewage management system that is renewed on an annual basis.
- 4.24 "PERMIT" means written approval from the health authority.
- 4.25 "PERSON" means any individual, partnership, corporation, or association and may be extended and be applied to bodies, politic and corporate.
- 4.26 "POTABLE WATER SUPPLY" means any water supply that is satisfactory for drinking, culinary and domestic purposes.
- 4.27 "PREMISES" means any place or building(s) where people live, work or congregate.
- 4.28 "PRIVATE WATER SUPPLY" means any water supply consisting of a single well and serving no more than two (2) single residences on one lot.
- 4.29 "RESIDENCE" means any building or structure intended for housing of a single family.
- 4.30 "SANITARY SEWER" means a pipe or system of pipes, manholes, etc., constructed for the purpose of conveying sewage.
- 4.31 "SEMI-PUBLIC WATER SUPPLY" means any water supply other than a private water supply which serves less than fifteen (15) service connections or twenty-five (25) people on a daily basis at any time during the year.
- 4.32 "SEWAGE" means and includes human excreta, all water carried wastes, and liquid household waste from residences or commercial and industrial establishments including: sanitary human waste or excrement from water closets, lavatories, urinals, bath tubs, and showers, and liquid wastes from kitchens or laundries, or other water using appliances, equipment, or processes.

- 4.33 "SPECIAL EVENT" means any activity attracting more than fifty (50) persons that is sponsored, organized, promoted, managed or financed by any person, group, partnership, organization, corporation, business or governmental entity where individuals congregate to participate in or observe an activity in outdoor or portable enclosed or semi-enclosed structures for more than two (2) consecutive hours.
- 4.34 "SURFACE WATER" means water whose normal level is above ground level.
- 4.35 "WATER SUPPLY" means the source from which the water is obtained and all structures, machinery, conduits and other appurtenances by means of which the water is collected, treated, stored, protected, or delivered to the customer/consumer for drinking, culinary and other domestic purposes and any well not regulated by applicable State or Federal agencies.
- 4.36 "WELL" means an excavation or opening into the ground by which groundwater is sought or obtained.
- 4.37 "WIDTH" means shorter dimension of a lot.

PART V. ON-SITE WATER SUPPLIES - General Provisions:

- 5.01 Owners of private homes and semi-public water supplies and all rented or leased premises shall furnish at least one (1) convenient outlet with the capacity to supply an adequate quantity of potable water for drinking and domestic purposes. The number, type and location of the water system appurtenances shall be commensurate with occupancy and use levels and shall meet applicable codes. Special event sponsors must provide an adequate number of potable water supplies as set forth by the local plumbing code.
- 5.02 No person may construct or install a semi-public water supply or a private water supply unless he or she is a licensed well contractor in accordance with the Water Well Standard Act of 1985, O.C.G.A. Sections 12-5-120 *et seq* or its successors.
- 5.03 Licensed contractors are subject to the requirements of the Water Well Standards Act of 1985, O.C.G.A. Sections 12-5-120 *et seq* or its successors and this Rules Chapter. Violations of this Chapter shall be considered in view of the requirements of the Act, and contractors shall be held liable for any violations of either or both if applicable.
- 5.04 A coliform test performed by an approved lab or the Health Department shall be required upon completion of construction and following disinfection of the water supply systems used for human consumption. The sample results must be satisfactory before final construction can be approved. Disinfection and sampling must be continued until satisfactory results are obtained.
- 5.05 Upon request by the property owner, the Health Authority will sample the supply to determine bacteriological quality, provided well construction meets all regulatory requirements. Sampling of unapproved or non-complying wells shall be at the Health Authority's discretion. A sample is considered satisfactory and meeting the minimum bacteriological quality limits of this regulation if one (1) or less coliform bacterium per one hundred (100) milliliter of sample is present.

- 5.06 No person shall allow a public, private, or semi-public water supply to be connected directly or indirectly with any other water supply, sewer, drain, conduit, pool, storage reservoir, plumbing fixture, or other device which contains or may contain contaminated water, liquid, gasses, sewage, or other waste of unknown or unsafe quality capable of contaminating the water system. No backflow, configuration bypass arrangement, jumper connections, removable section, swivel or changeover device, or other temporary, permanent or potential connection through which (or because of which) backflow siphonage could occur will be allowed.
- 5.07 No outlet from a water supply shall be installed or maintained so that back siphonage is possible. Approved backflow preventer devices shall be required on all outlets to prevent contamination of the water supply and the aquifer. The procedures and devices for backflow and back siphonage prevention and cross connection control shall conform to those recommended by the American Water Works Association manual 14, and the U.S. Environmental Protection Agency Cross Connection Manual.

PART VI. WATER SUPPLY - General Provisions:

Water supply systems hereafter constructed will conform to the following requirements:

- 6.01 Permit: No person shall construct or modify a water supply system without first securing a construction permit from the Grady County Board of Health. The County Board of Health shall approve or disapprove permit applications within twenty (20) days after receipt of a completed application.
- 6.02 All wells shall be located as to obtain ground water that has the maximum protection that can be provided by the local geological formation, surface topography and land usage. Wells shall be constructed and grouted in accordance with requirements of Water Well Standards Act of 1985 and its successors.
- 6.03 The earth surface shall be sloped from the well so as to divert surface water away from it and the surface shall be graded and maintained so as to prevent the accumulation and retention of surface water within a reasonable distance (at least ten feet) from the well in all directions.
- 6.04 Protective covering over ground water supplies, including concrete slabs or other types of water-tight coverings shall be located not less than two feet above the highest known water level of any nearby surface water.
- 6.05 For a well on a hillside an adequate interception ditch or ditches shall be constructed on the uphill side of the well in such a manner as to divert the storm water runoff away from the well in all directions.
- 6.06 Unless otherwise directed by the County Board of Health on the basis of hydrological and geological determinations all wells shall be located not less than 50 feet from any sealed septic tanks, sanitary sewers, and subsurface pits, not less than 100 feet from seepage pits, pit privies, subsurface sewage disposal field, barnyard, or other such possible polluting sources.

- 6.07 Where casing is used in wells of all types the casing shall extend at least twelve inches above the finished grade at the well.
- 6.08 A drilled well shall be cased with new standard wrought iron or steel well casing or other casing that is at least equally water-tight and durable. The sections shall be joined together with threaded couplings or by welding so that the joints will be water-tight.
- 6.09 A well shall be further protected by the installation of a four-inch thick concrete slab cover extending two feet from the well in all directions and sloped slightly to shed water.
- 6.10 Every well shall be provided with an overlapping water-tight cover or sanitary seal at the top of the casing or pipe sleeve to prevent contaminated water or other deleterious material from entering the well.
- 6.11 Every pump platform or pump room floor shall be watertight and elevated above the adjacent ground. Its surface shall be sloped to promote cleanliness by facilitating the rapid removal and diversion of surface and waste water away from the well and platform.
- 6.12 Upon completion of construction or modification of a well, the water supply to be utilized for human consumption, shall be disinfected with a chlorine solution of at least 50 parts per million of residual chlorine or the equivalent for a ten to twelve hour contact period.
- 6.13 Following disinfection the County Board of Health should be notified in order that a sample of water may be collected for bacteriological examination.
- 6.14 Well log and specification of materials used must be submitted to the Health Department within 30 days of completion of the well.
- 6.15 Whenever a well hole of any depth is excavated for, but not used as a water supply, it shall be the well driller's responsibility to fill, plug, and seal the excavation in a manner acceptable to the Board of Health. It shall be the owner's responsibility to fill, plug and seal, in a like manner, any well that is to be permanently abandoned. If any well is to be temporarily removed from service, the well shall be sealed with a water tight cap or seal that cannot be removed by children or the general public.
- PART VII. ON-SITE SEWAGE MANAGEMENT SYSTEMS - General Provisions (Ref. 290-5-26)
- 7.01 DHR Chapter 290-5-26 and the "Manual for On-Site Sewage Management Systems" defined therein are hereby adopted by reference in their entirety by the Grady County Board of Health, except as noted in 7.02 below.
- 7.02 Minimum Lot Size: Shall conform with the current Manual as of 4-6-99 or subsequent changes which would require larger lot sizes, excepting that the exclusions in Section M – I.D. and its successors shall be employed when on-site conditions warrant.
- 7.03 Minimum width of lots at the location of the absorption field shall be one hundred feet (100 ft) for lots with public water and one hundred fifty feet (150ft) for lots not served by public water.

- 7.04 On-Site Sewage Management Systems may be utilized for any building or facility not excluded by the Departments current Manual or Memorandum of Understanding between applicable/ authorized governing agencies.
- 7.05 A complete replacement area must be provided for On-Site Sewage Management System replacement, repair, addition or modification. Space reserved for repair, replacement, addition or modification of sewage systems may not be used for building, paving, parking or any other use that would render it unacceptable for its intended purpose.
- 7.06 Permits must be obtained from the Health Department (Board of Health) in accord with provisions of the Rules and Regulations, Chapter 290-5-26, and "On-Site Sewage Management Systems" Manual prior to development.
- 7.07 All On-Site Sewage Systems installed in Grady County must be inspected by and approved by the County Health Department Representative prior to applying final cover and / or use.
- 7.08 It is the responsibility of the property owner to properly maintain the sewage system in accordance with the Rules and Regulations and recommended guidelines of the Manual.
- 7.09 Repairs, replacements, additions or modifications to existing systems must be permitted and inspected.
- 7.10 In conjunction with a repair permit being issued, the septic tank must have been pumped, inspected and found to be acceptable in size and conditions.
- 7.11 Electrical power (service connection):
1. May not be supplied temporarily to any site, well, building or other facility before the owner obtains a well construction permit or on-site sewage management systems permit from the Grady County Health Department.
 2. May not be furnished permanently to any site, well, building or other facility before the owner obtains approval and appropriate permits from the Grady County Health Department.
- 7.12 Any parcel of land that is to be sold, rented or developed in any way that requires an on-site sewage management system must have prior written approval from the Grady County Board of Health.

PART VIII SUBDIVISION (Ref. 290-5-26)

- 8.01 Lots of legal record as of the effective date of these rules and regulations, which were previously approved or exempted by the Health Authority, will be exempt from present lot size requirements provided they meet all other provisions of Chapter 290-5-26 and this addendum. Lots which were considered unapproved under a previous County Board of Health regulation or other applicable codes will continue to be unapproved.
- 8.02 Approval to the planning commission will not be given for a subdivision where on-site sewage disposal is to be provided until the requirements according to section 290-5-26-.14 and 290-5-26.15 and this addendum have been met.

PART IX OPERATIONAL PERMITS AND MAINTENANCE REQUIREMENTS FOR
ADVANCED TREATMENT SYSTEMS

9.01 OPERATING PERMIT REQUIREMENTS

- a. An annual operating permit shall be required for advanced treatment systems and all components thereof, and no person may operate an advanced treatment system without an annual operating permit. A fee may be charged for the issuance of such permit, such fee to be established by the Grady County Board of Health as provided in OCGA Title 31-3-4(6).
- b. After meeting all requirements of the construction permit and after a satisfactory construction inspection, the owner/applicant shall submit within 30 days of such inspection, the following information to the County Board of Health:
 - i. A copy of the applicable manufacturer's warranty and service agreement.
 - ii. Proof of a recorded notification of the existence of and the maintenance requirements for an advanced treatment system, filed with the deed of the property in the county office of deed records.
 - iii. Any other documentation as reasonably required by the County Board of Health to ensure the health, safety and welfare of the public.
- c. Upon receipt of the above information, the County Board of Health shall issue an operating permit.
- d. Renewal of the operating permit shall be required on the anniversary of the issuance of said permit or on a calendar year basis.
- e. The Grady County Board of Health shall annually renew the operating permit after the County Health Department establishes that the system is in full compliance with applicable rules.
- f. The system owner shall be responsible for compliance with all maintenance requirements as described in the Manual, which is incorporated herewith in pertinent part. Proof of compliance shall be provided to the County Health Department prior to the renewal date.
- g. Current owners of pre-existing advanced treatment systems shall be required to obtain an operating permit within twelve (12) months of the effective date of these rules.

9.02 INSPECTION AND FEES

- a. The Grady County Board of Health shall review the advanced treatment system operating permit at the time of renewal for compliance. A fee for this review may be charged to the owner of the advanced treatment system, such fee to be established by the Grady County Board of Health as provided in OCGA Title 31-3-4(6).

- b. Failure to maintain an active service agreement and submit annual service reports shall result in an inspection by the Grady County Health Department and the imposition of an inspection fee, such fee to be established by the Grady County Board of Health as provided in OCGA Title 31-3-4(6).
- c. Owners of an advanced treatment system who obtain and keep active a service agreement with an approved maintenance contractor and provide the County Health Department with an annual service inspection report shall not be subject to an annual inspection fee by the County Health Department.
- d. If review or inspection reveals that the advanced treatment system is improperly maintained, the operating permit may be revoked.

9.03 MAINTENANCE CONTRACTOR REQUIREMENTS

- a. Maintenance contractors shall register with the County Health Department in the county in which the business is based.
- b. The following criteria shall be required for registration.
 - i. Payment of a registration fee established by the County Board of Health as provided by OCGA 31-3-4(6).
 - ii. Possession of a current NSF International On-site Wastewater Inspector Accreditation or equivalent as established by the Department, **OR** be certified by the manufacturer to perform service with written documentation provided to the County Health Department.

9.04 MAINTENANCE REQUIRMENTS

- a. An advanced treatment system shall be pumped in accordance with the manufacturer's recommendations and/or after a visual inspection indicates that the mixed-liquor (aerator) solids are above 6,000 mg/L or the final settler is more than one-third (1/3) full of settled solids per the USEPA's On-site Wastewater Treatment Systems Manual.
- b. An advanced treatment system shall be operated in accordance with the manufacturer's requirements and all applicable state rules and regulations.
- c. The absorption field shall be maintained in a manner to prevent any prohibited discharge of effluent.

PART X ENFORCEMENT - Enforcement of this rule shall be in accordance with O.C.G.A. 31-5-1 *et.seq.*, and Rule No. 1 adopted and promulgated by the County Board of Health.

PART XI REPEAL -Any rule, regulation, ordinance or guideline adjudged to be in conflict with Chapter 290-5-26, the Manual, and this addendum is hereby repealed.

PART XII POWER TO ENTER:

It shall be the duty of the representative of the Board of Health to enforce these rules and regulations and / or others that may be adopted pertaining to public health. This representative, being either the Health Officer, Public Health Engineer or Sanitarian, County Environmental Health Specialist or District Environmentalist for the County, or authorized person accompanying a Board of a Health representative is hereby authorized to enter at any reasonable time any premises as may be necessary for its enforcement.

PART XIII SEVERANCE CLAUSE:

If any action, subsection, clause, provision or portion of this regulation shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, subsection, clause, provision, or portion of this regulation which is not in and of itself invalid or unconstitutional.

EFFECTIVE DATE - These Rules & Regulations shall become effective the 13th day of January 2007.

DATE ADOPTED DECEMBER 14, 2006

SIGNED Belle Williams
Chairman, Grady County Board of Health

SIGNED J. Grant, M.D.
Jacqueline H. Grant, M.D., M.P.H., M.P.A.
District Health Director - Health District 8-2

SIGNED Patricia C. VanLandingham
Secretary, Grady County Board of Health

Grady County, Georgia
PLAT / SUBDIVISION APPLICATION

FILE # _____ PERMIT # _____

Proposed Subdivision Name: _____

Landowner/Agents: _____

Address: _____

Telephone: Home: _____ Work: _____ Cell: _____

Contact Person if Problem: _____ Phone: _____

Engineer or Land Surveyor: _____

Total acreage in proposed development: _____ Zoning District: _____

Location of Property: _____

Land Lot # _____ Land District # _____

TYPE OF PLAT

_____ Administrative _____ Family-non approved building lots
_____ Minor # of lots _____ Exempt-non approved building lots
_____ Major # of lots _____ Exempt-building lots approved all lots five or more acres
_____ Mobile home rental community

Sanitary Sewer Available or Proposed Yes _____ No _____

Central Water System available or proposed? Yes _____ No _____

Does this property have private covenants? Yes _____ No _____

Copy received with final plat? Yes _____ No _____

For final plat: Are road and safety signs in place? Yes _____ No _____

Have you applied for your E & S permit? Yes _____ No _____

Note: The state requires this permit when 2 or more lots access off of one drive.

Will subdivision lots access State Highway? Yes _____ No _____

If yes, we will forward your plat to DOT for review. DOT by State Law House Bill 321 will have up to 30 days for review. The Plat will not be signed or released by this office until DOT has done there review. Your initial here states you have read statement on State Highway access. _____

I hereby certify that I am the owner, or legal agent of the owner, in fee simple of the above described property.

OWNER/AGENT: _____ DATE: _____

NOTE ON DEVELOPMENT IMPACTING WET LANDS AND FLOOD PLAINS

Development in some areas of the County may impact State jurisdictional wetlands and flood plains. Such projects require U. S. Corps of Engineers Authorization in the form of permits for construction on, or modification of, wetlands.

The developer should be aware of the necessity of determining the status of the land he proposes to sub-divide for development. Fines may be levied against unauthorized projects, and the Corps may require the return of property to its pre-existing state if violations are encountered. If it appears that the proposed project will impact wetland / floodplains, the Corps will, on request, make a determination of its status.

As a first step in determining possible impact, the developer should approach the County Environmental Health Department for further information.

**PLAT
FEE SCHEDULE**

TYPE OF PLAT	PLAT FEES	RECORDING FEE	TOTAL FEE
Admin.	50.00	8.00	58.00
Minor	150.00 + 10.00 per lot	8.00	158.00 + lot
Major Preliminary	250.00 + 10.00 per lot		258.00 + lot
Major Final	100.00 + R.D.C. fee	8.00	108.00 + fee
Exempt	50.00	8.00	58.00
Family	No Charge	8.00	8.00
Variance	250.00		250.00

R.D.C.'s review will be approximately \$200.00 for a preliminary and \$100.00 for a final.