

UNIFORM STREET REGULATIONS  
FOR THE CITY OF DALTON

## CHAPTER III

### PROCEDURE FOR PLAT APPROVAL

3-1 The procedure for formal review and approval of a Subdivision Plat consists of two separate steps. These are approval of Preliminary and Final plats.

3-1.1 Prior to making any street improvements or installing any utilities or selling any lots the developer shall submit to the Planning Commission a Preliminary plat of the proposed subdivision prepared in accordance with the provisions of these regulations.

3-1.2 After completion of the physical development, or proper arrangements for same, of all or part of the area shown on the Preliminary plat as approved by the Planning Commission a Final plat together with the required certificates shall be submitted to the Planning Commission for approval. This Final plat when approved by the Planning Commission and duly signed becomes the instrument to be recorded in the office of the Clerk of the Superior Court of Whitfield County, Georgia.

(In the event the subdivider plans to secure approval of his subdivision layout by the Federal Housing Administration, it is suggested that such approval be secured prior to the submission of a Preliminary plat to the Planning Commission.)

3-1.3 Subdivisions which do not involve the platting, construction, or opening of new streets, sewer, or water facilities, or improvement to existing streets, shall be accepted by the Planning Commission in the form of a Final plat. The Final plat shall comply in all respects to these regulations.

3-2 Preliminary Plat - On or before the twentieth day of the month prior to the month in which the subdivider desires Planning Commission action, three (3) copies of the Preliminary plat and supporting data shall be submitted to the office of the Planning Commission.

3-2.1 The Preliminary plat shall meet the minimum standards of design set forth in these regulations and shall include the following information:

3-2.2 General:

- a. Proposed name of subdivision.
- b. Name and address of person to be notified of action.
- c. Graphic scale, north point and date. The north point shall be identified as magnetic, true, or grid north.

- d. Location sketch map showing the relationship of the subdivision to the surrounding area.
- e. Acreage to be subdivided.
- f. The subdivider may, and is encouraged to, submit a Preliminary plat of his entire tract even though his present plans call for the actual development of only a small part of the property.
- g. The plat shall be drawn to a scale of not less than one (1) inch equals one hundred (100) feet.

3-2.3 Existing Conditions:

- a. Topography by contours at vertical intervals of not more than five (5) feet; provided, however, the requirement shall not be mandatory in the case of Suburban Subdivisions of less than twenty (20) lots.
- b. Zoning district classification of land to be subdivided and adjoining lands.
- c. Deed record names of adjoining property owners or subdivisions.
- d. In case of resubdivision, a copy of existing plat with proposed resubdivision superimposed thereon.
- e. Location of streams, lakes, swamps, and land subject to flood as determined from past history of flooding or hydraulic engineering calculations of existing conditions.
- f. Location of existing adjoining property lines and buildings on the property to be subdivided.
- g. Location, and right-of-way of streets, roads, railroads, and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or rights-of-way and show location of poles or towers.
- h. Size and location of existing sewers, water mains, drains, culverts or other underground facilities within the tract or within the right-of-way of streets or roads adjoining the tract. Grades and invert elevations of sewers shall be shown.
- i. The acreage of each drainage area affecting the proposed subdivision.
- j. All elevations shall refer to the Mean Sea Level Datum where public water and/or public sewers are to be installed.

3-2.4 Proposed Conditions:

- a. Layout of streets, roads, alleys, public crosswalks, with widths, road names or designations, grades and cross sections.
- b. Profile of proposed streets showing natural and finished grades.
- c. Layout of all lots, including building setback lines; scaled dimensions on lots; utility easements with width and use.
- d. Preliminary plan of sanitary sewers (if applicable) with grade, pipe size, and points of discharge or percolation tests as specified by the Health Department.
- e. Preliminary plan of storm sewer system with grade, pipe sizes, and location of outlet.
- f. Preliminary plan of water supply system (if applicable) with pipe sizes and location of hydrants.
- g. Designation of all land to be reserved or dedicated for public use.

3-2.5 Review: Within ninety (90) days after the submission of the Preliminary plat, the Planning Commission shall review and approve or disapprove the plat.

3-2.6 Approval: Failure of the Planning Commission to act within ninety (90) days shall be deemed approval of such plat and a certificate to that effect shall be issued by the Planning Commission on demand; provided, however, that the applicant for the Planning Commission's approval may waive this requirement and consent in writing to the extension of such period. The ground of disapproval of any plat shall be stated in writing upon the records of the Planning Commission and a copy of such ground provided to the subdivider. Approval of the Preliminary plat shall lapse unless a Final plat of all or part of the area shown on the Preliminary plat is submitted within five (5) years from the date of such approval, unless an extension of time is requested by the subdivider.

3-2.7 Hearing: No plat shall be acted upon by the Planning Commission without affording a hearing thereon, notice of the time and place of which shall be sent by registered or certified mail not less than five (5) days before the date fixed therefor to the address shown on the plat.

3-3 Final Plat - On or before the twentieth day of the month prior to the month in which the developer desires Planning Commission action, the original and nine (9) copies of the Final plat and supporting data shall be submitted to the office of the Planning Commission.

3-3.1 The Final plat shall conform substantially to the Preliminary plat as approved and shall meet all requirements set forth in these regulations. The Final plat shall be drawn lightly in permanent ink or reproducible material (tracing cloth) to a scale of not less than one (1) inch equals one hundred (100) feet on a sheet or sheets not exceeding 17 by 20 inches and shall include the following information:

- a. Name of subdivision.
- b. Name and address of person to be notified of action.
- c. Graphic scale, north point and date. The north point shall be identified as magnetic, true, or grid north.
- d. Location sketch map showing relationship of the subdivision to the surrounding area.
- e. Total number lots, total acreage, total length of streets.
- f. Street names.
- g. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road line, boundary line, block line and building line whether curved or straight. This shall include the radius, central angle, and tangent distance for the center lines of curved streets. Curved property lines shall show arc or chord distance and radii.
- h. All dimensions to the nearest one hundredth (100th) of a foot and angles to the nearest minute.
- i. Location and description of monuments.
- j. Computations showing closure of tract boundary which closure shall be one (1) foot in two thousand five hundred (2,500) feet or better.
- k. Final plan of sanitary sewers (if applicable) with grade, pipe sizes, and points of discharge.
- l. Final plan of storm sewer system with grade, pipe sizes and location of outlets.
- m. Final plan of water supply system (if applicable) with pipe sizes and location of hydrants and valves.
- n. Certification by a registered engineer or surveyor attesting to the accuracy of survey, plat, and placement of monuments.
- o. Certification showing the land owner dedicates roads, rights-of-way and designated sites for public use.

## CHAPTER IV

### MINIMUM DESIGN STANDARDS

- 4-1 General - In considering any Preliminary plat or Final plat, the Planning Commission shall give consideration to any master plan, or segments thereof, affecting the area in which the subdivision is located.
- 4-2 Streets - All streets which shall hereafter be established in connection with the development of a Subdivision shall comply with the following design standards:
- 4-2.1 Continuation of Existing Street Pattern: Wherever topography will permit, the arrangement of streets in a subdivision shall provide for the alignment and continuation or projection of existing streets in adjoining areas.
- 4-2.2 Temporary Dead-End Streets: Temporary dead-end streets which extend for a distance greater than the depth of one abutting lot shall be provided with a temporary turnaround having a diameter of eighty (80) feet, or other suitable turnaround.
- 4-2.3 Half-Streets: Half-streets are prohibited. Whenever a street is planned adjacent to the proposed subdivision tract boundary, the entire street right-of-way shall be platted within the proposed subdivision.
- 4-2.4 Intersections: The center lines of no more than two (2) streets shall intersect at any one point. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than sixty (60) degrees. The angle of intersection to be measured at the intersection of the street center lines. Curved streets shall have a minimum tangent of one hundred (100) feet at intersections.
- 4-2.5 Reverse Curves: A tangent of at least one hundred (100) feet shall be provided between reverse curves.
- 4-2.6 Street Access: Where, in the opinion of the Planning Commission it is essential to provide for street access to an adjoining tract, street rights-of-way shall be extended to the boundary of such property.
- 4-2.7 Street Jogs: Street jogs at intersections shall have a center line offset of not less than one hundred fifty (150) feet.
- 4-2.8 Street Names: Streets or roads that are extensions of, or obviously in alignment with, existing named streets shall bear that name. The names of new streets and roads shall be subject to the approval of the Planning Commission and

shall not duplicate or be similar in sound to existing names, irrespective of the use of the suffix street, avenue, circle, way, boulevard, drive, place, or court.

4-2.9 Additional Right-of-Way: Subdivisions which include an existing platted street or road that does not conform to the minimum right-of-way requirements of these regulations shall provide additional width along one or both sides of such street or road so that the minimum right-of-way required by these regulations is established. Subdivisions abutting only one side of such a street or road shall provide a minimum of one-half, measured from the center of the existing right-of-way, of the right-of-way required by these regulations.

4-2.10 Residential Subdivision Street Standards: The following criteria are applicable: (Amendment February 17, 1986)

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Design Criteria <sup>1</sup>	Street Classification					
	Principal Arterial	Minor Arterial	Collector	Local Streets Serving:		
				More than Dwelling 50 Units	13 to 50 Dwelling Units	12 Dwelling Units or less
Right-of-way <sup>2</sup>	Variable	Variable	60 feet	48 feet	46 feet	44 feet
Construction Width <sup>3</sup>	Variable	Variable	36 feet	28 feet	26 feet	24 feet <sup>6</sup>
Cul-de-sac Turnaround	N.A.	N.A.	N.A.			
Right-of-way				100 feet	100 feet	100 feet
Pavement				80 feet	80 feet	80 feet
Maximum Grade	8%	10%	15%	18%	18%	18%
Minimum Vertical Sight Distance <sup>4</sup>	500 feet	300 feet	300 feet	200 feet	200 feet	200 feet
Minimum Horizontal Sight Distance <sup>5</sup>	400 feet	300 feet	300 feet	100 feet	100 feet	100 feet

Footnotes:

- 1 All streets must be curbed and guttered meeting Dalton Public Works specifications.
- 2 A 10-foot easement on each side of the constructed street width may be substituted for right-of-way on local streets only. In such cases, the right-of-way is equal to the construction width from back-of-curb to back-of-curb and setback distances are measured from the easement line. Such easements must meet the requirements of the Public Works Department and Dalton Utilities. Parking is allowed within such easements, but not on public right-of-way.
- 3 Measured from back-of-curb to back-of-curb. Street construction widths are constant from intersection to intersection or from intersection to the cul-de-sac turnaround.
- 4 Measured distance is between points four (4) feet above the center line of the street.
- 5 Measured distance is the centerline radius of curvature.
- 6 Applicable to a cul-de-sac only.

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4-2.11 Alleys: Alleys with a minimum right-of-way of twenty (20) feet shall be provided in the rear of all lots to be used for business purposes. Alleys shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the Planning Commission of the need for alleys. Where alleys are permitted they shall be graded and surfaced to specifications approved by the City and/or County Engineer.

4-2.12 Split Level Streets: Streets which are constructed so as to have two traffic ways, each at a different level within the same right-of-way shall provide a paved traffic surface of at least twenty (20) feet on each level and a slope between the two traffic ways not less than 3:1.

4-3 Blocks - The Planning Commission shall examine every proposed subdivision as to its compliance with the following provisions:

4-3.1 Non-residential Blocks: Blocks for other than residential use shall be of such length and width as may be suitable for their prospective use.

4-3.2 Residential Block Length: In order that there may be convenient access between various parts of a subdivision and between the subdivision and surrounding areas; and in order to help prevent traffic congestion and undue inconvenience; the length of blocks hereafter established shall not exceed eighteen hundred (1800) feet or be less than six hundred (600) feet. Provided, however, such length requirements may be modified when such shall be appropriate due to the topography or physical shape of the property being subdivided.

CHAPTER V  
REQUIRED IMPROVEMENTS

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

- 5-1 Monuments - Concrete monuments at least four (4) inches in diameter or square, three (3) feet long, shall be set at all street corners, at all points where street lines intersect the exterior boundaries of the subdivision, at angle points and points of curve in each street, and at points of change of direction in the exterior boundaries of the subdivision. The top of the monument shall have an indented cross to identify the location or other type monuments approved by the Planning Commission and shall be set flush or up to six (6) inches above the finished grade. All other lot corners shall be marked with an iron pipe at least twenty-four (24) inches long and driven flush or up to six (6) inches above the finished grade.
- 5-2 Natural Gas - When gas lines are located in a street right-of-way and it will be necessary to cut into the street surface to serve the abutting lots, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the street.
- 5-3 Water Supply - Where public water is available adjacent to the property being subdivided, the subdivider shall install water mains and fire hydrants according to plans and specifications approved by the appropriate city and/or county official and approved by the Health Department. When the water main is located in the street right-of-way and it will be necessary to cut into the street surface to serve the abutting lots, a connection shall be stubbed out to the property line to serve each lot before the street is surfaced.
- 5-4 Sanitary Sewerage - Where public sewerage is available adjacent to the property being subdivided and the topography is such that extension is feasible, the subdivider shall install public sanitary sewers to plans and specifications approved by the appropriate city and/or county official and approved by the Health Department. When the sewer is located in a street right-of-way and it will be necessary to cut into the street surface to serve the abutting lots, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the street.
- 5-5 Sewage Disposal Systems - Prior to the construction of any community sewage disposal systems such as an oxidation pond, septic tank or other facility, the location, size, plans and specifications of such a facility shall be approved by the appropriate city and/or county official and the Health Department.

5-6 Curbs and Gutters - Curbs, gutters, or curbs and gutters shall be installed at the discretion of the developer in subdivisions outside the City of Dalton unless the topography of the land, to be determined by the Planning Commission in consultation with the County Engineer, requires that curbs, gutters or curbs and gutters be installed. Such installation shall be according to plans and specifications approved by the appropriate county official; provided, however, curbs and gutters are not required in Suburban Subdivisions.

In subdivisions that are located partially or totally within the City of Dalton, curbs and gutters shall be installed by the developer in accordance with the city policy.

5-7 Street Grading and Surfacing - Streets shall be graded and surfaced according to plans and specifications approved by the appropriate city and/or county official.

5-8 Storm Drainage - An adequate drainage system, including necessary open ditches, pipes, culverts, storm sewers, intersectional drains, drop inlets bridges, and other necessary appurtenances shall be installed by the subdivider according to plans and specifications approved by the appropriate city and/or county official.

5-9 Street Name Signs - Street name signs shall be installed at all intersections within a subdivision. The location and design of such signs shall be approved by the appropriate city and/or county official.

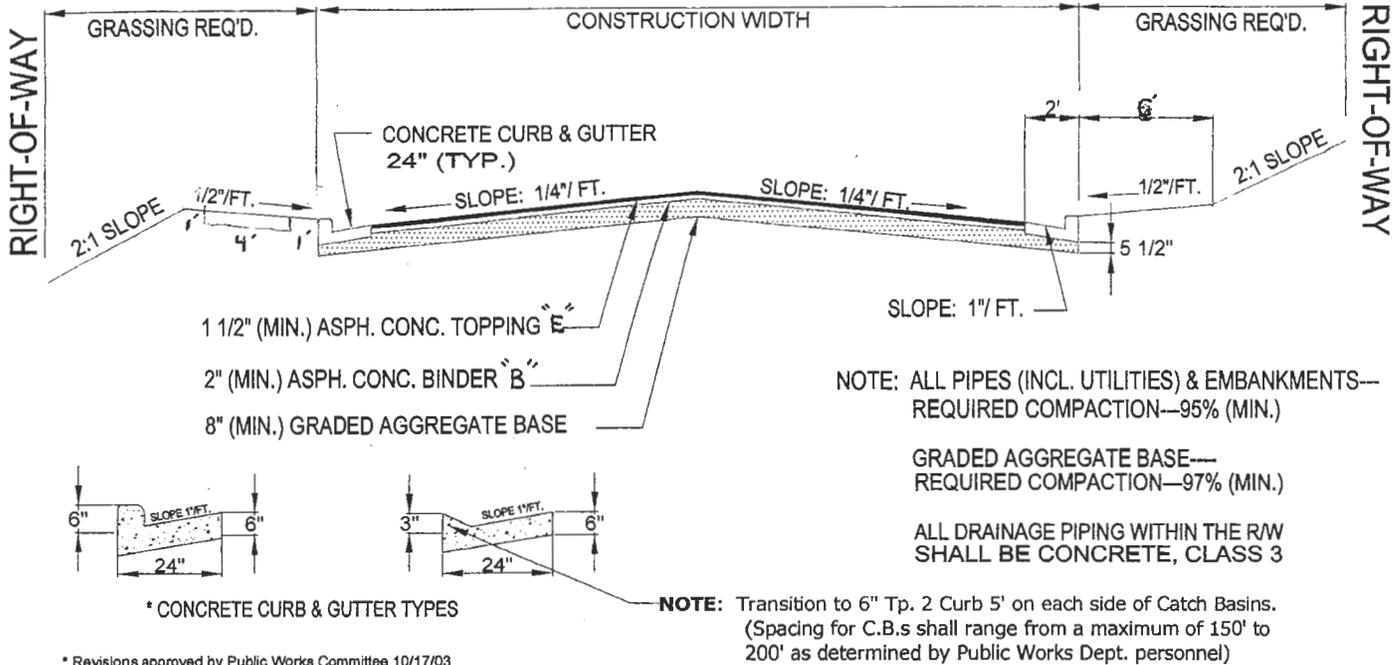
5-10 Utility Strips - The street right-of-way shall be graded at least six (6) feet, measured from the back of the curb or edge of the pavement on both sides of the street, to provide space for installation of utilities, to prevent the encroachment of driveways into the street surface, to provide walkway off the paved vehicular surface, and to provide space for the future installation of sidewalks; provided, however, the Planning Commission may waive this requirement in cases where the subdivider can demonstrate that the topography of the land being subdivided is such that compliance with this provision would be impractical.

5-11 Street Trees - The planting of street trees is not required; however, if the subdivider chooses to plant trees along the street to enhance the appearance of a subdivision, such trees shall not be planted on any street right-of-way to ensure that there will be no future conflict with utility lines either above or below the ground surface.

**CITY OF DALTON**  
PUBLIC WORKS DEPARTMENT

**COMMERCIAL & RESIDENTIAL STREETS**  
**TYPICAL SECTION**

Varies: 24', 26', 28' & 30'



**STREET DESIGN CRITERIA <sup>1</sup>**

Street Service Level	LOCAL STREETS					
	Principal Arterial	Minor Arterial	Collector	More than 50 Dwelling Units	50 or Less Dwelling Units	Commercial/Industrial
Right-of-Way <sup>2</sup>	Variable	Variable	60 Feet	48 Feet	46 Feet <sup>6</sup>	50 Feet
Construction Width <sup>3</sup>	Variable	Variable	36 Feet	28 Feet	26 Feet <sup>6</sup>	30 Feet
Cul-de-sac/ Turnaround	N . A.	N . A.	N . A.	100 Feet	100 Feet	120 Feet
Right-of-way Width				80 Feet	80 Feet	100 Feet
Pavement Width						
Maximum Grade	8%	10%	15%	18%	18%	18%
Minimum Vertical Sight Distance <sup>4</sup>	500 Feet	300 Feet	300 Feet	200 Feet	200 Feet	500 Feet
Minimum Horizontal Sight Distance <sup>5</sup>	400 Feet	300 Feet	300 Feet	200 Feet	200 Feet	400 Feet

- <sup>1</sup> All streets must be curbed and guttered meeting Public Works specifications.
- <sup>2</sup> A 10-foot easement on each side of the constructed street width may be substituted for right-of-way on local streets only. In such cases, the right-of-way is equal to the construction width from back-of-curb and set back distances are measured from the easement line. Such easements must meet the requirements of the Public Works Department and Dalton Utilities. Parking is allowed within such easements, but not on public right-of-way.
- <sup>3</sup> Measured from back-of-curb to back-of-curb. Street construction widths are constant from intersection to intersection or from intersection to the cul-de-sac turnaround.
- <sup>4</sup> Measured distance is between points four (4) feet above the centerline of the street.
- <sup>5</sup> Measured distance is to the centerline of the street.
- <sup>6</sup> Cul-de-sac streets with 12 or less dwellings may reduce right-of-way to 44 feet and construction width to 24 feet.



